

October 14, 2014

Zoning Board of Appeals
333 Washington Street
Brookline, MA 02445
Attn: Mr. Jesse Geller, Chairman

Re: Residences of South Brookline – Response to Police Department Comments

Dear Board Members:

MDM has reviewed correspondence of Captain Michael Gropman dated October 1, 2014 relative to the proposed Residences of South Brookline. This letter provides written acknowledgement of several stated concerns and corresponding responses submitted on behalf of the Applicant (Chestnut Hill Realty) for the record. Specific comments are paraphrased below with corresponding responses.

Comment No. 1: *“Chestnut Hill Realty has proposed a lane directly to the VFW Parkway...the Police Department supports this and will assist in the process when needed”.*

Response: While the submitted design does not rely upon VFW access to achieve acceptable traffic operations at study intersections, the Applicant will work collaboratively with the Town and its various departments to pursue a VFW driveway following issuance of a Comprehensive Permit. The VFW access is envisioned to ideally include right-in/right-out vehicular access, or at a minimum an emergency-only (gated) driveway should DCR not grant full vehicular access. The Applicant stresses that the ultimate issuance of access to VFW Parkway is subject to Department of Conservation and Recreation (DCR) approval which is not guaranteed and is beyond the control of the Applicant.

Comment No. 2: *“We support the installation of raised crosswalks in Hancock Village (where appropriate) to ensure safety of pedestrians”.*

Response: The Applicant has submitted a design for the Residences of South Brookline that incorporates a comprehensive system of sidewalks and clearly marked and visible crosswalks to accommodate pedestrians and enhance pedestrian safety; installation of raised crosswalks is not proposed as such design elements are contrary to efficient movement of emergency apparatus within the development and would not present a notable further enhancement of pedestrian safety within the project.

Comment No. 3: *"The Town should encourage added bike access in Hancock Village"*.

Response: The Applicant proposes to implement Complete Streets improvements to Independence Drive that will substantially enhance bicycle accommodation and pedestrian safety. The improvements, which are subject to further engineering design and approval of the Town, will encourage bicycle and walking modes to/from the existing Hancock Village and the proposed Residences of South Brookline. Within the proposed development, the infill buildings will have 2 inverted U-racks (4 bike capacity) per 4 units; the apartment building will have space reserved in the basement for approximately 50 bicycles.

Sincerely,

MDM TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Robert J. Michaud", is written over the printed name and title.

Robert J. Michaud, P.E

Managing Principal