

500 Harvard Street

Eddine Saiah Summary of concerns presented on January 2020:

1. Lack of fit in terms of size and design: See conceptual aerial rendition of 500 Harvard St Brookline as shown in the posted complete application on page 100 of the document. A picture is worth a thousand words. This building doesn't fit in the neighborhood and needs to be redesigned. A three-story building is a much better fit with the surroundings.

500 Harvard Street

Brookline, MA



NTS

Conceptual Aerial

CUBE3
CONCEPTUAL URBAN DESIGN & ENVIRONMENTAL ANALYSIS

2. Safety concerns: the sight distance evaluation included in the posted complete application is flawed. It assumes an average speed of 10mph and concludes that the required sight distance is 46 ft versus the 69ft measured. However, this is a gross underestimation. Most cars make the turn from Kenwood Harvard St to Kenwood St at speeds of 20 to 30mph. The reason for this is trying to beat the incoming traffic on Harvard St or make the turn before pedestrians reach the Kenwood St intersection. The required sight distance is likely to exceed 69ft. This causes a major safety concerns about colliding cars between incoming traffic from Harvard and traffic exiting from the garage.
3. The argument that closure of the sidewalk on Harvard St will improve safety is also flawed since now all the cars exiting 500 Harvard St will come through Kenwood St instead of the current situation where most cars exiting 500 Harvard St do so on the Harvard side. Non one currently wants to make the loop around Kenwood St.
4. The traffic concerns are not limited to the 6 cars that will be parked at 500 Harvard St. We must acknowledge that each resident has a footprint in terms of traffic they

generate whether they have a car or not: ubers, visitors, food delivery, package delivery... The argument that the building is adding only 6 cars is flawed.

5. Use of more current information: the chapter 40B subsidized housing inventory shows Brookline at 9.4%. However, this information is from 2017. Can the developed use more current information?
6. Lack of reach to the neighbors/community: The owner of 500 Harvard St has been technically a neighbor since 2016 when he purchased the lot at 500 Harvard St. Despite announcing back in 2016 that this lot was purchased to save it from the developers, that's exactly what he is doing now. See article in the Boston Globe from 2016 [https:// www.bostonglobe.com/metro/2016/08/05/rubin-serves-its-last-knish-has/ akw8evrJr8eYgdPpW74WO/story.html](https://www.bostonglobe.com/metro/2016/08/05/rubin-serves-its-last-knish-has/akw8evrJr8eYgdPpW74WO/story.html)
In the last 3 years, the owner of 500 Harvard St has not been a "good neighbor". The sidewalks on Kenwood St don't get cleared after snowstorms. Trees and shrubs which provided an element of green space were removed from the property with no explanation. The front lot looked always neglected (empty bottles, cans, plastic bags, overgrown weeds...

I truly believe that the neighbors want to work with the owner of 500 Harvard St to come up with a plan that works both for the developer and for the neighbors. I just wish the developer was more proactive in reaching out to the neighbors and I hope the team working on this project will work more closely with the community since this new building will be there for a long long time in the future and will forever change the neighborhood.