

6-11-18. Updated comments to ZBA: #1299 Beacon St, Brookline, MA, 40B Hearing 6-13-18

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

Dear ZBA Members,

Thank you for providing this opportunity for area residents to comment on the proposed 1299 Beacon St. 40B Mixed-Use Project at the ZBA Public Hearing. I send this letter with some edits to my earlier PB submission.

40B Rental waivers are a complex RE tool, which may have inadvertently permitted industry-related players to increasingly override a number of key city/town Zoning regulations in land-scarce, high income RE markets. It would help residents, who do not have time to read extensive presentational materials, to better comprehend each 40B Rental project if the Applicant clearly listed the Project's requested zoning waivers, including retail waivers, at the very beginning of Project proposal. Supplying a chart delineating each **waiver-related cost savings** to the Applicant more immediately outlines the financial rationale for presenting such a 40B MIXED USE RENTAL PROJECT to the Town vs a Non-40B.

As #1299 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 items 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 many 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's 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 health-related **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 appropriate parking spaces for?
- 3) Are 40B RENTAL units, including retail, permitted to be converted to owner status during the time periods identified in the SHI Permit?
- 4) Can Applicants license or sell their 40B Permit approval? Could 40B Rental permits become transferrable to **AirBnB investors**? Few towns have focused on AirBnB's rapidly growing **Corporate** growth and its impact on communities, especially on young children and schools.
- 5) Brookline is a high rental community. Does the increased amount of new 40B rental property projects impact the town's property tax revenue? Might the Trump administration's new property tax deduction cap have any influence on the type of construction projects the Town takes on?
- 6) How does the Town monitor the rental rates/waivers for the retail spaces included in 40B Mixed-Use permits?
- 7) How does the town prioritize its pipeline of 40B Rental permit submissions? 1299 Beacon's Applicant has an expired SHI project approval for 1180 Boylston St., Brookline. As 40B permits require construction to start within one year, is there a format the town can place on the Town website that helps residents better follow the status of 40B projects, along with updates as to the Town's compliance status on such projects meeting their 40B obligations?

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

Thank you for helping us become informed Brookline citizens!

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