



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 8, 2017
Subject: Convert 6,861 square feet of space from general office to medical office use
Location: **637-651 Washington Street**

| | |
|-----------------|-------------------------|
| Atlas Sheet: 43 | Case #: 2017-0049 |
| Block: 215 | Zoning: M-1.0 |
| Lot: 02-03 | Lot Area (s.f.): 35,823 |

Board of Appeals Hearing: **February 22, 2018 at 7:10 pm**

BACKGROUND

1983 - BOA Case #2595: The Board of Appeals granted relief to renovate the existing 2 story building at 637 Washington Street, tear down the structure at 651 Washington Street, construct a 28 car open air parking lot for a total of 49 spaces and remodel the rear two-story masonry building into a nursery school.

1985 - BOA Case #2595A: The Board of Appeals granted relief to convert the non-conforming nursery school at 651 Washington Street to a general office building containing 7,280 square feet with a condition that the building shall contain no medical or dental offices.

1992 - BOA Case #2595B: A modification to the previous decision was granted with the elimination of the condition that banned all medical and dental offices. The condition was replaced with a new condition that stated that "the maximum medical and dental office use of the premises at 637-651 Washington Street will not exceed 75% of the total floor area of both buildings."

SITE AND NEIGHBORHOOD

637-651 Washington Street is an existing office complex known as Washington Place located between Fairbanks Street and Beacon Street. It consists of two buildings with a total of 25,779 square feet of space, most of which serves medical office uses and a parking lot. The neighborhood consists mainly of two-family homes and multi-unit apartment buildings. It is located close to shops and businesses in Washington Square and the MBTA Green Line.

APPLICANT'S PROPOSAL

The applicant, Washington Place Associates, LP, proposes to convert the remainder of the 637 Washington Street building from general office use to medical office use. This will add 6,861 square feet of medical offices for a total of 22,367 square feet of medical office and 3,412 square feet of general office on the entire site. There are no exterior changes proposed with this use conversion.

FINDINGS

Section 5.09.2.i – Design Review

4. Community and Environmental Impact and Design Standards: Any structure which fronts on Washington Street requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. The relevant sections of the design review standards are described below:

- a. **Circulation:** The amount of parking on-site will remain the same. There are currently two parking lots that serve the office complex. The required parking for medical office uses is slightly higher than the requirement for general office use.

Section 6.02, Paragraph 1 – Table of Off- Street Parking Requirements

| | Required (existing) | Required (proposed) | Existing | Relief |
|---------|---------------------|---------------------|----------|----------|
| Parking | 104 | 120 | 51 | Variance |

Section 8.05 – Substitution

By special permit, the Board of Appeals may permit a nonconforming use to be substituted by another use, provided that the substituted use is permitted in the same districts in which the prior nonconforming use is permitted, and provided that the new use will be less objectionable in terms of noise, traffic or other characteristics.

Modification of BOA Case #2595, #2595A and #2595B

Modification required of Cases #2595A and #2595B to revise the condition limiting medical and dental uses to 75% of the total gross floor area of the site and to modify the number of allowed parking spaces to 51.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal to convert general office space to medical and dental space. There will be no exterior changes to the building and the office complex already contains a large number of medical offices. The Board would like to ensure that the amount of visitors to the site will not increase significantly and that the amount of existing parking will continue to be sufficient when more medical offices occupy the site and recommends offering T pass subsidies to employees.

Therefore, if the statutory requirements for a variance are met, the Planning Board recommends approval of the floor plan labelled "Washington Place" by Douglas Sanford Associates, Inc. dated 11/6/17, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final floor plan subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. Future tenants or any existing tenants using the converted space shall implement an employee T-pass program, where tenants subsidize at least 50 percent of the cost of monthly subway and bus T-passes for all employees.**
- 3. 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 stamped and signed by a registered architect or engineer and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

Knm





WASHINGTON PLACE

Sq. Ft. Usage Analysis

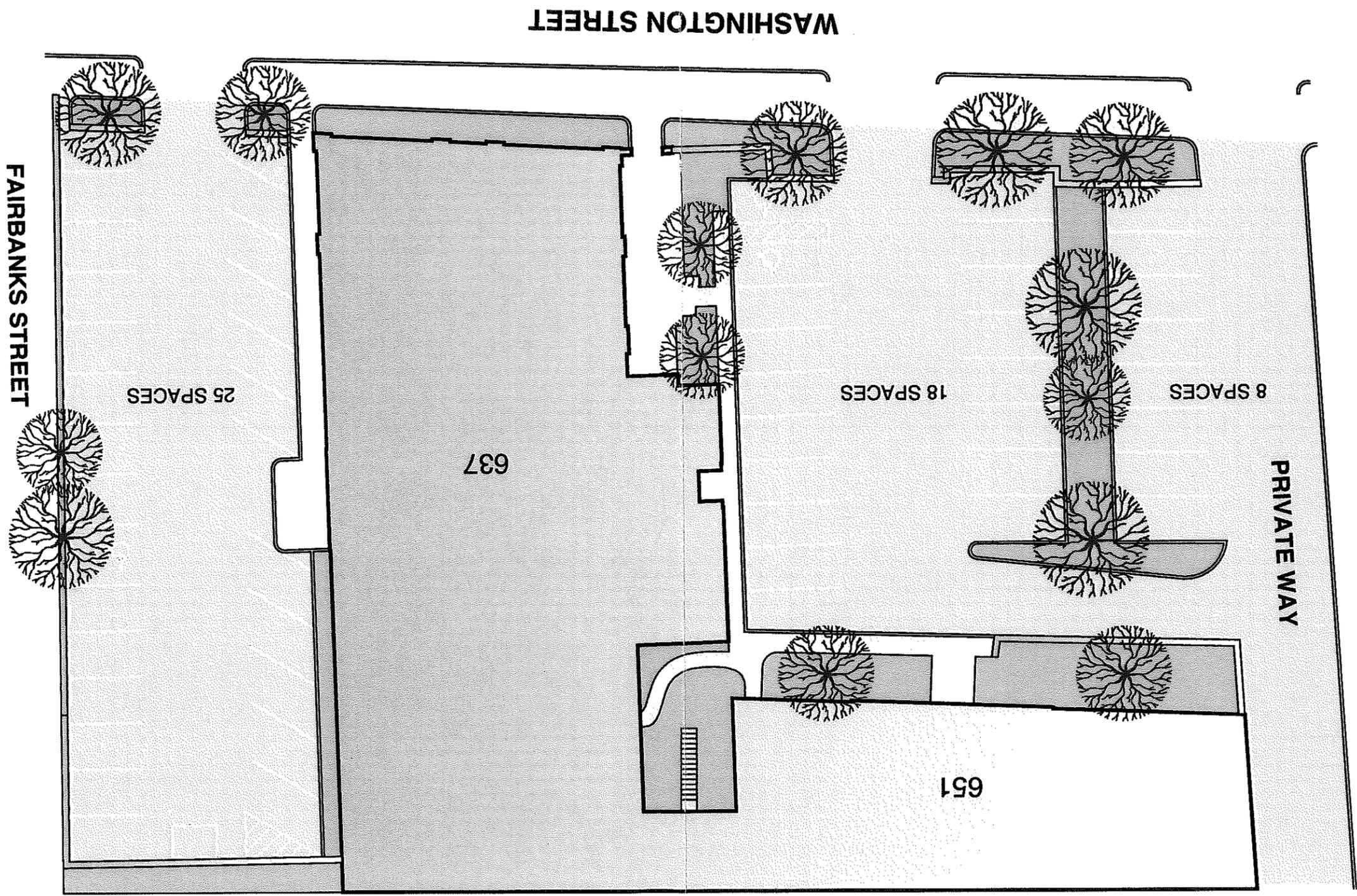
| | | <u>Sq Ft</u> | <u>%</u> | <u>Total # of</u> | | |
|--------------------------|-----------------------------|--------------|----------|-------------------|------------------|----------------|
| | | | | <u>Employees</u> | <u># of Dr's</u> | <u>Drivers</u> |
| MEDICAL USES: | | | | | | |
| <u>Unit #</u> | <u>Tenant</u> | | | | | |
| 100 | Medical Care of Boston | 4,400 | | 14 | 5 | 10 |
| 101 | Wellbridge Physical Therapy | 1,246 | | 4 | 1 | 2 |
| 103 | Longwood MRI Group | 3,512 | | 6 | 2 | 6 |
| 201 | Medical Care of Boston | 165 | | 3 | 0 | 3 |
| 202 | Sally Roth, MD | 1,483 | | 7 | 3 | 7 |
| 210 | CitiDental | 1,350 | | 7 | 2 | 3 |
| 651-100 | Beacon Orthodontic | 2,000 | | 5 | 1 | 3 |
| 651-110 | Washington Sq Dermatology | 1,350 | | 5 | 1 | 2 |
| Medical Sub Total | | 15,506 | 60.15% | 51 | 15 | 36 |

| NON-MEDICAL USES: | | | | | | |
|------------------------------|------------------------------------------|---------------------|--------|-----------|----------|-----------|
| <u>Unit #</u> | <u>Tenant</u> | | | | | |
| 200 | Mass Mutual | 3,400 | | 7 | 0 | 6 |
| 208 | Hebrew Senior Life | 1,427 | | 5 | 0 | 3 |
| 651-210 | ICI Software Recruitment | 694 | | 0 | 0 | 0 |
| 651-200 | Current CGI space | 2,718 | | 6 | 0 | 4 |
| 204 | Medical Care of Boston (office use only) | 500 (records) | | 5 | 0 | 2 |
| | | (Maryanne's office) | | | | |
| 206 | Medical Care of Boston (office use only) | 1,534 | | 7 | 0 | 7 |
| Non-Medical Sub Total | | | | | | |
| Total | | 10,273 | 39.85% | 18 | 0 | 13 |

AVAILABLE SPACE:

| <u>Unit #</u> | <u>Tenant</u> | | | | | |
|----------------------------------------|---------------|----------------------------------------|---------|-----------|-----------|-----------|
| TOTAL: | | 25,779 | 100.00% | | | |
| Sq. Ft. to Maintain 75% | | 19,334 | | 69 | 15 | 49 |
| Washington Square Total Parking | | 51 (includes 3 Handicap spaces) | | | | |

WASHINGTON PLACE



WASHINGTON STREET

FAIRBANKS STREET

PRIVATE WAY

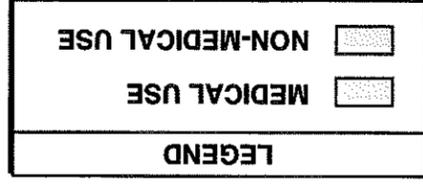
637

651

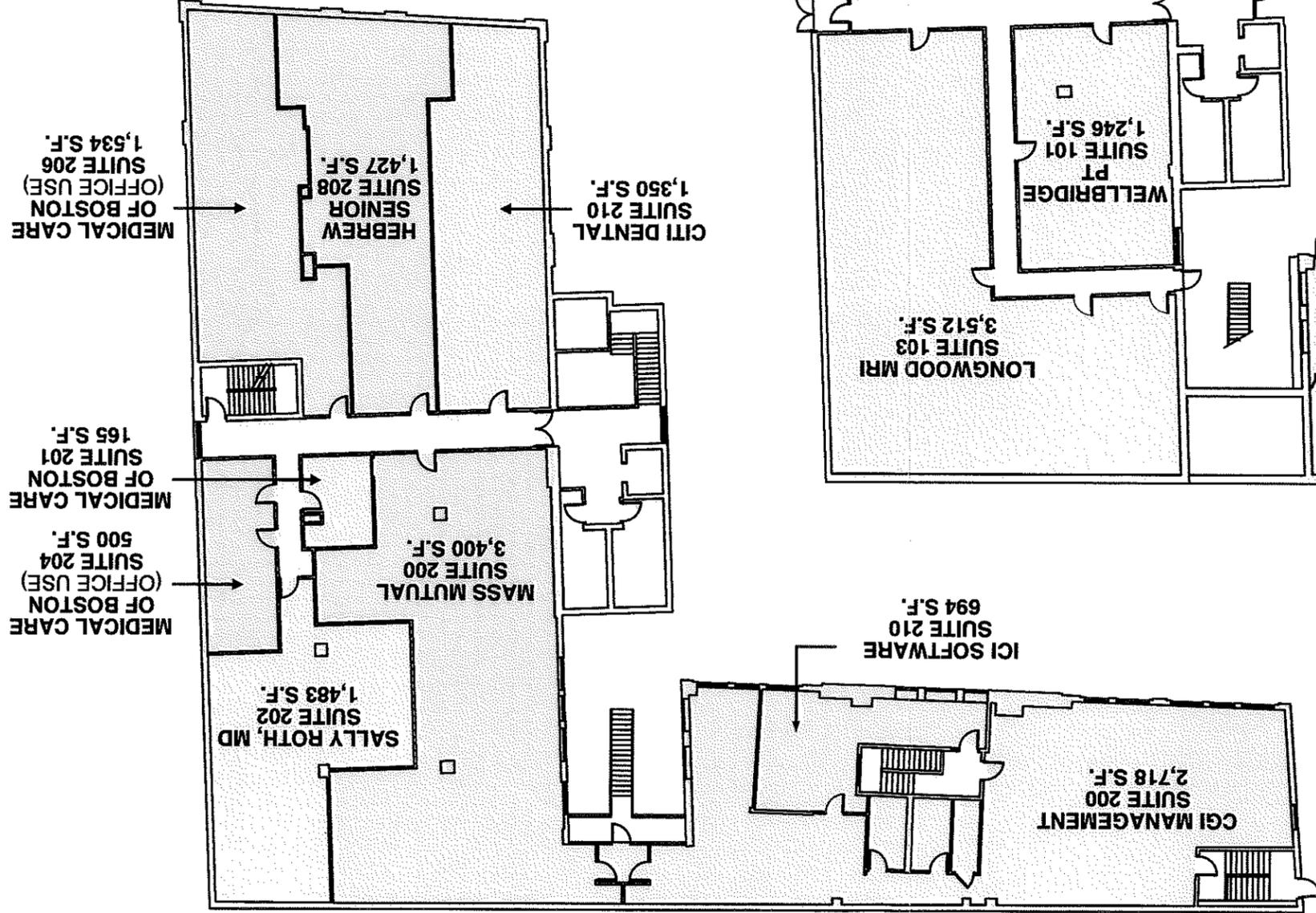
25 SPACES

18 SPACES

8 SPACES



SECOND FLOOR PLAN



FIRST FLOOR PLAN

