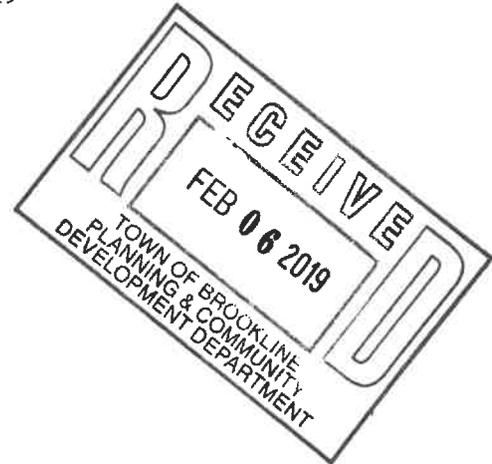


From the Desk of:
Robert L. Allen, Jr., Esq.
ballen@boballenlaw.com

February 6, 2019

VIA HAND DELIVERY

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



**Re: Administrative Site Plan Review Proposal
Dexter Southfield Inc.
20 Newton Street, Brookline, MA 02445**

Dear Polly:

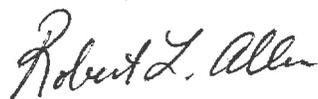
I write on behalf of my client, Dexter Southfield Inc., regarding a proposal to construct a new Lower School building on the property located at 20 Newton Street, Brookline, Massachusetts. Enclosed please find the following documents related to the Administrative Site Plan Review process of Section 9.11 of the Zoning By-law:

- **Project Summary (10 copies);**
- **Site and Parking Plans showing existing and proposed conditions (10 copies);**
- **Proposed Floor Plans (10 copies);**
- **Proposed Elevations (10 copies); and**
- **Proposed Renderings with general material specifications.**

Kindly notify my office once the application has been deemed complete pursuant to Section 9.11 of the Zoning By-Law.

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.

Enclosure



DEXTER SOUTHFIELD

Project Summary

February 5, 2019

Project Name:	Lower School
Project Location:	Campus of Dexter Southfield, Inc. 20 Newton Street Brookline, MA 02445-7498
Sponsor's Name and Contact:	Dexter Southfield, Inc. Ian Moorhouse 20 Newton Street Brookline, MA 02445-7498
Current Zoning Designation:	S-40
Site Area:	35.576 acres (1,549,691 s.f.)
Total Gross Floor Area (sq.ft.):	Existing: 291,379 Proposed: 320,145
Floor Area Ratio:	Existing: 0.19 Proposed: 0.21
Building Height and Number of Stories:	Building height is 53' at its highest point. The building is three and a half stories. (See Building Height Plan.)
On-site Parking Spaces:	Required: 305 Existing: 332 (with bus parking) Proposed: 325 (with bus parking) (Approximately 200 spaces used on a daily basis.)

Overview of School

Dexter Southfield is a nonprofit independent day school for students in grades pre-kindergarten through 12. The School is located on a 36-acre site, formerly a private estate, across the street from Lars Anderson Park in Brookline. On the property, the School maintains the former estate house, which contains offices, student areas, and a kitchen. Since acquiring the subject property on Newton Street in 1967, additional facilities have been constructed, including classrooms, offices, dining facilities, athletic facilities, and an observatory. The campus is comprised of 291,379 gross square feet of habitable space. The School capacity is approximately 882 students.

The School's acreage in Brookline is bounded by private residences on Newton Street to the north, St. Paul's Avenue to the east, the Brandegee Estate and Allandale Farm to the south, and a residential area accessed by a dead-end street, Goddard Circle, on the west. Abutting residential properties on the easterly side of St. Paul's Avenue are owned by the School. The municipal boundary between Boston and Brookline runs the length of St. Paul's Avenue on the easterly side of the right of way.

The Lower School Project

The project involves constructing a new Lower School building (28,766 s.f.), next to and attached to the existing Hewitt Building via a breezeway. The new building will be constructed on a portion of an existing field between the recently constructed Kraft Field House and the Hewitt Building facing St. Paul's Avenue.

The Lower School students are currently separated across campus in two buildings which are currently inadequate:

- Classrooms are the wrong size for students' age and number;
- Current building is partially worn out with aging modular;
- Based on the developmental needs of young children, the bathrooms are too few and the wrong size;
- PK-5 are separated; substantial changes are impossible on the current footprint;
- Holding us back from being a top-notch independent school.

The rest of the campus is state of art with athletic facilities, a STEM center and art complex. The new building will allow for all Lower School students to be together as a unit, significantly upgrading their experience by completing core facilities, including a library, makers space, and flexible learning spaces, academic support, arts, music, etc.

It will also allow for an increase in Lower School enrollment by 52 students over a period of three to five years. Once all the Lower School students are together, it will open up classrooms for Upper School students and allow for an additional 60 students in the Upper School over a period of three to five years.

School Traffic Characteristics

Entrance to the main part of the property is from St. Paul's Avenue, a private way, where there are two gates: the main gate opposite Hopkins Road, and a second gate at the end of St. Paul's Avenue at the Athletic Facility complex. An entrance for the Newton Street courtyard is about 50 feet up St. Paul's Avenue from its intersection at Newton Street. Also, there is an entry to a parking area for approximately 12 cars on Newton Street. School traffic enters Newton Street at its intersection with St. Paul's Avenue. School traffic through the adjacent Hopkins Road neighborhood is discouraged.

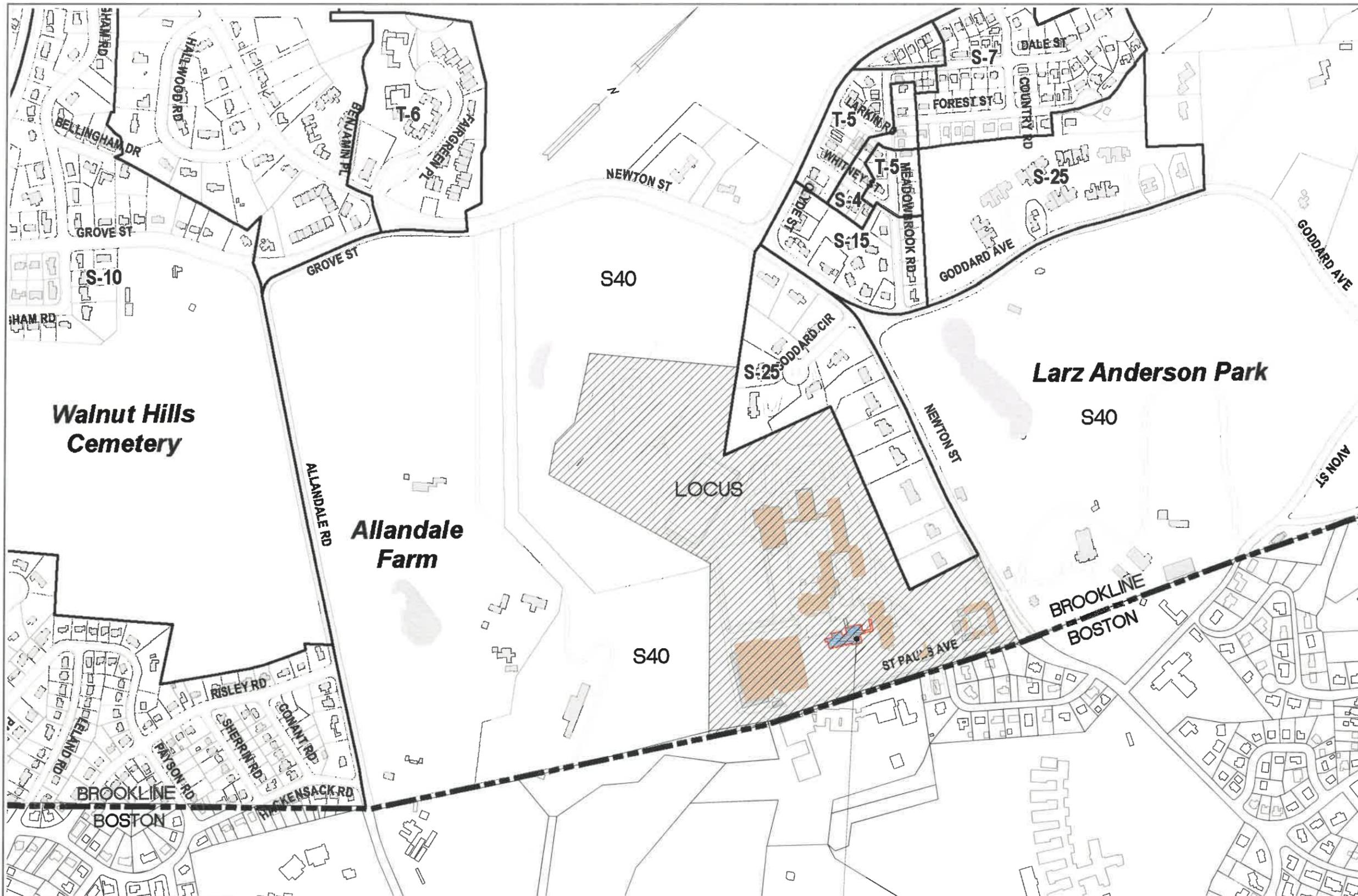
Students are transported to the School via 18 school buses owned by the School and driven by properly licensed faculty members and staff. Most students use the transportation service; approximately 40 students arrive and depart via a family car on any given day. Approximately 50 high school students drive to school. Arrival time varies between 7:45 a.m. and 8:10 a.m. and departure time is 3:40 p.m. High school students participating in various sports activities after school generally depart around 5:30 p.m.

The School's 170 employees arrive between 6:30 a.m. and 7:45 a.m. and depart, for the most part, soon after bus dismissal. Of the total number of employees, approximately 36 drive or monitor buses.

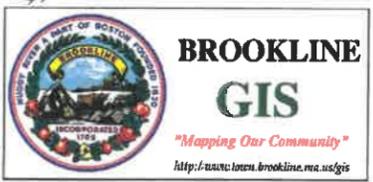
Parking

Currently there are 332 parking spaces on campus. As presently configured, the Lower School project would eliminate 7 parking spaces. Since the majority of students attending the school are below age 15 and are transported to campus via school buses, and there are sufficient spaces to accommodate

the daily load comprised of faculty, staff, students, and parents, the School feels parking is not an issue, and the number of remaining parking spaces will accommodate the daily load. On those few times during the year when available parking reaches a limit, the School utilizes its fields and adjacent parking at the neighboring Daughters of St. Paul facility for overflow. In general, parking facilities are more than adequate for the daily educational operation of the School, and the remaining spaces, while reduced in number, satisfy the requirements for educational uses.



**PROPOSED
LOWER SCHOOL
BUILDING**



PREPARED FOR:

DEXTER SOUTHFIELD SCHOOL
 20 NEWTON STREET
 BROOKLINE, MASSACHUSETTS

RECORD OWNER:
DEXTER SCHOOL
 BOOK 4408 / PAGE 180
 ASSESSORS PARCEL
 357-01-02
 (35.6 ACRES)
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PREPARED BY:

BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists
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 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.btweb.com

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	APP'D

PROJECT:
**DEXTER SOUTHFIELD SCHOOL
 LOWER SCHOOL**
 BROOKLINE, MASSACHUSETTS

SCALE: 1" = 200'
 DATE: JANUARY 30, 2019


**ZONING
LOCUS MAP**
 B+T JOB NO. 0868.29
 B+T PLAN NO. 086829P040A-001
C-1

PREPARED FOR:



DEXTER SOUTHFIELD SCHOOL
 20 NEWTON STREET
 BROOKLINE, MASSACHUSETTS

RECORD OWNER:

DEXTER SCHOOL
 BOOK 4408 / PAGE 180
 ASSESSORS PARCEL
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PROJECT:
DEXTER SOUTHFIELD SCHOOL LOWER SCHOOL
 BROOKLINE, MASSACHUSETTS

SCALE: 1" = 80' DATE: JANUARY 30, 2019

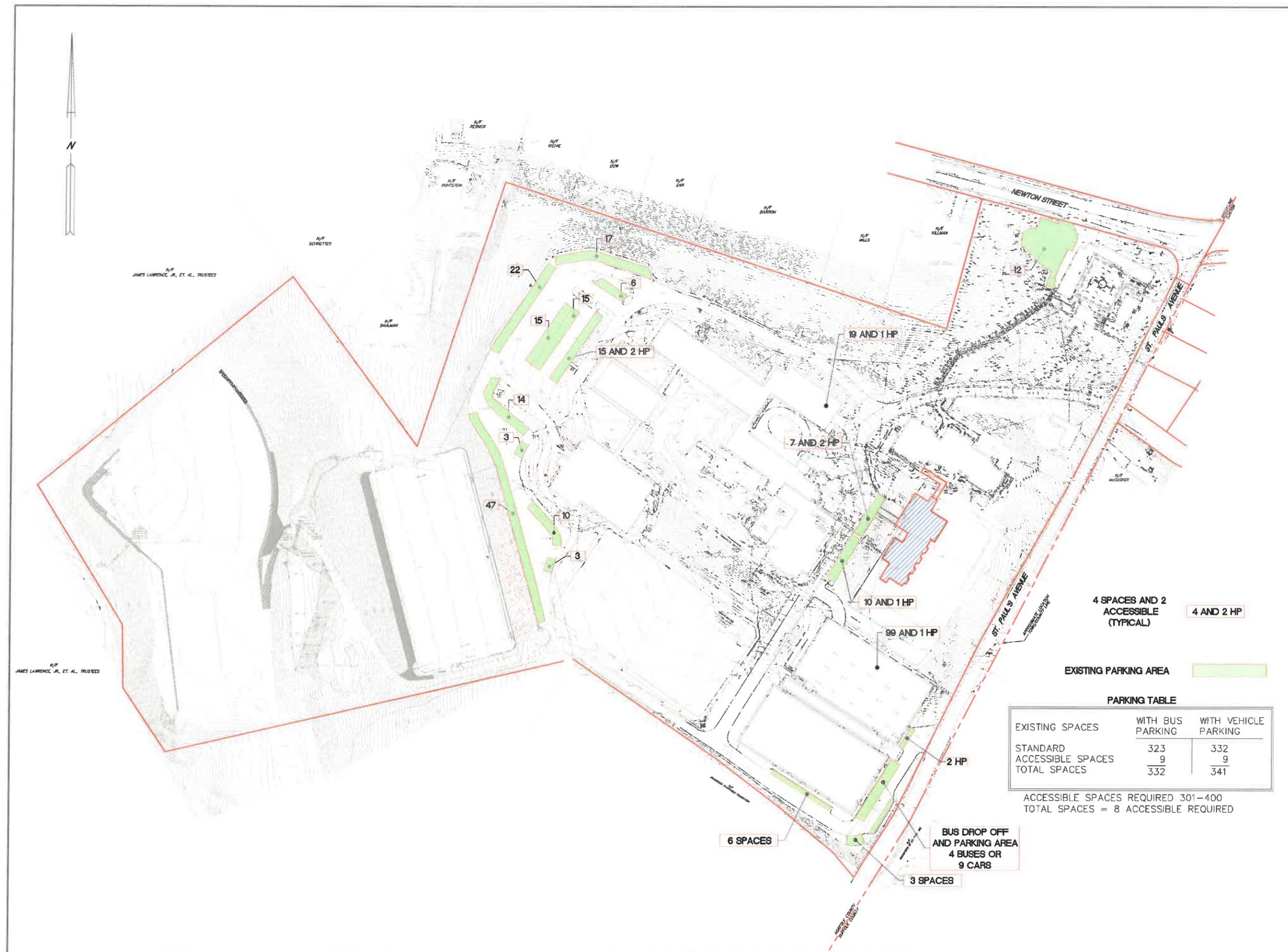


EXISTING PARKING PLAN

B+T JOB NO. 0868.29

B+T PLAN NO.
 086829P040A-002

C-2



4 SPACES AND 2 ACCESSIBLE (TYPICAL) 4 AND 2 HP

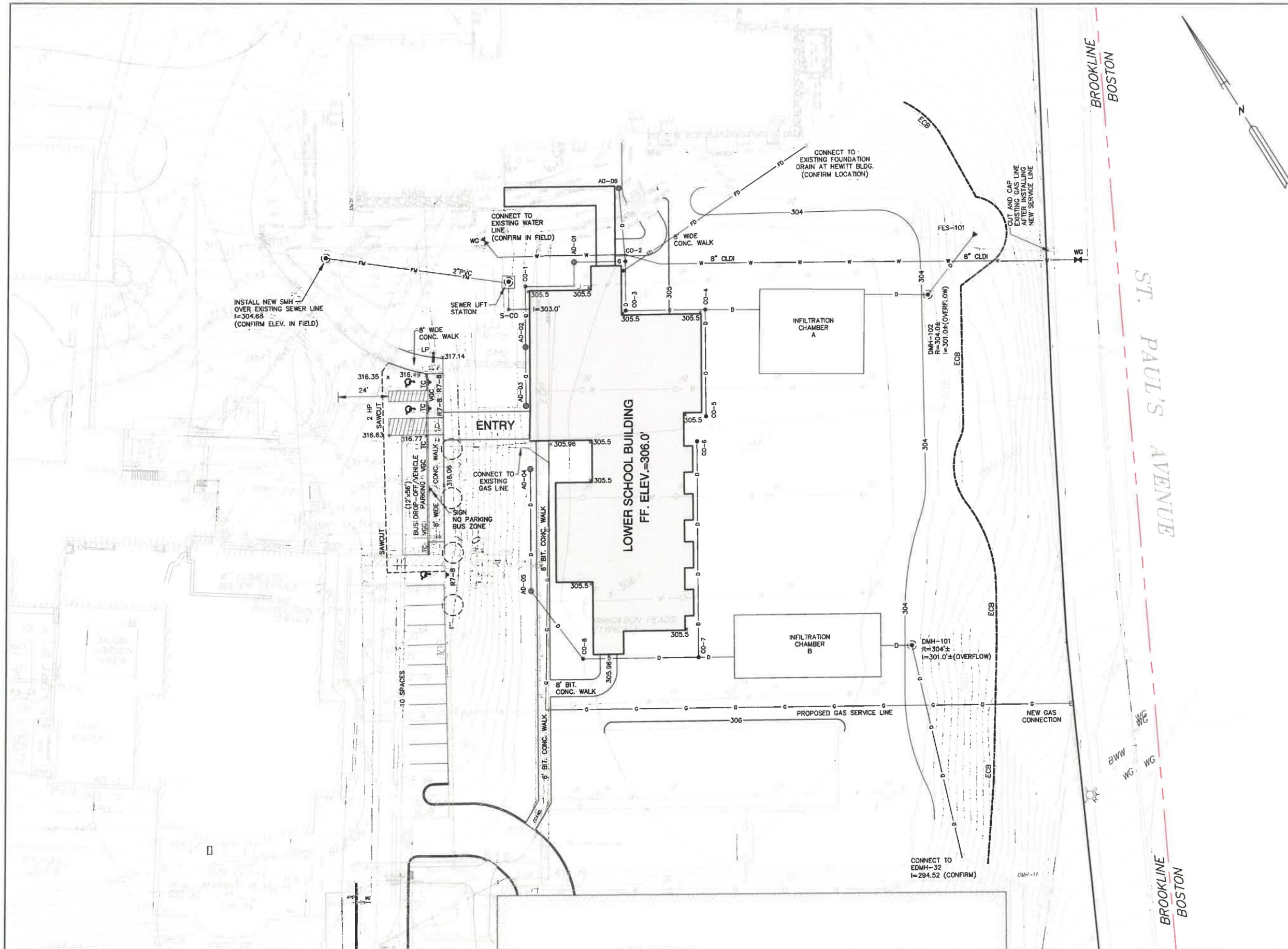
EXISTING PARKING AREA

PARKING TABLE

EXISTING SPACES	WITH BUS PARKING	WITH VEHICLE PARKING
STANDARD	323	332
ACCESSIBLE SPACES	9	9
TOTAL SPACES	332	341

ACCESSIBLE SPACES REQUIRED 301-400
 TOTAL SPACES = 8 ACCESSIBLE REQUIRED

6 SPACES
 BUS DROP OFF AND PARKING AREA
 4 BUSES OR 9 CARS
 3 SPACES



PREPARED FOR:



DEXTER SOUTHFIELD SCHOOL

20 NEWTON STREET
BROOKLINE, MASSACHUSETTS

RECORD OWNER:

DEXTER SCHOOL

BOOK 4408 / PAGE 180

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ISSUE DATE	DESCRIPTION
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PROJECT:

DEXTER SOUTHFIELD SCHOOL LOWER SCHOOL
BROOKLINE, MASSACHUSETTS

SCALE: 1" = 20' DATE: JANUARY 30, 2019



SITE EXHIBIT PLAN

B+T JOB NO. 0888.29

B+T PLAN NO.
086825P007C-004

C-4

PREPARED FOR:



DEXTER SOUTHFIELD SCHOOL

20 NEWTON STREET
BROOKLINE, MASSACHUSETTS

RECORD OWNER:

DEXTER SCHOOL

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PROJECT:
DEXTER SOUTHFIELD SCHOOL LOWER SCHOOL
BROOKLINE, MASSACHUSETTS

SCALE: 1" = 80' DATE: JANUARY 30, 2019

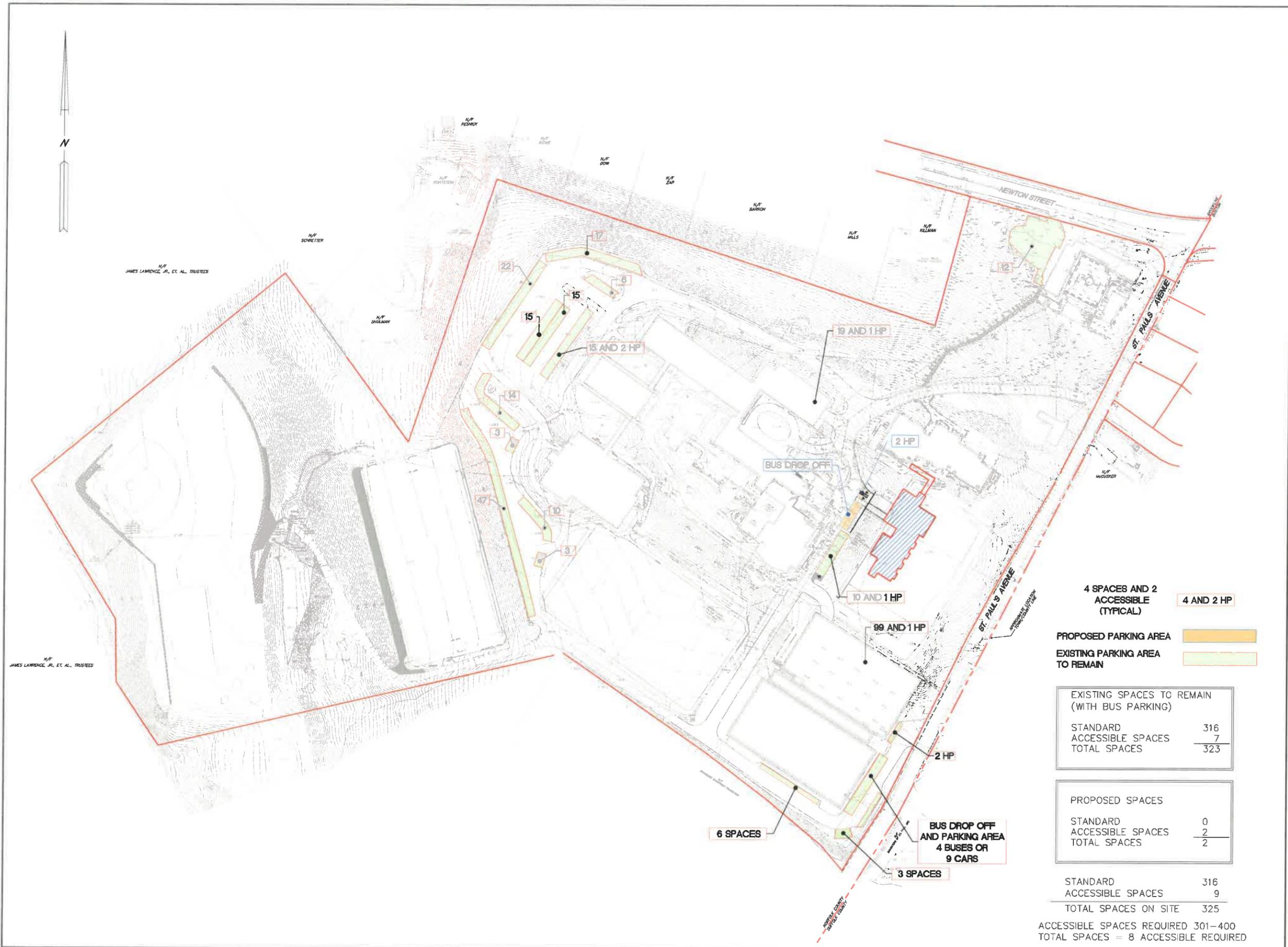


PROPOSED PARKING PLAN

E+T JOB NO. 0868.29

E+T PLAN NO.
086829P040A-005

C-5



4 SPACES AND 2 ACCESSIBLE (TYPICAL) 4 AND 2 HP

PROPOSED PARKING AREA
EXISTING PARKING AREA TO REMAIN

EXISTING SPACES TO REMAIN (WITH BUS PARKING)	
STANDARD	316
ACCESSIBLE SPACES	7
TOTAL SPACES	323

PROPOSED SPACES	
STANDARD	0
ACCESSIBLE SPACES	2
TOTAL SPACES	2

STANDARD	316
ACCESSIBLE SPACES	9
TOTAL SPACES ON SITE	325

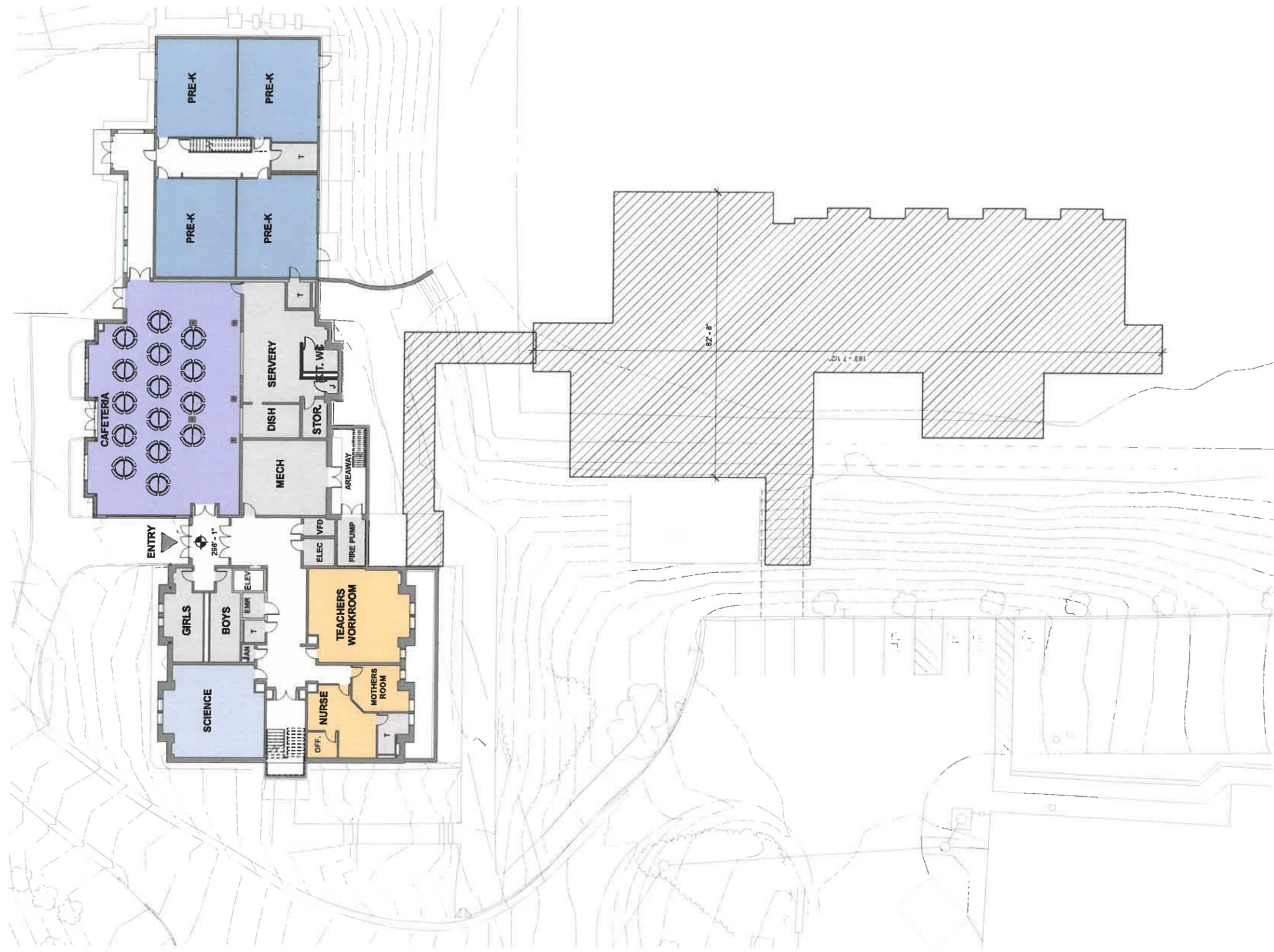
ACCESSIBLE SPACES REQUIRED 301-400
TOTAL SPACES = 8 ACCESSIBLE REQUIRED

6 SPACES
3 SPACES
BUS DROP OFF AND PARKING AREA
4 BUSES OR 9 CARS



N/F JAMES LAWRENCE, JR., ET. AL., TRUSTEES

N/F JAMES LAWRENCE, JR., ET. AL., TRUSTEES



FEBRUARY 1, 2019



Architectural Resources Cambridge
 501 Boylston Street, Suite 4131, Boston, MA 02116
 617.547.2200 www.arcusa.com

Dexter Southfield
 Lower School Addition

HEWITT BUILDING FIRST FLOOR

1/16" = 1'-0"

0 8 16 FT.



NEW BUILDING SQUARE FOOTAGE
 FIRST FLOOR = 10,462
 SECOND FLOOR = 10,462
 THIRD FLOOR = 7,842
 TOTAL GSF = 28,766

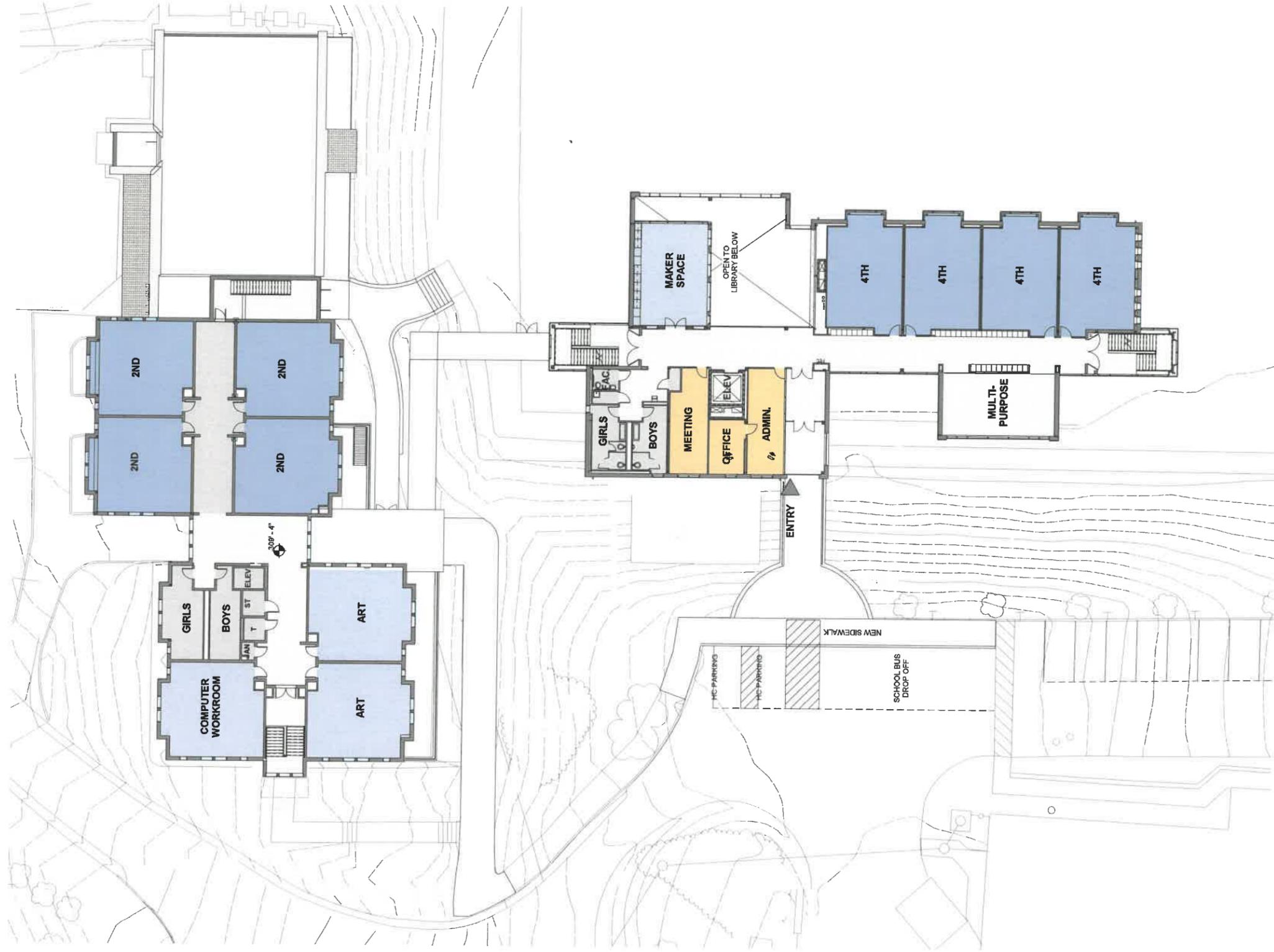
FEBRUARY 1, 2019

ARC
 Architectural Resources Cambridge
 501 Boylston Street, Suite 4101, Boston, MA 02116
 617.547.2200 www.arcusa.com

**Dexter Southfield
 Lower School Addition**

HEWITT BUILDING SECOND FLOOR
 NEW BUILDING FIRST FLOOR

1/16" = 1'-0" 0 8 16 FT.



NEW BUILDING SQUARE FOOTAGE
 FIRST FLOOR = 10,462
 SECOND FLOOR = 10,462
 THIRD FLOOR = 7,842
 TOTAL GSF = 28,766

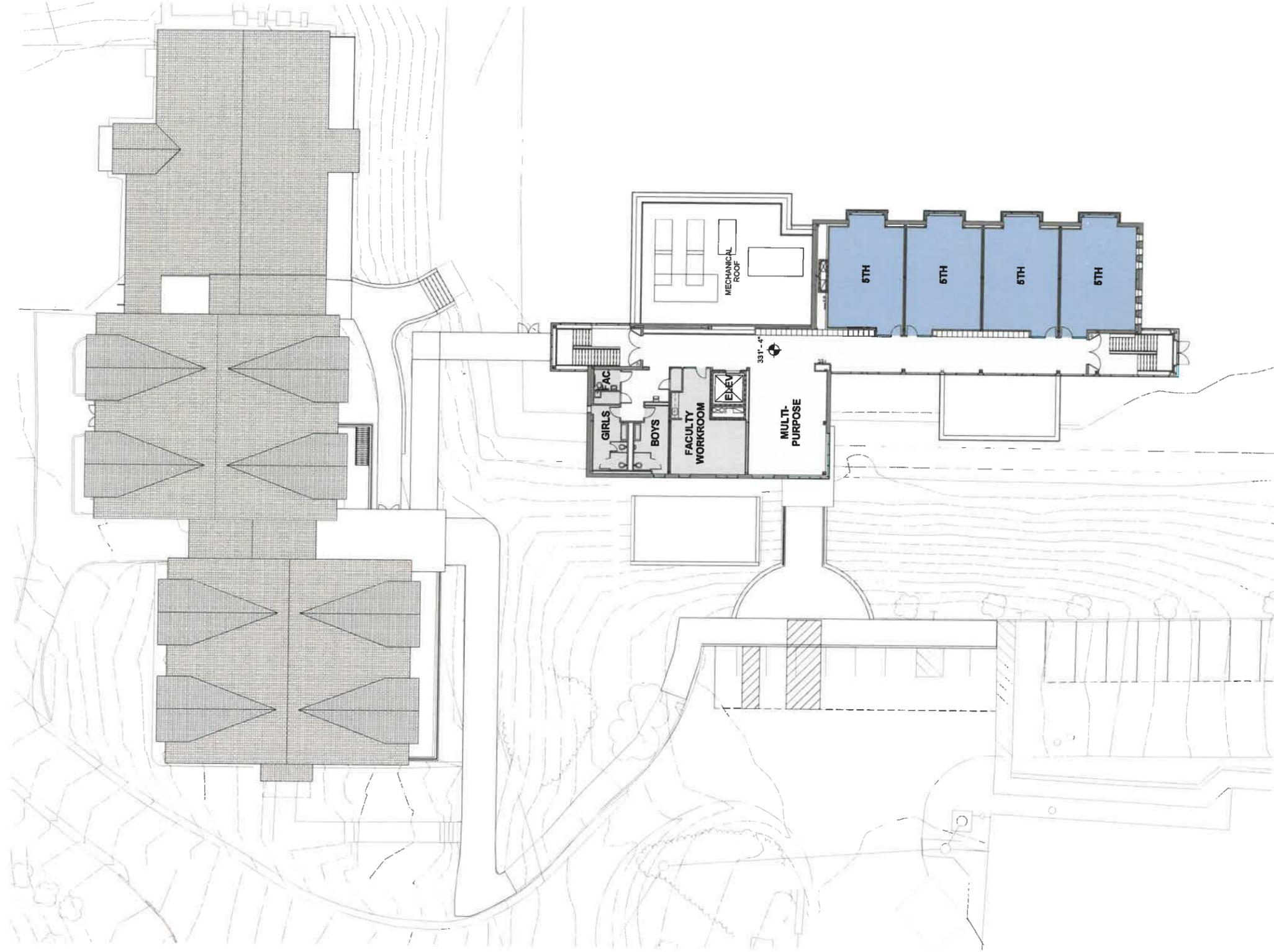
**Dexter Southfield
 Lower School Addition**

HEWITT BUILDING THIRD FLOOR
 NEW BUILDING SECOND FLOOR

1/16" = 1'-0" 0 8 16 FT.

FEBRUARY 1, 2019

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**Dexter Southfield
 Lower School Addition**

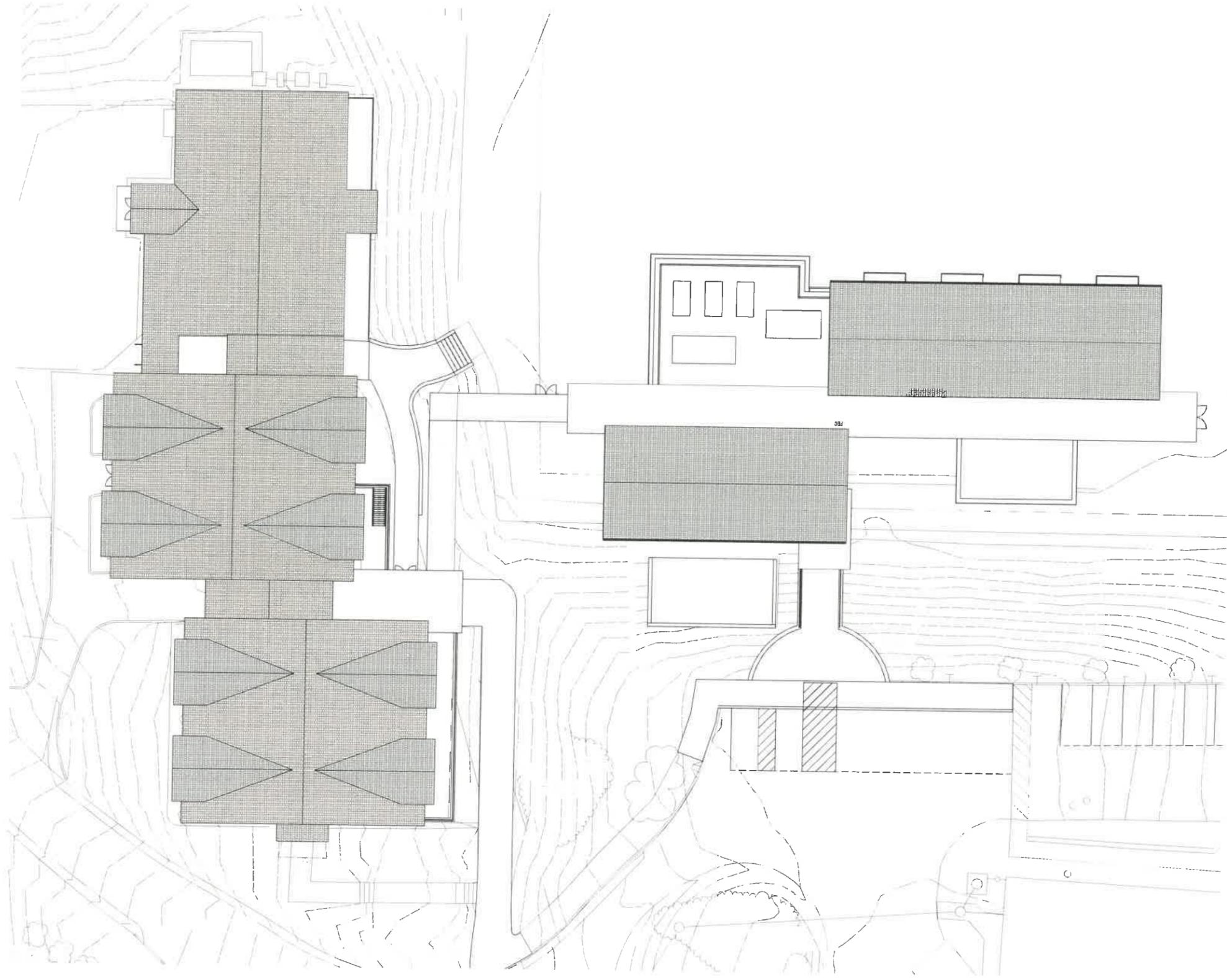
FEBRUARY 1, 2019

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HEWITT BUILDING ROOF
 NEW BUILDING THIRD FLOOR

1/16" = 1'-0" 0 8 16 FT.



NEW BUILDING SQUARE FOOTAGE
FIRST FLOOR = 10,462
SECOND FLOOR = 10,462
THIRD FLOOR = 7,842
TOTAL GSF = 28,766

**Dexter Southfield
Lower School Addition**

FEBRUARY 1, 2019

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HEWITT BUILDING ROOF
NEW BUILDING ROOF

1/16" = 1'-0"

0 8 16 FT.



FEBRUARY 4, 2019

Dexter Southfield
Lower School Addition

NEW BUILDING WEST ELEVATION



FEBRUARY 4, 2019

Dexter Southfield
Lower School Addition

NEW BUILDING EAST ELEVATION



Dexter Southfield
Lower School Addition

NEW BUILDING NORTH ELEVATION

FEBRUARY 4, 2019

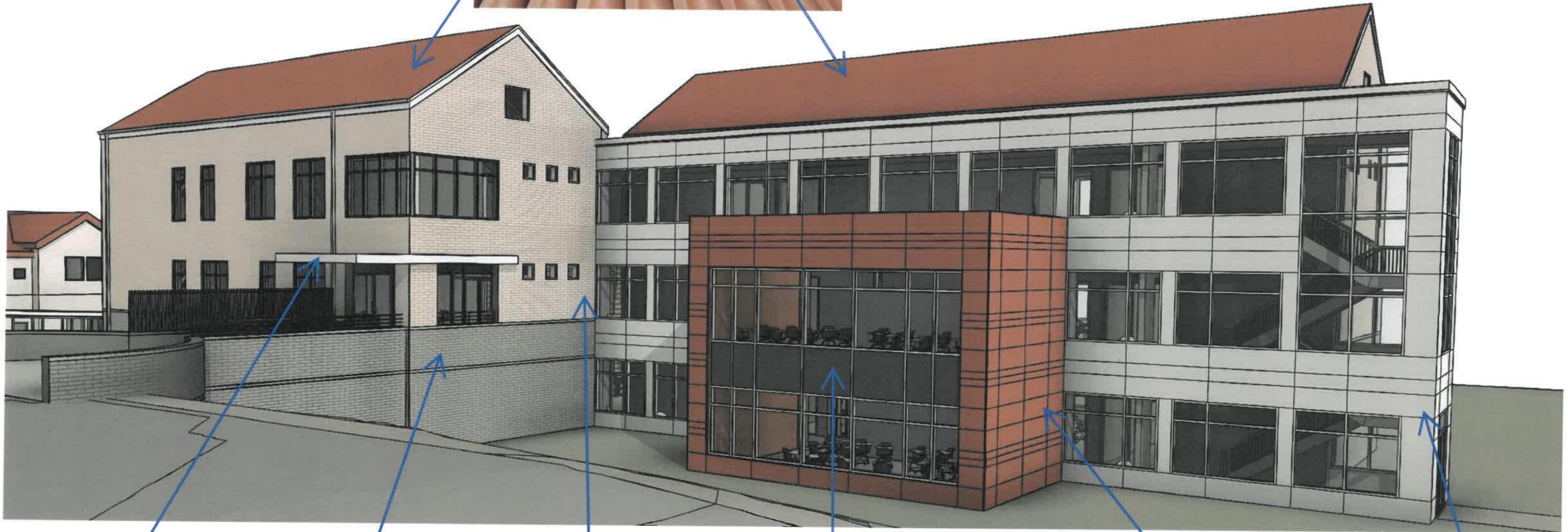


FEBRUARY 4, 2019

Dexter Southfield
Lower School Addition

NEW BUILDING SOUTH ELEVATION

TERRACOTTA TILE ROOFING



METAL CANOPY



CMU BLOCK (BASE)



CMU BLOCK



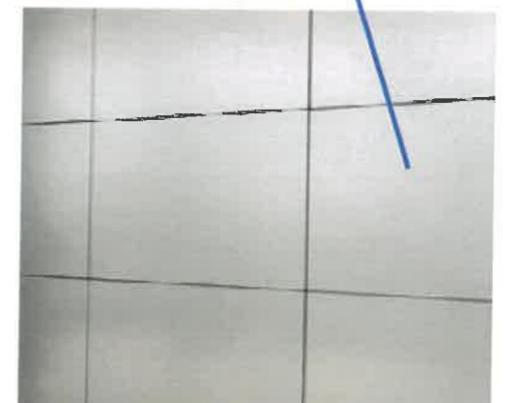
SPANDREL GLASS



TERRACOTTA TILE RAINSCREEN WALLS



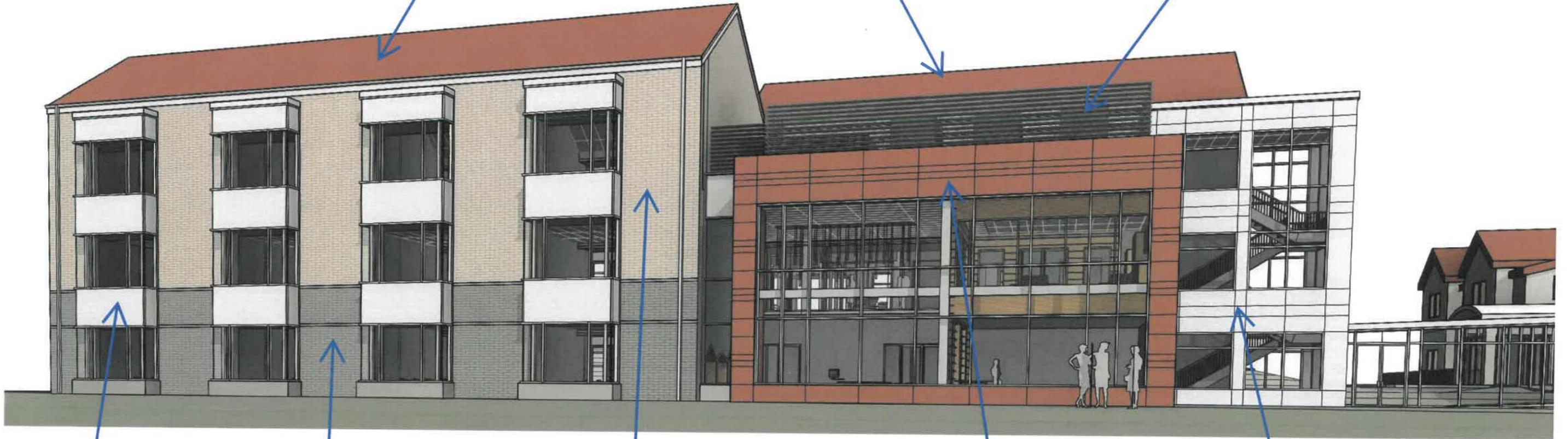
METAL PANEL



TERRACOTTA TILE ROOFING



METAL LOUVERS



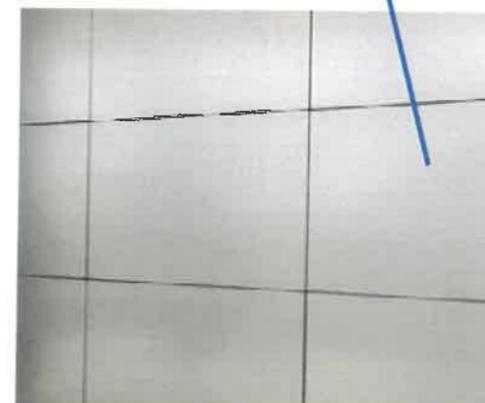
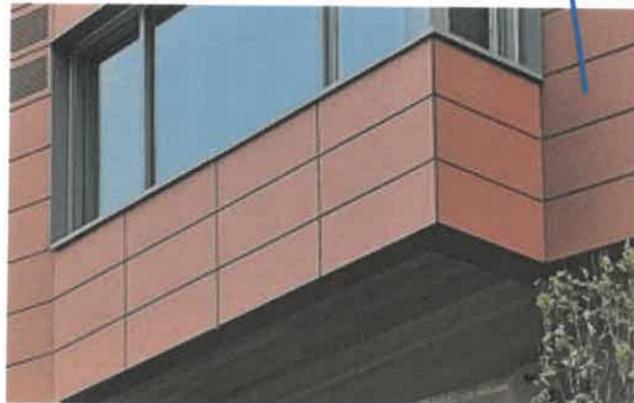
METAL PANEL

CMU BLOCK (BASE)

CMU BLOCK

TERRACOTTA TILE RAINSCREEN WALLS

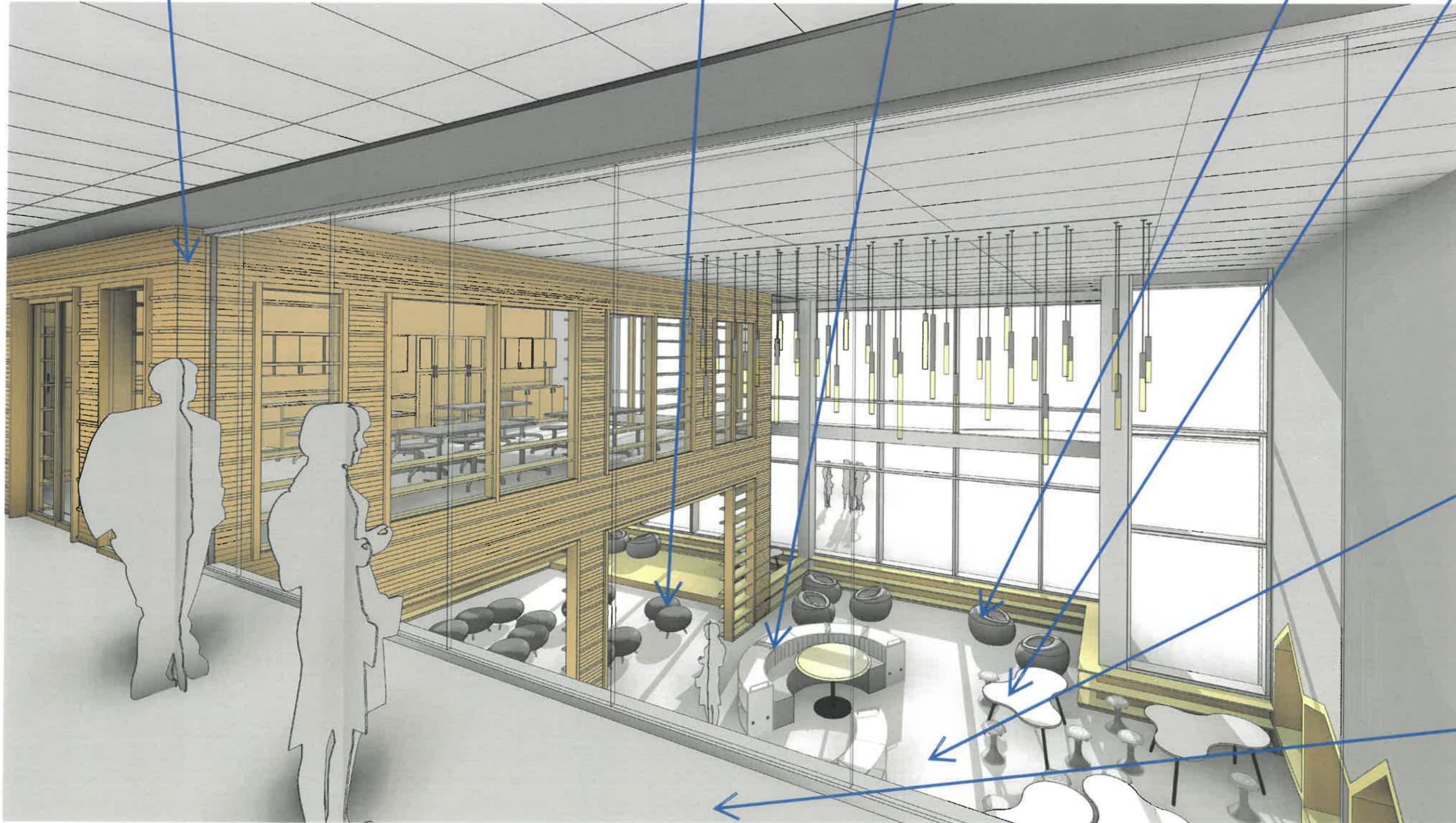
METAL PANEL



BEECH WOOD



FURNITURE



LIBRARY CARPET



HALLWAY LINOLEUM

