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Boston, MA 02215
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February 5, 2016

Alison Steinfeld, Director
Department of Planning and Community Development
333 Washington Street
Brookline, Massachusetts 02445

RE: Boston University Theatre Center - Major Impact Project Review

Dear Ms. Steinfeld:

Pursuant to Section 5.09-3(b)2 of the Zoning By Law of the Town of Brookline, and the qualification of the intended development as a "Major Impact Project", we are pleased to submit 20 copies of the following materials for your review:

1. Program statement
2. Zoning analysis
3. Site plan, typical floor plans, elevations, axonometric drawings, and renderings
4. Three-dimensional depictions

We look forward to working with you, your staff, other departments and Boards in the Town, and the neighbors of our site as we to proceed with the detailed planning of the Theatre Center and our formal submission to the Building Commissioner.

Please do not hesitate to contact us with any question or comments you may have in the course of your review of these materials.

Sincerely,

A handwritten signature in blue ink that reads "Walt C. Meissner".

Walt C. Meissner
Associate Vice President, Operations

cc: Marilyn Sticklor, Goulston and Storrs
George Cole, Stantec



Boston University Theatre Center

Submission to the Planning Director
Town of Brookline

February 5, 2016

Boston University Theatre Center

Contents

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

Owner
Boston University
Gary Nicksa
Walt Meissner

Structural Engineer
Ammann & Whitney
Brian Eaton

Landscape Architect
Mikyoung Kim Design
Mikyoung Kim
Jason Ferster

Owner's Project Manager
Stantec
George Cole
John Barszewski
Kristi Dowd

MEP/FP/TelData/Security/LEED Engineer
Vanderweil Engineers
Shelley Vanderweil
Sarah Vaughan

Code Consultant
Jensen Hughes
Eric Cote
Jeff Perras

Architect
Elkus Manfredi Architects
Howard Elkus
Ross Cameron

Civil Engineer / Surveyor
Nitsch Engineering
Gary Pease
Chelsea Christenson

Acoustical Consultant
Acentech
Ben Markham
Robert Berens

Theatre Program, Lighting and AV
Auerback, Pollack, and Friedlander
Steve Friedlander
Don Guyton

Geotechnical and Environmental Engineers
Haley & Aldrich
Bryan Sweeney

Legal Counsel
Goulston and Storrs
Marilyn Sticklor
Tim Sullivan

Program Statement

Boston University is planning to develop a new studio “black box” theatre and supporting theatre production and education facilities for its School of Theatre in the College of Fine Arts on a site between Commonwealth Avenue and Dummer Street, between Essex and Amory Streets, owned by the University. The project will qualify as a Major Impact Project under the Brookline Zoning By-Laws.

The project site consists of a 154,989 GSF parcel of land located behind and adjacent to the property known as 808 Commonwealth Avenue, and is bordered by Commonwealth Avenue to the north, Essex Street to the east, and Dummer Street to the south. The area of the project site to be developed is currently used as surface parking lots. The site is entirely within the G-2.0 Zoning District, and is adjacent to an S Zoning District south of Dummer Street. Adjacent Boston University buildings will not be redeveloped as part of this project.

The project as proposed consists of the following components:

- ❖ A studio “black box” theatre, to be used for student theatrical productions, and performance support spaces of about 21,000 gsf;
- ❖ Production, support facilities related to theatre education program of the University of approximately 27,000 gsf;
- ❖ Faculty offices and teaching spaces of approximately 14,000 gsf;
- ❖ Additional circulation, mechanical, service and support spaces of about 13,000 gsf;
- ❖ A subsurface parking garage containing approximately 57 parking spaces and a reconfigured surface parking lot containing 93 spaces;
- ❖ A new landscaped plaza fronting on Commonwealth Avenue; and
- ❖ Fully landscaped buffer areas fronting on Essex and Dummer Streets.

The site plan is organized around a significant landscaped public plaza fronting on Commonwealth Avenue and a 20 foot wide pedestrian mall leading from this new plaza, between the new theatre and the 808 Commonwealth Avenue Building, to the main entrance of the new facility. Vehicular access to the project will be from the existing curb-cut on Essex Street, as will off-street loading. Vehicles will exit the parking facility on Dummer Street, near the intersection of Amory Street.

The project will be constructed in one phase, with a targeted occupancy date of August, 2017.

Zoning Analysis

For purposes of the Zoning By-Law, the Lot consists of Parcels 0100, 0200, 0600 and 0700 as shown on Assessors' Block 17, Atlas Page 4. Parcels 0100, 0200, and 0700 comprised the Lot Area under the Building Permit for the Existing Building at 808 Commonwealth Avenue. Parcels 0200, 0600 and 0700 are the current location of surface parking for 808 Commonwealth. The Lot is in the G-2.0 (General Business) District, and borders the S-7 District (single family) across Dummer Street.

Set out below is an analysis of the use, dimensional and parking/loading regulations applicable to the project within the G-2.0 District.

Use Regulations

Pursuant to Table 4.07 of the Brookline Zoning By-Law (the "Zoning By-Law"), the project's educational [Use Item 10] and accessory parking [Use Item 55 or 71] uses are allowed within the G-2.0 District.

Zoning Analysis, continued

Dimensional Regulations

Table 5.01 of the Zoning By-Law specifies the dimensional requirements applicable within the G-2.0 District. Pursuant to G.L. c. 40A, Section 3, uses of land for educational purposes can be subject to reasonable regulations concerning the bulk or height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. The project will require a special permit, under Section 5.09, because the project is a Major Impact Project.

	Required	Proposed
Lot Size	N/A	154,989 SF
Lot Width	N/A	605 feet
Height, measured from mean natural grade of ground contiguous to building	45 feet maximum	Existing Building: 75± (nonconforming)
		New Building: 59'
		Relief requested under Section 5.32 for up to 59 feet Non-Buffer Zone for New Building
		Relief requested under Section 5.31 for rooftop structures in excess of allowed height by more than 10 feet, if necessary
Floor Area Ratio	2.0 maximum, as-of-right;	Complies
		FAR approximately 1.86
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).	Complies

Zoning Analysis, continued

Side Yard	None (yards along street line calculated as front yard)	N/A
Rear Yard [1]	$10 + L/10$ L= the entire length of the building $(197' / 10) + 10 = 29.7'$	17' 9". Relief requested under Section 5.43.
Open Space	N/A	N/A
Special Dimensional Requirements for PBI Special Permit for Height		
	Setback of $\frac{1}{2}$ of street right of way for portion of Site, up to maximum of 50 feet, for portion of lot which fronts on Dummer Street	Complies
	Setback of 50 feet from any surrounding land not in public way for height over 45 feet	Complies

A finding under Section 8.02(2) will also be required to the effect that any alteration, repair or enlargement does not increase any non-conformity at 808 Commonwealth.

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1. Pursuant to the Zoning Bylaw (Section 2.12(9)), if a Site has 3 street lines, the fourth lot line is the rear yard if it also is the rear lot line of an adjoining lot. We have assumed that the westerly property line is the rear lot line of the adjoining lot; to be confirmed with the Town.

Zoning Analysis, continued

Parking Regulations

Table 6.02 of the Zoning By-Law specifies the parking ratios applicable within the G-2.0 District. 1 parking space is required for each 550 SF of Institutional Use.

	<u>Required</u>	<u>Proposed</u>
Existing Building 212,757 SF	387 spaces*	
New Building 75,000 SF	136 spaces	
Total	523 spaces	237 (including 87 spaces within 808 Commonwealth) Relief requested under Section 6.02(4)(c)

* Based on current requirements. It should be determined whether parking is legally non-conforming based on requirements in effect at the time of the change of use from retail to education use in 1979. However, in any case relief is being requested under Section 6.02(4)(c) for reduction of parking for an educational use.

Note: Boston University is also the owner of the building at 163-179 Amory Street (Lot 5) which consists of approximately 32,000 SF GFA (subject to confirmation) which was constructed before May 23, 1962 and used for retail and auto showroom and sales purposes. 20,000 SF has been changed to institutional use (date of change of use to be determined). If the change of use increased the parking requirement for Lot 5 by more than 15%, then 36 parking spaces would be required for Lot 5 based on current requirements. It should be determined whether parking is legally non-conforming based on requirements in effect at the time of the change of use. However, if required, a separate application could be filed with respect to Lot 5 under Section 6.02(4)(c) for reduction of parking for an educational use.

Zoning Analysis, continued

Loading Regulations

Table 6.06 of the Zoning By-Law specifies the loading requirements applicable within the G-2.0 District.

	<u>Required</u>	<u>Proposed</u>
Existing Building 212,757 SF	4*	0
New Building 75,000 SF	2	2
Total	6	2. If required, relief requested under Section 6.06(7).

* Based on current requirements. It should be determined whether loading is legally non-conforming based on requirements in effect at the time of the change of use from retail to education use in 1979. However, if required, relief could be requested under Section 6.06(7) for reduction of loading requirements.



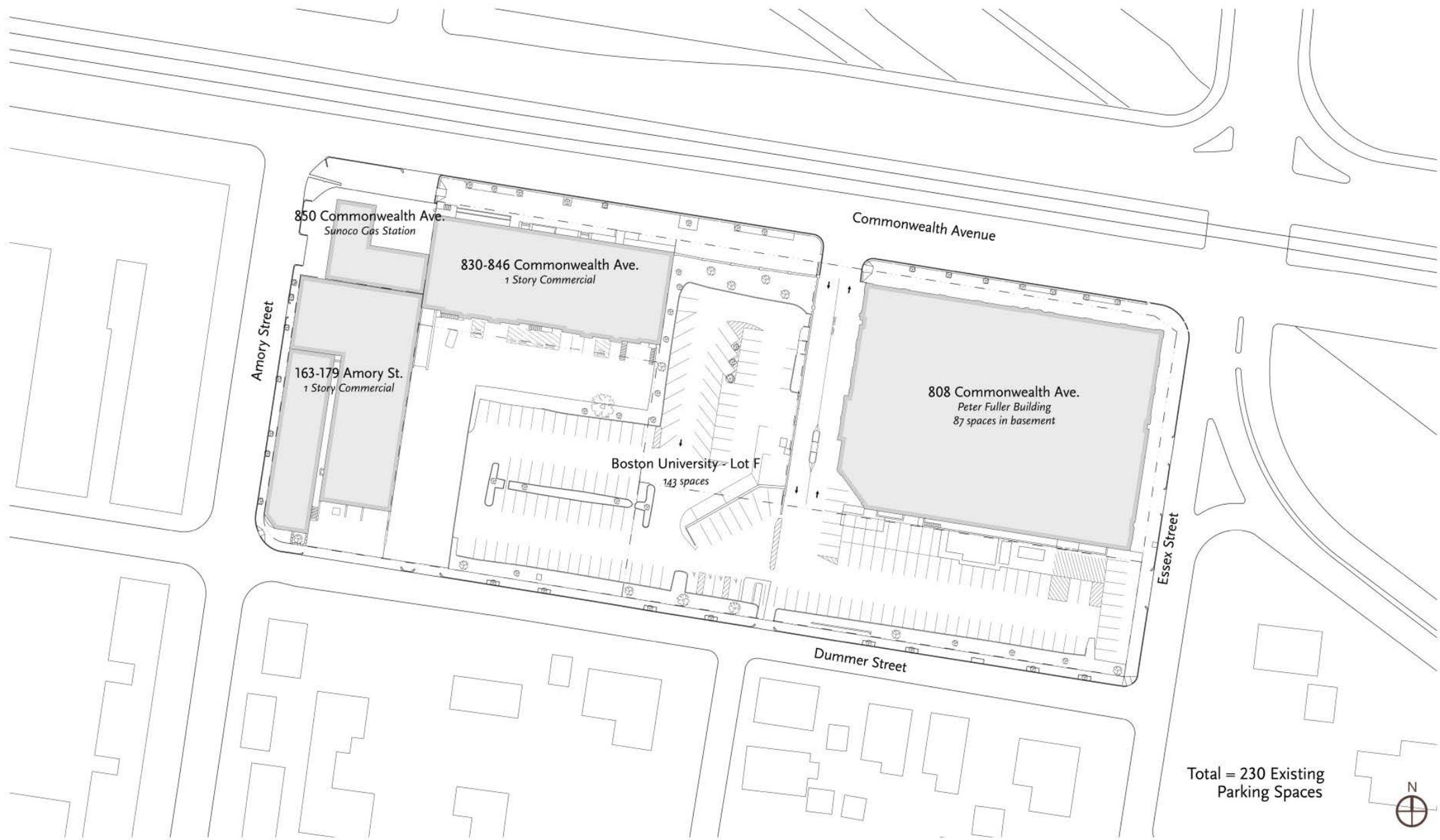
Boston University Theatre Center
 Brookline, Massachusetts

Site Location
 February 5, 2016

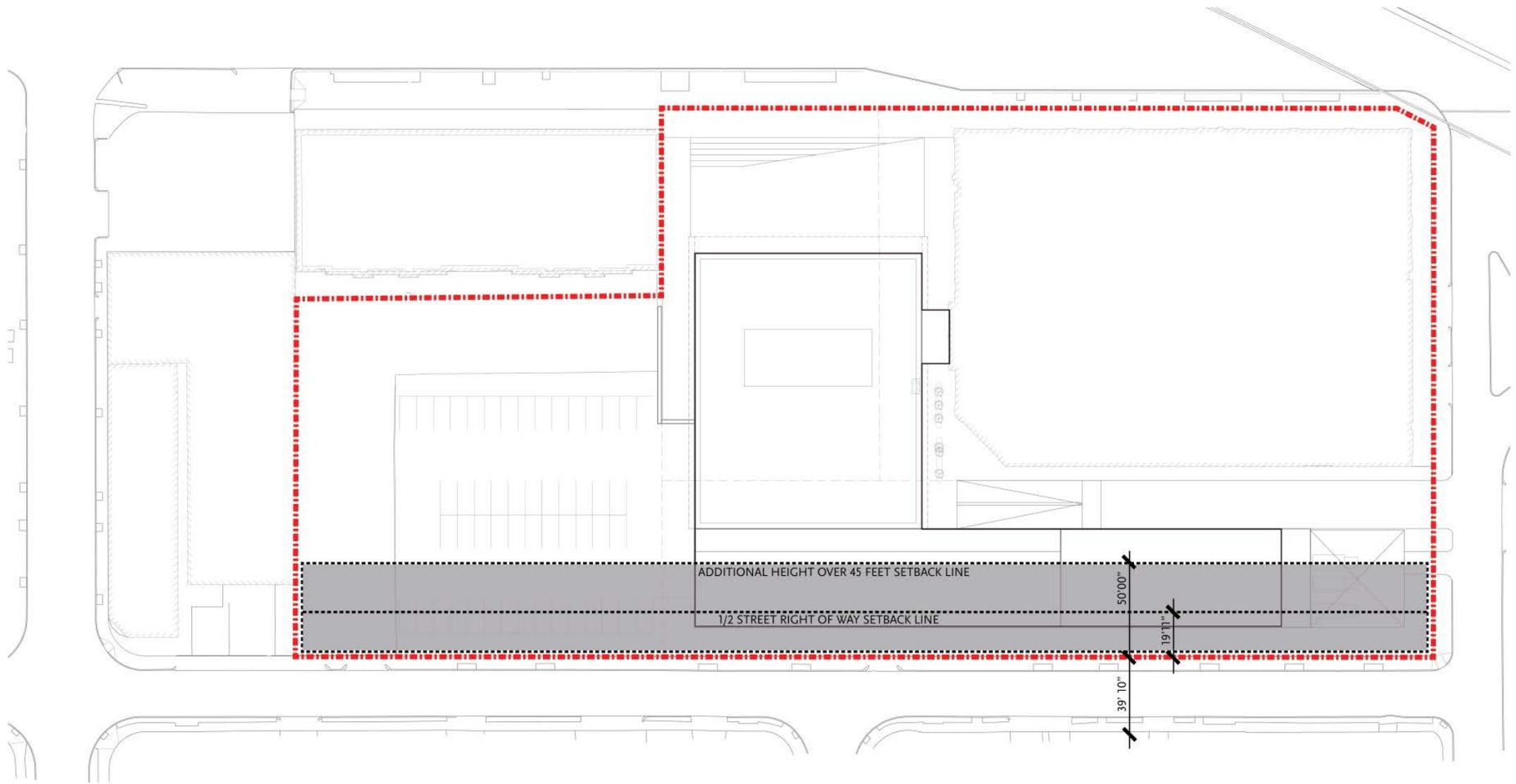


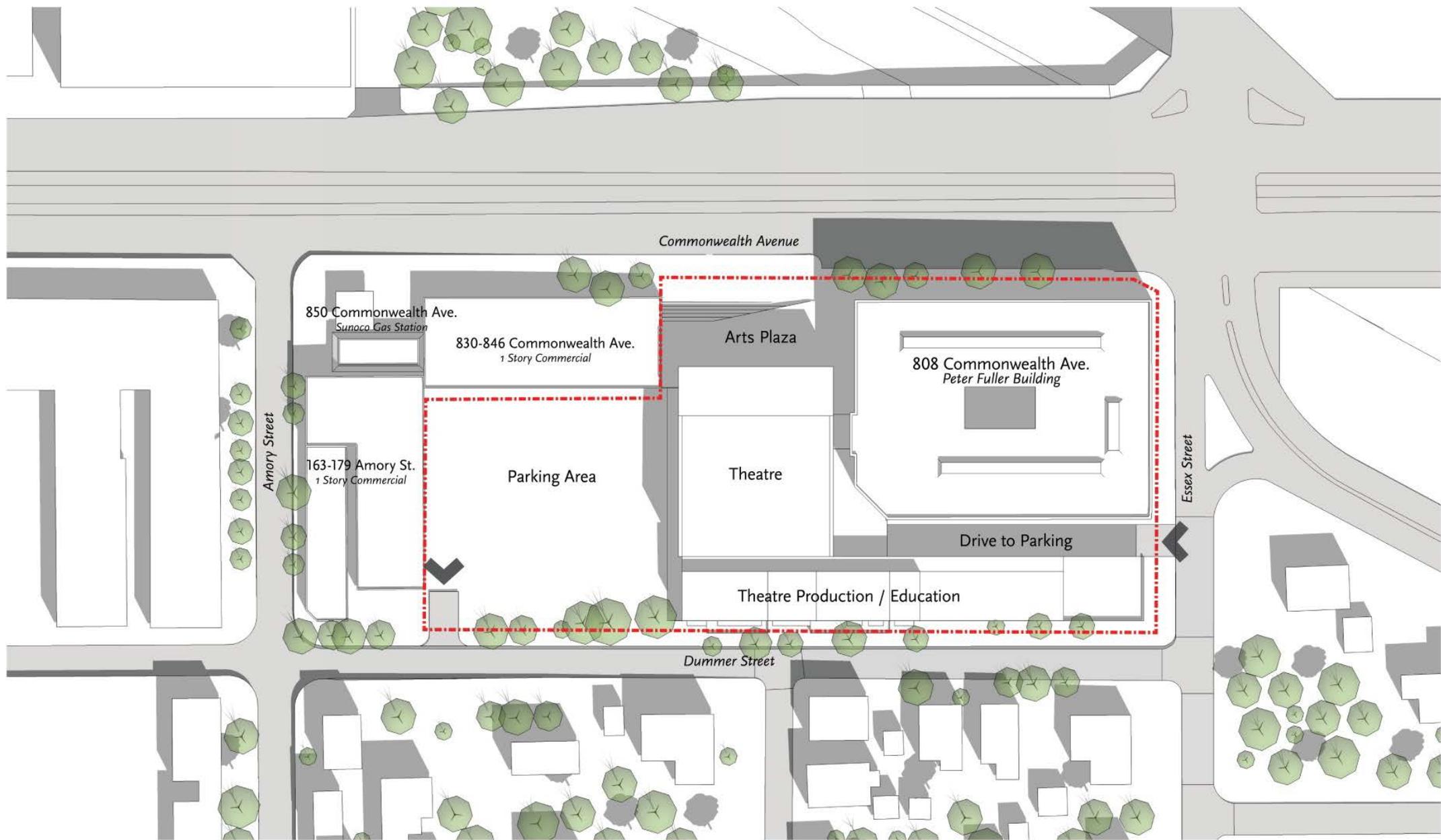
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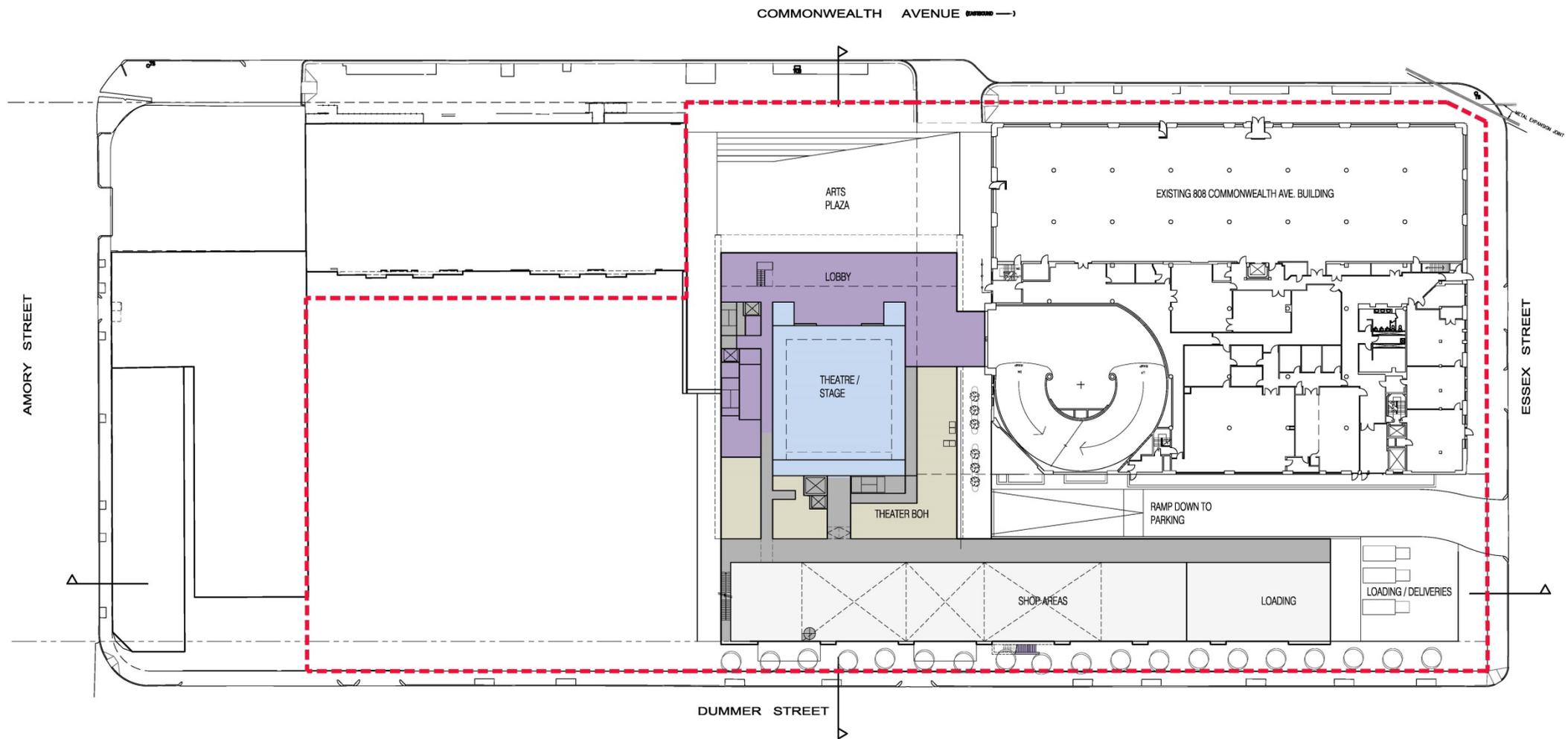


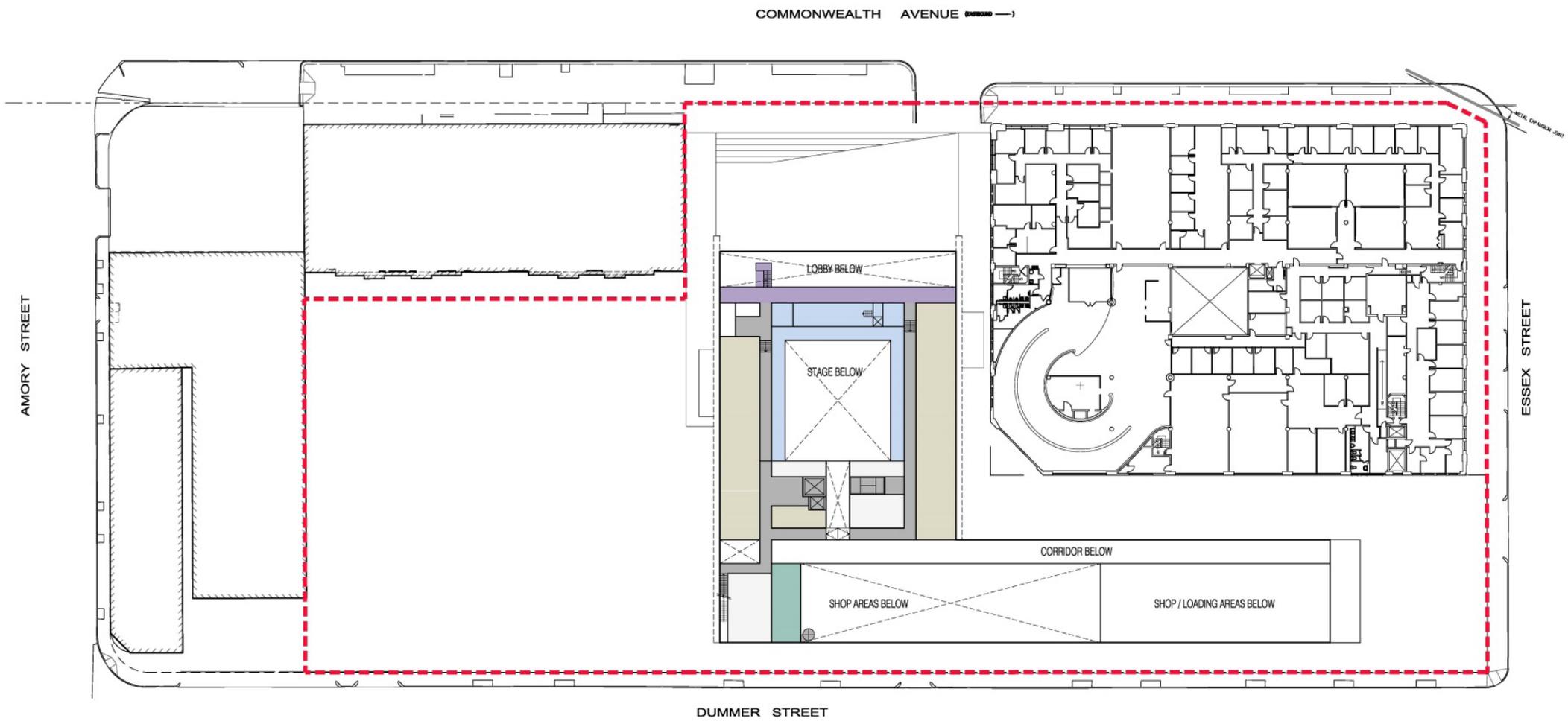


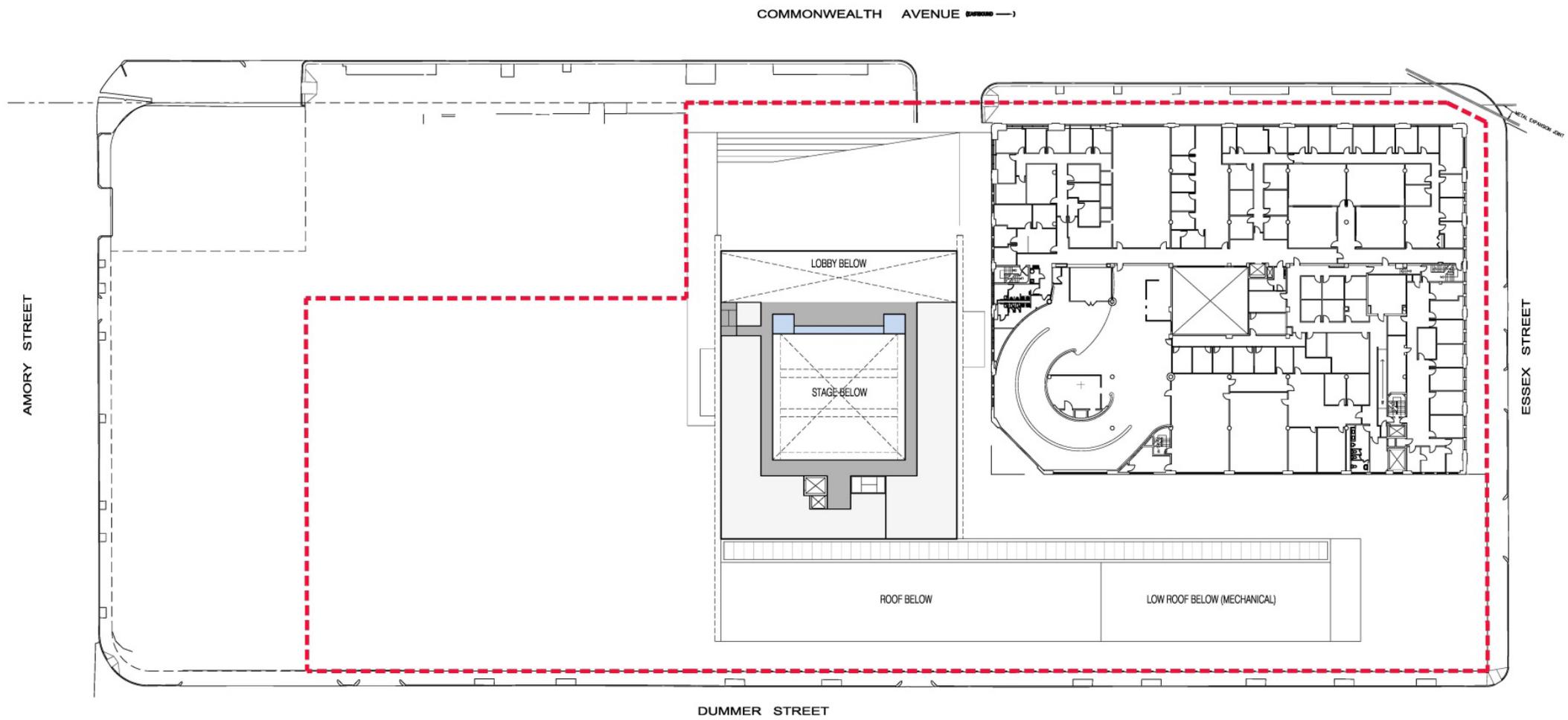


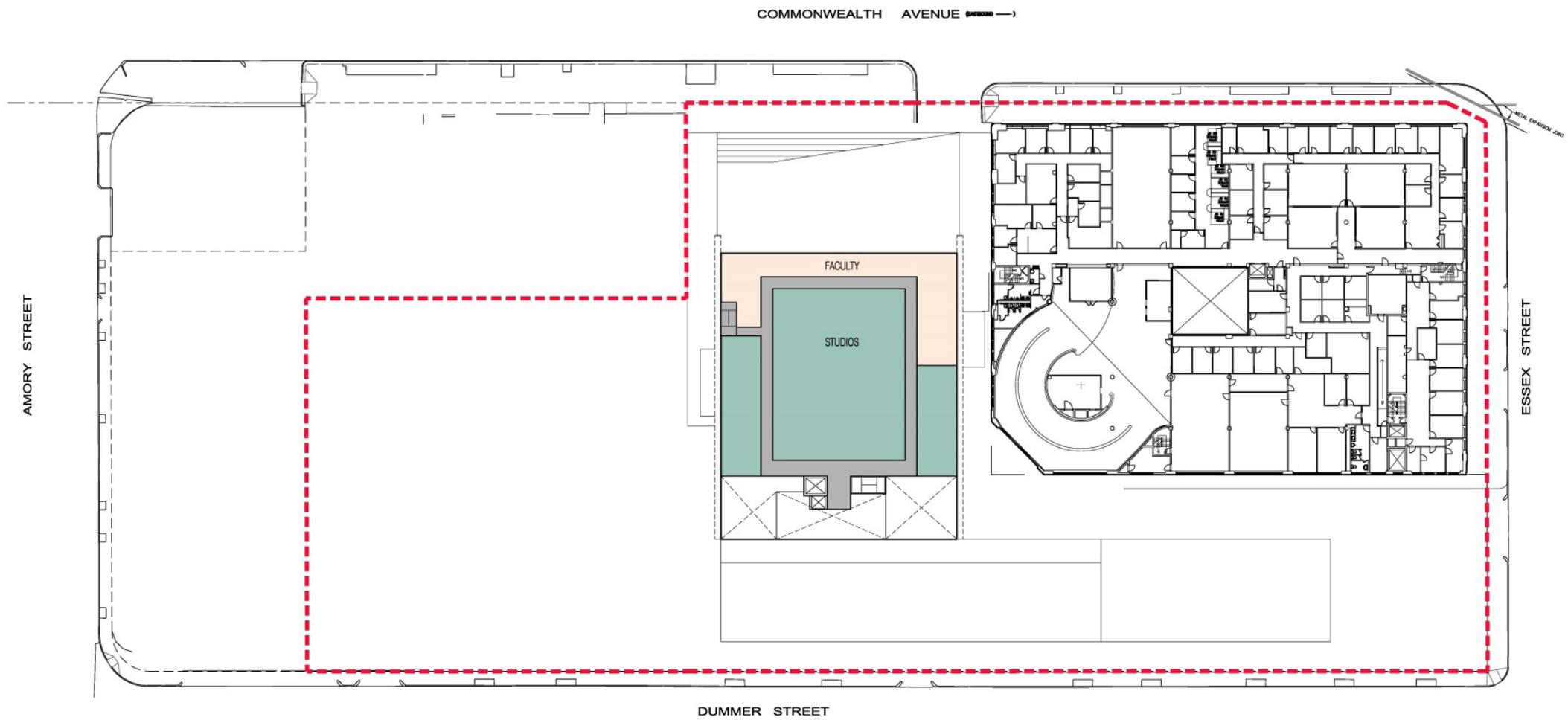


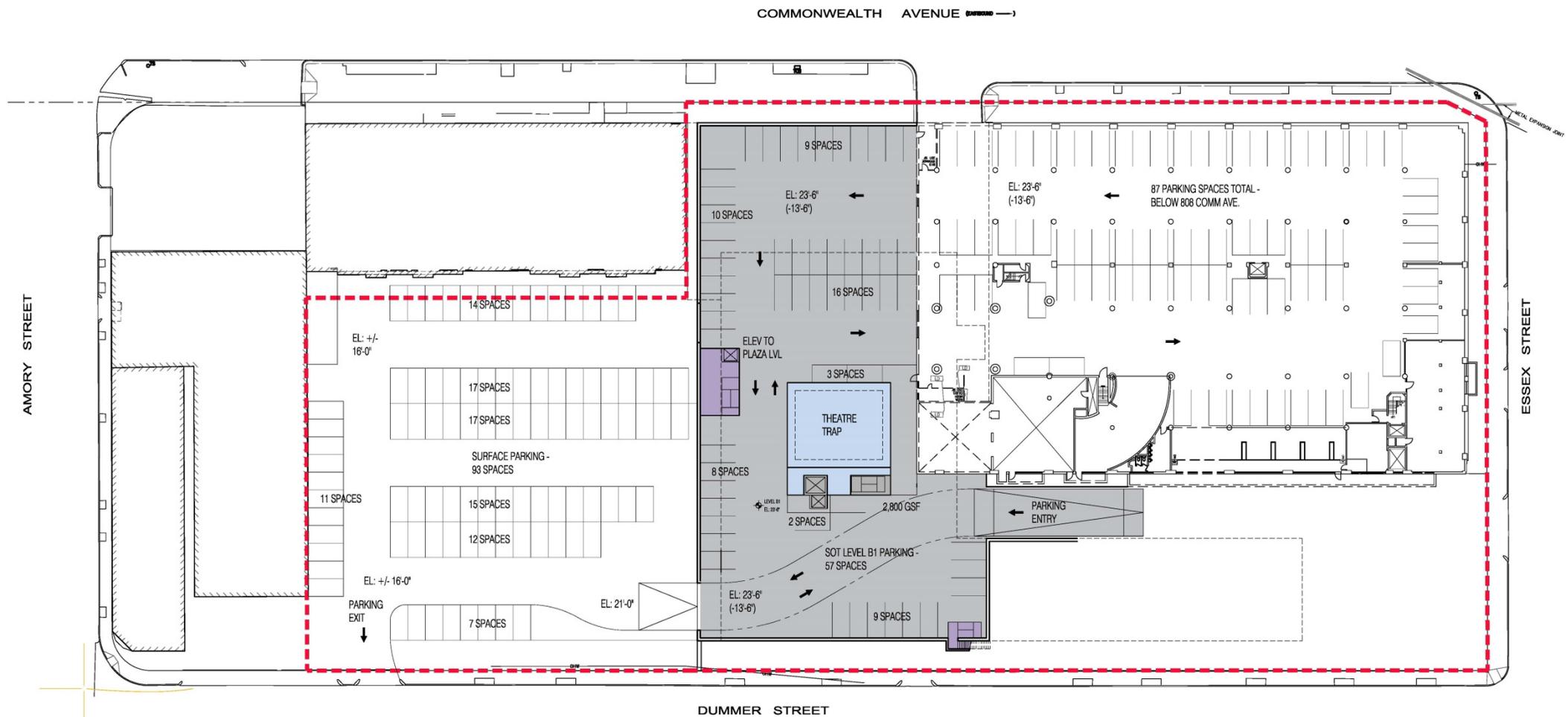


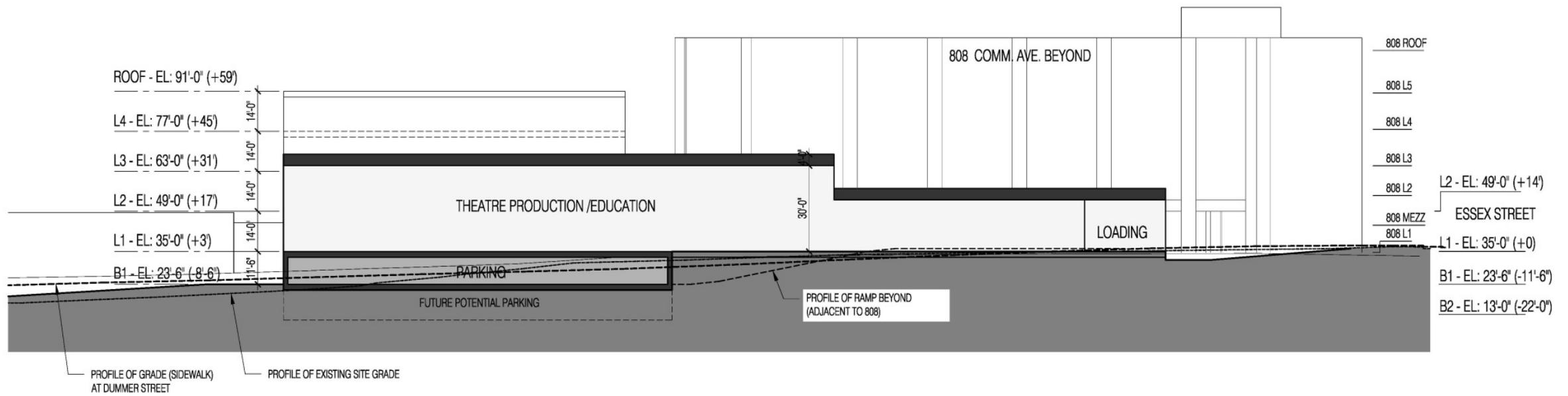


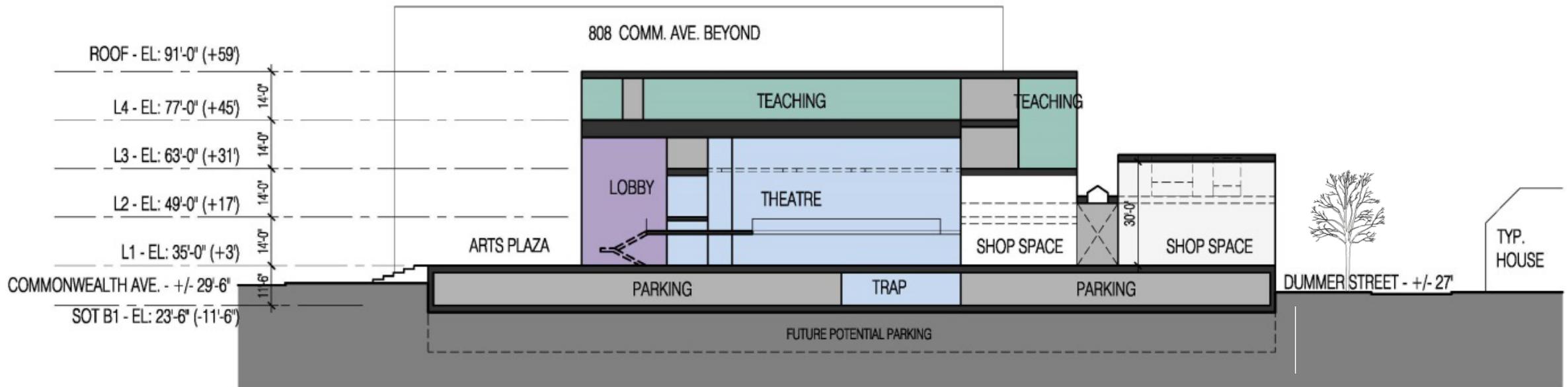














Boston University Theatre Center
Brookline, Massachusetts

Aerial View from NW
February 5, 2016



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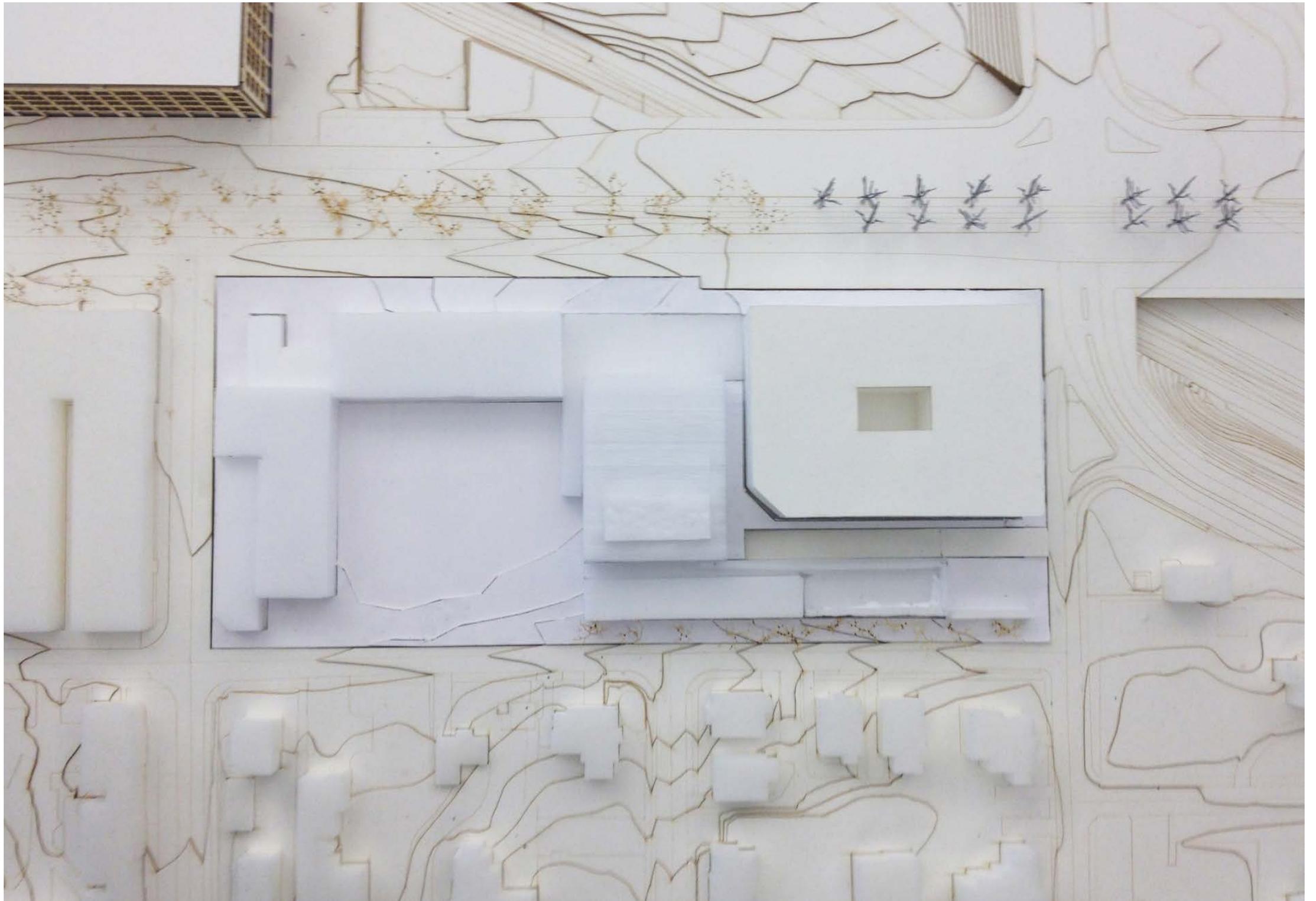


Boston University Theatre Center
Brookline, Massachusetts

Aerial View from SW
February 5, 2016



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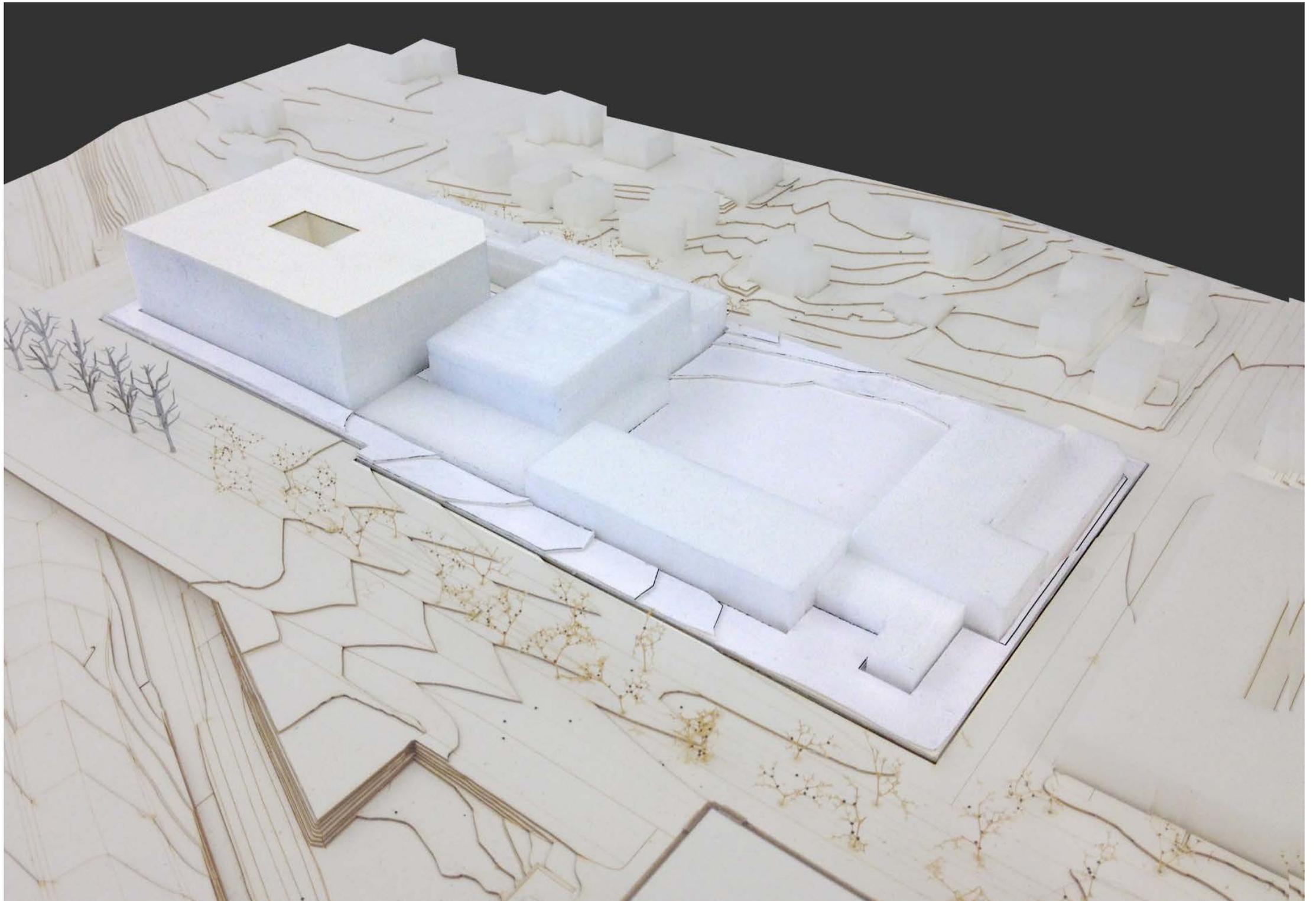


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