



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: November 13, 2014
Subject: Expand existing gym an additional 2,671 square feet, requiring a modification of Board of Appeals case #2010-0015, April 8, 2010
Location: **325 Harvard Street**
Atlas Sheet: 10 Case #: 2014-0069
Block: 048 Zoning: G-1.75 (CC)
Lot: 12 Lot Area (s.f.): 21,043

Board of Appeals Hearing: December 11, 2014 at 7:30 pm

BACKGROUND

Board of Appeals Case #2010-0015 – The property at 315-335 Harvard Street was granted special permit relief to construct a second floor addition and change the use on the second floor from retail to health club use on May 20, 2010.

SITE AND NEIGHBORHOOD

315-335 Harvard Street is a two-story brick commercial building featuring a rounded corner at the intersection of Harvard and Babcock Streets. The north side of the building is bounded by Devotion School and a mural runs the length of the ground story of this façade, which faces the school playground. Ground level retail spaces provide large windows facing Harvard Street. Retail tenants include Zaftigs Delicatessen, Mr. Sushi, Crew International, and Citizens Bank. The entire second floor of the structure is occupied by Healthworks Fitness Center for Women.

APPLICANT'S PROPOSAL

The Applicant, Coolidge Fitness LLC, C/O Healthworks, is proposing to expand an existing second floor health and fitness club use to a street-level space (2,671 square foot), which was formerly Relax the Back. The total square footage would be of 6,304 square feet. This expanded health club floor area will be used as a yoga and fitness studio. Existing glass doors to the proposed yoga and fitness studio will be made flush with the sidewalk and used only for emergency exit. All health club users will access both first and second floor facilities via the existing primary Healthworks entrance that faces Harvard Street.

Minor floor improvements are also proposed for the second floor in order to upgrade health club equipment. The applicant also had a proposal to cover the lower portions of the yoga/fitness studio windows with film to screen the exercise activities from the street but agreed to return to the Planning Board at a façade review meeting with alternative screening techniques for review and approval.

FINDINGS

Modification, as required, of BOA case #2010-0015 April 8, 2010 (attached)

The applicant's proposal is interpreted as an expansion of the health club use that was granted by special permit in 2010, and therefore only requires modification of that permit and accompanying conditions. The Zoning Board of Appeals established the following conditions for case #2010-0015:

1. Prior to issuance of a building permit, the petitioner shall submit to the Assistant Director for Regulatory Planning for review and approval: final plans and elevations including details regarding the weaving and painting of brickwork of the building and addition by a registered architect, also; floor plans; and details regarding rooftop equipment location and screening (should the Assistant Director for Regulatory Planning determine that screening is needed to mitigate unsightly views of new rooftop utilities from the surrounding streets and the Devotion School playground).
2. The health club management shall implement a subsidized employee T-pass program, and evidence of the implementation of such a program shall be submitted to the Assistant Director for Regulatory Planning prior to issuance of a Certificate of Occupancy.
3. Prior to obtaining a Certificate of Occupancy, a fund will be established with the Parks and Recreation Department in the amount of \$10,000 to be used for improvements to the Devotion School playground, such as landscaping.
4. Prior to obtaining a building permit, the Petitioner shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) final elevations and floor plans stamped and signed by a registered architect, and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Conditions for any approval of this application should supersede these conditions.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to the expansion of the health and fitness club to the first floor, although it has concerns about retaining as much visibility into the space as possible while still providing privacy to those exercising. The applicant has agreed to return to the Planning Board for façade review of the type of screening that will be used on or behind the windows.

No increase in off-street parking is required for the change in use; however, the Planning Board strongly recommends a condition that employees' use of public transportation be encouraged through the offering of T pass subsidies.

Therefore, the Planning Board recommends approval of the modification of BOA case # 2010-0015 per plans provided by PDA Incorporated, and dated 10/21/2014, subject to the following conditions:

1. Prior to issuance of a building permit, final plans and elevations of the building shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to issuance of a Certificate of Occupancy, the health club shall implement a subsidized employee T-pass program, and evidence of the implementation of such a program shall be submitted to the Assistant Director for Regulatory Planning.
3. Prior to issuance of a Certificate of Occupancy, the health club shall return to the Planning Board for review and approval of any screening of the windows.
4. Prior to obtaining a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) final floor plans stamped and signed by a registered architect or land surveyor, and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

pss/jr







PDA INCORPORATED

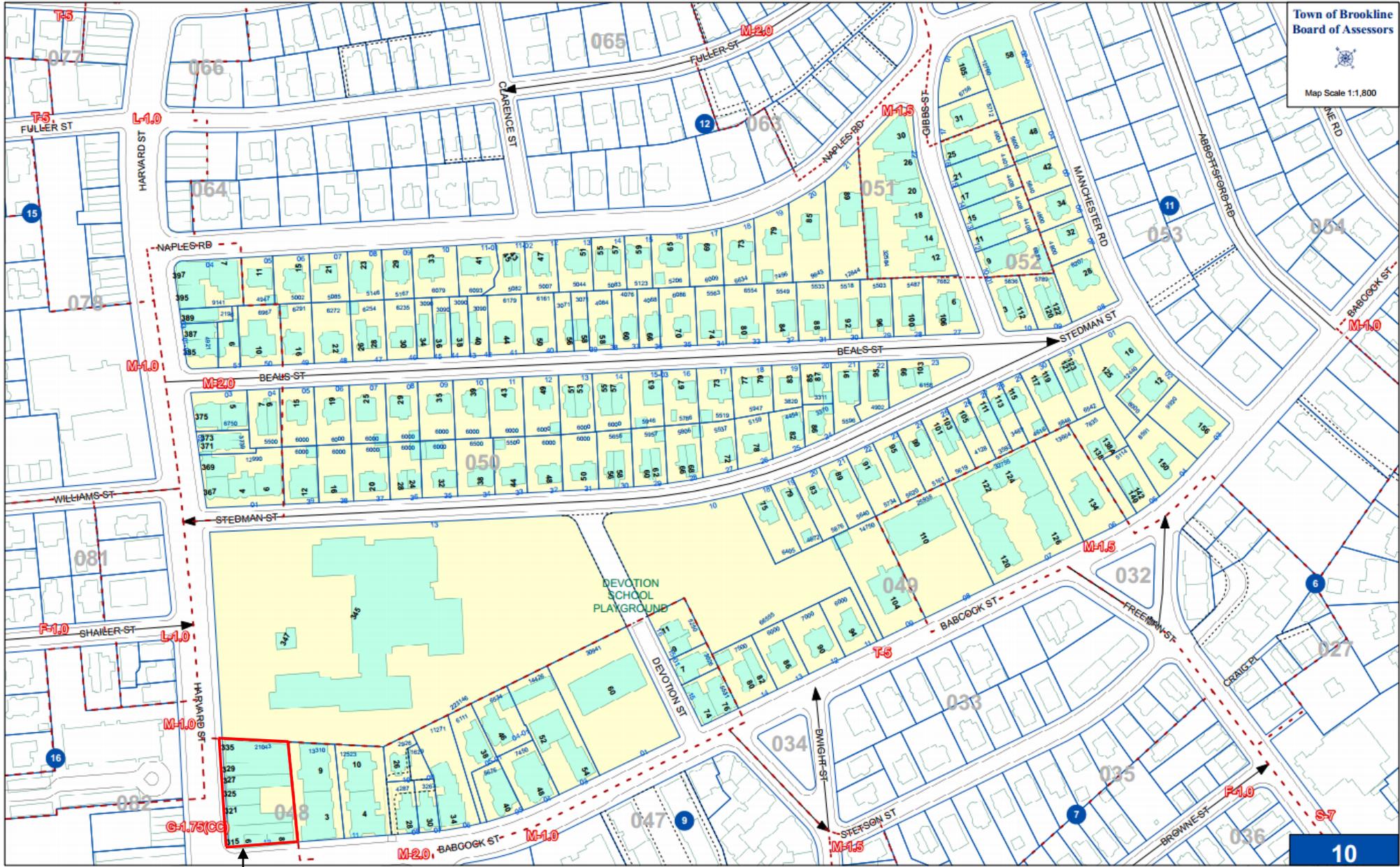
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HEALTHWORKS
315 HARVARD STREET
BROOKLINE, MASSACHUSETTS
PROJECT NUMBER: 3697

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325 Harvard Street