



# TOWN OF BROOKLINE

## Massachusetts

DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

ALISON C. STEINFELD  
Planning Director

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### MEMORANDUM

To: Jesse Geller, ZBA Chair  
From: Alison C. Steinfeld  
Date: October 20, 2014  
Case: Residences of South Brookline Comprehensive Permit Application

Re: Comparison of 2012, 2013, and 2014 Plans

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At the request of the ZBA, the Planning Department prepared a report comparing the August 13, 2014, plan for this case currently before the ZBA, with the plan submitted with the first Project Eligibility application to MassDevelopment on August 10, 2012, which has never been submitted to the ZBA. To be comprehensive, this comparison also includes previous iterations of the current plan before the ZBA; namely, the initial plan submitted with the application to the ZBA on November 26, 2013, and the July 11, 2014, modifications of the plan.

### **Methodology, Materials Reviewed, Data Sources**

The Planning Department reviewed all materials provided with the following submissions, including full size drawings and tabulations charts:

- First Project Eligibility Letter (PEL) application to MassDevelopment (August 10, 2012)
- Second PEL application to MassDevelopment and submission to Zoning Board of Appeals (November 26, 2013)
- Modifications to the plan as of July 11, 2014
- Modification to the plan after traffic, stormwater, and design peer reviews as of August 13, 2014

**Note:** The plans available are not final construction plans. With the materials available to staff, the Planning Department verified all calculations the Applicant provided by measuring dimensions and tallying data on full size drawings and surveys for the 2013 and 2014 plans submitted to the ZBA. Any discrepancies between the Applicant's submission and the Planning Department's review were verified by the Applicant. It is possible that tabulations based on final construction plans of the plan proposed might vary from the data provided here.

The Applicant was not required to submit complete plans for its first PEL submission (August 2012) to MassDevelopment; therefore, the Planning Department did not have complete or full size plans to verify calculations and measurements. Hence, the data is only compiled not verified for the 2012 plan. This report does not address changes to stormwater management design and architectural style and materials.

The data compiled for this report is a **DRAFT**; despite attempts to be accurate, it is possible that the charts contain typographical errors, incorrect calculations, or inadvertent omissions. Address any queries or corrections to the Planning Department.

All plans, including the first PEL submission, are posted on the Town’s website. For reference, conceptual site plans for all four iterations are included at the end of this report.

## Overview: How 2014 Plan Compares with 2012 PEL Submission

This following chart is an overview of how the August 2014 plan currently before the ZBA compares with the first PEL submission. The chart on pages 3- 6 provides specific data for all four plans compared.

<b>Entire Site</b>	
<b>Parcel Size</b>	0.7 acre smaller
<b>Units</b>	90 fewer units
<b>Bedrooms</b>	100 fewer bedrooms
<b>Parking Space</b>	90 fewer parking spaces
<b>Emergency Access</b>	Roadways increased to 23 feet wide; emergency access provided for four sides of mid-rise apartment building; turnarounds replace hammerheads.
<b>Infill Buildings (Greenbelt)</b>	
<b>Usable Open Space</b>	An increase of approximately 3.2 acres of usable open space (as defined by Zoning Bylaw)
<b>Size</b>	4- and 8-unit structures replace 6-, 12- and 18-units structures in greenbelt
<b>Units</b>	82 fewer units (126 units reduced to 44)
<b>Height</b>	Reduced by 13 feet and one story
<b>Gross Floor Area</b>	Reduced by about 100,000 sf
<b>Floor Area Ratio</b>	Reduced from 0.82 to 0.63
<b>Building Footprint</b>	About 10,000 sf less
<b>Paved Surface Area</b>	About 40,000 sf less
<b>Tree Preserved</b>	150 more trees saved
<b>Parking Spaces</b>	83 fewer parking spaces
<b>Setbacks to Abutters</b>	Increased from 8 – 19 feet ( 2012 plan) to 20 – 90 feet (2014 plan)
<b>Mid-Rise Apartment Building</b>	
<b>Height</b>	Five stories in both plans.
<b>Height, South elevation</b>	Grade was 5 feet lower in 2012 plan; therefore, height measures 73 feet at South elevation (2014) compared with 78 feet (2012)
<b>Height, North elevation</b>	53 feet (2014) compared with 57 feet (2012)
<b>Building Articulation and Height, East elevation</b>	Fifth floor stepped down 10 feet and recessed 12 feet on 3 sides of just the eastern quadrant. Height at East elevation is 48 feet (versus 53 feet in 2012 plan)
<b>Units</b>	5 fewer units
<b>Building Footprint</b>	Same footprint
<b>Setbacks</b>	Building set back 10 feet further away from Asheville driveway
<b>Parking Spaces</b>	Same number of underground parking spaces (144)

*Submitted:* Maria Morelli, Planning Consultant

**D R A F T**

<i>Residences of South Brookline 40B Stats</i>	<b>August 10, 2012</b> First Project Eligibility Appl.	<b>Nov 26, 2013</b> Second PEL and ZBA Application	<b>July 11, 2014</b> Modifications to Plan	<b>Aug 13, 2014</b> Modifications Post-peer Reviews	<b>NOTES</b>
<b>1 Units</b>					
<b>Total housing units</b>	<b>271</b>	<b>192</b>	<b>184</b>	<b>184</b>	
West	60	36	20	20	
East	66	40	24	24	
Apartment building	145	116	140	140	
<b>Affordable units</b>	<b>54</b>	<b>39</b>	<b>37</b>	<b>37</b>	
<b>2 Structures</b>					
<b>Infill buildings</b>	<b>11</b>	<b>12</b>	<b>9</b>	<b>9</b>	
4-unit	0	5	7	7	
6-unit	5	0	0	0	
8-unit	0	7	2	2	
12-unit	2	0	0	0	
18-unit	4	0	0	0	
<b>Apartment building</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	
<b>Above ground garages</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	
<b>3 Bedrooms</b>					
<b>Total Bedrooms (with lofts counted as bedrooms)</b>	<b>436 (478)</b>	<b>402</b>	<b>321 (343)</b>	<b>321 (343)</b>	
One-bed	104	66	61	61	
One-bed w/loft	20	0	4	4	
Two-bed	103	70	84	84	
Two-bed w/loft	22	0	17	17	
Three-bed	22	28	17	17	
Three-bed w/loft	0	0	1	1	
Four-bed	0	28	0	0	

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<b>4 Parcel Size, FAR, Covered Surface Area</b>					
<b>Size of project site</b>	9.32 acres (406,100 sf)	9.32 acres (406,100 sf)	8.75 acres (380,963 sf)	8.60 acres (374,590 sf)	
<b>Gross floor area</b>	331,900	248,274 sf	238,260 sf	235,386 sf	
<b>Floor-area ratio</b>	0.82	0.61	0.73	0.63	
<b>Bldg. Footprint</b>	81,301 sf	88,973 sf	71,358 sf	71,358 sf	
<b>Roads/parking surface area</b>	130,453 sf	117,049 sf	98,525 sf	94,750 sf	
<i>Impervious</i>	Plans not developed enough	78,710 sf	98,525 sf	94,750 sf	
<i>Pervious</i>		36,369 sf	13,000 sf	13,000 sf	
<b>5 Parking</b>					
<b>Total parking spaces</b>	<b>453</b>	<b>345</b>	<b>429</b>	<b>369</b>	
<i>Surface</i>	309	201	285	225	
<i>Underground</i>	144	144	144	144	
<i>Above ground garage (spaces)</i>	0	28	0	0	
<i>Overall parking ratio</i>	1.67	1.78	2.33	2.01	
<b>6 Number of Stories</b>					
<b>Number of stories</b>					
<i>Infill</i>	3 story + loft	2-1/2	2 story + loft	2 story + loft	
<i>Apartment</i>	5	4	5	5 minus fifth floor setbacks	

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<b>7 Height</b>					
<b>Height of infill bldg</b>	43'	33'4"	30'4"	30'4"	
<b>Height of apt</b>	North – 57' South – 78'	North – 43' South – 63'	North – 53' South – 73'	North 53' South 73' East elevation step-down 48'	Refer to height calculation plans, Height calculation methods per zoning bylaw—to be submitted.
<b>8 Open Space, Setbacks, Viewsheds</b>					
<b>Usable open space</b>	< 5000 sf <sup>a</sup> functional	<5000 sf <sup>a</sup> functional	139,117 sf <sup>b</sup> (3.19 acres)	139,117 sf <sup>b</sup> (3.19 acres)	a. Excludes setbacks sf: Although setbacks meet dimensional requirements for usable open space per zoning, the setbacks would be heavily landscaped and not easily accessed by HV residential community, and therefore would not function as usable open space. Setbacks in 2012 and 2013 plans would have served as screening.  b. Includes setbacks sf: Setback areas meet dimensional requirement for usable open space per zoning and are connected to large swaths of usable open space and therefore can <u>function</u> as usable open space.
<b>Setbacks to single-fam abutters (min to max)</b>	8 – 19 feet	20 feet	20 ft to infill blgs # 1-2, 4-6, 9; 120 ft to #3, 50 ft to #7; 60 ft to #8 20 - 90 feet to surface lots	20 ft to infill blgs # 1-2, 4-6, 9; 120 ft to #3, 50 ft to #7; 60 ft to #8 20 - 90 feet to surface lots	In 2014 plan: Access way separates abutters from Buildings 3, 7-8
<b>Linear feet of unobstructed view (no buildings along abutters' prop. line)</b>	1370 feet 1370 / 2550 = 53.7%	1,058 feet 1058 / 2550 = 41.5%	1,955 feet 1955 / 2550 = 76.7%	1,955 feet 1955 / 2550 = 76.7%	

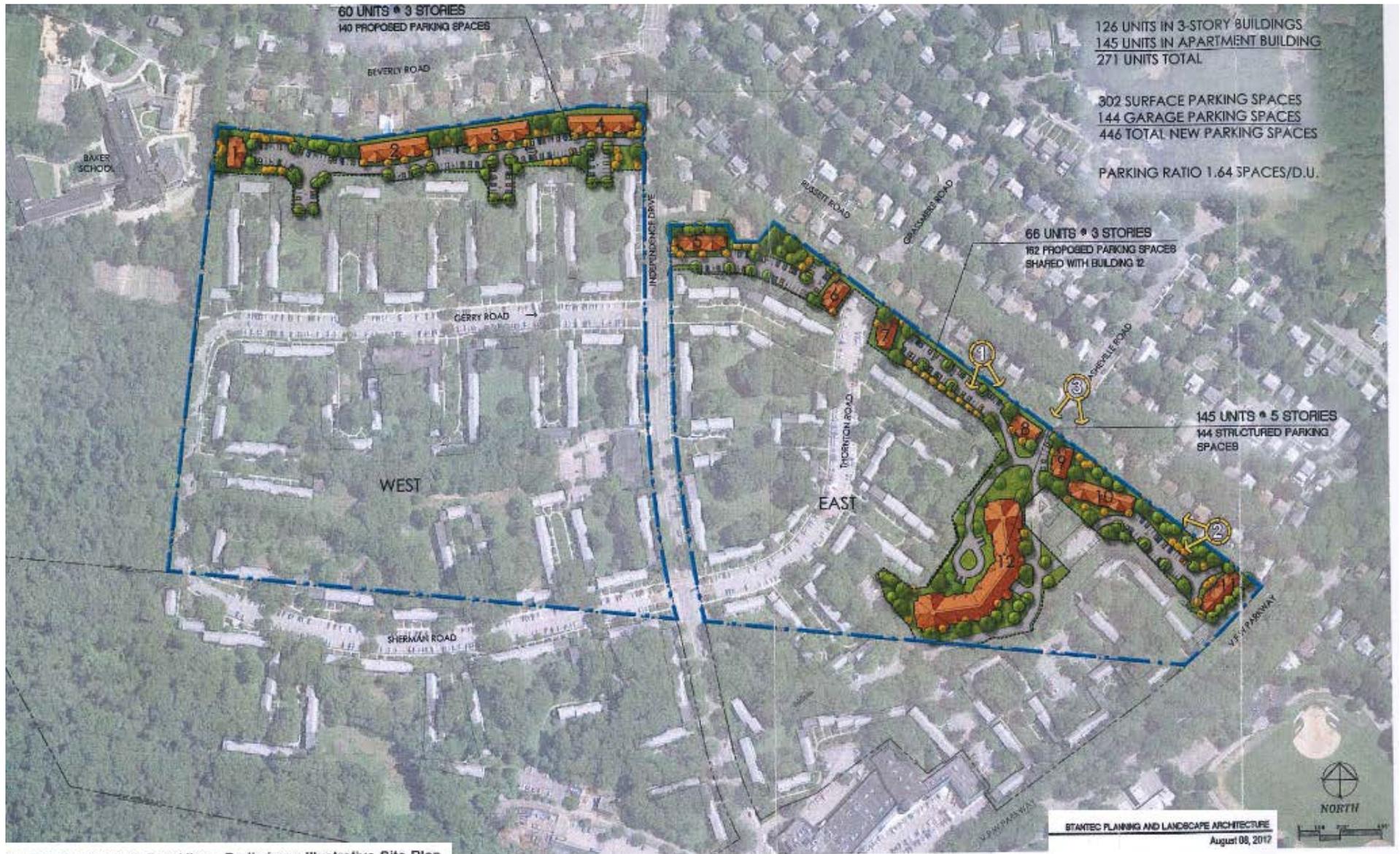
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<b>9 Preserved Trees, New Plantings, Retaining Walls</b>					
<b>Trees preserved / out of existing trees</b>	<39 trees est.	39 / 248	188 / 248	194 /248	Successful preservation pending protection/survival during construction, paving, and re-grading.
<b>New trees within 20 foot abutter setback</b>	Plan not fully developed	181	164	258	
<b>Retaining walls</b>		<b>3</b>	<b>1</b>	<b>See plans</b>	
Max height	Plan not fully developed	8	8	8	
Total linear feet	Plan not fully developed	608 feet	430 feet in greenbelt +1,000 ft at apartment bldg	322 feet	

*Submitted:* Maria Morelli, Planning Consultant

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Residences of South Brookline - Preliminary Illustrative Site Plan

Submitted to MassDevelopment August 10, 2012 as part of the Project Eligibility Application and later withdrawn.



THE RESIDENCES OF SOUTH BROOKLINE - ILLUSTRATIVE SITE PLAN



BEVERLY ROAD

BAKER SCHOOL

BROOKLINE WEST

INDEPENDENCE DRIVE

BROOKLINE EAST

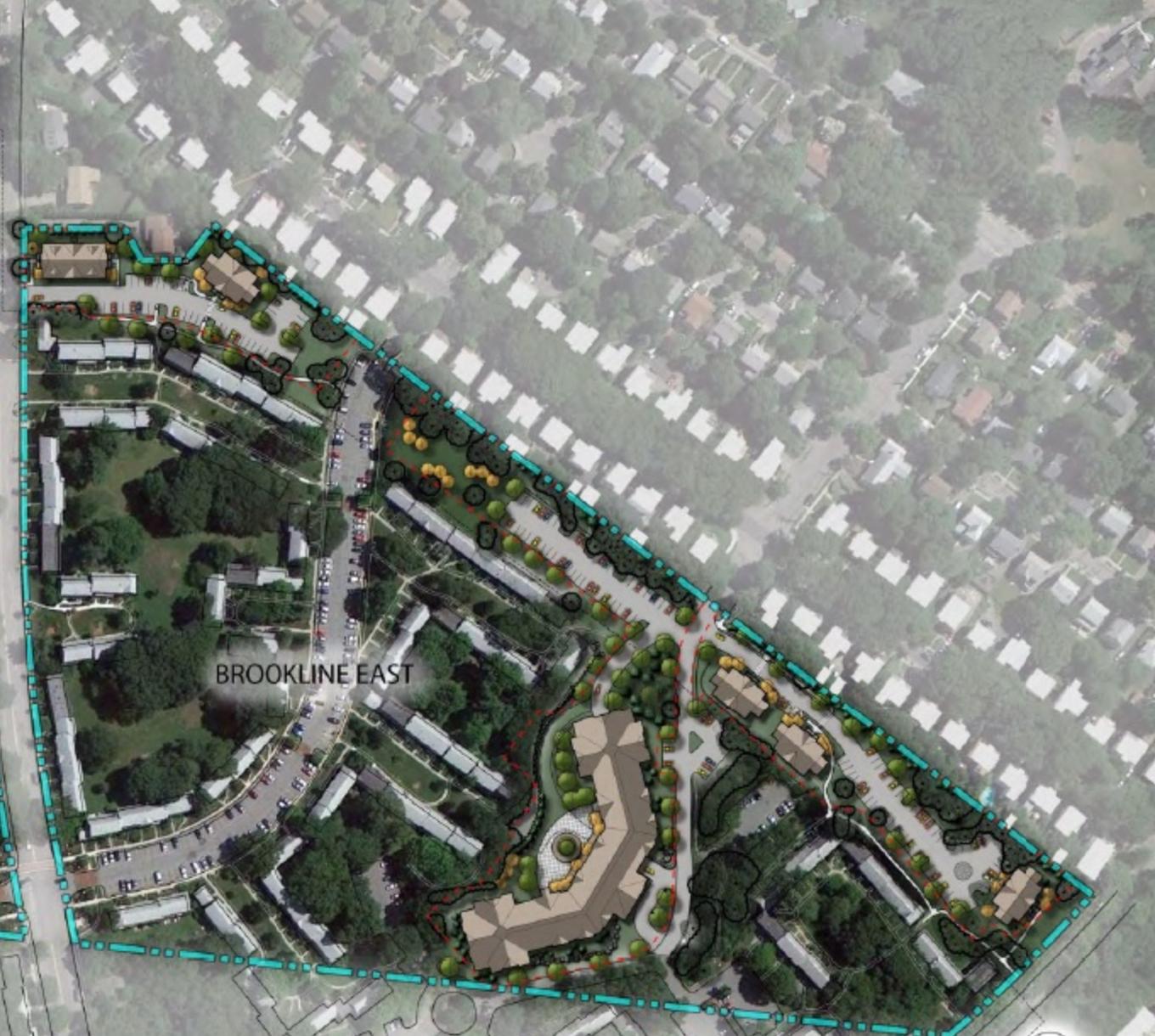
RUSSETT ROAD

SHERMAN ROAD

November 2013



BROOKLINE WEST



BROOKLINE EAST

August 2014

