

Planning Department  
Brookline Town Hall  
Brookline, MA 02445  
Attn: Maria Morelli, AICP

**Re: Peer Review Reponse**  
**217 Kent Street Brookline, MA 02446**  
June 30, 2022  
**Revised July 6, 2022**

Dear Senior Planner Morelli,

Below are the notes you provided from the Peer Review dated May 18, 2022. Any narrative responses requires are provided in orange following the notes.

Comments on the revised drawing set and “requested items” memo :

- Significant reductions in the volume of the building are evident: GSF reduced by 9,166SF; building height diminished by 10 feet. **N/A**
  - Rear setback has been increased by almost 12 feet. **N/A**
  - Detailed bike storage indicates space for 44 bikes. Given preponderance of small units (not much available storage), as well as targeted population, this seems insufficient. **The bike storage room has been enlarged to accommodate 60 spaces. There is now an additional long term bike storage room in the lower level to accommodate a total of 116 bike parking spaces. Please note there are also (4) exterior bike parking spots for visitors.**
  - Outdoor programmable space on north side of the building is shown at 2400 SF. With increased setback from tracks, can more usable space be added (perhaps included in the shared easement area)? **We have reviewed the program at the rear of the building and are using it as a landscaped area. This space is occupiable, but not intended as a recreational space.**
  - Reference to Boston Compact Living guidelines provides convincing case for amount of proposed amenity space. **N/A**
  - Revised unit sizes are reasonable. **N/A**
  - Attempts to mitigate massing through step-backs, additions of bays, color variation, horizontal layering, etc., are moving in the right direction. At a minimum, this reviewer believes that the top floor step-back must be increased in several parts of the building. Also, mixture of narrow bays and wide bays, while creating articulation of the skin, should be studied to increase sense of modulating the overall massing (see SketchUp screenshots at end of this letter). **Significant study has been given to the massing and articulation of the building. We believe that through the working group sessions we have arrived at a cohesive project with an elegant approach to the building exterior.**
  - Narrow northernmost face of the building is very prominent from the street. This elevation is probably the one that needs more attention. **Angled bays have been added along the short North Elevation to improve articulation, mitigate scale and improve cohesiveness with the other facades.**
  - Roof plan should include mechanical equipment, any required screening, solar panels, elevator overrun, etc. **Rooftop equipment, etc has been added to the roof plan as well as the 3d renderings**
  - Rendered perspectives do not show sloped roofs of stairway penthouses. **This is now included**
  - Shadow studies that compare previous scheme with current appear to be accurate. They reflect a modest increase in some shadows due to the elimination of the deeply stepped street building section facing Kent Street. **N/A**
- A Landscape Plan now included in submission. It includes reference to trees that are to be retained, as well as all new proposed landscape materials. **N/A**
- Civil sheet C-3 includes note “Integrity of existing wall to be evaluated by a structural engineer.” This process should occur soon, and any required new construction should be included in the submitted drawings. **This process is underway. Please note that existing retaining wall is to remain and be reinforced as required.**
  - Does an acoustical and vibration study need to be undertaken given the building’s proximity to railroad

## SOUSA design

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tracks? While this is not a unique condition, the development team to use materials to limit impact noise on tenants.

Comments, questions, concerns extracted from previous letter report:

- MetroWest will handle rent-ups of the affordable units (25% of total) (is this still the case?). MetroWest or another certified organization approved by MassHousing will handle the affordability aspect of the building.
- New building proposal will include a Zip Car space (is this still the case?).. No longer included
- A Phase I Environmental Site Assessment has not been undertaken (status?). This will be undertaken following decision
- The nearby Emerald Necklace Park is on the National Register. At a minimum, a PNF must be filed (status?). This will be undertaken following decision
- Given proximity to MBTA, it is likely that a construction management plan will need to be developed in coordination with MBTA (status?). This project is now outside of MBTA zone of influence thus it does not require an official review of the project by the MBTA. However the construction team will coordinate with MBTA as needed.
- Building will be adopting local zero emissions standards (is this still the case?). The goal of the project is to be Fossil Fuel Free and intent is to be Zero Greenhouse Gas Emissions.
- Preliminary Building Code analysis has not been undertaken (status?). Code analysis is underway (with third party Code Consultant) and is proposed as conditional of decision
- Developer is considering a rooftop array (is this still the case?). Yes, rooftop PV panel array is proposed to offset base building energy requirements and is now represented in the roof plans and axonometric renderings.
- There is no indication that expresses the developer's desire to design and construct to a third-party-verifiable level such as LEED, Passive House, Enterprise Green, etc. (is this still the case?). At this time there is no intent to certify the building; however, we have engaged a sustainability consultant to help employ sustainable practices utilized in the verified certifications.
- Because the proposed building has an elevator, all units are required to conform with MAAB Group 1 requirements. Confirmed
- 5% of the apartments must be MAAB Group 2 units. Confirmed
- All common spaces, including all roof decks, must be fully accessible. Confirmed
- What is the proposed location for the back-up generator? There is a dedicated room off of the parking garage for the generator.
- Is this building a high rise as defined by Massachusetts Building Code? No, the average grade at the perimeter of the building is 30.7', putting the structure below the threshold of a high rise.
- How is access to the sewer easement maintained, and will building foundations impact the ability of the town to excavate within the easement to access infrastructure? The town of Brookline currently has an easement to access the sewer infrastructure. Please see the land survey.
- Is an easement required from the owner of the site immediately to the east to ensure access to the sewer line running within the Town easement? No new easement is needed as the sewer for existing building comes from the rear and the town has easement to service this line.
- Is a garage door proposed to screen the interior of the parking level? Yes, there is a door for screening and visual signals proposed for indication of vehicles entering / exiting the parking area.
- Are two chutes required: one for trash and one for recycling? One chute with a sorter is required
- Submit a tree preservation plan that includes street trees and trees on neighboring properties that may be impacted by construction. The development team has met with Tom Brady to review the conservation of the street trees along Kent. Formal tree preservation plan. For surrounding trees to be submitted as part of the Construction Management Plan.

Should you have any questions, please do not hesitate to contact the office of Sousa Design Architects.

Sincerely,

Dennis Greenwood

Associate Principal  
SOUSA design Architects inc.