

## Barbara Sherman Design Review Comments 21 Crowninshield - September 3, 2015

On behalf of the Crowninshield Neighborhood and Dave and myself we want to thank the Planning Board and Planning Department for the time and thoughtful effort they have put into this design review process. Some progress has been made in modifying the original design in an effort to reduce and shift the massing and the perceived height of the building, and address details on the façade to make it a better design. We appreciate the comments regarding continuing design issues in the July 24 Planning Board letter. We are in agreement with these and urge the architect and developer to address these.

But our response to the proposed project is simple:

- It is too big
- It is too tall
- It is too box like
- It is too massive
- It is too large a footprint on the site
- It is inappropriate in a single family neighborhood

We the neighbors continue to assess the proposed design in the context of our neighborhood in terms of the visual impact and the impact on the quality of our lives. Our context includes a rhythmic streetscape of individual houses with architectural details that compliment each other in a unified manner and houses buffered by mature plantings. This is the setting where this building will be introduced.

The size and mass of the building is far out of scale for a residential neighborhood. It looks like a single large box, rather than broken into smaller units at staggered distances from the street. This large box consumes too much of the lot. A three story building or series of smaller buildings would be much more appropriate.

There are some subsidiary issues as well in addition to gross size. For example, the neighborhood strongly opposes porches on the left side because of appearance and noise concerns. Neighbors living across from Dexter Park have been kept up all nights by parties.

The number of parking spaces for a 20 unit building (16 for tenants, 2 for visitors) is unrealistic, given that parking is not allowed anywhere on neighborhood streets. The proximity to the B line does not mean tenants will not have cars or visitors arriving by car.

I reiterate, the neighborhood believes this project is not in keeping with a neighborhood of single family homes. Its sheer size has a huge visual impact. The neighborhood continues to be concerned that additional neighbors will exacerbate existing problems with noise, illegal parking, and wrong way traffic.

Dave will be addressing our concerns about the actual design as proposed in keeping

with our role as neighborhood representatives on the Design Review Committee.

In addition, neighborhood residents have specific concerns regarding the proposed building's density, the quantity and quality of available open space, and concerns about additional noise, and traffic generated by the new structure. They are prepared to speak during the time allotted for public comment.

In closing, the key issues remain of size, massing, and footprint.