



**Boston Children's Hospital**

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BROOKLINE PLACE

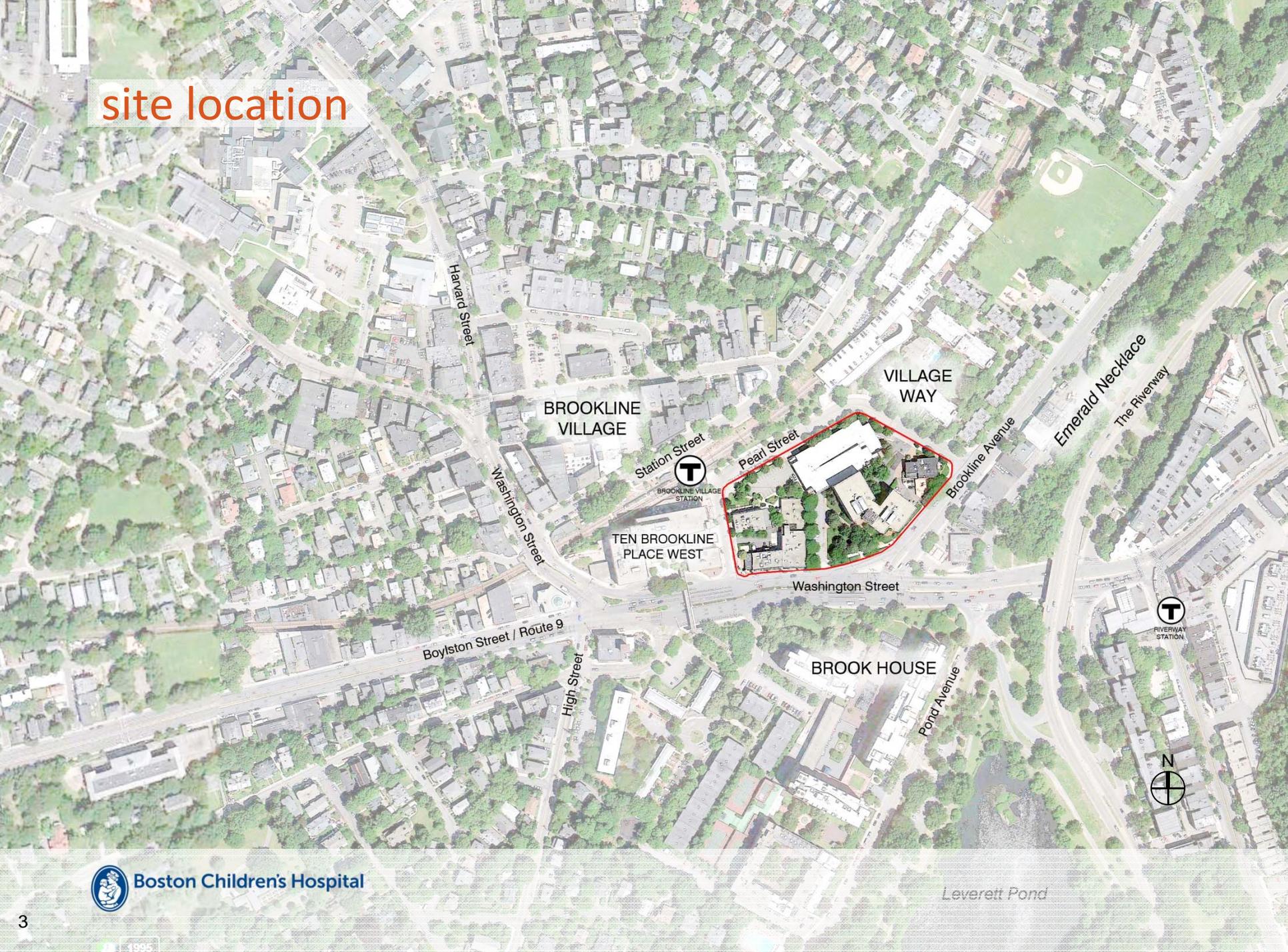
presentation to the  
**Brookline Place Design Sub-Committee**

October 29, 2013

# presentation outline

- I. Site Plan – Existing and Proposed
- II. 3d model and shadows
- III. Landscape Concepts and Ideas
- IV. Parking Analysis and Discussion

site location



# existing conditions



Village at Brookline

Station Street

Pearl Street

4 Level Existing Garage

Ten Brookline Place West

2 Brookline Place

5 Brookline Place

1 Brookline Place

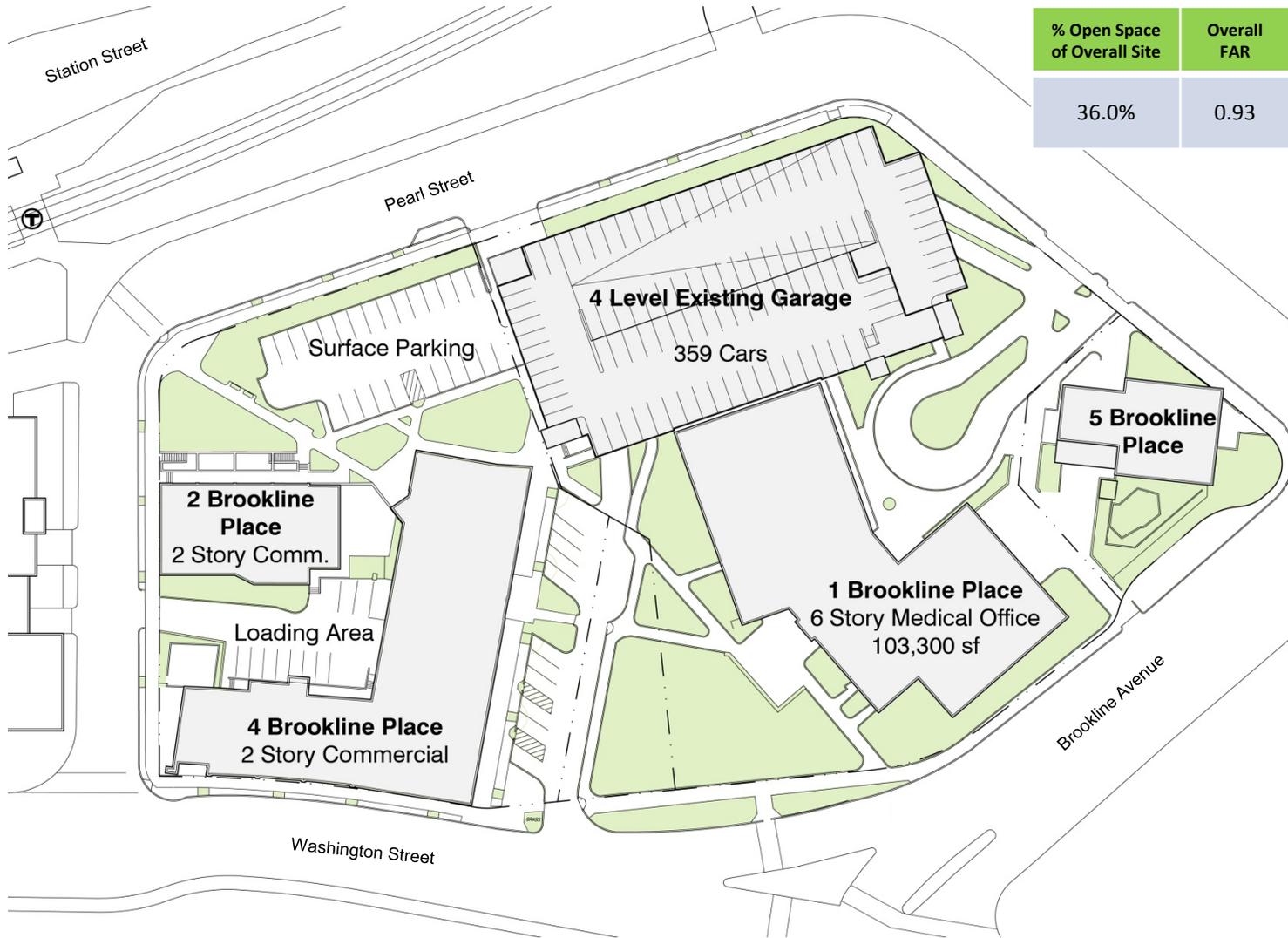
4 Brookline Place

Brookline Avenue

Washington Street

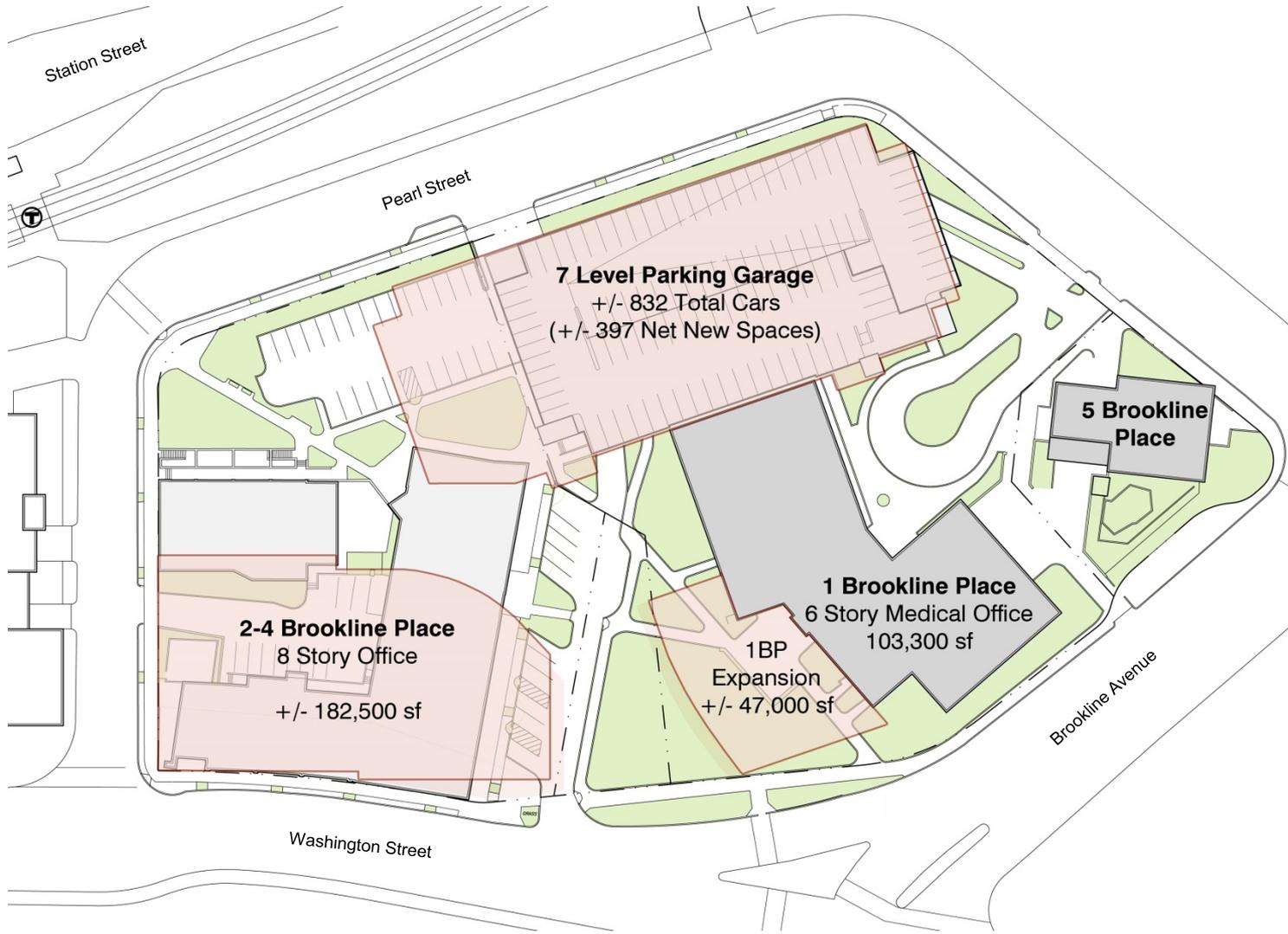


# existing conditions

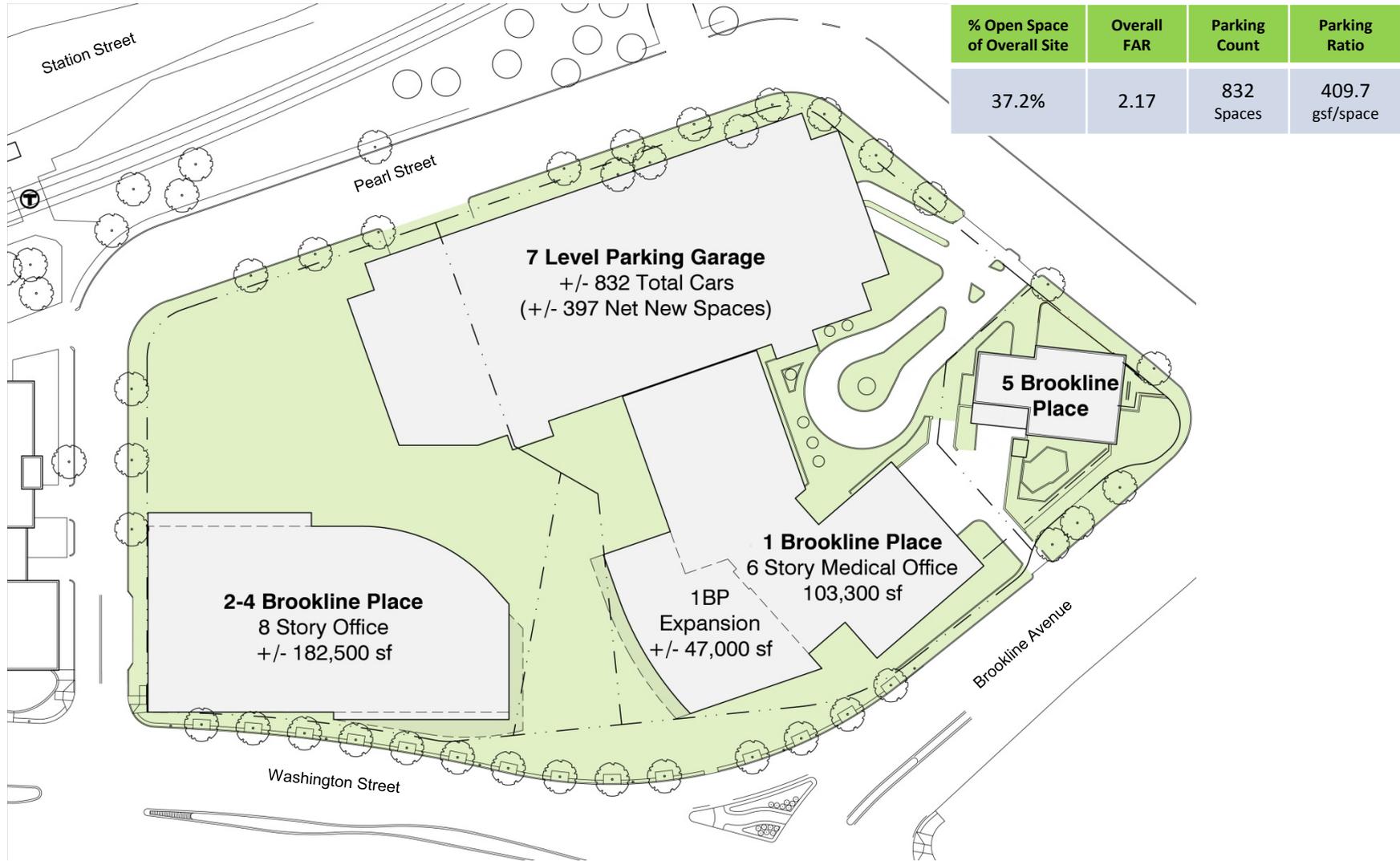


% Open Space of Overall Site	Overall FAR	Parking Count	Parking Ratio
36.0%	0.93	426 Spaces	343.0 gsf/space

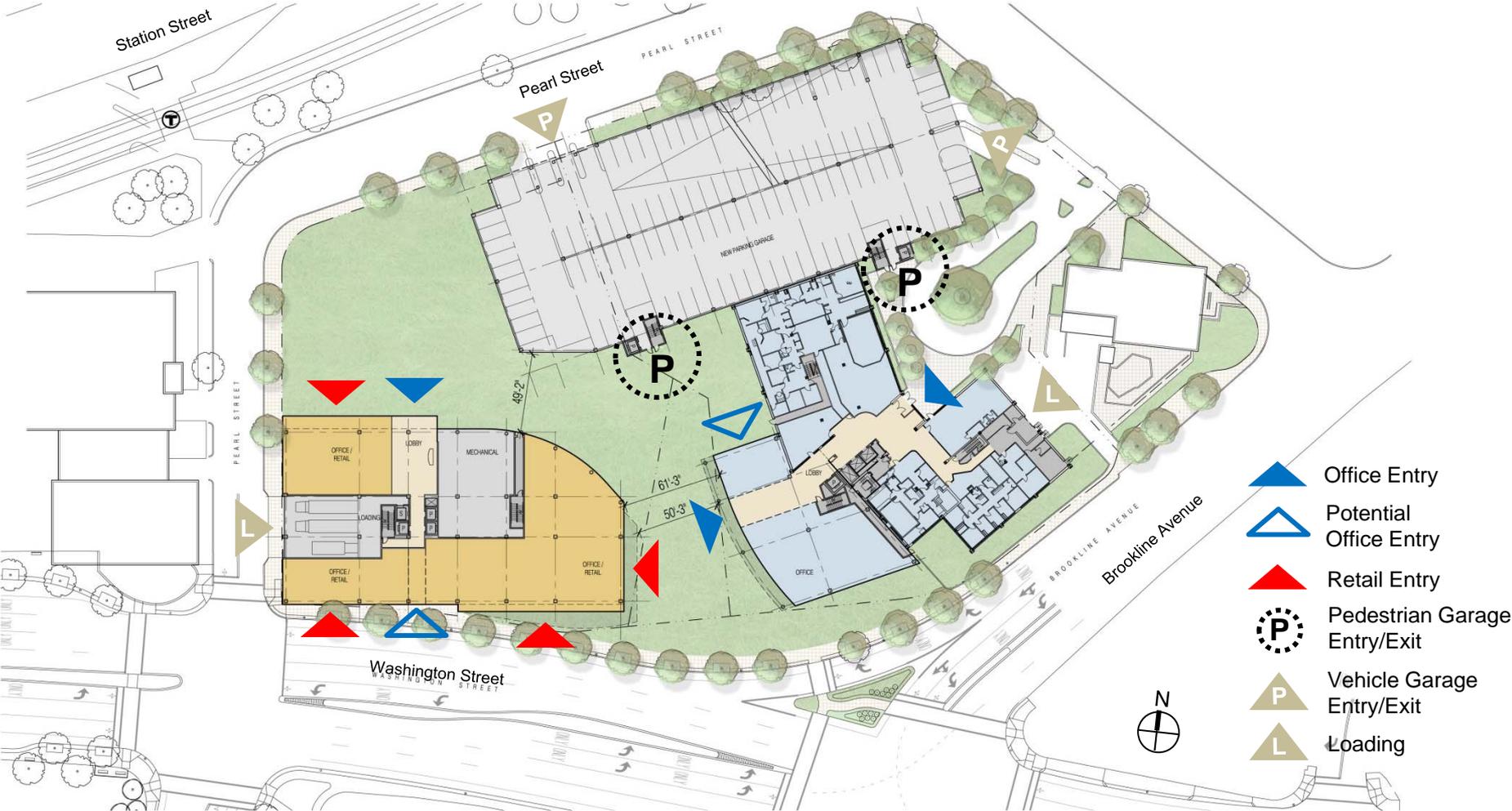
# existing / proposed comparison



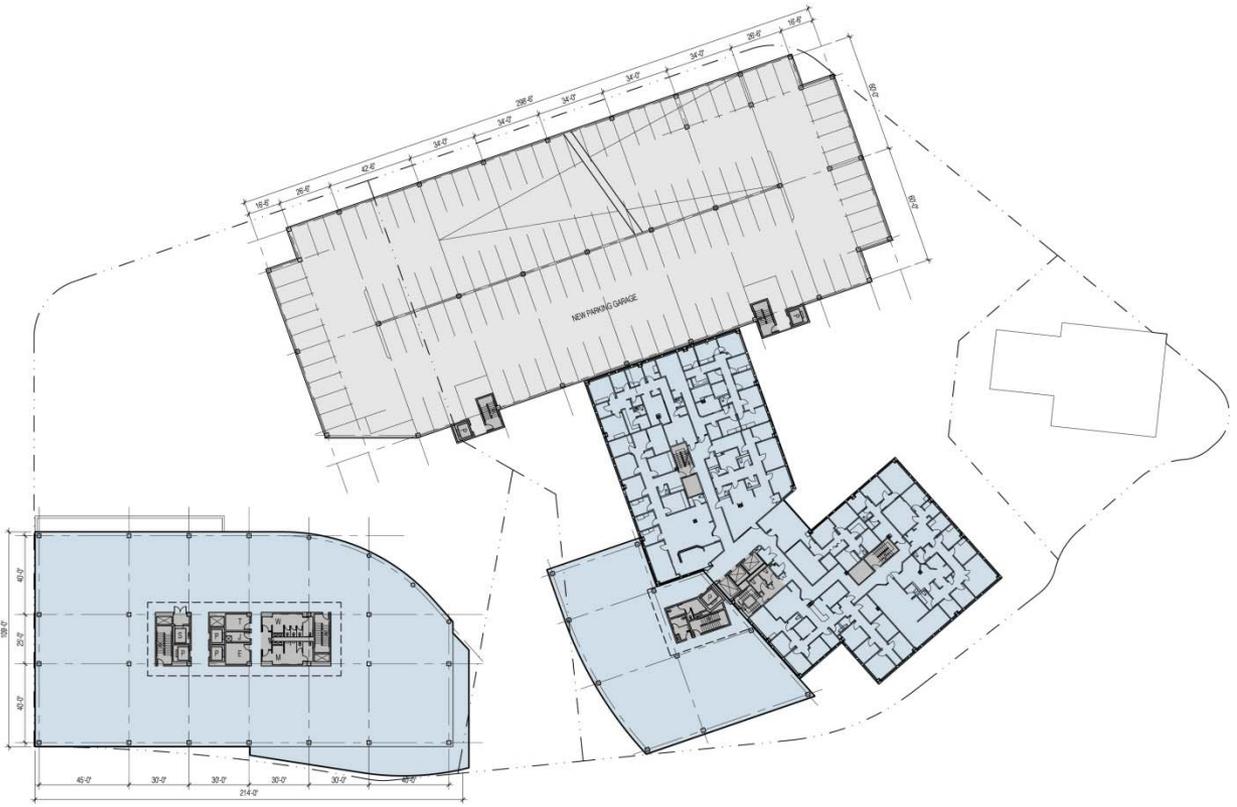
# proposed site diagram



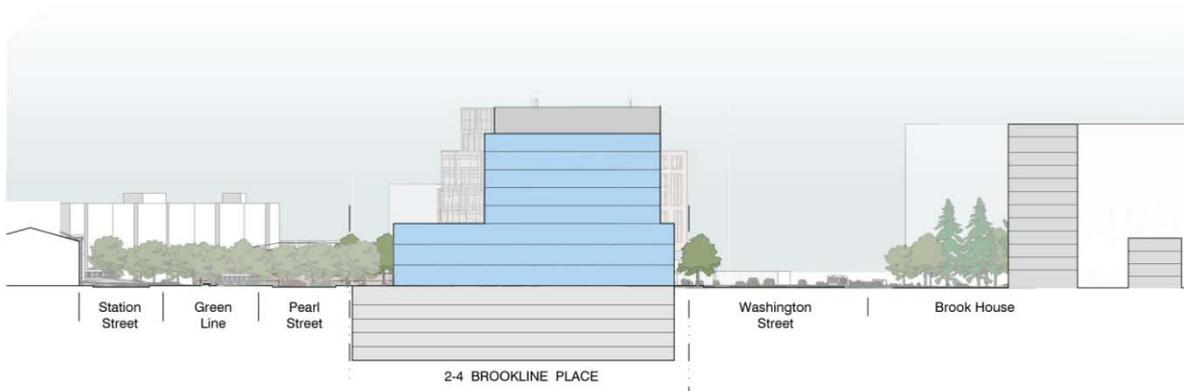
# ground floor plan



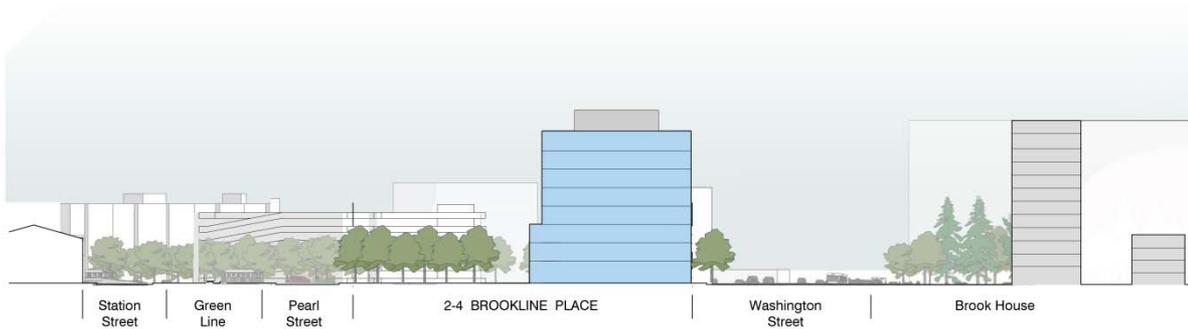
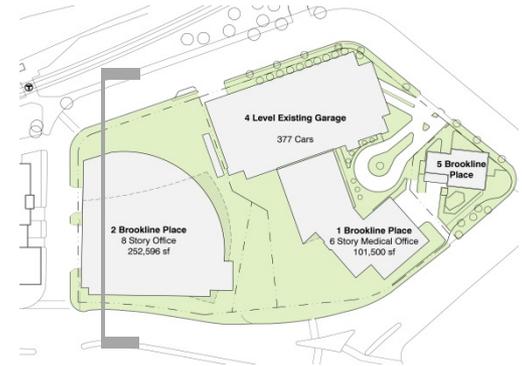
# upper floor plan



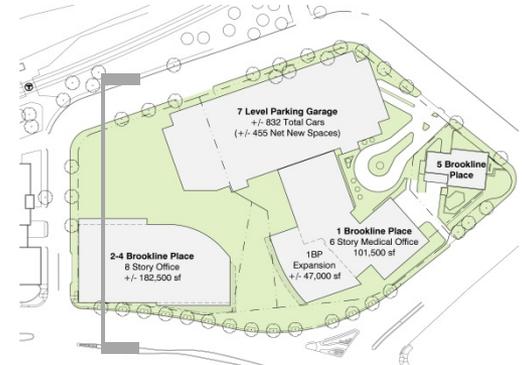
# section diagram



previous scheme



current scheme



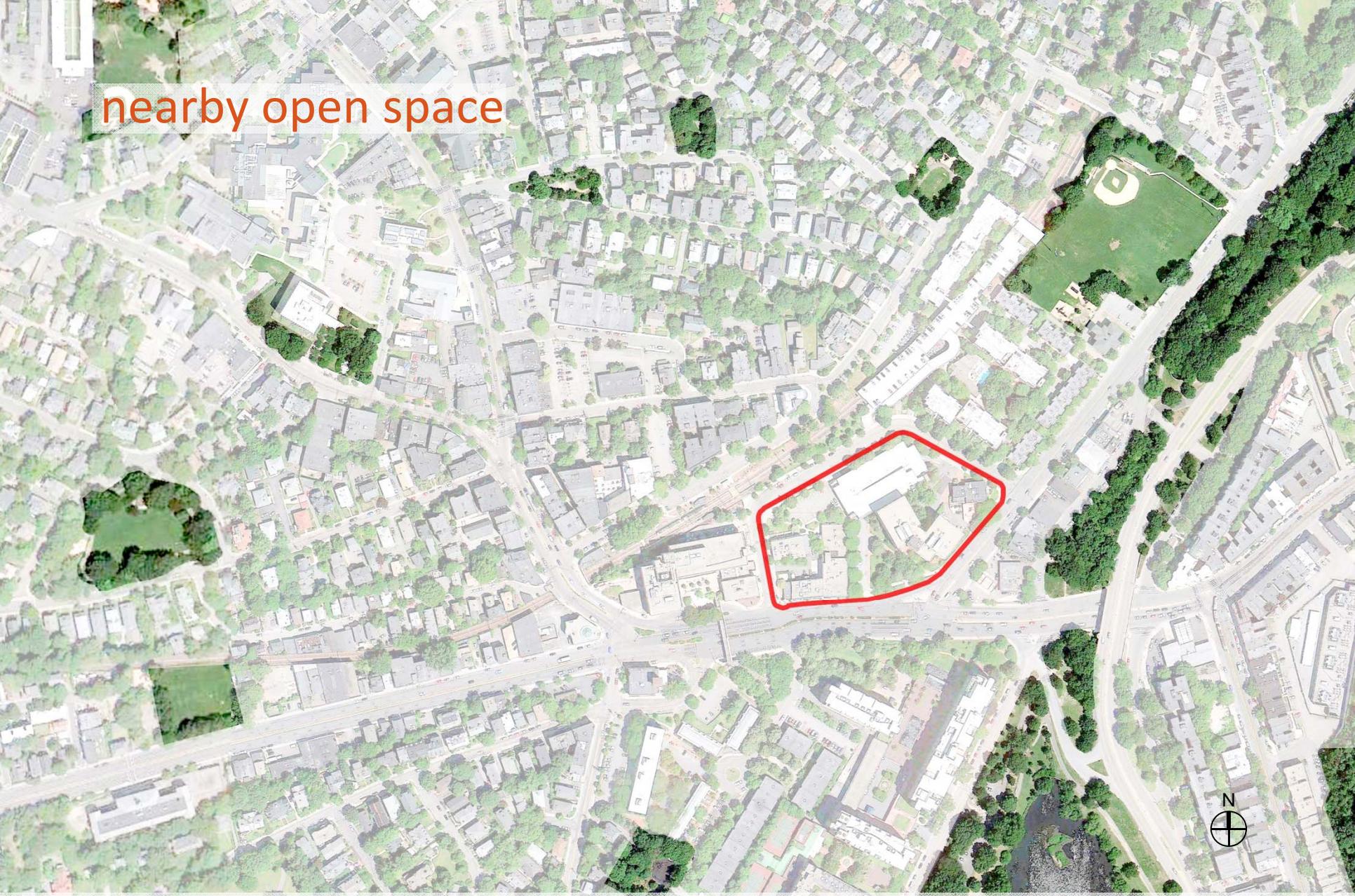
# 3D model – shadow study



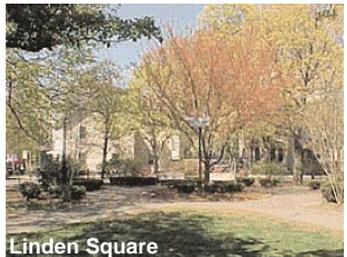
# landscape concepts



nearby open space



# nearby open space



# green spaces



# concept diagrams



# area summary

	<u>Prior Approved</u>		<u>Current Proposed</u>		<u>Difference</u>
Retail	16,280 sf	+/-	14,300 sf		-1,980 sf
General Office	139,659 sf	+/-	119,800 sf		-19,859 sf
Medical Office	96,561 sf	+/-	95,400 sf		-1,161 sf
<b>Total</b>	<b>252,500 sf</b>	<b>+/-</b>	<b>229,500 sf</b>		<b>-23,000 sf</b>

## Parking Summary

New Above Grade	0	+/-	832		832
New Below Grade	624		0		-624
Existing	<i>435</i>				
<u>Existing Retained</u>	<u>359</u>		<u>0</u>		<u>-359</u>
<b>Total</b>	<b>983</b>	<b>+/-</b>	<b>832</b>		<b>-151</b>
<i>Net New Spaces</i>	<i>548</i>		<i>397</i>		<i>-151</i>

# parking analysis

## Parking Requirements under Zoning

### Zoning By-Law, Town of Brookline, November, 2012: Section 5.06 - GMR

2) The parking requirements for applications in the GMR-2.0 District in light of the proximity to rapid public transit shall be as follows:

- a) **retail use: one parking space per 400 g.s.f. of floor area**
- b) **office use: one parking space per 600 g.s.f of floor area**
- c) **research laboratory use (Use 36B): one parking space per 1,000 g.s.f.**
- d) **medical office use: one parking space per 350 g.s.f.**

e) The number of parking spaces for the above uses in a GMR-2.0 district may be reduced by special permit, however, by no more than 25%, where it can be demonstrated to the Board of Appeals that is warranted due to provisions in a Transportation Access Plan that includes recognized Transit Demand Management programs. A Transportation Access Plan Agreement shall be a condition of the special permit, shall be submitted for review to the Director of Transportation and the Director of Planning and Community Development, and shall require an annual report to the Director of Transportation. This annual report shall be accepted only after a determination by the Director of Transportation and Director of Planning and Community Development that the Transportation Access Plan is working satisfactorily, and if not, that the plan will be changed and implemented to their satisfaction.

The Board of Appeals may also approve parking facilities that employ a tandem parking arrangement and/or mechanical devices that enable vehicles to be stacked vertically inside a garage subject to a report and recommendation from the Town's Director of Engineering and Transportation.

# parking analysis

## Current Parking on Site

1 Brookline Place Garage	<b>359</b>
Surface Parking Lot	26
Ramp from Pearl Street into garage	9
Driveway from Washington Street into garage	12
2-4 Brookline Place - under building	<u>29</u>
Total on site currently	<b>435</b>

## Current Parking Usage by 1 Brookline Place

Over the last 6 months, the average use of the 1 Brookline Place garage at peak hour (11:30 to 12:30, weekdays only) has been 307 parking spaces occupied.

Current Garage: 359 spaces

Garage typically reaches highest occupancy between 11 am and 12 pm, weekdays.

Month	Snap shot of Vacant Spots @ 11:30 AM Based on Mon - Fri	Avg.Cars in Garage @ 11:30 AM
January, 2013	30	329
February	41	318
March	57	302
April	37	322
May	55	304
June	63	296
July	81	278
Average vacancy for period	52	307

# parking analysis

## Current Parking Usage by 1 Brookline Place

Program		Market Indicated/Desired			Per current Brookline zoning		
	Approx. GSF-used as basis for parking calculations	Approximate rentable sf	Number of Spaces Indicated by the Market - Parking Spaces/1000 rsf	Number of Spaces Indicated by the Market	GSF per space per Zoning	Minimum Number of Spaces Required by use category	Minimum Number of Spaces Required w/TDM Bonus (25% reduction)
<u>Use per Zoning</u>							
1 BPL-Medical Office	103,318	102,299	3.0	307	350	295	221
5 BPL-Day Care	10,711	9,703			na	6	6
<b>Totals</b>	<b>114,029</b>	<b>112,002</b>		<b>307</b>		<b>301</b>	<b>227</b>

Note: Under Decision No. 2703, as modified by 2703-A, Five Brookline Place was approved for day care use, with 6 parking spaces to be provided on the One Brookline garage (as dual use spaces).

# parking analysis

## Parking for the new development

Program		Market Indicated/Desired			Per Brookline zoning		
	Approx. GSF-used as basis for parking calculations	Approximate rentable sf	Number of Spaces Desired by the Market - Parking Spaces/1000 rsf	Number of Spaces Indicated by the Market	GSF per space per Zoning	Minimum Number of Spaces Required by use category	Minimum Number of Spaces Required w/TDM Bonus (25% reduction)
<i>Use per Zoning</i>							
Retail-Ground Floor	14,300	14,300	3	43	400	36	27
2 BPL-General Office	119,800	<u>107,820</u>	2.5	270	600	200	150
2 BPL-Medical Office	47,400	<u>42,660</u>	3.0	128	350	135	102
1 BPL Addition-MO	<u>48,000</u>	<u>43,200</u>	3.0	<u>130</u>	350	<u>137</u>	<u>103</u>
<b>Totals</b>	<b>229,500</b>	<b>207,980</b>		<b>570</b>		<b>508</b>	<b>381</b>

# parking analysis

## Combined Parking for the New Development and Existing 1 Brookline Place

Program		Market Indicated/Desired			Per Brookline zoning		
Use per Zoning	Approx. GSF-used as basis for parking calculations	Approximate rentable sf	Number of Spaces Desired by the Market - Parking Spaces/1000 rsf	Number of Spaces Indicated by the Market	GSF per space per Zoning	Minimum Number of Spaces Required by use category	Minimum Number of Spaces Required w/TDM Bonus (25% reduction)
<b>Existing</b>							
1 BPL-Medical Office	103,318	102,299	3.0	307	350	295	221
5 BPL-Day Care	10,711	9,703	0	0	400	6	6
<b>New Development</b>							
Retail-Ground Floor	14,300	14,300	3	43	400	36	27
2 BPL-General Office	119,800	107,820	2.5	270	600	200	150
2 BPL-Medical Office	47,400	42,660	3.0	128	350	135	102
1 BPL Addition-MOB	<u>48,000</u>	<u>43,200</u>	3.0	<u>130</u>	350	<u>137</u>	<u>103</u>
<b>Totals</b>	<b>343,529</b>	<b>319,982</b>		<b>877</b>		<b>809</b>	<b>608</b>

Total number of parking spaces proposed (approximately) **832**  
 Existing parking spaces on site now 435  
 Net new spaces **397**