

Brookline Zoning Board of Appeals
c/o Maria Morelli, Project Coordinator

In re: 134-138 Babcock Place Proposal
Shadow Impact on Adjacent Park

Dear Zoning Board of Appeals Members:

As you continue review of the Babcock Place project proposal, I write with concern that due diligence has yet to be applied to the shadow impact of the current 5-story proposal on the adjacent Edwin O'Brien Park.



- 1) The Applicant has provided only 3 photos of shadow impact on the O'Brien Park at summer solstice.
- 2) By limiting the afternoon photos to 3pm and 8:15pm, the Applicant's demonstration fails to address the actual shadow impact on the adjacent O'Brien park.
- 3) The 3pm photo (above) shows early and unnecessary shadowing of the park by this 5-story structure as proposed.

4) The 8pm photo (below) attempts to imply that 5 stories are not a problem because near sundown, any of the nearby less-tall structures would be expected to shade the park.



However, the park shadowing from 5 stories compared to 4 is definitely a problem and one that has not been discussed or addressed carefully or comprehensively by the Applicant or the ZBA in public hearings.

I therefore respectfully request that the ZBA require quantitative assessment of the “primetime” spring and summer shadow impact of this building and compare it with the shadow impact of an appropriately-sized 4-story building before granting a permit for the Babcock Place project.

We are looking forward to your approval of a project design that creates a positive legacy that the Applicant, Town and citizens of Brookline can be proud of—a building that starts by respecting its neighbors.

Thanks for your consideration and good work,
Respectfully, John Robert Anderson, MD

119 Stedman Street

Brookline, Mass.

