

Ashley Clark

Subject:

FW: Constantine Lagos / 1299 Beacon 40B

From: Stan Lagos [<mailto:stanlagos@gmail.com>]

Sent: Wednesday, May 02, 2018 6:04 PM

To: Maria Morelli

Subject: When too many 40B Buildings get State approval to be built almost simultaneously, there is no regard for Town of Brookline Residents' rights !

To: Maria Morelli, Senior Planner, Planning and Community Development Department, Town of Brookline.

Dear Madam,

We, along with many of our neighbors in the Coolidge Corner area, are watching in amazement and complete despair at what constitutes an utter destruction of a beautiful and vibrant neighborhood, the "Heart of Brookline", by many landowners who purposefully use the State's 40B process to satisfy their own **greedy** profit schemes. These include the following:

(1) the **Chestnut Hill Realty Co.** who plan to use the 40B process as an excuse (and a financial prop) to build at least 12-story buildings (w/ 450 residential units) in the block bounded by Beacon St, Harvard St., Green St, John St, Pleasant St, and use the Waldo St at Pleasant St as an exit-entry Service access point. Just this project alone signals the "end of Coolidge Corner" as we know it. The traffic jams, congestion, car exhaust fumes etc in the corners of Pleasant and Harvard with Beacon St will render both Pleasant St and Beacon St helplessly clogged and impassable.

(2) the **Holiday Inn** owners, at the corner of St. Paul and Beacon St. plan to increase the height and # of units by building similar multi-story structures which will affect other residential units behind them, leaving no space, air to breath, and entirely blocking sunlight. The increased traffic will completely clogg the St. Paul 2-way traffic and Beacon St. at this key intersection.

(3) now the Neena Owners, using again the 40B process (as the same excuse and financial prop) wish to add another way to create another traffic impasse at the only remaining access (Sewall St) from Longwood and Harvard Sts to Beacon St east and west, and to Pleasant St & B.U.-, Commonwealth Ave. Because this is a newer unfortunate situation, I will use the description of another neighbor:

(My neighbor put this email together to increase awareness and encourage people to bring attention to the matter.)

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Dear Maria,

As residents of [11 Longwood Avenue](#), we are very concerned with the development proposed for [1299 Beacon](#). It seems that there has been little or no planning with regard to setback, green space, trash, and delivery issues, and the developer has not shown any progress in these areas. But most importantly, since resident cars will enter from and exist onto Sewall, we feel that the additional traffic will create a genuine public safety issue, and a potentially dangerous impasse in this area. Please take into consideration the following issues:

- Longwood is the main thoroughfare to the Longwood Medical Area: we are concerned that ambulance, fire, and police will have a hard time getting through.
- Trader Joe's, it is their 2nd highest volume store in the US.
- The proposed elevator parking method is time consuming and will add considerably to traffic back up on Sewall.
- Temple Sinai has high child pedestrian traffic, at greater risk with an additional 100 cars on the move next door.
- The post office is extremely busy with vans arriving and leaving during the day.

"... some of the issues associated with the proposed building at 1299 Beacon: That is the building that now houses Neena's Lighting, and the owner has plans to build a 40B rental unit with 8 to 10 floors and 74 units. The building will have 2 floors of retail space and two levels of underground parking with approximately 99 spaces. In order to accommodate that many cars, the cars will be stored on double lifts, and serviced with a valet - you may have seen this system in parking lots in Boston.

You may know, a 40B rental unit is allowed to bypass the zoning laws of Brookline as long as 25% of the units are dedicated to affordable rentals. Mass Housing (State) has given preliminary approval to the project.

Here's the deal: the building will go lot line to lot line with no green space, and no space in the back for moving vans, deliveries, emergency vehicles, trash, etc. It backs onto Sewall and the garage will empty and fill from Sewall (right next to the post office), already a very difficult passage way between Trader Joe's traffic, the post office vans, and the pick up and drop off at Temple Sinai for after school programs.

The Select Board has successfully pushed back with this developer to reduce the size of the building, and the number of parking spaces. But they need to keep pushing, and we need to help. The building has given no thought to traffic in the back, how movers are going to manage for new tenants, how garbage is going to be picked up, how the traffic on Sewall will move at all. Not to mention with no setbacks we lose the street-friendly aspects we associate with Brookline (this isn't the only proposed building with these issues, but this is OUR headache)."

One more comment and obvious consequences to be expected:

The resulting traffic nightmares caused by this uncontrolled buildup will affect also pedestrian traffic, restaurant customers, bank customers and many other customers of additional businesses.

People, even not Brookline residents as well, will not be interested in entering such a congested environment ! Therefore, businesses are expected to deteriorate and close. In addition, town services of many kinds (Police, Fire Dept, School Dept, Building Dept., etc) will be stressed further - causing overruns, tax overrides and more taxes for the rest of all Brookline residents.

Please, use your Planning Dept. resources in a way that considers and defends Brookline Residents' rights, to control/stop this unbridled and harmful greed-based development and to channel other proposed developments into projects that are truly beneficial to the future of our Town of Brookline. Otherwise, we will end up in a Manhattan-like congested environment, where nobody likes to live !

The State may want to allow 40B projects mainly for city populations of very low-income as in Dorchester, Mattapan, Hyde Park etc , but in Brookline low-income is defined differently and this type (40B) has to be done very carefully and in areas that avoid the hard issues and problems described above.

With Kindest Regards,

Constantine B. (Stan) & Lillian Lagos

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