



Town of Brookline

Massachusetts

Department of Public Works

Engineering & Transportation Division

TRANSPORTATION BOARD

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October 20, 2021

Jesse Geller, Chair
Brookline Zoning Board of Appeals
333 Washington Street
Brookline, MA 02445

Re: 108 Centre Street

Dear Chairman Geller,

Per Chapter 317 of the Acts of 1974 the Transportation Board for the Town of Brookline is the local governing body which has authority to enact rules and regulations regarding the movement of vehicles, bicycles, and pedestrians on the public way. However, as you are aware, Massachusetts General Law Chapter 40B Sections 20 – 23 and 760 CMR 56.02 supersedes our enabling legislation for not only permitting but also for creating and altering the Traffic Rules and Regulations for the Town's public ways. Therefore, we are writing this letter to provide comments and recommendations to the Zoning Board of Appeals relative to the proposed 108 Centre Street Chapter 40B Comprehensive Permit Application.

At the October 20, 2021 meeting of the Transportation Board, we reviewed the plans and peer review memorandums for the proposed 40B development at 108 Centre Street with representatives from the proponent including Rick Bryant and George Ryan from Stantec and Jennifer Dopazo Gilbert of Law Offices of Robert Allen. It is the Board's understanding that the project will entail the construction of a new 100% affordable senior housing residential building including:

- 54 one bedroom residential units
- Internal bike storage room (note that the capacity was not provided)
- No onsite parking
- Proposed U-shape driveway onsite to facilitate deliveries and resident pick up and drop off

The hearing included a discussion with the developers, their architect, their attorney, their traffic consultant, Town staff, and neighborhood residents on the design elements of the building, the proposed

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onsite parking supply, the existing traffic and impacts by the project, the appropriateness of zero onsite parking, the safety of the proposed trash plan, and its relation to area accommodations for alternative travel modes, planned and potential transportation demand management and travel mode choices by future residents, public parking supply and usage and how this project could impact it, and planned safety and mobility improvements by the 108 Centre Street project.

In response to this discussion, our review of the plan, and in recognition of both the Town's sustainability goals and to increase mode share of non-personal motor vehicle travel as well as the current travel mode split of residents in North Brookline census tract, we offer the following comments and recommendations on this project that were adopted by the Transportation Board:

1. The Board supports the proposed recommendations of the Peer Review Consultant for the installation of outdoor on-site bike parking
2. The Board requests that onsite parking at 100 and 112 Centre Street be provided for those residents of 108 Centre Street with state-issued handicap placards and plates
3. The Board requests that the on-site parking, driveways, walkways, etc. comply with MAAB accessibility guidelines.
4. Given the serious threat to cyclist and micro-mobility user safety that the trash plan poses, the Board opposes its inclusion in any plan and instead request that trash plan not interfere with access to the sidewalk or bike lane.
5. The Board requests that the driveway entrance and exit should not be depressed, but should be at the elevation of the sidewalk to minimize impacts to pedestrians.
6. Since the developer is relying on the pedestrian, bike, and public transportation to reduce the need for on-site parking, to ensure the location is walkable and ADA compliant, requests that the project reconstruct the sidewalks adjacent to 108 Centre Street to Town specifications.
7. Given the projects reliance on pedestrian accommodations for commuting purposes and to reach other modes (bike share, car share, public transportation), the Board requests that the developer provide for a counter balancing amenity through the construction of ADA compliant wheel chair ramps, signage, and pavement markings at the intersection of Centre Street and Fuller Street.
8. The Board requests implementation of a Transportation Demand Management Plan in-line with the Town's Transportation Access Plan Guidelines including, but not limited to:
 - a. A transportation coordinator will be designated for the Project to coordinate the elements of the TDM program;
 - b. Transit screens (similar to <https://transitscreen.com/>) or a similar technology displaying real time information for MBTA buses, Greenline Trolleys, and other alternative modes of transportation should be installed in the onsite residential lobby for use by residents, visitors, and service people.

- c. A "welcome packet" will be provided to residents detailing available public transportation services, bicycle and walking alternatives, and commuter options available;
 - d. Discounted MBTA and BlueBike memberships for employees based out of 100, 108, and 112 Centre Street that choose to commute via non-single occupant vehicles (SOV).
9. The Board requests a Transportation Access Plan Agreement including traffic monitoring that comply with the Town's Transportation Access Guidelines.

Thank you for this opportunity to comment on the proposed 108 Centre Street Chapter 40B Comprehensive Permit Application. Because the proposal may change throughout this process the Transportation Board does reserve the right to provide comments further in the process when this information is made available for review by the public.

Sincerely,



Brian Kane, Chair
Brookline Transportation Board

Cc: Kara Brewton, Director – Planning & Community Development
Daniel Bennett, Building Commissioner