



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PUBLIC WORKS

PARKS AND OPEN SPACE DIVISION

Andrew M. Pappastergion
Commissioner

Erin Chute Gallentine
Director

Memorandum

To: Alison Steinfeld, Director of Planning
From: Tom Brady, Town Arborist and Tree Warden ^{TB}
Date: January 17, 2018
Re: 134-138 Babcock Street
cc: Erin Gallentine, Director of Parks and Open Space
Maria Morelli, Senior Planner ✓

Tom Brady and Annie Blair were asked to review documents relating to proposed plantings and the impact on existing trees on abutting properties at Stedman Street for the proposed development at 134-138 Babcock Street. Annie Blair and I made a site visit in November and went over the following documents:

- Landscape Plan, L-101, dated 1/17/2018, by Hammer + Walsh Design, Inc.
- Landscape Palette, by Hammer + Walsh Design, Inc.
- Cube 3 Studio drawing set, dated 1/17/2018, selected drawings—
 - Existing Conditions Plan, C-100, J. F. Hennessy Co.
 - Pavement, Layout, and Materials Plan, C-200, Schofield Bros., LLC
 - Utilities and Grading Plan, C-300, Schofield Bros., LLC
 - Conceptual Rendering, A-200, Cube 3 Studio
 - Building Elevations, A-201 and A-202, Cube 3 Studio
 - Project Site Sections, A-300, Cube 3 Studio
 - Diagram B
- McPhail Associates Babcock Place Foundation Construction Options Diagram
- Babcock Place Tree Protection Plan Landscape Plan Assessment, Howard Gaffin, dated 1/16/18
- A Supplemental Report on Environmental Contribution Concerning Babcock Place Development on Adjacent Property Trees and a Review of City of Brookline Staff Recommendations, Submitted by Marc Duntemann of Natural Path Urban Forestry Consultants, dated 1/15/18.

The following are my observations:

Impact on Abutters' Trees

As indicated in the information prepared by both Consultants, there are a number of trees on the abutters' properties varying in size close to the property line with 134-138 Babcock Street. It is

likely that their root zones will be affected by excavation for the proposed building given the disturbance required for the below-grade parking and storage and the tightness of the site. The discrepancy in the two reports with regards to the Tree Protection Zone relates to the extent a tree in urban conditions will have a root zone, which has been reduced or modified due to environmental factors such as soil conditions. I would note the both reports reference two separate and distinct industry standards for calculating the appropriate distance that the Tree Protection Zones should extend from the trunk of the tree. Both of these standards are recognized as accepted methodologies. The language in the two reports makes clear arguments for each methodology. It is critical that wherever the Tree Protection Zone is designated, in the conclusion of the process, the means and methods for demarcating and enforcing these zones are spelled out in detail. These details should include procedures and protocols to be followed should there be an intrusion into the protected area.

I was pleased to see the Temporary Excavation Support option put forth by McPhail Associates. A bit more information on proposed construction means and methods would be necessary to ensure the trees were protected during this process. For example, if the sheet piling was installed using standard construction practices there may very well be some conflict between the canopy of the trees and the construction equipment. Care must be taken to ensure no harm is done during the installation process.

To ensure the required protective measures are adhered to proper oversight is critical and it would be prudent to require an arborist to be part of the construction management team. A preconstruction meeting should be required to review the sequence and scope of the protective measures to be taken throughout the project, which are necessary to protect the abutters' trees to the maximum extent possible.

Subsurface Detention Basin

Drawings C-200 and C-300 show a subsurface detention basin to be located to the south of the front walkway. This will put this structure in direct conflict with the root zone of the public shade tree located on the sidewalk. Please relocate this structure to the north side of the walkway where ample room is available and no root zone conflicts will be present.

Protection of Street Trees

The applicant should be advised that no one may prune or remove a tree located within the Public Right of Way other than the Tree Warden or their designee. This is true even if the tree impinges on one's property.

Please let me know if you have any questions.