

# Route East Neighborhood Meeting

**April 16, 2014**



**BROOKLINE**  
ECONOMIC DEVELOPMENT ADVISORY BOARD

Building a Better Brookline

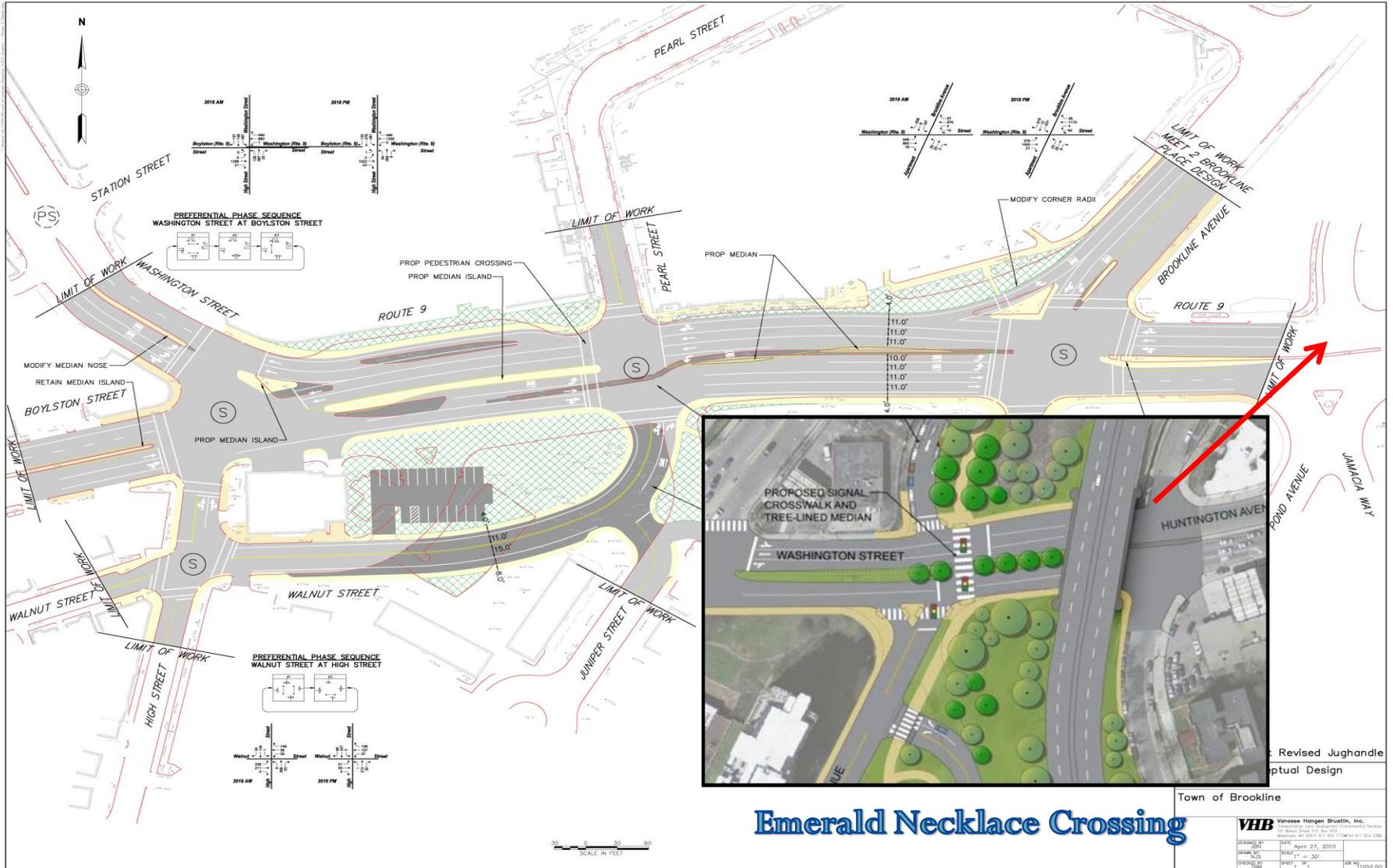
# Agenda

- Projects Overview
  - Gateway East
  - Brookline Place
  - 111 Boylston Street Hotel
- We've Heard You
- Open Discussion

# Gateway East/Village Sq. FAQs

- **Q:** What exactly is “Gateway East”?
- **A:** Gateway East is a term that was coined from the Town’s Comprehensive Plan – it refers to the easternmost portion of the Rt. 9 corridor from the Boston border beyond Brookline Village to Cypress Street.
  
- **Q:** What is the vision for Gateway East as described in the Comprehensive Plan?
- **A:** Among other things - an enhanced visual gateway to Brookline with redesigned streetscape and improved bike/ped connections.
  
- **Q:** What has the Town done to date to realize the vision?
- **A:** A Selectmen-led Gateway East Citizens’ Advisory Committee was formed to consider long range planning issues in the Route 9 corridor. The *Gateway East Public Realm Plan*, finalized in 2006, was approved by the Committee and the plan has served as a blueprint for corridor improvements.
  
- **Q:** What improvements have occurred, and which are in the planning stages?
- **A:** A Series of standalone projects emerged from the *Gateway East Public Realm Plan*. Two have been completed and two more are in the planning stages.

# Gateway East/Village Square



**Emerald Necklace Crossing**

Revised Jughandle  
Conceptual Design

Town of Brookline	
<b>VHB</b> Vonasse Hangen Brustlin, Inc.	Project: Emerald Necklace Crossing
DATE: April 27, 2010	SCALE: 1" = 30'
SHEET: 1	TOTAL SHEETS: 10
PROJECT NO: 10022.00	

# Route 9 Project Updates

## **Gateway East/Village Square:**

### Design

- Preliminary Design: 25% submittal - 2012
- Town received final comments from MassDOT in Feb '14
- Design consultant (VHB) addressing DOT's comments with direction from Town
- Town to submit revised 25% design plans to DOT
- Design public hearing to be held for project subsequent to acceptance of 25% design plans by DOT

# Route 9 Project Updates

## **Emerald Necklace Crossing:**

### Design

- Project scope for pre-25% design agreed upon
- Town's design consultant (GPI) to begin work toward 25% design

# BROOKLINE PLACE ADVISORY COMMITTEE

Multi-Neighborhood Association Meeting

# Project History

<b>1980's</b>	After taking the overall BPL site under Urban Renewal, the Town puts out an RFP for development; Winn designated and develops 1 BPL and garage
<b>2003-2004</b>	Winn Development, at the request of the Town, successfully pursues new zoning to justify redevelopment of 2-4 Brookline Place
<b>Fall 2007</b>	Children's Hospital closes on the transfer of 2-4 Brookline Place from Winn Development Company.
<b>Winter 2007 to Fall 2008</b>	Children's and the Planning Department conduct five meetings of the Design Advisory Team to guide the design of the development.
<b>Spring 2008</b>	Reduction in minimum parking requirements for the GMR District are approved at Town Meeting
<b>Fall 2008</b>	Children's Hospital applies for a Special Permit for the development of Two Brookline Place; <b>Lehman Brothers files for bankruptcy</b>
<b>Spring 2009</b>	Zoning Board of Appeals issues a Special Permit for the development of Two Brookline Place; <b>Financial and real estate markets in turmoil</b>

# Committee Members

Ken Goldstein, Co-Chair

Neil Wishinsky, Co-Chair

Debbie Anderson

John Bassett

Edie Brickman

Guus Driessen

Cynthia Gunadi

Linda Hamlin

Steve Lacker

Ken Lewis

Ali Mahajer

Arelene Mattison

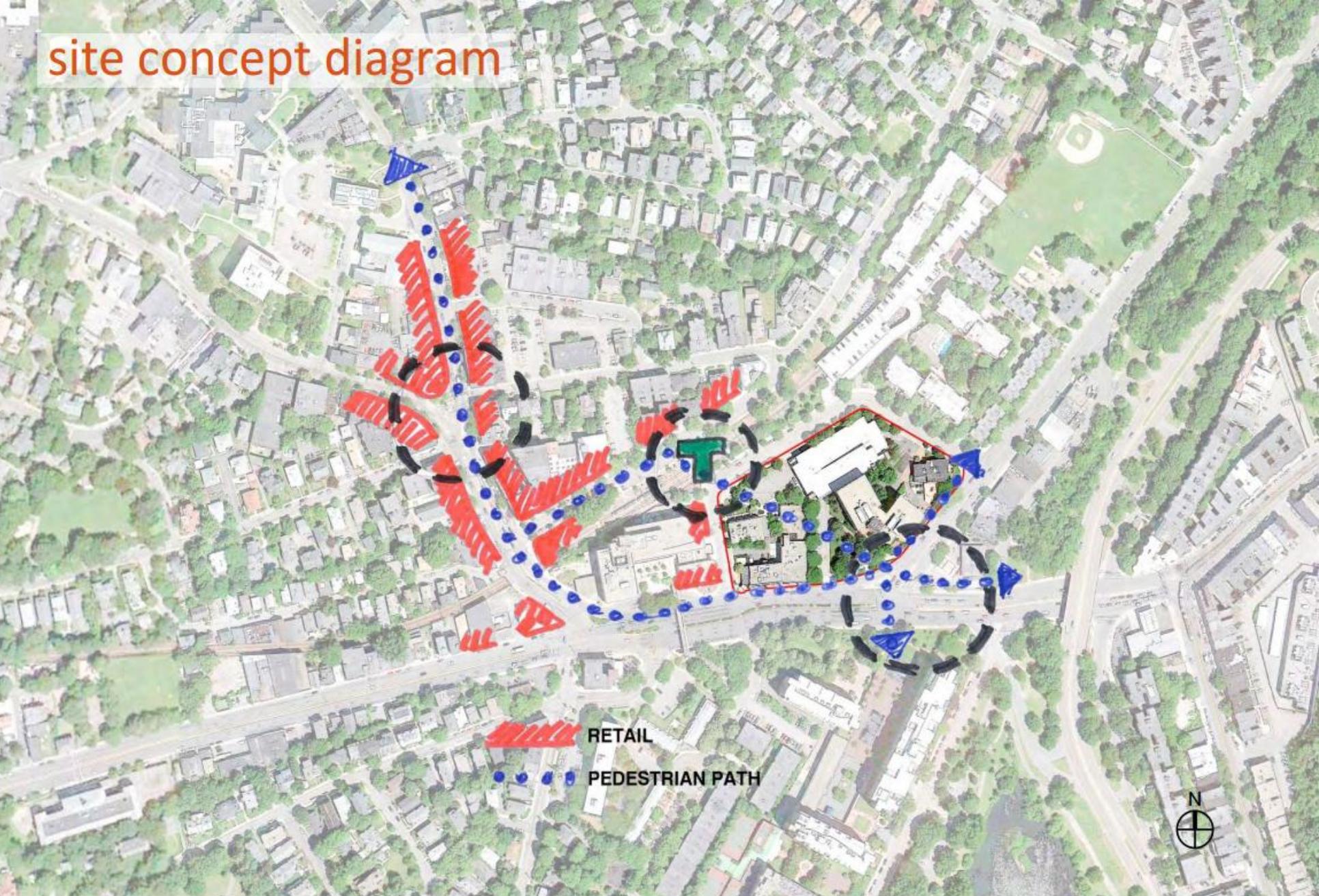
Linda Olson Pehlke

Mark Zarrillo

# Existing Conditions



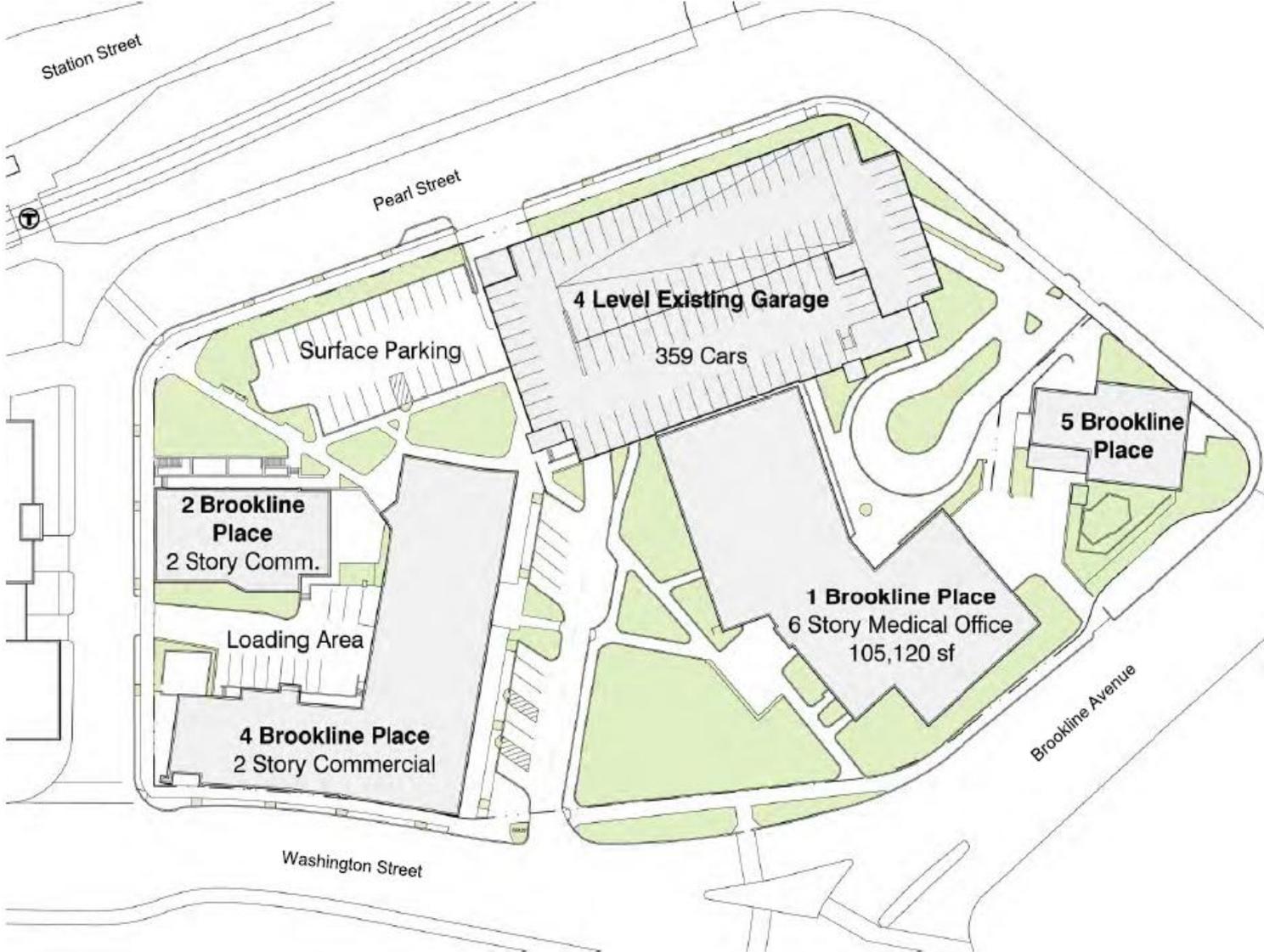
# site concept diagram



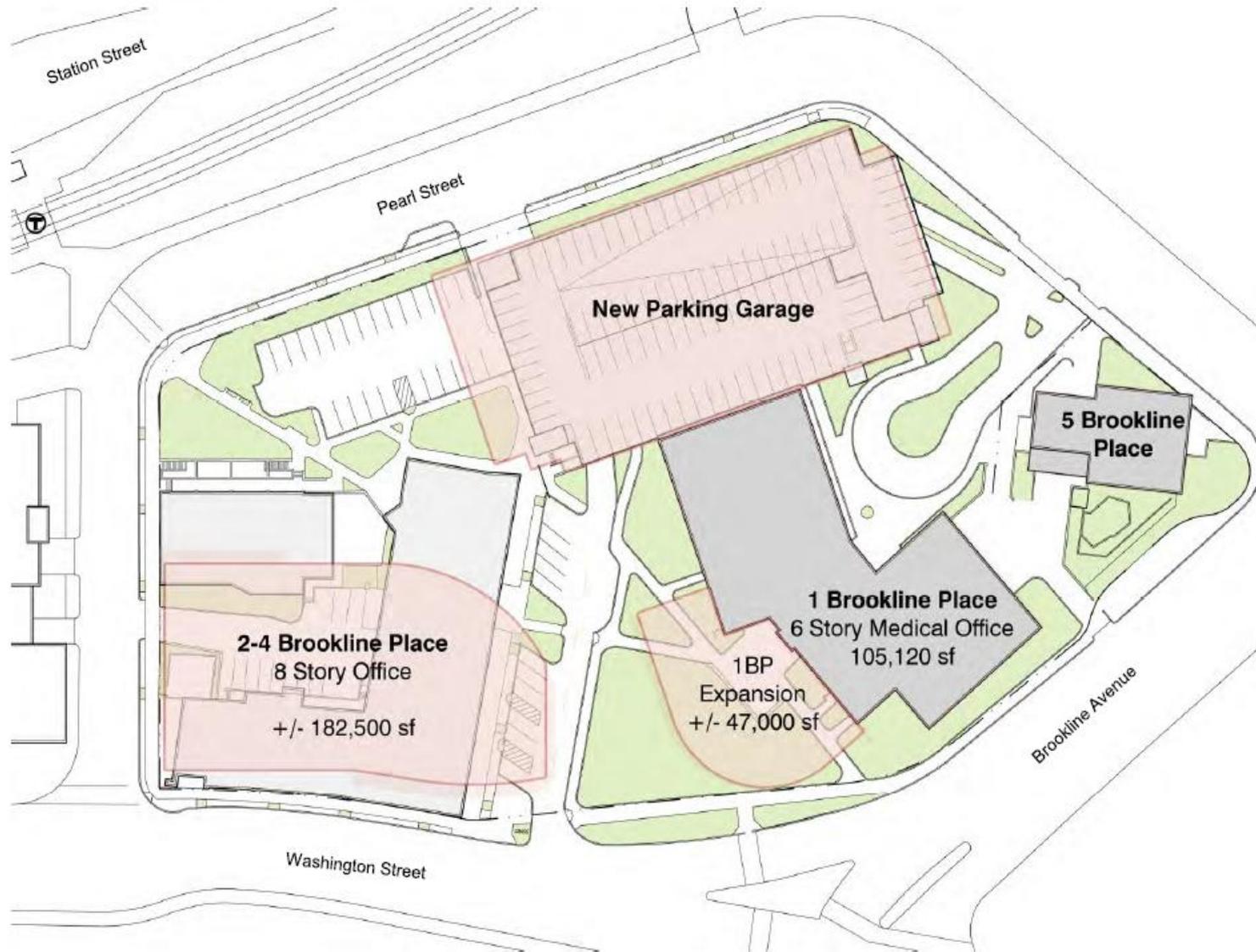
 RETAIL  
 PEDESTRIAN PATH

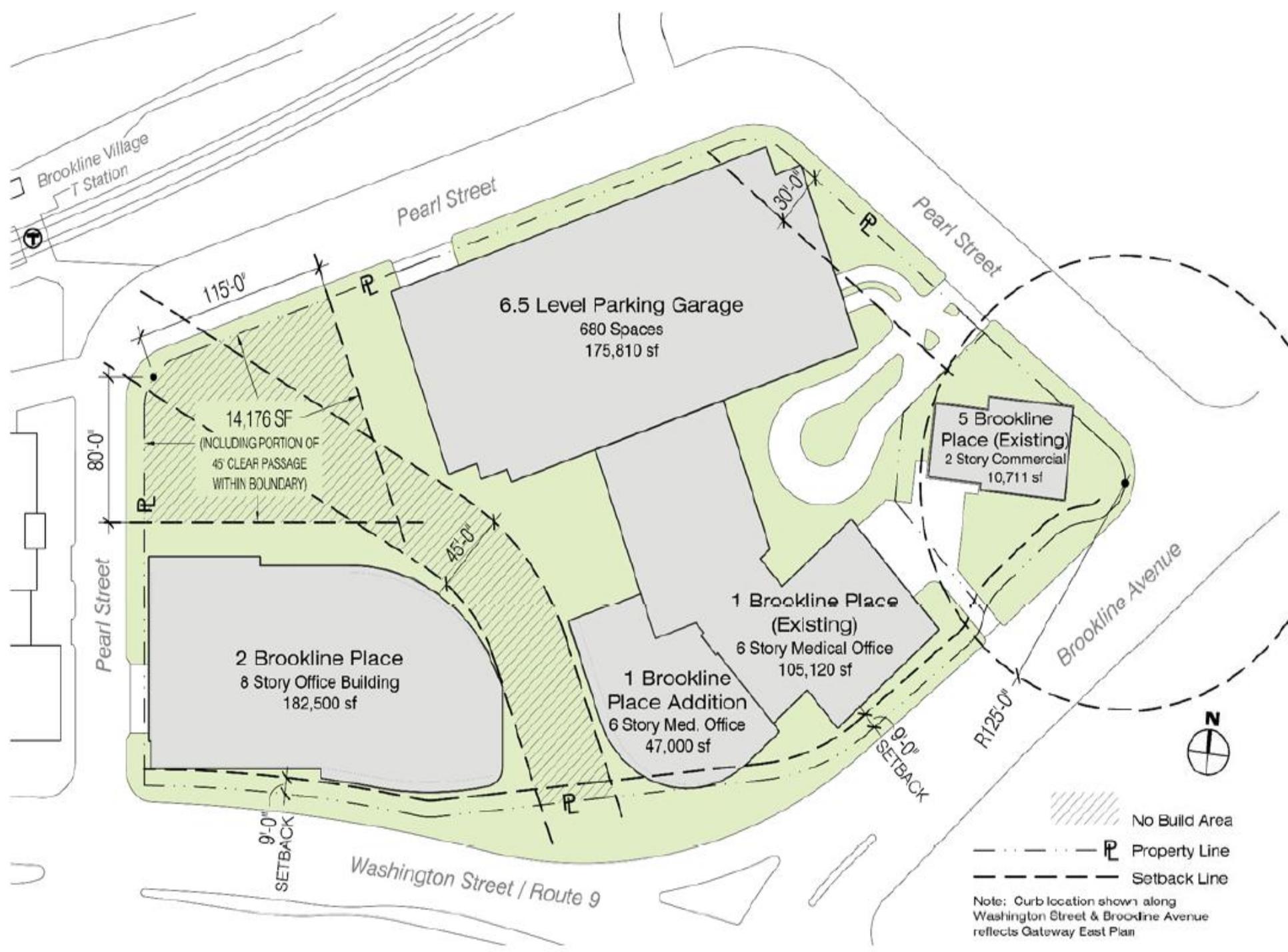


# Existing Conditions



# Existing / Proposed Site Plan





# Landscape Diagram



# View from T Stop



Existing



Proposed Garage  
(dashed line shows 8.5 level garage mass)

# Garage Examples

6.5 Level Garage – View from T Stop



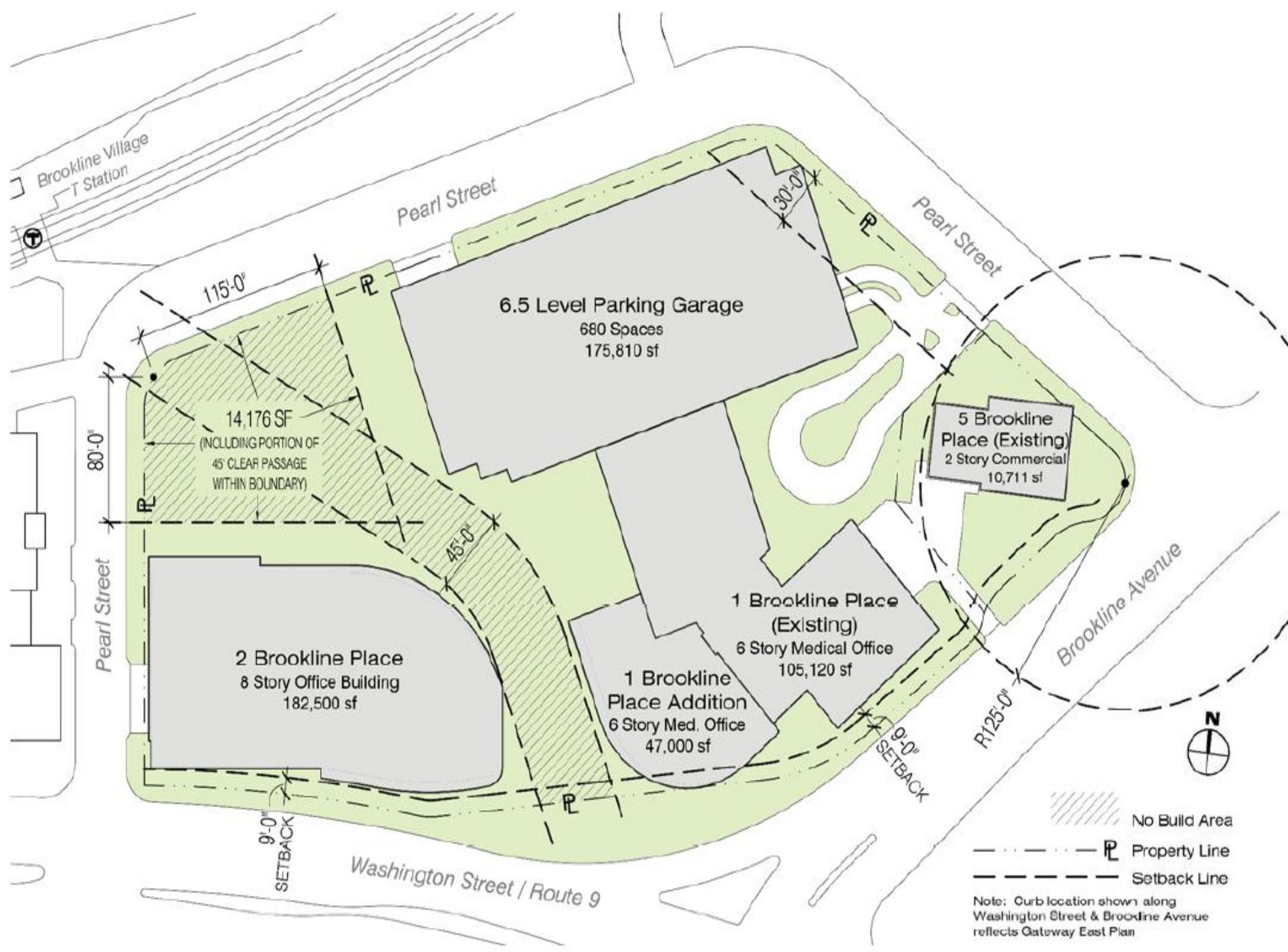
# View from Pearl Street at Village Way



Existing



Proposed Garage  
(dashed line shows 8.5 level garage mass)



# Zoning Diagram

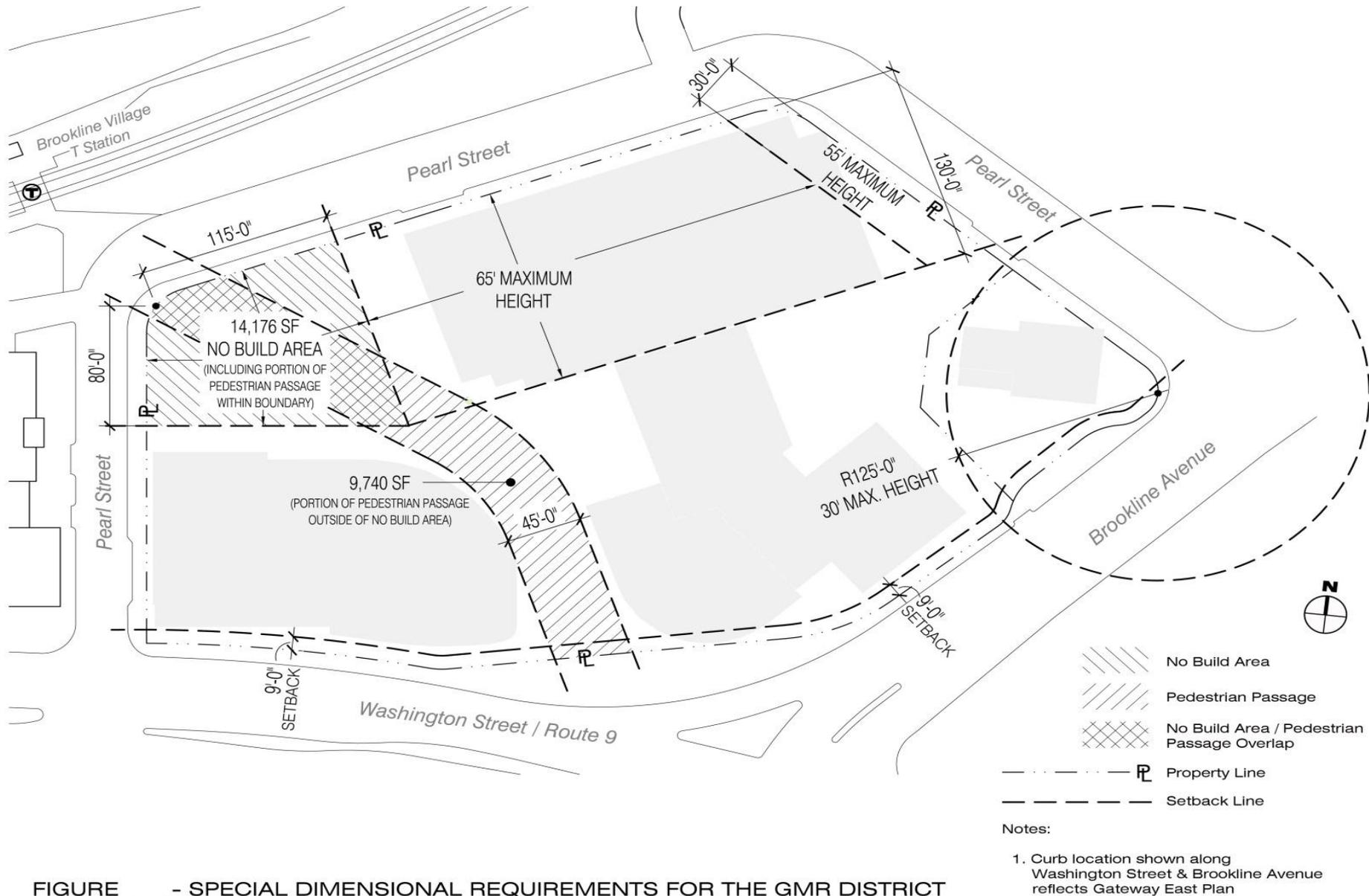


FIGURE \_\_\_ - SPECIAL DIMENSIONAL REQUIREMENTS FOR THE GMR DISTRICT

# Zoning & Memorandum of Agreement

- Zoning:
  - Parking ratios reduced for all of 1-5 BP
  - Separates Transportation Demand Management (TDM) plan requirement from allowed reduced parking ratios
  - Reduce allowed height where garage is proposed to 55'-65'; also sets maximum of number of striped spaces
  - Counts garage space towards Floor Area Ratio (FAR)
  - Increases required open space for site from 0-25% to 35% (proposed at 39%)
  - Identifies/protects primary open space & public pedestrian path location
- Memorandum of Agreement:
  - Also identifies/protects open space & public pedestrian path location
  - Children's request for ability to valet/tandem park within the garage
  - No satellite parking allowed
  - Monitoring/reporting TDM plan per Nelson-Nygaard's recommendations
  - Significant financial (\$1.3M) and non-financial community mitigation benefits

# 111 Boylston Street

- Hilton Homewood Suites
- 130 Room +/- Limited Service Hotel
- 97,755 SF
- 65 Parking Spaces
- 18-24 month construction period commencing this spring
- Will yield \$1M in additional tax revenues to the Town

# 111 Boylston Street



**Proposed Homewood Suites by Hilton**  
111 Boylston Street / 10-12 Kerrigan Place, Brookline, MA

 Group One Partners, Inc.

**BOYLSTON STREET PERSPECTIVE**

Planning Board Presentation

02.06.2014

“Is Route 9 Perfect ?”  
~ John Bassett



NO TURN ON RED

NO TURN ON RED



7

WILMINGTON



Atlas Glen-mor

Boston Police

W. CHESTER ST. W. BOSTON ST.

SPEED  
LIMIT  
30



WEST  
9









DAVIS PATH





NO  
PARKING  
HERE TO  
CORNER  
←



SMYTHE ST

DUN IN' DONUTS







PHOP  
146

RIM  
OP  
all

87

produced by ADT



J&F

STEEDMAN

**tedman**

designs the unusual

STEREO COLOR TV FURNITURE WALLS

**THUR**

*Threads · Shreds · Yee*

**THUR**

**WINTER**

**GEAR  
SALE  
UP TO**



Space Available  
CRG 617.393.42  
COMMERCIAL  
CRGCommercial.com

Southwest  
Northeast

CRG  
COMMERCIAL

MILE  
1322

Mobil

ASIAN ART  
7-566-5412

CYPRESS TRADING PO  
USED FURNITURE and ANTIQUES  
BOUGHT and SOLD \* 617-566-5412





NO  
PARKING  
ANY TIME

SCHOOL  
ZONE  
NO PARKING  
8:00 AM - 3:00 PM  
DAILY



PHOP.

146





NO PARKING  
ANYTIME

Police Bank



FURNITURE  
CONVERTIBLE  
U.S. STYLES  
FURNITURE





T

P

BENCH

ESPRESSO

ORIENTAL FEAST

MANHOLE

# Discussion