

To Maria Morelli, Senior Planner (mmorelli@brooklinema.gov)

Town of Brookline, MA

RE: Resident Questions for the **1299 Beacon St, Brookline, MA, Mixed-use 40B Hearing, 5-9-18**

Dear Maria,

Thank you for providing this opportunity for area residents to comment on the proposed 1299 Beacon St. Mixed-use 40B Public Hearing. I send this letter in advance in hopes of helping the time flow of questions during the hearing.

As this is a Mixed Use Proposal for a 55+ community with 74 Rental Units (**16 of the 74 for reserved for medium income**), plus retail units, could the Project address the following more thoroughly:

1) The traffic/parking/and pedestrian safety information for such a population needs added information:

- The Project's expectations for reducing required parking spaces by promoting **Public transportation** may need rethinking as typically 55+ Seniors do not seem to frequent the **T system**. Uber type transportation, etc. will add more automobile trips than calculated, as well as added noise (horns) and exhaust emissions.
- A potentially large impact 'Holiday Inn project proposal' across from the St. Paul T stop is not mentioned in the report, and the Project's street parking spaces on Beacon St. appear to be reslotted for Taxi Cabs?
- Car exits and entrances to the Project's main Sewall Entrance will compete with essential PO traffic. Is the Project working this out with the PO? Currently this section of sidewalk is almost impassable for safe pedestrian traffic. Senior pedestrian safety is an increasingly important issue for sidewalks, street crossings, and for crossing both the Coolidge Corner and St. Paul St. **T tracks**.
- Impact of the project on Trader Joe's business is **very** important as a vital community grocery store.
- There is a Synagogue children's school that needs young children to safely navigate Sewell's sidewalks and crossing streets in this area.
- As the community is aware, the roads around this project need to be amenable to the frequent ambulance trips that use them for area hospitals.
- Will PM (Particulate Matter) counts be submitted by the Project during construction?
- What department and staff member at the Town of Brookline will be monitoring project compliance over the years? The following mentions Legal Council: Rachna Balakishna for the Applicant. rachna@masonmurphyinc.com will be representing the Project's applicant.

#### Traffic Monitoring Program

To ensure compliance with the Town's Transportation Demand Management Policy, Mason & Murphy, Inc. shall be subject to traffic monitoring and annual reporting to the Town of Brookline.

#### CONCLUSIONS

The proposed residential development is expected to generate a total of 336 new vehicle trips on an average weekday (168 entering and 168 exiting), with approximately 16 new vehicle trips (4 entering and 12 exiting) expected during the weekday morning peak hour and 33 new vehicle trips (19 entering and 14 exiting) during the weekday evening peak hour. The proposed development is expected to generate a total of 296 new vehicle trips on an average Saturday (148 entering and 148 exiting), with approximately 25 new vehicle trips (13 entering and 12 exiting) expected during the Saturday midday peak hour. Analysis at the study area intersections shows there will be minimal change in delay due to trips generated by the proposed project. The Mason & Murphy Inc. development will be responsible for implementing sidewalk and pedestrian improvements.

- 2) With so many store fronts closing in Brookline this past year, is there a list of retail stores this project has indicated it expects to include, and provided parking spaces for?
- 3) Are rentals permitted to be converted to owner status during the 30 years covered by SHI Permit?
- 4) Brookline is a high rental community. Does the increased amount of new rental property construction projects impact the town's income tax revenue, particularly in light of the Trump administration's new property tax deduction cap?
- 5) As the 16 affordable units need to be below market rate, how, and by whom, are the rental rates for these units determined? How are the rental rates for the retail spaces determined?
- 6) The Applicant currently has a SHI project approval at 1180 Boylston St., Brookline. As the program permits require construction to start within one year, is there information as to the status of that project?

Note: Hopefully I've included the information from the website properly. Please adjust my numbers if they are in error.

Thank you.

Karen Voght  
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