

ZBA tonight HSL 100 and 108 Centre - PARKING

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To: Maria Morelli <mmorelli@brooklinema.gov>; Dan Bennett <dbennett@brooklinema.gov>

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Maria/Dan,

Here is what I will show tonight. HSL was using 36 surface spaces for 100 Centre (39 are required). There is one garage on the HSL/CCB campus; the garage is at 112-120 and has up to 14 spaces available for 100, but operationally none are being used for 100 at this time. These spaces are not restricted or assigned per se to either building, but Stantec's utilization report shows at least 14 vacant and available at the garage at 112 for use by 100. Tonight I will show the following:

1. Easement diagram with proposed parking spaces numbered
 - These spaces are also shown in the comp permit set (sheet C-200), however they are not numbered on the submitted plan set
2. Garage Detail provided by HSL which shows the 64 existing spaces in the garage at 112.
3. Existing Parking with 36 spaces numbered provided by HSL
 - Also provided with the comp permit set as sheet EX-100, but the spaces are not numbered on the submitted set
4. Excel spreadsheet with parking spaces noted.

Of the 36 existing surface spaces at 100, we removed 8 as requested by Cliff and Randolph during the design working groups. That left the 26 plus the 2 ADA spaces (#27 and 28) which are for 108. See easement diagram. The 8 spaces were removed to make room at the back corner (1 removed); to widen the walk at the side (3 removed) and to widen the drive aisle (4 removed). This is how we went from 36 to the 28 now shown for 100 which includes the 2 ADA spaces on the 100 lot but which we are dedicating to use by 108 residents. Since there are only 26 surface spaces proposed for 100 and 39 are required we are saying that there is space in the garage for the 13 to get us to the 39 required.

We hope to get approval administratively tonight for the 2 ADA spaces located on the 100 lot. If Dan or the ZBA believes further relief is needed i.e. to modify the 112-120 Centre permit (which we hope is not the case since operationally parking is shared here "up to 14 spaces") then if that is the case we could as a last resort accept a condition to address that i.e. to modify 112-120 to address the 13 spaces needed for 100 prior to CO for 108. Please let me know. As you know parking under the new bylaw (Article 23) can be reduced or eliminated by SP, and the Stantec report shows there is sufficient availability.

Finally, we had been carrying 13 existing parking spaces for 108 in the original Zoning table, this will be corrected and changed to zero.

ZONING ANALYSIS TABLE - M-2.0			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT SIZE	5,000	12,090	12,090
MAXIMUM F.A.R.	2.0	0.32	4.62
MINIMUM LOT WIDTH	N/A	78'	78'
MAXIMUM HEIGHT**	50' (60-70 W/ PBI)	30'±	80.78'
MINIMUM FRONT YARD*	$15' + (H/10) = 15 + (81/10) = 23.1'$	27.6'	26'
MINIMUM FRONT YARD PROJECTIONS	5'	27.6'	21'
MINIMUM SIDE YARD*	$(H+L)/6 = (81+127)/6 = 35'$	14.8'	5'-4" WEST, 8'-10" EAST
MINIMUM SIDE YARD PROJECTIONS	3'	14.8'	0' WEST, 6'-6" EAST
MINIMUM REAR YARD*	$(H+L)/6 = (81+72)/6 = 25.5'$ (MIN. 30')	62'	4'-6"
MINIMUM REAR YARD PROJECTIONS	10'	62'	2'
MINIMUM LANDSCAPE OPEN SPACE	10%	2,173/5,200=42%	750/55,888=1.3%
MINIMUM USABLE OPEN SPACE	10%	639± SF	0
MINIMUM AMOUNT OF PARKING SPACES***	Parking Requirements in the Transit Parking Overlay District: 1.4 spaces per one-bedroom unit Number of spaces required = 76 spaces	13	0

*MINIMUM YARDS HAVE BEEN CALCULATED ASSUMING A 81' HEIGHT AND 127' LENGTH SIDE YARD, 72' LENGTH REAR YARD.
 **80.78' MAXIMUM HEIGHT INCLUDES BUILDING FINISHED FLOOR BEING 2' ABOVE EXISTING GRADE AT CENTERLINE OF ROAD
 ***TRANSIT PARKING OVERLAY DISTRICT, AND THIS PROJECT IS FOR "CONGREGATE ELDERLY HOUSING" AND THE BYLAW ALLOWS FOR 20% OF THE REQUIRED SPACES BY SPECIAL PERMIT WHICH WOULD BE 76 X 20%= 15 SPACES

Please let me know if we should get on a call to go over this. Thanks

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