



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 2nd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 31, 2016
Subject: **Construct a 22,000 s.f. addition for new library space (R&D Center)**
Location: 791 Hammond Street (Beaver Country Day School)

Atlas Sheet: 123A	Case #: BOA 2016-0024
Block: 429	Zoning: S-15
Lot: 37-38	Lot Area (s.f.): ±716,475

Board of Appeals Hearing: April 21, 2016 at 7:15 p.m.

BACKGROUND

3-14-16 – Administrative Site Plan Review by Planning Director completed allowing Beaver to commence the Board of Appeals approval process.

1-13-16 – Beaver Country Day School held a neighborhood meeting to present the project.

8-11-06 – Received approval from the Board of Appeals to construct an addition to the school gym and expand on-site parking on tennis courts to be demolished.

4-10-03 – Received approval from the Board of Appeals to demolish the existing gymnasium and construct a new 30,000 s.f. Visual and Performing Arts building.

1993 – New gym was completed near the athletic fields on the west side of the campus.

SITE AND NEIGHBORHOOD

791 Hammond Street is the site of the Beaver Country Day School, a co-ed school from 6th to 12th grade. A camp is also run at the school in the summer. The site is approximately 15 acres, sloped, and bounded on the east by Hammond Street, on the south by Woodland Road and some single family houses, on the west by single family houses, and on the north by Holyhood Cemetery. The Chestnut Hill Shopping area is nearby on Boylston Street.

APPLICANT’S PROPOSAL

The applicant, Beaver Country Day School, is proposing to renovate 15,711 s.f. of the existing library for new classrooms, office space, research workspace and meeting rooms and construct a 22,500 s.f. research and design center (R+D), which will have new library stacks, collaborative work spaces, offices, classrooms and an improved art gallery with a glass wall. There will also be a connector ramp linking the R+D Center to the front lobby. Other renovations will include upgrades to the lighting, fire alarm and sprinkler systems and handicap accessibility. The school plans no increase in enrollment or the number of teachers or staff members. There are currently 165 parking spaces on site.

FINDINGS

5.09.i – Design Review

Non-residential uses in a residential district with more than 5,000 s.f. or more than 10 parking spaces require a *special permit* subject to design review standards listed under *Section 5.09.4(a-1)*. All conditions have been met; the most relevant sections of the design standards are described below:

- a. **Preservation of Trees and Landscape**—Existing trees and other landscape features will be preserved as much as possible, and additional trees and landscaping are proposed in the renovated courtyard.
- b. **Relation of Buildings to Environment**—Because of the large campus, the shadow impact on abutting properties appears to be non-existent.
- c. **Relation of Buildings to the Form of the Streetscape and Neighborhood**—the addition is set well back from the street and therefore will not negatively impact the streetscape.
- d. **Open Space**—All existing open space (landscaped and usable) will be continuously maintained. Improved accessible routes will be provided to open area on the building’s north side.
- e. **Circulation**—The existing vehicular, bicycle and pedestrian circulation, including entrances, ramps, walkways, drives, and parking will be maintained as they are not affected by the addition. During construction, there will be a temporary construction entrance off Hammond Street.
- f. **Stormwater Drainage**— Storm water will continue to be removed from all roofs, canopies and paved areas and carried away in an underground drainage system. Surface water in all paved areas will be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.
- g. **Utility Service**—Electric, telephone, cable TV and other such lines and equipment shall be underground from the source in the public way to all buildings on the site. The building upgrades include a fire suppression system; a new fire protection water line will be brought in from the south side of the building. This and other utility lines will be indicated on the site plan.
- m. **Energy Efficiency**—The building will be upgraded with new insulation, energy efficient lighting and heating and cooling systems.

6.02 – Table of Off-Street Parking, Paragraph 1

6.02.4.c – Off-Street Parking Regulations

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Finding</u>
Parking Spaces	Approx. 33 addtl.*	145	0	<u>Special Permit**</u>

*Under **Sec. 6.02.4.a**, only one-third of the parking spaces is required for students under 15, which would be grades 6, 7, and 8.

Under **Sec. 6.02.4.c, the Board of Appeals may waive requirements by special permit for educational uses.

Modification, as necessary of BOA Case #060034, May 25, 2006 (filed 8/11/06)

The Board of Appeals approved special permits to allow construction of a new gym subject to a final site plan, including landscaping and parking layout, being approved by the Assistant Director for Regulatory Planning.

MGL 40A, Sec. 3

The state zoning act requires non-profit educational uses to be subject to reasonable dimensional requirements.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal to construct an addition at Beaver Country Day School. The proposal is attractively designed, provides upgrades to the lighting, fire alarm and sprinkler systems and allows improved handicap accessibility throughout the school. It also complies with requirements for FAR, height, front, side, and rear yard setbacks, and usable and landscaped open space. Since the school is not planning to increase the student enrollment or staff, but rather provide more up-to-date resources for its existing students, the relief for parking is reasonable.

Members of the public expressed concerns about parking violations and speeding on Woodland Road associated with the school. The Planning Board was sensitive to these concerns, but stated these issues are most effectively addressed with the Transportation Department.

Therefore, the Planning Board recommends approval of the requested special permits for the plans entitled “ Beaver Country Day School, R and D Center” prepared by NADAA, dated January 8, 2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to review and approval by the Assistant Director for Regulatory Planning.
3. A construction management plan, including parking locations for construction vehicles, shall be submitted for review and approval of the Building Commissioner, with a copy to the Planning Department, before a building permit is issued.
4. Prior to the issuance of a building permit, 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; 2) final floor plans and elevations stamped and signed by a registered architect; 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



R+D CENTER
Beaver Country Day School
791 Hammond St., Brookline, MA 02467

APPLICATION for
SITE PLAN REVIEW

JANUARY 8th, 2016

NADAAA
1920 WASHINGTON ST #2
BOSTON MA, 02118
T (617) 4426232

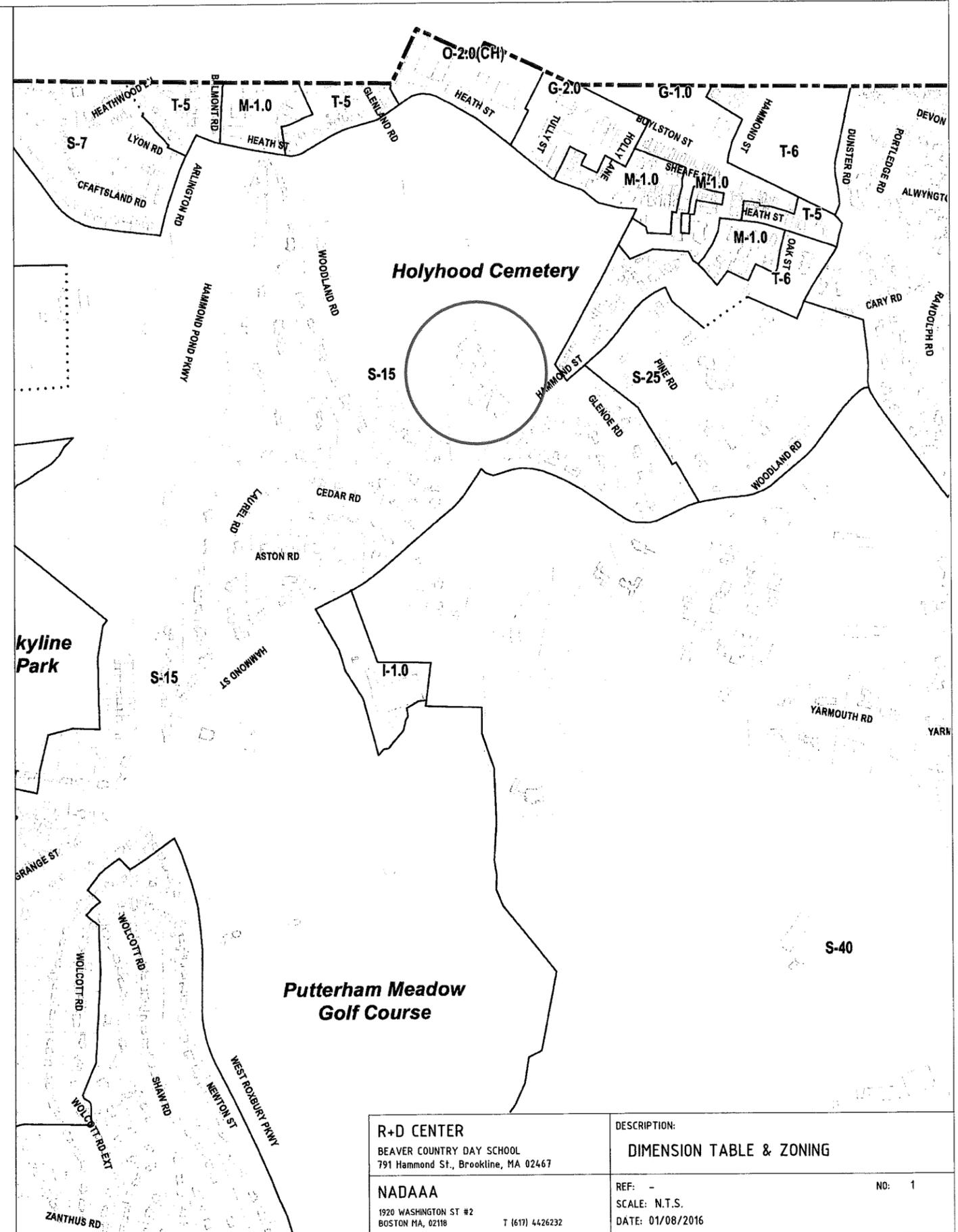
R+D Center
 Beaver Country Day School
 Chestnut Hill, Massachusetts

Town of Brookline
 Zoning By-Law
 Table of Dimensional
 Requirements

NADAAA

	Allowable/Required	Existing	Proposed	Zoning Relief
District	S-15	S-15	S-15	
Use	Any other structure or principal use	Educational	Educational	
Lot Size Minimum (sq.ft)	15,000	716,491	716,491	
Floor Area Ratio Maximum	0.25 (0.41 Actual FAR allowable per exception - Section 5.08 Par. 1b)	0.27 - based on 190,729sf existing school	0.29 - based on 190,729sf + 22,379sf = 213,108sf	
Lot Width Minimum (feet)	100'	700' (Hammond St.)	700' (Hammond St.)	
Height Maximum (feet)	35'	45.7' existing main building (1)	29.7'(1)	
Minimum Yard (feet)				
Front (Hammond)	35'	327.25'(2)	308'(2)	
Side-West (3)	25'	98' (average) 91' min.	88.7' (average) 82.8' min.	
Rear (3)	50'	133'4"	133'4"	
Open Space % of gross floor area				
Landscape	60%	325%	317%	
Usable	None	X	X	
Parking	64 spaces (21 spaces actual allowable per Section 6.02 Par.4a) - for proposed new floor area	145	145	RELIEF NEEDED

- (1) See building height diagram for height calculation.
- (2) Dimensions refer to ridge dimension of existing library and proposed north addition.
- (3) Determination of west adjacent property line as being Rear or Side is unclear: dimensions are compared to each.

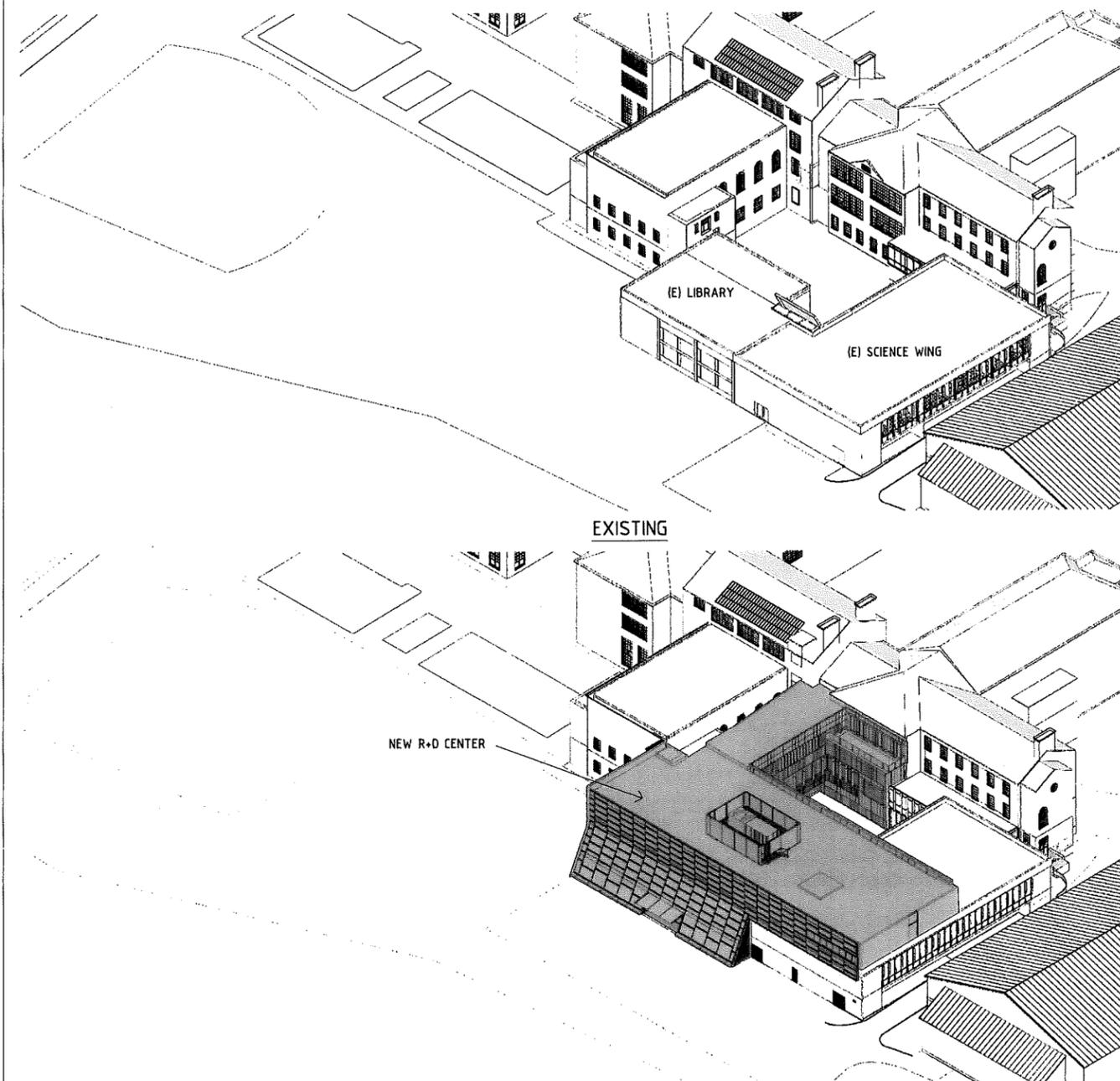


R+D CENTER
 BEAVER COUNTRY DAY SCHOOL
 791 Hammond St., Brookline, MA 02467

NADAAA
 1920 WASHINGTON ST #2
 BOSTON MA, 02118
 T (617) 4426232

DESCRIPTION:
DIMENSION TABLE & ZONING

REF: - NO: 1
 SCALE: N.T.S.
 DATE: 01/08/2016



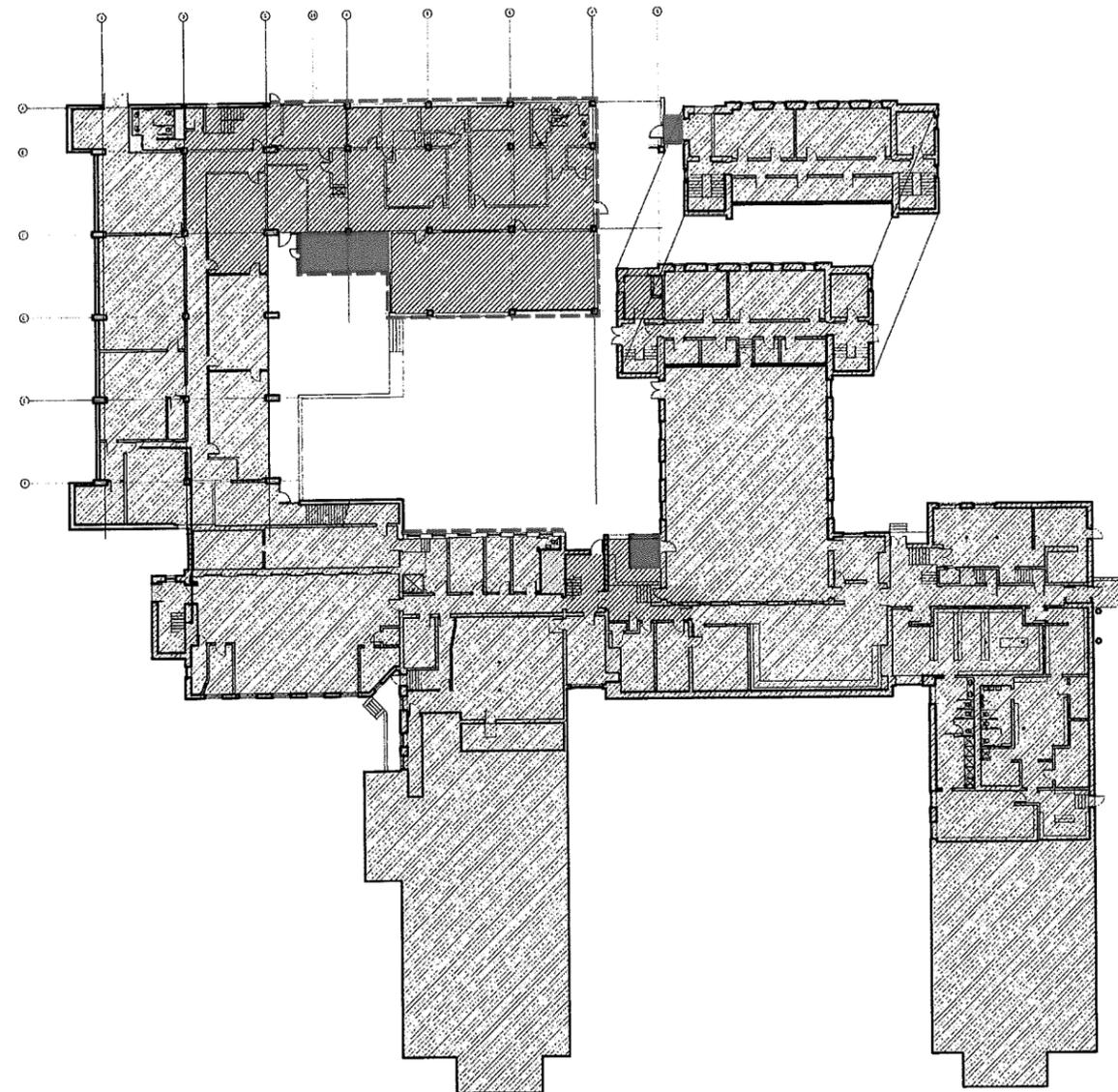
PROPOSED R+D CENTER ADDITION

GROSS FLOOR AREA NEW CONSTRUCTION: 22,379 sqft
 GROSS FLOOR AREA RENOVATION: 15,711 sqft
 MAIN BUILDING EXISTING AREA: 82,023 sqft

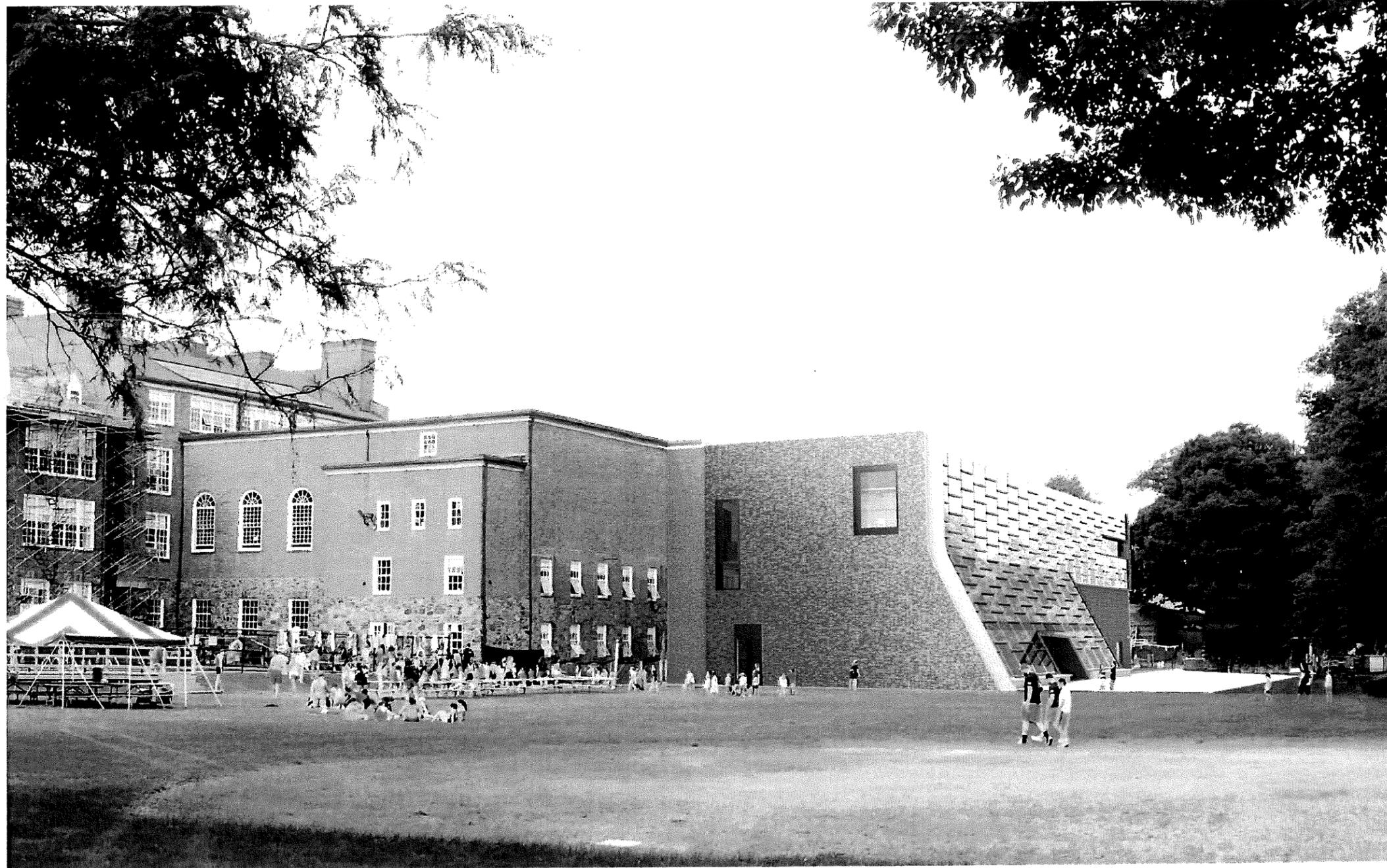
CONSTRUCTION SCHEDULE (estimated):
 START: MAY 2016
 FINISH: SEPTEMBER 2017

DIAGRAM OF AREA TO BE DEMOLISHED

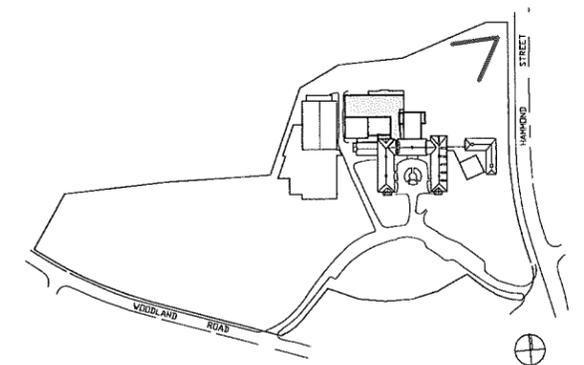
OVERALL FOOTPRINT - 39,586 SQFT
 DEMOLISHED FOOTPRINT (HIGHLIGHTED IN RED)- 403 SQFT / 325 LINEAR FT OF WALL
 % DEMOLISHED OF OVERALL BUILDING FOOT PRINT - 1%



<p>R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467</p>	<p>DESCRIPTION: ISOMETRIC VIEW & DEMOLITION DIAGRAM</p>
<p>NADAAA 1920 WASHINGTON ST #2 BOSTON MA, 02118 T (617) 4426232</p>	<p>REF: - NO: 2 SCALE: N.T.S. DATE: 01/08/2016</p>



R+D CENTER NORTHERN ADDITION VIEW FROM HAMMOND STREET

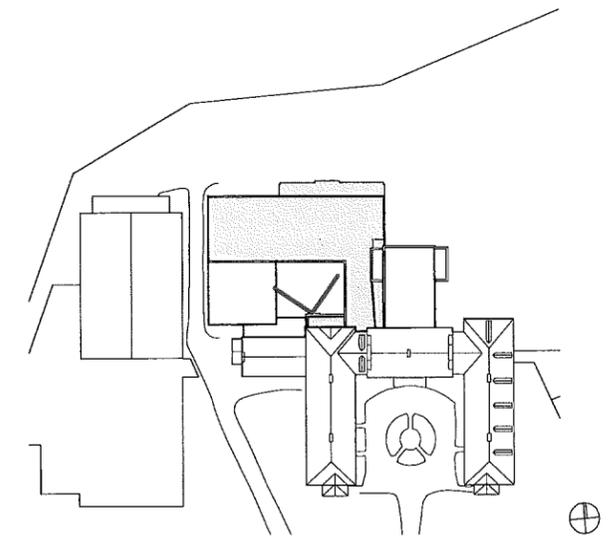


KEY PLAN

<p>R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467</p>	<p>DESCRIPTION: RENDERING</p>
<p>NADAAA 1920 WASHINGTON ST #2 BOSTON MA, 02118 T (617) 4426232</p>	<p>REF: - NO: 3 SCALE: N.T.S. DATE: 01/08/2016</p>

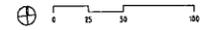
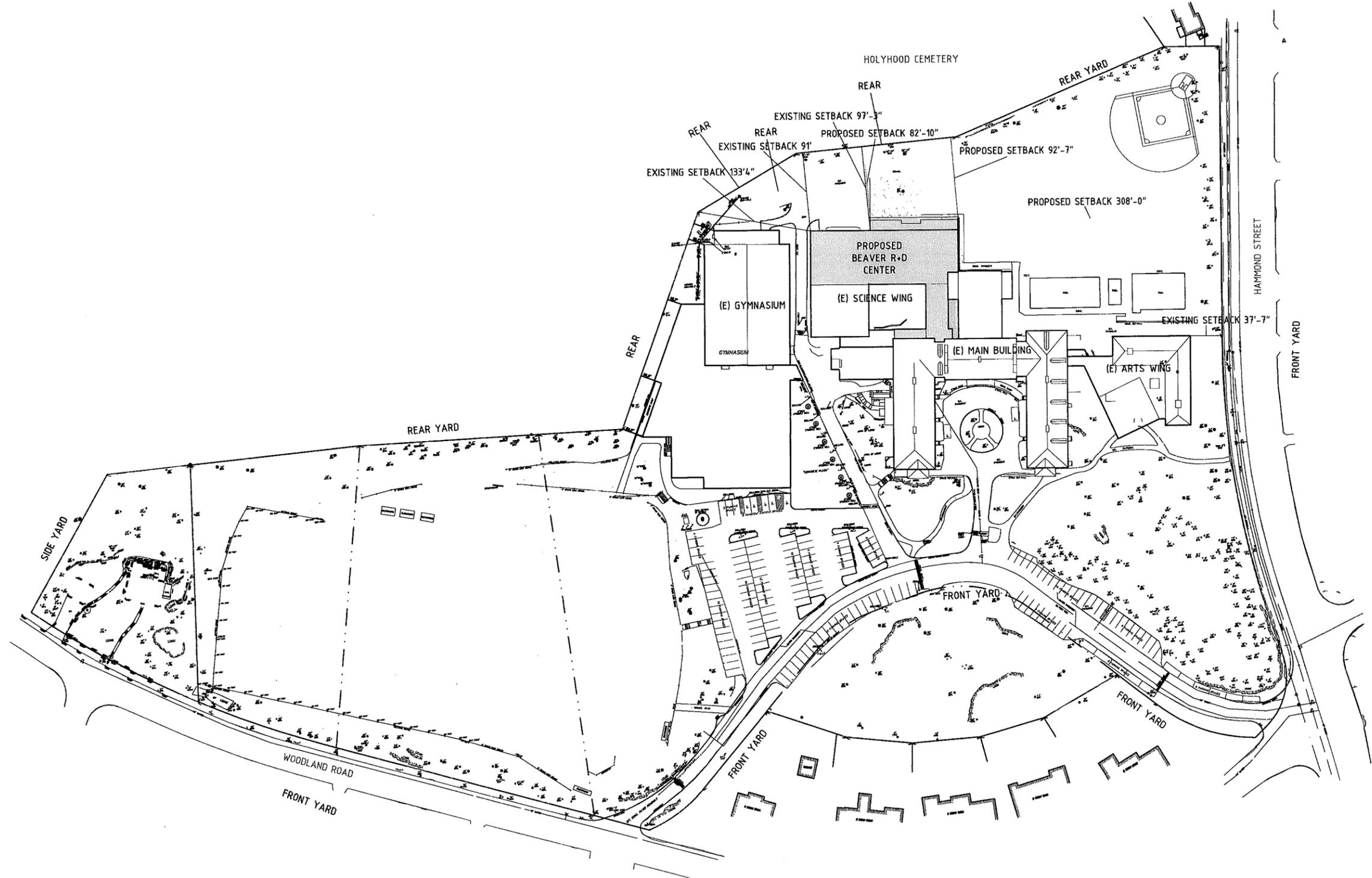


COURTYARD AND R+D CENTER VIEW FROM MAIN BUILDING

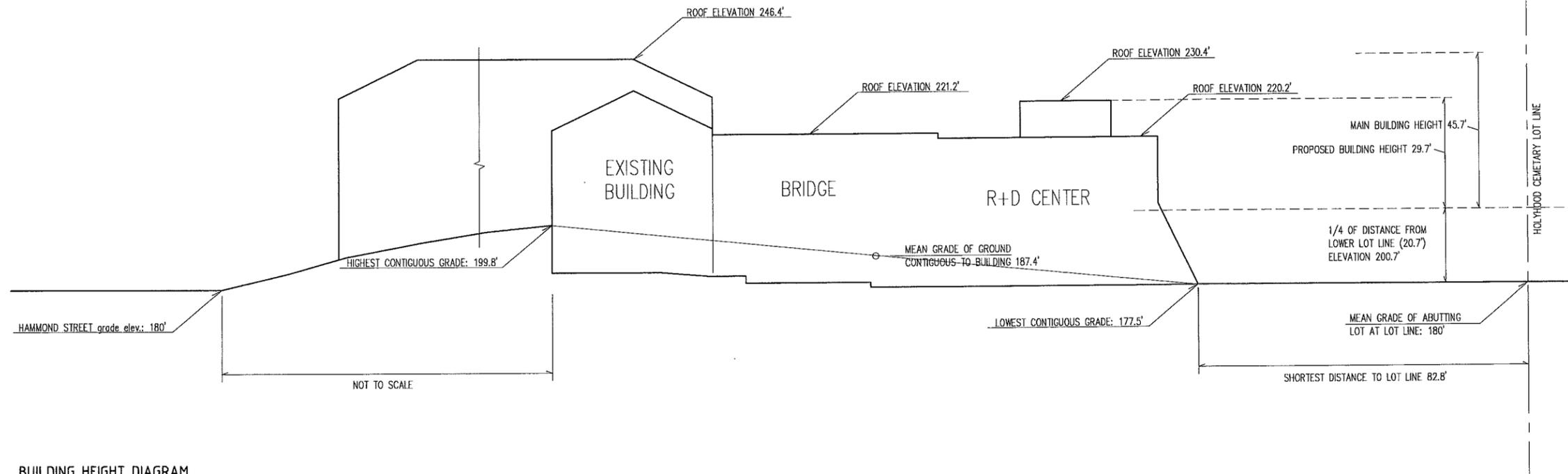


KEY PLAN

R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467	DESCRIPTION: RENDERING
NADAAA 1920 WASHINGTON ST #2 BOSTON MA, 02118 T (617) 4426232	REF: - NO: 4 SCALE: N.T.S. DATE: 01/08/2016



R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467		DESCRIPTION: SITE PLAN
NADAAA 1028 WASHINGTON ST #2 BOSTON MA, 02118 T. (617) 442-2332	REF: - SCALE: N.T.S. DATE: 01/08/2016	NO 5



BUILDING HEIGHT DIAGRAM

CALCULATION BASED UPON PARAGRAPH 5.30.1.C AND FIGURE 5.05(3) (pages 5-53, 5-54).

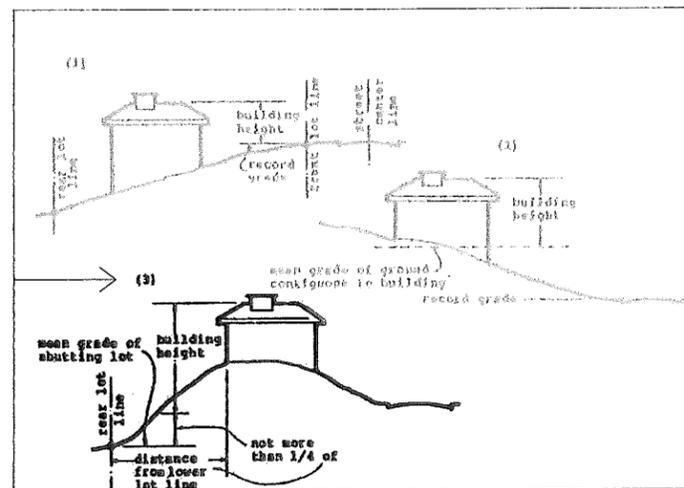
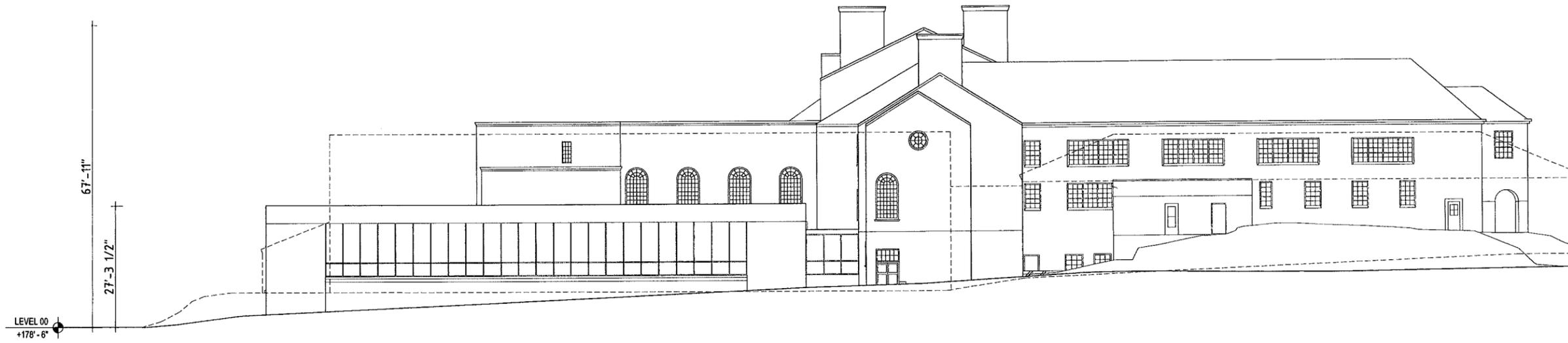


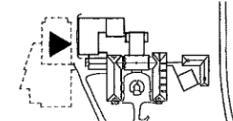
Figure 5.05 - Measurement of Building Height When the Rear Abutting Lot is Subject to Same or Less Restrictive Height Limitation

- c. Where the mean grade of the natural ground contiguous to the building is higher than both the record grade of the street and the mean natural grade of any abutting lot at the lot line, height shall be measured from a level not exceeding the mean grade of the lowest of any lot by more than one-fourth of the distance between the building and said abutting lot line.

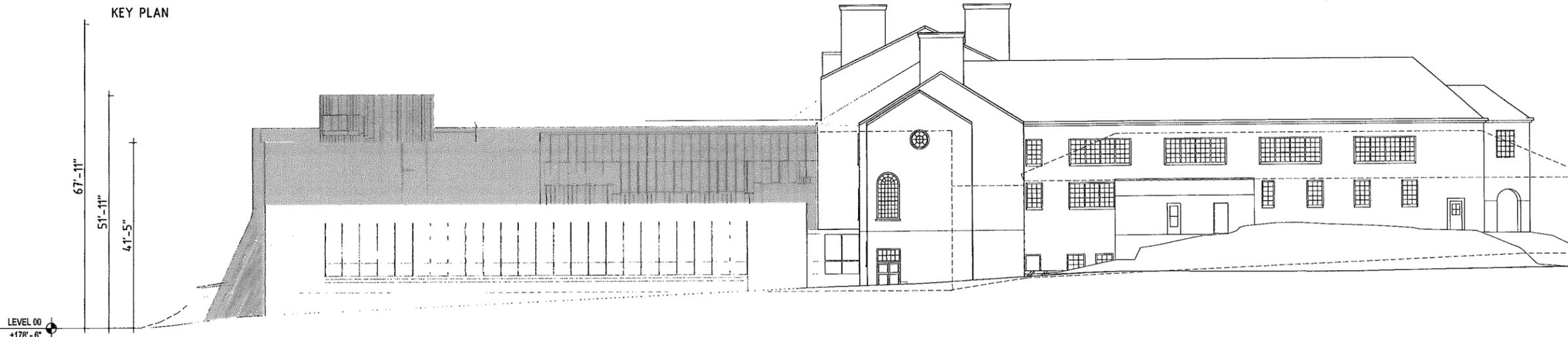
R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02447	DESCRIPTION: BUILDING HEIGHT DIAGRAM
NADAAA 1100 WASHINGTON ST #2 BOSTON MA, 02118	REF: - NO 6 SCALE: 1/16" = 1' 0" DATE: 01/08/2016



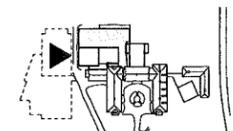
ELEVATION NORTH EXISTING



KEY PLAN

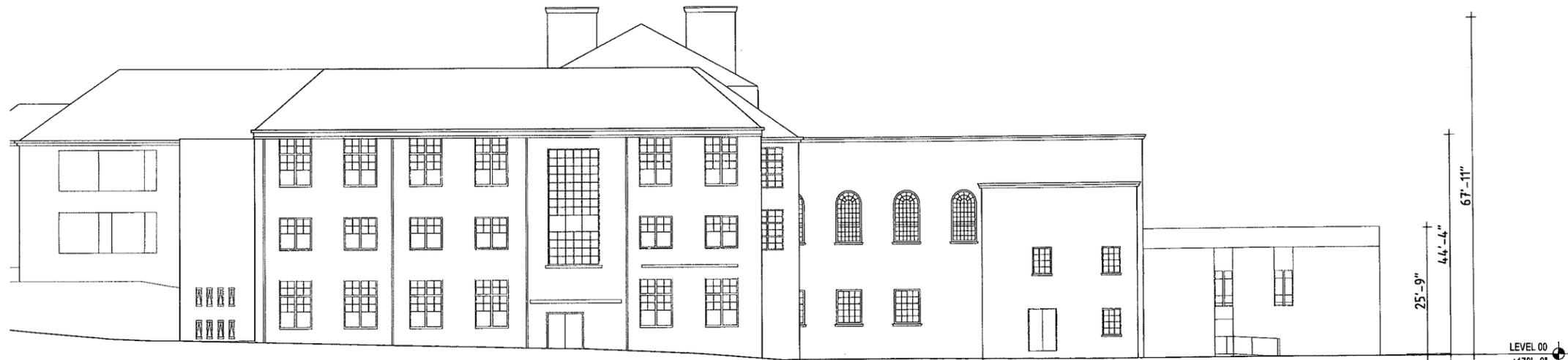


ELEVATION NORTH PROPOSED

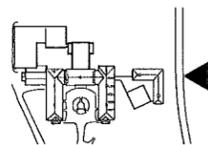


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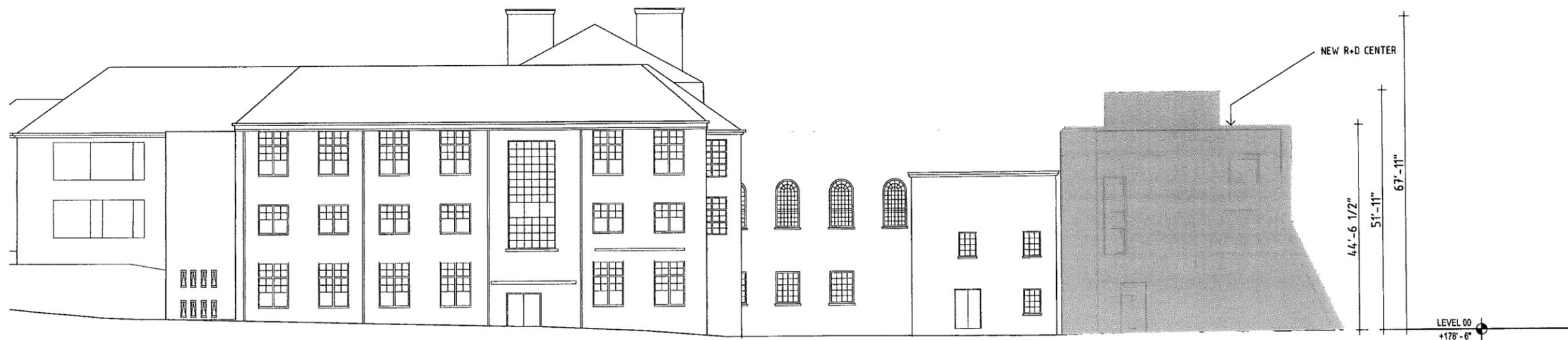
R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467	DESCRIPTION: ELEVATION-WEST
NADAAA 1028 WASHINGTON ST #2 BOSTON MA, 02118 1 (617) 4424230	REF: - NO 7 SCALE: 1/16" = 1' 0" DATE: 01/08/2016



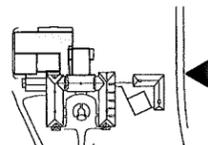
ELEVATION EAST EXISTING



KEY PLAN



ELEVATION EAST PROPOSED

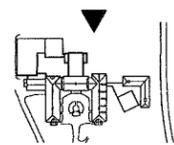


KEY PLAN

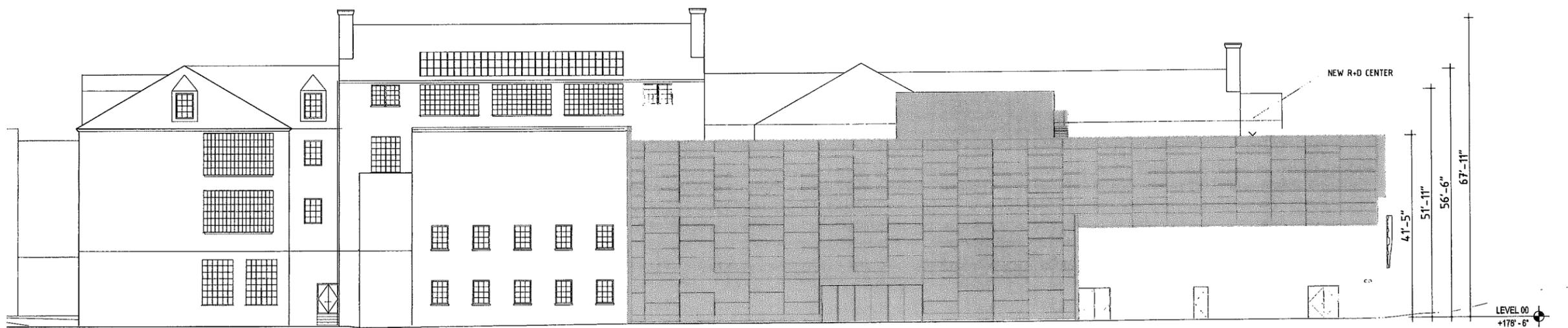
R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02147	DESCRIPTION ELEVATION-EAST
NADAAA 1120 WASHINGTON ST #2 BOSTON MA, 02108 T. (617) 4426232	REF: - NO: 8 SCALE: 1/16" = 1' 0" DATE: 01/02/2016



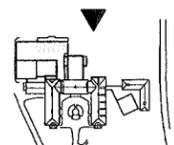
ELEVATION NORTH EXISTING



KEY PLAN



ELEVATION NORTH PROPOSED

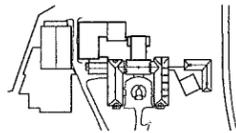


KEY PLAN

R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Breakline, MA 02467	DESCRIPTION ELEVATION-NORTH
NADAAA 100 WASHINGTON ST #2 BOSTON MA, 02108 T (617) 4428232	REF: - NO 9 SCALE: 1/16" = 1' 0" DATE: 01/08/2016



ELEVATION SOUTH EXISTING

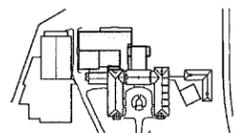


KEY PLAN



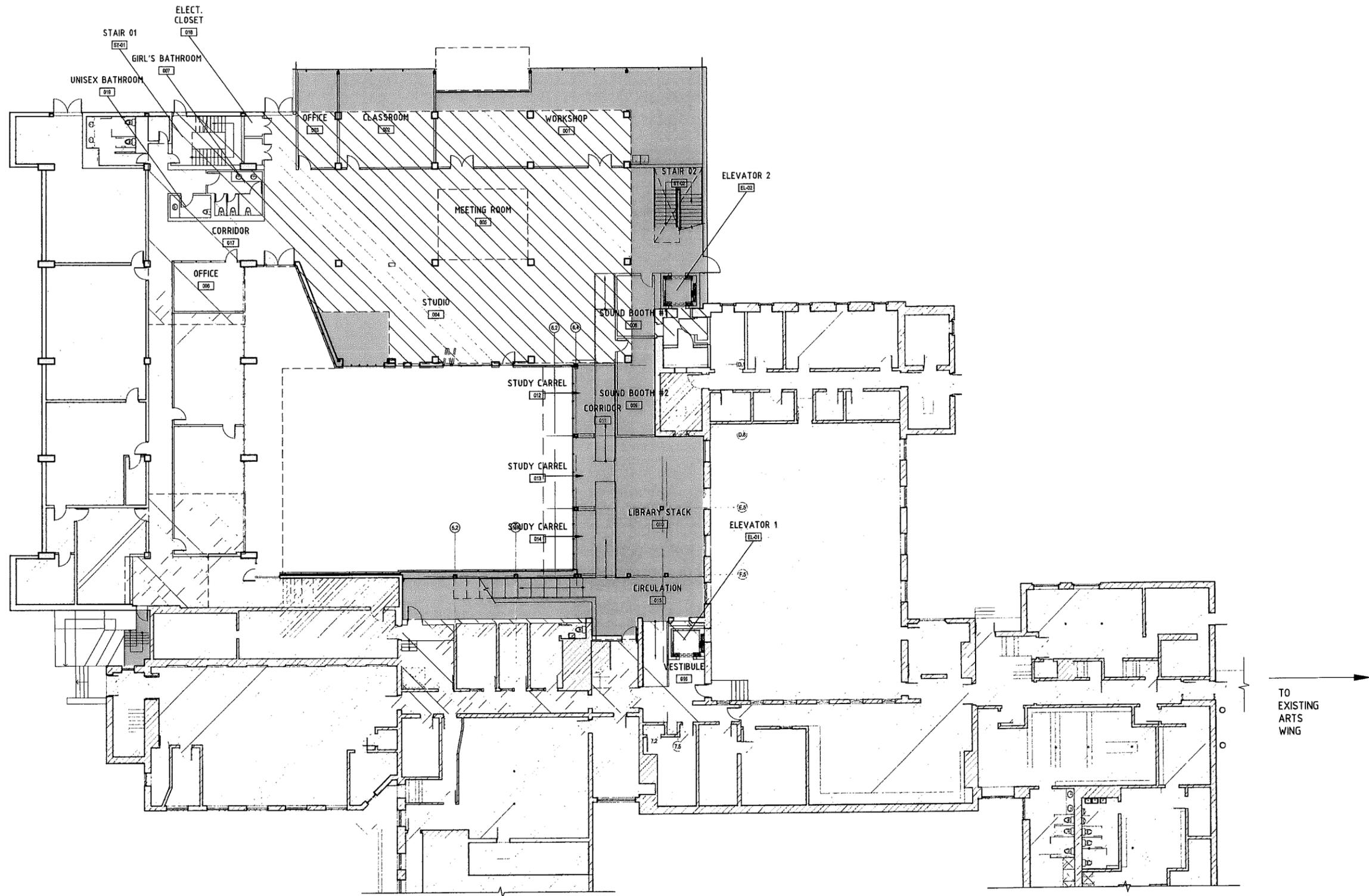
NEW R+D CENTER

ELEVATION SOUTH PROPOSED



KEY PLAN

R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467		DESCRIPTION ELEVATION-SOUTH
NADAAA 1028 WASHINGTON ST #2 BOSTON, MA 02118 T 617 442832	REF: - SCALE: 1/16" = 1' 0" DATE: 01/08/2016	NO: 10

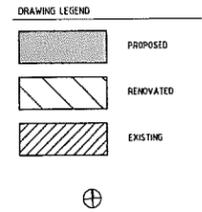
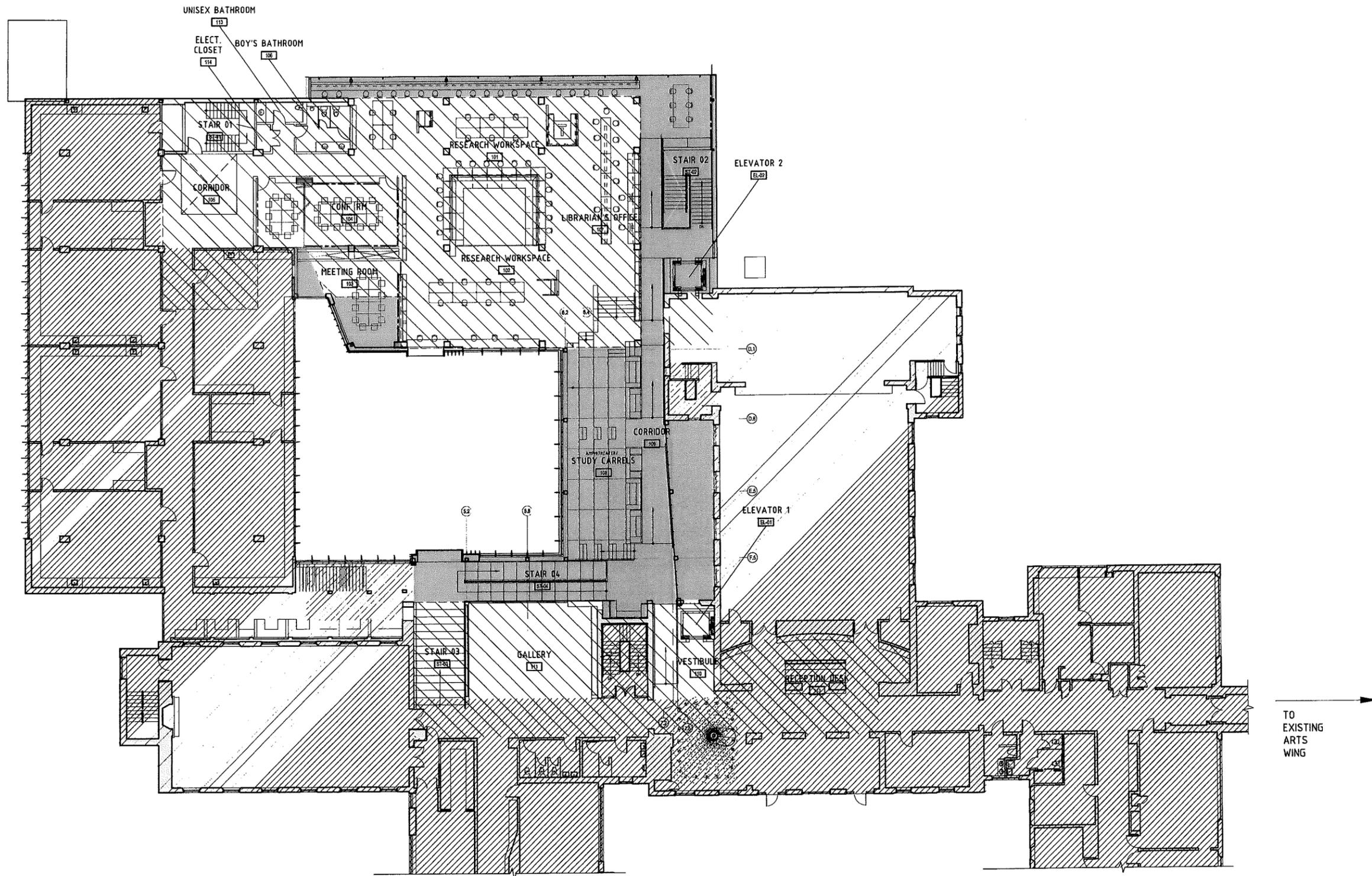


TO EXISTING ARTS WING

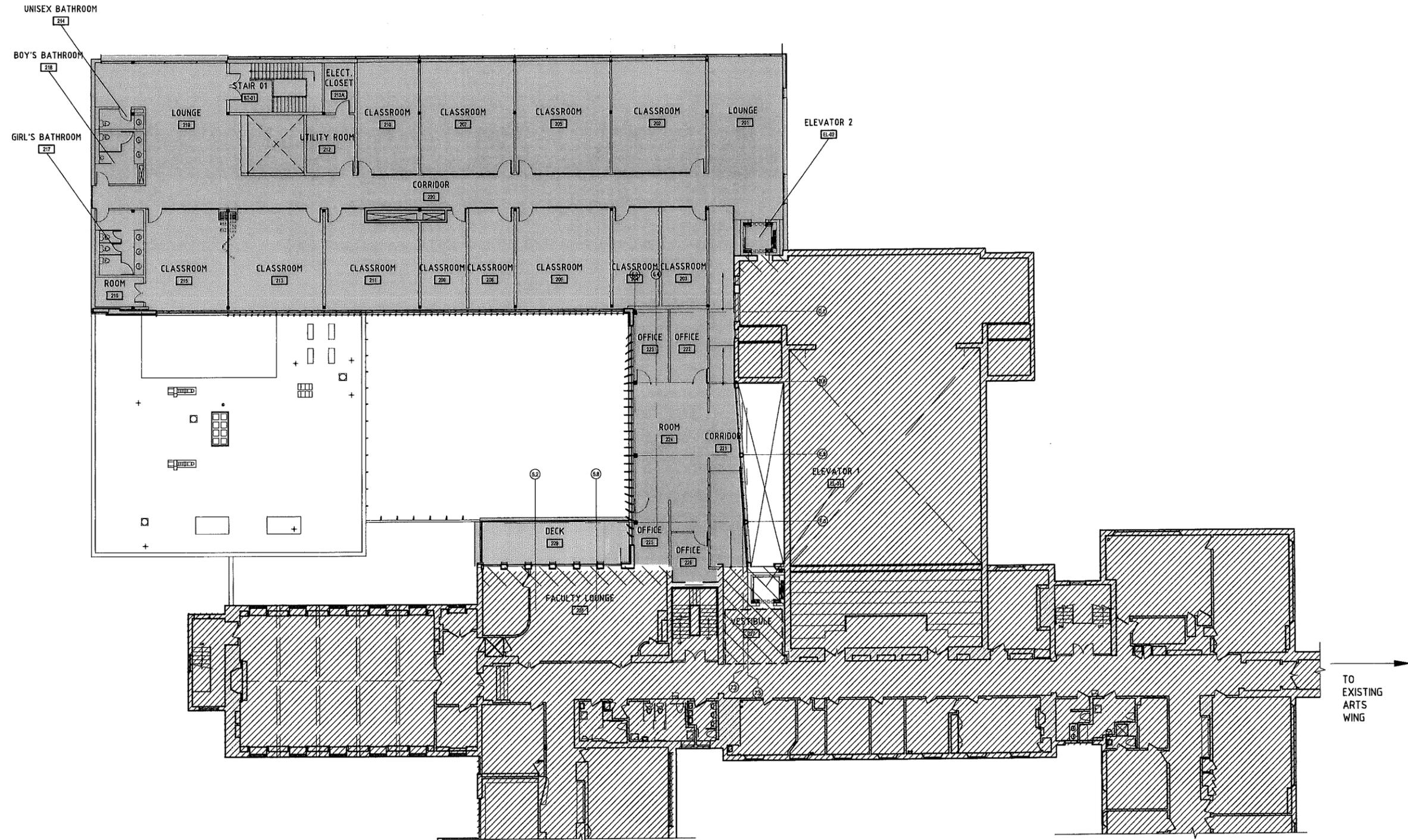
DRAWING LEGEND

	PROPOSED
	RENOVATED
	EXISTING

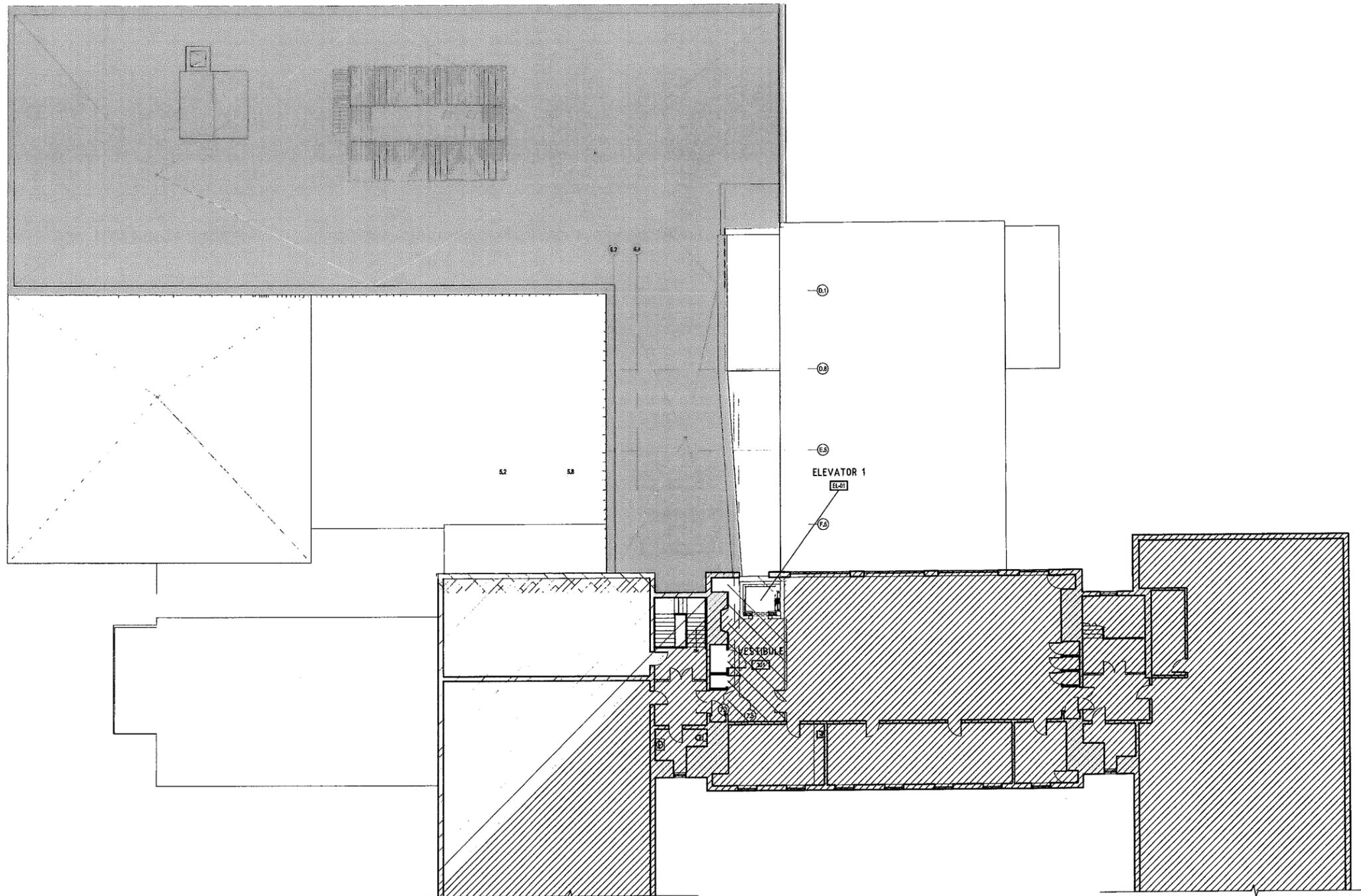
R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02147	DESCRIPTION: PLAN L00
NADAAA 1928 WASHINGTON ST #2 BOSTON MA, 02118 T 617 4428332	REF: - NO 11 SCALE: 1/16" = 1' 0" DATE: 01/08/2016



R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467	DESCRIPTION	
	PLAN L01	
NADAAA 1228 WASHINGTON ST #2 BOSTON, MA, 02118 T 617 4524232	REF: - SCALE: 1/16" = 1' 0" DATE: 01/08/2016	NO 12



R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467		DESCRIPTION: PLAN L02	
NADAAA 100 WASHINGTON ST #2 BOSTON MA, 02108		REF: - SCALE: 1/16" = 1' 0" DATE: 01/08/2016	NO 13



DRAWING LEGEND

	PROPOSED
	RENOVATED
	EXISTING



R+D CENTER BEAVER COUNTRY DAY SCHOOL 791 Hammond St., Brookline, MA 02467	DESCRIPTION: PLAN L03
NADAAA 1920 WASHINGTON ST #2 BOSTON MA, 02118 T (617) 644-2232	REF: - NO 14 SCALE: 1/16" = 1' 0" DATE: 01/08/2016

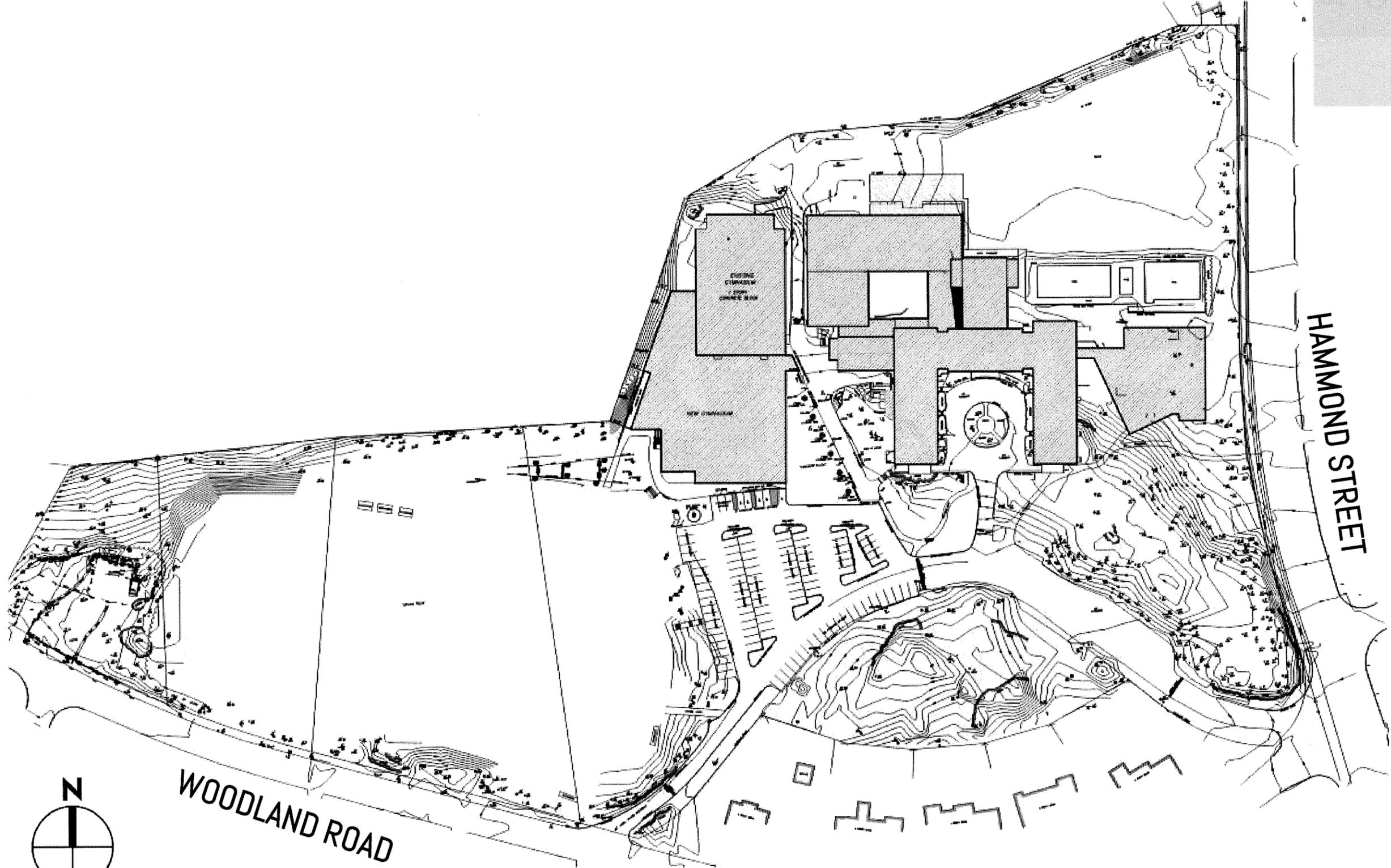


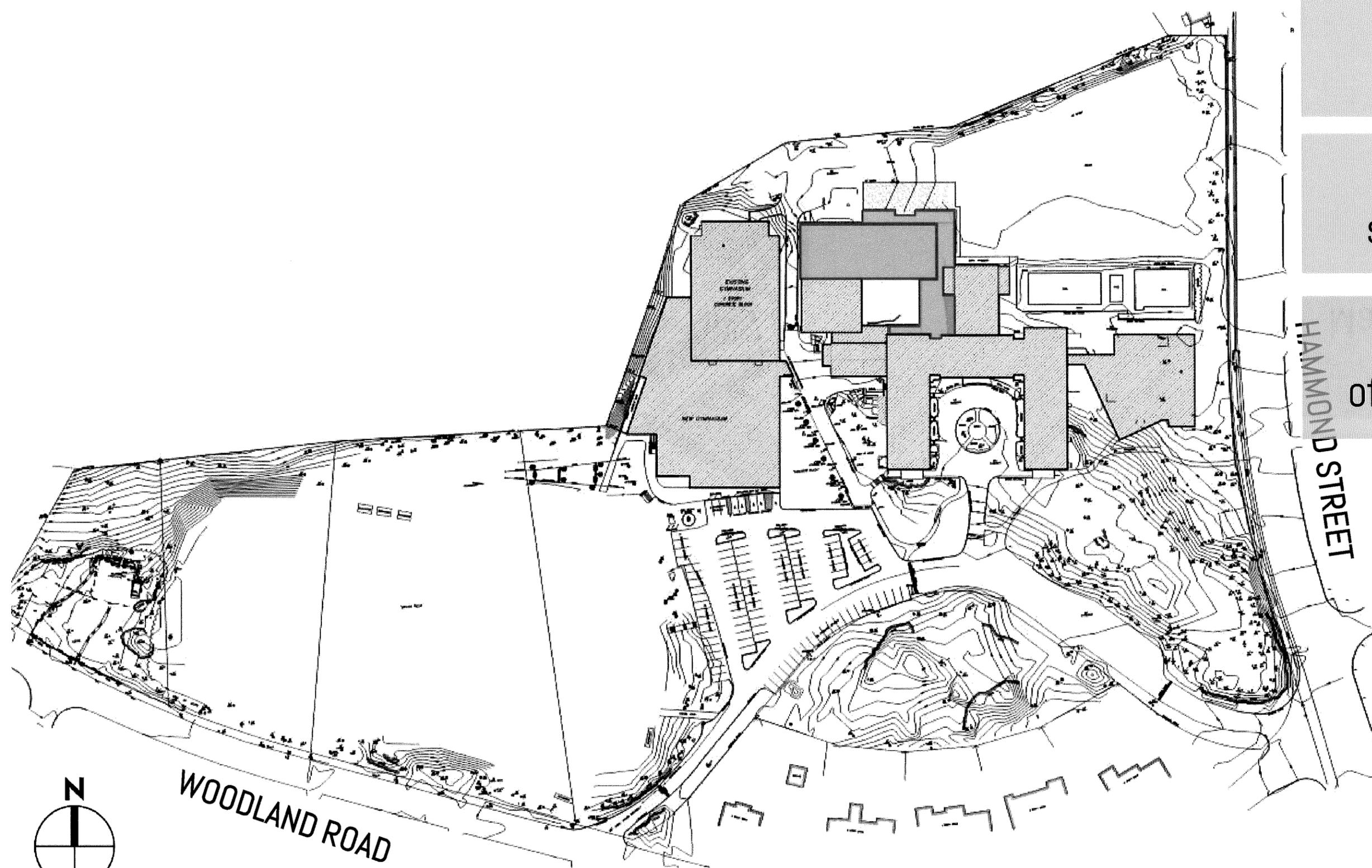
Research + Design Center at **Beaver**

Brookline Planning Board Hearing

March 31st 2016

Beaver Campus





Proposed
Addition

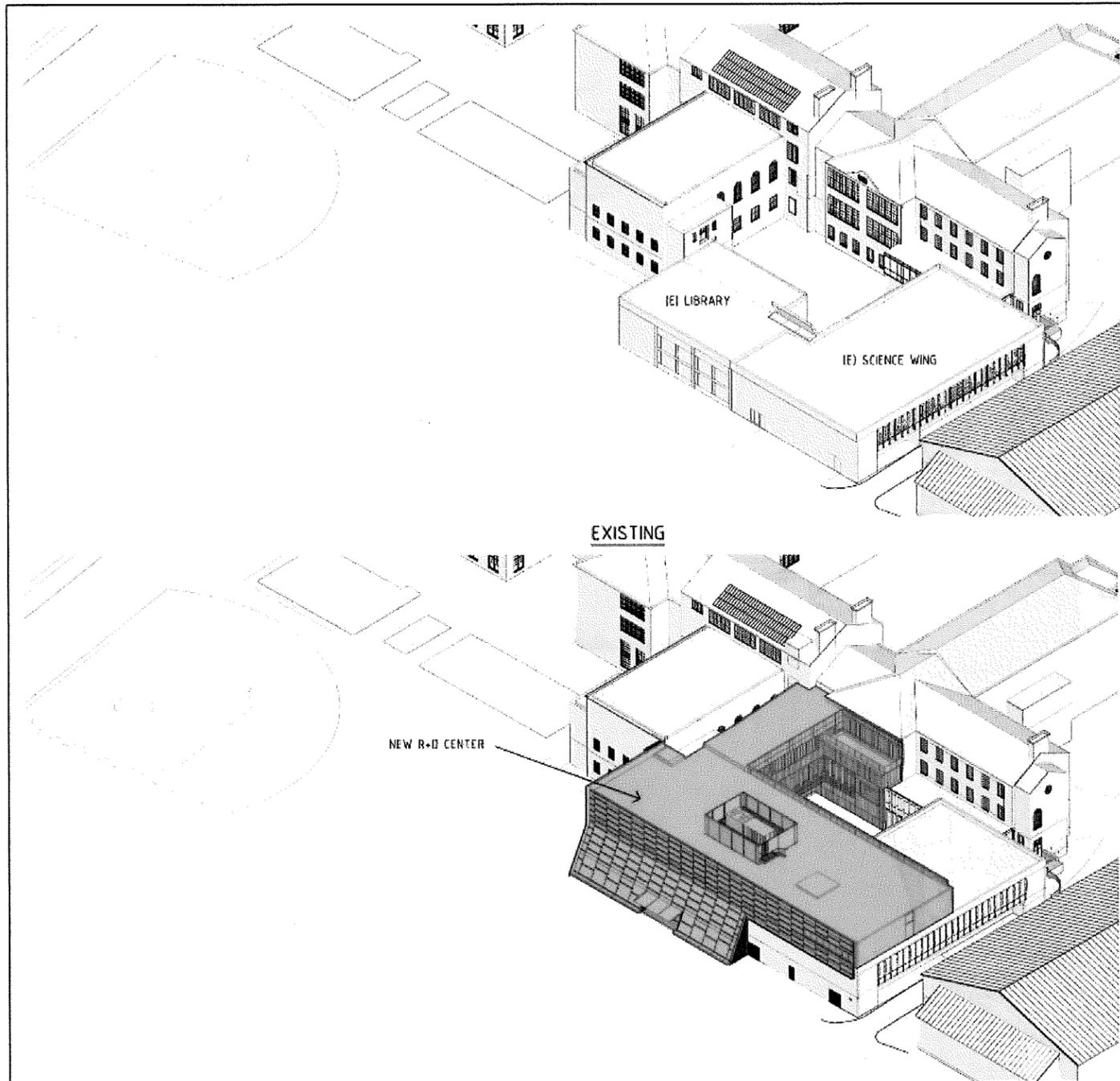
15,711
sqft of renovation

22,379 sqft
of new construction



WOODLAND ROAD

HAMMOND STREET



PROPOSED R+D CENTER ADDITION

GROSS FLOOR AREA NEW CONSTRUCTION: 22,379 sqft
GROSS FLOOR AREA RENOVATION: 15,711 sqft
MAIN BUILDING EXISTING AREA: 82,023 sqft

CONSTRUCTION SCHEDULE (estimated):
START: MAY 2016
FINISH: SEPTEMBER 2017

Proposed
Addition

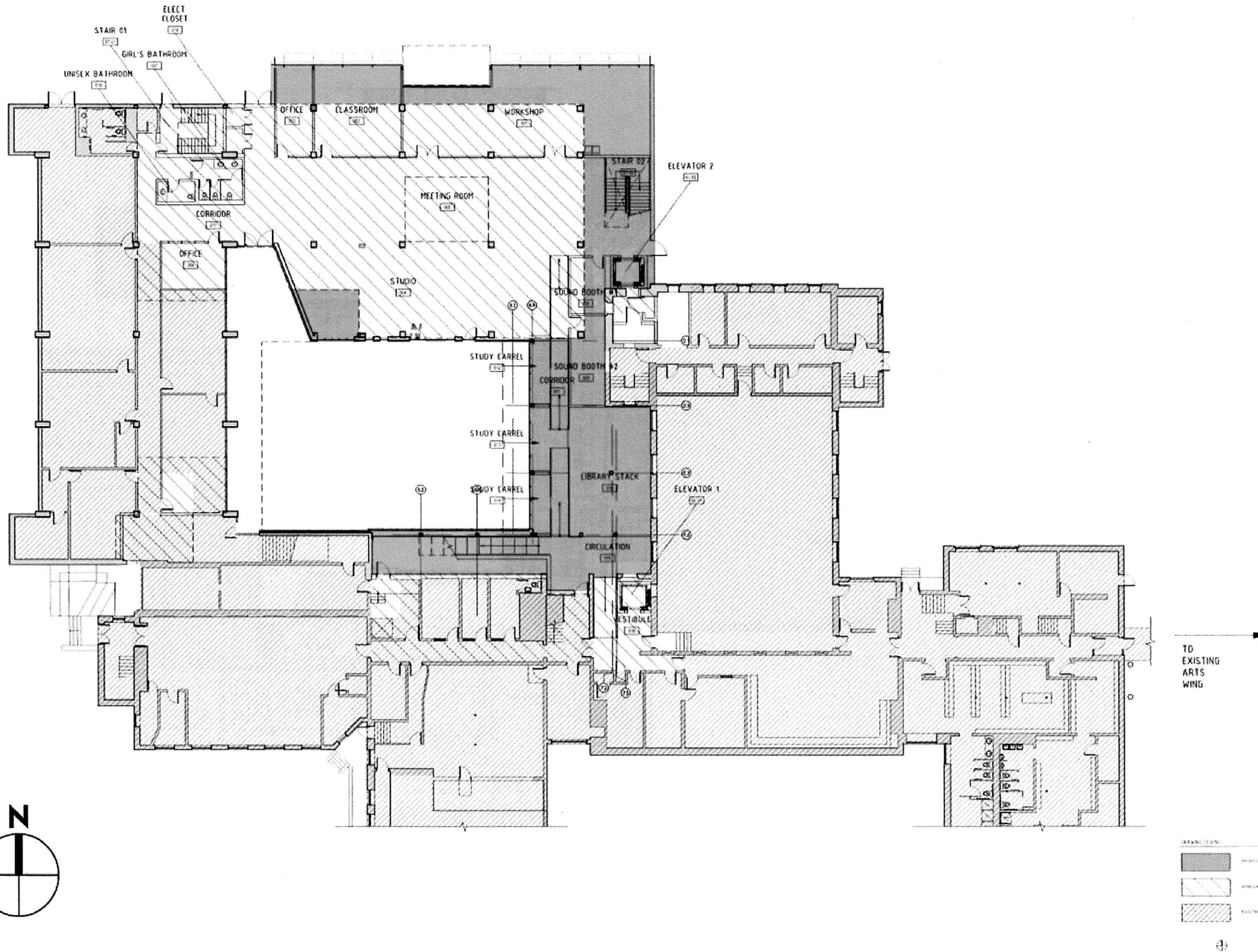
15,711
sqft of renovation

22,379 sqft
of new construction

82,023 sqft
Main Building Existing

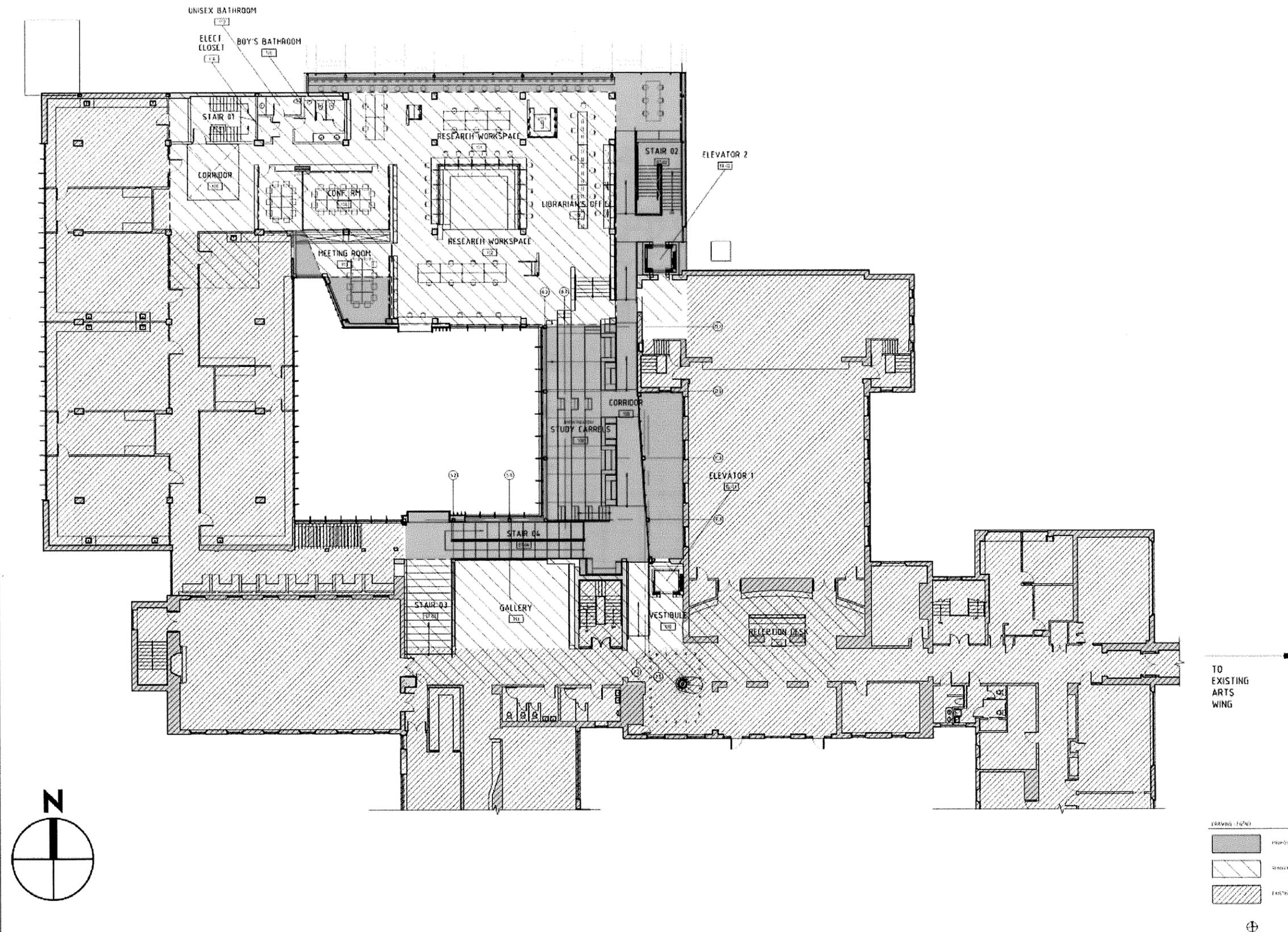
Design Level

R+D Center Workshop
Presentation Space
Library Stacks
Quiet Study
Recording Studios



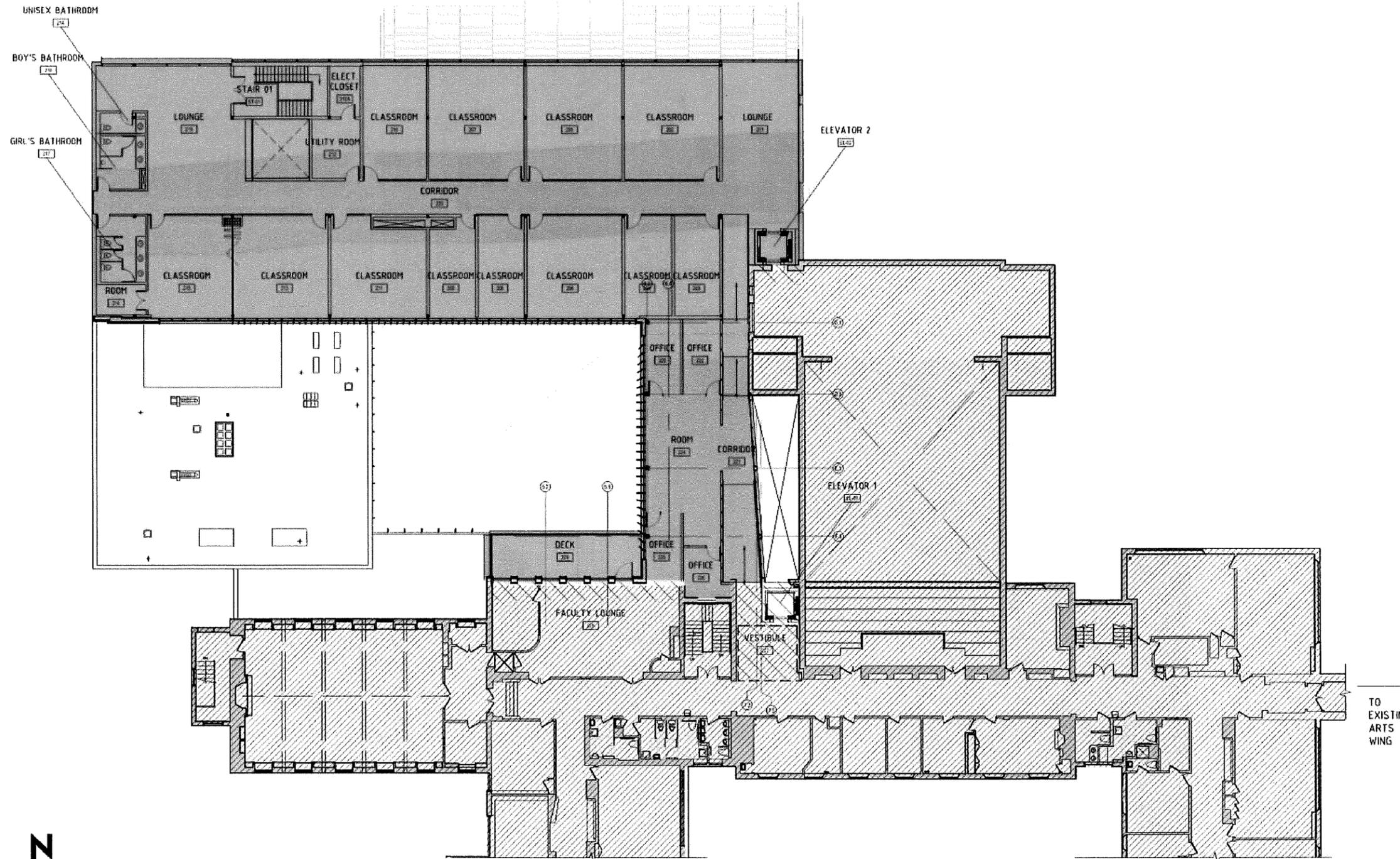
Research Level

Collaborative Workspaces
Conference Rooms
Amphiteater
Curated Collection
Study Spaces
Gallery

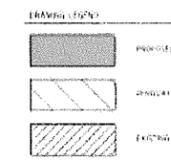


3rd Floor

New Classrooms
Admissions Offices and
Workspace

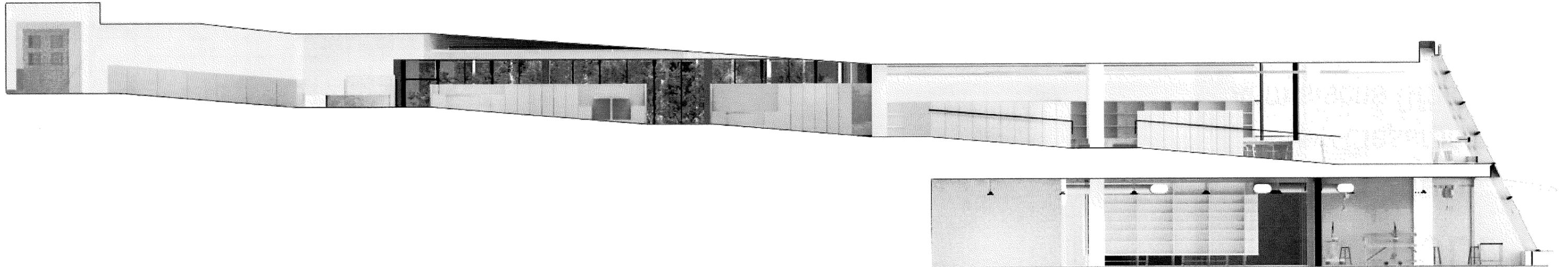


TO
EXISTING
ARTS
WING



Accessibility

Campus will be brought up to full accessibility: with 2 new elevators and ramped connections



Student Work on Display



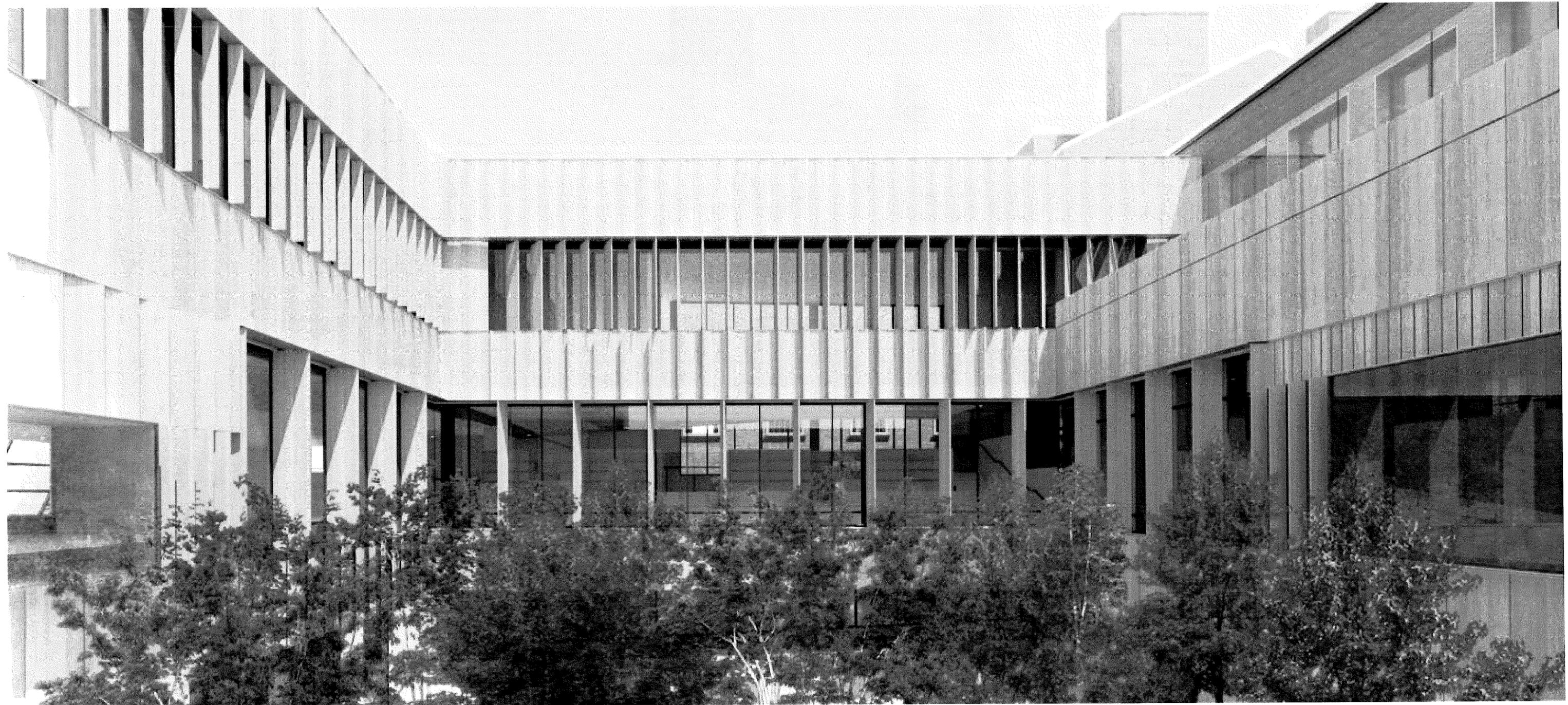
Courtyard View South



Curated Library and Study Space



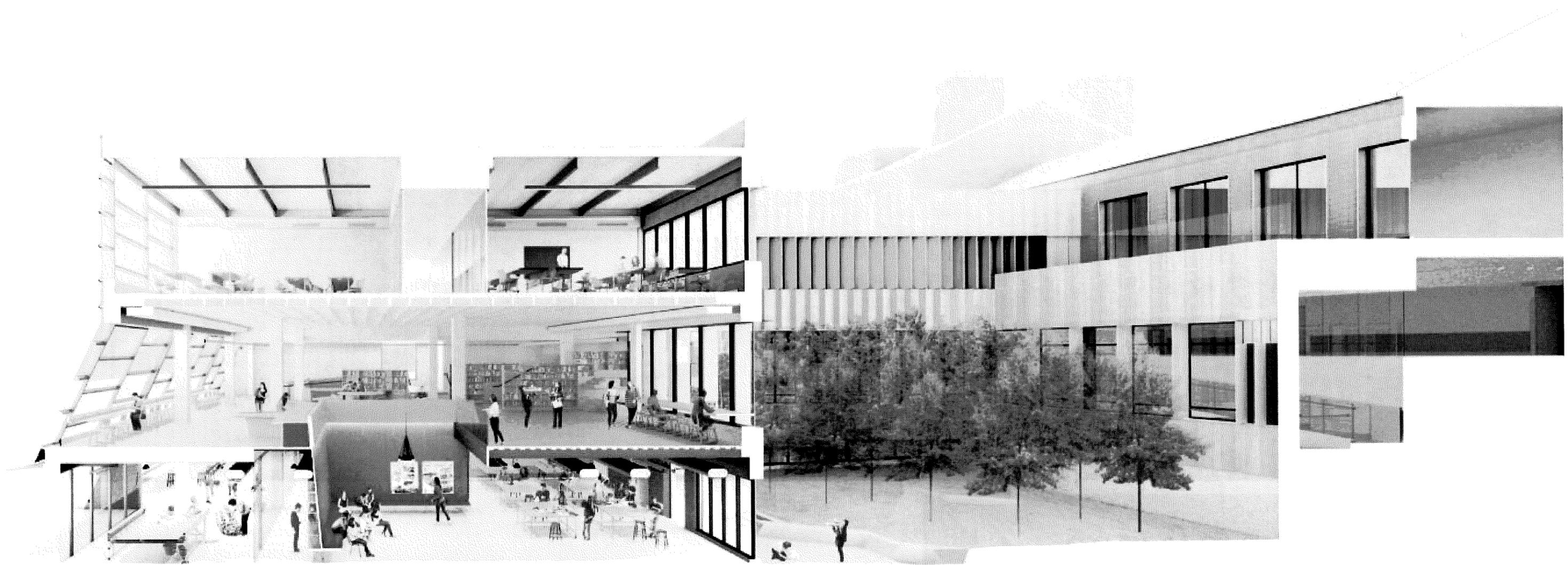
Courtyard View East



Courtyard Planting



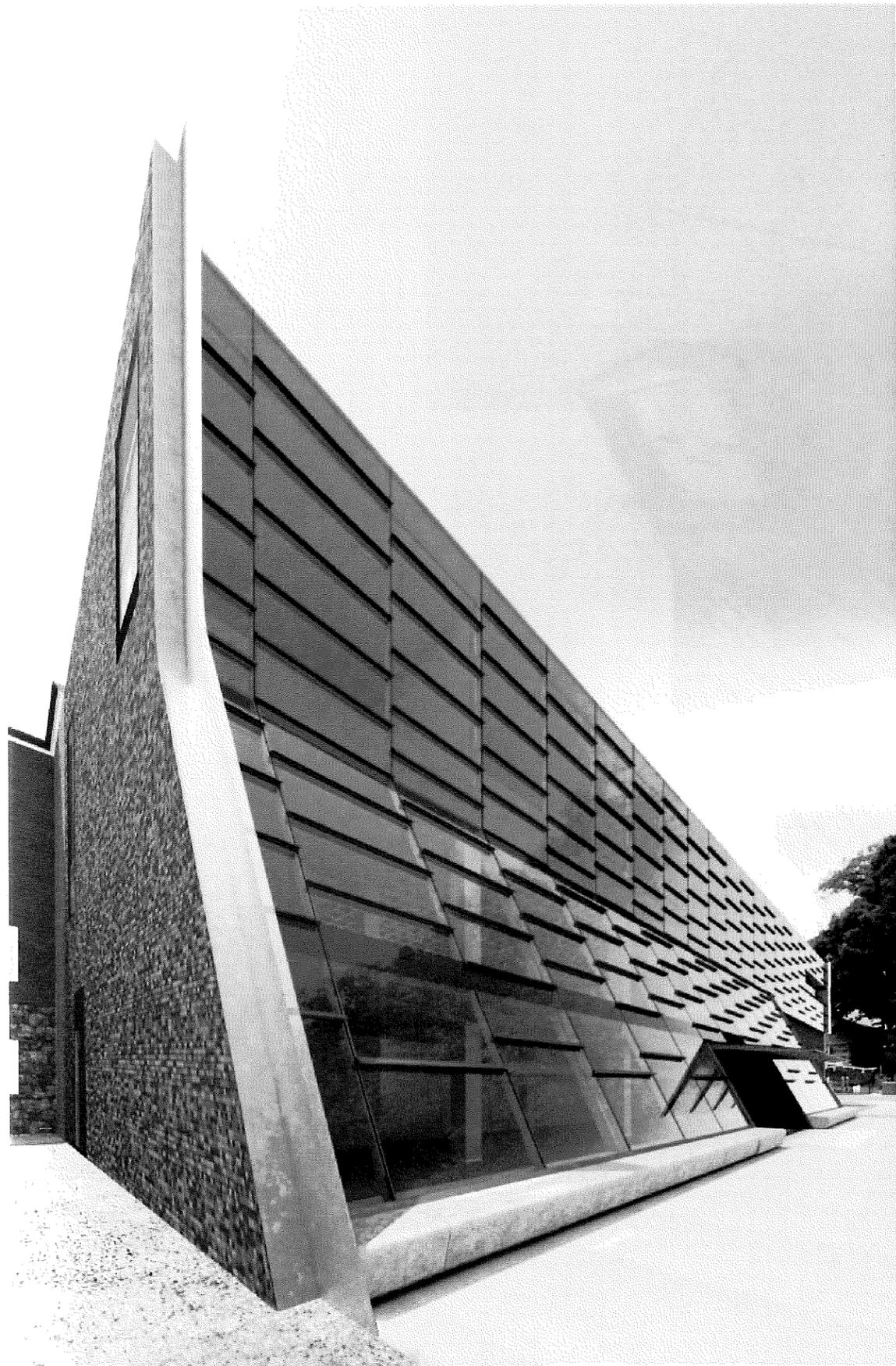
Courtyard connections encourage students to work outdoors





Workshop extends north
into the landscape

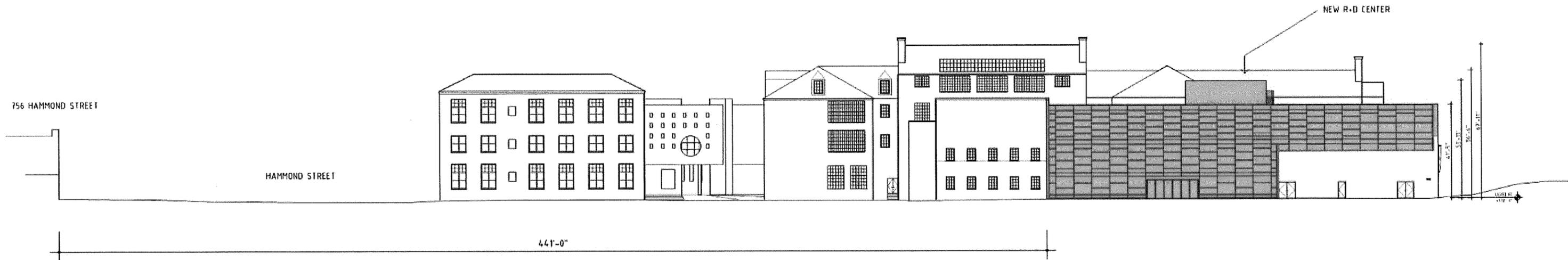
All Glass North Facade



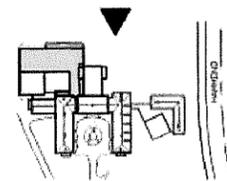
All Glass North Facade



441' from Hammond St. Neighbors



ELEVATION NORTH PROPOSED



KEY PLAN

R-D CENTER BEAVER COUNTRY DAY SCHOOL 191 Hammond St., Brookline, MA 02147	DESCRIPTION SECTION THROUGH HAMM
NADAAA 190 WASHINGTON ST #2 BOSTON MA 02111	REF. NO. NO. 10 SCALE 1/32" = 1' 0" DATE 01/08/2016

View from Hammond Today



View from Hammond in 2017

