



Town of Brookline

Massachusetts

Planning Board

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
TTY (617) 730-2327

Linda K. Hamlin, Chairman
Steven A. Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: January 22, 2015

Subject: **Construct an eight-story mixed-use building at 2-4 Brookline Place, a six-story medical office addition to 1 Brookline Place, and a new six-and-a-half-story parking garage to replace the existing four-story garage at 1 Brookline Place**

Location: One, Two and Four Brookline Place

Atlas Sheet:	29B	Case #:	BOA 2014-0087
Block:	138	Zoning:	GMR-2.0
Lot(s):	01, 02	Lot Area (s.f.):	144,508 total (57,040 s.f. & 87,468 s.f., both with 99-year ground leases)

Board of Appeals Hearing: **March 5, 2015, at 7:15 p.m.**

BACKGROUND

Spring 2004 (6/2/04) – Change of zoning of Brookline Place parcels from G-2.0(VS) to General Business and Medical Research (GMR)-2.0.

Spring 2008 – Change of zoning related to parking requirements for Brookline Place parcels in GMR-2.0: reducing medical office parking requirements from one parking space per 250 s.f. to one per 350 s.f., reducing retail parking requirements from one parking space per 350 s.f. to one per 400 s.f., allowing a reduction in the number of parking spaces by special permit from no more than 15% to no more than 25%, where it can be demonstrated that it is warranted due to provisions in a Transportation Access Management Plan, and extending such reduction program to medical office parking requirements.

January-February 2009 – Following a number of DAT meetings and a positive Planning Board recommendation, the Board of Appeals granted the necessary zoning relief for a proposal to construct a new 252,000 s.f. retail and medical and administrative office building at 2-4 Brookline Place with five levels of below grade garage for 624 parking spaces.

Spring 2014 – Town Meeting adopted new zoning for the GMR-2.0 district, which revised the height and FAR maximums, as well as the open space and parking requirements, and established a no-build area on the lot across from the Brookline Village MBTA stop.

Fall 2014 – A Design Advisory Team (DAT) appointed by the Planning Board to review a preliminary Brookline Place project began meeting in August 2014, and continued to meet until December 2014. The DAT members included Mark Zarrillo, Linda Hamlin, John Bassett, Antonia Bellalta, Edie Brickman, Cynthia Gunadi, Steve Lacker and Arlene Mattison.

SITE AND NEIGHBORHOOD

One, Two and Four Brookline Place is a collection of lots starting at the corner of Pearl and Washington Streets (Rte. 9) to the intersection of Washington Street and Brookline Avenue in Brookline Village, not far from the Brookline and Boston boundary and Longwood Medical Area. The entire site is located at the intersection of Washington Street and Brookline Avenue. It is one of the first large developments that are seen when entering Brookline from Boston and is an important gateway. Currently, there are three buildings on the two lots with retail stores, food establishments and offices, although some are now vacant. The site has contaminated soil due to past uses, which will need to be addressed and contained during construction. To the north of the site are Pearl Street, the MBTA tracks and the Brookline Village MBTA station, and the Village Way apartment complex; to the west, Ten Brookline Place West, a three- to six-story concrete and glass commercial building; to the south, across Washington Street, Brook House, a high-rise residential complex; and to the east, Five Brookline Place, a one-story brick building occupied by a day care center. Five Brookline Place is the only lot in the GMR-2.0 district that is not being modified with this proposal, except that parking for the building may be provided in the proposed parking garage at 1 Brookline Place.

APPLICANT'S PROPOSAL

The applicant, Boston Children's Hospital, is proposing to construct a new eight-story mixed-use building at 2 Brookline Place, a six-story addition to the medical office building at 1 Brookline Place, and a six-and-a-half-story parking garage to replace the existing four-level parking garage at 1 Brookline Place. A park/plaza area would be located across from the Brookline Village MBTA stop and lead to a pedestrian pathway through to Washington Street between the new 2 Brookline Place building, parking garage and 1 Brookline Place.

2 Brookline Place: After demolishing the existing buildings at 2-4 Brookline Place, the applicant would construct a new eight-story building, with retail and lobby space at the first floor and administrative and/or medical office above, and entrances facing both Washington Street and the interior plaza area. The building would have a total of approximately 182,500 s.f.: 14,000 s.f. ground-floor retail; 6,000 s.f. of common area and 2,500 s.f. of loading dock area, also on the

ground floor; 160,000 s.f. of medical and general office on the upper levels. While the applicant foresees this building as having a mix of administrative and medical office uses, the applicant is currently proposing the building as all medical office for the purpose of zoning and traffic analysis, as medical office space has a greater parking requirement and impact on traffic. Three loading spaces would be located and accessed from Pearl Street, while the main lobby entrance would be on the building's north façade, facing the interior park and Brookline Village MBTA stop. Most of the Washington and Pearl Street building facades would be finished with a stone base and terracotta, aluminum framed windows, and metal paneling at the rooftop level. However, portions of these facades, as well as the entire façade facing the interior of the site, would be a glass curtain wall with metal paneling between floors. The proposal envisions sidewalk seating along both the Washington Street and plaza elevations.

1 Brookline Place: A six-story addition would be constructed on the existing building's southwest façade near Washington Street, adding approximately 47,000 s.f. of medical office space to the building, which currently has 105,120 s.f. The proposal also may include 2,000 s.f. of ground floor retail space in the addition. The addition would have aluminum framed windows similar to but slightly different from the building's existing fenestration, and all facades would be brick to match the existing building except for a portion of the addition's north elevation, facing the interior of the site, which would be glass curtain wall. The site's fourth loading bay is located on the northwest façade of the existing building.

Parking Garage: The existing four-story garage will be demolished, and a new six-and-a-half-story parking garage, with 683 parking spaces, would be constructed largely in the same location near Pearl Street. The new garage would be able to accommodate an additional 137 vehicles through managed parking, for a total of 820 possible vehicles. The garage would have two access points located substantially in the same location as those serving the existing garage: one on the northwest corner of the garage across from the MBTA stop, and another nearest 5 Brookline Place across from Village Way where there is currently a vehicular drop off area. The exterior of the parking garage is mostly made up of painted steel framing, precast concrete columns with thin brick cladding, and metal screens; that portion of the garage closest to the open park area would be covered with a perforated metal screen with a custom perforation pattern. The stair tower on the southeast corner of the garage would be completely enclosed by windows.

Park/Plaza: The new GMR-2.0 zoning adopted by Town Meeting in Spring 2014 set aside a "no-build area" for the district. This area is 14,176 s.f. located at the corner of Pearl Street closest to the Brookline Village T Station. In addition, a 45'-wide area will be kept open for public use leading from this no-build area to Washington Street. The applicant has submitted a landscape plan showing much of the no-build area as open park greenspace, with paved pedestrian passages leading from Pearl Street through the site to both 2 and 1 Brookline Place and Washington Street. The "pinch-point" between the garage and 2 Brookline Place would be a paved plaza.

5 Brookline Place: The other property in the GMR-2.0 zoning district is 5 Brookline Place, a 10,711 s.f. building used for a day care. It is not being redeveloped as part of this project, but it is referenced for zoning calculations when required.

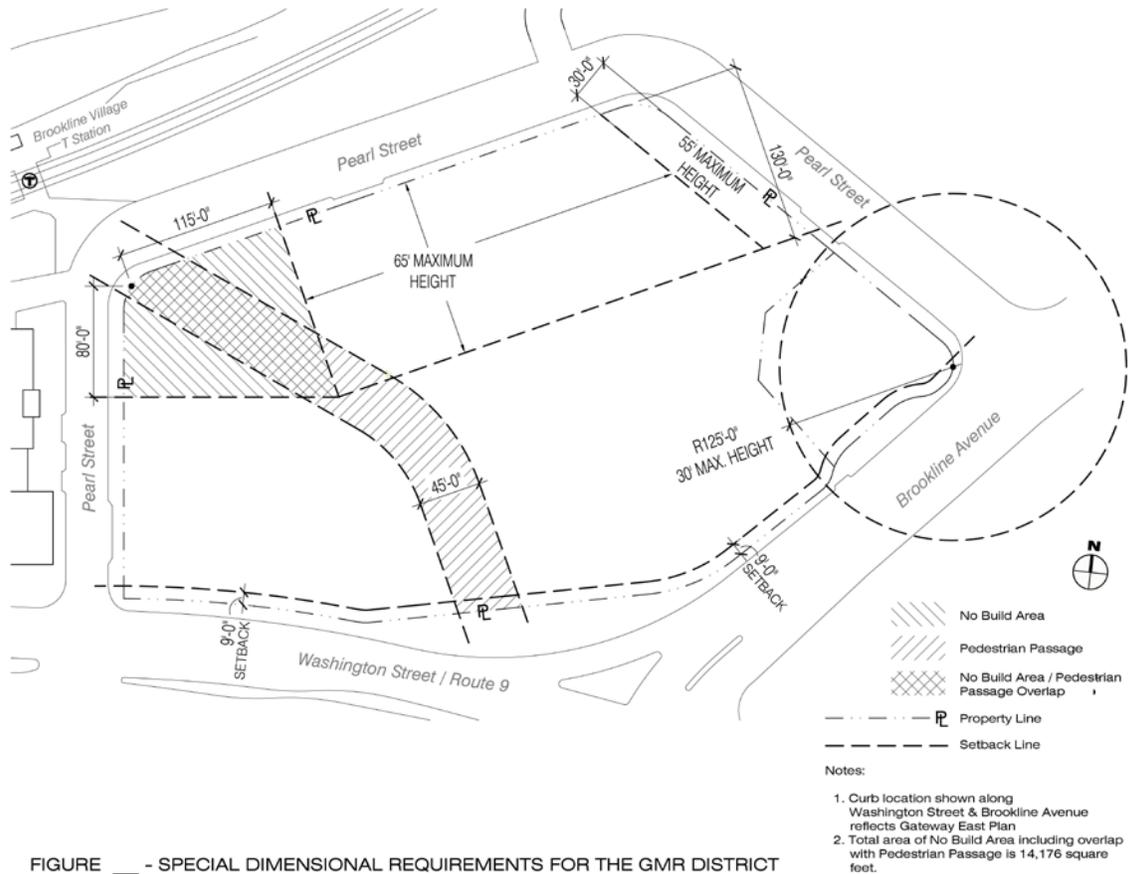
FINDINGS

Section 5.01 – Table of Dimensional Requirements, Footnote #1: If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.

Section 5.06.4.d – General Business and Medical Research (GMR)

Sections 5.06.4.d.1 and 5.06.4.d.1.c.iii – All major impact applications for new structures and additions in the GMR-2.0 District are subject to the requirements of Section 5.09, Design Review, require a special permit, and must meet a number of requirements:

- a. Maximum height shall not exceed 115 feet.
- b. No less than 35% of the total area of all lots within the GMR-2.0 District shall be devoted to open space.
- c. Shall comply with the special dimensional requirements for the GMR District as shown in Figure 5.02a of the Zoning By-law.



- d. Provide no less than 25% of parking spaces to residents for overnight parking.
- e. No less than 1% of hard construction costs be devoted to making off-site streetscape improvements and undertaking transportation and community benefit mitigation measures.

Dimensional Requirements

	Required / Max	Proposed	Finding
Height – 2 Brookline Place	115 feet	110 feet	Complies ¹
Height – Garage	55 feet – 65 feet	55 feet – 65 feet	Complies
	Rooftop structures: 10' above roof	Elevator penthouse: 13' above roof	Special Permit ²
Front Setback – Garage	20 feet	6 feet 7 inches	Special Permit ³
Front Setback – 2 Brookline Place Loading Bay Garage	20 feet	7 feet 4 inches	Special Permit ³
Front Setback – 1 Brookline Place Addition	9 feet	0 feet	Special Permit ³
Open Space	54,862.5 s.f.	61,223 s.f.	Complies
	35% lot area	39.1% lot area	

¹**Section 5.06.4.d.1.a** sets a height limit of 115 feet. The mechanical penthouse will be 15 feet above the roof level, for a maximum elevation of 125 feet. This complies with **Section 5.31.1**, which allows for substantial rooftop structures such as elevator penthouses and mechanical equipment to exceed the height *limit* by up to 10 feet.

²**Section 5.06.4.d.1.c.iii** sets a height limit of 55 feet to 65 feet for that portion of the lot where the garage is proposed, and authorizes the Board of Appeals to allow by special permit for substantial rooftop structures, such as elevator penthouses and mechanical equipment, to exceed the 65' height limit by 10 feet or more.

³Under **Section 5.43**, the Board of Appeals may modify setback requirements by special permit if counterbalancing amenities are provided.

Section 5.06.4.d.2.f – The maximum number of parking stalls within the GMR-2.0 district shall not exceed 683. However, the Board of Appeals by special permit may approve the accommodation of up to 20 percent more vehicles, such as in a tandem parking arrangement or other arrangement or operation, that enable additional vehicles to be accommodated within parking garages.

Parking & Loading Requirements

	Type of Use	Required / Maximum	Proposed	Finding	
Parking Spaces	Retail (14,000 g.s.f.)	26 spaces (1 space / 533 g.s.f.)	714	683 stalls provided	Complies
	Medical Office (318,150 g.s.f.)	681 spaces (1 space / 467 g.s.f.)			
	Child Care (10,711 g.s.f.)	7 spaces (1/3 of 1 space / 550 g.s.f.)			
	Total	Max: 683			
	Managed Parking	137 more vehicles (20% beyond max)	137	Special Permit [†]	
Loading		5 loading bays	4	Special Permit [†]	

[†]Under **Section 5.06.4.d.2.f**, the Board of Appeals may by special permit allow for the accommodation of up to 20 percent more vehicles on site, in a tandem or other parking arrangement. Under **Section 6.04.3**, the Board of

Appeals may by special permit allow for tandem parking when a parking facility is under full-time attendant supervision.

‡Under **Section 6.06.7**, the Board of Appeals may reduce the total number of required loading bays should the applicant indicate the proposed number of loading bays will be adequate based on proposed uses, hours of operation, delivery service requirements, etc. The Director of Engineering/Transportation and the Director of Planning & Community Development shall make recommendations to the Planning Board and Board of Appeals regarding the proposed reduction.

Section 5.06.4.d.5 – The Board of Appeals may by special permit allow for signs to be permitted on building walls not parallel or within 45 degrees of parallel to the street. *Since the proposed buildings and additions face inward towards the park/plaza area, the applicant is requesting relief under this section to allow for signage on the interior building facades. Special permit required.*

Section 5.09 – Design Review: Any new structure which fronts on Washington Street, or any new major impact application for new structures and exterior additions in the GMR-2.0 District, requires a special permit subject to the design review standards listed under *Section 5.09.4 (a-l)*. The applicant has submitted an Impact Statement that addresses community and environmental standards. The most relevant sections of the design review standards are described below:

- a. **Preservation of Trees and Landscape:** The applicant has indicated that due to extensive demolition and site reconfiguration, the existing landscape features and trees on the site cannot be preserved. The applicant still needs to submit a complete tree inventory of the existing condition and proposed plan to the Planning Board and Tree Warden. Additionally, information on the planting strategy relative to the capping of the subsurface, and the need for any structural soil, needs to be provided. The applicant has directed that where feasible, public shade trees within the public right-of-way will be preserved. Upon completion of the project, new landscaping and trees will be installed that will increase the amount of vegetation and trees compared to the existing condition. New landscaping and hardscape will provide for a new pedestrian route providing access between the Brookline Village T stop and Route 9.
- b. **Relation of Buildings to Environment:** The proposed buildings and additions are contemporary in massing and materials, but they relate well both to each other and neighboring structures. While each building is differentiated individually, the exterior materials have been selected to be cohesive when the site is viewed as a whole. The project complies with the height limits of the GMR-2.0 zoning district, which were adopted after extensive review of the likely shadow impacts from a site development on neighboring properties.
- c. **Relation of Buildings to the Form of the Streetscape and Neighborhood:** The project's street level is designed for active uses, and all on-site parking will be located within the new parking garage, which will be screened from view. The park area and pedestrian passage through the site encourages walking from the Brookline Village T station and throughout the property.

- d. Open Space: The proposed landscaping improvements are one of the project's prime amenities, as it will greatly improve the visual aesthetic of the area for people passing by and through the site. The GMR-2.0 District requires at least 35 percent of the area to be open space, and no more than 55 percent of this space can be hard surfaced walks or plaza areas. The proposal meets this requirement, and the applicant has designed the open space to be attractive, interesting and encouraging of social interaction.
- e. Circulation: The applicant has submitted a traffic study and draft transportation demand management (TDM) plan, which have been reviewed by the Town's traffic consultant. The developer is required to develop a Transportation Access Plan Agreement (TAPA), outlining how the development will be accessed when it is built. The existing garage's two access points will be retained for the new parking garage, and all parking spaces for the development will be located within the new garage. The primary drop-off location will be located where there is already a drop-off area, near One and Five Brookline Place. There is also a proposed on-street drop-off area along the Pearl Street curb next to the new Two Brookline Place building as well. The proposed TDM plan is designed to encourage visitors to the site to travel by mass transit or bicycle. Covered bicycle storage will be located in the parking garage, and on the first floors of both the new Two Brookline Place building and One Brookline Place addition. Since there is no parking located immediately next to Two Brookline Place, the applicant should consider ways to both ensure the safety of bicyclists and pedestrians on Pearl and Washington Streets and discourage double-parking, blocking of bicycle lanes, and other common vehicular infractions. A warning system should be installed at the parking garage entrance/exit to limit vehicular conflicts with pedestrians. Pedestrian access will be via the pedestrian path through the site. The applicant has directed that all of the development's circulation improvements will be fully coordinated with the Gateway East project.
- f. Stormwater Drainage: The applicant has indicated that the project includes proper site surface drainage, consistent with the Town of Brookline's Stormwater Management By-Law, so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Information detailing all stormwater and drainage systems needs to be submitted to the Director of Engineering/Transportation and Conservation Agent. The applicant has indicated that the new stormwater management systems will provide treatment to improve water quality over the existing condition, and that storm water will be removed from all roofs, canopies and paved areas and carried away in an underground drainage system or reused for on-site irrigation.
- g. Utility Service: The project's electric, telephone, cable TV and other such lines and equipment will be underground from their source in the public way to the proposed buildings. More details regarding how trash and recycling services will be provided to the new Two Brookline Place building should be submitted, particularly now that businesses in Brookline are required to recycle.
- h. Advertising Features: The location of signage identifying both the One and Two Brookline Place buildings, as well as the development's tenants, is shown on the proposed elevations.

This signage would be located both at the top of the buildings, the parking garage, and above the storefronts.

- i. Special Features: Storage areas, machinery installations, service areas, loading areas, utility structures, and similar accessory areas and structures will be located and screened so as to prevent their being incongruous with surrounding properties. Loading bays will be located on the Pearl Street façade and have overhead doors for screening. Much of the building's utility equipment will be located on the roof of the building, however, the applicant should indicate where utility equipment will be located on the ground, if at all.
- j. Safety and Security: Since development of the site requires environmental remediation, all remediation activities will be directed by a Licensed Site Professional and done in accordance with federal, state and local regulations. The end condition of the site will be in compliance with applicable environmental regulations and standards. A construction management plan will address all adverse safety-related impacts, including those related to demolition of structures, air-borne dust, noise, and rodents.

Regarding safety and security for the completed development, all buildings will incorporate state-of-the-art life safety and fire suppression systems. The Fire Department will review all emergency access and life-safety systems. Open and enclosed spaces are designed to facilitate building evacuation and to maximize accessibility by fire, police, and other emergency personnel and equipment. Exterior spaces and interior semi-public spaces are well lit, so as to minimize the security issues for users of the property and pedestrians crossing the site.

- k. Heritage: The applicant has obtained certificates of non-significance for 2 and 4 Brookline Place, however, certificates of non-significance for the existing parking garage, and if applicable, the 1 Brookline Place façade, should also be obtained from the Preservation Commission.
- l. Microclimate: The project minimizes any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment, and complies with the provisions of Brookline's Noise Control By-law.
- m. Energy Efficiency: The project utilizes energy-efficient materials and energy-conscious design, and will achieve, at a minimum, the equivalent standards of LEED Silver certification.

Section 5.43 – Exceptions to Yard and Setback Regulations: Please see the *Dimensional Requirements* table above.

Section 6.04.3 – Design of All Off-Street Parking Facilities: Please see the *Parking & Loading Requirements* table above.

Section 6.06.7– Off-Street Loading Requirements: Please see the *Parking & Loading Requirements* table above.

Section 7.00.1.b – Signs in All Districts: No sign or other advertising device, or part thereof, shall be more than 25 feet above ground level, except the Board of Appeals by special permit may allow signs announcing the name of an individual building to be higher than 25 feet. *The applicant is proposing two such signs on the metal panel at the rooftop of the new building at Two Brookline Place; one such sign at the top of the addition at One Brookline Place; and two such signs on the stair towers for the new parking garage. Special permit required.*

Section 7.03.1.e – Signs in L, G, I and O Districts: This section is not applicable. No relief required.

PLANNING BOARD COMMENTS

The Planning Board is strongly supportive of this development proposal. This is an underutilized site whose redevelopment will revitalize the neighborhood and provide substantial amenities to the Town. The Design Advisory Team (DAT) and the development team have met regularly since the summer of 2014 to discuss and address design concerns and possible impacts on the neighborhood. The ground-floor retail space and significant landscaped open space being provided with this development will enhance the vitality of the immediate area and have a positive impact on the economic viability of the Brookline Village commercial area.

The contemporary design of the new Two Brookline Place building, parking garage, and One Brookline Place addition relates well to surrounding buildings in the neighborhood. The buildings have different but complementary façade treatments, lending cohesiveness to the site while still retaining an interesting dynamic. While the Planning Board has some specific concerns regarding the development's design, such as the scale of the garage's façade and the treatment for the upper level of 2 Brookline Place, these issues can be addressed later; the overall design is attractive and has improved since the applicant's initial submission. Since the buildings will, at a minimum, meet the requirements of LEED Silver certification, the Board hopes the project will be an example of energy efficient building for future developments in Brookline.

As mitigation measures to address increased traffic in the area, the applicant has agreed to make improvements to relevant intersections, implement a Transportation Demand Management program, and provide residential overnight parking. The Transportation Demand Management Program will be reviewed annually. Additionally, as per the requirements of the GMR-2.0 district, a contribution of 1% of the hard construction costs will be put toward off-site streetscape improvements and transportation and community benefit mitigation measures. The Town's traffic consultant has reviewed the Traffic Impact Study from Howard/Stein-Hudson Associates (December 2014) and found it satisfactory. Suggested parking and traffic mitigation measures have been included as conditions below.

Therefore, the Planning Board recommends approval of the proposal and the submitted plans entitled "Brookline Place, Brookline, Massachusetts, Special Permit Application Set," prepared by Elkus | Manfredi Architects dated 12/22/2014, subject to the following conditions:

1. Uses in the One Brookline Place addition and the 2 Brookline Place building shall be medical office, general office, ground floor retail and accessory uses. The proportions of medical office and general office in the buildings may be determined by the applicant from time to time but may be all medical office, if so dictated by the needs of the applicant and tenants, however, the ground floor of the Two Brookline Place building shall be retail along with common area, and, at the election of the applicant, the ground floor of the One Brookline Place addition may also be retail along with common area, medical office and general office. Accordingly, the Transportation Demand Management plan has been based on use of the buildings for all medical office use with ground floor retail in the 2 Brookline Place building.
2. The parking garage shall have not more than 683 striped parking spaces, excluding drop-off and loading zones, and shall be available to meet the parking requirements of all buildings within the GMR-2.0 District. The applicant shall be allowed to park up to 137 additional vehicles within the garage, which may be in tandem parking arrangement and/or any other parking arrangement, operation or devices that enable additional vehicles to be accommodated within parking garages. The applicant shall submit a list of Managed Parking Operational Provisions to the Director of Engineering/Transportation for review and approval prior to commencement of any tandem parking arrangement and/or any other parking arrangement, operation or devices that enable additional vehicles to be accommodated within parking garages.
3. Prior to the issuance of a demolition permit for any building on the site, the applicant shall obtain from the Preservation Commission all applicable certificates of non-significance for structures to be removed or partially demolished.
4. Prior to the issuance of a demolition permit for any building on the site, a final construction management plan, including interim parking conditions for existing One Brookline Place, identification of any specimen trees that will be dug and relocated offsite with the permission of the Tree Warden, parking locations for construction vehicles, hours of construction and materials delivery, noise mitigation, staging areas, security fencing, pedestrian pathways, location of portable toilets, rodent control, erosion and sediment control, protocols to insure protection of persons in the vicinity of the construction work, including air quality monitoring during activities involving disturbance of contaminated soils or management of any contaminated media, emergency contact information, and the name and contact information for a project liaison provided by the applicant, shall be submitted for review and approval by the Director of Engineering/Transportation, after input from the Building Commissioner, Health Director and Conservation Agent/Tree Warden. The construction management plan shall also include the manner of treatment of trees to be preserved or to be removed within the public way abutting the site. A copy of the approved plan shall be submitted in paper and electronic form to the Planning and Community Development Department such that it can be posted on the Planning and Community Development Department's website.

5. Prior to issuance of a demolition permit for any building on site, the applicant shall submit to the Director of Public Health for review and approval details regarding the plans for environmental remediation of the site, as well as long-term environmental monitoring of the site post remediation and construction of the buildings. Any changes to these plans shall be submitted to the Director of Public Health prior to implementation.
6. Prior to issuance of a demolition permit for any building on site, the applicant shall submit to the Fire Department for review and approval a Safety Plan, detailing how the sprinkler, standpipe, and fire alarm systems will be maintained during demolition, as well as ensuring adequate emergency access during demolition.
7. Prior to issuance of a building permit for any of the 2 Brookline Place building, 1 Brookline Place addition, or parking garage, as applicable, the applicant shall submit to the Fire Department for review and approval a Safety Plan for the new building to be constructed, including details regarding the emergency access and life safety systems on site, and evidence of adequate water pressure for fire suppression systems in all new construction.
8. Prior to the issuance of a building permit for any of the 2 Brookline Place building, 1 Brookline Place addition, or parking garage, as applicable, final elevations indicating façade design, colors, materials, windows, rooftop details, penthouse configuration and screening, signage, and placement of all mechanical, electrical and plumbing systems and components of the applicable buildings or the garage shall be submitted for review and approval of the Planning Board. An on-site mock-up shall be submitted for the review and approval of the Planning Board after the building permit is issued but before the materials are ordered.
9. Prior to the issuance of a building permit for either the 2 Brookline Place building or the 1 Brookline Place addition, final site and landscaping plans for the entire site, including plant types and sizes; a full existing and proposed tree inventory; planting depth details for proposed plants and trees on both private and public property, and information about the planting strategy relative to any capping of the subsurface; fencing; exterior lighting; location of utilities and bicycle parking facilities; hardscape materials and outdoor furniture for the entire site shall be submitted for the review and approval of the Planning Board and the Town's Tree Warden. This landscaping plan shall include landscaping for the public property located between the site's Washington Street and Brookline Avenue property lines and the back of the sidewalks on the same streets, and the applicant shall be responsible for installing and maintaining this landscaping at the same level as the rest of the site's landscaping, provided that the Town issues a license satisfactory to the applicant for such installation and maintenance on public property.
10. Prior to the issuance of a building permit for any of the 2 Brookline Place building, 1 Brookline Place addition, or garage, a bond of 150% of the estimated construction cost for the construction and landscaping of the approved pedestrian walkway and open-space improvements shall be submitted to the Building Department. The Building Commissioner and/or the Director of Planning and Community Development shall notify

the applicant in writing if they reasonably determine that the project is only partially completed, without all approved buildings and/or additions constructed, and that construction by the applicant will not continue. If within thirty (30) days of receiving such notice the applicant fails to agree to diligently undertake such actions required to complete the work remaining on construction and landscaping of the approved pedestrian walkway and open-space improvements, the Town may redeem the bond to undertake completion of the approved pedestrian walkway and open-space improvements. The Town shall return to the applicant any amounts redeemed in excess of the actual costs incurred to construct and landscape the approved pedestrian walkway and open-space improvements.

11. Prior to the issuance of a building permit for any of the 2 Brookline Place building, 1 Brookline Place addition, or parking garage, a drainage plan shall be submitted for review and approval of the Director of Traffic/Engineering and the Conservation Agent.
12. Prior to the issuance of a building permit for any of the 2 Brookline Place building, 1 Brookline Place addition, or parking garage, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor, including fencing, grading, and location of utilities; 2) final building elevations including exterior signage generally as indicated on the application plans, stamped and signed by a registered architect; 3) final floor plans, stamped and signed by a registered architect; 4) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.
13. Prior to the issuance of a building permit for either the 2 Brookline Place building or 1 Brookline Place addition, the applicant shall provide evidence reasonably satisfactory to the Building Commissioner and Director of Planning and Community Development that the applicable building is a LEED certifiable Silver Building or higher rating via the provision of a LEED scoring sheet. Prior to the issuance of the final Certificate of Occupancy for the 2 Brookline Place building or the 1 Brookline Place addition, as applicable, the applicant shall provide a final LEED Checklist and an Affidavit of Construction Compliance prepared by a LEED Accredited Professional and/or project architect.
14. The Applicant will not commence demolition of the existing structure at 2 Brookline Place until a building permit for the garage has been issued with evidence reasonably satisfactory to the Director of Planning and Community Development and Town Counsel, provided on a confidential basis, that financing is or will be in place for construction of the 1 Brookline Place addition and 2 Brookline Place building, exclusive of tenant fit-up, and the garage.
15. At the completion of the perimeter foundation walls for any of the 2 Brookline Place building, the 1 Brookline Place addition, or the garage, as applicable, and prior to the

issuance of a building permit for the above-ground portion of the building, an as-built foundation plan certified by a registered professional engineer or surveyor to be in accordance with the approved site plan shall be submitted for review and approval by the Building Commissioner. If the as-built foundation is found to be non-compliant with the approved site plan, the Building Commissioner may stop above-grade construction activities until such time the foundation is brought into compliance with the approved site plan.

16. Up to three temporary construction and/or development sign(s), each no greater than 50 square feet, may be erected on site during the construction and initial leasing period, with the design subject to the review and approval of the Director of Planning and Community Development (or his/her designee), who shall also have the authority to determine that the initial leasing period has ended when 80 percent of each of the 2 Brookline Place building and the 1 Brookline Place addition is occupied.
17. Prior to issuance of a building permit for any signage for the 2 Brookline Place building, the 1 Brookline Place addition or garage, other than the signage referenced in condition #16 above, final design plans, including size, location and other details, for the sign(s) shall be submitted to the Planning Board for review and approval.
18. A minimum of 25% of parking spaces in the garage shall be offered to residents for overnight parking at market-competitive rates. These spaces shall be available at a minimum from 8 p.m. to 7:30 a.m. weekdays and all day Saturdays and Sundays. If the Applicant chooses to provide more parking spaces for overnight use, these minimum hours of availability shall not apply to these additional spaces. Additionally, if the applicant wishes to provide parking on weekends and holidays and during weekdays after 6 p.m. and before 1 a.m. for users of area businesses, such as restaurants, this shall be allowed.
19. No satellite parking shall be allowed, except as indicated in condition #18 above. Satellite parking is defined as parking used by persons working a majority of their time at another location(s), who are not visiting the building. Toward that end, the Applicant shall employ techniques including preferential parking rates for tenants and visitors, and higher parking rates for non-tenants over a specified number of hours per day.
20. No less than thirty (30) days prior to the anticipated date of issuance of the building permit for either the 1 Brookline Place addition or 2 Brookline Place building, whichever first occurs, a Transportation Demand Management (TDM) plan shall be submitted to the Town for review and approval by the Director of Engineering/Transportation and the Director of Planning and Community Development (or his/her designee). In connection with preparation of the TDM plan, the applicant shall provide information describing its existing policies relating to employee transportation then in effect, and the mode use resulting from such existing policies. Any tenant in the development that has executed a lease for occupancy at the 1 Brookline Place addition or 2 Brookline Place building shall be requested to provide such information as to its existing policies relating to employee

transportation then in effect in other locations operated by such tenants, and the mode use resulting from such existing policies in such other locations. The TDM shall include, but is not limited to, the following provisions:

- a. Include a garage lay-out plan showing no more than 683 striped parking spaces available for use and companion table showing locations, numbers, and users of different types of parking spaces, including, but not limited to: compact, full car, handicap, drop-off, van, electric car, car-sharing services such as Zip-Car and employee, visitor, resident overnight, loading and ambulance spaces.
- b. Include a requirement for employee vehicle identification parking stickers or tags.
- c. Outline initial parking rates for employees, visitors, and residential overnight parkers.
- d. Indicate how and where information will be provided and displayed (including the lobbies) on all public and other transit options to Brookline Place, with an explanation of which services are for employees only, which are open to the public in general, and the percentage of employees using different modes of transit.
- e. Provide for sale of MBTA transit passes on-site.
- f. So long as the 1 Brookline Place addition and 2 Brookline Place building are operated by Children's Hospital Boston or any affiliate of Children's Hospital Boston ("Children's"):
 - (i) Provide for Children's employees working within the 2 Brookline Place building or the 1 Brookline Place addition not less than a 50% public transit employee annual subsidy program, or such greater level as is then being provided by Children's to its employees at its core campus within the Longwood Medical and Academic Area;
 - (ii) Provide other transit programs, such as MASCO's "Three for Free" (try public transit for three months for free) and a "Guaranteed Ride Home" for Children's employees working within the 2 Brookline Place building or 1 Brookline Place addition;
 - (iii) Provide an employee tax benefit program through the Federal Transit Administration allowing employers to receive a tax deduction for providing transit subsidies and allowing employees to use pre-tax income to pay for transit expenses for Children's employees working within the 2 Brookline Place building or 1 Brookline Place addition;
 - (iv) Provide shuttle service, at a minimum, to locations in the Longwood Medical Area, and use best reasonable commercial efforts to include

access to satellite parking facilities either currently operated by MASCO or to be established by MASCO; and

- (v) Encourage staggered work hours for Children's employees working within the 2 Brookline Place building or 1 Brookline Place addition.
- g. Provide for and maintain not less than 70 bicycle parking spaces, secure, sheltered from the weather, and shower facilities for all employees who may choose to bicycle to work, including bicycle spaces which may be located in the 2 Brookline Place building or 1 Brookline Place addition for use by employees and in the garage for use by employees or visitors. Outdoor bicycle parking will also be provided near the main building entrance for short term visitors.
21. No less than thirty (30) days prior to the anticipated date of issuance of the Certificate of Occupancy for either the 1 Brookline Place addition or 2 Brookline Place addition, the Applicant shall designate a traffic and parking coordinator to work with the Director of Engineering/Transportation and the Director of Planning and Community Development (or his/her designee) to ensure on-going implementation of all TDM-related efforts. The coordinator shall allow access to the garage by the Town for review of the TDM plan implementation, coordinate and publicize all TDM-related efforts to building tenants, and shall coordinate with the Town to mitigate any impacts during construction of the Gateway East plan.
22. To ensure compliance with the TDM plan, the following provisions shall apply, which provisions shall also constitute the Transportation Access Plan Agreement required under Section 5.09.3.c.6.c of the Zoning By-Law:
- a. An Annual Report shall be provided by the Applicant's traffic and parking coordinator, subject to the review and approval of the Director of Engineering/Transportation and the Director of Planning and Community Development (or his/her designee) relative to the implementation and effectiveness of the TDM plan. The Annual Report shall be submitted prior to issuance of an annual permit for the Transportation Access Plan Agreement from the Building Department under Section 5.09.3.c.6.d of the Zoning By-law. The Annual Report, which shall be submitted together with the applicant's request for the annual permit for the Transportation Access Plan Agreement, shall include the following features: (i) An annual monitoring and reporting program will commence after receipt of the final Certificate of Occupancy for the 1 Brookline Place addition and the 2 Brookline Place building. If the final Certificate of Occupancy is issued between September 1 and February 29, the monitoring will take place during the months of September or October and a report provided to the Town no later than November 30. If the final Certificate of Occupancy is issued between March 1 and August 31, monitoring will take place during the months of April or May and be reported to the Town no later than June 30; and (ii) The monitoring program will be based on traffic counts

and employee surveys as to vehicle, transit, pedestrian, and bicycle usage to 2 Brookline Place and 1 Brookline Place, including the addition. The monitoring program will provide detailed information on the travel modes to work and overall transportation characteristics by type of traveler (employee, visitor, etc.). The survey instrument to be used for mode share monitoring will be provided to the Director of Engineering/Transportation and the Director of Planning and Community Development for approval prior to conducting the survey. The employee survey (which may be conducted through electronic means) will be sent out to all employees, with a goal of securing a sixty percent (60%) minimum response rate. A patient/visitor survey shall be conducted during normal business hours, with a goal of securing at least 200 patient/visitor surveys. The requirement for the Annual Report shall be in effect for five years, and thereafter at the discretion of the Director of Transportation/Engineering and the Director of Planning and Community Development (or his/her designee).

- b. The Director of Engineering/Transportation, in consultation with the Director of Planning and Community Development, shall determine whether the employee vehicular mode share is greater than 35 percent. In the event the employee vehicular mode share is greater than 35 percent, the TDM plan shall be modified to incorporate any reasonable requests of the Director of Engineering/Transportation within sixty (60) days after he/she issues his/her determination. Failure to issue such a determination within sixty (60) days of receiving the Annual Report shall be deemed acceptance of the Annual Report and the existing provisions of the TDM plan. If any owner objects to any new request as being unreasonable or not required, such matter may be presented to the Transportation Board for recommendation to the Board of Appeals for determination, and during such process the applicant will not be considered out of compliance with Section 5.09.3.c.6.d of the Zoning By-law. Following the issuance (or deemed issuance) of the foregoing determination, the Building Department shall use its best efforts to issue the annual permit for the Transportation Access Plan Agreement under Section 5.09.3.c.6.d of the Zoning By-law with appropriate due diligence.
23. Prior to the issuance of the final Certificates of Occupancy for the 2 Brookline Place building and the 1 Brookline Place building, 1% of the hard costs of constructing 2 Brookline Place, the 1 Brookline Place addition and the garage (exclusive of tenant fit-up), shall be spent by the Applicant, or given to the Town, for making off-site streetscape improvements (such as, but not limited to, lighting, street furniture and widening sidewalks, subject to the review and approval of the Planning Board or its designee) and undertaking transportation and community benefit mitigation measures. From the payment of 1% of the hard construction costs (exclusive of tenant fit-up), the amount of \$300,000 shall first be devoted to the demolition of the Hearthstone Plaza Bridge at Route 9 (the "**Bridge Demolition**") and the amount of \$750,000 shall first be devoted to the Gateway East Project, and such payments by the applicant shall be credited against the 1% payment requirement, notwithstanding that such payments may have been made prior to the issuance of the Special Permit.

In the event the amount of the 1% of the hard construction costs (exclusive of tenant fit up) exceeds the Bridge Demolition and Gateway East Project Contributions, a plan of any proposed off-site streetscape improvements to be constructed by the Applicant and a description of the proposed transportation mitigation measures shall be submitted for the review and approval of the Director of Transportation/Engineering and the Director of Parks and Open Space or their designees. The applicant's obligation with respect to construction of off-site improvements shall be subject to approval by the various Town boards, commissions and department heads with jurisdiction over such off-site areas. The applicant shall, at the discretion of the Town, complete the improvements to the extent possible or provide the funds to the Town for expenditure by the Town prior to the issuance of such final Certificates of Occupancy, and the balance of funds that are unspent and uncommitted to the completion of these improvements at the time of the issuance of such final Certificates of Occupancy shall be paid to the Town.

24. In addition to the requirements of condition #23, the applicant shall provide the following off-site transportation and pedestrian improvements as may be approved by the Director of Engineering/Transportation and/or the Planning Board, each acting in their reasonable discretion:
- a. At the Town's election, indicated to the applicant not later than one year prior to the date of anticipated issuance of final Certificates of Occupancy for the 1 Brookline Place addition and 2 Brookline Place building:
 - (i.) The Town shall indicate to applicant whether the Town will undertake the "**Pearl Street Reconstruction**" consisting of improvements to the street lighting system on the south side of Pearl Street, reconstruction and installation of pavement and curbing along Pearl Street and landscaping and pedestrian markings and/or pavers that visually connect the Property to the Brookline Village MBTA. In the event such work will be undertaken by the Town, the applicant shall deposit \$335,000 in escrow to be expended by the Town for the reasonable costs of the Pearl Street Reconstruction. Any excess funds remaining after the completion of the Pearl Street Reconstruction by the Town shall be returned to the applicant.
 - (ii.) If the Town does not undertake the Pearl Street Reconstruction, the Town shall undertake the design of such work and secure the required approvals and licenses therefor; subject to the foregoing, the Applicant shall commence construction of the Pearl Street Reconstruction within sixty (60) days of issuance of the final Certificates of Occupancy for 2 Brookline Place and the 1 Brookline Place addition, but shall not be required to expend more than \$335,000 for such design and construction.

- b. Within six (6) months of the issuance of the final Certificates of Occupancy for the 2 Brookline Place building and the 1 Brookline Place addition, installation of an audible traffic signal at Pearl Street and Brookline Avenue.
25. Prior to the issuance of the applicable final Certificate of Occupancy for any of the buildings on the site, complete as-built plans for the 2 Brookline Place building, 1 Brookline Place addition, and the garage, as applicable, certified by a registered architect as in compliance with the approved plans, shall be prepared and filed with the Building Commissioner.
26. To the extent permitted by law, prior to the issuance of the final Certificates of Occupancy for the 2 Brookline Place building and the 1 Brookline Place addition, the applicant shall implement for the benefit of Brookline residents and in particular residents of the Brookline Housing Authority and Village Way, a “Brookline Residents Permanent Employment Program,” a copy of which is attached as Exhibit A.
27. Prior to the issuance of the final Certificates of Occupancy for 2 Brookline Place and the 1 Brookline Place addition, a loading facility plan shall be submitted to the Director of Engineering/Transportation and the Director of Planning and Community Development setting forth the anticipated schedule of deliveries to the four loading bays provided (3 at 2 Brookline Place and 1 at the existing portion of 1 Brookline Place) based on the proposed uses, hours of operation, delivery service requirements, and allocation of loading facilities across the various uses and buildings. If deemed required by the Director of Engineering/Transportation and the Director of Planning and Community Development, the Applicant may be required to designate a Dock Master to coordinate and schedule deliveries to the buildings.
28. The applicant shall make available outdoor areas within the site for periodic use by the Town for approximately 3 or 4 community events annually without payment of a license fee by the Town, but subject to such limitations with regard to frequency, timing and use as the Town and the applicant shall reasonably agree and to reasonable rules and regulations which may be imposed by the applicant. In connection with such use, the applicant shall make available for use by the Town a storage area of approximately 400 square feet for the storage of certain recreational equipment associated with the Town’s use of such outdoor areas.
29. The applicant shall comply in all material respects with any other conditions of that certain Memorandum of Agreement between affiliates of Children’s and the Town, dated May 15, 2014, recorded with the Registry in Book 32771, Page 19.
30. In each instance in which the applicant is required to submit information or material (each a “Required Submission”) to a board, commission, department or other official or staff member of the Town (each, a “Town Agent”) for review and approval, the Town Agent will use its best efforts to review and approve the Required Submission with appropriate due diligence. Failure to review any Required Submission with appropriate due diligence shall be deemed approval of the Required Submission.

lkch

EXHIBIT A

Brookline Residents Permanent Employment Program

The following is an outline of a program to be implemented by the owner (the "**Owner**") of 2 Brookline Place and the 1 Brookline Place addition (the "**Project**") to make local Brookline Residents, in particular residents of Village Way and the Brookline Housing Authority, aware of permanent jobs opportunities at the Project.

The Program will apply to jobs related to operation, management, maintenance, and provision of security to the Project filled by employees hired directly by Owner or by independent contractors engaged by the Owner providing services exclusively to the Project, and will also apply to permanent jobs at the Project for any space at the Project used by Owner in the course of Owner's business.

In filling jobs for operation, security, maintenance and management personnel employed directly by the Owner at the Project or for any space at the Project used by Owner in the course of Owner's business (a "**Permanent Job**"), the Owner will adhere to the following procedures:

- At least five days prior to publicly announcing or advertising the availability of a Permanent Job, the Owner will send a job description via email to the Brookline Housing Authority Executive Director; Town Meeting Members from Precincts 4, 5, and 6; the Brookline Adult & Community Education Director; and the Brookline Residents Permanent Employment Program Email List. The Owner is not required to so notify if the Owner intends to fill the opening via transfer or promotion from its existing staff or by union referral in accordance with a union contract.
- The Owner will provide an email notification system such that interested Brookline residents are able to subscribe to the early job description notification described above. The Planning & Community Development Department will provide a link to the email subscription program on their webpage, within periodic mailings and/or newsletters.
- The Owner will physically post job descriptions in a prominent public location within the building.
- The Owner will give first consideration to qualified Brookline applicants, but is not required to hire such candidates.
- The Owner will assign an individual on the Project's management staff to be responsible for ongoing compliance the Brookline Residents Permanent Employment Program. Annual updates including the total number of employees related to operation, management, maintenance, and provision of security to the Project, percentage of Brookline residents, and staff contact information will be sent to the Brookline Director of Planning & Community Development or his designee.

The Owner will require that any independent contractors engaged by the Owner providing such services exclusively to the Project follow procedures similar to those set forth above. Also, after the execution of any lease for space in the Project, the Owner will send to each tenant a letter urging that the tenant, in its new hiring, adhere to the goals of the Brookline Residents Permanent Employment Program.

Nothing contained herein shall prevent Owner from filling job vacancies or newly created positions without compliance with the foregoing procedures by transfer or promotion from the existing staff of any of Owner's affiliates or from a file of qualified applicants maintained by Owner, any of its affiliates or union referral in accordance with applicable union contracts to which Owner or any of its affiliates are a party and are applicable to the Project. Further, nothing contained herein shall be construed to require Owner, any Owner affiliates or any service, maintenance, security or management agent or independent contractor engaged by Owner (i) to hire any candidate referred by the Town, (ii) to hire or train persons that Owner (or any service, maintenance, security or management agent or independent contractor engaged by Owner, as the case may be) does not consider qualified based on the standards Owner or its affiliates applies to all job applicants, or (iii) to terminate the employment of existing workers.



Boston Children's Hospital

BROOKLINE PLACE

Brookline, Massachusetts

SPECIAL PERMIT APPLICATION SET

22 DECEMBER, 2014



Owner / Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Architect
Elkus | Manfredi Architects Ltd
300 A Street
Boston, Massachusetts 02210
T. 617-426-1300
F. 617-426-7502

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134
T. 617-782-9130

Structural Engineer
McNamara/Salvia Inc.
160 Federal Street
Boston, Massachusetts 02110
T. 617 737 0040
F. 617 737 0042

Mechanical, Electrical, Telecommunications,
Lighting & Fire Alarm Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810
T. 978 296 6200
F. 978 296 6201

Plumbing & Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129
T. 617 523 8227
F. 617 523 8016

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111
T. 617.285.9750
F. 617.507.5699

Code Consultant
Hughes Associates, Inc
5 Mount Royal Avenue, 3rd Floor
Marlborough, Massachusetts 02752
T. 508 624 7766
F. 508 624 7718

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886
T. 978 392 0900
F. 978 392 0987

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street, 10th floor
Boston, Massachusetts 02210
T. 617 728 7777
F. 617 728 7782

Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE:

DRAWING NAME:

DRAWING LIST

DRAWING NUMBER:

A001

Dwg Number	Sheet Title	Permit Set - Scope Documents	Special Permit Application Set						
ARCHITECTURAL DRAWINGS									
A001	Drawing List	●	●						
A002	Zoning Diagram and Analysis	●	●						
A003	Existing Conditions Site Plan	●	●						
	Existing Conditions Survey	●	●						
	Land Title Survey	●	●						
PLANS									
L100	Landscape Plan	●	●						
A101	Ground Level Site Plan	●	●						
A102	Second Level Site Plan	●							
A102	Roof Level Site Plan		●						
A103	Third Level Site Plan	●							
A104	Fourth Level Site Plan	●							
A105	Fifth Level Site Plan	●							
A106	Sixth Level Site Plan	●							
A111	1 Brookline Place - Ground Level Plan	●	●						
A112	1 Brookline Place - Level 2 Level Plan	●	●						
A113	1 Brookline Place - Level 3 Level Plan	●	●						
A114	1 Brookline Place - Level 4 Level Plan	●	●						
A115	1 Brookline Place - Level 5 Level Plan	●	●						
A116	1 Brookline Place - Level 6 Level Plan	●	●						
A117	1 Brookline Place - Mechanical Penthouse Plan		●						
A118	1 Brookline Place - Roof Plan		●						
A121	2 Brookline Place - Ground Level Plan	●	●						
A122	2 Brookline Place - Level 2 Plan	●	●						
A123	2 Brookline Place - Level 3 Plan	●	●						
A124	2 Brookline Place - Level 4 Plan		●						
A125	2 Brookline Place - Level 5 Plan		●						
A126	2 Brookline Place - Level 6 Plan		●						
A127	2 Brookline Place - Level 7 Plan		●						
A128	2 Brookline Place - Level 8 Plan		●						
A129	2 Brookline Place - Mechanical Penthouse Plan		●						
A130	2 Brookline Place - Roof Plan		●						
A131	Parking Garage - Ground Level Plan	●	●						
A132	Parking Garage - Level 2 Plan	●	●						
A133	Parking Garage - Level 3 Plan		●						
A134	Parking Garage - Level 4 Plan		●						
A135	Parking Garage - Level 5 Plan		●						
A136	Parking Garage - Level 6 Plan	●	●						
A137	Parking Garage - Level 7 Plan		●						
A137	Parking Garage - Roof Plan		●						
BUILDING ELEVATIONS									
A201	Building Elevations	●	●						
A202	Building Elevations	●	●						
A203	Building Elevations	●	●						
BUILDING SECTIONS									
A301	Building Sections	●	●						
A302	Building Sections	●	●						
A303	Building Sections	●	●						

Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamara/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
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38 Chauncy Street
Boston, MA 02111

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5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

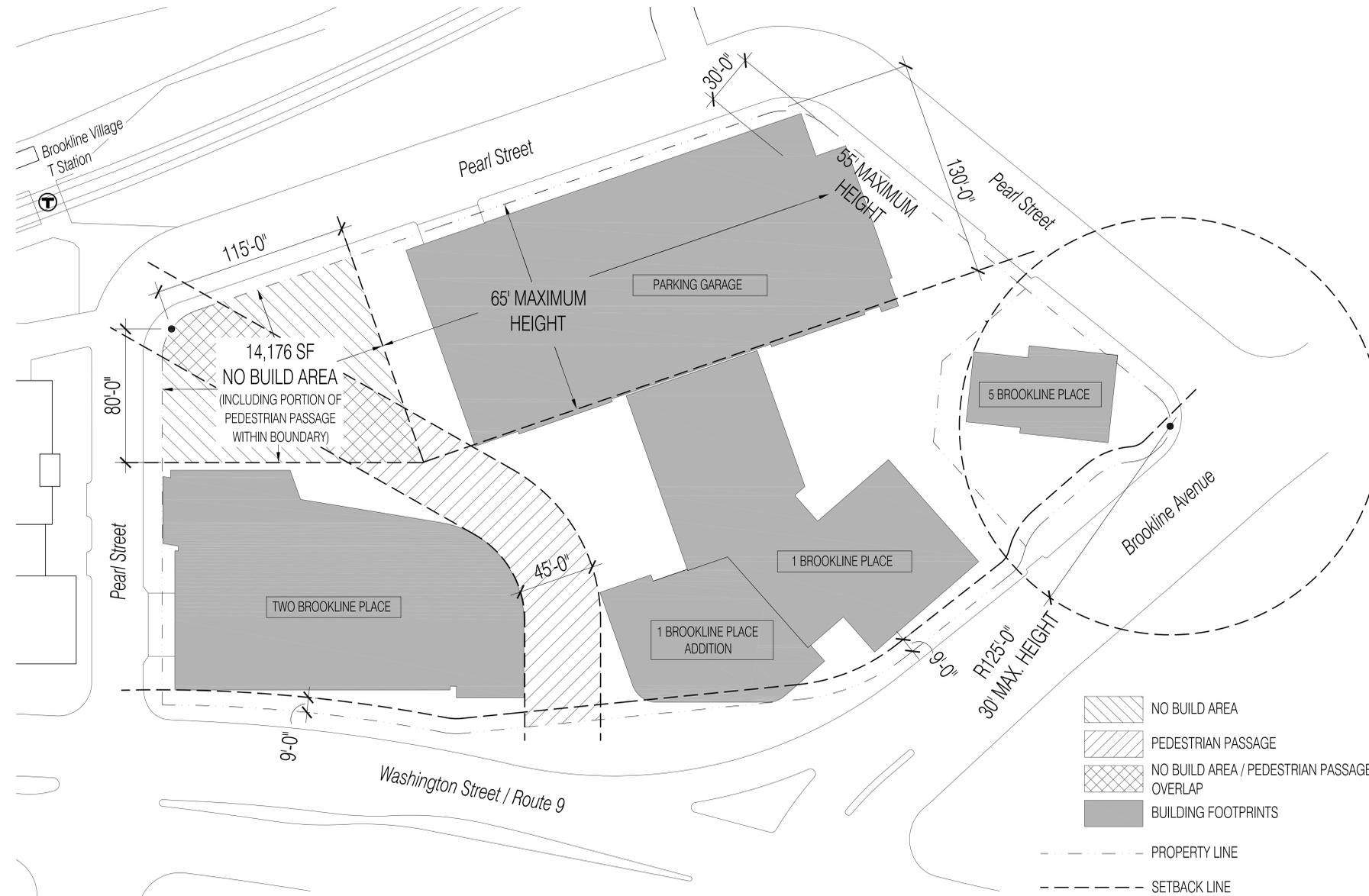
Dimensional Regulations

Table 5.01 and Section 5.06(4)(d) of the Zoning By-Law specify the dimensional requirements applicable within the GMR-2.0 District. The project will require a special permit, under Section 5.06(4)(d)(1), because the project is a Major Impact Project.

	Required	Proposed
Lot Area (1 and 2 Brookline Place, combined)	None	144,508 SF
Height, measured from mean natural grade of ground contiguous to building	45 feet maximum, as-of-right; 115 feet maximum, by special permit; Special height restrictions under Section 5.06(4)(d)(1)(c)(iii): Maximum heights of 65' and of 55' within portions of site (where garage will be located)	N/A 115 feet, plus elevator penthouse* Complies* *Subject to special permit for rooftop structures which exceed height limit by more than 10 feet.
Floor Area Ratio [Based on combined total area of all lots within GMR 2.0 District including 5 BP containing 10,711 SF; includes floor space used for parking motor vehicles]	2.0 maximum, as-of-right; 3.45 maximum, by special permit	Complies <3.45 [Approximately 3.325]
Front Yard	None, subject to Ftn. 1 (If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line) Special Front Yard setback of 9 feet from front lot line bordering Washington Street and Brookline Avenue	Relief from Ftn. 1 requested under Section 5.43. See special dimensional requirements. Does not comply. Relief requested under Section 5.43 as referenced in Section 5.06(4)(d)(1)(c)(v).
Side Yard	None	N/A
Rear Yard	None (Per Section 5.06(4)(d)(3)(b) a rear yard is subject to side lot line provisions)	N/A
Open Space, as defined in Section 5.06(4)(d)(1)(b) [Based on combined total area of all lots within GMR 2.0 District]	35%	Complies >35% [Approximately 39.3%]
Limitation of Hard Surface Walks	Maximum of 55% of Required Open Space	Complies [Approximately 55%]
Special Dimensional Requirements		
	No build area at the bend in Pearl Street adjacent to the Brookline Village T stop	Complies
	45 foot wide pedestrian passage from Pearl Street to Washington Street	Complies

Parking/Loading Regulations

	Required	Proposed
	Retail Use: 1 space per 533 g.s.f. =26 spaces required for 14,000 g.s.f. Medical Office Use: 1 space per 467 g.s.f.=356 spaces required for 166,000 gsf and 326 spaces required for 152,150=682 spaces required Child Care Use: 1 space per 550 g.s.f. divided by 3=7 spaces required for 10,711 g.s.f. TOTAL REQUIRED=715 683 maximum number of parking stalls. The Board of Appeals may also approve accommodation of up to 20% additional vehicles through managed parking.	683 Parking Stalls; Approval requested under Section 5.06(4)(d)(2)(f) for 137 additional spaces through managed parking
Loading Requirements	4 loading bays for 150,000-300,000 SF 1 additional loading bay for additional 150,000 SF over 300,000 SF = 5 loading bays required	Does not comply. Relief requested under Section 6.06A(7) for reduction of required loading bays to four



NOTE: CURB LOCATION SHOWN ALONG WASHINGTON STREET AND BROOKLINE AVENUE REFLECTS GATEWAY EAST PLANS DATED JANUARY 18, 2012

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/32"=1'-0"

DRAWING NUMBER:
ZONING DIAGRAM AND ANALYSIS

DRAWING NUMBER:



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

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McNamera/Salvia, Inc.
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Westford, MA 01886

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99 High Street Suite 1005
Boston, MA 02110

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Boston, MA 02111

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Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

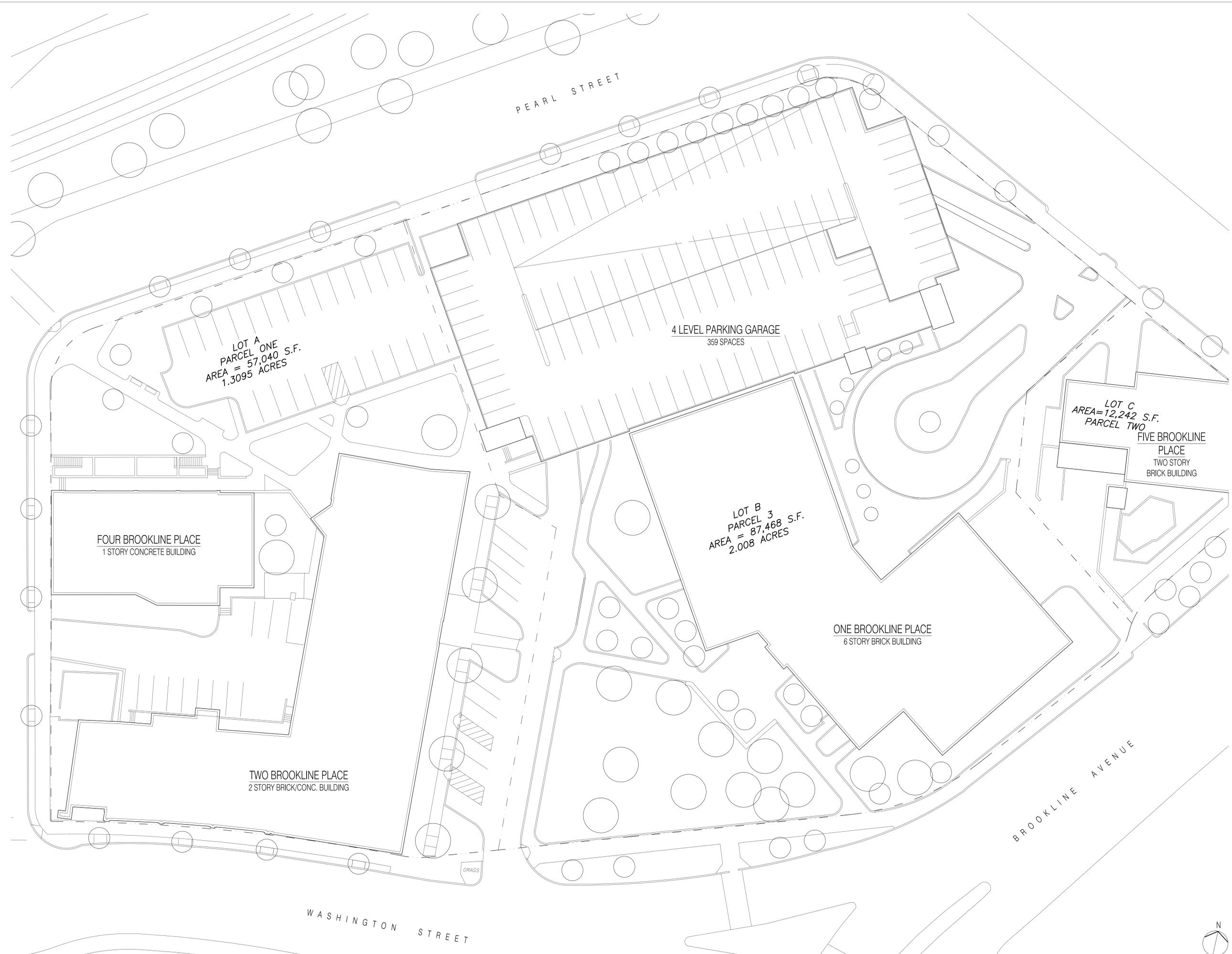
SCALE: 1/16"=1'-0"

DRAWING NAME:

**EXISTING CONDITIONS
SITE PLAN**

DRAWING NUMBER:

A003



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

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38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1"=20'-0"

DRAWING NAME:
LANDSCAPE PLAN

DRAWING NUMBER:

L100



mikyoung kim design

APPROVED UNDER THE SUBDIVISION CONTROL LAW,
TOWN OF BROOKLINE PLANNING BOARD

DATE: _____

I, _____, CLERK OF THE TOWN OF BROOKLINE,
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE
PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND
NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT
AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

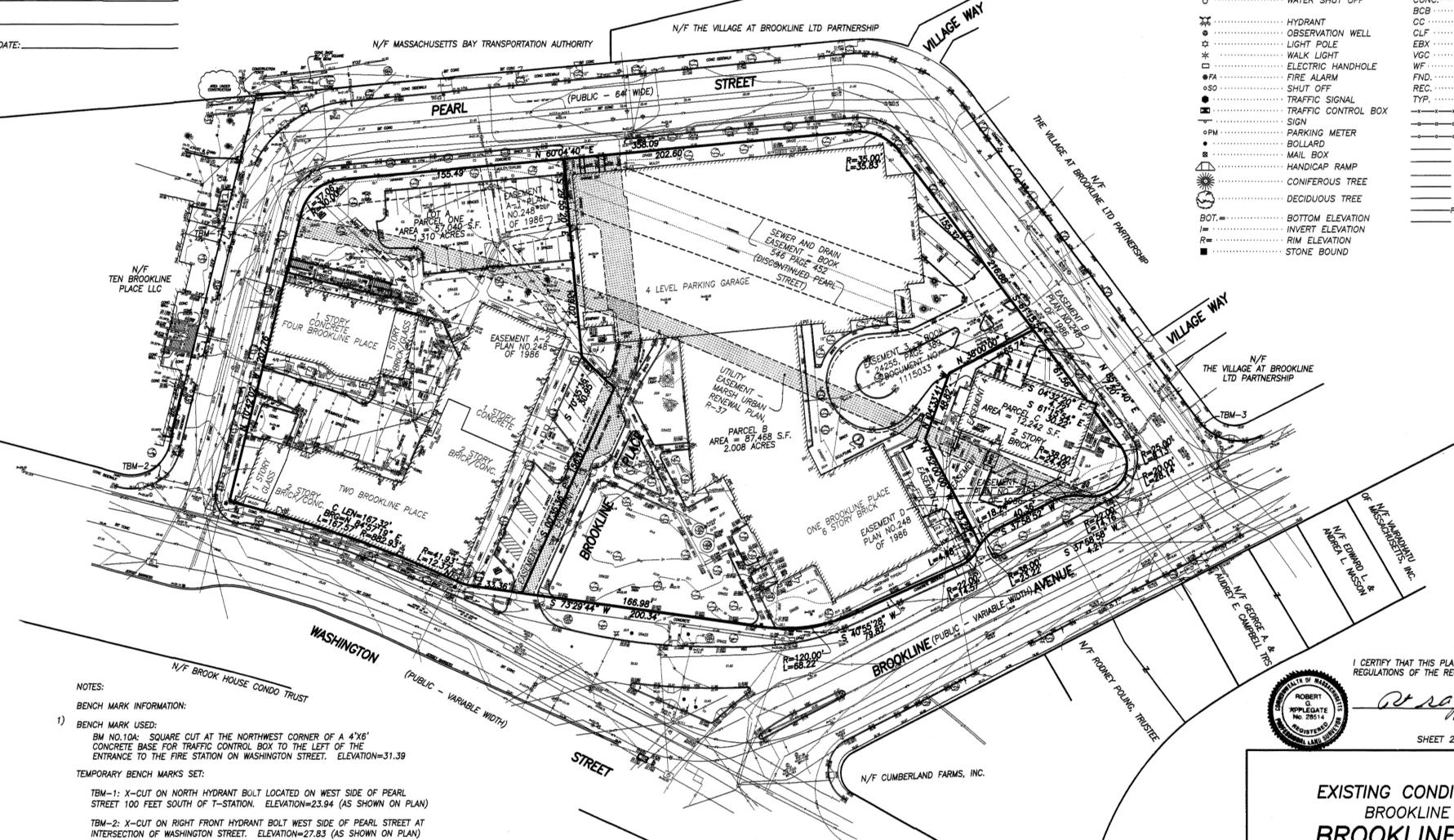
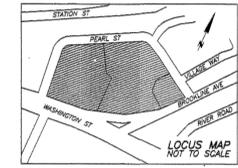
TOWN CLERK

DATE: _____

RESERVED FOR REGISTRY USE

LEGEND:

- CABLE TV MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- STEAM MANHOLE
- MANHOLE
- CATCH BASIN
- CATCH BASIN-ROUND
- GAS SHUT OFF
- WATER SHUT OFF
- HYDRANT
- OBSERVATION WELL
- LIGHT POLE
- WALK LIGHT
- ELECTRIC HANDHOLE
- FIRE ALARM SHUT OFF
- TRAFFIC SIGNAL
- TRAFFIC CONTROL BOX SIGN
- PARKING METER
- BOLLARD
- MAIL BOX
- HANDICAP RAMP
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOTTOM ELEVATION
- INVERT ELEVATION
- RIM ELEVATION
- STONE BOUND
- TOP TRAP ELEVATION
- TOP
- BOTTOM
- TOP OF BERM
- BOTTOM OF BERM
- TOP OF CURB
- BOTTOM OF CURB
- TOP OF WALL
- BOTTOM OF WALL
- AIR CONDITIONING UNIT
- BITUMINOUS CONCRETE
- BIT. CONC. BERM
- CONCRETE CURB
- CHAIN LINK FENCE
- ELECTRIC BOX
- VERTICAL GRANITE CURB
- WOOD FENCE
- FOUND RECORD
- TYPICAL
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE
- SEWER
- DRAIN
- WATER
- GAS
- ELECTRIC
- PIPE TYPE CABLE
- TELEPHONE



- References:
- Norfolk County Registry of Deeds
 - Plan No. 751 of 1968 Plan Book 224
 - Plan No. 1621 of 1973 Plan Book 240 Discontinuance Plan
 - Plan No. 1019 of 1981 Plan Book 293 Eminent Domain Taking Plan
 - Plan No. 927 of 1985 Plan Book 324 Subdivision Plan
 - Plan No. 248 of 1986 Plan Book 333 Easement Plan
 - Plan No. 536 of 1992 Plan Book 408 Easement Plan
 - Massachusetts Land Court
 - LCC 687, LCC 1764, LCC 3182, LCC 15073, LCC 17689, LCC 24371, LCC 40200
 - Town of Brookline Engineering Department
 - Plan of Drain Through Brookline Village dated 1866
 - Plan and Profile of Pearl and Davis Places approved and adopted September 5, 1871
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 - Plan and Profile of Proposed Widening of Brookline Avenue dated November 16, 1903 accepted December 2, 1903
 - Plan of Alteration and Widening of Brookline Avenue dated January 3, 1941 accepted March 18, 1941
 - Plan and Profile of Part of Pearl Street dated January 5, 1976 accepted March 30, 1976

- NOTES:
- 1) BENCH MARK INFORMATION:
BENCH MARK USED:
BM NO.10A: SQUARE CUT AT THE NORTHWEST CORNER OF A 4'X6' CONCRETE BASE FOR TRAFFIC CONTROL BOX TO THE LEFT OF THE ENTRANCE TO THE FIRE STATION ON WASHINGTON STREET. ELEVATION=31.39
TEMPORARY BENCH MARKS SET:
TBM-1: X-CUT ON NORTH HYDRANT BOLT LOCATED ON WEST SIDE OF PEARL STREET 100 FEET SOUTH OF T-STATION. ELEVATION=23.94 (AS SHOWN ON PLAN)
TBM-2: X-CUT ON RIGHT FRONT HYDRANT BOLT WEST SIDE OF PEARL STREET AT INTERSECTION OF WASHINGTON STREET. ELEVATION=27.83 (AS SHOWN ON PLAN)
TBM-3: X-CUT ON RIGHT FRONT HYDRANT BOLT ON EAST SIDE OF PEARL STREET AT THE INTERSECTION OF PEARL STREET AND BROOKLINE AVENUE. ELEVATION=21.74 (AS SHOWN ON PLAN)
 - 2) ELEVATIONS REFER TO TOWN OF BROOKLINE BASE
 - 3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLAN. SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

- 4) STEAM UTILITIES ARE NOT AVAILABLE
- 5) REFERENCE IS MADE TO AN ALTA/ACSM LAND TITLE SURVEY, ONE, TWO, FOUR AND FIVE BROOKLINE PLACE, BROOKLINE, MASS., SCALE: 1"=20', MARCH 29, 2006, BY HARRY R. FELDMAN, INC. PROFESSIONAL LAND SURVEYORS. UPDATED JULY 6, 2007
- 6) COMCAST REPORTS NO UNDERGROUND CONDUIT WITHIN THE AREA.
- 7) REGISTERED LAND PARCELS ARE NOT SHOWN WITHIN ITE.

APPLICANTS:
ONE BROOKLINE PLACE - BROOKLINE VILLAGE II LIMITED PARTNERSHIP
TWO FOUR BROOKLINE PLACE - VILLAGE PLAZA LIMITED PARTNERSHIP
FIVE BROOKLINE PLACE - VILLAGE WATERWORKS LIMITED PARTNERSHIP

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Robert Feldman 10/29/08

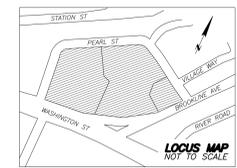
SHEET 2 OF 9

EXISTING CONDITIONS PLAN
BROOKLINE PLACE
BROOKLINE, MASS.

SCALE: 1"=40' OCTOBER 29, 2008
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE PHONE: (617)357-9740
BOSTON, MASS. 02118 www.harryfeldman.com

FELDMAN
Professional Land Surveyors

RESEARCH JLC	FIELD CHIEF RB	CHECKED RGA	APPROVED RGA	FILE NAME:120308-TOP040.dwg
CALC RGA	CADD RA/R/QL	FIELD CHECKED	CRD FILE 12030	JOB NO. 120308



LEGEND:

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CABLE TV MANHOLE
- ⊙ MBTA MANHOLE
- ⊙ STEAM MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ WATER MANHOLE
- ⊙ MANHOLE
- ⊙ GAS SHUT OFF
- ⊙ WATER SHUT OFF
- ⊙ BOSTON WATER VALVE
- ⊙ CATCH BASIN
- ⊙ CATCH BASIN-ROUND
- ⊙ CATCH BASIN-VALVE
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUTTER INLET
- ⊙ HYDRANT
- ⊙ SIGN
- ⊙ MAIL BOX
- ⊙ WALK LIGHT
- ⊙ TRAFFIC SIGNAL
- ⊙ PARKING METER
- ⊙ ELECTRIC HANDHOLE
- ⊙ SHUT OFF
- ⊙ BOLLARD
- ⊙ FIRE ALARM
- ⊙ BITUMINOUS
- CONC. CONCRETE
- VOC VERTICAL GRANITE CURB
- CC CONCRETE CURB
- MF METAL FENCE
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- BD BUILDING DIMENSION
- BH BUILDING HEIGHT
- CALC. CALCULATED
- REC. RECORD
- DH DRILL HOLE
- TYP. TYPICAL

PARCEL THREE (One Brookline Place)

The land in Brookline, Norfolk County Massachusetts known as One Brookline Place and shown as Lot B on a plan entitled "Subdivision Plan of Land/Marsh Project - B-2 Parcel/Brookline, MA/Norfolk County" by J.F. Hennessy Co. dated January 15, 1985 recorded with the Norfolk County Registry of Deeds as Plan 927 of 1985, Plan Book 324 bounded and described as follows:

SOUTHEASTERLY by Brookline Avenue and Washington Street by four courses measuring 99.69 feet, 19.06 feet, 42.73 feet and 175.33 feet, respectively.

WESTERLY by Lot A shown on said plan by three courses measuring 156.61 feet, 30.95 feet, and 139.02 feet respectively.

NORTHWESTERLY, NORTHERLY AND NORTH-EASTERLY by Pearl Street, 393.75 feet.

SOUTHEASTERLY, EASTERLY AND SOUTHWESTERLY by Lot C shown on said plan by three courses measuring 65.74 feet, 48.82 feet and 95.09 feet, respectively.

The above described premises contain the following parcels of registered land:

Lot 1 on Land Court Plan 24371A and portions of Lots 2, 3 and 4 and 'way' on said plan.

Subject to a Taking by the Town of Brookline for Altering, Relocating and Widening of Brookline Avenue, Recorded at Book 9462, Page 307, Book 9462, Page 311, Book 9462, Page 313 and Book 9497, Page 408.

PARCEL ONE (Two and Four Brookline Place)

The land in Brookline, Norfolk County Massachusetts known as 2 and 4 Brookline Place and shown as Lot A on a plan entitled "Subdivision Plan of Land/Marsh Project - B-2 Parcel/Brookline, MA/Norfolk County" by J.F. Hennessy Co. dated January 15, 1985 recorded with the Norfolk County Registry of Deeds in Plan Book 324, Plan 927 of 1985, bounded and described as follows:

SOUTHEASTERLY and SOUTHERLY by Washington Street 213.30 feet

WESTERLY and NORTHWESTERLY by Pearl Street 400.31 feet

EASTERLY by Lot B shown on said plan by 3 courses measuring 139.02 feet, 30.95 feet and 156.61 feet respectively.

The above-described premises contain the following parcels of registered land:

Lot B and C on Land Court Plan 687B; Lots D and E on Land Court Plan 687C; Lot B on Land Court Plan 3182A; Lot A1 on Land Court Plan 3182B; Lot A2 on Land Court Plan 3182C.

PARCEL TWO (Five Brookline Place)

The land in Brookline, Norfolk County Massachusetts shown as Lot C on a plan entitled "Subdivision Plan of Land/Marsh Project - B-2 Parcel/Brookline, MA/Norfolk County" by J.F. Hennessy Co. dated January 15, 1985 recorded with the Norfolk County Registry of Deeds as Plan 927 of 1985, Plan Book 324 bounded and described as follows:

NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY by Pearl Street and Brookline Avenue by six courses measuring 61.56 feet, 7.20 feet, 4.72 feet, 30.22 feet, 43.31 feet, and 93.19 feet respectively.

SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY by Lot B shown on said plan by three courses measuring 95.09 feet, 48.82 feet, and 65.74 feet respectively.

Together with all buildings and improvements thereon.

A portion of said Lot C is registered land, shown on Land Court Plan 1764A.

Subject to a Taking by the Town of Brookline for Altering, Relocating and Widening of Brookline Avenue, Recorded at Book 9462, Page 307, Book 9462, Page 311, Book 9462, Page 313 and Book 9497, Page 408.

References:

Norfolk County Registry of Deeds

Plan No. 751 of 1968 Plan Book 224
Plan No. 1621 of 1973 Plan Book 240 Discontinuance Plan
Plan No. 1019 of 1981 Plan Book 293 Eminent Domain Taking Plan
Plan No. 927 of 1985 Plan Book 324 Subdivision Plan
Plan No. 248 of 1986 Plan Book 333 Easement Plan
Plan No. 536 of 1992 Plan Book 408 Easement Plan

Massachusetts Land Court

LCC 687
LCC 1764
LCC 3182
LCC 15073
LCC 17689
LCC 24371
LCC 40200

Town of Brookline Engineering Department

Plan of Drain Through Brookline Village dated 1866
Plan and Profile of Pearl and Davis Places approved and adopted September 5, 1871
Plan Showing Proposed Widening of Brookline Avenue dated November 5, 1889 and accepted December 4, 1899
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Plan of Alteration and Widening of Brookline Avenue dated January 3, 1941 accepted March 18, 1941
Plan and Profile of Part of Pearl Street dated January 5, 1976 accepted March 30, 1976

TABLE OF DIMENSIONAL REQUIREMENTS FOR DISTRICT G-2.0(VS)

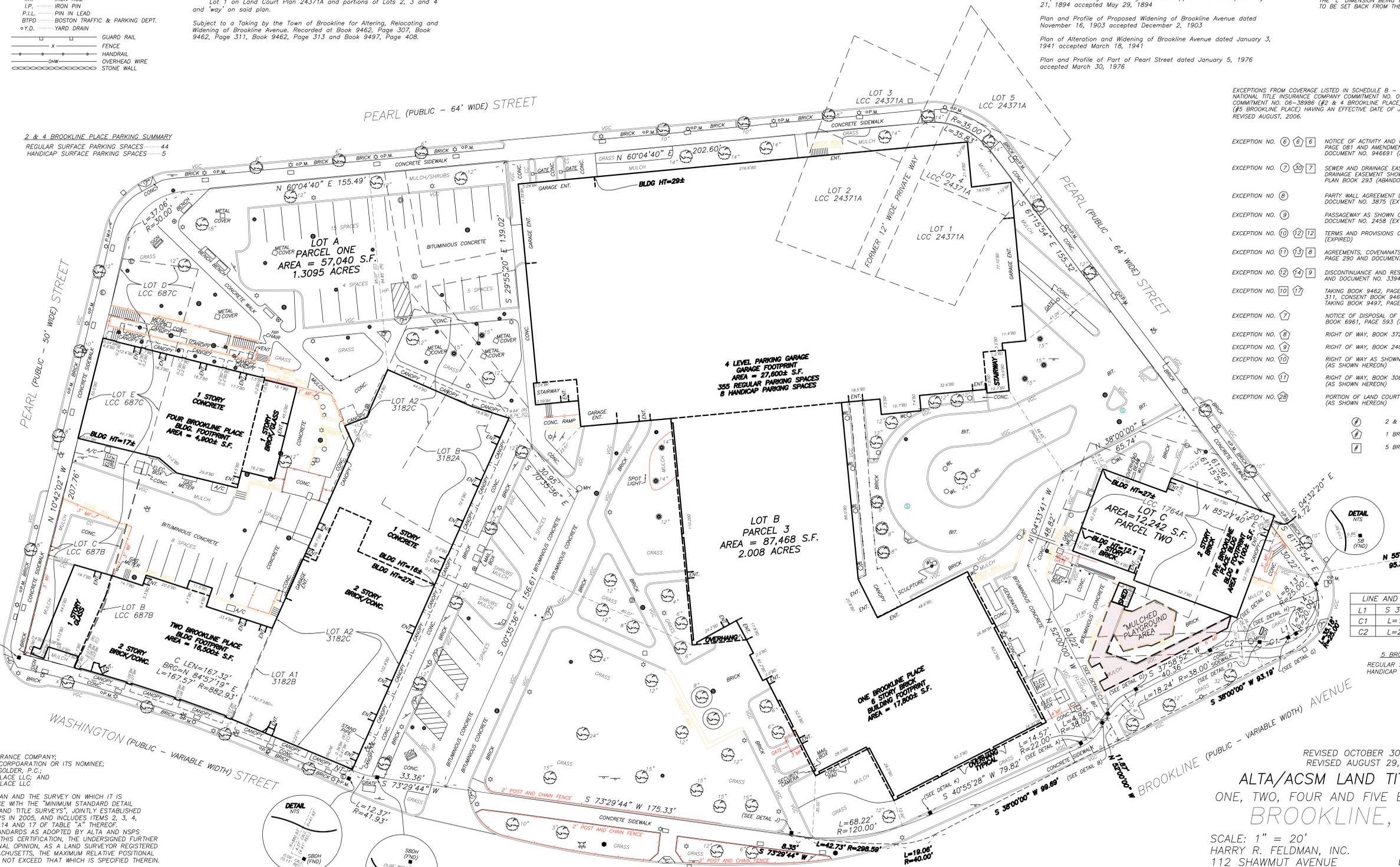
MINIMUM LOT SIZE	NONE
MAXIMUM FLOOR AREA RATIO	2.0
MINIMUM LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	45 FEET
MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM REAR YARD	10' (L/10)
MINIMUM LANDSCAPED OPEN SPACE	NONE
MINIMUM USEABLE OPEN SPACE	NONE

THE "L" DIMENSION BEING THAT PORTION OF THE WALL REQUIRED TO BE SET BACK FROM THE SIDE LOT LINE

2 & 4 BROOKLINE PLACE PARKING SUMMARY

REGULAR SURFACE PARKING SPACES — 44
HANDICAP SURFACE PARKING SPACES — 5

PEARL (PUBLIC - 64' WIDE) STREET



EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE B - SECTION 2 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 06-38986 (#1 BROOKLINE PLACE), COMMITMENT NO. 06-38986 (#2 & 4 BROOKLINE PLACE) AND COMMITMENT NO. 06-38986 (#5 BROOKLINE PLACE) HAVING AN EFFECTIVE DATE OF JULY 6, 2006 AND UPDATED AND REVISED AUGUST, 2006.

- EXCEPTION NO. 6 (6) NOTICE OF ACTIVITY AND USE LIMITATION BOOK 11936, PAGE 081 AND AMENDMENT BOOK 17753, PAGE 359 AND DOCUMENT NO. 946691 (AS SHOWN HEREON)
- EXCEPTION NO. 7 (7) SEWER AND DRAINAGE EASEMENTS BOOK 546, PAGE 452 AND DRAINAGE EASEMENT SHOWN ON PLAN NO. 1019 OF 1981 IN PLAN BOOK 293 (ABANDONED)
- EXCEPTION NO. 8 PARTY WALL AGREEMENT DOCUMENT NO. 2549 AND DOCUMENT NO. 3875 (EXTINGUISHED)
- EXCEPTION NO. 9 PASSAGEWAY AS SHOWN ON LAND COURT PLAN NO. 687B AND DOCUMENT NO. 2458 (EXTINGUISHED)
- EXCEPTION NO. 10 (12) TERMS AND PROVISIONS OF MARSH URBAN RENEWAL PLAN, R-37 (EXPIRED)
- EXCEPTION NO. 11 (13) AGREEMENTS, COVENANTS AND RESTRICTIONS BOOK 6194, PAGE 290 AND DOCUMENT NO. 435615 (NOT PLOTTABLE)
- EXCEPTION NO. 12 (14) DISCONTINUANCE AND RESERVATIONS BOOK 5001, PAGE 288 AND DOCUMENT NO. 339462 (RIGHTS ABANDONED)
- EXCEPTION NO. 10 (17) TAKING BOOK 9462, PAGE 307, RELEASE BOOK 9462, PAGE 311, CONSENT BOOK 9462, PAGE 313 AND CONFIRMATORY TAKING BOOK 9497, PAGE 408 (AS SHOWN HEREON)
- EXCEPTION NO. 7 NOTICE OF DISPOSAL OF HAZARDOUS WASTE ON LOT B BOOK 6961, PAGE 593 (NOT PLOTTABLE)
- EXCEPTION NO. 8 RIGHT OF WAY, BOOK 372, PAGE 087 (AS SHOWN HEREON)
- EXCEPTION NO. 9 RIGHT OF WAY, BOOK 240, PAGE 137 (AS SHOWN HEREON)
- EXCEPTION NO. 10 RIGHT OF WAY AS SHOWN ON LAND COURT PLAN NO. 24371A (AS SHOWN HEREON)
- EXCEPTION NO. 11 RIGHT OF WAY, BOOK 3086, PAGE 389 AND BOOK 3166, PAGE 007 (AS SHOWN HEREON)
- EXCEPTION NO. 12 PORTION OF LAND COURT CASE NO. 1764A WITHIN LOT B (AS SHOWN HEREON)

- 2 & 4 BROOKLINE PLACE
- 1 BROOKLINE PLACE
- 5 BROOKLINE PLACE

LINE AND CURVE CHART

L1	S 37°58'58" W 4.21'
C1	L=14.16' R=22.00'
C2	L=24.45' R=38.00'

5 BROOKLINE PLACE PARKING SUMMARY

REGULAR SURFACE PARKING SPACES — NONE
HANDICAP SURFACE PARKING SPACES — NONE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; CHILDREN'S MEDICAL CENTER CORPORATION OR ITS NOMINEE; MARSH, MORRIS, O'NEIL & GOLDEN, P.C.; CHILDREN'S ONE BROOKLINE PLACE LLC; AND CHILDREN'S FIVE BROOKLINE PLACE LLC

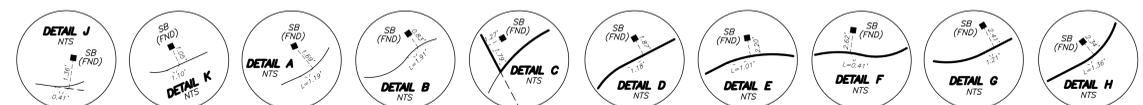
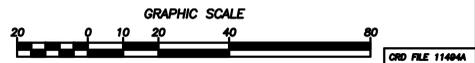
THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2004, AND INCLUDES ITEMS 2, 3, 4, 7(b)(1), 7(c), 8, 9, 10, 11(o), 13, 14 and 17 of TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I CERTIFY THAT THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "C", AN AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BROOKLINE, MASS., COMMUNITY NO. 250234B, HAVING A REVISED DATE OF NOVEMBER 28, 1980.

REVISED OCTOBER 30, 2006
REVISED AUGUST 29, 2006

ALTA/ACSM LAND TITLE SURVEY
ONE, TWO, FOUR AND FIVE BROOKLINE PLACE
BROOKLINE, MASS.

SCALE: 1" = 20' MARCH 29, 2006
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE BOSTON, MASS 02118
PHONE: (617)357-9740



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

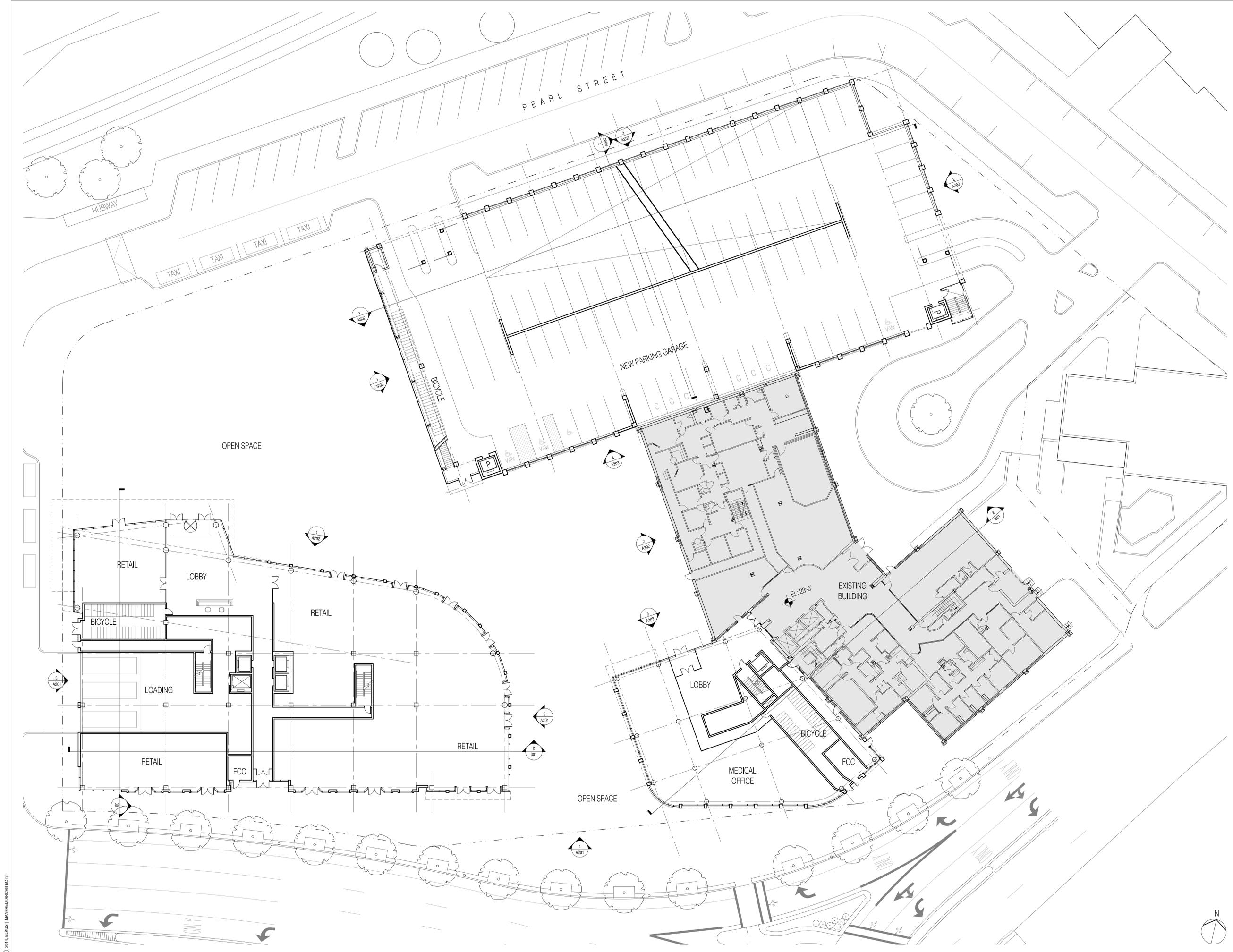
SCALE: 1/16"=1'-0"

DRAWING NAME:

**OVERALL
GROUND LEVEL
SITE PLAN**

DRAWING NUMBER:

A101



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

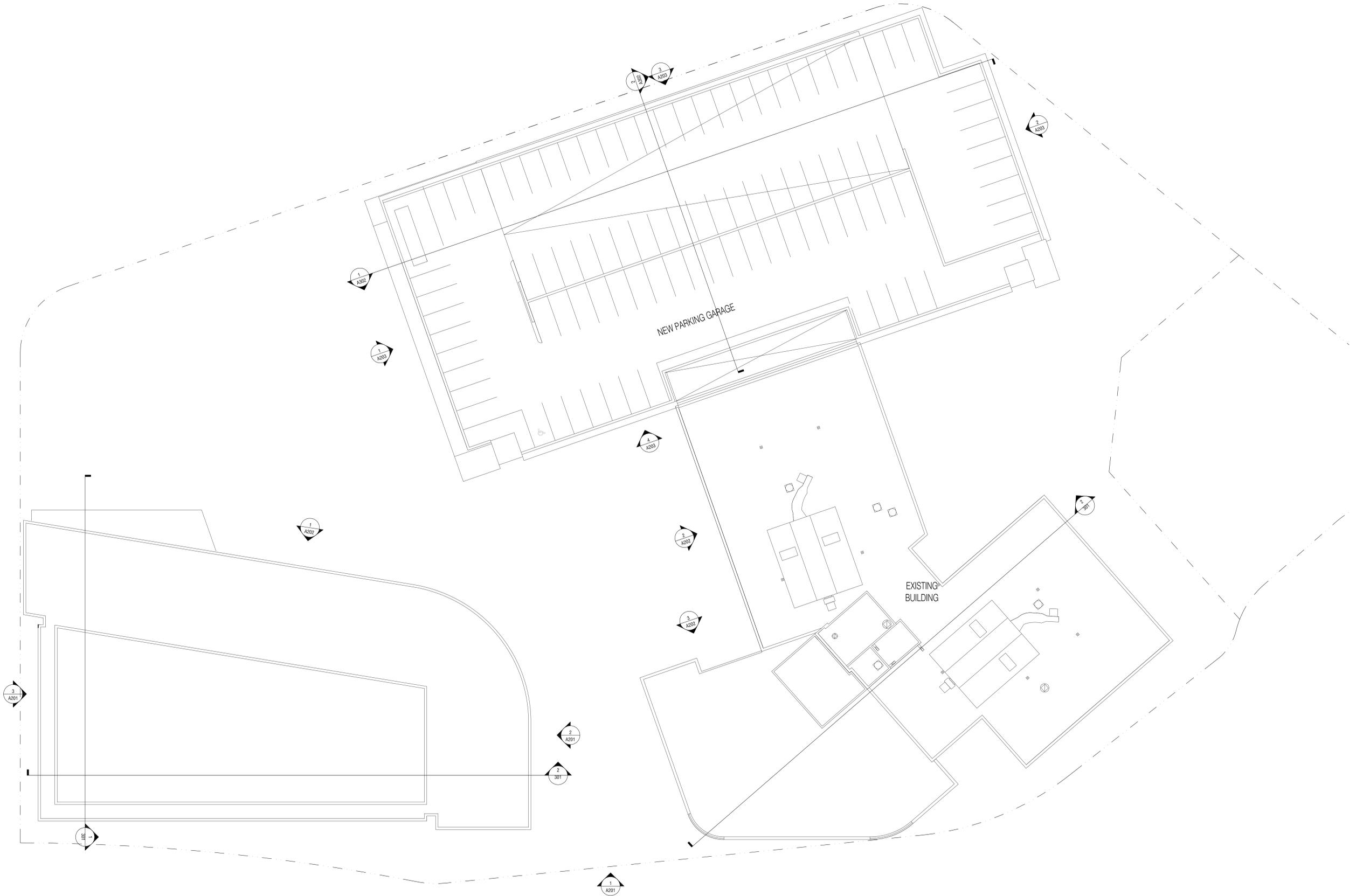
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
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Boston, MA 02110

Traffic Engineers
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38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/16"=1'-0"

DRAWING NAME:

**OVERALL
ROOF LEVEL
SITE PLAN**

DRAWING NUMBER:

A102

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
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Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

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Howard/Stein-Hudson Associates Inc.
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Huges Associates
5 Mount Royal Avenue
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Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

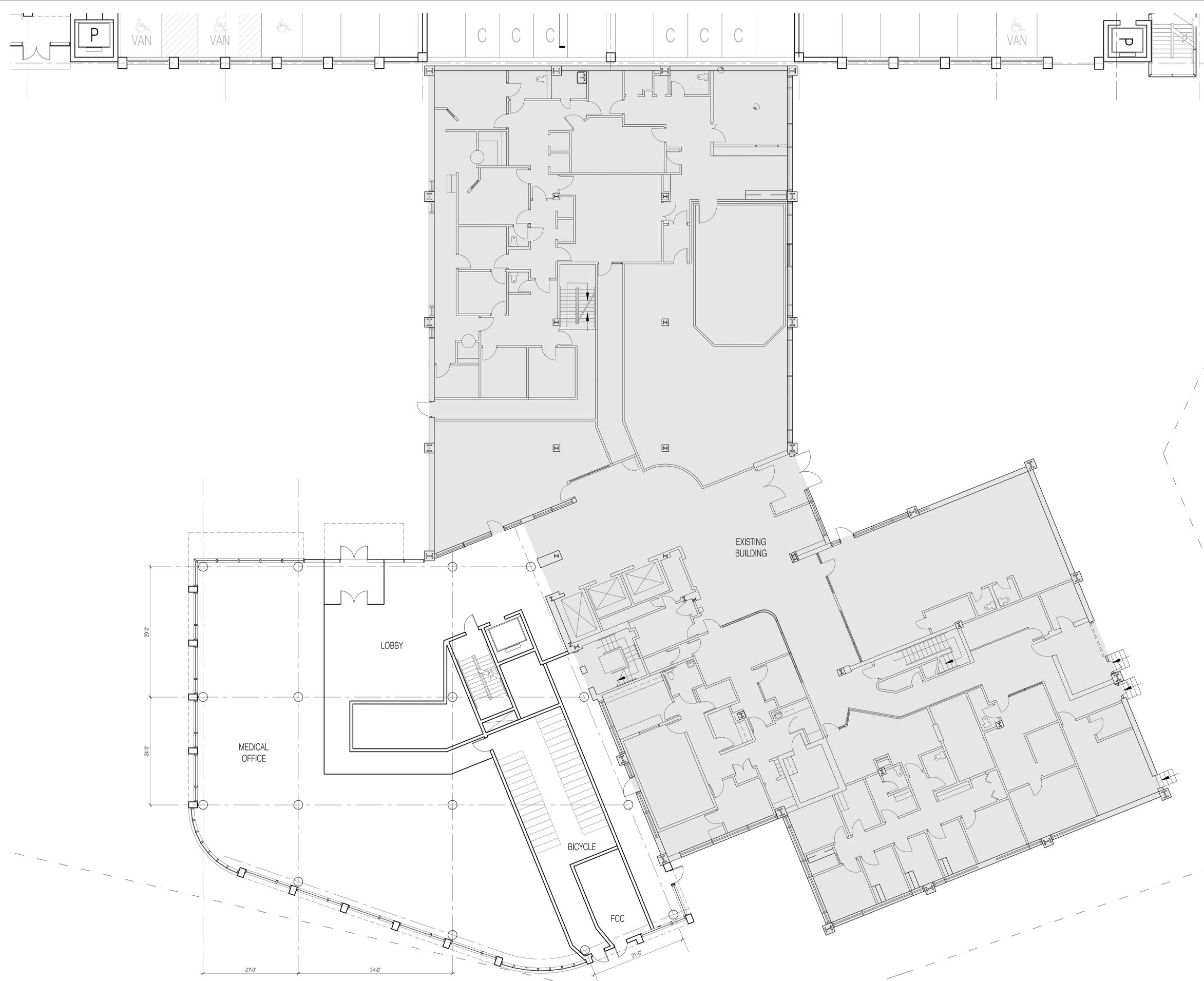
REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:
**1 BROOKLINE PLACE -
GROUND LEVEL PLAN**

DRAWING NUMBER:

A111



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
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Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
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Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
LEVEL 2 PLAN**

DRAWING NUMBER:

A112



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
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Westford, MA 01886

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Boston, MA 02110

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Code Consultant
Huges Associates
5 Mount Royal Avenue
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Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

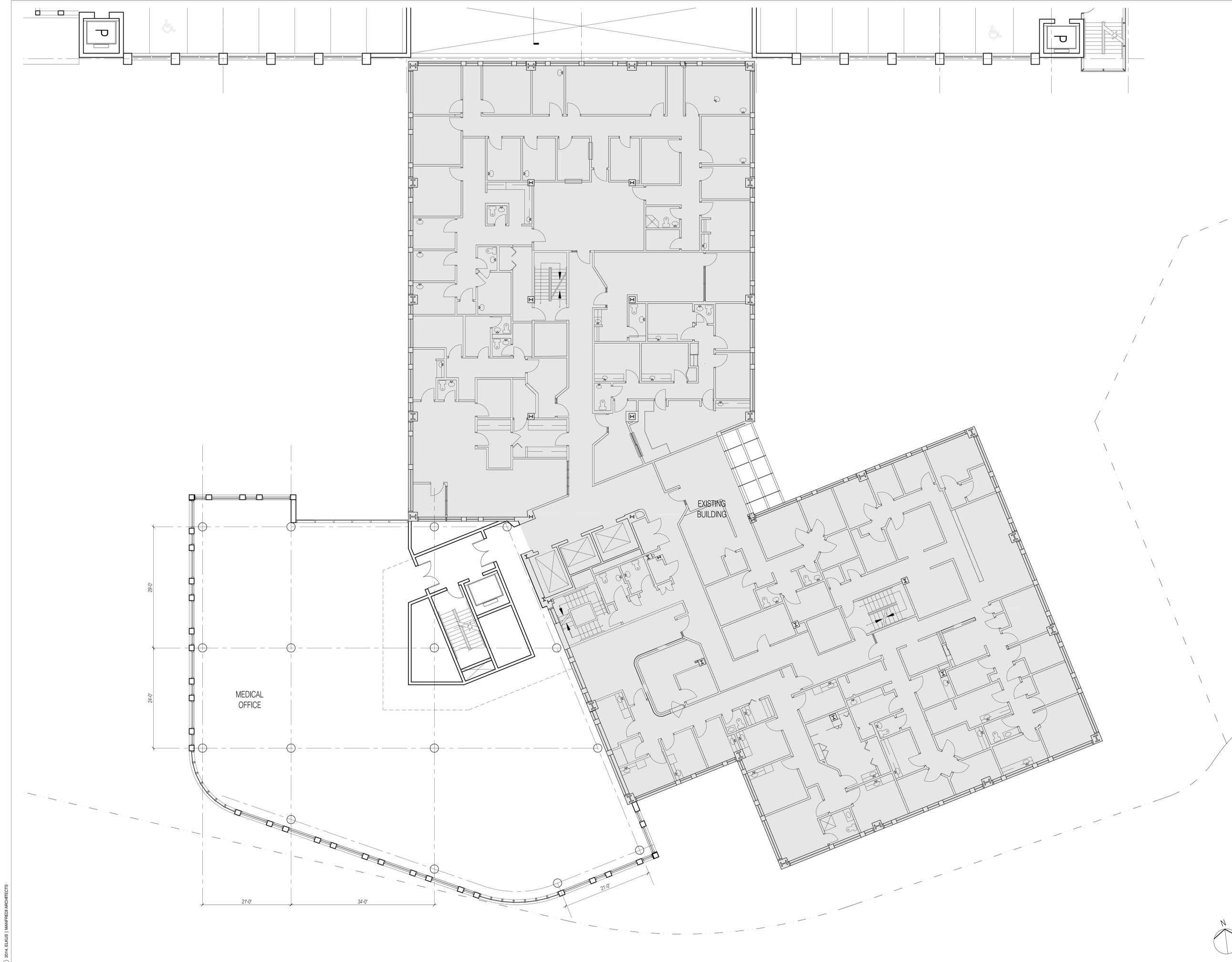
SCALE: 1/8"=1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
LEVEL 3 PLAN**

DRAWING NUMBER:

A113



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
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Boston, MA 02111

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5 Mount Royal Avenue
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Marlborough, MA 01752

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DATE: December 22, 2014

REVISIONS:

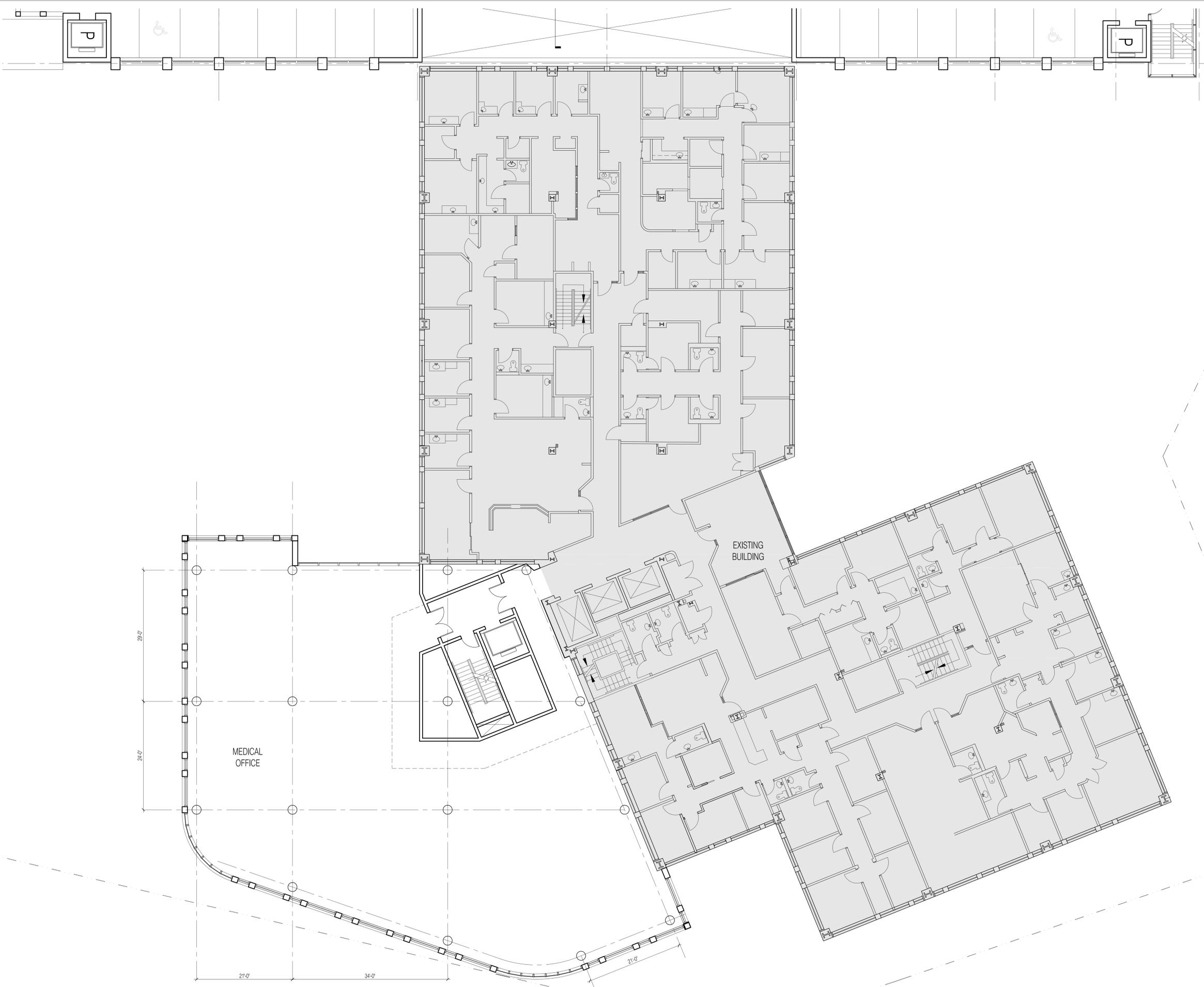
SCALE: 1/8"=1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
LEVEL 4 PLAN**

DRAWING NUMBER:

A114



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
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REVISIONS:

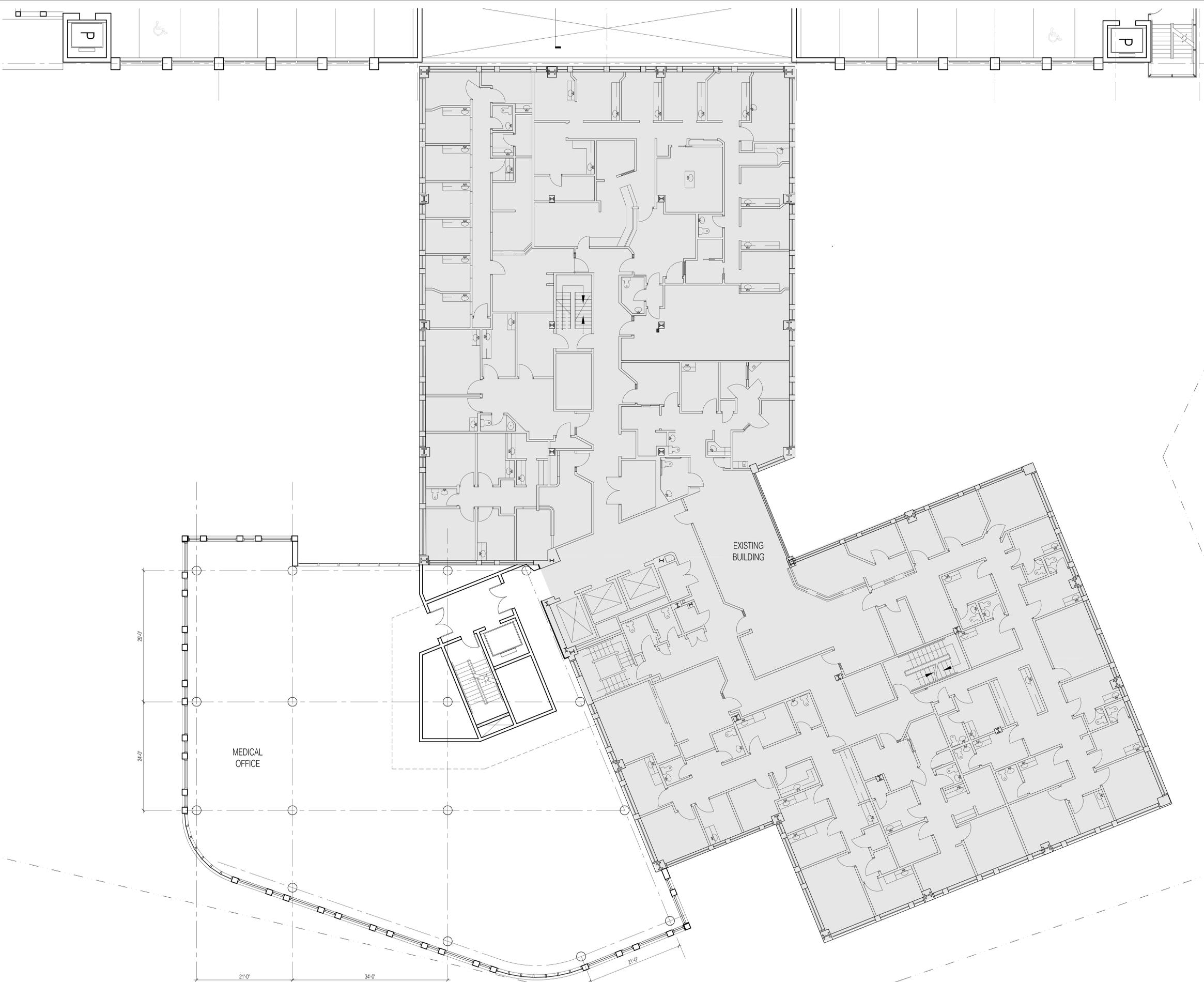
SCALE: 1/8"=1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
LEVEL 5 PLAN**

DRAWING NUMBER:

A115



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
LEVEL 6 PLAN**

DRAWING NUMBER:

A116



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
MECHANICAL
PENTHOUSE**

DRAWING NUMBER:

A117



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:

**1 BROOKLINE PLACE -
ROOF PLAN**

DRAWING NUMBER:

A118



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

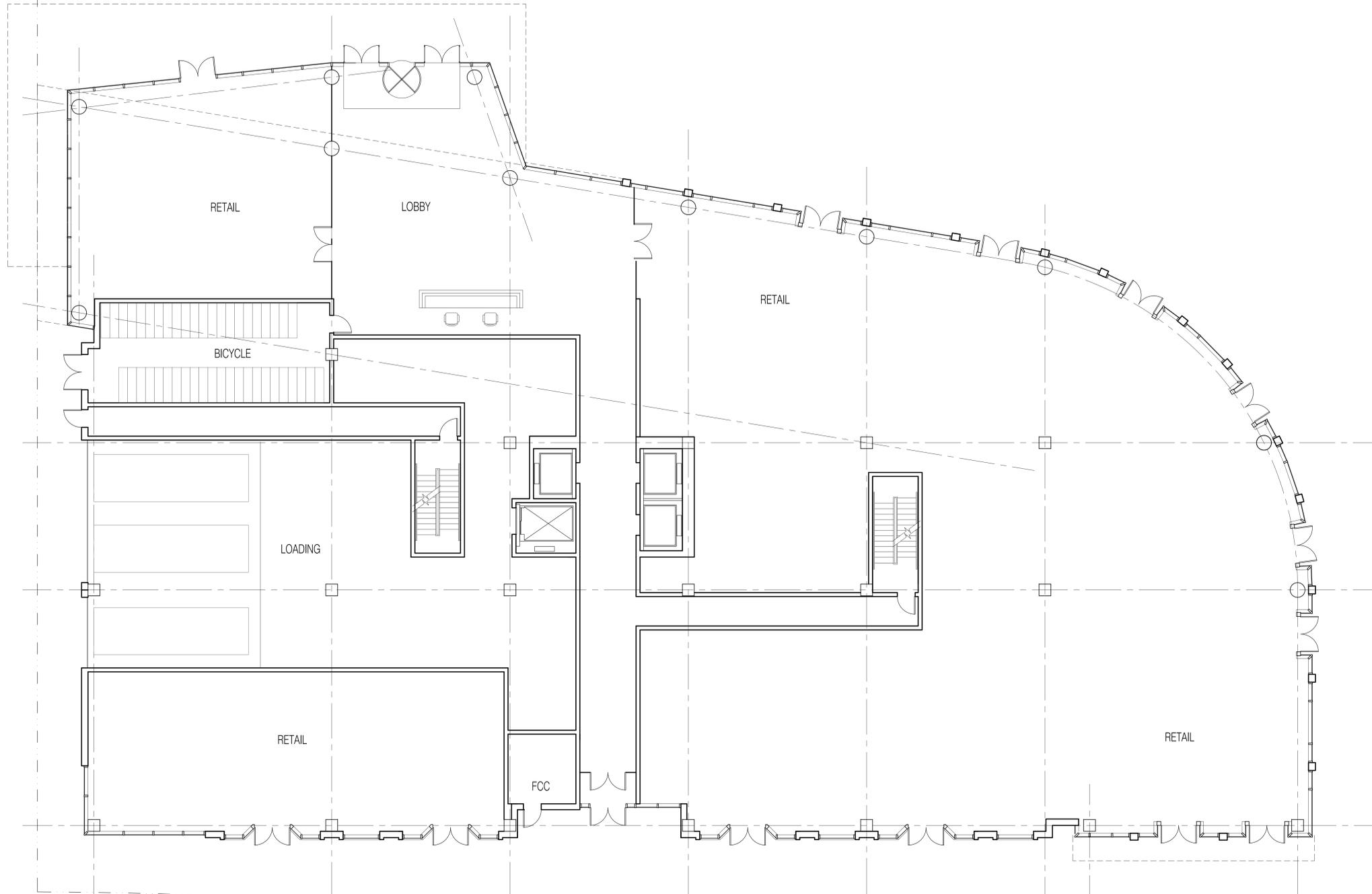
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:

**2 BROOKLINE PLACE -
GROUND LEVEL PLAN**

DRAWING NUMBER:

A121



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

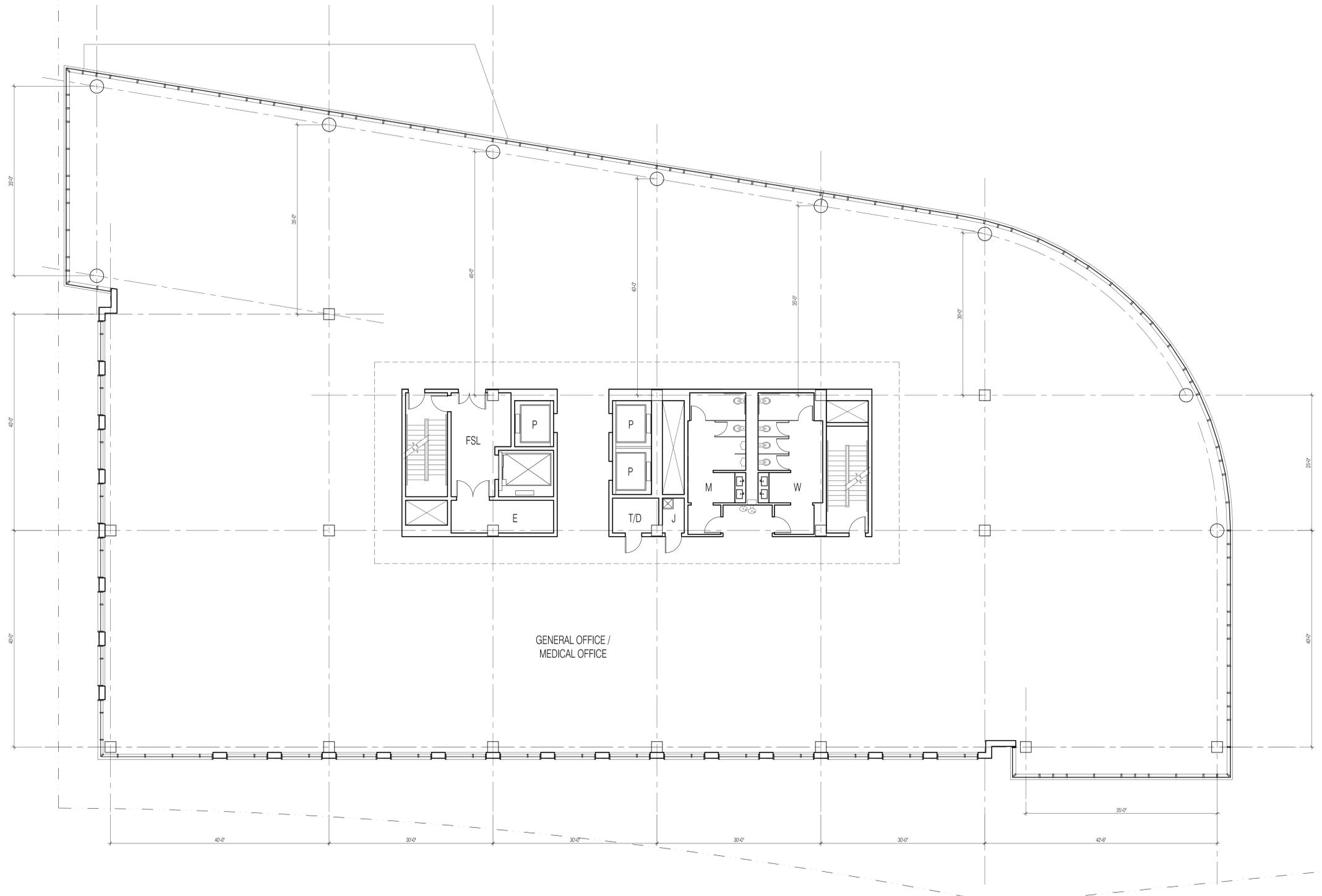
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Hughes Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:

**2 BROOKLINE PLACE -
FLOOR 6 PLAN**

DRAWING NUMBER:

A126

Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

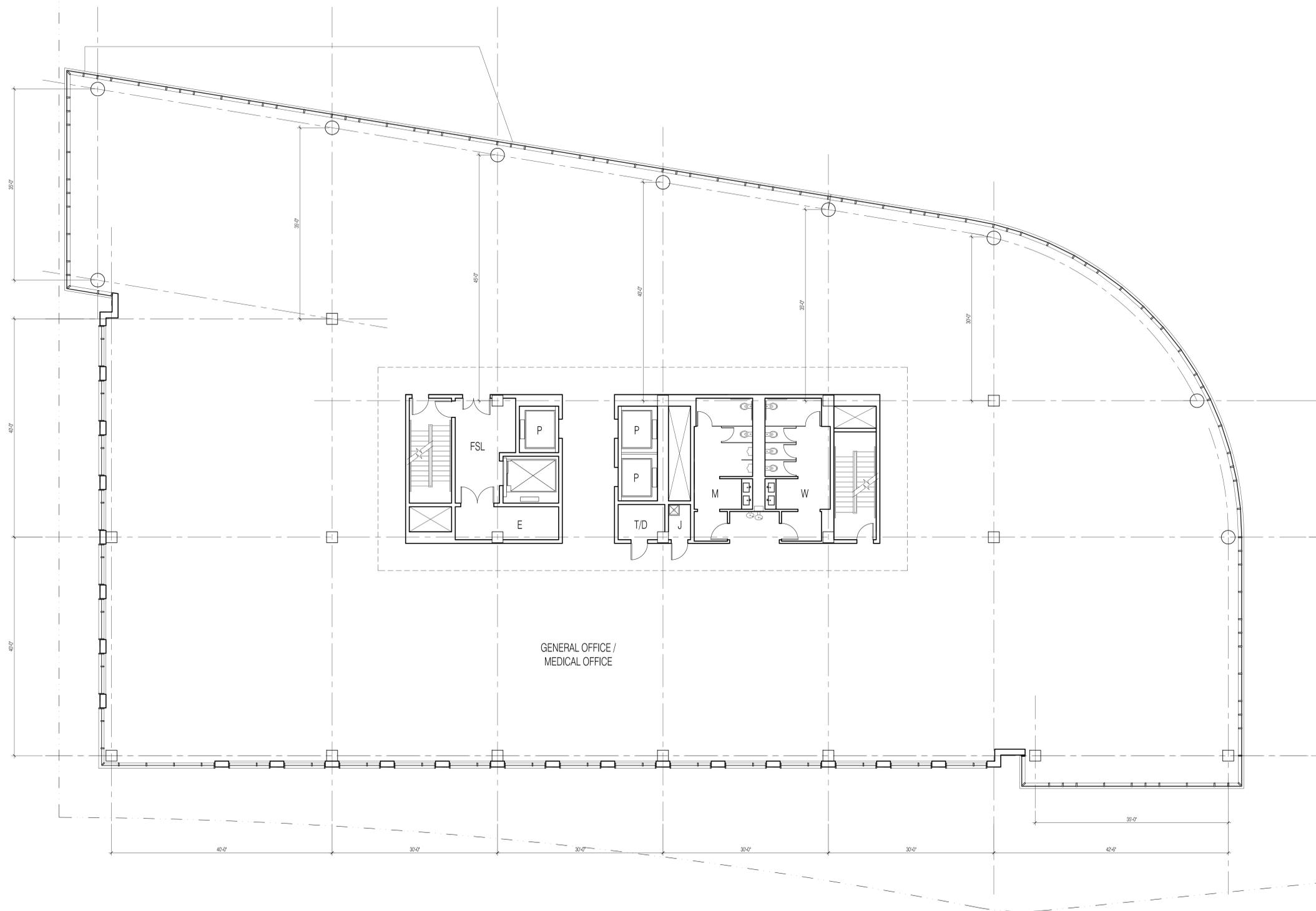
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Hughes Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:

2 BROOKLINE PLACE -
FLOOR 8 PLAN

DRAWING NUMBER:



A128

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

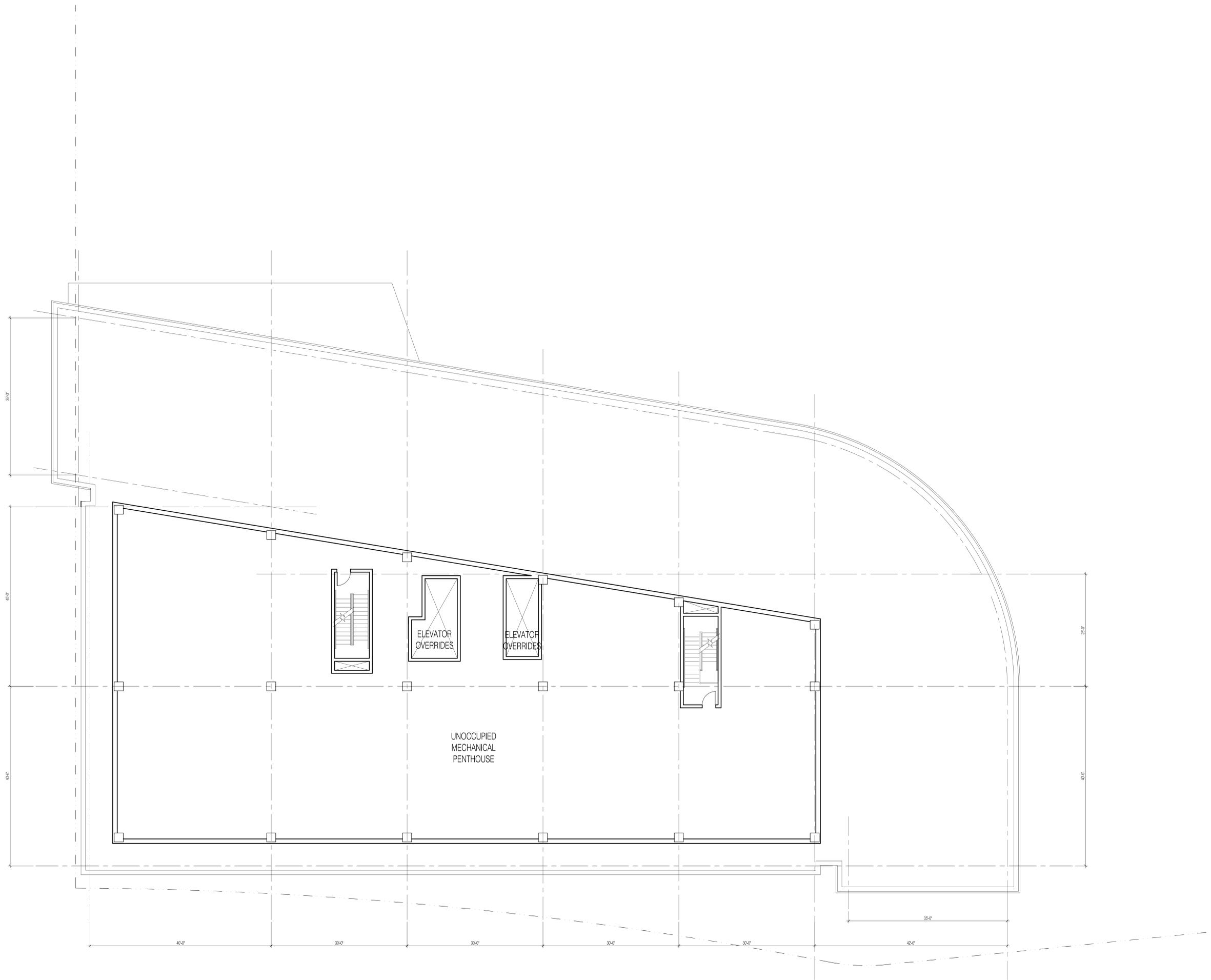
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:

**2 BROOKLINE PLACE -
MECHANICAL
PENTHOUSE**

DRAWING NUMBER:

A129

Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:
**2 BROOKLINE PLACE -
ROOF PLAN**

DRAWING NUMBER:

A130



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

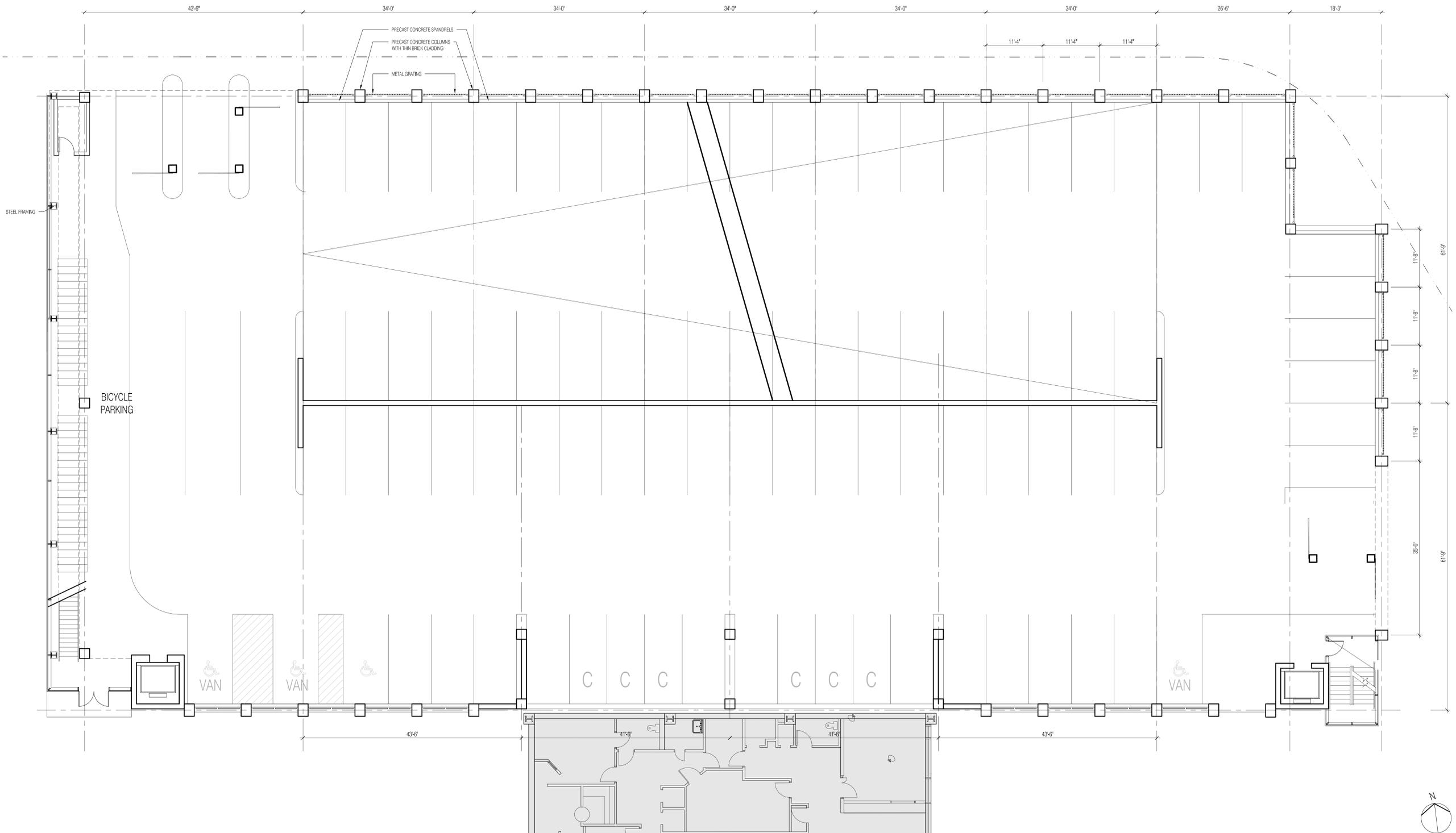
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:
**BROOKLINE PLACE
GARAGE -
GROUND LEVEL PLAN**

DRAWING NUMBER:

A131

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

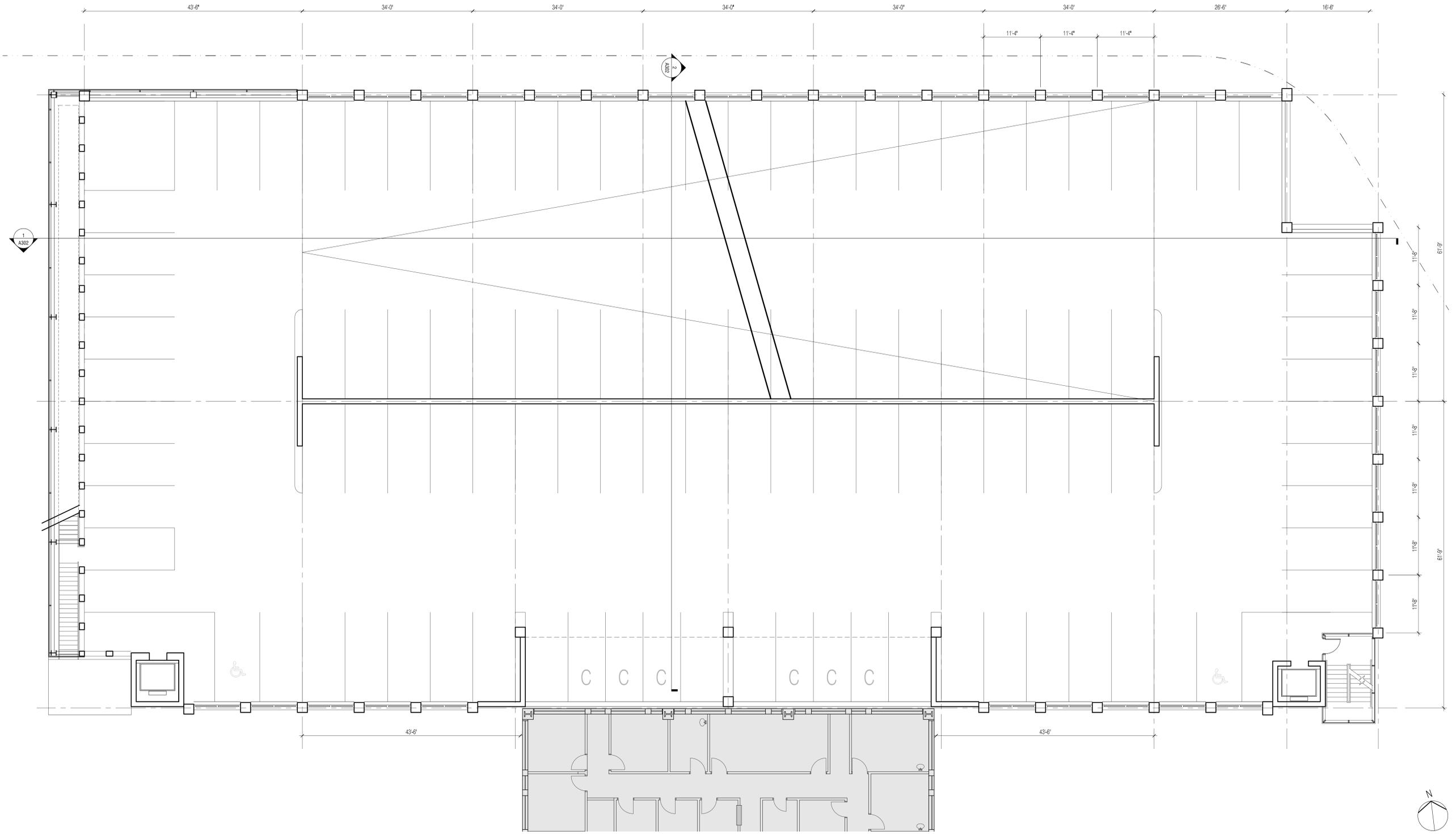
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:
**BROOKLINE PLACE
GARAGE -
LEVEL 2 PLAN**

DRAWING NUMBER:

A132

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

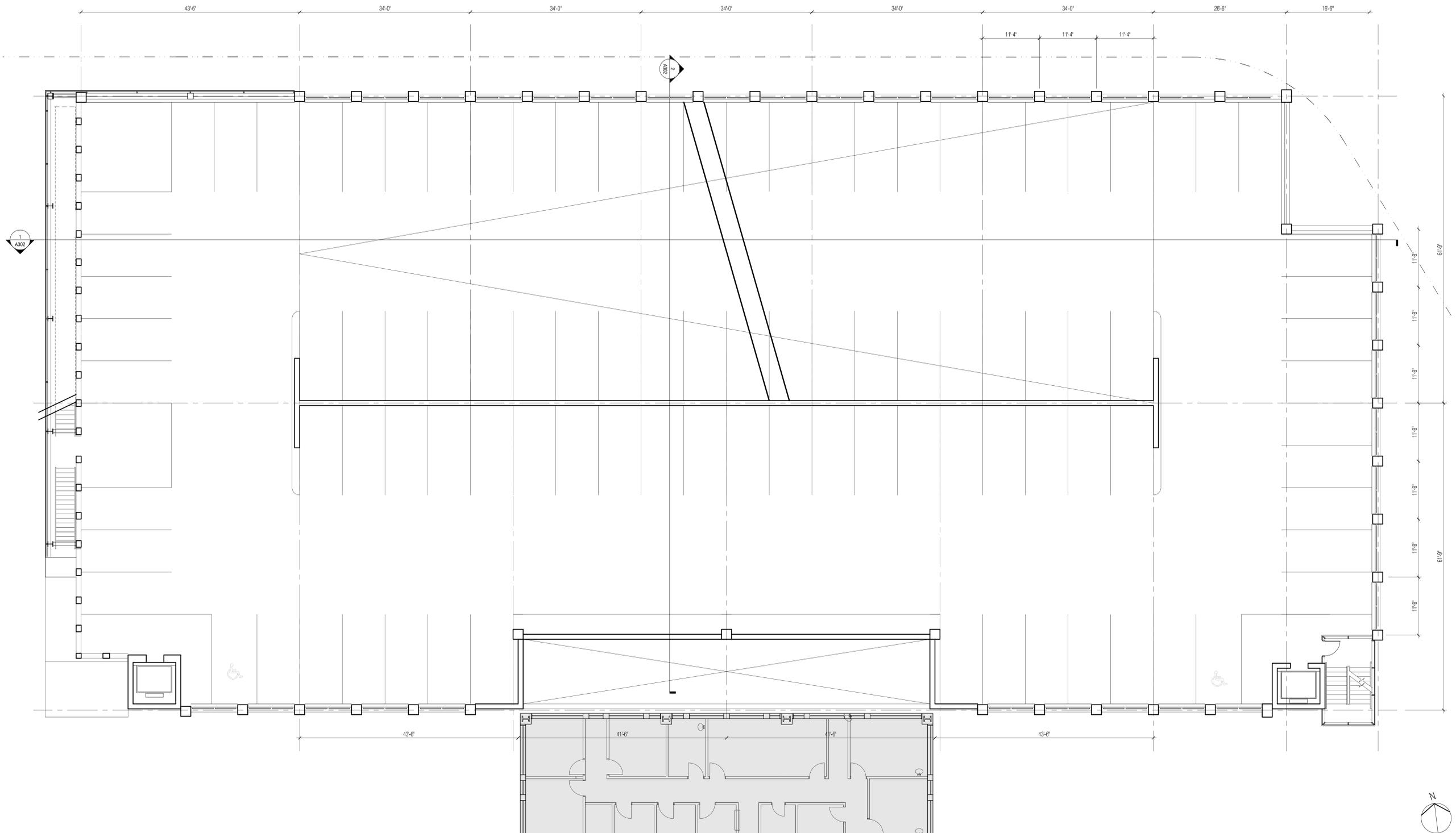
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**BROOKLINE PLACE
GARAGE -
LEVEL 3 PLAN**

DRAWING NUMBER:

A133

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

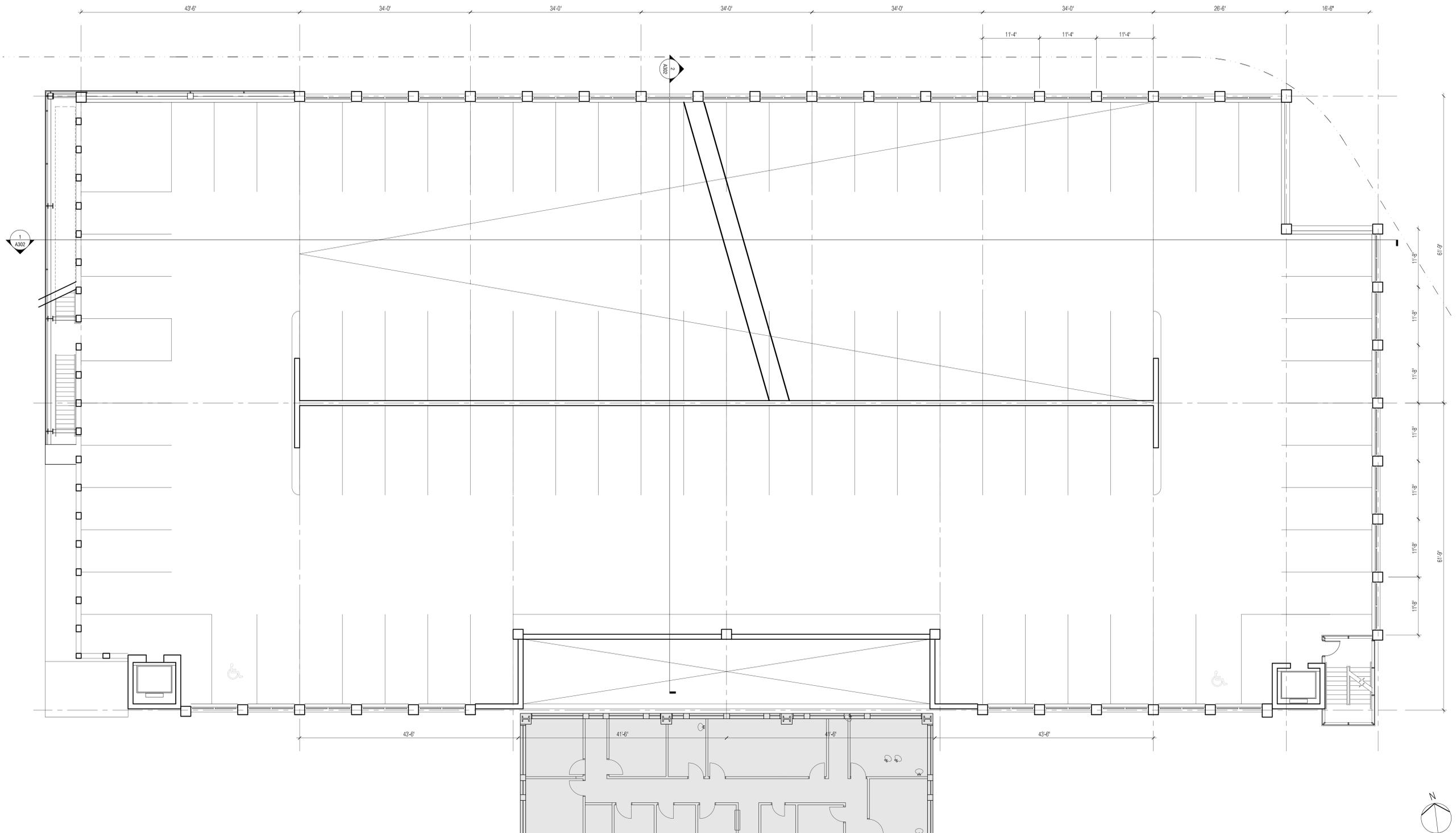
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**BROOKLINE PLACE
GARAGE -
LEVEL 4 PLAN**

DRAWING NUMBER:

A134

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

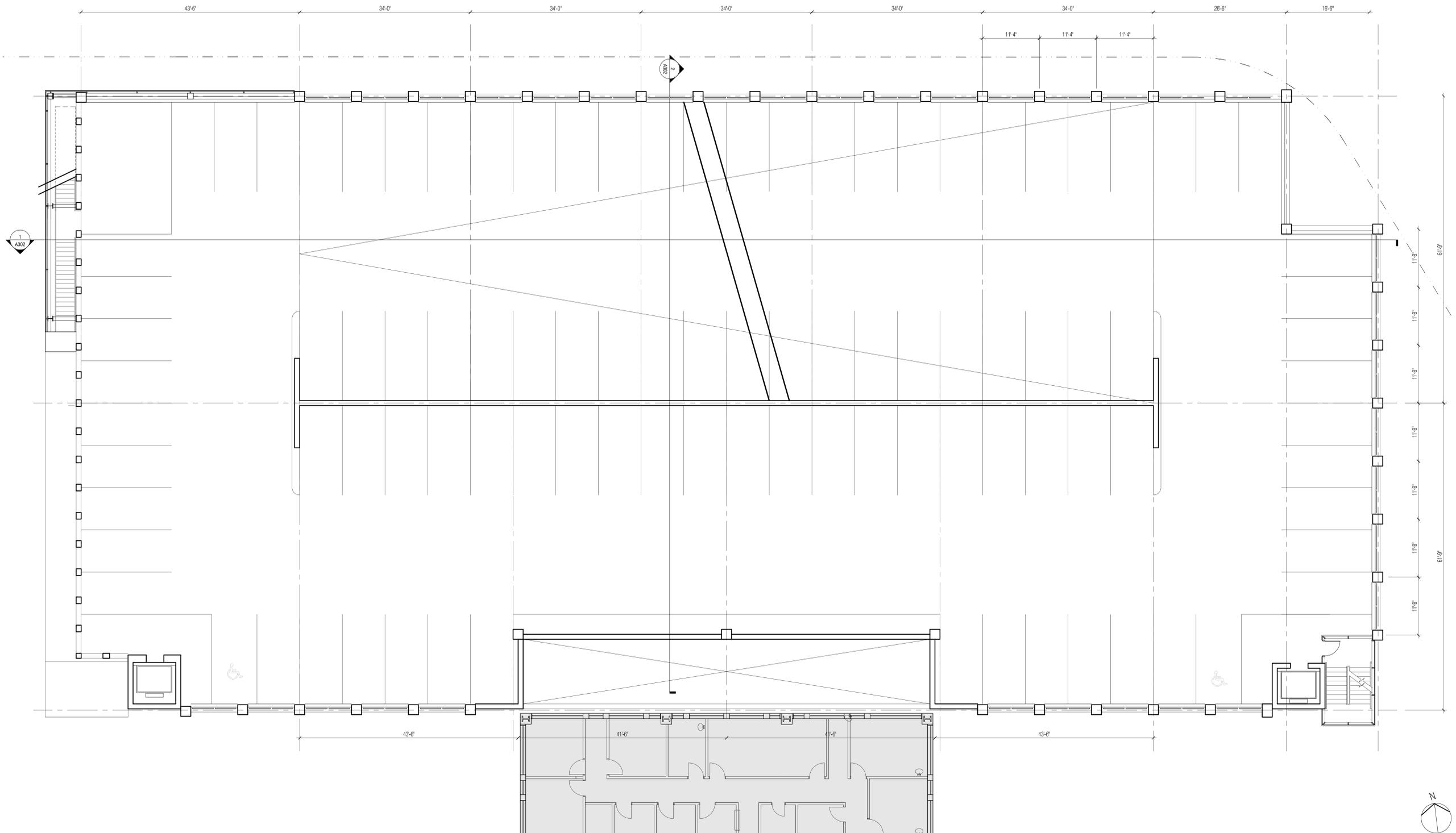
Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/8" = 1'-0"

DRAWING NAME:

**BROOKLINE PLACE
GARAGE -
LEVEL 5 PLAN**

DRAWING NUMBER:

A135

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

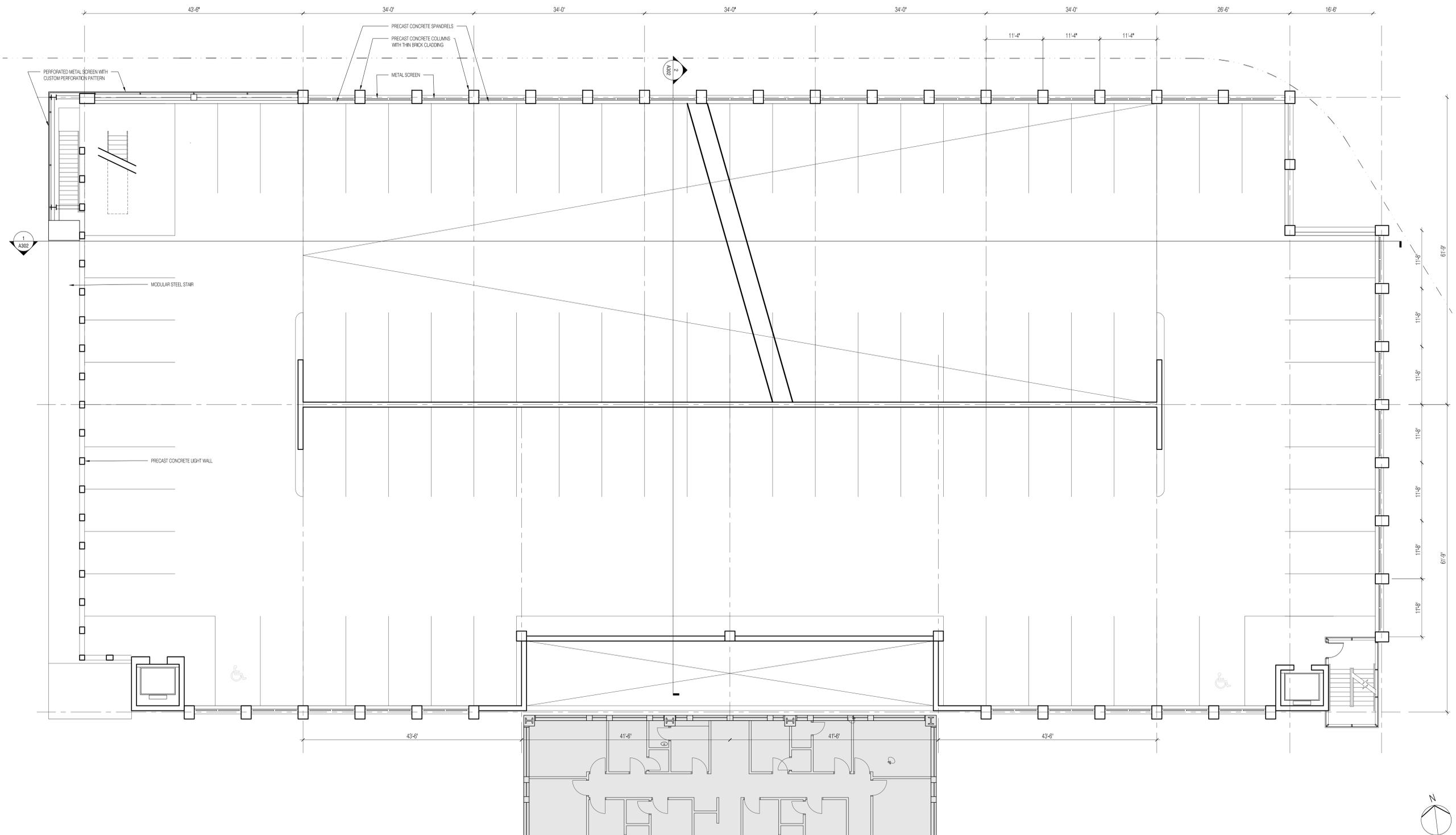
REVISIONS:

SCALE: 1/8"=1'-0"

DRAWING NAME:
**BROOKLINE PLACE
GARAGE -
LEVEL 6 PLAN**

DRAWING NUMBER:

A136



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

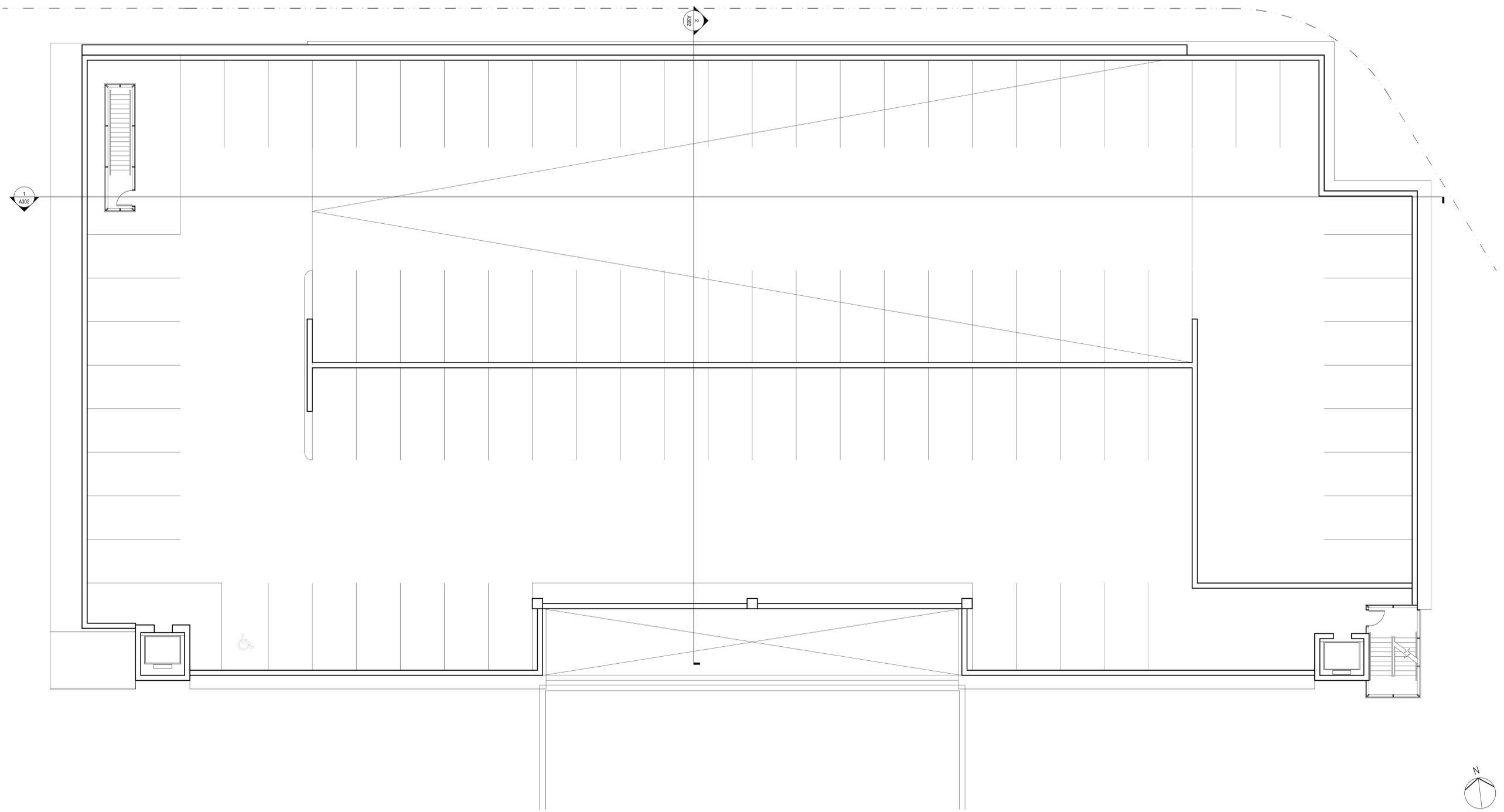
SCALE: 1/8"=1'-0"

DRAWING NAME:

**BROOKLINE PLACE
GARAGE -
LEVEL 7 PLAN**

DRAWING NUMBER:

A137



Brookline Place

Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752

PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

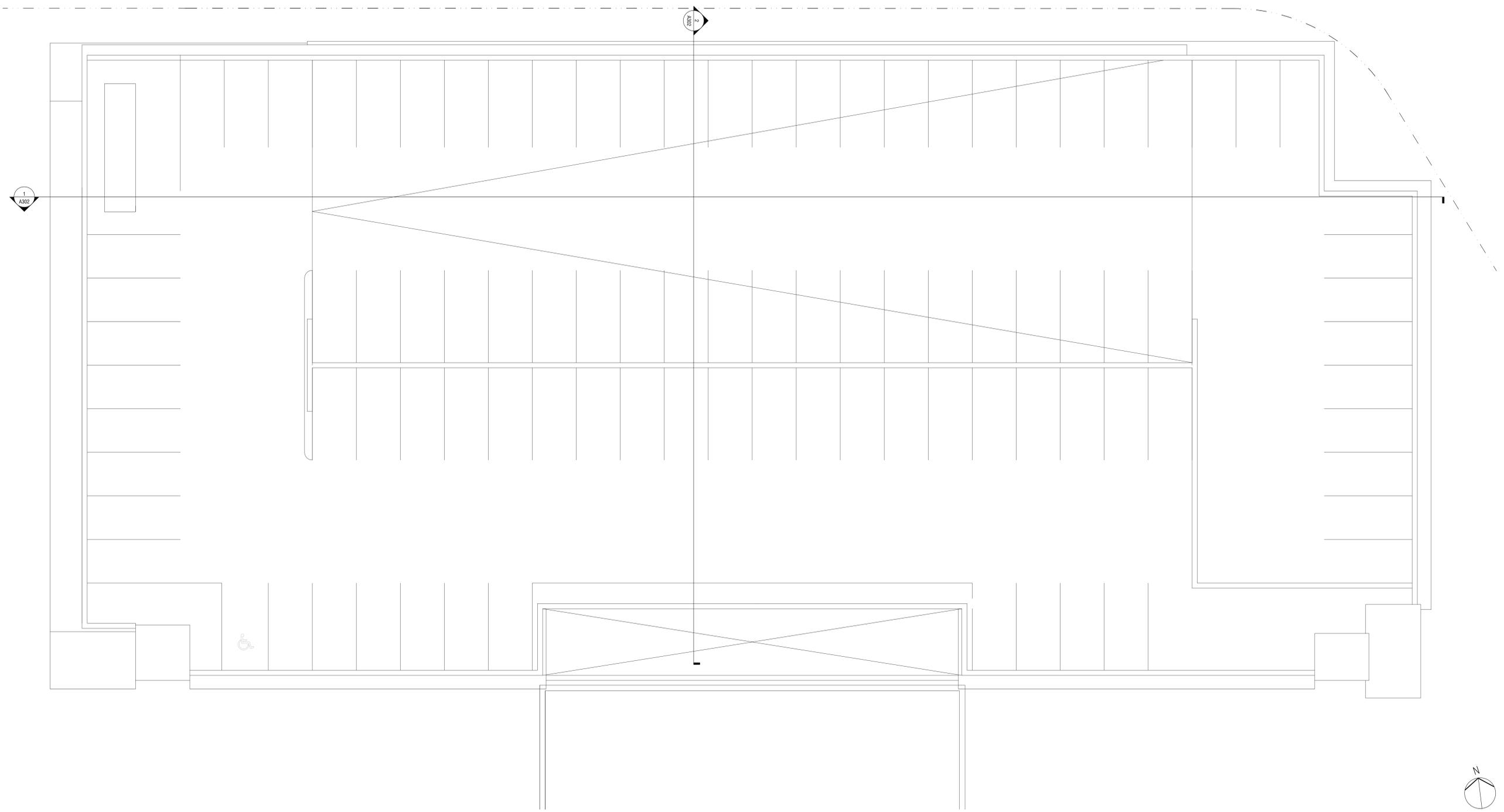
SCALE: 1/8"=1'-0"

DRAWING NAME:

**BROOKLINE PLACE
GARAGE -
LEVEL ROOF PLAN**

DRAWING NUMBER:

A138



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
Howard/Stein-Hudson Associates Inc.
38 Chauncy Street
Boston, MA 02111

Code Consultant
Huges Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



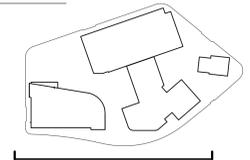
SIGNAGE CALCULATIONS
2 Brookline Place - South

Signage Area Allowed	Linear Feet	Zoning allow per sf	Area Allowance
	207	2.5	517.5
Proposed signs	Length	Height	Area
Sign 1	40	7	280
Sign 2	16	2.5	40
Sign 3	16	2.5	40
Sign 4	16	2.5	40
Sign 5	16	2.5	40
Sign 6	16	2	32
Sign 8	13.66	2.5	34.15
Total			506.15
Balance			11.35

SIGNAGE CALCULATIONS
1 Brookline Place addition - South

Signage Area Allowed	Linear Feet	Zoning allow per sf	Area Allowance
	115.75	2	231.5
Proposed signs	Length	Height	Area
Sign 1	28	5	140
Sign 2	10.66	2	21.32
Total			161.32
Balance			70.18

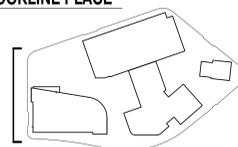
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



SIGNAGE CALCULATIONS
1 Brookline Place addition - West

Signage Area Allowed	Linear Feet	Zoning allow per sf	Area Allowance
	67.66	2	135.32
Proposed signs	Length	Height	Area
Total			0
Balance			135.32

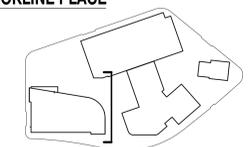
3 WEST ELEVATION - 2 BROOKLINE PLACE
SCALE: 1/16" = 1'-0"



SIGNAGE CALCULATIONS
2 Brookline Place - East

Signage Area Allowed	Linear Feet	Zoning allow per sf	Area Allowance
	85.33	2	170.66
Proposed signs	Length	Height	Area
Sign 1	13.66	2.5	34.15
Sign 2	13.66	2.5	34.15
Sign 3	13.66	2.5	34.15
Sign 4	13.66	2.5	34.15
Total			136.6
Balance			34.06

2 EAST ELEVATION - 2 BROOKLINE PLACE
SCALE: 1/16" = 1'-0"



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/16" = 1'-0"

DRAWING NAME:

**BROOKLINE PLACE
BUILDING ELEVATIONS**

DRAWING NUMBER:

A201

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
VHB/Vanasse Hangen Brustlin, Inc.
99 High Street Suite 1005
Boston, MA 02110

Traffic Engineers
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38 Chauncy Street
Boston, MA 02111

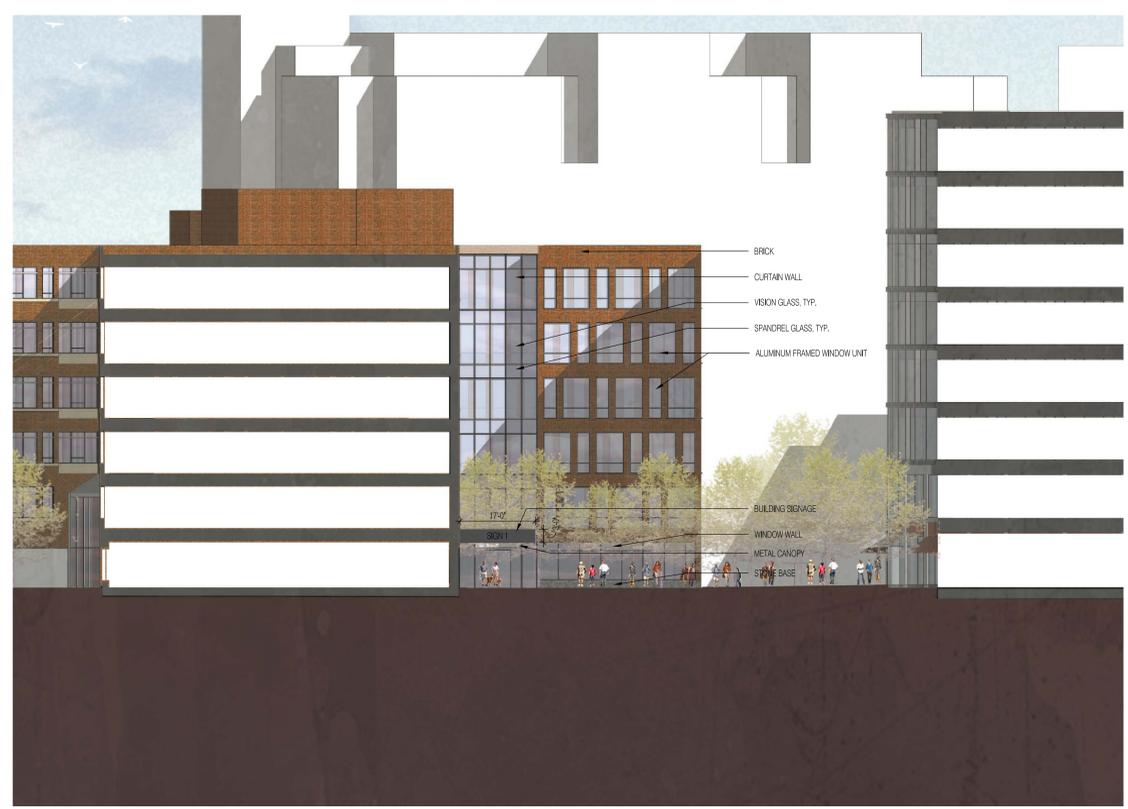
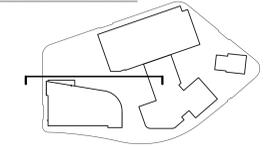
Code Consultant
Hughes Associates
5 Mount Royal Avenue
Suite 240
Marlborough, MA 01752



SIGNAGE CALCULATIONS
2 Brookline Place - South

	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	207	2.5	517.5
Proposed signs	Length	Height	Area
Sign 1	40	7	280
Sign 2	16	2.5	40
Sign 3	16	2.5	40
Sign 4	16	2.5	40
Sign 5	16	2.5	40
Sign 6	16	2	32
Sign 8	13.66	2.5	34.15
	Total		506.15
	Balance		11.35

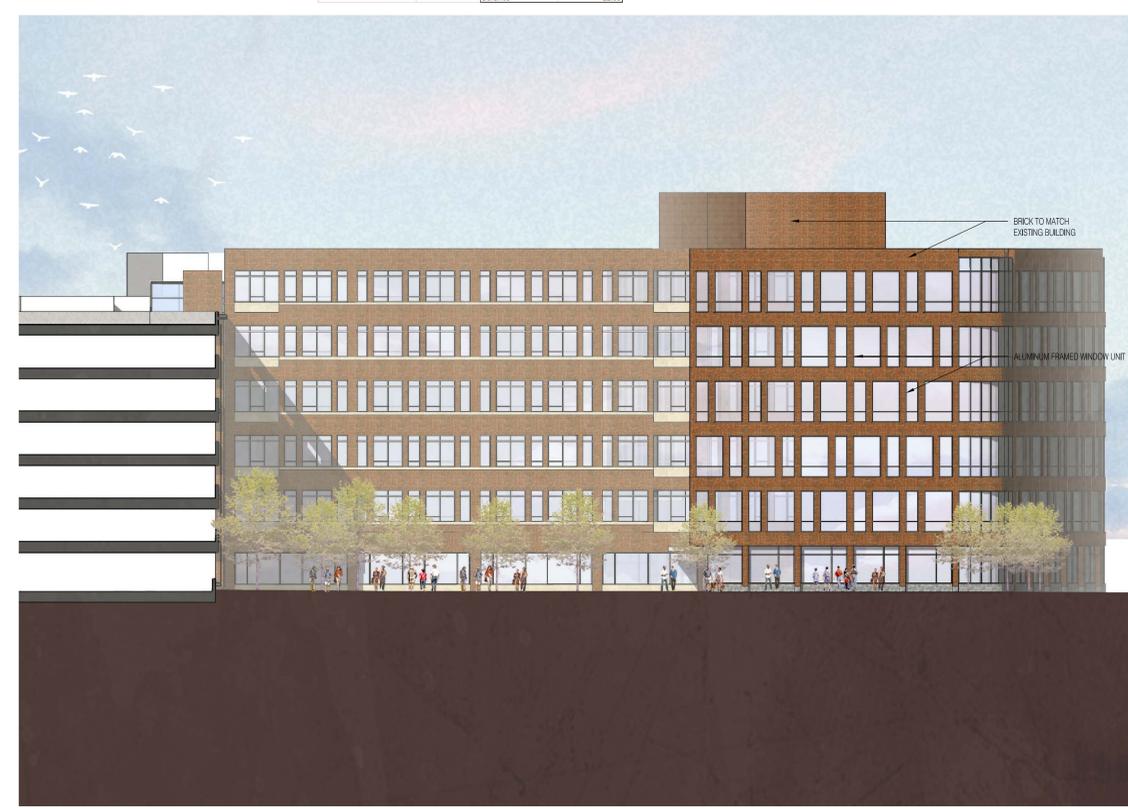
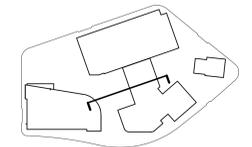
1 NORTH ELEVATION - 2 BROOKLINE PLACE
SCALE: 1/16" = 1'-0"



SIGNAGE CALCULATIONS
3 Brookline Place addition - North

	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	53.5	2	107
Proposed signs	Length	Height	Area
Sign 1	17	3	51
	Total		51
	Balance		56

3 NORTH ELEVATION - 1 BROOKLINE PLACE ADDITION
SCALE: 1/16" = 1'-0"



SIGNAGE CALCULATIONS
2 Brookline Place addition - West

	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	67.66	2	135.32
Proposed signs	Length	Height	Area
			0
	Total		0
	Balance		135.32

2 WEST ELEVATION - 1 BROOKLINE PLACE ADDITION
SCALE: 1/16" = 1'-0"



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/16" = 1'-0"

DRAWING NAME:

**BROOKLINE PLACE
BUILDING ELEVATIONS**

DRAWING NUMBER:

A202

Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamara/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
200 Brickstone Square
Andover, MA 01810

Plumbing, Fire Protection Engineer
R. W. Sullivan Engineering
529 Main Street, Suite 203
Boston, MA 02129

Geotechnical Engineer
Sanborn Head & Associates
1 Technology Park Drive
Westford, MA 01886

Civil Engineer
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PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

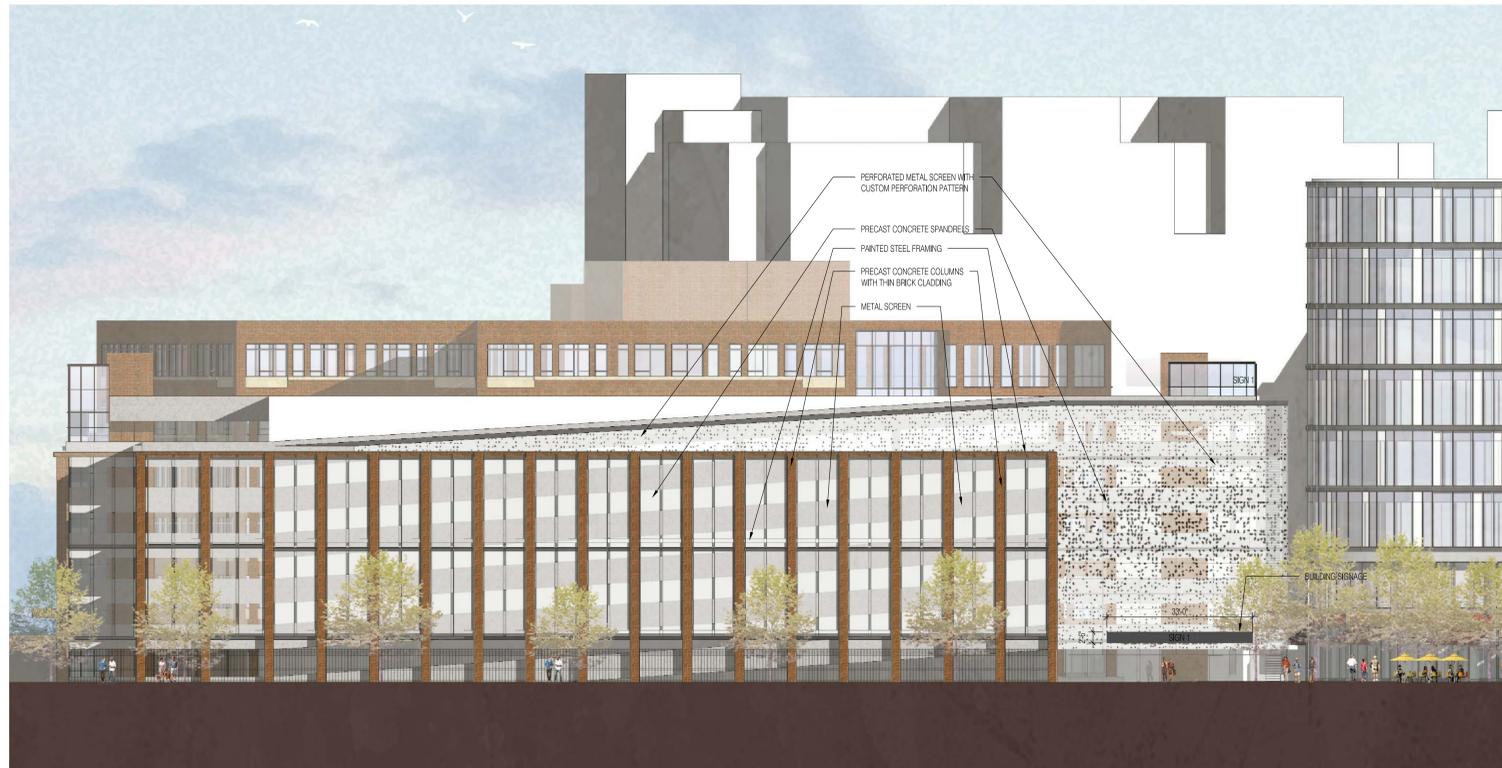
SCALE: 1/16" = 1'-0"

DRAWING NAME:

**BROOKLINE PLACE
GARAGE ELEVATIONS**

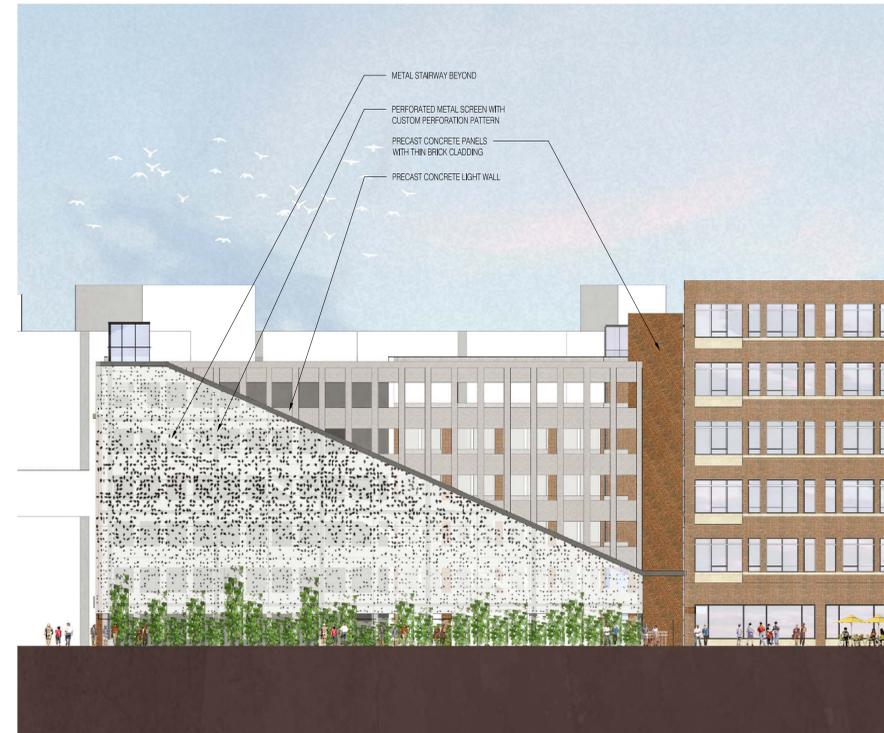
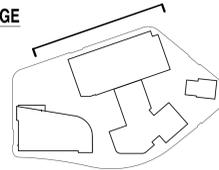
DRAWING NUMBER:

A203



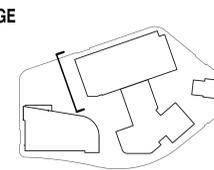
SIGNAGE CALCULATIONS			
Garage - North			
	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	266.83	2	533.66
Proposed signs	Length	Height	Area
Sign 1	33	2.5	82.5
		Total	82.5
		Balance	451.16

3 NORTH ELEVATION - GARAGE
SCALE: 1/16" = 1'-0"



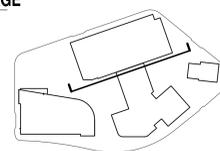
SIGNAGE CALCULATIONS			
Garage - West			
	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	124.33	2	248.66
Proposed signs	Length	Height	Area
		Total	0
		Balance	248.66

1 WEST ELEVATION - GARAGE
SCALE: 1/16" = 1'-0"



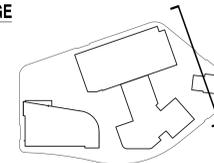
SIGNAGE CALCULATIONS			
Garage - South			
	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	182.66	2	365.32
Proposed signs	Length	Height	Area
Sign 1	16	2	32
Sign 2	8	8	64
Sign 3	16	2	32
		Total	96
		Balance	269.32

4 SOUTH ELEVATION - GARAGE
SCALE: 1/16" = 1'-0"



SIGNAGE CALCULATIONS			
Garage - East			
	Linear Feet	Zoning allow per sf	Area Allowance
Signage Area Allowed	128	2	256
Proposed signs	Length	Height	Area
Sign 1	8	8	64
Sign 2	33	2.5	82.5
		Total	146.5
		Balance	109.5

2 EAST ELEVATION - GARAGE
SCALE: 1/16" = 1'-0"



Brookline Place
Brookline, Massachusetts

Owner/Developer
Boston Children's Hospital
300 Longwood Avenue
Boston, MA 02115

Landscape Architect
Mikyoung Kim Design
119 Braintree Street
Boston, MA 02134

Structural Engineer
McNamera/Salvia, Inc.
160 Federal Street Floor 5
Boston, MA 02110

Mechanical, Electrical, Tele. Engineer
RDK Engineers
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Plumbing, Fire Protection Engineer
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Westford, MA 01886

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Marlborough, MA 01752

PROJECT NUMBER: 13037

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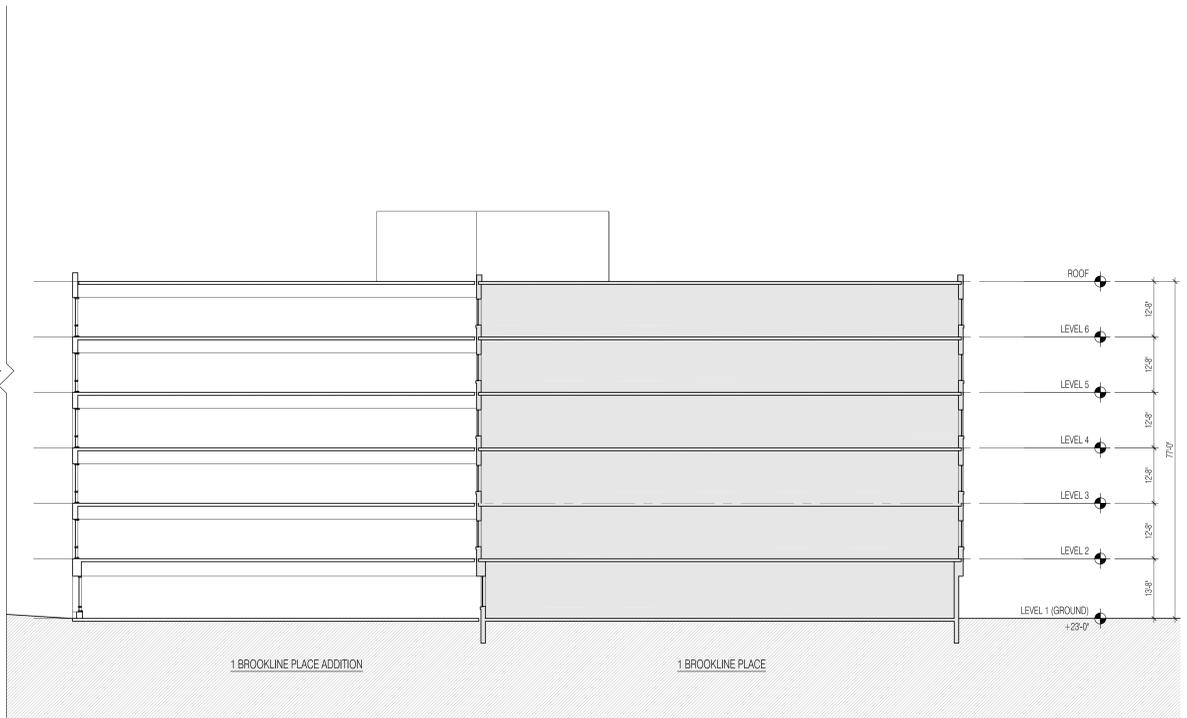
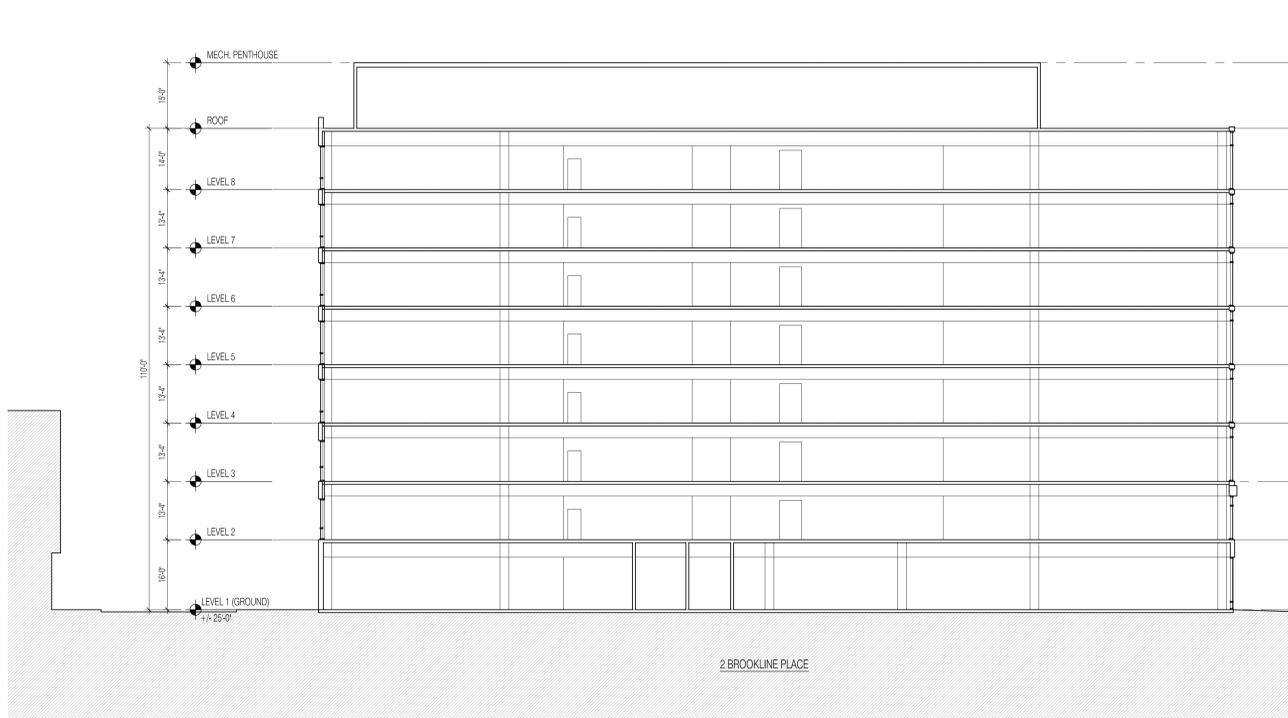
REVISIONS:

SCALE: 1/16" = 1'-0"

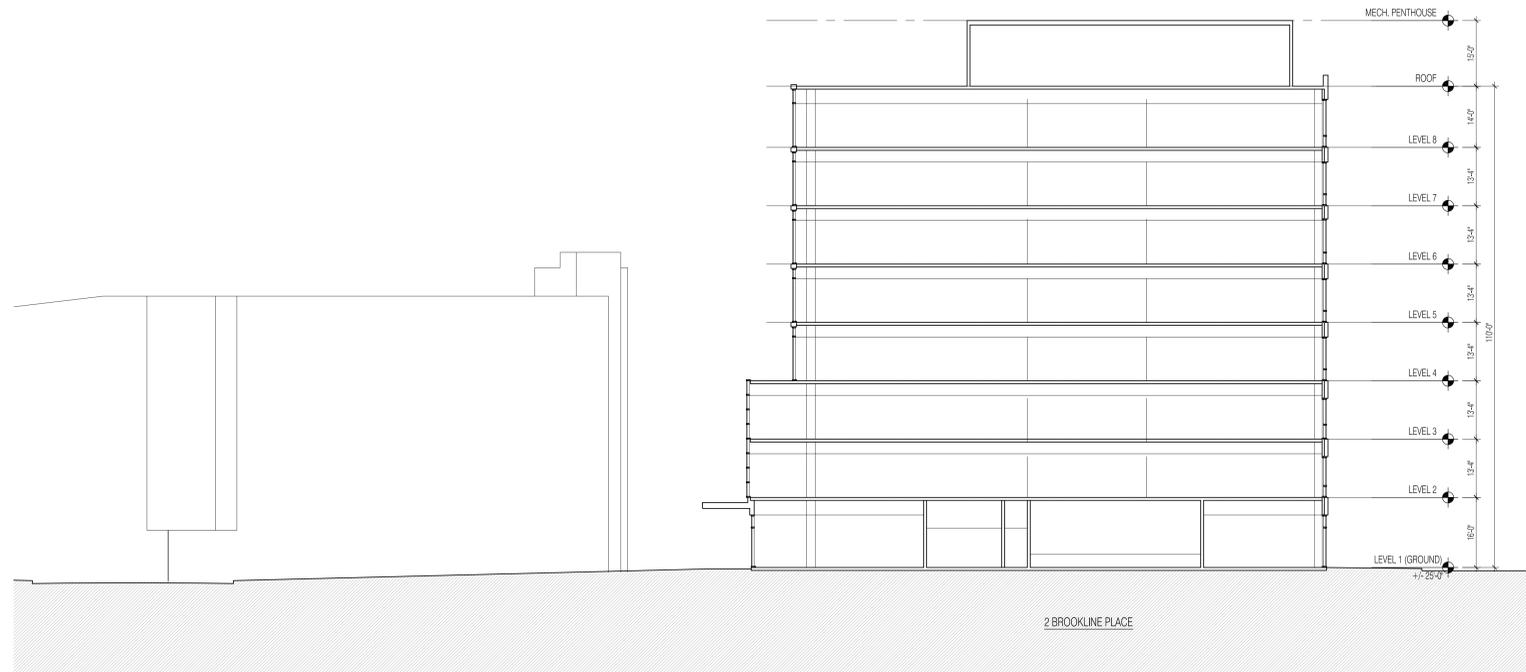
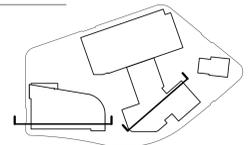
DRAWING NAME:
**BROOKLINE PLACE
BUILDING SECTIONS**

DRAWING NUMBER:

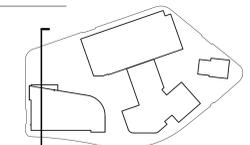
A301



2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



Brookline Place

Brookline, Massachusetts

Owner/Developer
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300 Longwood Avenue
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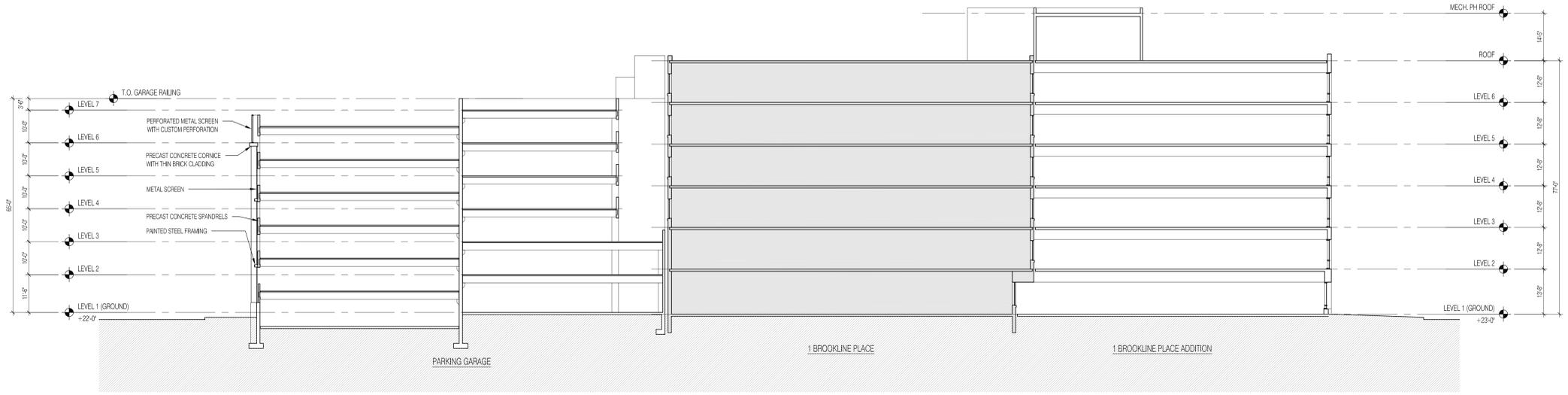
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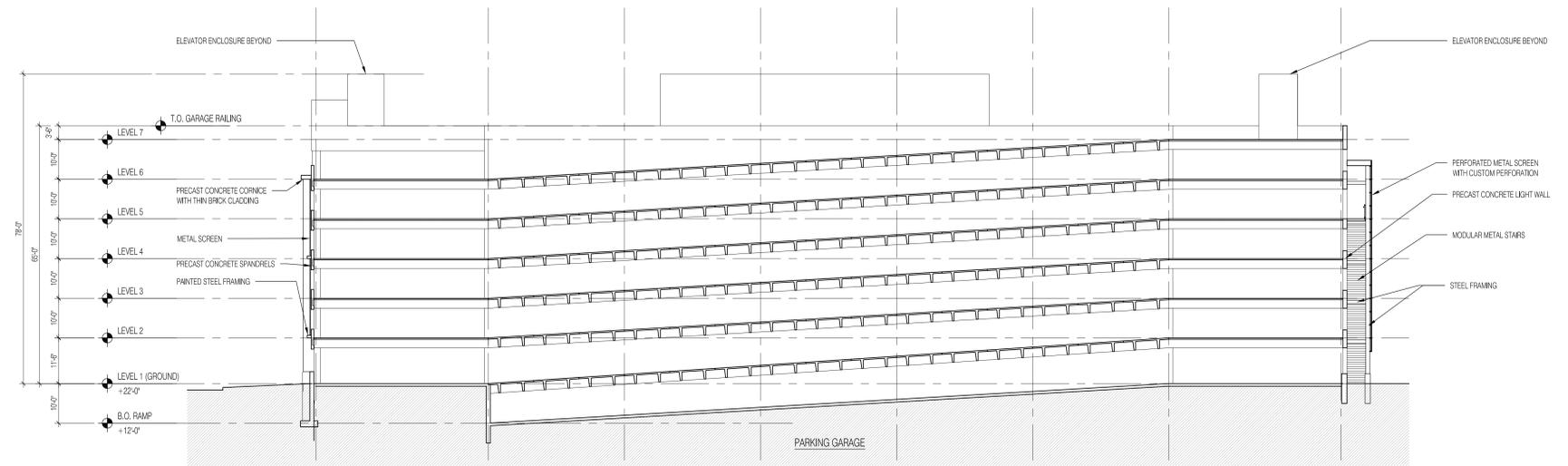
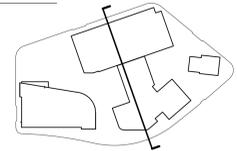
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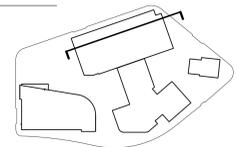
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2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



PROJECT NUMBER: 13037

DATE: December 22, 2014

REVISIONS:

SCALE: 1/16" = 1'-0"

DRAWING NAME:
**BROOKLINE PLACE
BUILDING SECTIONS**

OPTION 1

DRAWING NUMBER:

A302