

111 Boylston Street

Board of Appeals Hearing | 8.14.08

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Eric Sheffels
President

Karl Neubauer
Senior Project Manager

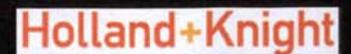


William Gisness
Partner in Charge

Mike Tulipani
Senior Designer



Joseph Geller
Partner in Charge



Ken Hoffman
Permitting Attorney

Vision Plan

Work with state to create a comprehensive Route 9 improvement plan

Continue to refine area design guidelines adopted by the Brookline Planning Board



Create Cypress Village (Brington Road to Smythe Street)

- Redevelop key parcels near Cypress Street
- Encourage mixed-use development with a residential focus
- Include substantial affordable housing
- Promote shared parking -- enhance existing retail
- Widen sidewalks and enhance streetscape
- Improve pedestrian crossings of Route 9
- Eliminate cut-through traffic on Brington Road
- Establish transit oriented development district overlay

Create a safe and attractive pedestrian environment; incorporate compatible infill development (Smythe Street to High Street)

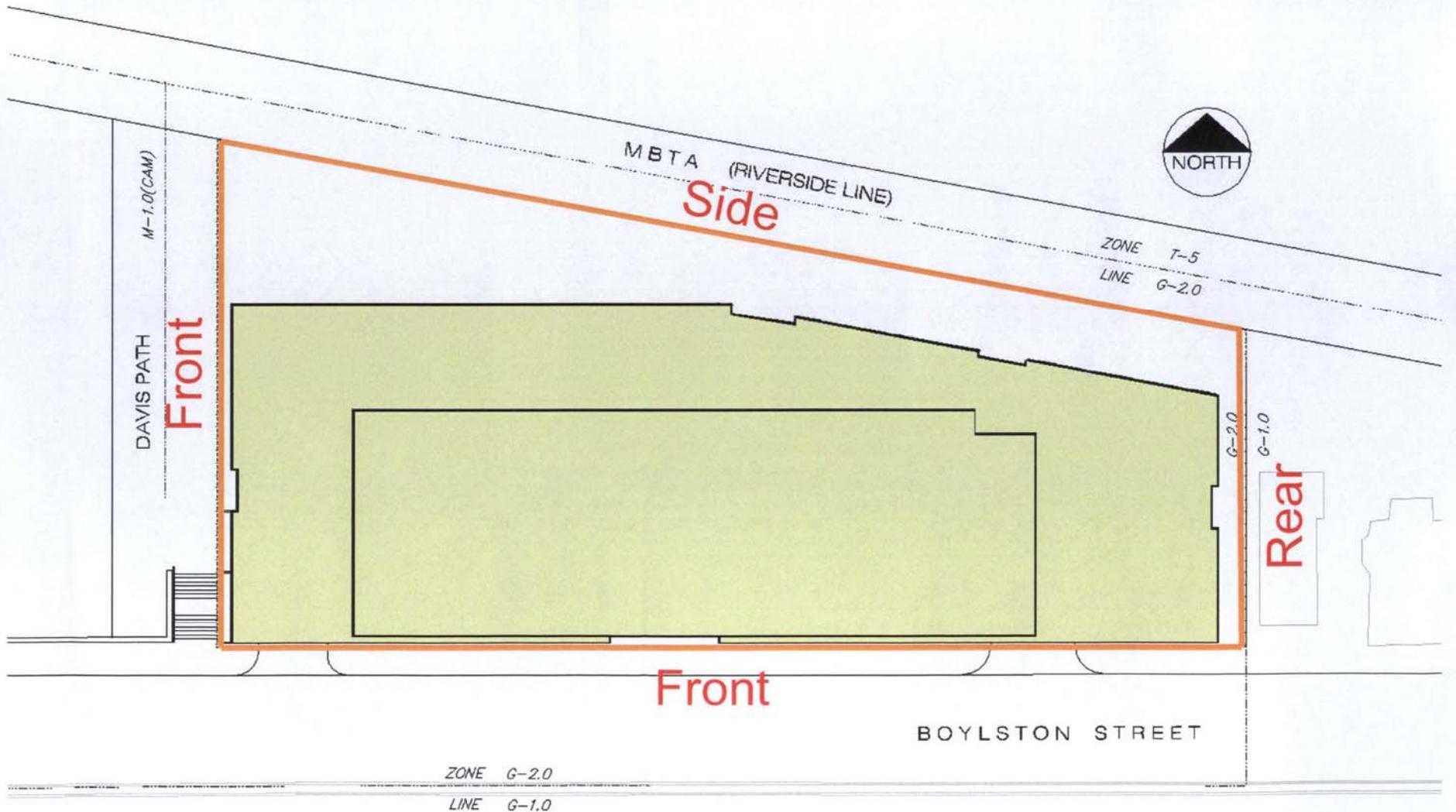
- Continue to support mixed-use infill development
- Consider removal or modification of median to change street character, reduce speeds
- Widen sidewalks where possible/include bumpouts
- Include new pedestrian oriented lighting
- Add street trees
- Retain on-street parking
- Expand off-street parking to serve Lincoln School
- Consider town involvement in any Red Cab site redevelopment; Possible Site for affordable housing and/or mixed use

Redefine Brookline's Gateway (High Street to Emerald Necklace)

- Extend the Emerald Necklace to High Street
- Work with state to explore alternative long-term roadway options
- Encourage additional development to increase critical mass
- Promote mixed-use with office/retail/restaurant focus; incorporate other public amenities/uses
- Incorporate active uses at street level
- Create wide, attractive sidewalk along Route 9
- Locate taller buildings along Route 9, stepping down to Village
- Enhance Pearl Street character/improve station environment
- Remove Route 9 pedestrian bridge and provide improved at grade pedestrian crossings
- Establish transit oriented development district overlay

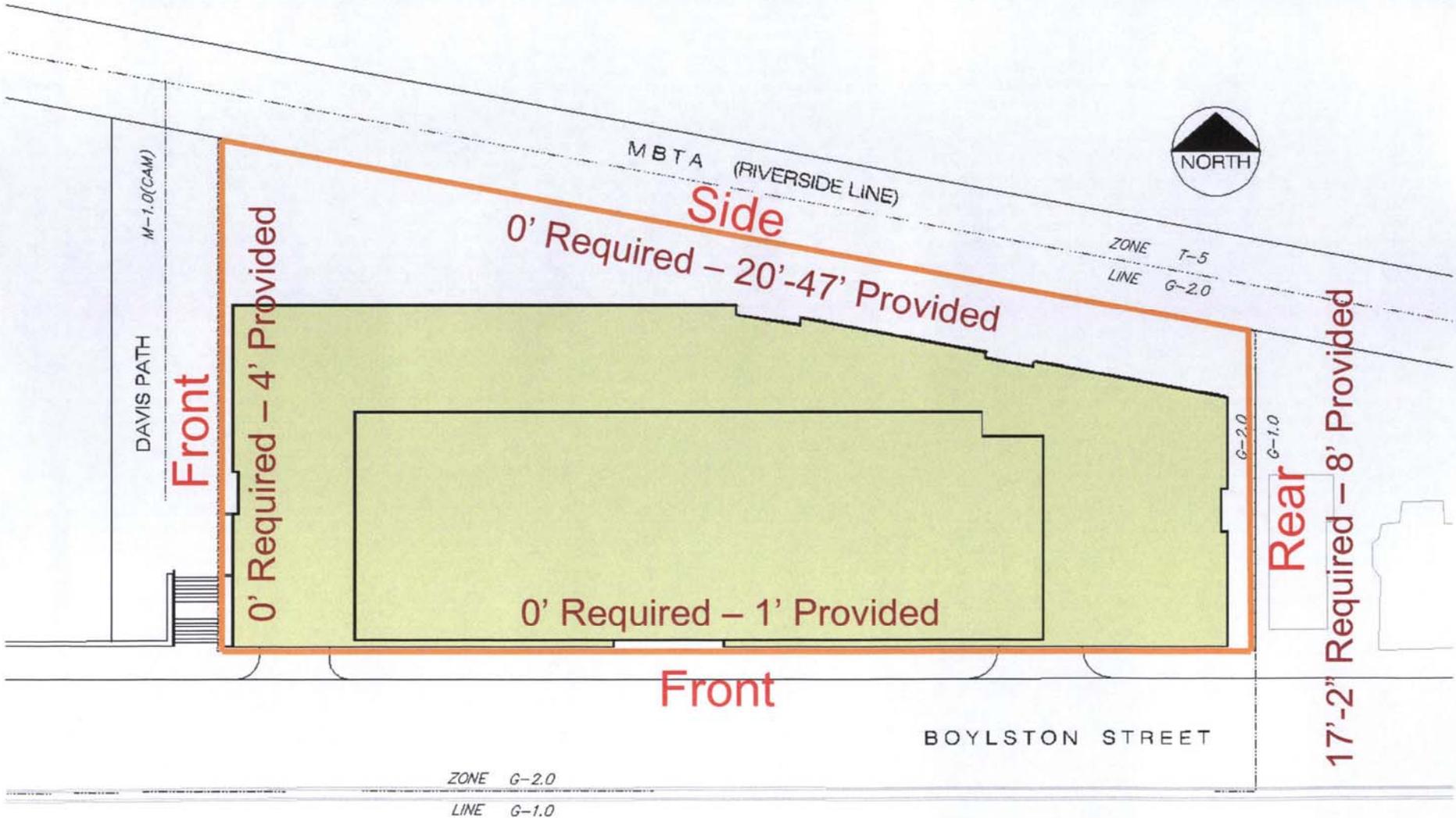
Zoning – Yard Determination

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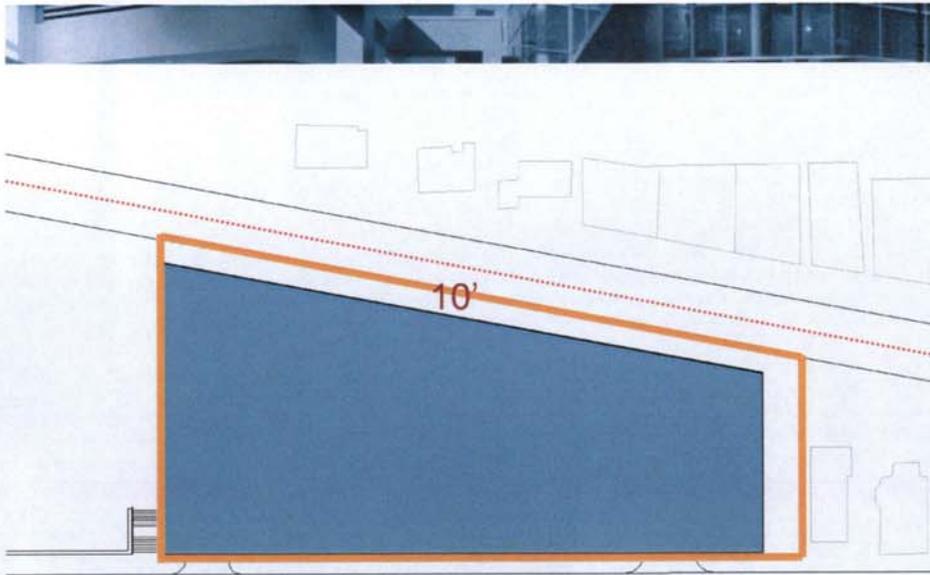
Zoning – Setback Diagram

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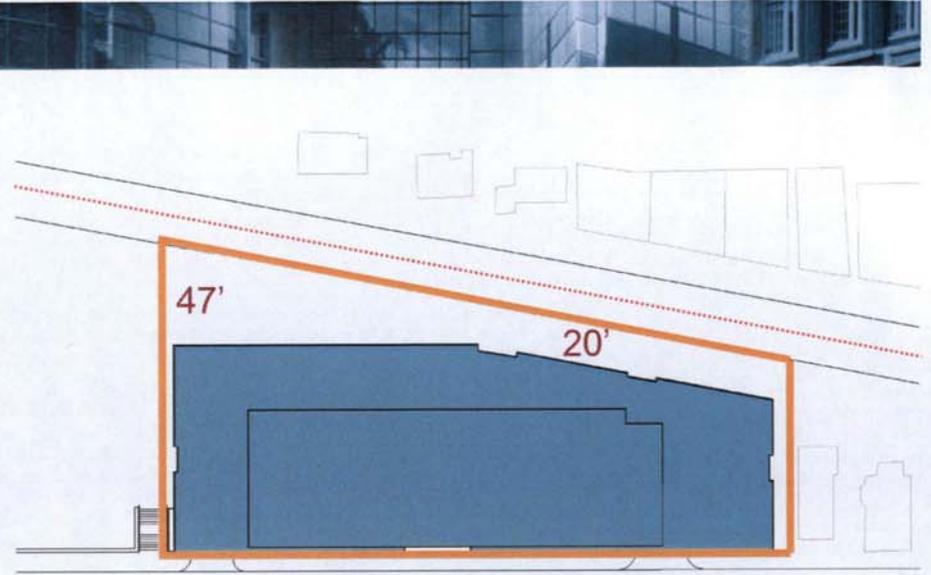
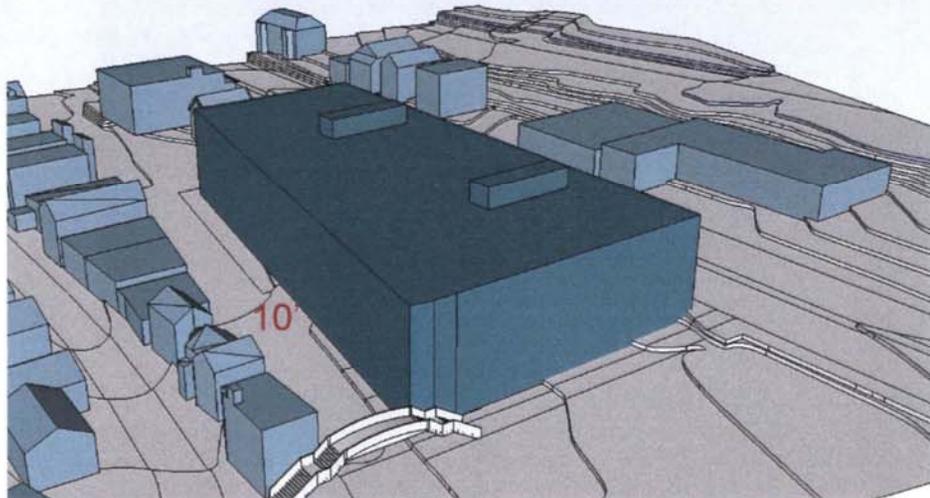


Shadow Comparison - Massing

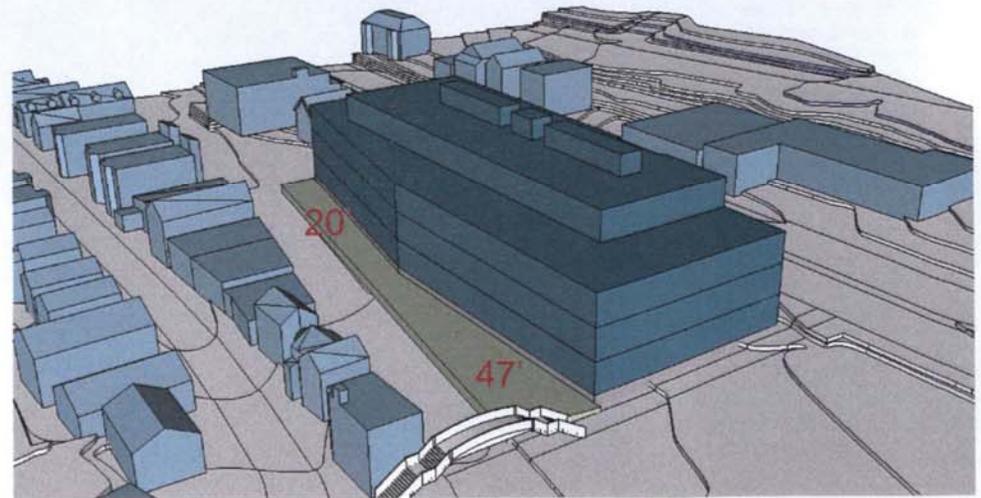
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3 Story Building



Proposed Building

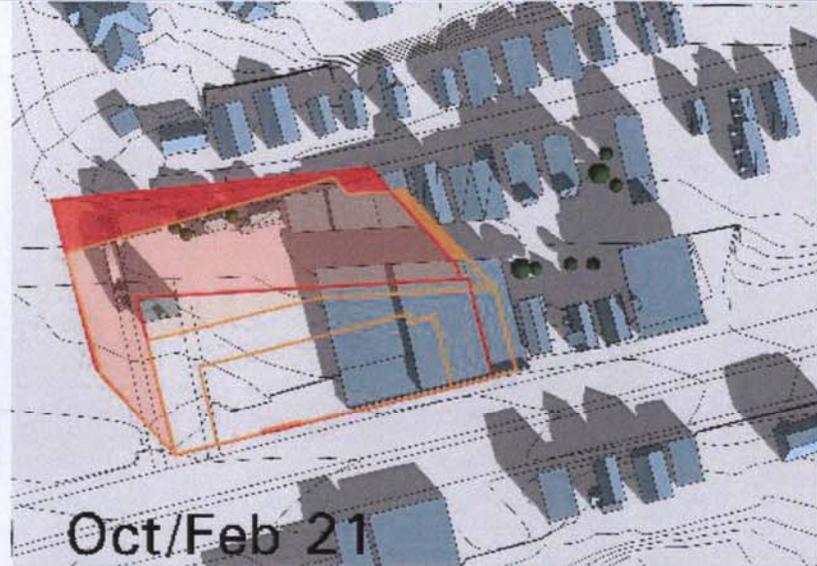


Shadow Comparison - 9:00 AM

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Sept/March 21



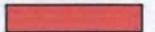
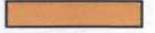
Oct/Feb 21



Nov/Jan 21



Dec 21

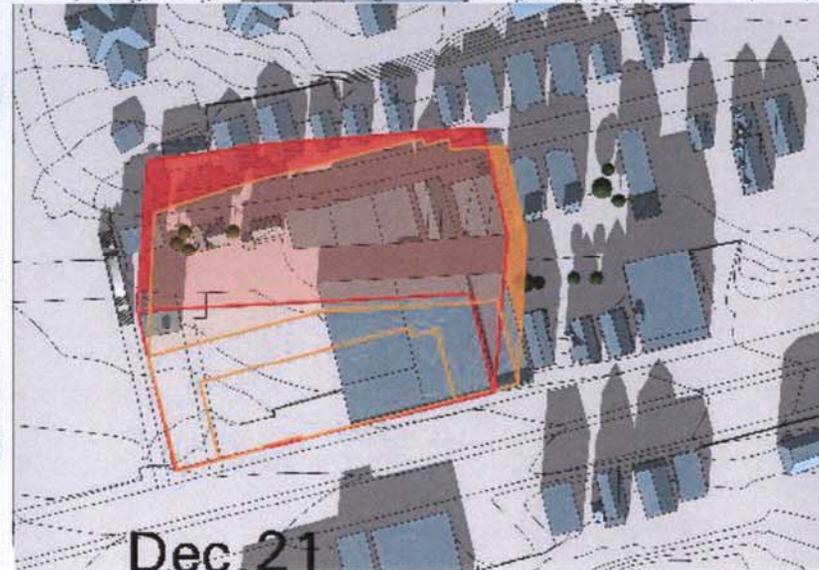
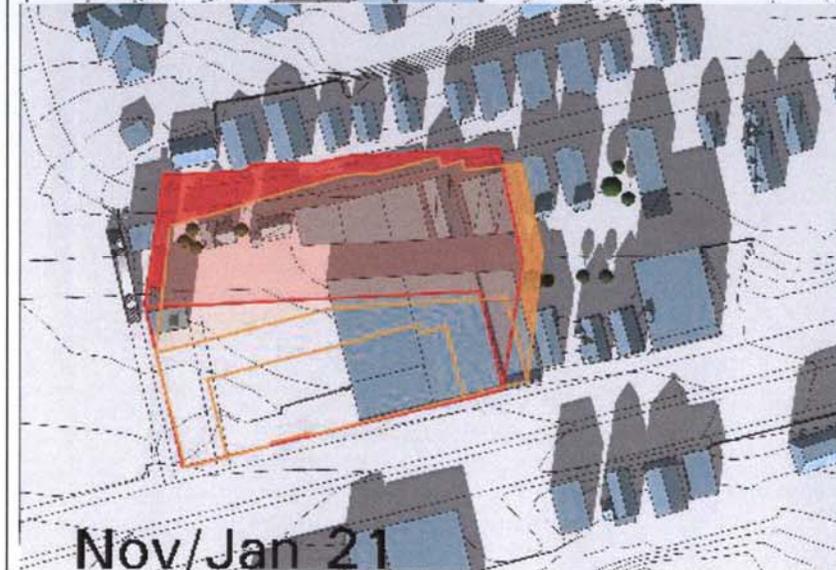
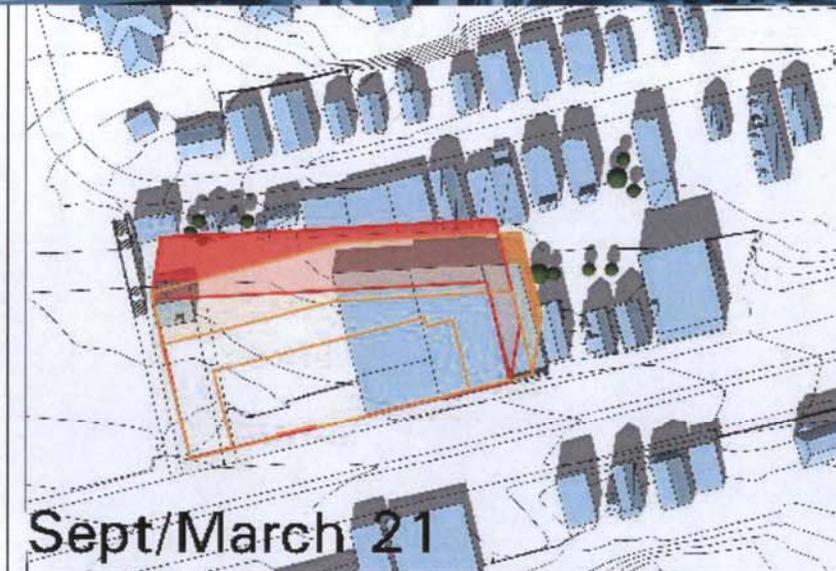
- 3 story 
- 4 story 
- existing 

9:00 AM

Shadow
Studies

Shadow Comparison - 12:00 PM

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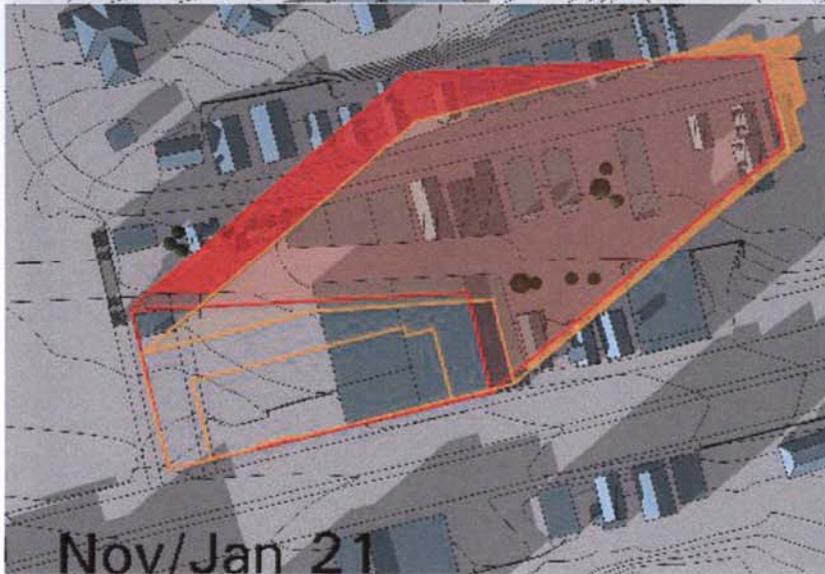
3 story
4 story
existing

12:00 PM

Shadow
Studies

Shadow Comparison - 3:00 PM

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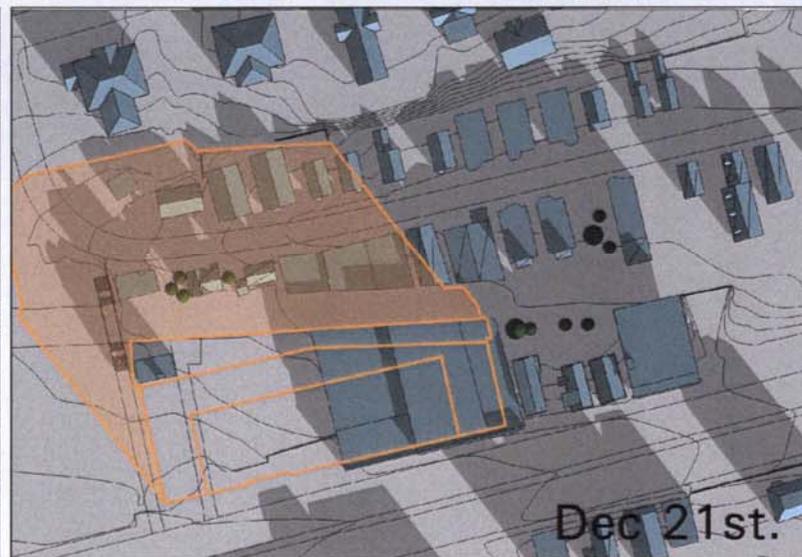
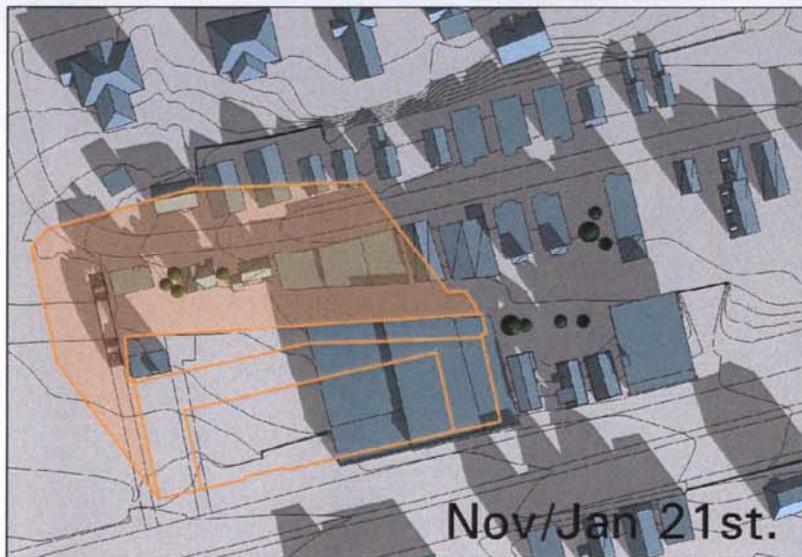
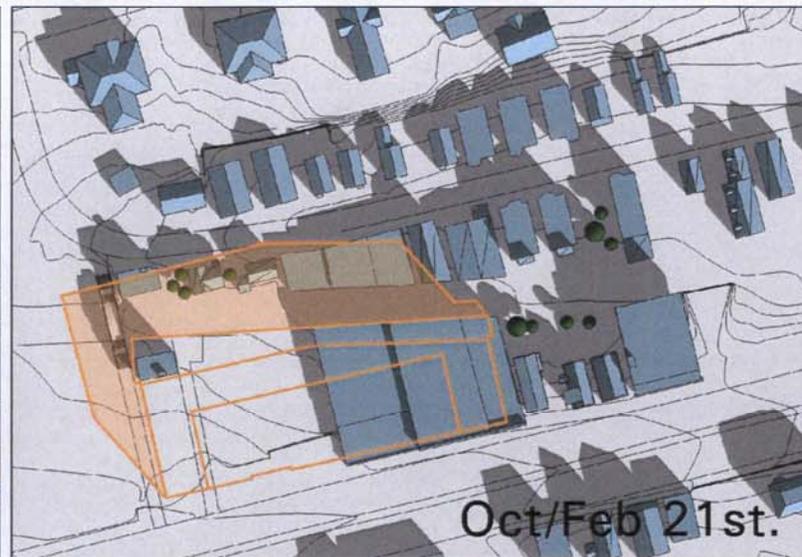
- 3 story
- 4 story
- existing

3:00 PM

Shadow
Studies

Proposed Building – No Fourth Floor

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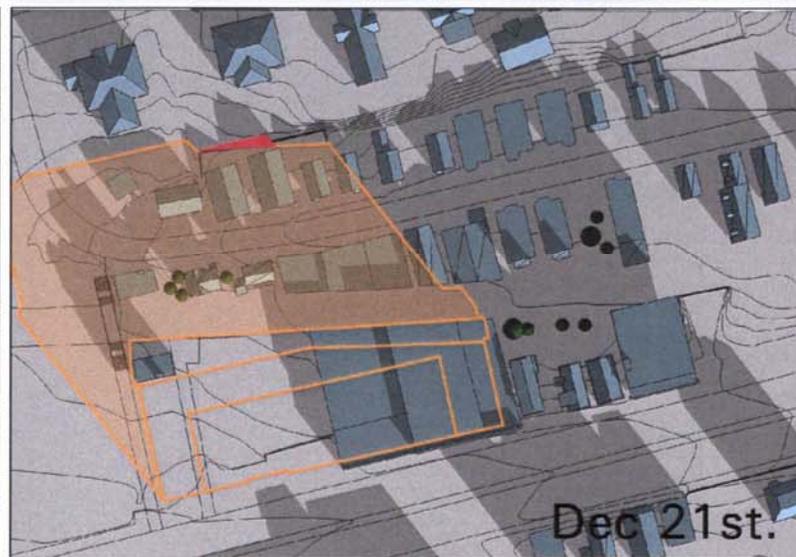
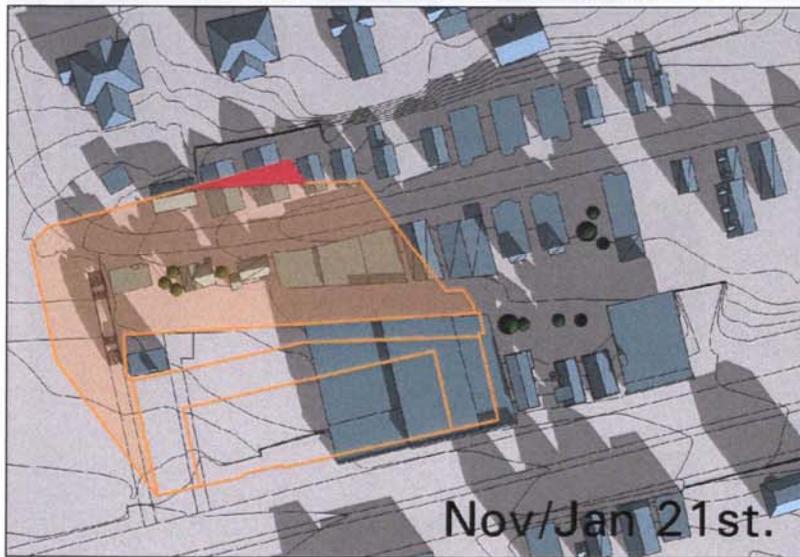
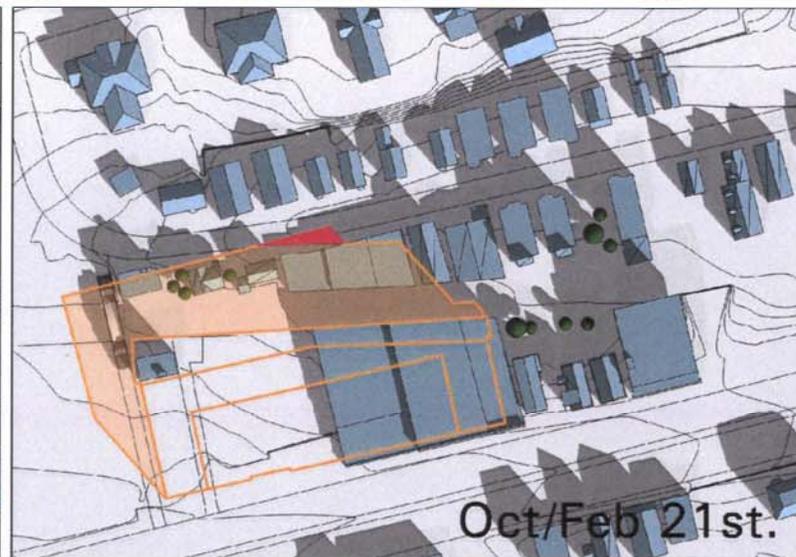
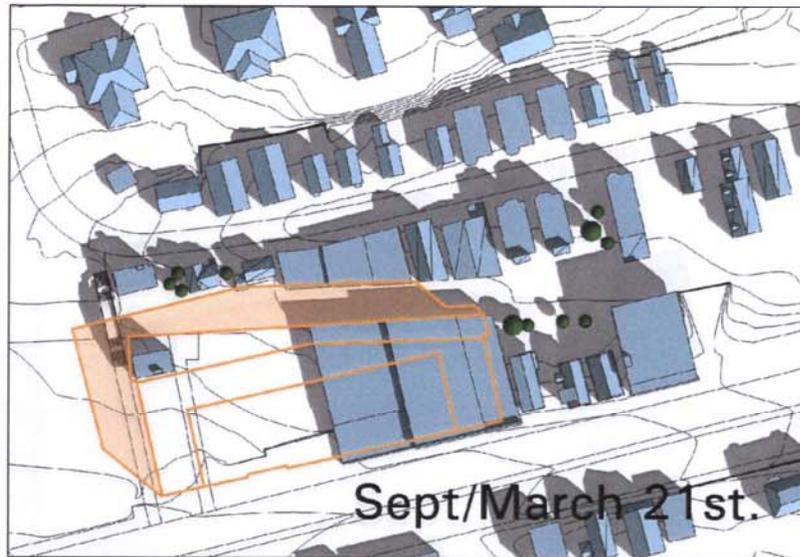


9:00am

existing
proposed

Proposed Building – with Fourth Floor

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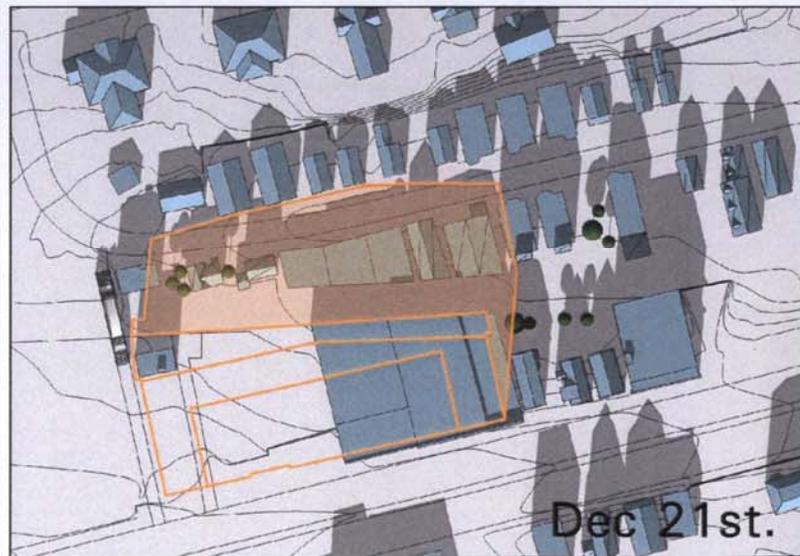
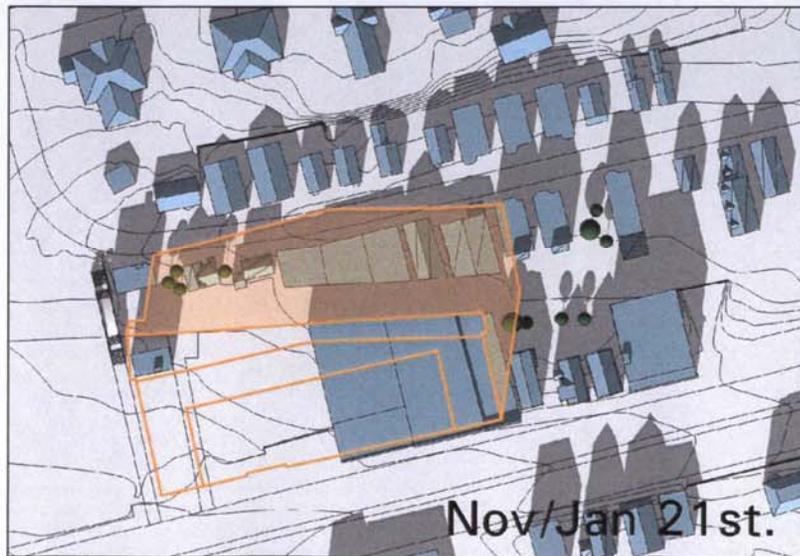
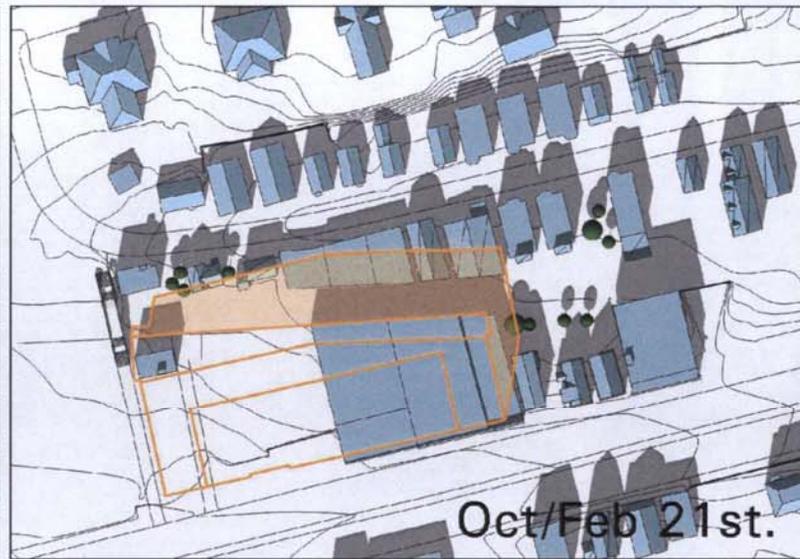


9:00am

- existing 
- proposed 
- 4th floor 

Proposed Building – No Fourth Floor

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12:00pm

existing

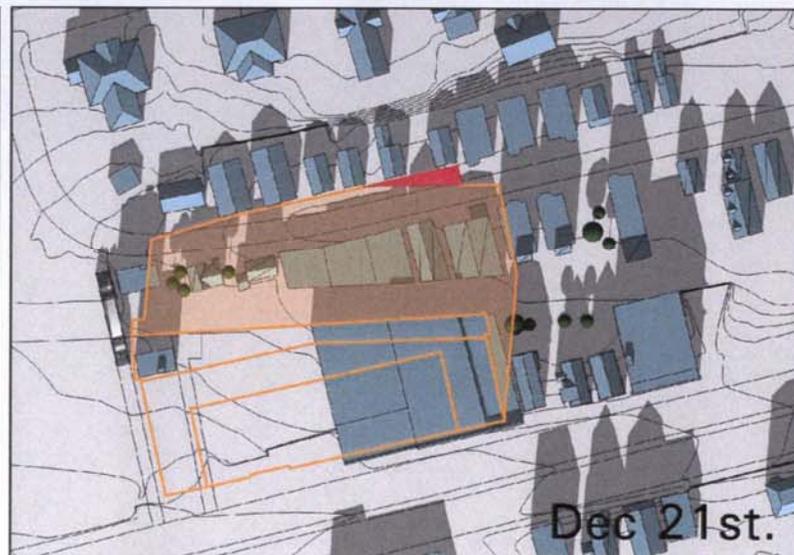
proposed



SPAGNOLO
GISNESS &
Associates, Inc.

Proposed Building – with Fourth Floor

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12:00pm

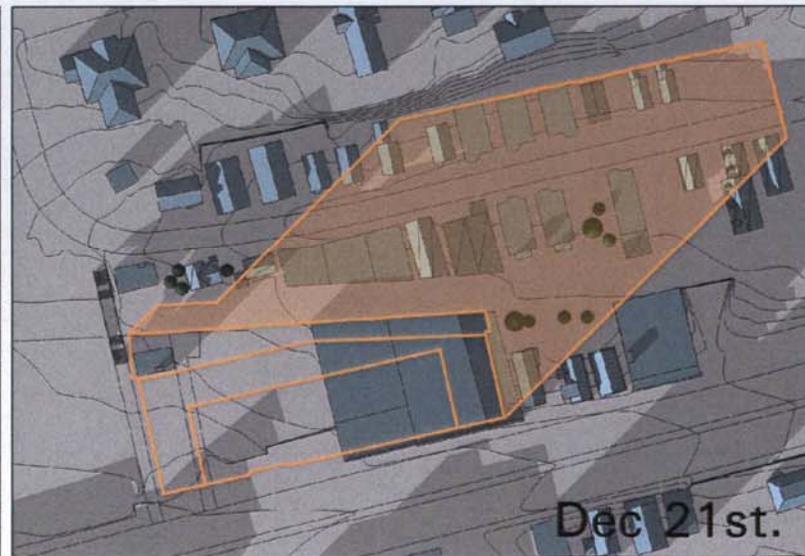
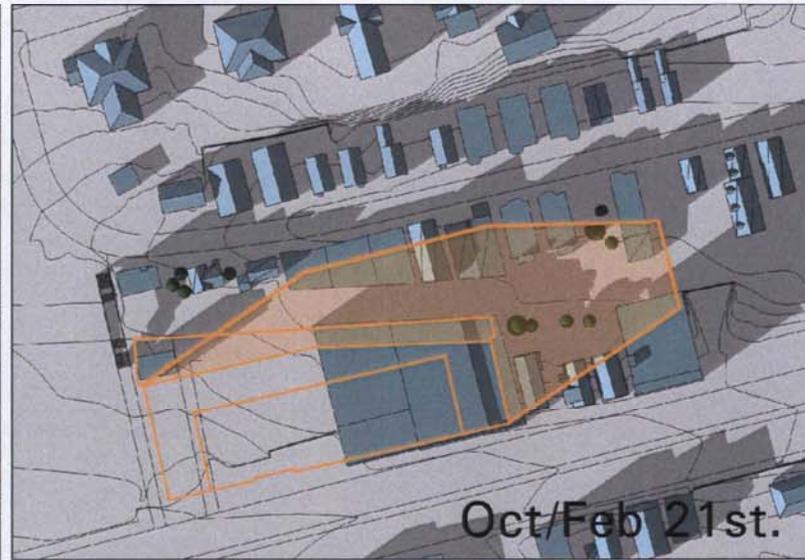
existing

proposed

4th floor

Proposed Building – No Fourth Floor

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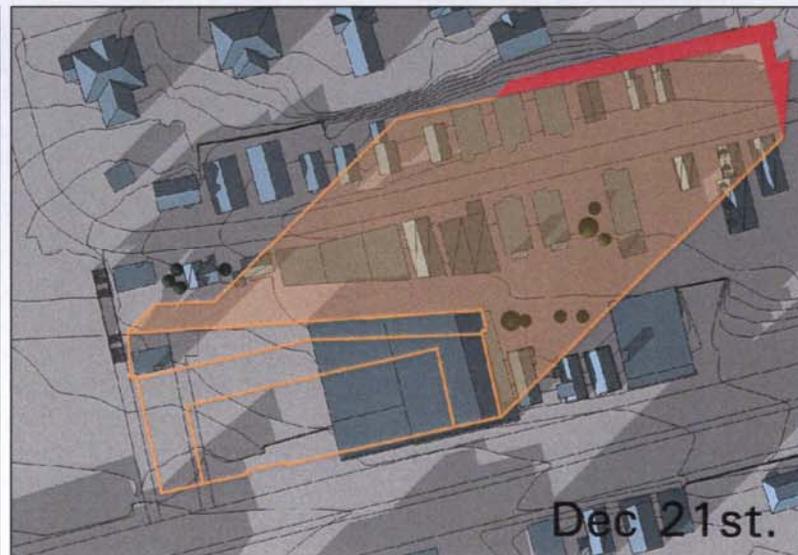


3:00pm

existing
proposed

Proposed Building – with Fourth Floor

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3:00pm

- existing
- proposed
- 4th floor

East Elevation

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