BROOKLINE FOR EVERYONE

Brookline for Everyone
411 Washington Street
Brookline, MA 02446

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Dec. 9, 2022

Lark Palermo, Chair
Brookline Zoning Board of Appeals
℅ Maria Morelli, Brookline Planning Department
mmorelli@brooklinema.gov

Re: 845 Boylston Street 40B Application

To the Board of Appeals:

We are writing to supplement our March 21, 2022 letter supporting the application to create 40 new Brookline homes, including 10 affordable homes, at 845 Boylston Street.

As has been well-documented, the demand for housing in the greater Boston area including Brookline far outstrips supply, leading to a cost of housing that is unaffordable for most families. This mismatch between dearth of supply and overwhelming demand, is due, to a significant extent, to well-intentioned neighbors opposing new construction, without understanding that preventing construction continues to lead to unaffordable housing.

We have been following the progress of this development at your hearings, and are impressed with all the extra time and funds the applicants' team has spent to answer the important questions about health, safety and neighborhood connection raised by the ZBA, its peer reviewer Cliff Boehmer, and the abuttors during this hearing process.

We believe that this has led to a development that is much improved and more refined, and has created a view corridor down Reservoir Road and space between the building and the direct abutter as you requested in the first hearing. The first floor of the building is now 75 feet from the closest point to the abutter, and upper floors are stepped back even further. In addition, the revised building façade is in keeping with the character of Chestnut Hill. We believe that the Applicant team has checked the boxes on safety as confirmed by your peer reviewers relative to traffic, parking, soils, trash, and trees.

The proposed 40B project at 845 Boylston Street, with good access to local amenities and transportation, with the MBTA no. 60 bus stop at the doorstep, is exactly the type of project Brookline needs to achieve its aims -- it creates 40 new housing units in a location where there had been none, thereby increasing

housing supply, and includes 10 units which will be income restricted in perpetuity for families earning at or below 80% of the Area Median Income. It also adds multifamily housing, and provides several larger units that can accommodate families with children. It adds both affordable and multifamily housing to a part of town that currently has very little, which is particularly needed.

Thank you for your consideration of our comments.

Sincerely,

Brookline for Everyone