



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Planning Board
From: Brookline Planning staff
Date: March 7, 2019
Subject: Convert existing space to medical offices
Location: **1285 Beacon Street**

Atlas Sheet: 33
Block: 161
Lot: 4

Case #: 2019-0015
Zoning: G-1.75(CC)
Lot Area (s.f.): 14,153

Board of Appeals Hearing: **March 21, 2018 at 7:00 pm**

BACKGROUND

6/1/2004, Case # 030035 (or 62) – Board of Appeals approved with conditions special permits for the construction of a retail building of 24,805 s.f. and a single retail use over 10,000 s.f.

3/24/2005, Case #050012 – Board of Appeals approved with conditions a modification of the prior Board of Appeals case to allow by special permit a health club on the second floor.

8/9/2005, Case #050037 - Board of Appeals approved with conditions a one year time extension of BOA decision, Case #030035, to construct a two-story retail building with two levels of underground parking.

11/13/2007, Case #050048 - Board of Appeals approved dual use parking in the underground structure for two years, with renewal allowed by the Board of Appeals.

12/1/2011, Case #2011-0056 – Board of Appeals approved overnight residential parking [decision not filed].

10/10/2013, Case #2013-0076 – Board of Appeal approved the applicant to convert the existing retail space into a 3,070 square foot fitness center.

8/25/2016 – Administrative Site Plan Approval for daycare use to operate Strawberry Day Care

SITE AND NEIGHBORHOOD

1285 Beacon Street a two-story commercial building constructed in 2007. Currently, a Strawberry Day Care and Partners Urgent Care occupy the first floor and Bodyscapes fitness center occupies the second floor. To the west and north is the Coolidge Corner business district. The main post office building is the adjacent building to the west, and Temple Sinai adjacent to the south; generally, to the east and south are mixed uses with residential apartment buildings, medical office buildings, and two - family residences.

APPLICANT'S PROPOSAL

The applicant, BWH/Urgent Care, proposes to convert the existing daycare facility – totaling 4,308 square feet - to medical offices. This is an allowable use in this district. The parking requirement does increase and the applicant is seeking relief for the additionally required parking spaces because this proposed change of use will not include any changes to the number of provided parking spaces. It will remain at 49.

FINDINGS

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

	Required (currently)	Required (new proposal)	Existing	Relief
Parking	42 spaces	56 spaces	49 spaces	Special Permit*

* Under

Section 6.02.1.b, when a change or expansion of a non-residential use in a business district is proposed within an existing the Board of Appeals may waive up to 10 spaces or up to 50% of any increased requirement.

Modification of Prior ZBA Decisions: If the Zoning Board of Appeals finds it necessary, the following prior ZBA decisions may be modified. They are described above.

6/1/2004, Case # 030035 (or 62)

3/24/2005, Case #050012

8/9/2005, Case #050037

11/13/2007, Case #050048

12/1/2011, Case #2011-0056

10/10/2013, Case #2013-0076

PLANNING STAFF ANALYSIS

The Planning staff has no concerns about the parking for this conversion of this commercial space from daycare to medical office. Staff supports reduced parking across Brookline and particularly in its dense business districts. The reduction of 7 parking spaces for the proposed medical office does not appear to have a negative impact. Due to the proximity of on-street parking and the Green Line, staff does not anticipate any issues for users of the site.

The staff would like to see some additional information about the proposed medical office use and how it relates to the existing urgent care center. Additionally, staff would like to confirm whether the conditions of the previous ZBA decisions are still being met, particularly the requirement for 25 overnight rental spaces for neighbors. If these conditions are not being met, staff would like to see these decisions modified.

Therefore, the Planning staff recommends approval of the floor plan by NEMD Architects, dated 1/25/2019 and the parking plan by Smits Associates Architects Inc. dated 6/19/2014, 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

