

**From:** Joanna Gallimore [<mailto:jolougal@gmail.com>]  
**Sent:** Thursday, December 13, 2018 10:06 AM  
**To:** Polly Selkoe  
**Subject:** Concerns regarding proposed 40B at 500 Harvard Street

Dear Select Board,

I am writing in response to the proposed 40B building at 500 Harvard Street. I cannot say I am surprised to learn of this proposal as the owner of this property is also the developer of the 40B currently being built two blocks down at 455 Harvard St. I attended those meetings and am not looking forward to listening again to the lack of forthrightness on the part of developers and those who speak for them. Will we watch again as the developers, or those who represent them cynically run down the clock on the meeting timeline and furnish requested information past deadline on the day of the meetings so the community, or peer reviewers cannot make adequate comments. Will we watch as the deceptive visuals of the proposed building presented by the architects reduce the size of the building in relation to the abutters, or never accurately include the abutters and the surrounding community? Will we be presented with shadow studies that are misleading and not accurate? Will we be told of the Mass Housing 40B design guidelines which advise that a building should be .."modulated in perceived height,bulk,scale to create an appropriate transition to adjoining sights" only to have a building that overwhelms and shows no consideration for the neighborhood. Will the abutters lose all their sunlight and enjoyment of their property, abutters who may qualify as moderate income themselves, in order to provide views of abundant sunlight to those who now live in the luxury high-rise. Will pedestrians that now enjoy the sunlit walk along Harvard street, which provides a respite from the surrounding city, where people sit out at cafe tables, be confronted by a hard towering wall of a building, the third such 40b project being developed in a three block distance, with no setbacks to mitigate its height or mass, which will cast its shadow over Harvard St diminishing the character of a historic neighborhood? If this site is to be developed surely it could be developed to fit into the neighborhood and allow sunlight to reach the abutters. Surely it could be developed in a way that does not degrade the community's public open space. As I reviewed the public comments on Brookline's website regarding another proposed 40B at 445 Harvard street, directly across from this developers 40B at 455 Harvard currently under construction, I found a letter from this developer to the ZBA in opposition of having a towering 40b (445 Harvard JFK Place) built opposite his very own towering 40b! In the letter the developer argues that the building.will ..."reduce light by creating shadows, overwhelm the streetscape and reduce the quality and value of all the homes nearby" and notes "The developer can reduce the size and total units to lower the building by at least 2 stories". He also states that the .."retail must have its own designated parking. customers will take up all the parking in the area and residential streets. This is a huge disservice to neighboring properties." He also writes: "This proposed development has not taken into consideration its neighbors or context whatsoever..." Hopefully the developer can see the incredible irony of using many of the same arguments the neighbors voiced in opposing the size of his 40B at 455 Harvard street to oppose another one across from his own. He should now own his words, and propose a smaller building at this site.

Sincerely,

Joanna Gallimore  
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