



IMPACT STATEMENT

Redevelopment of Brookline Place

June 30, 2014, as updated October 20, 2014

Per Sections 5.09 3 (b) 5; 5.09 4 (a-m) of the Brookline Zoning By-laws

a. Preservation of Trees and Landscape

Due to the extensive demolition and site reconfiguration required for the Proposed Project, the existing landscape features and trees cannot be preserved. Upon completion of the Proposed Project, new landscaping and trees will be installed that will increase the amount of vegetation and trees on the site from the existing condition and will include Open Space (as defined by the GMR 2.0 District Zoning) of not less than 35% of the area of the GMR 2.0 District. Of this open space, no more than 55% will be hardscape. Where feasible, public shade trees within the public right-of-way will be preserved. The Applicant will comply with all requirements of Massachusetts General Law Chapter 87.

b. Relation of Buildings to Environment

The Proposed Project will relate harmoniously to the terrain, trees, landscape, natural features, and to the use, scale, and architecture of existing buildings in the vicinity that have a functional or visual relationship to the proposed buildings. The Proposed Project's street level is designed for active uses, and all on-site parking is located within the proposed parking garage. The areas devoted to pedestrian passage and use will be carefully designed to encourage walking around and through the site. The required no-build zone in the northwest corner of the site will be designed and programmed with input from the community to maximize its active and passive uses.

Due to construction activities on the site, virtually none of the existing trees on the site west of One Brookline Place will be retained. New trees will be planted per an agreed upon landscaping plan, with planting details to be carefully designed to maximize survival and growth of the new trees and planting.

c. Open Space

The Proposed Project's landscaping and building improvements will greatly improve public amenities throughout the site. The development will greatly improve the visual aesthetic of the area for persons passing by and through the site or overlooking the proposed development from nearby properties. The location and configuration of usable open space will be designed to encourage social interaction, public use, and facilitate maintenance. The Proposed Project's landscaped open space will be continuously maintained. Pursuant to the GMR 2.0 Zoning, not less than 35% of the GMR 2.0 District will be Open Space (as defined in the GMR 2.0 District Zoning, including a substantial no-build zone leading from the MBTA station leading to a 45' pedestrian passageway which will cross the Project site.

d. Circulation

During construction, the development of Brookline Place will impact the pedestrian, vehicular and bicycle uses around the site. To mitigate the effects of construction, the project will adhere to a comprehensive Construction Management Plan (CMP), to be developed with the community, which will define means of access to the site for construction vehicles and workers. It will also define specific temporary means of circulating around the site for pedestrians, vehicles, and bicycles. It will also address temporary parking for the occupants and users of 1 Brookline Place during construction of the new garage.

With community involvement, a complete Transportation Access Plan Agreement (TAPA) will be developed, defining how the development will be accessed upon completion. The TAPA will be based on information regarding the impact of vehicles accessing the site, including a full traffic study, proposed mitigation measures, and the effects of the proposed mitigation on those impacts.

As part of the TAPA, there will be developed a Transportation Demand Management (TDM) program. This TDM program will be developed with the community, and will be directed at reducing vehicular access to the development, and encouraging access via foot, bicycle and mass transit by both tenants of and visitors to Brookline Place.

The development will be designed in concert with the goals and objectives of the Gateway East Public realm plans, and will include redesigned parking and roadway configurations on Pearl Street.

After completion of the development, the location of the Property's vehicular, bicycle and pedestrian entrances, ramps, walkways, drives, and parking will be safe and convenient, will be fully coordinated with Gateway East improvements, and improve circulation around and through the development site by pedestrians, bicyclists and vehicles.

- e. Stormwater Drainage: The Proposed Project includes proper site surface drainage, consistent with the Town of Brookline's Stormwater Management By-Law (Article

8.26), so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. The new stormwater management systems will provide treatment to improve water quality over the existing condition. Storm water will be removed from all roofs, canopies and paved areas and carried away in an underground drainage system or reused for on-site irrigation. To the greatest extent possible, the Proposed Project will include strategies to control the peak flows and volume of flow contributing to the municipal collection system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

- f. Utility Service: The Proposed Project's electric, telephone, cable TV and other such lines and equipment will be underground from their source in the public way to the Proposed Project's buildings.
- g. Advertising Features: Signage identifying the main buildings (1 and 2 Brookline Place) and their tenants is anticipated to be incorporated into the Proposed Project.
- h. Special Features: The Proposed Project's storage areas, machinery installations, service areas, loading areas, utility structures, and similar accessory areas and structures will be located and screened so as to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- i. Safety and Security:

The development of Brookline Place will incorporate environmental remediation of the site, under the direction of a Licensed Site Professional (LSP). All remediation activities will be done in accordance with Federal, state and local regulations, and according to the CMP. The end condition of the site will be in compliance with applicable environmental regulations and standards.

During construction, adverse safety-related impacts will be addressed and mitigated per the CMP, which will include measures to address the impacts of demolition of existing structures, air-borne dust, noise, and rodent controls. Storm water run-off will be addressed, and erosion controls will be put into place, per the CMP. No blasting activities are anticipated. The overall goal of the CMP will be to absolutely minimize the impacts of the construction activities on the surrounding community to the greatest extent feasible.

It is not anticipated that the development will include any research laboratory facilities of any biosafety level.

The development will incorporate state of the art life safety and fire suppression systems. Testing of water pressure will be undertaken, and reported to the Fire Department, as will a complete review of emergency access and life-safety systems.

The Proposed Project's open and enclosed spaces were designed to facilitate building evacuation and to maximize accessibility by fire, police, and other emergency personnel and equipment. The Proposed Project's exterior spaces and

interior semi-public spaces are well lit, so as to minimize the security issues for users of the property and pedestrians traversing the site.

- j. Heritage: Not Applicable
- k. Microclimate: The Proposed Project minimizes any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment, and complies with the provisions of Brookline's Noise Control By-law.
- l. Energy Efficiency: The Proposed Project utilizes energy-efficient materials and energy-conscious design, and will achieve (at a minimum) the equivalent standards of LEED Silver certification.
- m. Specific Standards for Beacon Street And Coolidge Corner General Business District: Not Applicable
- n. Guidelines: Not Applicable
- o. Limited Service Hotel District (Use 8A): Not Applicable