

From: Nancy Doyle via email

Sent: Friday, September 06, 2019 9:57 AM

To: Maria Morelli

Cc: Rosenkrantz Rob; Mrs. Mir Judy; Prasun Agarwal; Kantor Lisa; Luu George; Doyle Nancy; Aggarwal Nidhi; Georgalis Chryssa; Lin Leesa; Mazza John; Kloczkowski Adam; Kloczkowski Maile; Reale Chris; Reale Sharon

Subject: 1299 Beacon

September 6, 2019

Dear ZBA Chair and members,

We've all heard the expression about trying to fit a square peg into a round hole...it doesn't work!!!!!!!!

The 40B project at 1299 Beacon Street, as currently proposed, is precisely that square peg. Not only is it too big for the property, but also a slap in the face of the well-meant intention of the 40B concept. Affordable housing is needed, but a spa for dogs, a yoga studio and a fitness center. All of these amenities are currently available within one block of 1299 Beacon! The entire concept is clearly unrealistic given the number of waivers needed.

The latest parking plan is impractical for a 55+ community. There is not nearly enough parking for residents, guests, cleaning help, home health aides, etc. Four tandem spaces are noted, but it's actually 8 spaces within that designation on the plan. Tandem spaces are logistically challenging at best.

The developer and his team clearly have not thought the management of this finished project through from a practical and operational perspective as obvious by their lack of concrete answers to various procedural questions.

I shuddered at the mention of potentially closing down Sewall Street completely. Before any further discussion of this there should be a “trial” closure to see the consequences to the traffic congestion and the potential overall impact on public safety. Longwood Avenue is a main thoroughfare for ambulances heading to the many hospitals in the area. Any delay in their arrival could have disastrous consequences.

I am grateful to the staff and volunteers on the board for their in-depth, exhaustive exploration of every aspect of this project. Your dedication to the task is admirable! I can only hope for a REALISTIC outcome.

Sincerely,

Nancy Doyle

11 Longwood Avenue #302