

**From:** Arntsen, Allen A.  
**Sent:** Tuesday, October 25, 2016 8:25 AM  
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**Subject:** Jade Garden

Good morning. I live at 821 South Shore Drive. While I applaud Ms. Jiang's efforts to redevelop and improve her Jade Garden property, the proposed 4 story building is too tall. It does not comply with the conditional use standards set forth in MGO 28.183(6)(a)3, 4, 5 and 6. In addition to not complying with the 3 story limit for TSS zoned buildings, this 4-5 story building is dramatically out of scale with the adjoining neighborhood and development pattern along the east side of Park Street. The mass of the building—which will present at 5 stories to the east because Park Street is on a ridge-- will significantly diminish existing neighbor homeowners' use, value and enjoyment of their properties because of the shading caused by the building and its disproportionate size. It's negative impact on the normal and orderly improvement of neighborhood properties is shown by its effect on existing solar power systems installed by neighbors. There will be a negative traffic impact on Emerson and Lowell streets, which are short (approx. 3 blocks long) narrow neighborhood streets, which contain an elementary school bus stop less than 1 block from this property.

The west side of Park Street can handle tall buildings, so long as transportation is properly managed, and I strongly support additional density on these properties. However, the east side of Park street has narrow lots that abut a longstanding neighborhood of one and two story homes on small urban lots. For this reason, there are currently no buildings taller than two stories on the east side of Park Street from West Washington Avenue to south of Olin Avenue. This includes some newer commercial buildings, such as those housing Dunkin Donuts and Klinkes, which respected the adjoining neighborhoods by limiting their height to two stories. Frankly a 3 story building (which presents as 4 stories from the east), is pushing the envelope here.

Please condition any approvals to limit the height of this building to 3 stories. Thank you for considering this submittal.

Allen A. Arntsen



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