



## **MEMORANDUM**

**TO: Mr. Peter O'Callaghan-Herb Chambers Companies**

**FROM: David Thompson, Project Landscape Architect, CHA Consulting, Inc.**

**SUBJECT: Suggested Plantings for 308-328 Boylston St., Brookline, MA**

**DATE: January 29, 2016**

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This memorandum is provided to outline possible options for landscaping treatment at the existing Herb Chambers Audi dealership that is undergoing design for expansion, in particular a 4-story garage addition adjacent to residential properties that front on East Milton and Cypress Streets. The purpose of this memo is to consider options for providing a visual “buffer” between the residences and the new dealership structure. The residences at #10, #14, #18, and #20 East Milton Street have back yards that face the existing parking lot and future addition. The residence at #144 Cypress Street shares its side yard with the common property line.

There are groupings of existing fairly large deciduous trees growing along the common property line behind the residences. These trees, which appear to be mostly maples, are well-branched down quite low on the trunks. Record photographs indicate that the residences at #10, #14, and #20 East Milton Street are already almost completely visually blocked by the foliage of these trees during the growing season. (See Exhibit A). Obviously, the screening would be less effective during the months when the leaves are off the trees. The residence at #18 East Milton Street has less existing screening than the other 3 noted above. The residence at #144 Cypress Street is very close to the property line and there are no trees separating this building from the parking lot.

After reviewing the existing and proposed conditions, it appears that the following approach to provide a visual buffer against the property line on the dealership side would be to plant a vertical hedgerow of narrow, columnar trees. This could consist of deciduous and/or evergreen trees planted in a line at close spacing, which would eventually merge to form a solid vegetative barrier. (See Exhibit B for examples of columnar trees). An option may also be to vary the heights and types of plantings to incorporate a variety of evergreens, shrubs, and columnar trees. Typically, in planting a vegetative screen, there is a practical limit to how large the screen plants can be at the time of planting, due to the logistics of moving large trees over public roads. In this situation, this would be somewhat mitigated by the nature of these particular plants, in that fairly tall specimens, having a very narrow widths, could be transported lying down and not create any special transportation problems. Provisions for allowing maintenance access to the rear of the building should be factored into the final design.

I am happy to discuss this approach and various options for plant materials in further detail as the design process progresses.

Sincerely,

David Thompson, RLA



**Exhibit A-Existing Trees**



**Exhibit B1-Columnar Trees**



**Exhibit B2-Columnar Trees**



**REGENT**  
ASSOCIATES, INC.

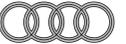
**ARCHITECTS**  
24 PRIME PARKWAY, SUITE 202  
NATICK, MA 01760

508.870.0005 ■ www.regentassociates.com



Project North

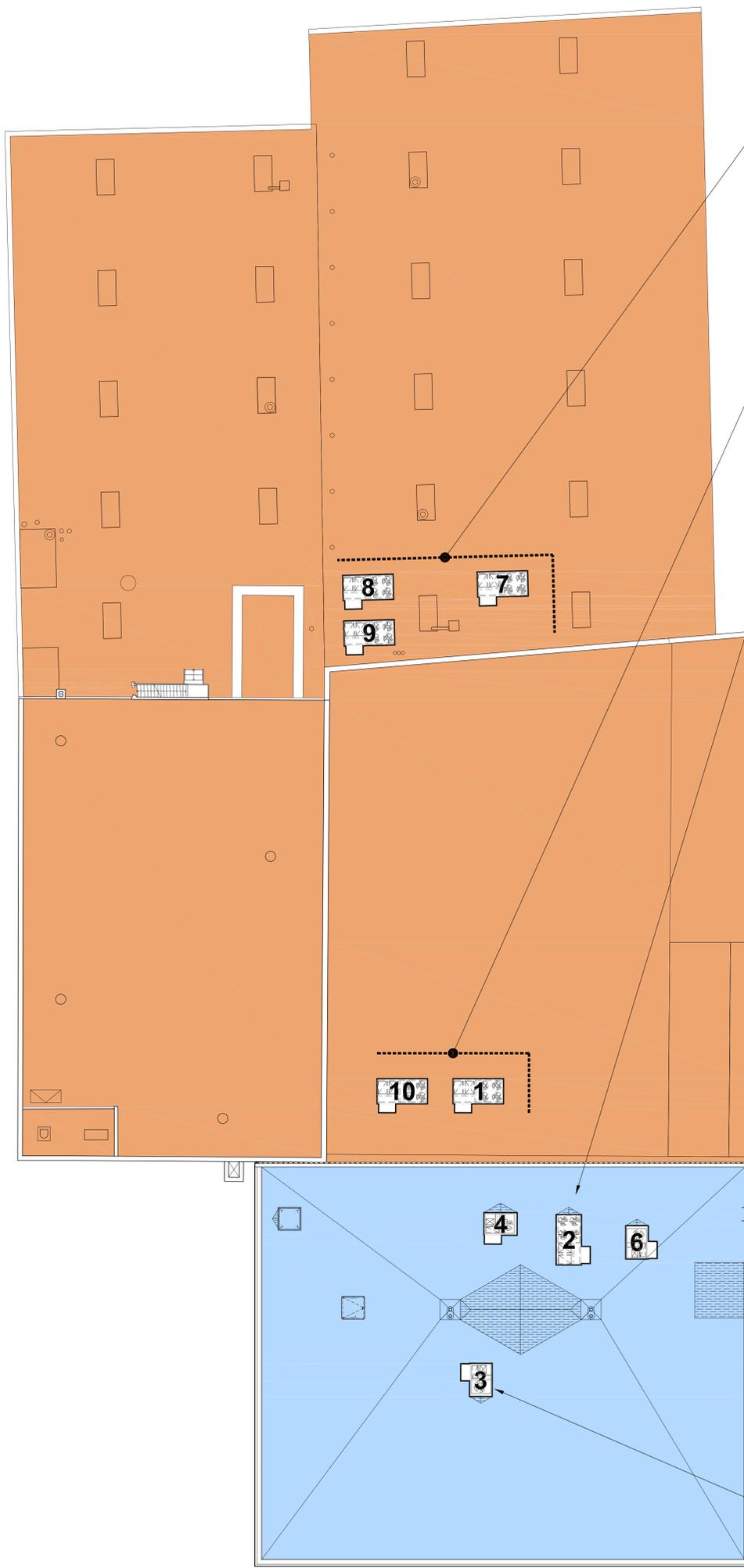
**Herb Chambers**  
Audi Brookline



308 Boylston Street  
Brookline, MA 02445

**Roof  
Plan**

- NEW ROOF 1
- NEW ROOF 2
- EXISTING ROOF



**EQUIPMENT SCREEN:**

- ROOF TOP UNIT 7 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb
- ROOF TOP UNIT 8 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb
- ROOF TOP UNIT 9 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb

**EQUIPMENT SCREEN:**

- ROOF TOP UNIT 1 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb
- ROOF TOP UNIT 10 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb

**EQUIPMENT SCREEN:**

- ROOF TOP UNIT 2 → (W) 7'-8" x (L) 15'-0" x (H) 5'-6" including curb
- ROOF TOP UNIT 4 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb
- ROOF TOP UNIT 6 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb

**EQUIPMENT SCREEN:**

- AIR HANDLING UNIT 1 → (W) 9'-2" x (L) 10'-10" x (H) 6'-6" including curb

**EQUIPMENT SCREEN:**

- ROOF TOP UNIT 5 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb

**EQUIPMENT SCREEN:**

- EXHAUST FAN 3 → (W) 5'-7" x (L) 5'-0" x (H) 6'-2"
- EXHAUST FAN 4 → (W) 5'-7" x (L) 5'-0" x (H) 6'-2"

- ROOF TOP UNIT 3 → (W) 5'-0" x (L) 10'-0" x (H) 5'-5" including curb

<b>PRE VS. POST BUILDING COMPARISON</b>			
	<b>Existing Building (square feet)</b>	<b>Proposed Building (square feet)</b>	<b>Difference (square feet)</b>
<b>Service</b>	29,155	29,007	-148
<b>Retail</b>	2,753	29,640	26,887
<b>Office</b>	3,447	10,885	7,438
<b>Vehicle Storage</b>	17,284	71,228	53,944
<b>Total</b>	52,639	140,760	88,121

<b>PRE VS. POST VEHICLE SPACE COUNT COMPARISON</b>			
	<b>Existing Building (# of spaces)</b>	<b>Proposed Building (# of spaces)</b>	<b>Difference (# of spaces)</b>
<b>1st Floor (Garage, Barn, Showroom &amp; Service)</b>	55	79	24
<b>2nd Floor (Garage, Barn &amp; Display)</b>	16	54	38
<b>3rd floor (Garage, Barn &amp; Above Showroom)</b>	16	99	83
<b>4th Floor (Garage)</b>	0	47	47
<b>Outdoor Display Spaces</b>	6	0	-6
<b>Eastern (Main) Parking Lot</b>	65	0	-65
<b>Western Parking Lot</b>	15	7	-8
<b>Leased Parking Area from Eversource</b>	30	30	0
<b>Parallel Parking Accessed via E. Milton</b>	6	6	0
<b>Total</b>	209	322	113

<b>PRE VS. POST EMPLOYEE COUNT</b>	
<b>Existing # of Employees</b>	<b>Proposed # of Employees</b>
56 (note no more than 46 on site on any given day)	66

<b>SUMMARY OF EMPLOYEE COMMUTING/PARKING SURVEY</b>			
	<b>Existing Facility (# of employees*)</b>	<b>Proposed Facility (# of Employees*)</b>	
<b>Drive to Work/Park on Site</b>	35	35	
<b>Drive to Work/Park off-site</b>	14	24	
<b>Walk to Work</b>	1	1	
<b>Ride Public Transportation</b>	6	6	
<b>Total</b>	56	66	
<b>* Includes all employees at facility, which is higher # than will be on-site on any given day</b>			