



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Brookline, MA 02445-6899
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Linda Hamlin, Chairman
Steven Heikin, Clerk
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Blair Hines
Sergio Modigliani
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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 3, 2015
Subject: Construct an addition to the side of the temple
Location: **384 Harvard Street (Temple Kehillath Israel)**

Atlas Sheet:	15	Case #:	2015-0054
Block:	78	Zoning:	M-1.0
Lot:	5-8	Lot Area (s.f.):	± 55,765

Board of Appeals Hearing: January 21, 2015 at 7:10 p.m.

BACKGROUND

Chartered, 1915 - Congregation Kehillath Israel has operated a Synagogue and Hebrew School at 384 Harvard Street since 1924.

3/21/2002 – Under façade review, the Planning Board approved a request to construct an elevator on the west side of the building.

SITE AND NEIGHBORHOOD

The synagogue Kehillath Israel is located on the corner of Harvard and Williams Streets just north of Coolidge Corner and south of the JFK Crossing commercial area. The campus includes a synagogue, park, and playground on the western side of the building. (The front façade faces north.) There is an iconic 1920's era twin-towered Sanctuary facing Harvard Street, an attached three-story administrative/classroom wing to the rear, and a social hall/classroom wing on the corner of Williams and Harvard streets, connected by two bridge-like links. The existing campus consists of 55,249 square feet of floor area.

APPLICANT'S PROPOSAL

The applicant, Kehillath Israel Congregation, is proposing to demolish two separate small lobbies at the ground floor (680 s.f) on the west side of the temple and construct an 11,910 s.f. addition which will consist of two parts – a two-story entry volume on Harvard Street and an elliptical social hall in the side garden. Also provided in the new wing will be a catering kitchen,

early education classrooms, and meeting space. The entrance from Harvard Street will be accessible and have elevator access to the sanctuary. A portion of the open garden on the west side of the temple and the playground will remain. The total resulting floor area will be 66,479 square feet.

Renovations of the sanctuary and administrative/classroom wing are also planned to restore the cast stone exterior and the terra cotta tile roof on Harvard Street; re-point the brick, install new roofing and waterproofing, repair and replace windows and sealants; and upgrade all existing HVAC lighting and electrical systems to bring the entire complex up to current code and accessibility standards.

FINDINGS

Section 5.10: Minimum Lot Size (see 5.08)

Section 5.20: Floor Area Ratio (see 5.08)

Section 5.43: Exceptions to Yard and Setback Regulations (see 5.08)

Section 5.60: Side Yard Requirements (see 5.08)

Section 5.08.1 and 2: Exceptions to Dimensional Requirements for Uses 9 and 10

Except for pre-existing non-conformities of the front, side and rear yard setbacks of the existing buildings, no dimensional, nor setback relief, is required for the proposed addition. Therefore, relief under this section is not needed.

Section 5.09.2.a&i – Design Review

Because the Temple is located on Harvard Street, a special permit is required for design review under Section 5.09. However, since this religious use is protected under MGL c.40A, Sec. 3, any design review that had the effect of prohibiting the addition would not be legal. The design review standards listed under Section 5.09.4(a-l) are analyzed below and all have been met. The most relevant sections of the design review standards are described below:

- a. **Preservation of Trees and Landscape** - Tree and soil removal outside the building footprint will be minimized although certain trees will have to be removed for the addition. Trees and other landscape features abutting the retail stores along Harvard Street will be preserved as much as possible. There will be no impact on trees in the public right of way or the Fuller Street parking lot. Additional landscaping is proposed in the garden and playground area as shown on the site plan.
- b. **Relation of Buildings to Environment** - The proposed addition is designed to transition the grade from the garden to the existing sanctuary building and to allow for the preservation of a significant portion of the existing garden.
- c. **Relation of Buildings to the Form of the Streetscape and Neighborhood** – The proposed development is consistent with the use, scale, setbacks and architecture of the existing buildings and the surrounding area. The cast stone façade on Harvard Street will be matched and existing colors from the copper domes and terra-cotta tiles will be used for the social hall addition in the garden.

- d. Open Space - The location and configuration of usable open space will include a garden area and pathway to the Fuller Street parking lot that will provide accessibility to the site. The building is designed to encourage social interaction, maximize its utility, and facilitate maintenance. All landscaped open space will be continuously maintained.
- e. Circulation— Pedestrian circulation will include ramps and walkways at several locations and access points to the Temple.
- f. Storm Water Drainage - Storm water will continue to be removed from all roofs, canopies and paved areas and carried away in an underground drainage system designed to meet the Town’s stormwater regulations.
- g. Safety and Security - The building will meet all code requirements for safety and security. With respect to personal safety, all open and enclosed spaces will be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment.
- h. Heritage - There will be no disruption to the historic or traditional uses of this structure. The project is designed to preserve a major historic element in the Community and to insure its continuous use for coming generations.
- i. Energy Efficiency – The building will be upgraded with new insulation, energy efficient lighting, heating and cooling systems and will seek to maximize energy-efficient technology.

PLANNING BOARD COMMENTS

The Planning Board supports this request to construct an attractive addition to the synagogue and to renovate the existing buildings. The elliptically shaped addition leaves remaining space for the playground and side garden and does not trigger the need for any dimensional relief. The facelift and added space should serve the synagogue well and preserve it for future generations.

Therefore, the Planning Board recommends approval of the architectural plans and site plan by Handlin, Garrahan, & Associates, registered architects, dated July 16, 2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan including landscaping, floor plans and elevations stamped and signed by a registered architect, subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a Building Permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) a final site plan including landscaping, floor plans and elevations stamped and signed by a registered architect; 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

From the Desk of:
Robert L. Allen, Jr., Esq.
ballen@boballenlaw.com

November 6, 2015

VIA HAND DELIVERY

Attn: Polly Selkoe
Planning Department
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

**Re: Project Description
Congregation Kehillath Israel
384 Harvard Street, Brookline, MA 02446**

Dear Polly,

I write on behalf of my client, Congregation Kehillath Israel, owner of the property located at 384 Harvard Street, Brookline, Massachusetts. Congregation Kehillath Israel is planning to transform its campus to accommodate its mission for the next century.

The current campus consists of two parts: the iconic 1920's era twin-towered Sanctuary Building, facing Harvard Street, with an attached three-story administrative/classroom wing to the rear, and the social hall/classroom wing on the corner of Williams and Harvard streets, connected by two bridge-like links. The existing campus consists of 55,249 square feet of floor area. The proposal includes demolition of 680 s.f. of ground floor area and construction of an 11,910 square foot addition, which will bring the total floor area to 66,479 square feet.

The Congregation Kehillath Israel proposes to renovate the Sanctuary and administrative/classroom wing and construct a new social hall and classroom addition to the west of the Sanctuary in a portion of the open garden. The Congregation plans to occupy the current social hall wing during the periods of construction.

Specifically, the Sanctuary and administrative/classroom wing renovation consist of the following:

- Restore the cast stone exterior and the terra cotta tile roof on Harvard Street.
- Re-point the brick, install new roofing and waterproofing, repair and replace windows and sealants.
- Upgrade all existing HVAC lighting and electrical systems, bring entire complex up to current code and accessibility standards.

In addition, the construction of the social hall and classroom addition consist of the following:

- Provide a new, more efficient social hall and catering kitchen.
- Provide new classrooms for early education and new meeting spaces.
- Provide a new accessible entrance to the complex on Harvard Street with elevator access to the Sanctuary.
- Match the cast stone façade materials on Harvard Street and use existing colors from the copper domes and terra-cotta tiles in the social hall addition in the garden.

Thank you for your attention to this matter. If you have any questions or if any further information is required, please be in touch at my above-listed telephone number

Very Truly Yours,

Robert L. Allen, Jr.

RLA/bg

cc: Congregation Kehillath Israel (*via* Email)

From the Desk of:
Robert L. Allen, Jr., Esq.
ballen@boballenlaw.com

November 6, 2015

VIA HAND DELIVERY

Attn: Polly Selkoe
Planning Department
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

**Re: Community and Environmental Impact Statement
Congregation Kehillath Israel
384 Harvard Street, Brookline, MA 02446**

Dear Polly,

I write on behalf of my client, Congregation Kehillath Israel, owner of the property located at 384 Harvard Street, Brookline, Massachusetts. On October 15, 2015, the Building Department issued a denial letter to construct an Eleven Thousand Nine Hundred and Ten (11,910) square foot addition.

Pursuant to Sections 5.09.2.a and 5.09.4 of the Zoning By-Law, the Petitioner hereby submits the following impact statement as it relates to the community and environmental impact and design standards of the proposed development.

- a. Preservation of Trees and Landscape— Certain existing trees will be removed for construction of the addition but trees and other landscape features along the northerly edge of the site abutting the retail stores along Harvard Street will be preserved in their natural state, insofar as practicable. The proposed development will minimize tree and soil removal outside the limits of the building footprint. There are no public shade trees located on the lot and there will be no impact on public shade trees in the public right of way or the Fuller Street parking lot. Additional landscaping is proposed in the garden and playground area and is shown on the site plan. Proposal doesn't require a significant change in the site's grade or terrain however there will be changes made to provide accessibility to the various entrances to the building. The designs of the accessible elements are complimentary to the building and the surrounding grades. The proposed site improvements and landscape will relate harmoniously to the terrain, trees, landscape, and natural features on the site.

- b. Relation of Buildings to Environment— Proposed development shall relate harmoniously to the terrain, trees, landscape, and natural features of the site. The proposed addition is designed to transition the grade from the garden to the existing sanctuary building and to allow for the preservation of a significant portion of the existing garden.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood— Proposed development is consistent with the use, scale, setbacks and architecture of existing buildings and the overall streetscape of the surrounding area.
- d. Open Space— All open space (landscaped and usable) will be designed to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space will include a garden area and pathway to the Fuller Street parking lot that will provide accessibility to the site. The building is designed to encourage social interaction, maximize its utility, and to facilitate maintenance. All landscaped open space will be continuously maintained.
- e. Circulation— With respect to pedestrian circulation, including ramps and walkways, special attention will be given to the location and number of access points to the Temple. The width of access points and general circulation will not detract from the use and enjoyment of the proposed buildings or neighboring properties.
- f. Storm Water Drainage— Special attention will be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water will continue to be removed from all roofs, canopies and paved areas and carried away in an underground drainage system designed to meet the Town's stormwater regulations.
- g. Utility Service— This standard is not applicable.
- h. Advertising Features— This standard is not applicable.
- i. Special Features— This standard is not applicable.
- j. Safety and Security—The building will meet all code requirements for safety and security. With respect to personal safety, all open and enclosed spaces will be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment.
- k. Heritage— There will be no disruption to the historic or traditional uses of this structure. The project is designed to preserve a major nearly historic element in the Community and to insure its continuous use for coming generations.
- l. Microclimate— This standard is not applicable.

m. Energy Efficiency— Building will be upgraded with new insulation, energy efficient lighting, heating and cooling systems. Proposed development will maximize energy-efficient technology. Efforts will be made to identify energy-related components that are consistent with the character of the building and its surroundings in order to prevent adverse effects on the energy consumption of neighboring structures or the environment.

n. Specific Standards for Beacon Street And Coolidge Corner General Business District— This standard is not applicable.

o. Guidelines— This standard is not applicable.

p. Limited Service Hotel District (Use 8A)— This standard is not applicable.

Thank you for your attention to this matter. If you have any questions or if any further information is required, please be in touch at my above-listed telephone number

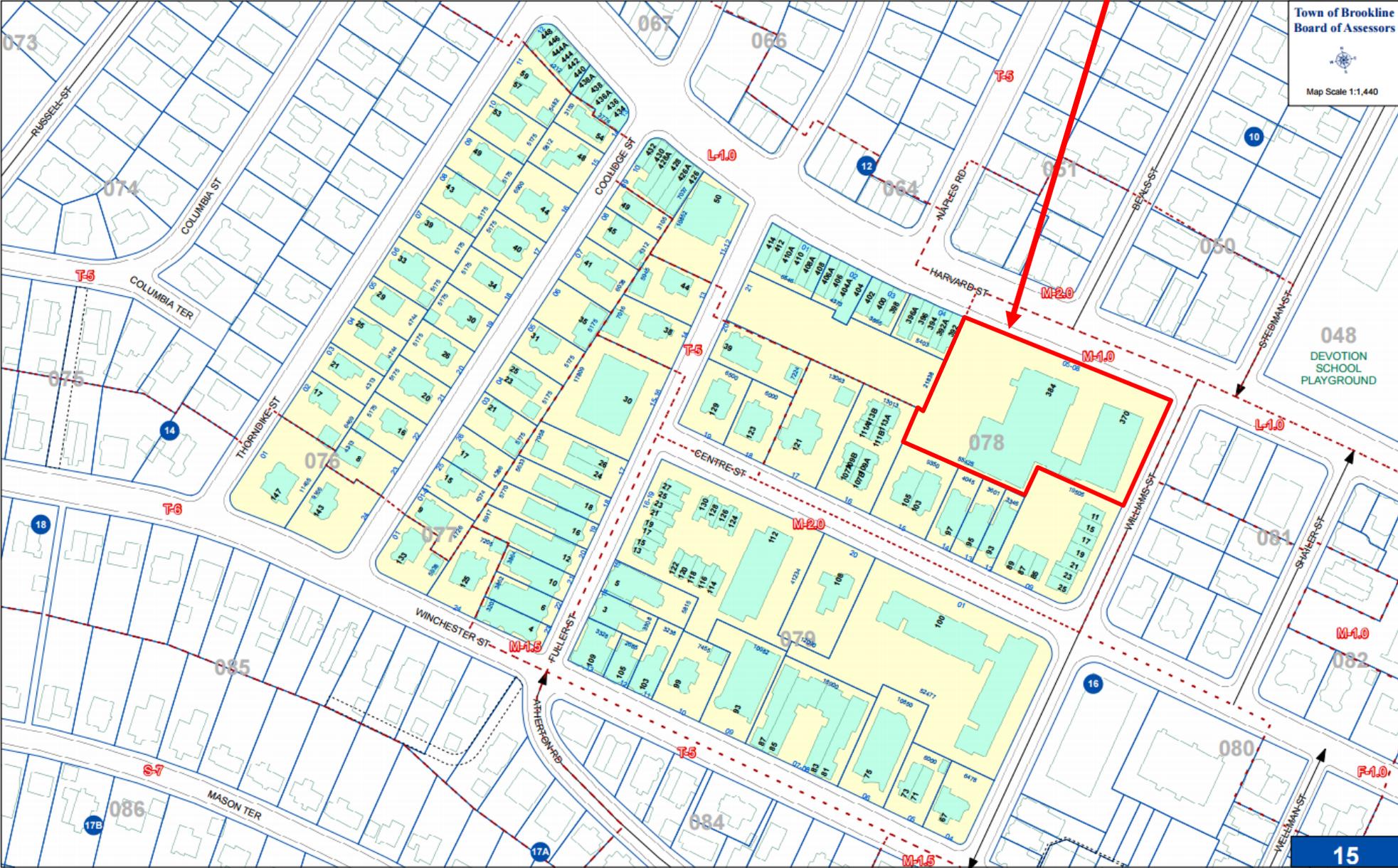
Very Truly Yours,

Robert L. Allen, Jr.

RLA/bg

cc: Congregation Kehillath Israel (*via* Email)

384 Harvard Street

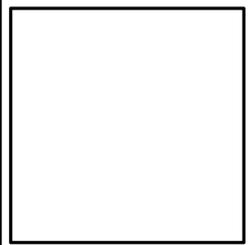




KEHILLATH ISRAEL ADDITIONS & RENOVATIONS

BROOKLINE, MASSACHUSETTS

General Notes:



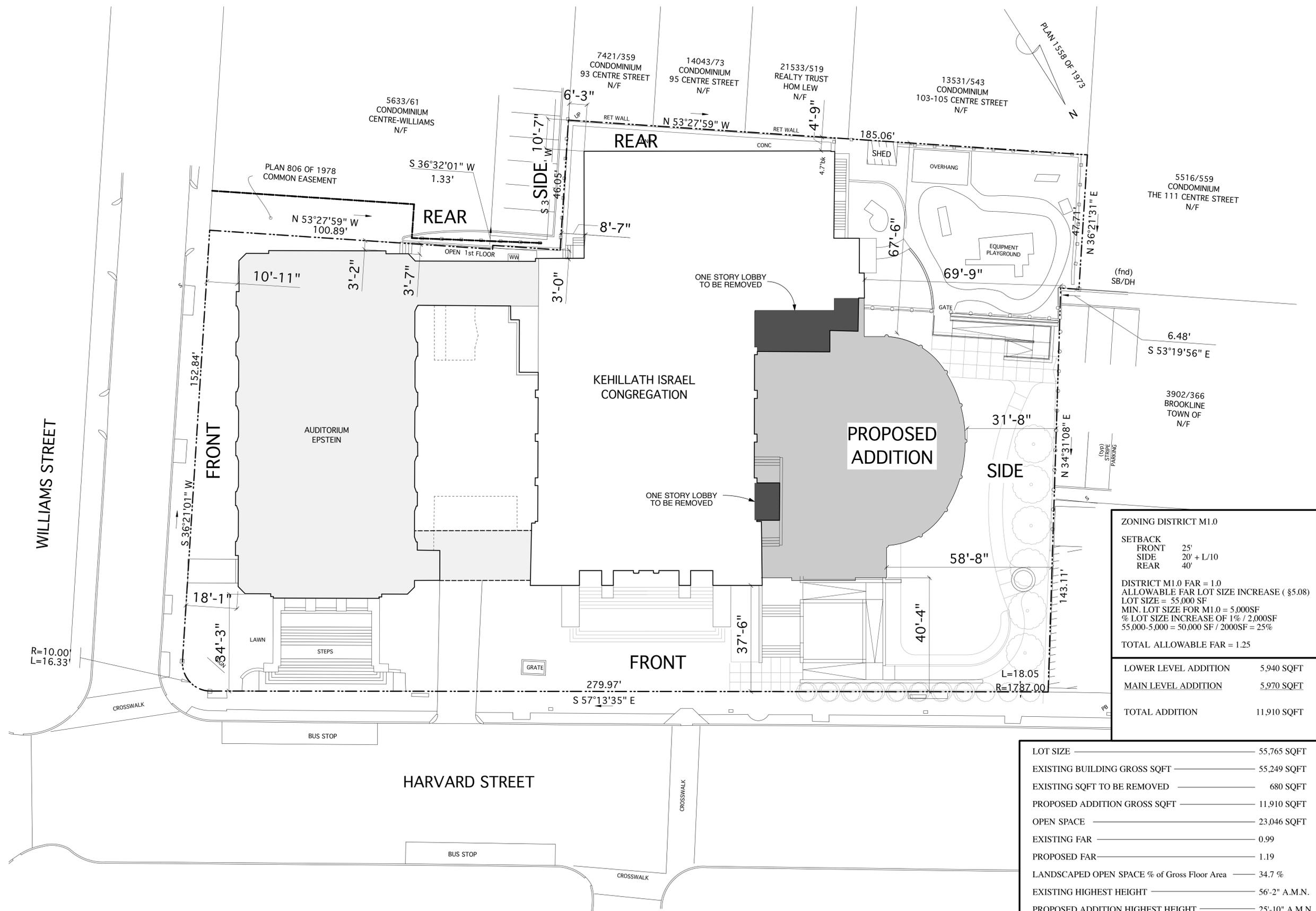
Handlin, Garrahan, & Associates

104 Mt. Auburn Street
Cambridge, MA 02138
(617) 576-1496 tel.
(617) 576-1346 FAX

Revised: Date:
#1 REVISED 11/6/15
#2 REVISED 11/12/15

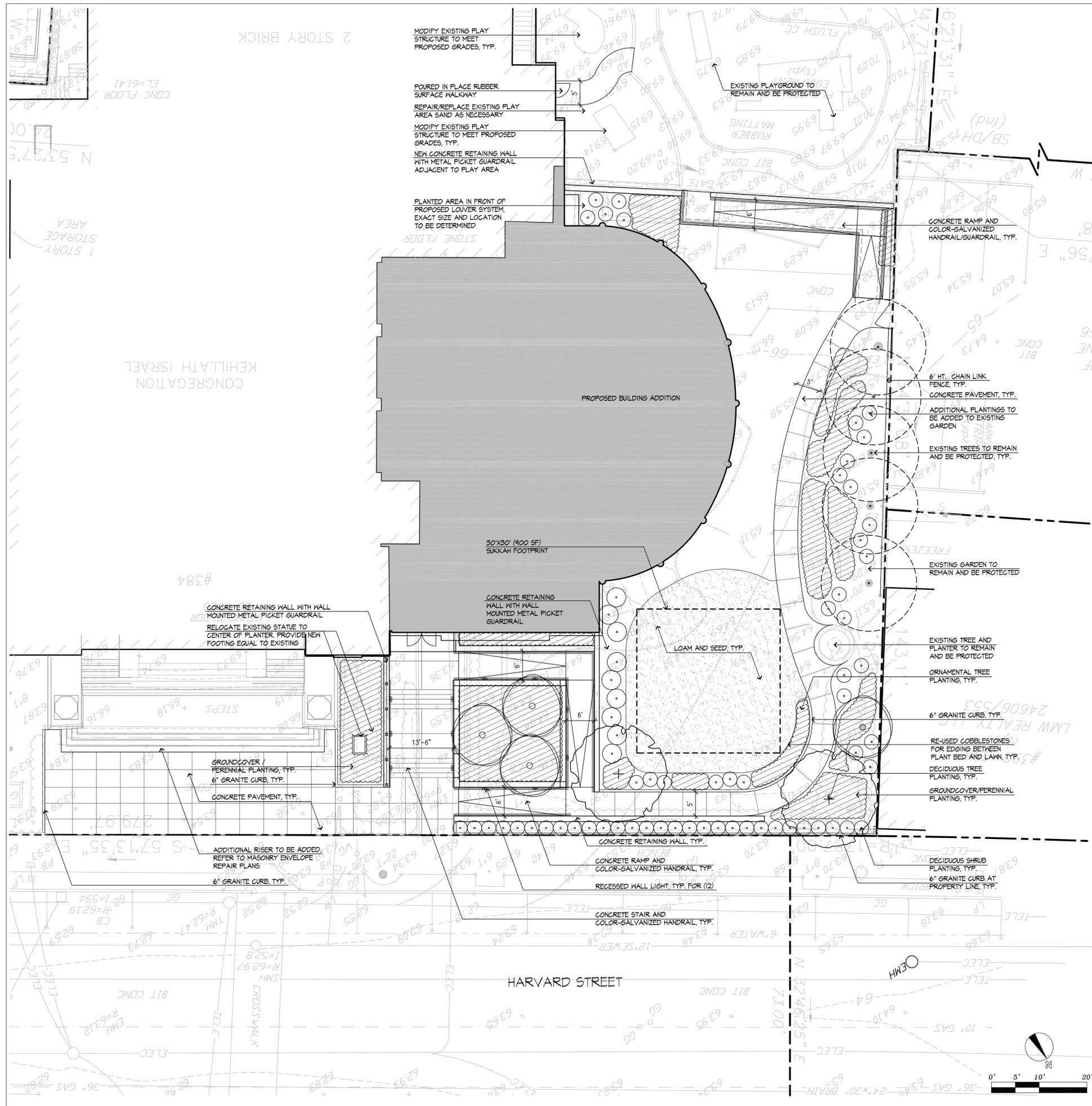
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Drawn: HM Chkd.:
Date: July 16, 2015

Zoning Plan

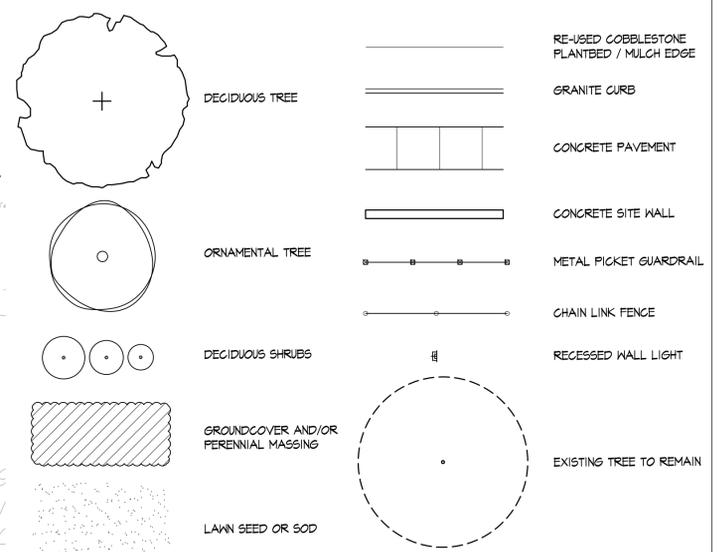


ZONING DISTRICT M1.0	
SETBACK	
FRONT	25'
SIDE	20' + L/10
REAR	40'
DISTRICT M1.0 FAR = 1.0	
ALLOWABLE FAR LOT SIZE INCREASE (§5.08)	
LOT SIZE = 55,000 SF	
MIN. LOT SIZE FOR M1.0 = 5,000SF	
% LOT SIZE INCREASE OF 1% / 2,000SF	
55,000-5,000 = 50,000 SF / 2000SF = 25%	
TOTAL ALLOWABLE FAR = 1.25	
LOWER LEVEL ADDITION	5,940 SQFT
MAIN LEVEL ADDITION	5,970 SQFT
TOTAL ADDITION	11,910 SQFT

LOT SIZE	55,765 SQFT
EXISTING BUILDING GROSS SQFT	55,249 SQFT
EXISTING SQFT TO BE REMOVED	680 SQFT
PROPOSED ADDITION GROSS SQFT	11,910 SQFT
OPEN SPACE	23,046 SQFT
EXISTING FAR	0.99
PROPOSED FAR	1.19
LANDSCAPED OPEN SPACE % of Gross Floor Area	34.7 %
EXISTING HIGHEST HEIGHT	56'-2" A.M.N.
PROPOSED ADDITION HIGHEST HEIGHT	25'-10" A.M.N.



LANDSCAPE PLAN LEGEND



LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA DATED DECEMBER 3, 2012.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BROOKLINE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA DATED DECEMBER 3, 2012.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.

General Notes:

**DRAFT
FOR REVIEW ONLY**
2015-12-11

**Handlin, Garrahan
& Associates**
104 Mt. Auburn Street
Cambridge, MA 02138
(617) 576-1496 tel.
(617) 576-1346 FAX

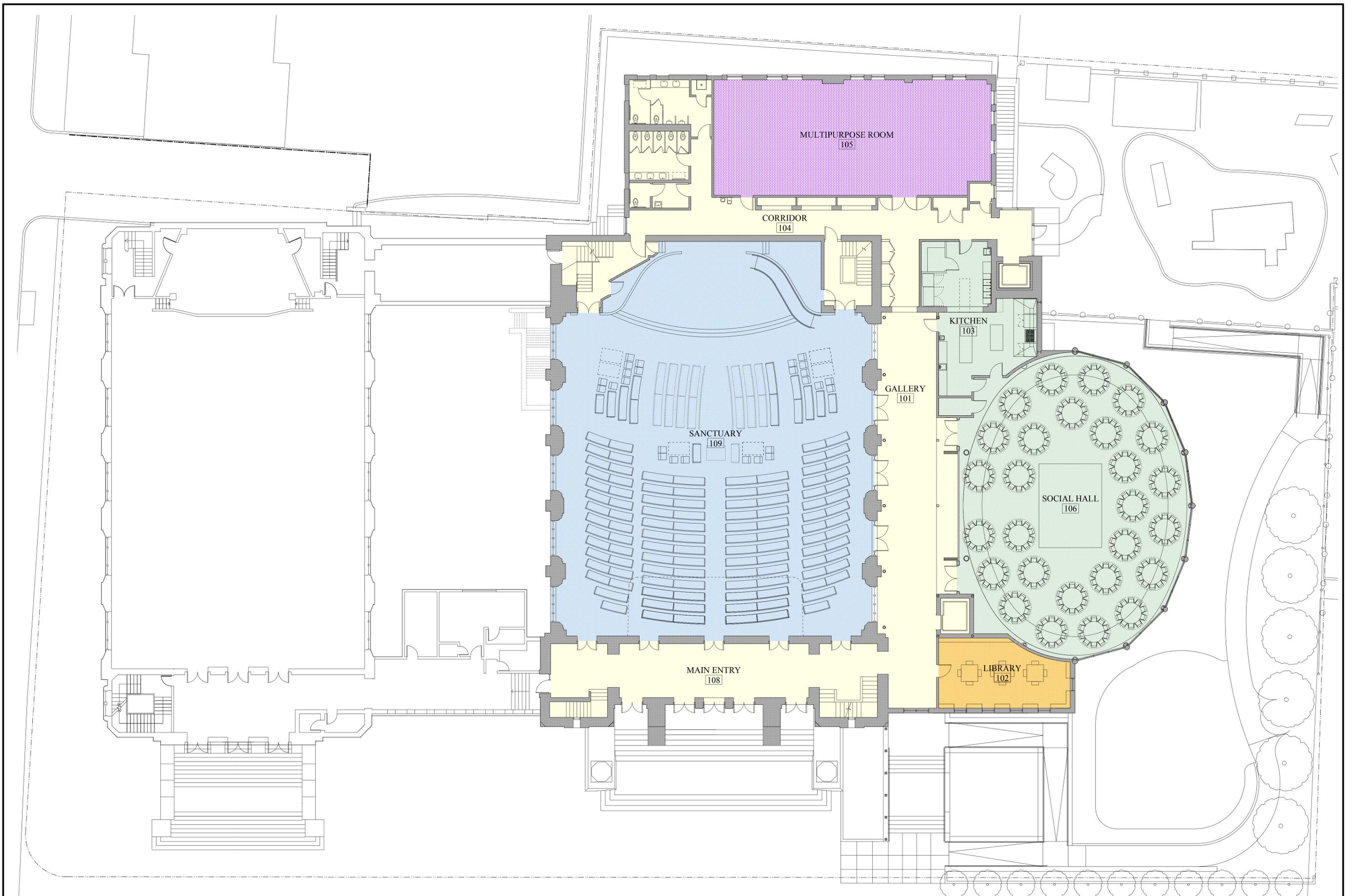
Stantec
Stantec Planning and
Landscape Architecture P.C.
226 Causeway Street, 6th Floor
Boston, MA 02114
Tel. 617.523.8103
www.stantec.com

Revised: _____ Date: _____

Job: 1101
Scale: As Noted
Drawn: DS Chkd.: -
Date: 12/11/2015

**SCHEMATIC DESIGN
LANDSCAPE PLAN**

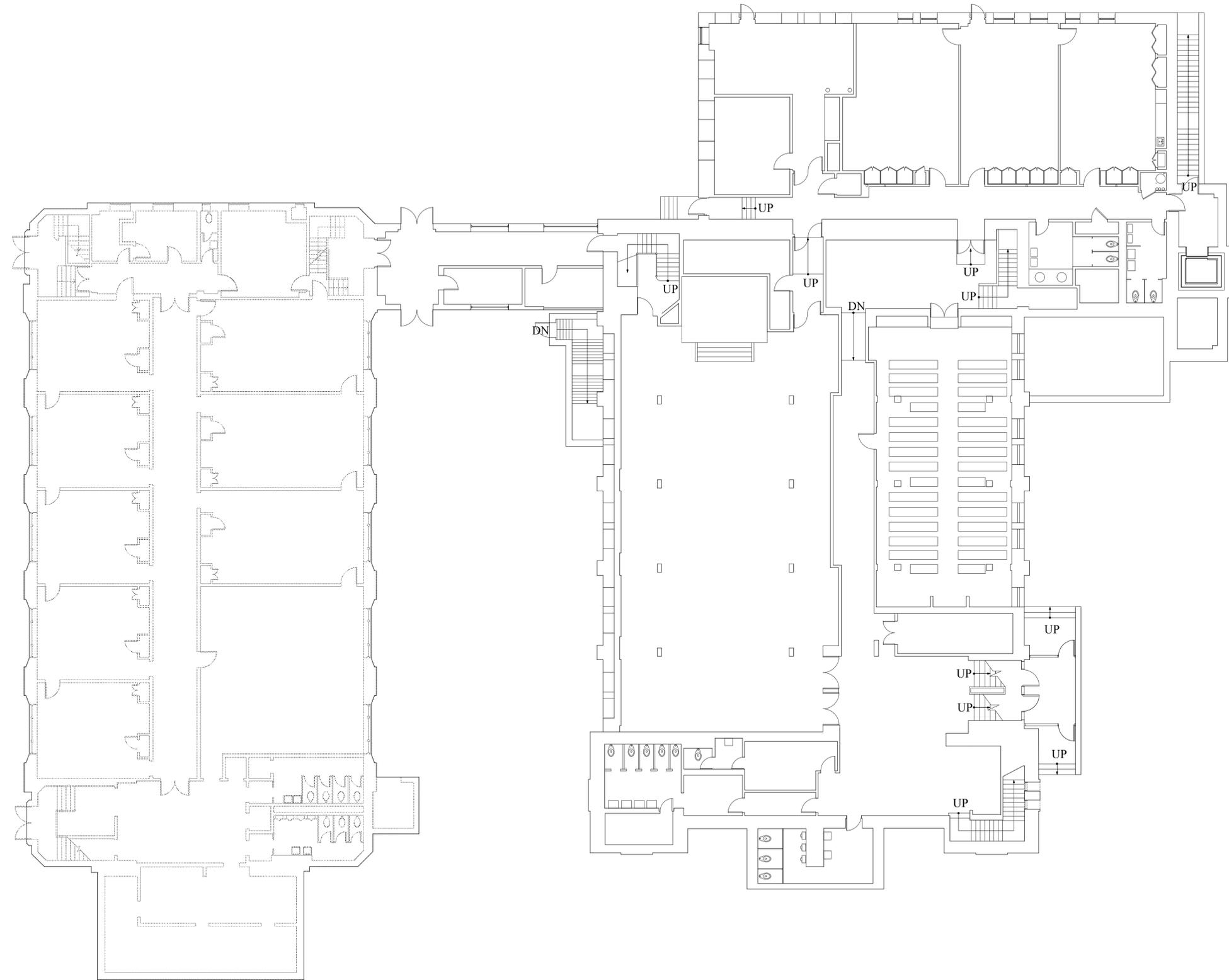
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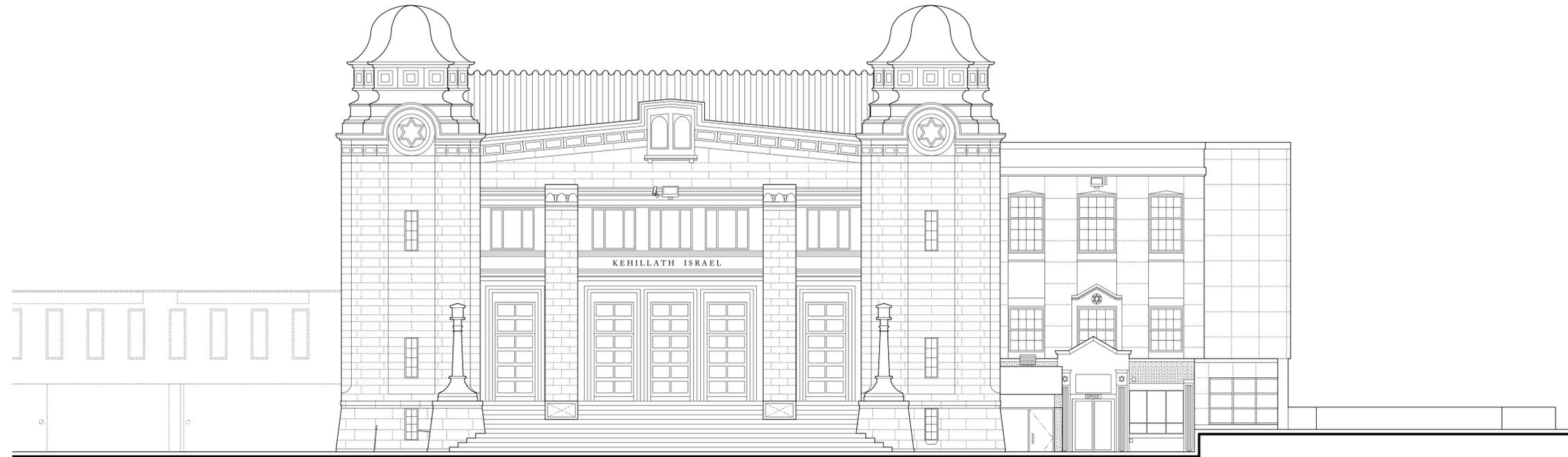




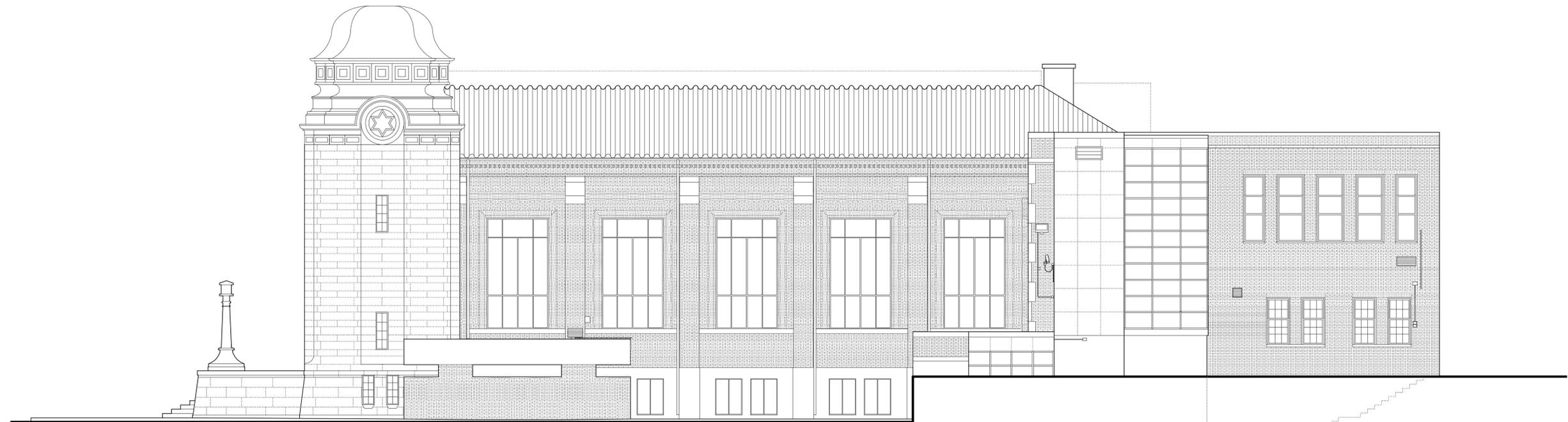








1 HARVARD STREET ELEVATION



2 GARDEN ELEVATION

