



Town of Brookline

Massachusetts

PLANNING BOARD

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REVISED 8-14-19

TO: Brookline Board of Appeals
FROM: Brookline Planning Board
DATE: August 14, 2019
SUBJECT: Convert existing building to 122-room limited service hotel
Location: **30 Webster Street**

Atlas Sheet: 34
Block: 164
Lot: 03

Case #: 2019-0004
Zoning: G-1.75 (LSH)
Lot Area (s.f.): 21,029

Board of Appeals Hearing: **May 9, 2019, July 18, 2019, August 22, 2019**

SITE AND NEIGHBORHOOD

30 Webster Street is an existing eight-story masonry building located in Coolidge Corner between Harvard Street and Beacon Street. It was built in 1984. The building was formerly serving as temporary swing space for the Devotion School during its renovations and prior to that had been a nursing home, Coolidge House. The property abuts the Marriott Hotel to the right and a condominium building to the left. The neighborhood consists of high-density commercial and multi-unit residential buildings.

APPLICANT'S PROPOSAL

The applicant, Coolidge Webster Realty Trust, is proposing to convert the existing building into a 122-room limited-service hotel and add an addition to the 8th floor totaling 1,270 square feet. This addition will involve infilling an existing open terraced area. The existing mechanical penthouse will be recovered in new corrugated metal. The total new square footage of the building will be 76,995 square feet. Additional renovations include new windows and lobby improvements. The applicant also proposes to expand the parking area in the rear by adding a ramp leading to a second deck of parking, thus providing a total of 52 parking spaces.

FINDINGS

Section 4.07 - Table of Use Regulations, Use #8A

Permitted as of right only in the G-1.75 (LSH) Limited Service Hotel District, provided that the applicant for a building permit certifies to the Building Commissioner that (a) at least 20% of all on-site parking spaces will be available for overnight public parking at prevailing overnight public rates, (b) that all on-site parking spaces will be available between 8:00 a.m. and 6:00 p.m. at prevailing public meter rates and (c) at least 25% of the lot area is to be used for open space open to the public. Otherwise such use shall be by special permit in business districts only if the hotel building is not within 50 feet from a lot or lots in an S, SC or T District.

Section 5.09.2.n – Design Review

The most relevant sections of the design review standards are described in the impact statement provided by the applicant and attached at the rear of this report.

See attached Community and Environmental Impact statement provided by the applicant

Section 5.20 – Floor Area Ratio

Section 5.30 – Maximum Height

Section 5.31- Exceptions to Maximum Height

	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	3.30 (100%)	3.60	3.66	Variance
Floor Area (s.f.)	69,396	75,725	76,995	
Height	90 feet	102 feet	102 feet (plus 15 foot penthouse)	Variance/Special Permit

Section 6.02 Paragraph 1 – Table of Off-Street Parking Space Requirements

	Required	Existing	Proposed	Finding
Parking Spaces	61	14	52	Variance

**For use 8A. Limited Service Hotel in the G-1.75 (LSH) Limited Service Hotel District, the minimum number of spaces for each dwelling unit shall be 0.5 and no additional spaces shall be required for floor areas used for eating, drinking, dancing, meeting halls or similar purposes.*

Section 6.04.4.b – Design of All Off-Street Parking Facilities

Section 6.04.4.b requires that all entrance and exit drives shall be a minimum of 20' wide for two-way use. The existing entrance/exit drive on the property is intended for two-way use and is less than 20' wide at its narrowest point. The two ramps proposed in the parking plans are both intended for two-way use but neither ramp reaches the 20' requirement. Therefore under **Section 8.02.2** a special permit may be granted to provide relief from this section.

STAFF ANALYSIS

The staff supports the conversion of this building that is currently vacant into a limited service hotel. Staff feels that the changes to the physical structure are minimal and that the addition at the eighth floor is reasonable and will improve the aesthetics of the building. The location is appropriate for a hotel – there is an existing Marriott adjacent to the property – and the Town is supportive of hotel uses. 30 Webster Street was most recently used as a K through 8 school and staff believes the traffic and intensity of use for a hotel will not be any greater. The number of parking spaces will be increased to 52 spaces which are sufficient for this location directly in the center of Coolidge Corner and served by many public transit options which both guests and staff should be encouraged to use to access the hotel.

PLANNING BOARD COMMENTS

The Board was supportive of this concept for a hotel and recognized the positive economic and tax benefits a hotel would provide to the Town and Coolidge Corner businesses. The Board felt that the site is appropriate for a hotel as it is a part of the existing G-1.75(LSH) zoning district. The Board emphasized the importance of encouraging hotel guests to use alternative transportation modes to access the hotel and also wants to ensure that there will be maintenance and valet staff on-site 24/7.

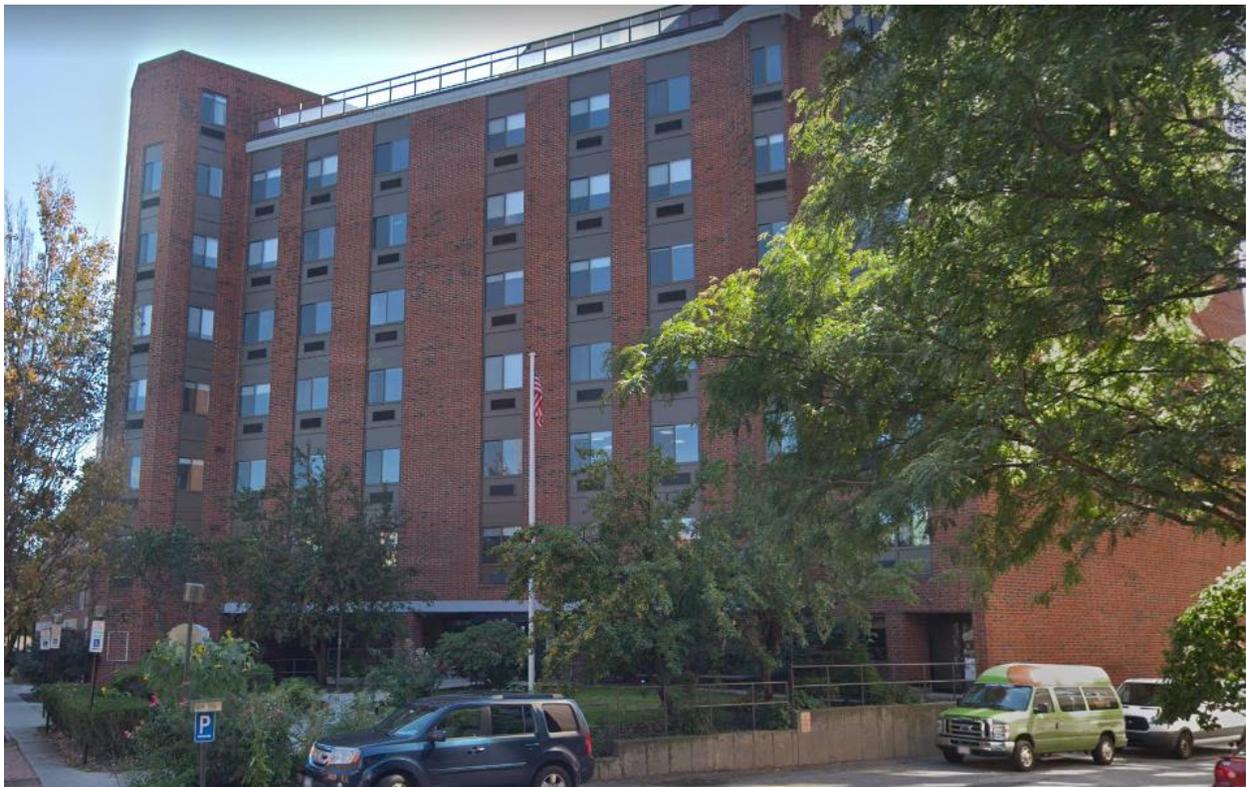
ADDITIONAL PLANNING BOARD COMMENTS

After reviewing the revised plans, the Planning Board was supportive of the improvements proposed for the front entrance, landscaping, added square footage on the 8th floor, revisions to the architecture, and added parking deck/ramp. The applicant was urged to incorporate as many sustainability elements as possible (recognizing that this project involves a renovation, not a new building), such as meeting the stretch code for any replacements of windows or heating and air conditioning units.

Therefore, the Planning Board recommends approval of the site plans by Mistry Associates, dated 7/18/2019 and the floor plans and elevations by Group One Partners dated 7/11/19, subject to the following **revised conditions**:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing proposed drop-off locations, accessible entry routes, bike storage and energy-saving features, parking plan, floor plans, roof plan (including location of condensers), and elevations indicating 8th floor details, all materials and colors, subject to the review and approval of the Planning Board.
2. **Prior to the issuance of a building permit, the applicant shall submit a report from a transportation consultant or valet service showing how the parking lot lay-out will function, subject to the review and approval of the Planning Board .**

3. Prior to the issuance of a building permit, the applicant shall submit a construction management plan, subject to the review and approval of the Building Commissioner.
4. The hotel's management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the hotel's employees. Information should be provided in the hotel's marketing about the use and availability of the MBTA C line and Harvard Street bus, as well as BlueBikes dock locations. Marketing information should also indicate the lack of on-site parking available for guests.
5. The rates for hotel rooms shall not include parking. Any charges for on-site parking shall be charged separately and not be bundled with hotel room charges.
6. A staff manager and valet parking staff shall be present on site 24 hours a day.
7. Plans for signage shall be approved by the Planning Board at a future date.
8. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and building elevations; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



5.09.4. Community and Environmental Impact and Design Standards

Overview: Existing Lower Devotion School: 30 Webster Street, Brookline, MA

We are proposing a full interior renovation of the existing property that will provide a new level of finishes throughout the proposed hotel. The ground and typical floors will be reprogrammed to accommodate the new guestrooms and public space layouts. The elevator core and stairs will remain in their current location and configuration.

The exterior of the building will receive aesthetic upgrades to the façade but utilize the existing structure and building envelope. We are proposing a small (1,270 SF) infill addition to the 8th floor. The addition will occupy the footprint of the existing terrace. The entry vestibule is proposed to be expanded within the footprint of the building.

a. Preservation of Trees and Landscape

As the majority of this program is interior, there is no major impacts to the surrounding landscape. Landscape will be enhanced and upgraded around the building entry areas.

b. Relation of Buildings to Environment

The proposed addition will occupy the footprint of the existing 8th floor terrace within the building massing. There will be little to no change to the building's relationship to the environment.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood

The mass along the streetscape will remain unchanged. There will be aesthetic enhancements to the existing street wall.

d. Open Space

The building is existing and no change to the open space is anticipated or proposed.

e. Circulation

The building is existing and no change to the circulation is anticipated or proposed.

f. Storm water Drainage

The proposed addition occupies the footprint of the existing 8th floor terrace. The existing terrace area will be eliminated and added to the roof area therefore no change in actual area is anticipated or proposed.

g. Utility Service

All existing utilities will be utilized.

h. Advertising Features

A new exterior signage package will be proposed for the hotel.

i. Special Features

N/A

j. Safety and Security

Guard rails will be installed for sudden grade changes over 18" in the landscape.

k. Heritage

N/A

l. Microclimate

Roof top condensing units are planned and screening is anticipated for these units. The screening will meet the Noise Control provisions.

m. Energy Efficiency

Energy efficiency is to a degree embedded into today's building codes which include the "stretch code" provisions. This project will meet or exceed these codes. Lighting that can be set to operate on motion detectors will be, nearly all if not all lighting will be LED type, plumbing fixtures and mechanical equipment will be high efficiency. Building materials will be evaluated on their environmentally friendly basis.

n. Shadow Studies

Because the proposed addition is infill to the existing building massing and its roof is flush with the existing roof little to no change in shadow is presented.

END