

From: Myra Berloff via email
Sent: Monday, September 16, 2019 12:44 PM
To: Maria Morelli
Subject: 1299 Beacon St.

September 16, 2019

Dear Zoning Board Members:

As you know, we have been following the progress of the proposal for redevelopment of 1299 Beacon Street. We want to begin by thanking you for all the time you have devoted to reviewing this project and by stating that we agree for the need of and have supported the development of appropriate affordable housing in Brookline.

Currently there is housing being developed in Brookline that is consistent with the neighborhoods which they are being constructed and have included input from neighbors into their designs. However, as you are well aware, the project proposed for 1299 Beacon St. is neither consistent with its surroundings nor has the developer respectfully engaged with or responded to those of us whose homes and lives will be impacted by this building that is so out of size and scope to its surroundings.

Even after expressing legitimate concerns regarding this proposed project, it feels as though this building will be built not because it will benefit the community but in spite of our concerns. So as this step in the process seems to be coming to a close we are hoping that there are some additional conditions that can be imposed on the developer in order to mitigate some of the disruption to our lives and help ensure the safety of those of us who live in this neighborhood.

We have read the letter from Attorney Sullivan on behalf of KS Company Trust and concur with its recommendations. However there are a couple of additional things that we, as the closest residents of this proposed building, would like to see included as conditions if this project is to move forward.

There has been a great deal of discussion regarding traffic on Sewall Ave. and the impact a new building of this size will have. As it is, every day we watch people go the wrong way on this street and watch the constant parade of trucks - delivery trucks, postal trucks, service provider trucks, and sometimes automobiles dropping people off - parking along the sidewalk on Sewall Ave. along our property. This will only be exacerbated by the number of people living in a building that is not being designed to independently accommodate on its own property all the services that will be needed to support the residents. There also will be the need for trucks that service this building to stop on Sewall Ave. and back into the loading dock, thus increasing the likelihood that they will need to drive up onto the sidewalk in order to make the turn. It only stands to reason that the number of vehicles that currently are parking on the sidewalk will increase. The pedestrians who use this sidewalk will not only be put at greater risk when the building is complete but will certainly be a risk during the time when the building is under construction and the sidewalk on that side of Sewall Ave. is not available at all.

Therefore we are asking that as a condition of this building moving forward, the developer be required to install permanent decorative bollards along the curb line at the intersection of Longwood and Sewall and along the 30 Longwood Ave. property line on Sewall Ave. prior to any construction beginning. This is the only way to ensure the sidewalk will not be used as additional on street parking. Currently the sidewalk does not always ensure a safe clear path of travel for pedestrians because of all the vehicles that regularly pull up onto the sidewalk. Although we have heard that this building will not significantly impact the traffic pattern, it defies common sense to believe there will not be increased service providers parking on the sidewalk because of this, and trucks using this as additional turning radius to back into the loading dock. For those of us who live in this neighborhood, this sidewalk is essential to our lives and being able to use it safely is critical.

Also as the closest residents to this proposed construction, we would like to have as a condition for moving forward, that should we notice any damage being caused to our building as a result of the construction that construction would cease immediately and that the damage be independently assessed and repaired at the developer's expense prior to their continuing.

We have so many other quality of life issues that will be raised by a building of this size going into such a small space. Things like the noise that will come from the constant beeping of the proposed notice for cars exiting the underground garage. We would like to make sure that the decibel level is not so loud that it would be heard by our owners. Things like the noise that will be made by trash cans being dragged across

pavers, and what time will this take place. We're sure there are many other issues we haven't begun to think of and we're hoping that our inability to consider all the negatives will not result in their not being addressed as they come up.

Again, we appreciate the time you have given to address concerns arising out of this proposed project, and are hoping that if you are not able to stop this construction from happening, then at least you will be able to impose enough conditions that we will all be able to live with the end result.

Sincerely,

Myra & Howard Berloff

30 Longwood Ave.

Brookline, MA