

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 DPW Comments

Dear Board Members:

MDM has reviewed correspondence of Peter Ditto dated October 7, 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: *“The developer shall monitor the traffic impact from the project on the surrounding residential streets for a period of one year after the completion of construction at which time the need for traffic calming measures, as stipulated in the Town’s traffic calming policy, shall be determined. The developer shall be responsible for implementing traffic calming measures found to be required.”*

Response: The Applicant’s commitment to Complete Streets improvements along Independence Drive and commitment to pursue VFW Parkway access in collaboration with the Town following issuance of a Comprehensive Permit represent a substantial contribution to neighborhood traffic calming. The Applicant has also undertaken a detailed supplemental evaluation of traffic impacts within the adjoining neighborhood streets that include Russett Road, Bonad Road, Beverly Road and South Street during the ZBA review process that includes an inventory of existing traffic calming features, review of travel speeds, local police incident records and project traffic increases. The outcome of this supplemental evaluation as presented, which has been peer reviewed, indicates 85th percentile travel speeds that fall below posted limits, below average crash rates and traffic operations that are well below acceptable operating levels. There are no warrants for additional traffic calming measures at this time or that are even remotely anticipated as a result of the evaluated buildout scenario for the Residences of South Brookline. As such, the Applicant does not propose to fund further traffic calming measures.

Comment No. 2: *“The developer shall be responsible for the implementation of the complete street design of Independence Drive as stated in consultant’s recommendations”.*

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.

Sincerely,

MDM TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'R. Michaud', is written over the company name.

Robert J. Michaud, P.E.
Managing Principal