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Maria Morelli, Senior Planner
BROOKLINE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
333 Washington Street
Brookline, MA 02445

RE: 217 Kent Street
Context "Talking Points"

Dear Maria:

As I noted in my 217 Kent Street review letter dated August 19, 2021, I would like to supplement Section 3 of that report with some notes related to the context of the project site within 1 mile. There is already some discussion of context embedded within other sections of the letter, but I'd like to offer the following "talking points" for tonight's ZBA hearing.

Clearly, the 217 Kent site is a wonderful development site, in an area of Brookline with dense residential development, along with innumerable other amenities. But looking beyond the specifics of that section of Kent Street, here are some highlights of the nearby neighborhoods:

- The site is the closest point on Kent Street to the roughly north-south "dividing line" created by the Riverway and associated linear park.
- Kent Street itself is a virtually continuously curving, relatively narrow, primarily residential-use street that spans from Beacon Street to the north and Brookline Village to the south.
- East of the Riverway is dominated by large scale commercial/medical/educational uses, as well as several prominent cultural institutions including the Museum of Fine Arts and the Gardner Museum.
- Large scale residential uses are also on the Boston side, including a number of significant affordable housing developments.
- Fenway Park is within a mile of the site.
- To the north, south, and west is a dense mix of walkable residential neighborhoods, as well as significant commercial/retail uses clustered at points of major intersections (such as Brookline Village and Coolidge Corner), but also distributed in bands along Harvard Street, Harvard Avenue, Beacon Street, and Boylston Street.
- There are a number of public parks and playgrounds nearby, including the Emerald Necklace linear park.
- Two subway lines are less than ½ mile away, both the south and north.

A very brief summary is that within one mile of the site, there is a huge mix of all manner of uses, in structures of a variety of scales, all very well-connected by walkways, bike paths, roadways, and public transportation.

Looking forward to our discussions tonight!

Sincerely,

Clifford Boehmer, AIA