



Town of Brookline Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

September 29, 2014

Charles Weinstein, Esq.
Boston Children's Hospital
300 Longwood Avenue – Wolbach 122
Boston, MA 02115

RE: Proposal for 1 and 2 Brookline Place

Dear Mr. Weinstein:

The proposed development at One and Two Brookline Place was deemed a major impact project under Section 5.09, Design Review, because the project is a nonresidential development greater than 25,000 square feet. In accordance with the procedures of Sec. 5.09(3)(b), the Planning Board conducted a preliminary review of the project at its meeting on July 24, 2014, and this letter serves as the initial report.

The project includes redevelopment of One and Two Brookline Place and construction of a new above-ground parking garage. Five Brookline Place is not part of this project and will not be altered.

At 2-4 Brookline Place, the existing two-story building will be replaced with an eight-story mixed-use building on the corner of Pearl and Washington Streets. The ground floor will contain retail space, common space and loading dock areas. The higher floors will contain medical and general office space. At One Brookline Place, an addition facing Washington Street will expand the current medical office building for more medical office use with possible ground floor retail. A 683-car parking garage will be built on the site of the existing 359-space parking garage and surface parking area, with the ability of the Board of Appeals to approve accommodation of up to 20 percent additional vehicles through managed parking.

Design Issues

The Planning Board has appointed a Design Advisory Team (DAT) to review this application and work with you on design aspects, with members Linda Hamlin, Mark Zarrillo, Steve Lacker,

Antonia Bellalta Osborne, John Bassett, Edie Brickman, Cynthia Gunadi, and Arlene Mattison. Since the plans shown to the Planning Board and Design Advisory Team were schematic in nature, the Planning Board looks forward to reviewing more developed plans, including: massing of the buildings, exterior elevations, material selections, public access through the site, functional design and proposed uses of the outdoor space, landscaping, shadow impacts on the surrounding neighborhood, access to and management of the parking garage and drop off area and locations and height of rooftop utilities and penthouses. The Planning Board and the DAT will take into consideration the design directives (outside of zoning recommendations) adopted by the BPLAC when evaluating plans, such as view corridors, pedestrian accommodations, tree canopy along the length of Washington Street, among others. To aid the DAT in the review of this proposal, you should submit a model and drawings of the site within the context of the surrounding neighborhood, including Washington Street, Station Street, Brookline Avenue, Pearl Street and Brookline Place properties, as well as all sidewalk, driveway and roadway details.

Landscaping

A full tree inventory of the existing site and the proposed landscaping plan, including details regarding planting depth and existing/proposed trees both on private and public property, needs to be submitted for review by both the Planning Board and the Town's Tree Warden. Specific attention will be paid to the pedestrian passageway, plaza areas, as well as the trees planted along Brookline Avenue/Washington Street. The Tree Warden would also like to understand the planting strategy relative to any capping of the subsurface, such as the need for structural soil. The percentage of hardscape within the landscaped areas needs to be reported relative to zoning requirements. Finally, the design and submittal documents should describe how the larger no-build area adjacent in the northwest corner of the site could be utilized by the general public both passively and actively during community events.

Traffic Access, Circulation and Parking Issues

During the Brookline Place Advisory Committee process, and in the lead up to Town Meeting, traffic and parking issues were discussed at length. At the Planning Board meeting, you indicated that you have hired Howard/Stein Hudson Associates, Inc., traffic consultants, as a member of your development team to provide a comprehensive traffic report. The Planning Board would like information regarding traffic circulation on site, traffic impacts to the surrounding area, the number of vehicles parked onsite, the location of the entrance to and exit from the parking garage, the management of the parking garage, including tandem and valet spaces, bicycle accommodations, and the pedestrian connections between the parking garage and the other buildings on site. The new zoning requires for any major impact project a Transportation Access Plan Agreement (TAPA) that includes Transportation Demand Management (TDM) programs. The Town has recently signed a contract with Nelson Nygaard to help the Transportation Board adopt a town-wide policy with regards to mode split goals for major developments. In the meantime, the Planning Board would like specific information regarding your draft TDM plan, existing and proposed mode splits for employees and visitors. The Board wants to ensure that accurate data on patient and employee parking demand is used when conducting the traffic study, and the applicant needs to consider not only vehicular access to the site, but also pedestrian, transit, bicycle and wheelchair accessibility. The submitted plans should describe how you will

be facilitating multi-modal transportation options and ensuring safety, for visitors travelling both to and within the site.

Environmental and Public Safety Issues

Detailed information on the environmental impact and mitigation measures of the proposal, particularly during the demolition and construction process, as well as the plans for long-term monitoring of the site going forward, needs to be provided. This should include how the proposal meets storm-water regulations and drainage requirements, taking into consideration the significant nearby environmental resources, all of which shall be subject to the review and approval of the Director of the Engineering and Transportation Department and the Conservation Commission Agent. The submittal should include a clear statement of whether any research lab spaces with a biosafety level of Level 1 or Level 2, as defined by zoning for the GMR district, are part of this proposal. Finally, the Fire Department would like to make sure that there is adequate water pressure for fire suppression systems for all new construction.

State Permits and Review Process

Please include in the submission any state permits or state funding that you will be seeking, as this may trigger further review by the Preservation Commission and/or in concert with the Massachusetts Historic Commission and potential Section 61 review since this project is adjacent to a National Register District. Although not a state permit, the Planning Board would also like an understanding of your expectations of filings related to MEPA, especially with regards to any required air modeling or air pollution estimates.

Gateway East

The design of the project needs to address the goals and objectives of the Gateway East Public Realm Plan, including a redesigned pedestrian connection across Pearl Street to the Brookline Village MBTA station, the Pearl Street redesign (in concert with the Transportation Board), pedestrian connections with the new Gateway East street and sidewalk layout, and the design interface, on both public and private property, between the proposed project and Gateway East plans along Brookline Avenue and Washington Street. These improvements need to support a wide transportation network, including pedestrian and non-motor vehicle alternatives.

Brookline Place Community Improvements and Memorandum of Agreement

Under the previous zoning for this site, a major impact project needed to provide public benefits. Although the current zoning no longer has general language requiring public benefits, per se, the current zoning does have specific requirements for any development in the GMR-2.0 District which is a major impact project, including maintaining an interior public pedestrian passageway and limiting development immediately adjacent to the Brookline Village T-station; requiring 25 percent of parking spaces be offered to residents for overnight parking; and contributing 1 percent of hard construction costs (exclusive of tenant fit-up) to making off-site streetscape improvements and undertaking transportation and community benefit mitigation measures. Additionally, Children's Hospital has entered into a Memorandum of Agreement with the Town, which not only includes some of the zoning's requirements (i.e. an easement on the pedestrian passageway), but also outlines additional agreements with the Town, including ongoing/live air monitoring during construction, funding for Gateway East and area improvements, LEED

Certifiable Silver construction, etc. The Planning Board would appreciate information describing how the applicant expects to comply with the MOA's and the zoning's provisions, both now and going forward.

Demolition Permit

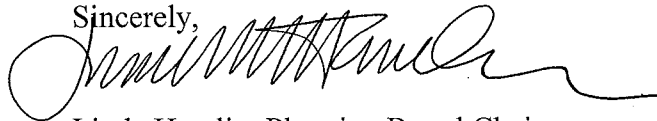
A demolition permit will be required to remove the existing buildings and any accessory structures that are currently located on the site. The Planning Board is also interested in whether the previously approved certificate of non-significance is still in effect. The demolition process will need to be well coordinated with the Departments of Health, Building and Public Works, as needed. Particular care of this site, due to its sensitive environmental nature, must be taken. A demolition waste management/recycling plan should also be established.

Construction Period

A construction management plan has not yet been established. To minimize construction impacts to the surrounding neighborhood, a construction management plan, including access and parking of construction vehicles, a dust and rodent control plan, details regarding blasting and the demolition of existing structures, and details regarding site monitoring (including live air quality monitoring) should be submitted for review by various Town Departments. Erosion control and stormwater quality plans during and following construction will need to be reviewed by the Conservation Commission. Additionally, various Town Departments are interested in assisting you with any temporary provision for the Soup Factory during construction, if that is still your intent. Of major importance will be plans to safeguard area residents and surrounding properties from contaminated dust and discharges from the site, both during construction and in the future.

The Board is looking forward to continuing to work with you and your development team on this major project for the Town.

Sincerely,



Linda Hamlin, Planning Board Chairman

Cc: Marilyn L. Sticklor, Goulston & Storrs
Sam Norod, Elkus Manfredi Architects
George Cole, Stantec Consulting
Robbie Burgess, Howard Stein Hudson
Building Commissioner
Chief Building Inspector
Area Building Inspector