



# Boston Children's Hospital

---

brookline place development

## Submission to the Planning Director Town of Brookline

June 30, 2014



# Boston Children's Hospital

---

brookline place development

## Contents

- I. Development Team
- II. Program Statement and Zoning Analysis
- III. Plans and depictions of Project

*Owner*

**Boston Children's Hospital**

Charles Weinstein, Esq.

William Ivey

*Architect*

**Elkus Manfredi Architects**

Sam Norod

Tim Talun

*Attorneys*

**Goulston & Storrs**

Marilyn L. Sticklor

Darren Baird

Timothy Sullivan

William Seuch

*Civil Engineers*

**VHB/Vanasse Hangen Brustlin, Inc.**

Mark Junghans

*Traffic Engineers*

**Howard/Stein-Hudson Associates, Inc.**

Robbie Burgess

Skye Levin

*Geotechnical/Environmental*

**Sanborn Head & Associates**

Matthew DiPilato

Patricia Pinto

*Landscape Architect*

**Mikyoung Kim Design**

Mikyoung Kim

Bill Madden

Bryan Chou

*Development Consultant*

**Stantec Consulting**

George Cole

## Program Statement

The project site consists of a 144,508 SF parcel of land currently known as 1 Brookline Place and 2 Brookline Place which is located between Pearl Street, Brookline Avenue and Washington Street, in the Brookline Village area. The project site, along with a 12,242 SF parcel known as 5 Brookline Place, constitute the 156,750 SF, or approximately 3.6 acres, of Lot Area within the GMR 2.0 District controlled by affiliates of Boston Children's Hospital. 5 Brookline Place will not be redeveloped as part of the project, but is referenced for zoning calculations.

The project as proposed consists of the following components:

1. An approximately 182,500 SF, eight floor mixed-use building located on the corner of Pearl Street and Washington Street. The ground floor will contain approximately 14,000 SF retail as well as approximately 8,500 SF common area and loading dock areas, and the remainder of the building will contain approximately 160,000 SF of medical office use and general office use.
2. An approximately 47,000 SF expansion for medical office use of the existing medical office building known as 1 Brookline Place which currently contains approximately 105,120 SF.
3. A 683 car parking garage containing approximately 175,810 SF, which will be built on the site of the existing 359 space parking garage.
4. Full re-landscaping of the entire project site, with the elimination of all surface parking areas.

2 Brookline Place is currently occupied by a 35,000 SF 2-story retail and office building, which was originally a taxi garage and retail block. It was renovated in the 1980's as part of the overall redevelopment of the site, and will be demolished in connection with the project. 1 Brookline Place is currently occupied by a 105,120 SF 6-story medical office building which was constructed in 1985-1986, and will remain in place as expanded by the addition, and is also occupied by the existing garage, which will be replaced in connection with the project.

The site plan is organized around a significant landscaped public space located at the bend in Pearl Street adjacent to the Brookline Village T stop, and a 45 foot wide pedestrian pathway leading from the public space to Washington Street across from the Brook House. On the ground floor of 2 Brookline Place, the retail areas will be oriented towards Washington Street and towards the landscaped public space. 2 Brookline Place will be entered from the north side of the building facing the landscaped area, with a possible secondary entrance from Washington Street. Off-street loading for 2 Brookline Place will be from Pearl Street. 1 Brookline Place will be entered from the current entrance on the east side of the building and from a new entrance on the west side of the new addition. Off-street loading for 1 Brookline will remain in the same location as it is currently located. The location of the access ramps to the parking garage will remain substantially as currently in existence from Pearl Street and the 1 Brookline Place entry drive.

## **Program Statement, continued**

The project will be constructed in two phases.

The first phase will consist of the demolition of the existing buildings at 2 Brookline Place, the creation of a temporary parking area on the 2 Brookline Place site, and the demolition and replacement of the existing parking garage on 1 Brookline Place. Current users of the 1 Brookline Place garage will be accommodated using a valet parking service to the temporary parking lot, or using a private shuttle bus to a satellite parking lot. It is anticipated that the first phase of construction will take approximately one year.

The second phase will consist of the opening and use of the newly constructed parking garage, and the construction of the addition to 1 Brookline Place and the new building on the 2 Brookline Place site. It is anticipated that the second phase of construction will take approximately 20 months.

## **Zoning Analysis**

The project site, along with the abutting 5 Brookline Place parcel, are the Lot Area within Brookline's GMR-2.0 (General Business and Medical Research) Zoning District. Set out below is an analysis of the use, dimensional and parking/loading regulations applicable to the project within the GMR-2.0 District.

## **Use Regulations**

Pursuant to Table 4.07 of the Brookline Zoning By-Law (the "Zoning By-Law"), the project's retail, medical office, general office and parking uses are allowed within the GMR-2.0 District.

## Dimensional Regulations

Table 5.01 and Section 5.06(4)(d) of the Zoning By-Law specify the dimensional requirements applicable within the GMR-2.0 District. The project will require a special permit, under Section 5.06(4)(d)(1), because the project is a Major Impact Project.

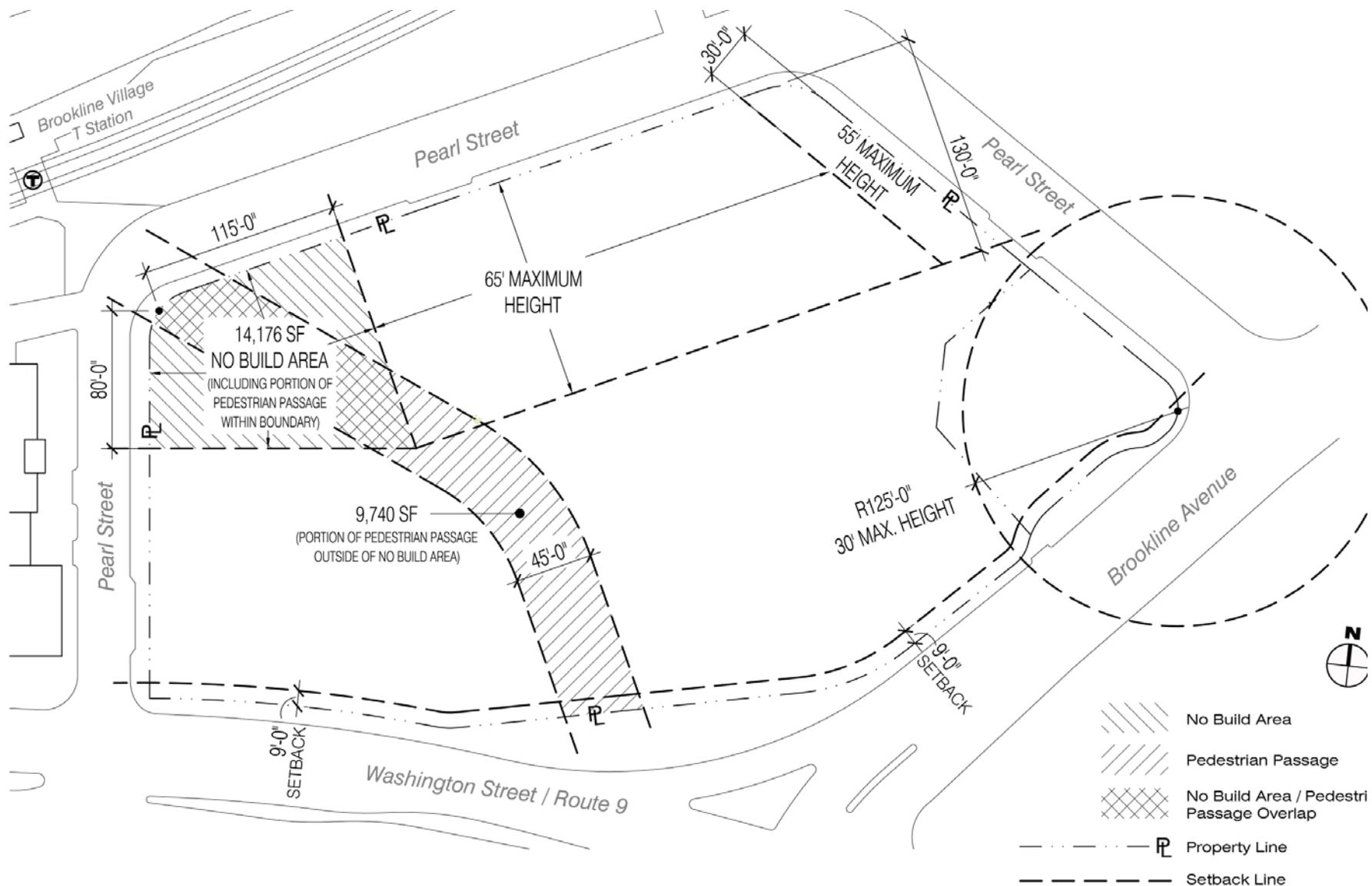
	<u>Required</u>	<u>Proposed</u>
Lot Area (1 and 2 Brookline Place, combined)	None	144,508 SF
Height, measured from mean natural grade of ground contiguous to building	45 feet maximum, as-of-right; 115 feet maximum, by special permit	115 feet, plus elevator penthouse [height of elevator penthouse to be determined; if greater than 10 feet, relief will be requested under Section 5.31.] See also special dimensional requirements
Floor Area Ratio <i>[Based on combined total area of all lots within GMR 2.0 District including 5 BP containing 10,711 SF; includes floor space used for parking motor vehicles]</i>	2.0 maximum, as-of-right; 3.45 maximum, by special permit	Complies <3.45
Front Yard	None, subject to Ftn. 1 (If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line).	Relief from Ftn. 1 requested under Section 5.43. See special dimensional requirements.

	<b><u>Required</u></b>	<b><u>Proposed</u></b>
Side Yard	None	N/A
Rear Yard	None (Per Section 5.06(4)(d)(3)(b) a rear yard is subject to side lot line provisions)	N/A
Open Space, as defined in Section 5.06(4)(d)(1)(b) <i>[Based on combined total area of all lots within GMR 2.0 District]</i>	35%	Complies >35%
Special Dimensional Requirements		
	No build area at the bend in Pearl Street adjacent to the Brookline Village T stop	Complies
	45 foot wide pedestrian passage from Pearl Street to Washington Street	Complies
	Maximum heights of 65' and of 55' within portions of site (where garage will be located)	Complies
	Front yard setback of 9 feet from front lot line bordering Washington Street and Brookline Avenue.	Does not comply. Relief requested under Section 5.43 as referenced in Section 5.06(4)(d)(1)(c)(v).

## Parking/Loading Regulations

Section 5.06(4)(d)(2) of the Zoning By-Law requires one parking space per 533 SF of retail use, one parking space per 800 SF of office use, one parking space per 1,250 SF of research laboratory use and one parking space per 467 SF of medical office use, and further provides that parking requirements are reviewed as a single lot within regard to lot ownership for all lots in the GMR 2.0 District. Also, Section 5.06(4)(d)(1)(d) requires that 25% of the total number of parking spaces be offered to residents for overnight parking. The project's 683 parking spaces will meet and comply with these requirements, including the requirement under Section 6.02(4)(a) for 6 parking spaces for use of 5 Brookline Place (within the GMR 2.0 District but not otherwise included in the project) as a day care center. The project also seeks approval under Section 5.06(4)(d)(2)(f) for accommodation of up to 20% additional number of vehicles, which may be in tandem parking arrangement or other arrangement that enables additional vehicles to be accommodated in the garage.

The project requires five loading bays under Section 6.06 of the Zoning By-Law which requires four loading bays for between 150,000 and 300,000 SF of Gross Floor Area of new construction of the project's uses and one loading bay for any additional 150,000 SF over 300,000 SF, and provides that only additional gross floor area is computed in connection with the extension of a building. The project will have 3 loading bays at 2 Brookline Place and will continue the use of one loading bay at 1 Brookline Place. The project seeks approval under Section 6.06(7) for reduction of required loading bays to four, consisting of three loading bays for 2 Brookline Place and one loading bay for 1 Brookline Place



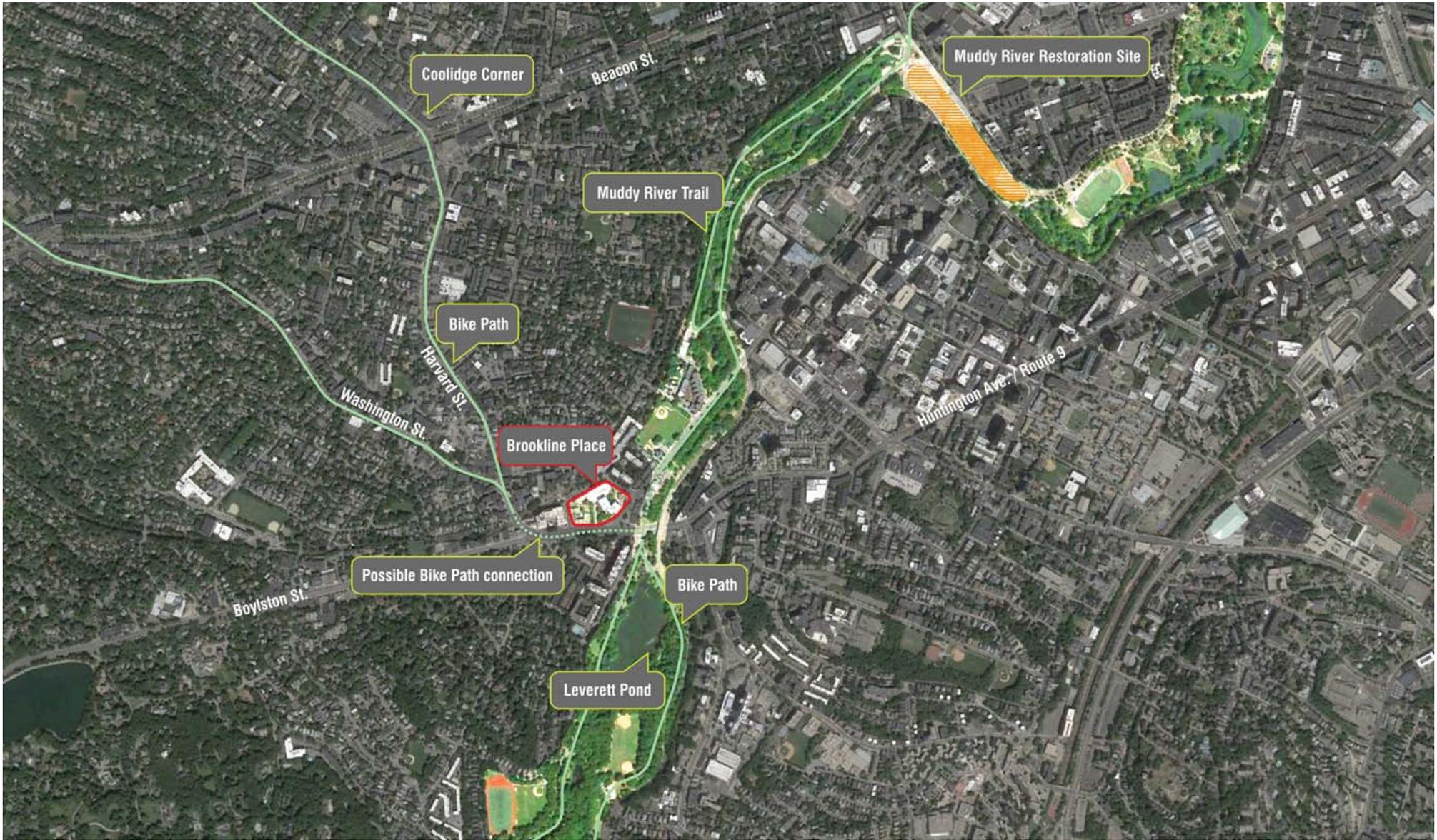
**Legend:**

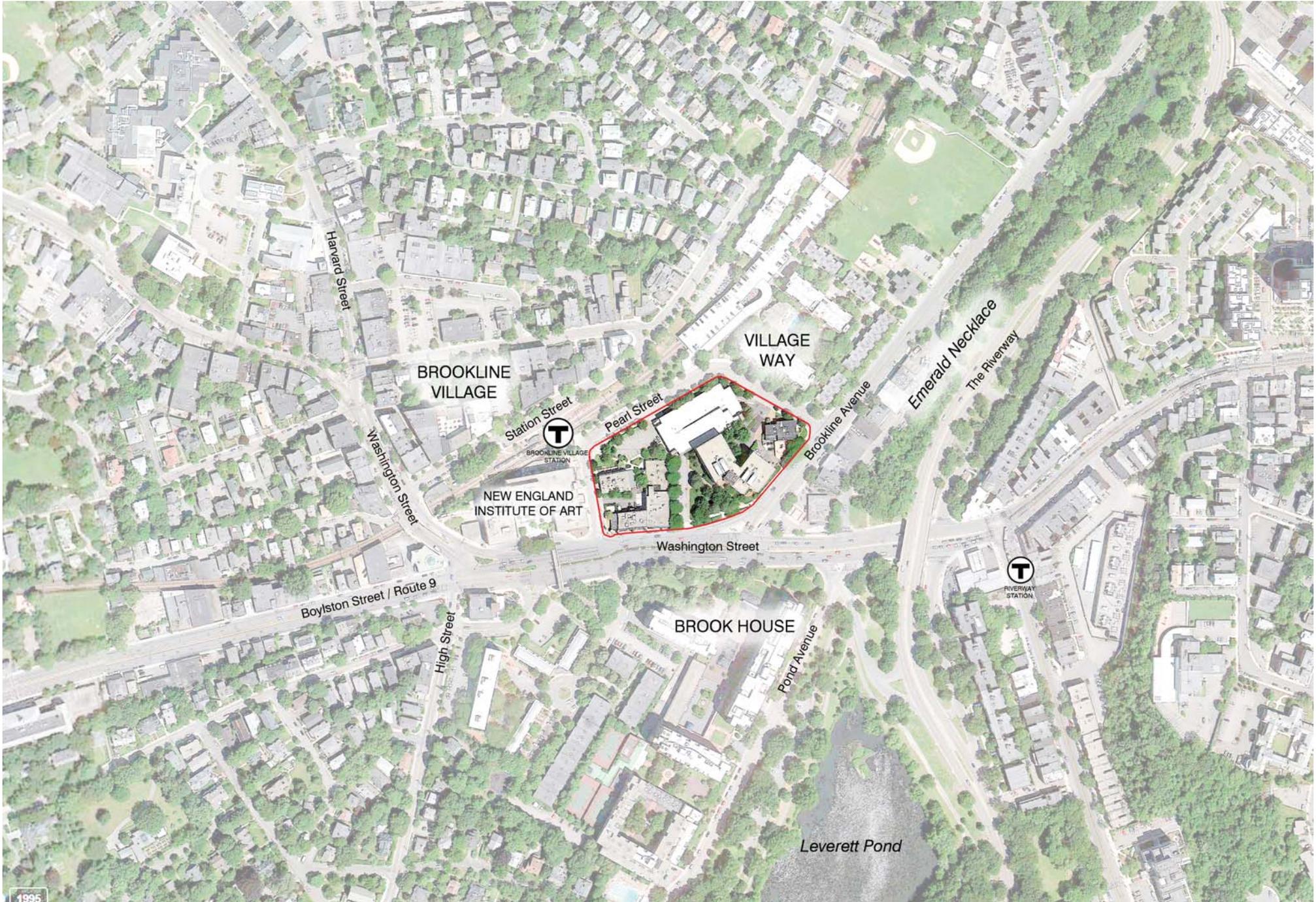
- No Build Area
- Pedestrian Passage
- No Build Area / Pedestrian Passage Overlap
- Property Line
- Setback Line

**Notes:**

1. Curb location shown along Washington Street & Brookline Avenue reflects Gateway East Plan





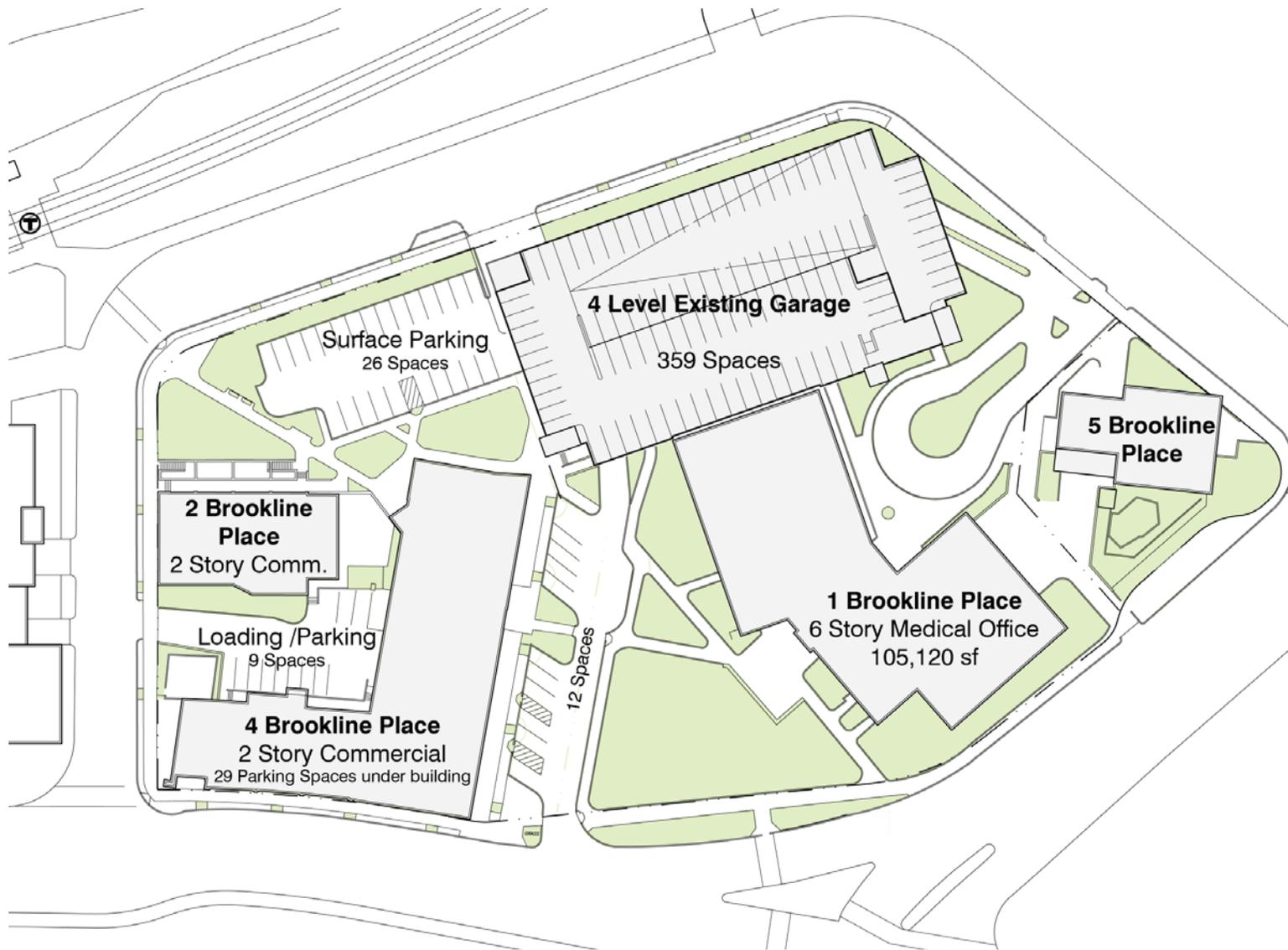


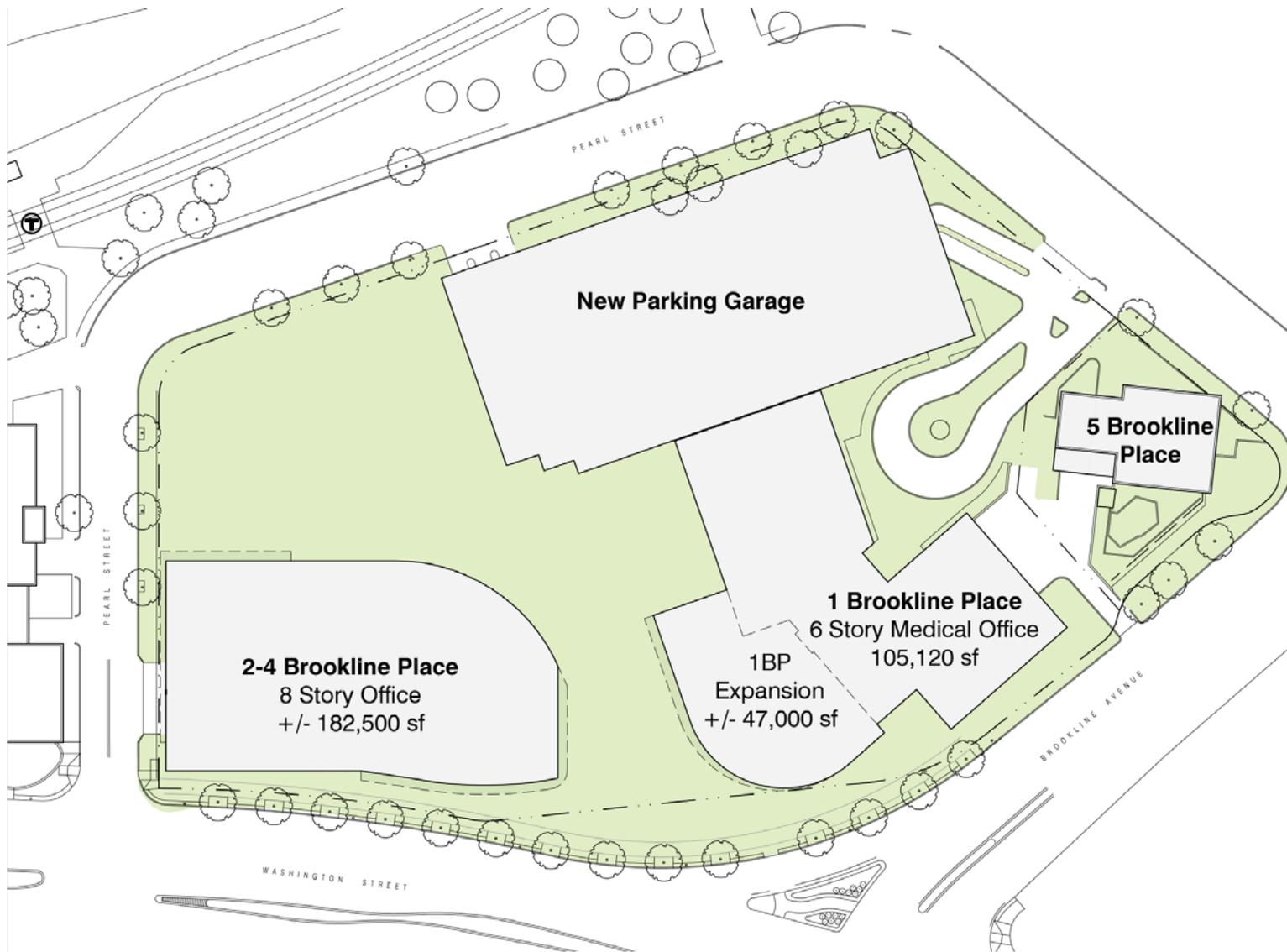
**BROOKLINE PLACE**  
Brookline, Massachusetts

Site Location  
JUNE 30, 2014

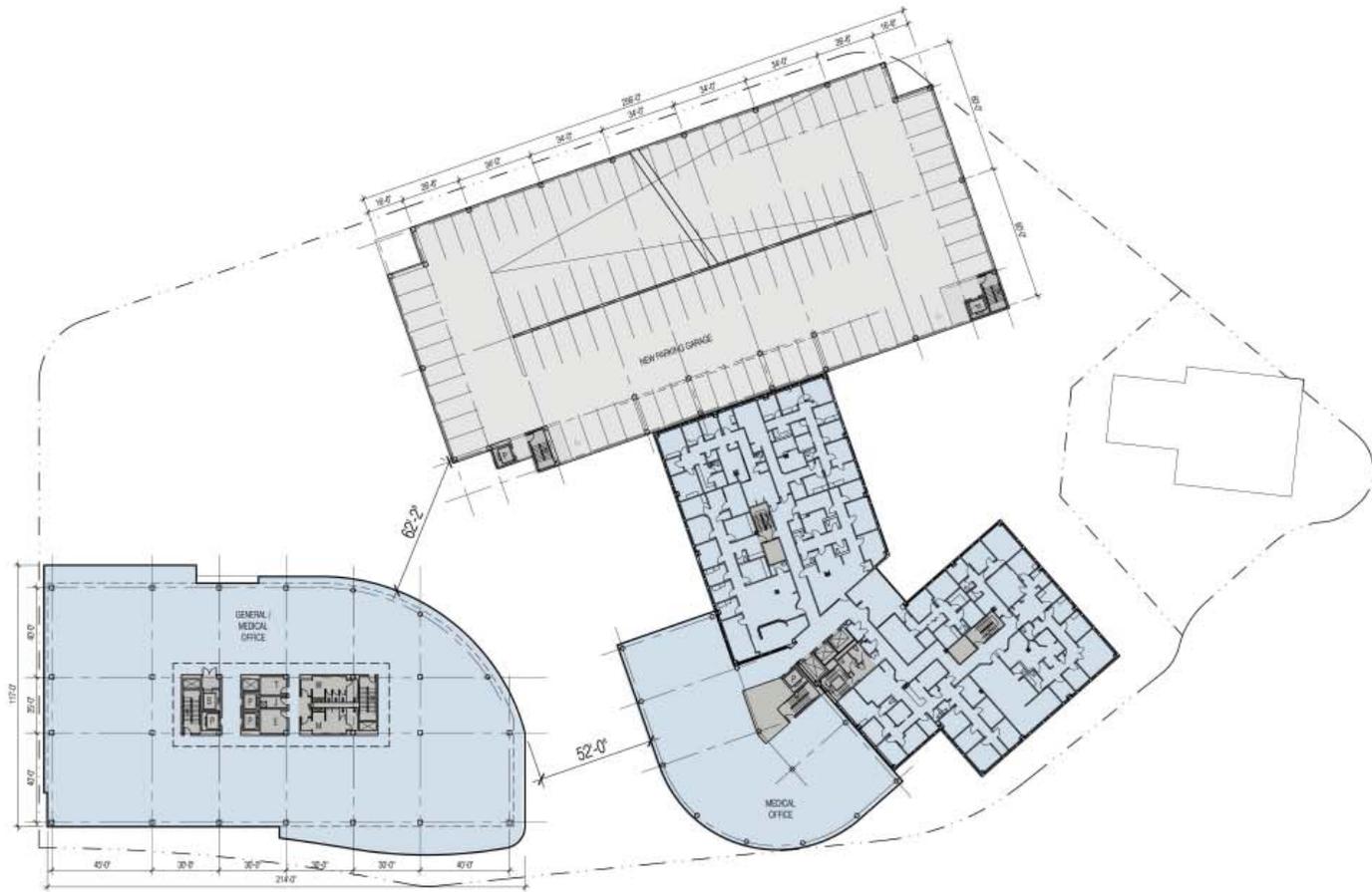














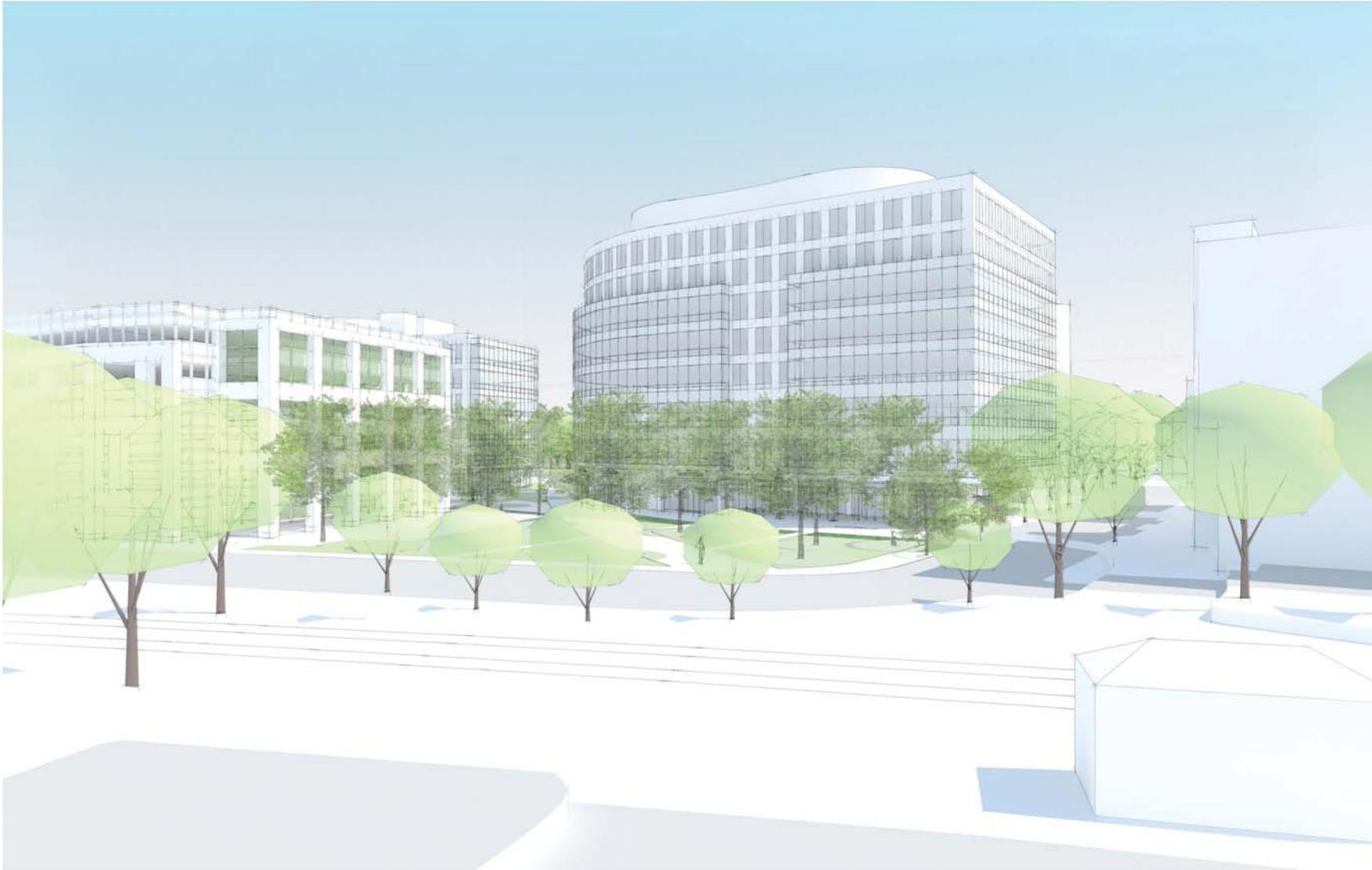


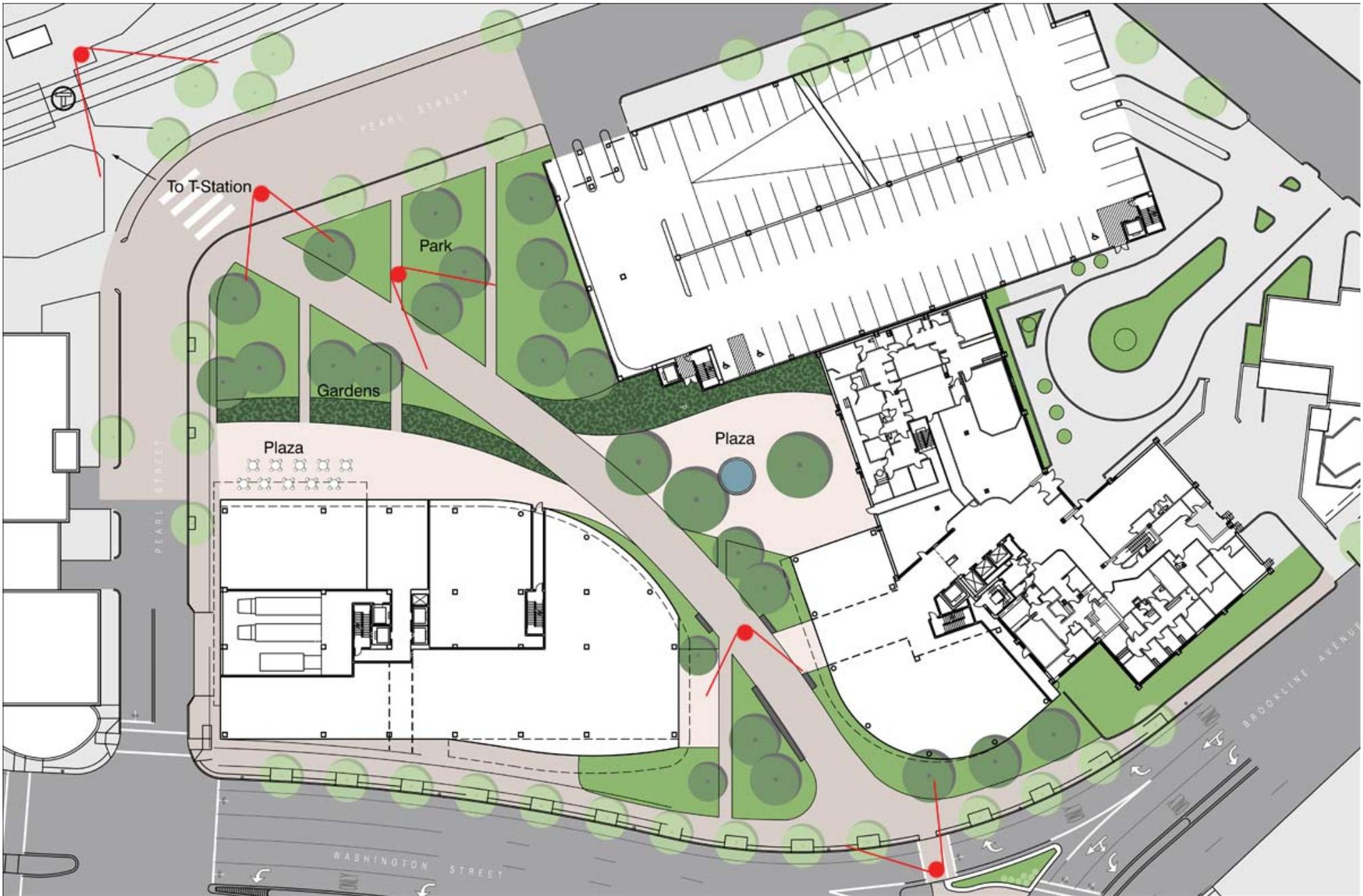




**BROOKLINE PLACE**  
*Brookline, Massachusetts*

View from Brook House (6th Floor)  
JUNE 30, 2014









**BROOKLINE PLACE**  
Brookline, Massachusetts

View from Pearl Street  
JUNE 30, 2014







**BROOKLINE PLACE**  
 Brookline, Massachusetts

From Washington Street / Route 9  
 JUNE 30, 2014





**BROOKLINE PLACE**  
*Brookline, Massachusetts*

View down Washington Street  
 JUNE 30, 2014

