



300 WASHINGTON ST.
SECOND FLOOR
BROOKLINE, MA 02445

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From the Desk of:
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April 14, 2016

VIA HAND DELIVERY

Attn: Polly Selkoe
Planning Department
Brookline Town Hall
333 Washington Street, 3rd Floor
Brookline, MA 02445

Re: **Major Impact Project | Pre-Application Review**
54 Auburn Street, Brookline, MA 02446

Dear Polly:

I write on behalf of my client, Sam Slater, as representative of Retals, LLC, and owner of the parking lot located at 54 Auburn Street, Brookline. The Petitioner is seeking approval to construct a four-story, multi-family residential building with parking.

Enclosed please find the following documents pursuant to **Section 5.09.3.b.2** of the Zoning By-Law:

- Program Statement;
- Zoning Analysis;
- Schematic Site Plan; and
- Massing Model with Photo of the Model

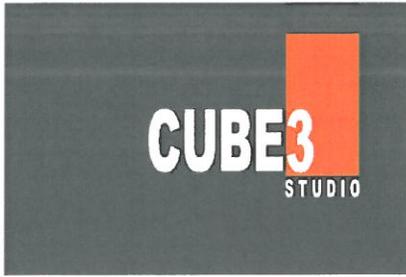
Thank you for your attention to this matter. If you have any questions or if any further information is required, please be in touch at my above-listed telephone number.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'R. Allen, Jr.', written over a printed name.

Robert L. Allen, Jr.

Enclosure



PROGRAM STATEMENT

54 Auburn Street, Brookline, MA

The proposal for this project is to construct a four-story, multi-family residential building above one-story of parking at grade level. Below the one-story grade parking will be an additional three-stories of parking in an underground garage beneath the building.

The proposed project is planned to have twenty-nine (29) residential units. Twenty-five (25) units will be market-rate rental units with a mix of studio and one-bedroom unit types. The project will also include four (4) affordable units, which will include studio and 1-bed unit types. Included for use by tenants is a bicycle storage room within the garage and a fitness space on the second floor.

The materials used will be fiber cement lap siding with accents of composite panel and masonry veneer. The lap siding and warm-toned accent colors, including the Juliette balconies are designed to communicate the residential use. The masonry base defines the pedestrian edge at the streetscape. The windows of the residential units will be punched openings. Storefront-style glazing will be used at the fitness area and ground floor lobby.

The building massing and façade articulation are carefully designed to integrate the project's unique identity and surrounding context along Auburn Street. The primary building mass is located along the West side of the site toward a neighboring multifamily building of similar scale. An open courtyard is located along the Eastern edge facing several abutting single-family homes. This courtyard features landscaping elements to buffer the primary mass from these nearby homes and to serve as a transition in scale from East to West along Auburn Street. The building facade uses horizontal and vertical changes in plane to reduce the apparent scale of the Auburn Street elevation and East facade. These massing moves are designed to frame a relationship with the surrounding urban context.

Sam Slater
54 Auburn Street, Brookline MA
3 Floors of Wood Construction over Podium Parking

DISTRICT M-1.5	REQUIRED	PROPOSED	COMPLIES
Minimum Lot Size	5,000 sq. ft.	10,335 sq. ft.	YES
Floor Area Ratio Maximum	1.5	1.5	YES
Maximum Building Height	45 - 50 ft.	50 ft.	YES
Front Setback	15 ft.	5 - 9 ft.	NO
Side Setback	20 ft.	5 ft.	NO
Rear Setback	30 ft.	5 ft.	NO
Landscaped Open Space	20%	25%	YES
Parking	2 spaces / unit	1.8 spaces / unit	NO

Sam Slater
54 Auburn Street, Brookline MA
4 Floors of Wood Construction over Podium Parking

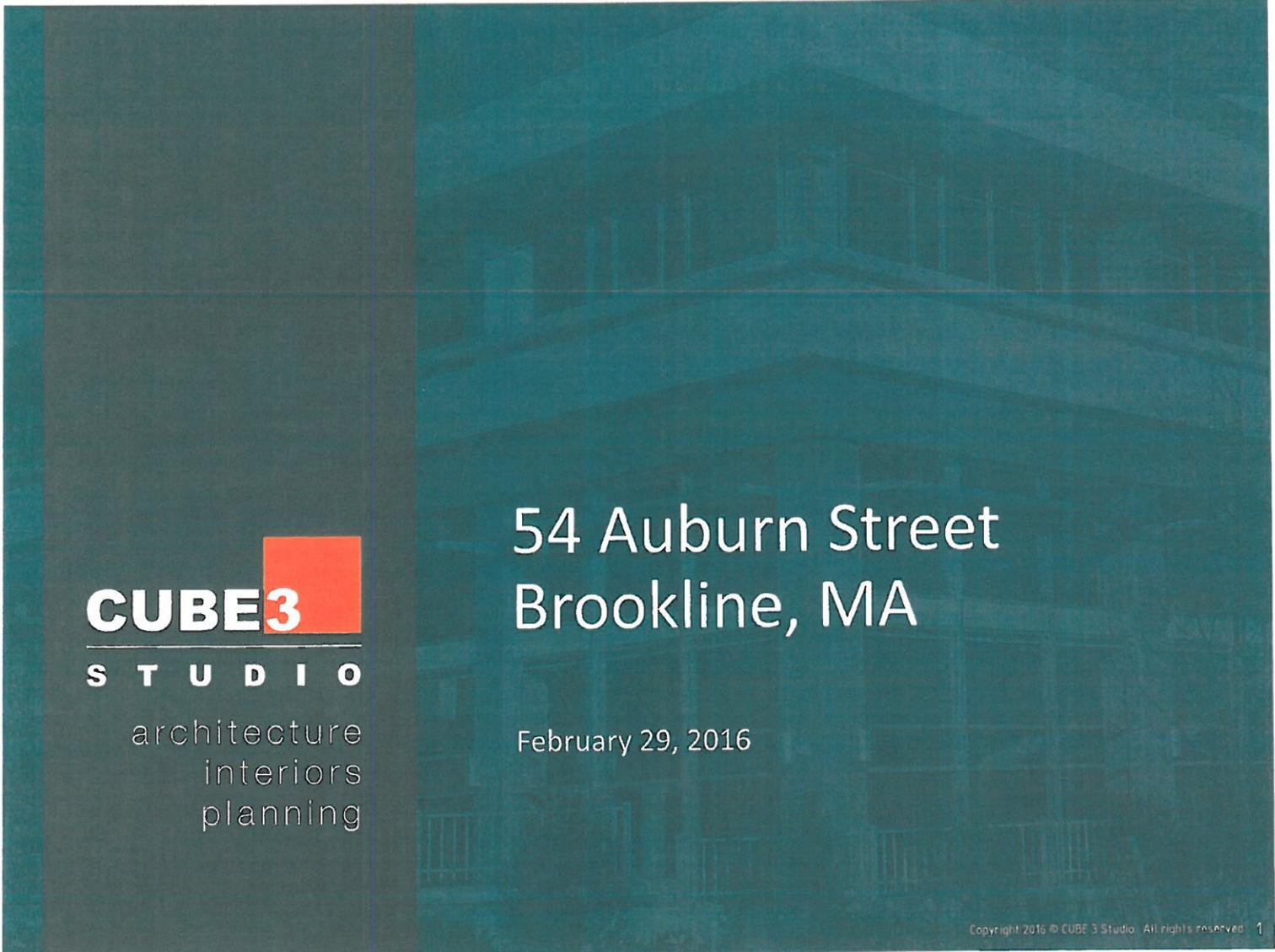
DISTRICT M-1.5 : PBI	REQUIRED	PROPOSED	COMPLIES
Minimum Lot Size	5,000 sq. ft.	10,335 sq. ft.	YES
Floor Area Ratio Maximum (PBI)	1.9	1.9	YES
Maximum Building Height (PBI)	60 ft.	60 ft.	YES
Front Setback	15 ft.	5 - 9 ft.	NO
Side Setback	20 ft.	5 ft.	NO
Rear Setback	30 ft.	5 ft.	NO
Landscaped Open Space	20%	25%	YES
Parking	2 spaces / unit	1.8 spaces / unit	NO



CUBE3

S T U D I O

architecture
interiors
planning



54 Auburn Street Brookline, MA

February 29, 2016

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Site Context



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Street View – Approaching Site from East



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Street View – Existing Site



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Street View – Past Site facing Multifamily Neighbors



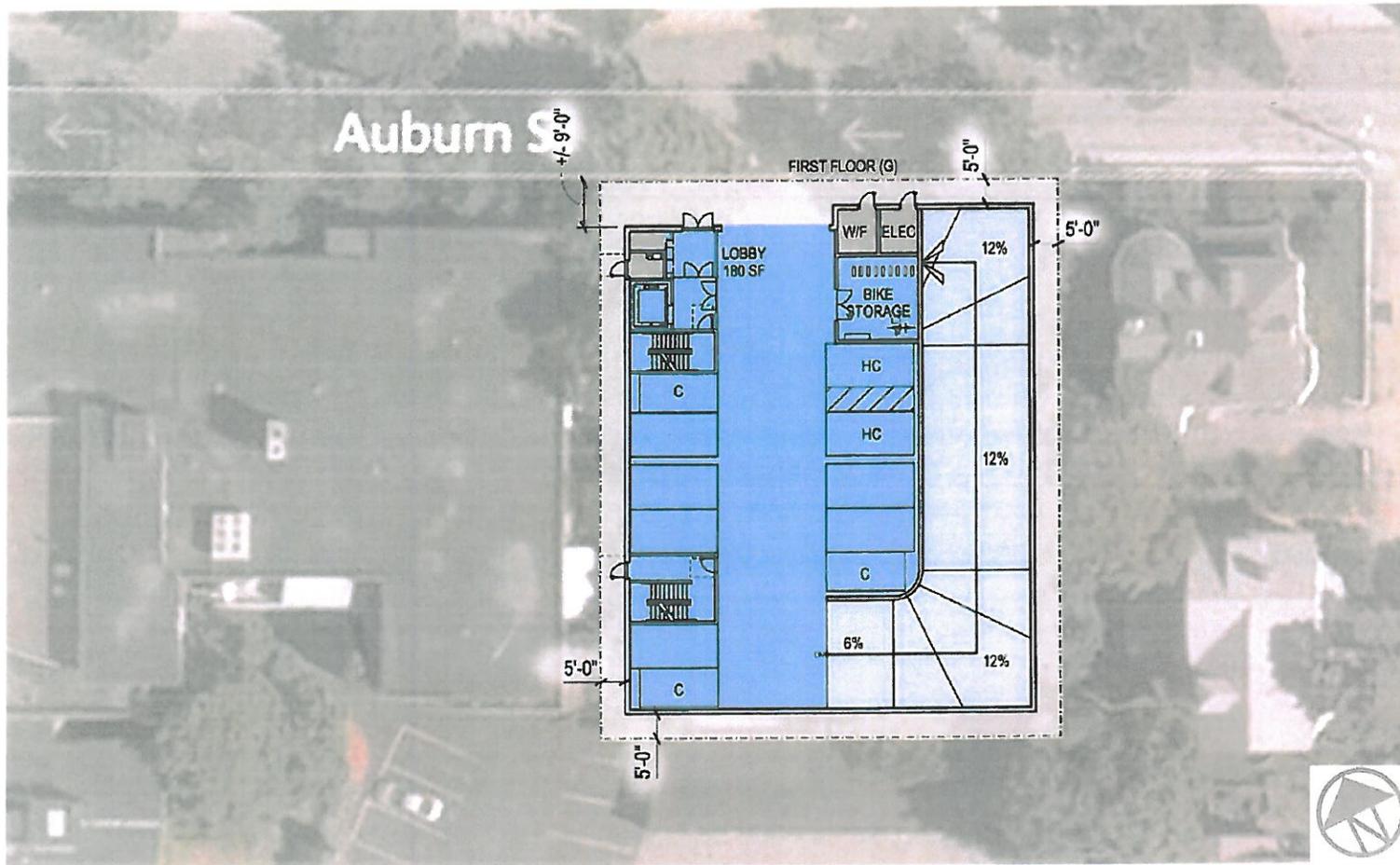
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Street View – Looking back at Site from Park Street



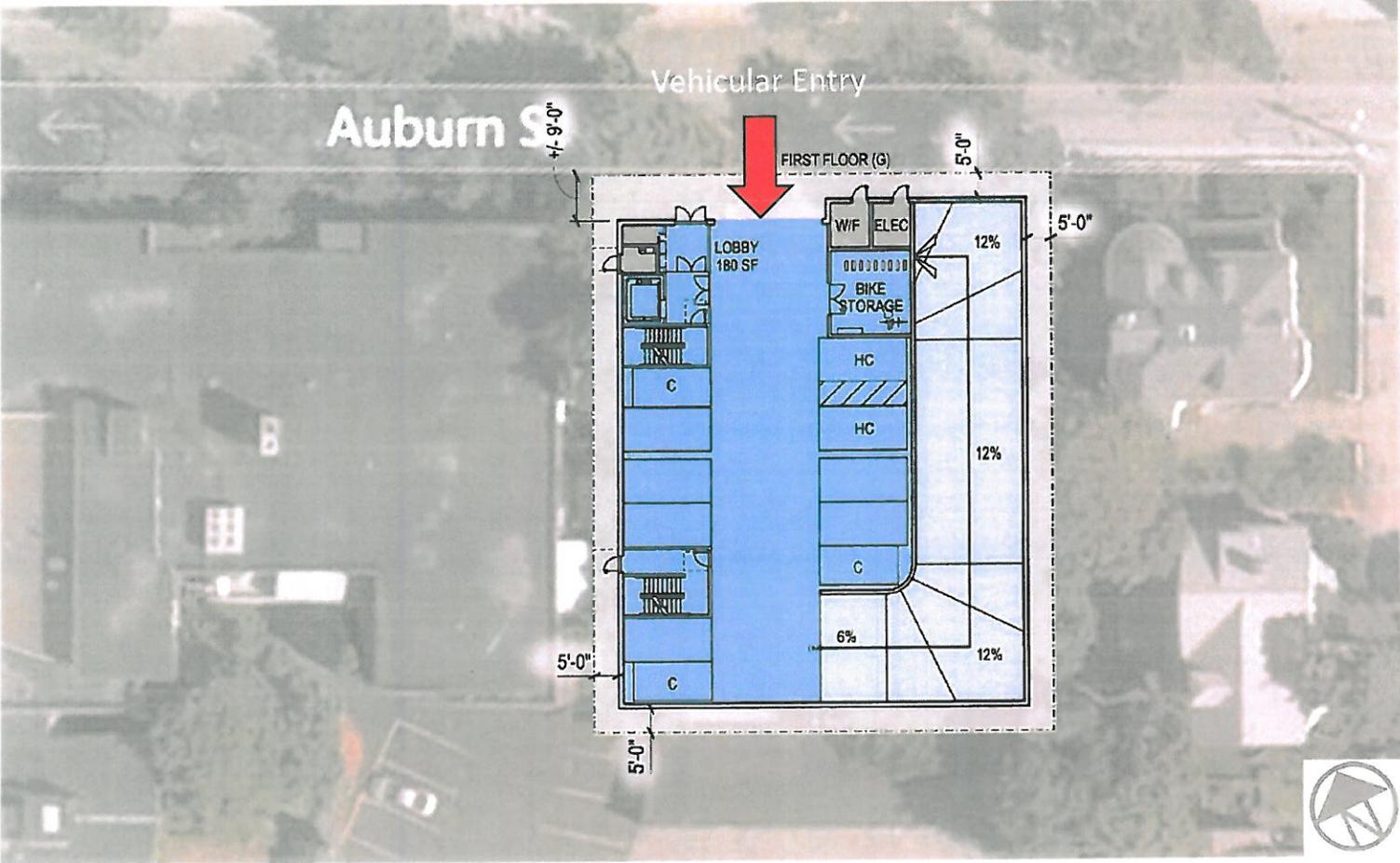
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Proposed Building Plans – Upper Residential



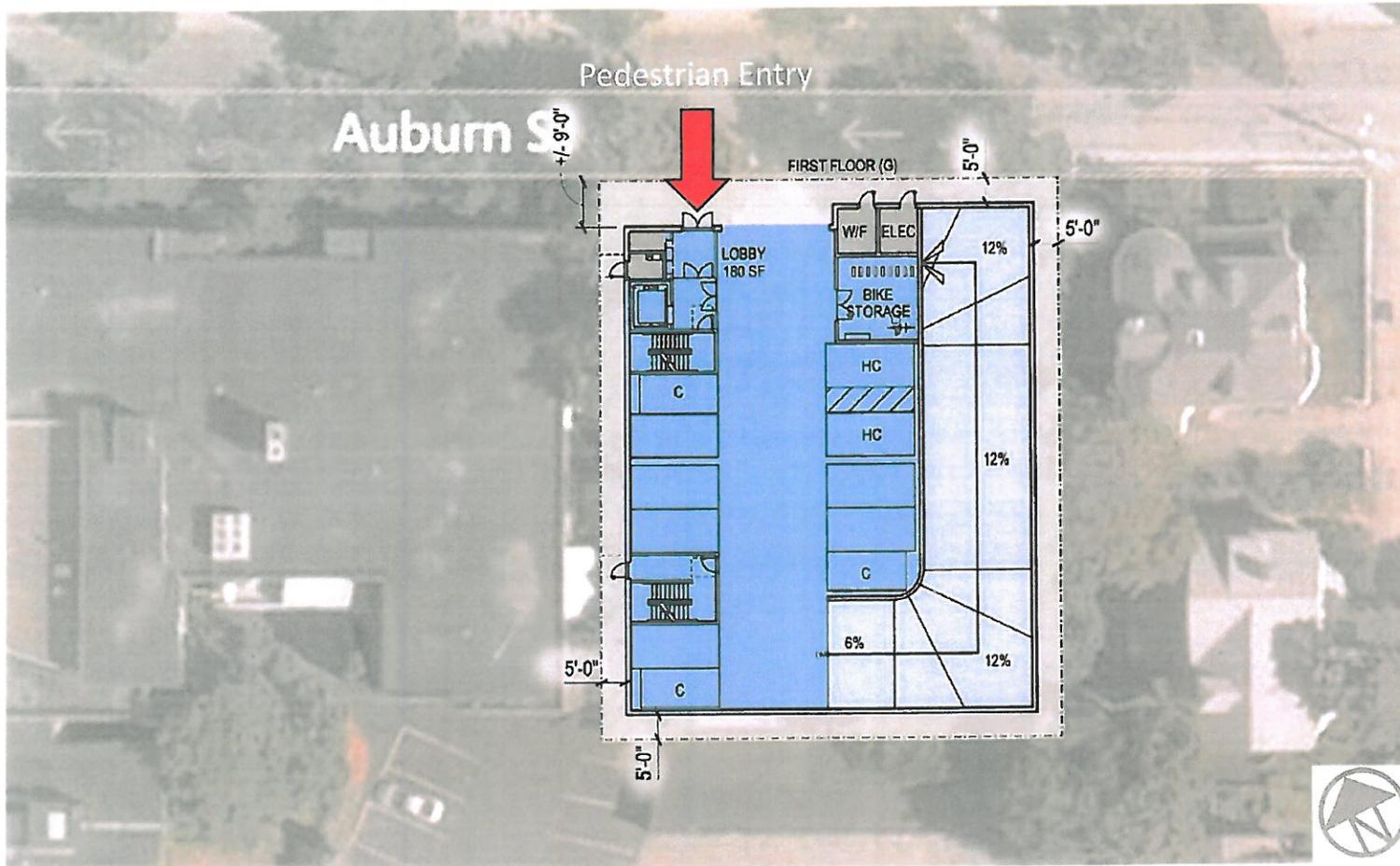
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Proposed Building Plans – Upper Residential



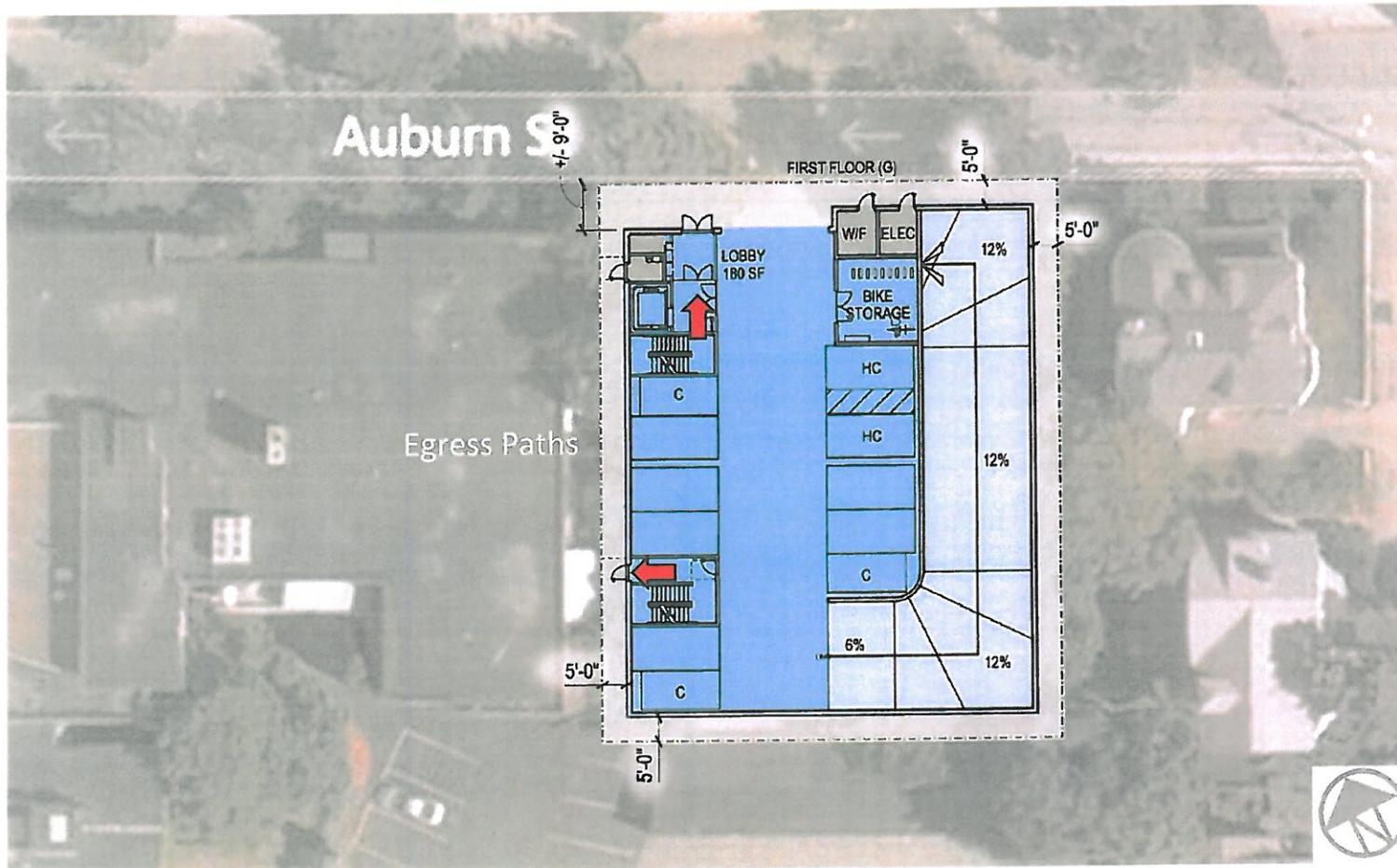
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Proposed Building Plans – Upper Residential



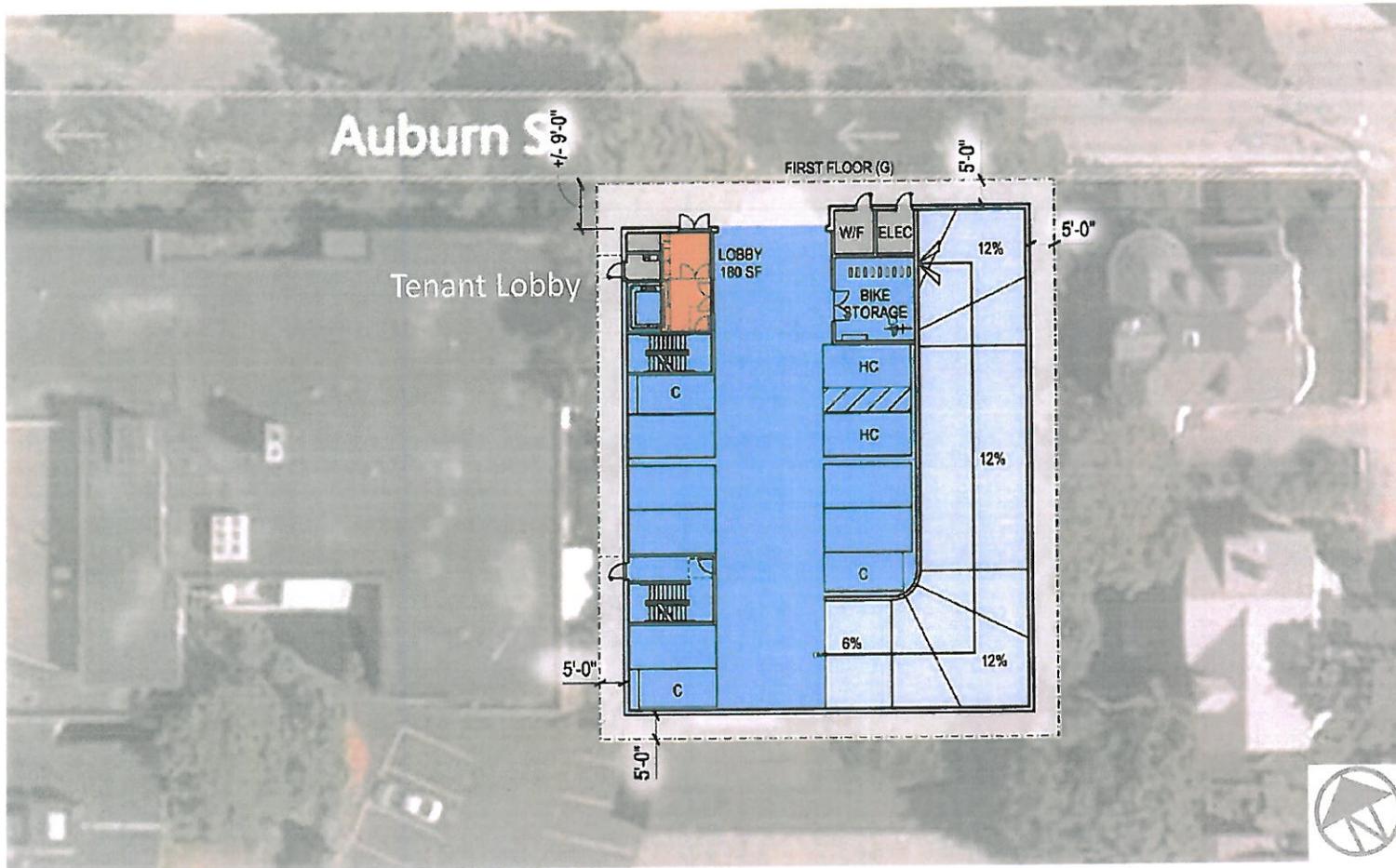
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Proposed Building Plans – Upper Residential



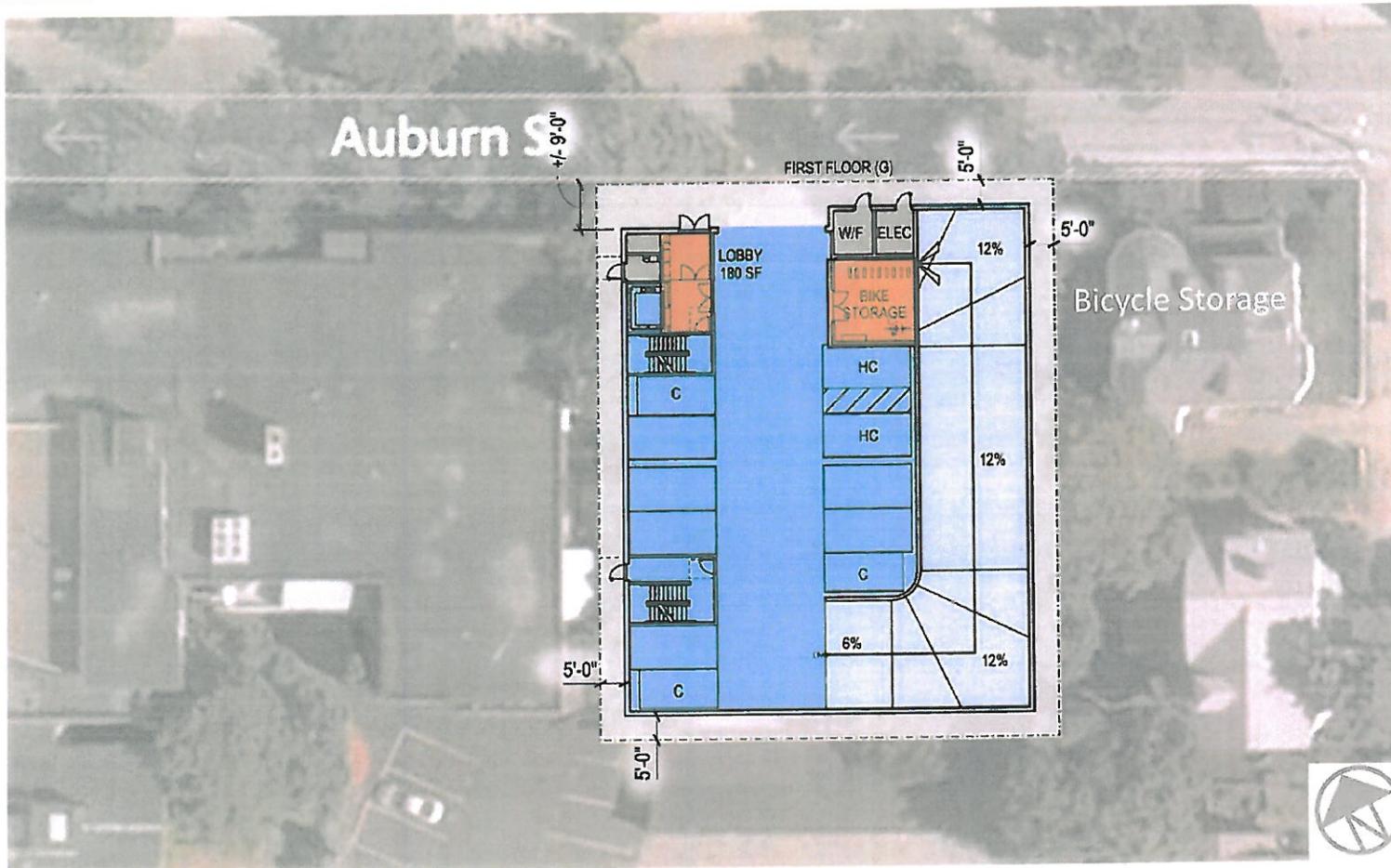
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Proposed Building Plans – Upper Residential



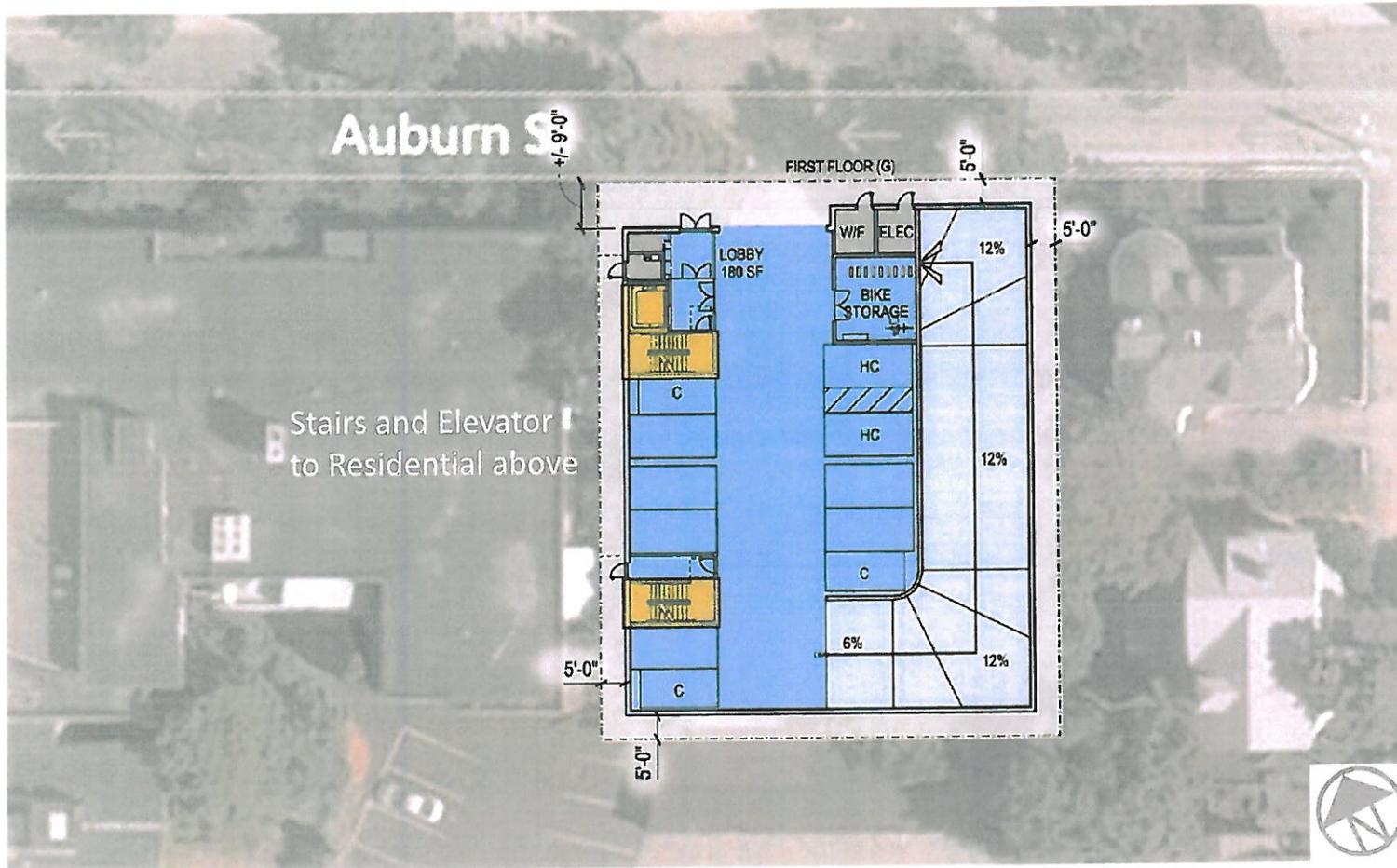
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Proposed Building Plans – Upper Residential



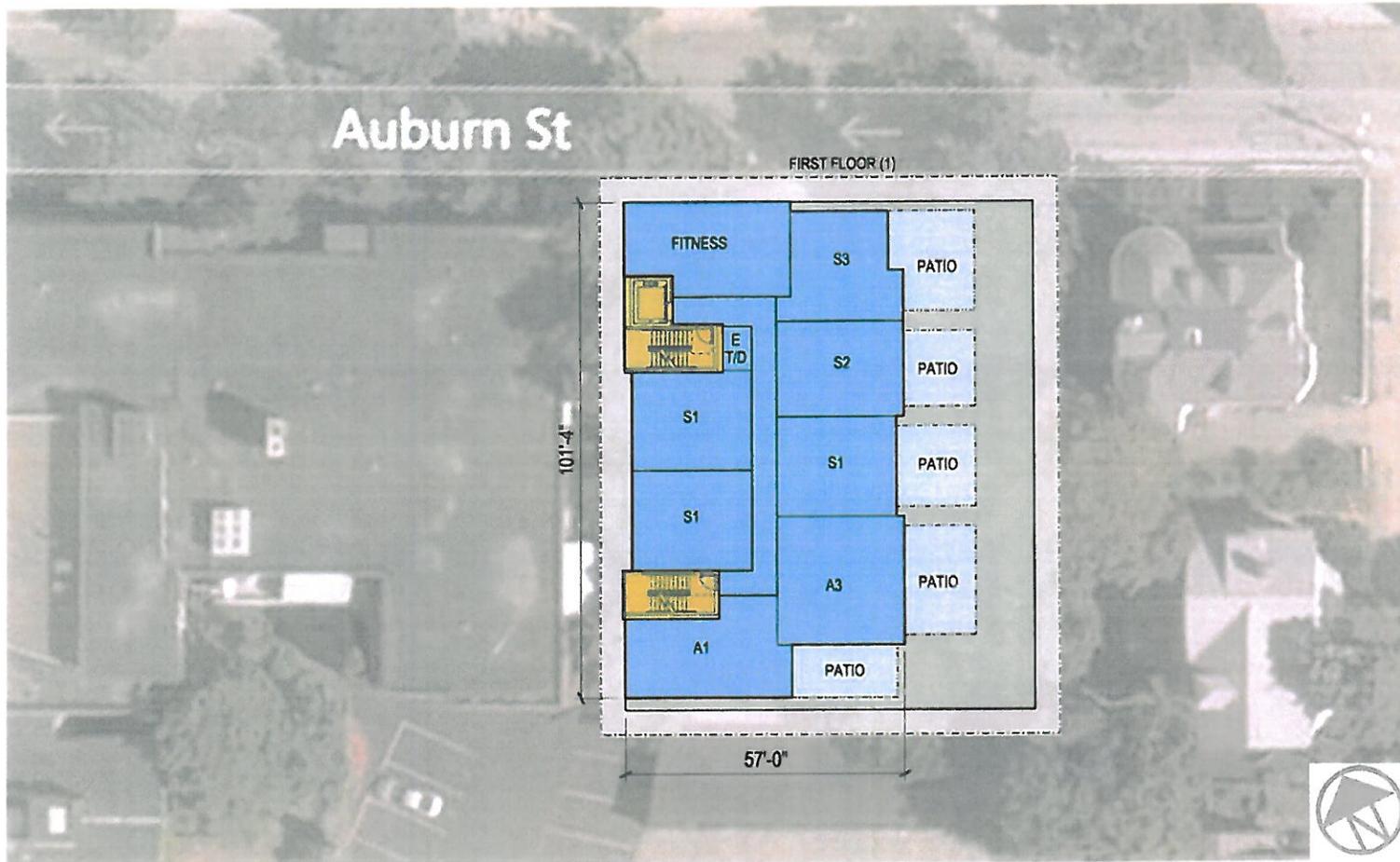
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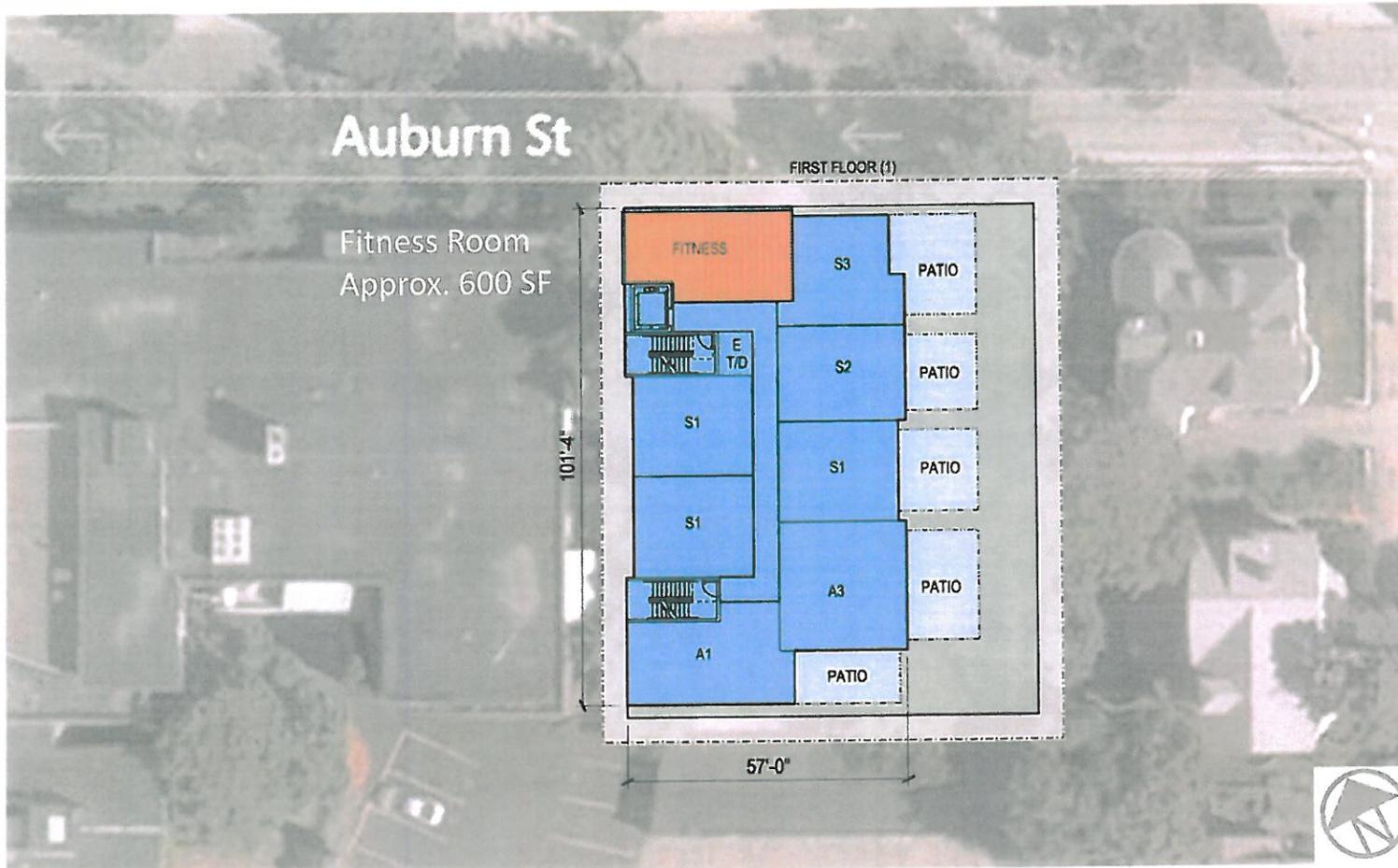
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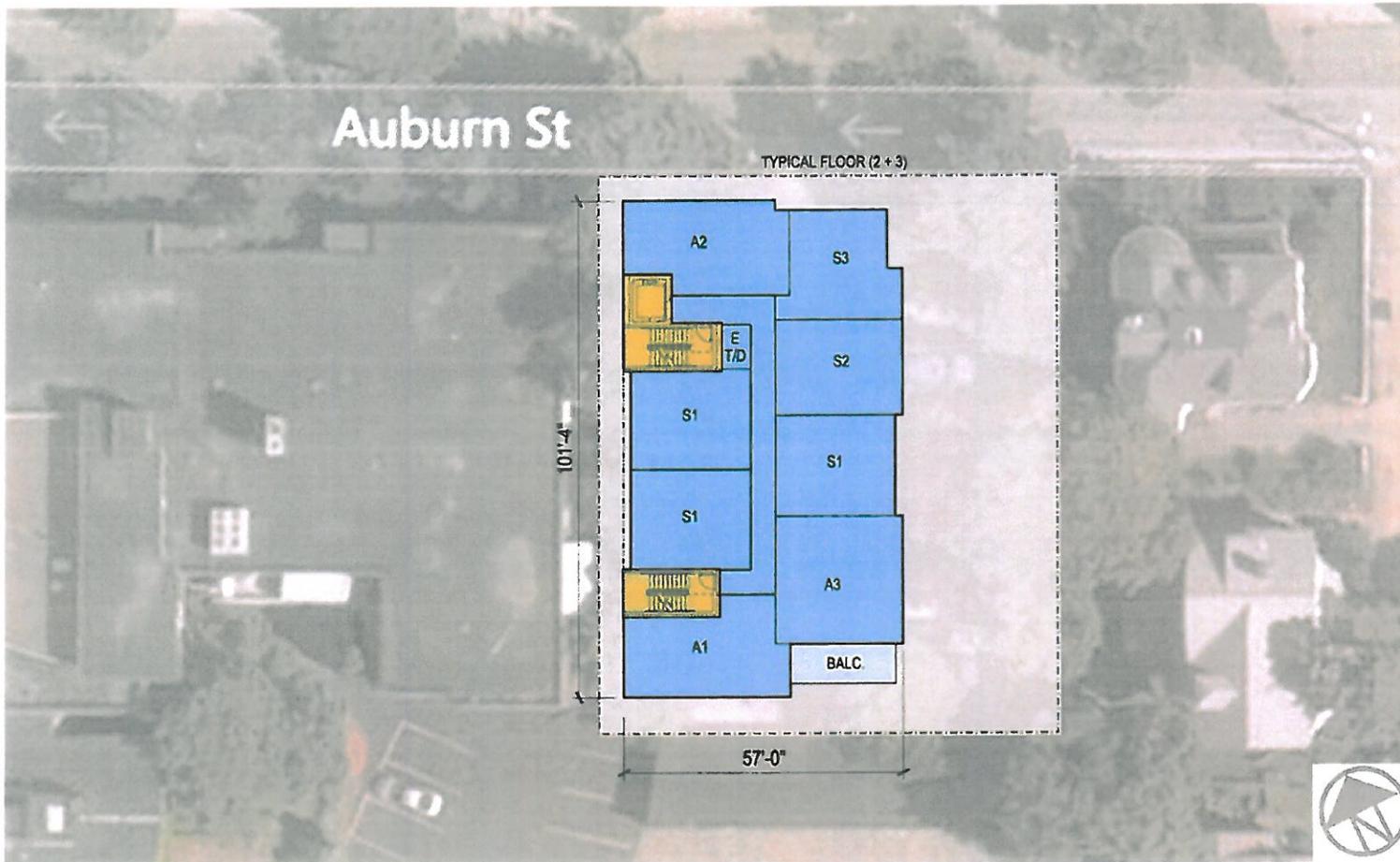
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Proposed Building Plans – Upper Residential



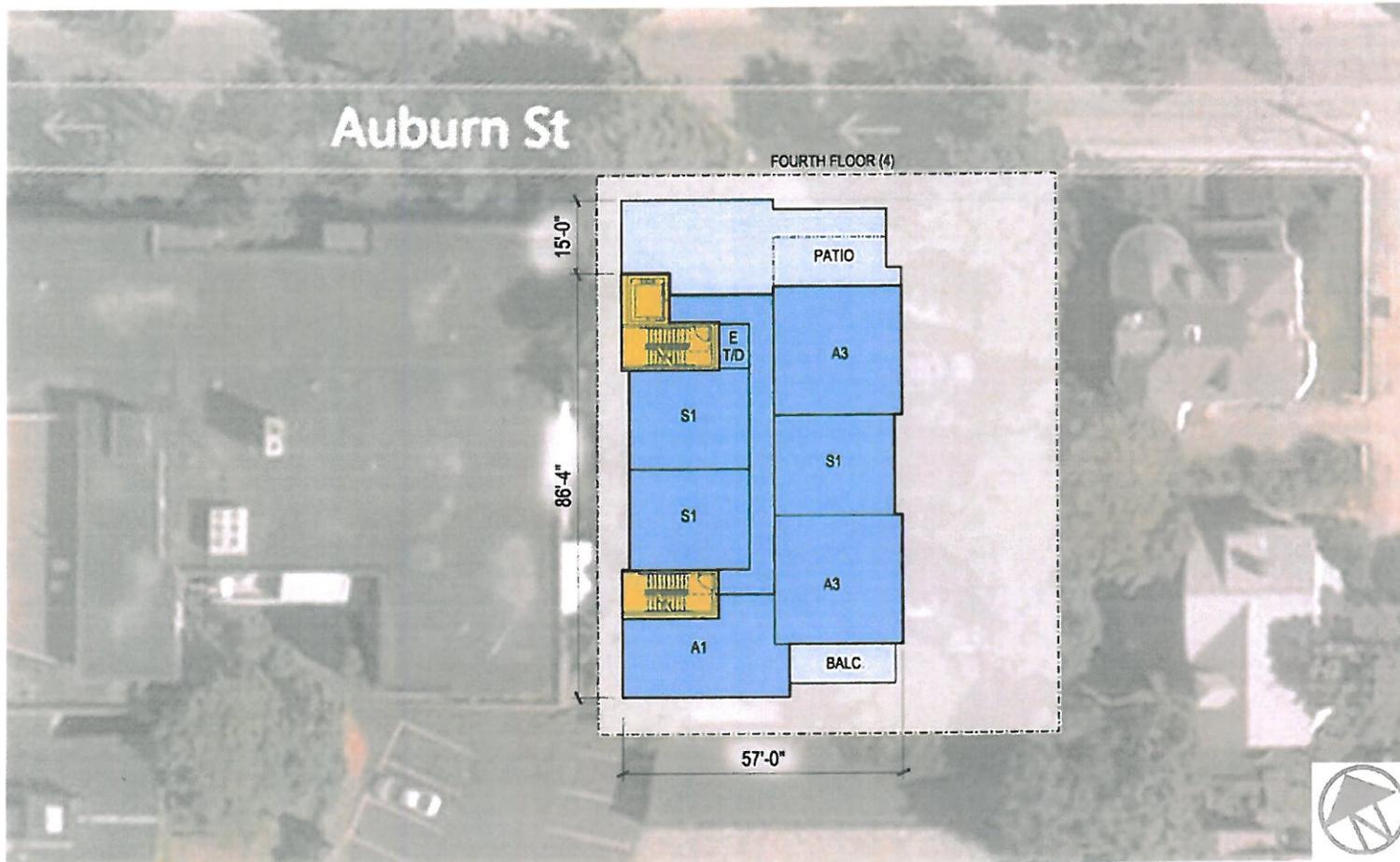
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Proposed Building Plans – Upper Residential



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Proposed Building Plans – Upper Residential



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Conceptual Perspective



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Conceptual Perspective – Facing West



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Conceptual Perspective – Facing East



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Conceptual Building Elevation – North (Front)



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Conceptual Building Elevation – East



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Conceptual Building Elevation – South (Rear)



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Conceptual Building Elevation – West



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Thank You