

River Road Study Committee Public Hearing

June 27, 2016

Agenda

1. Process Overview

- “How did we get here?”
 - Comprehensive Plan
 - MIT Study
 - River Road Study Committee Formation

2. Massing Study Review

- Evolution of Massing Models to Date

3. Review Financial Feasibility Analysis

- Uses Being Explored
- Financial/Market Feasibility (Committee and Consultant)

4. Review Elements of Draft Zoning

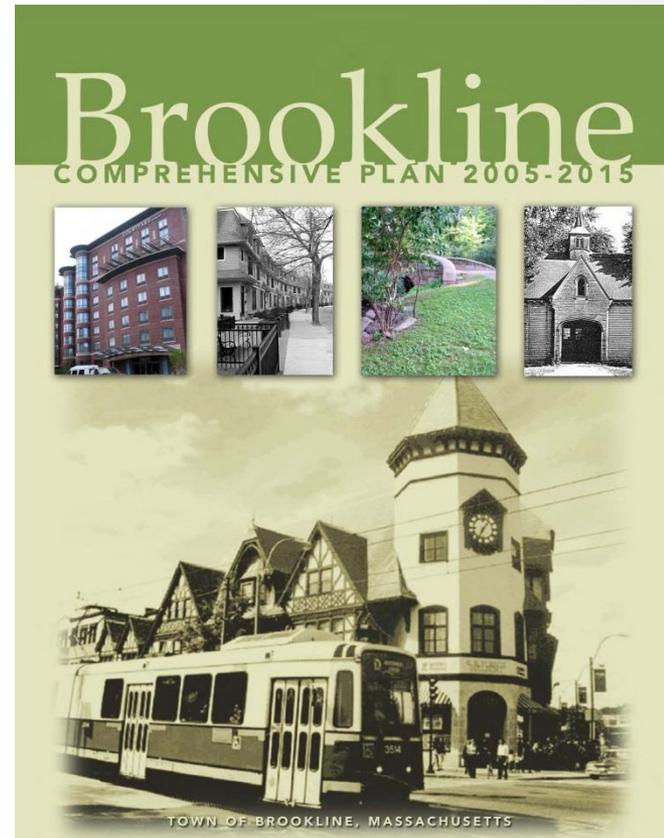
5. Presentation of 25 Washington Street Hotel Proposal by Claremont Company

6. Public Comments/Questions

Comprehensive Plan

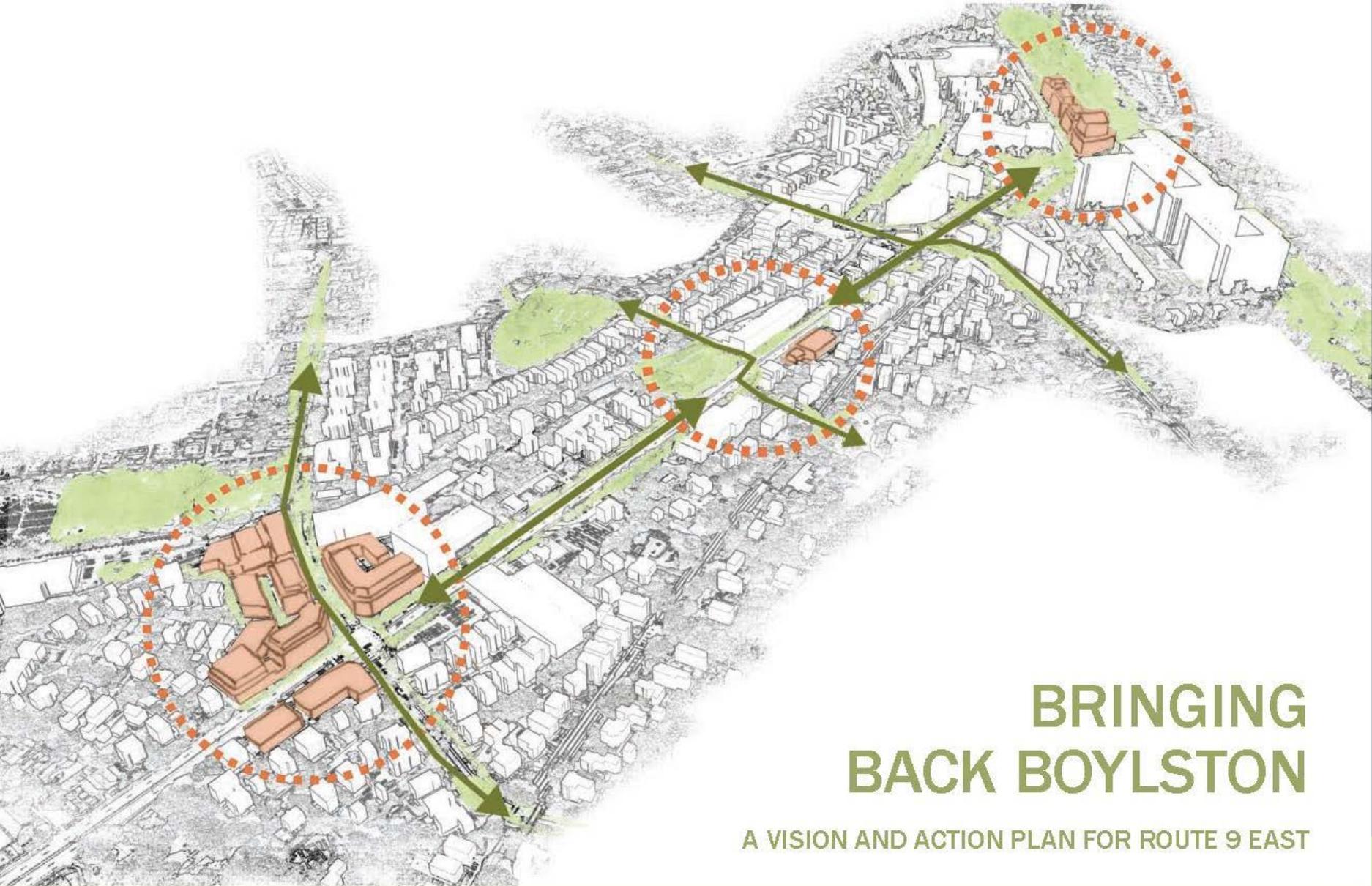
Specific Recommendations for Route 9:

- Balanced development of significant commercial and residential projects in targeted areas
- Pedestrian amenities/enhancements
- Creation of an attractive new gateway to town
- Creation of district plans to implement the comp plan



“Route 9 will not Divide Brookline”

– Brookline Comprehensive Plan, Pg. 4



BRINGING BACK BOYLSTON

A VISION AND ACTION PLAN FOR ROUTE 9 EAST

MASSACHUSETTS INSTITUTE OF TECHNOLOGY
DEPARTMENT OF URBAN STUDIES AND PLANNING

MIT Visioning Study: Fall 2015

Key Findings:

- Industrial District “Emerald Island” a priority catalyst site
- Creating overlay zones that allow for mixed-use development at a greater density
- Allowing greater density for specific uses with incentives for additional amenities provided.
- Taking a “form-based” approach to zoning that prioritizes design and aesthetics over standard dimensional regulations
- Opportunity to provide an improved connection between the Village, neighborhoods and Emerald Necklace via new uses and streetscape improvements
- Opportunity to create a gateway district

“Fill in the next piece of the Route 9 east puzzle”

The “Emerald Island” – MIT Study 2015

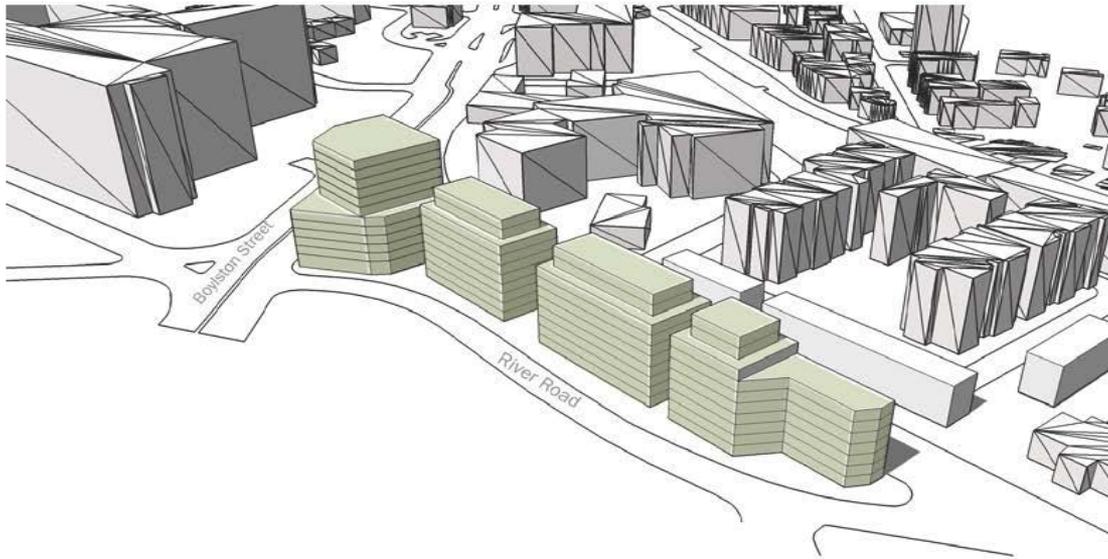


Figure 4.18: Potential building massing for Emerald Island (FAR shown: 5.0)

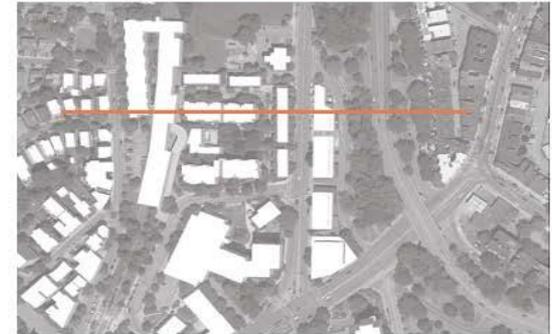


Figure 4.20: Aerial view of Emerald Island showing the location of the section shown below.

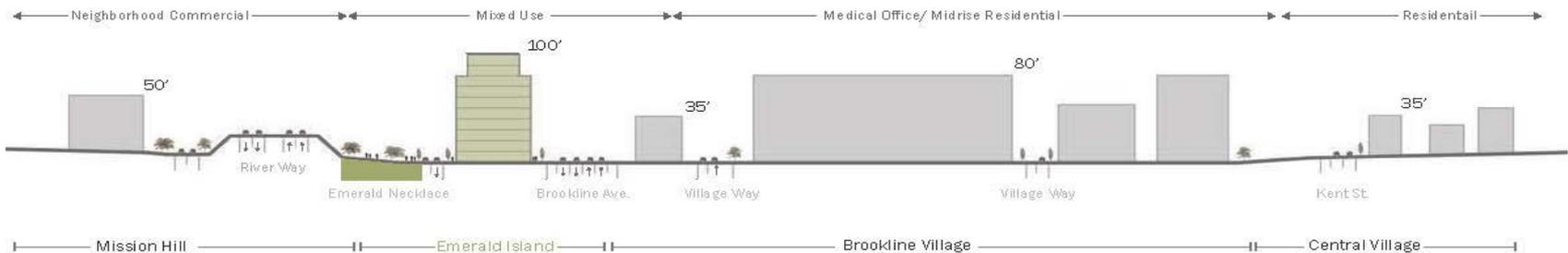


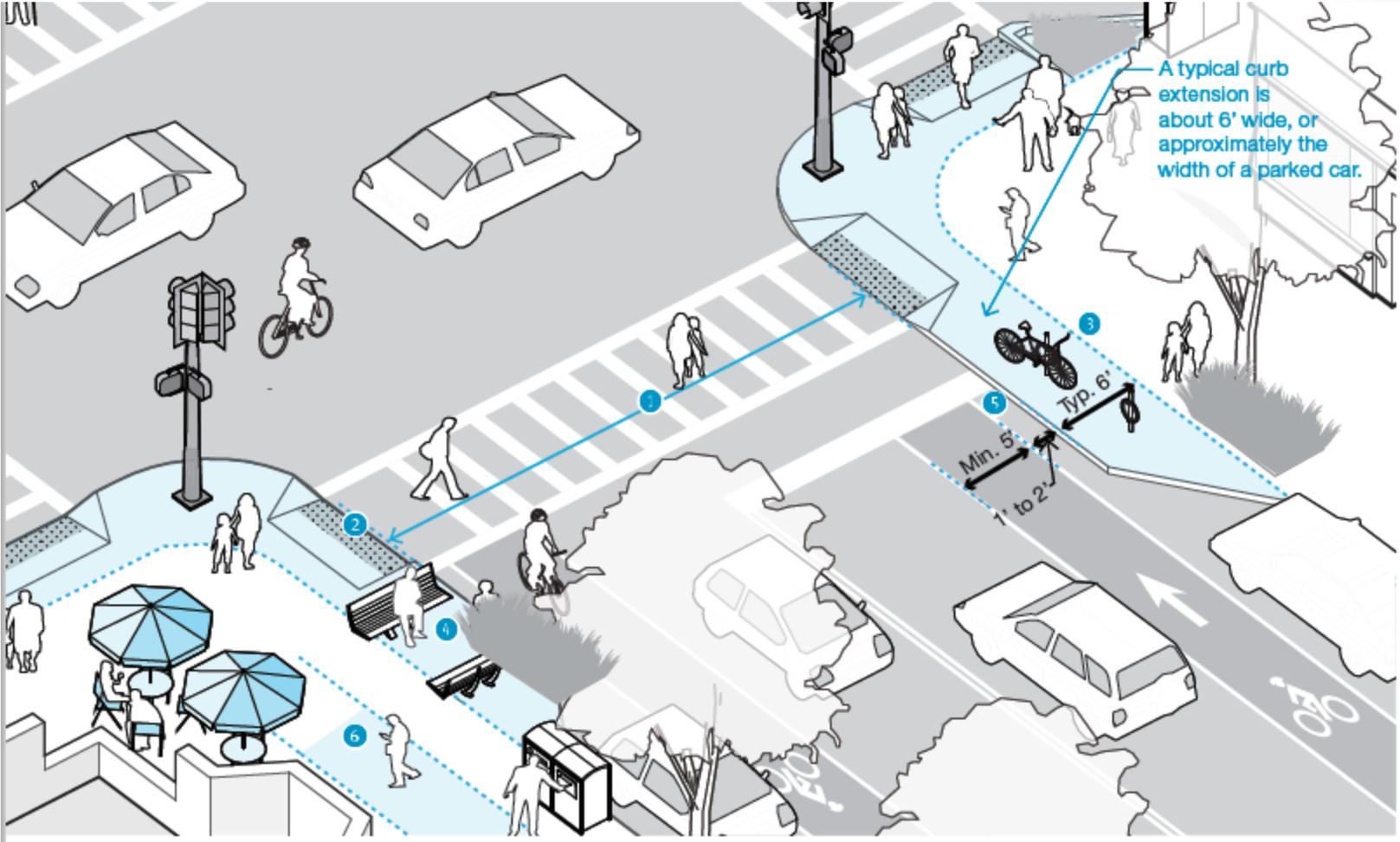
Figure 4.19: Section for Emerald Island showing relationship with surrounding neighborhood. Lack of abutters and proximity to other large projects allow for higher densities on Emerald Island.

“Additional market and financial feasibility analysis is needed to determine the appropriate scale of future projects...” (Pg. 73 Bringing Back Boylston, 2015)

RRSC Guiding Principles

- Optimize unique urban edge condition and relationships to Emerald Necklace, LMA, Brookline Village
- Active inviting streetscape and walkable / bikeable district with porosity and making connections
- Vigorous, hybrid, multi-use commercial development in transit rich location
- Highest and best use of site
- Minimize environmental impacts
- **Emphasis on revenue (tax \$) producing uses**
- **Scale that is respectful to the surroundings and is economically viable**
- **Aggregation of and synergies of parcels**
- **Enhance public realm especially due to proximity to Emerald Necklace**

Public Realm Considerations



River Road Study Committee

February - Present

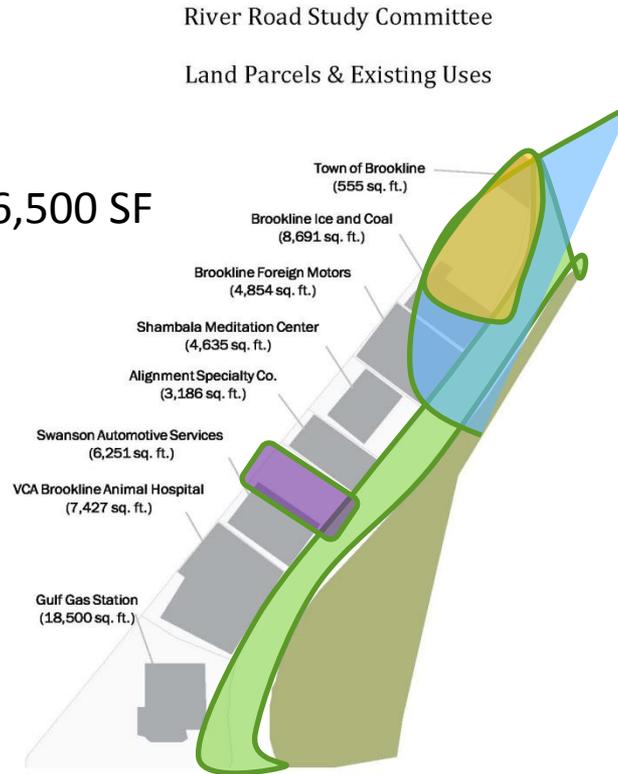
- Identifying Constraints
- Identifying Opportunities
- Preliminary Analyses:
 - Massing
 - Financial Feasibility
 - Consultant
- Draft Zoning Language

Constraints – Parcel Characteristics

District = 1.2 Ares

Avg Parcel Size = Approx . 6,500 SF

8 Property Owners



Constraints – Underlying Zoning

- Max FAR of 1.0
- Max Building Height of 40'
- Same onerous parking requirements
- No public benefits offered in zoning
- **No incentive for property owners to change uses or to redevelop**

Study Area Opportunities

Incentivize Redevelopments that:

- Aid in implementing a district plan, including elements of the Comprehensive Plan
- Strengthen connections with surrounding neighborhoods
- Create an actual gateway to the town (uses, architecture, scale, visual cues)
- Enhance pedestrian amenities
- Generate additional tax revenue for the Town.
- Create new types of housing that minimizes impacts on school population

Uses Under Consideration

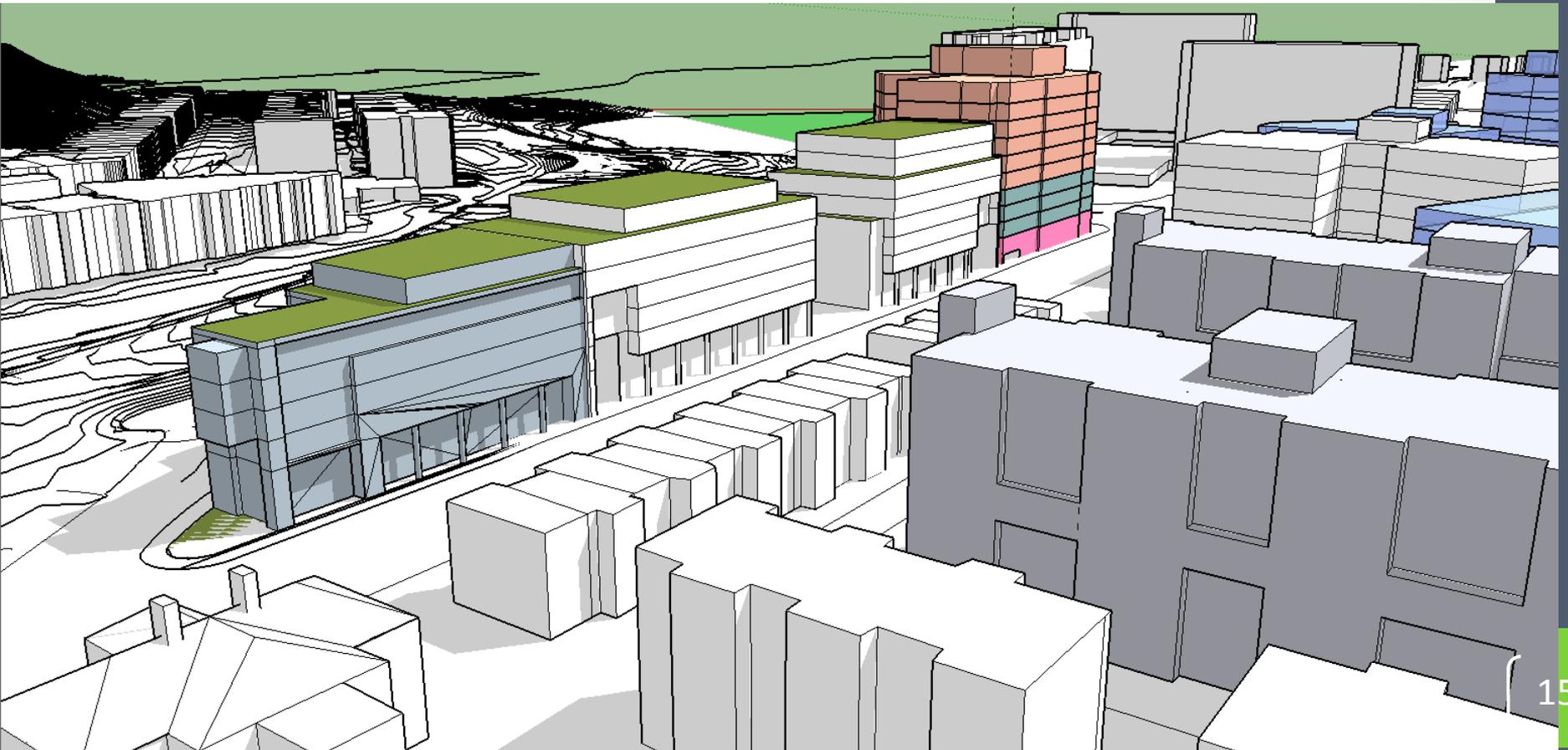
- Hotel
- Office (general, medical, co-working, maker space)
- Residential (micro units, age restricted, live/work space)
- Retail (restaurant/café, small convenience store)

Evolution of Massing Models

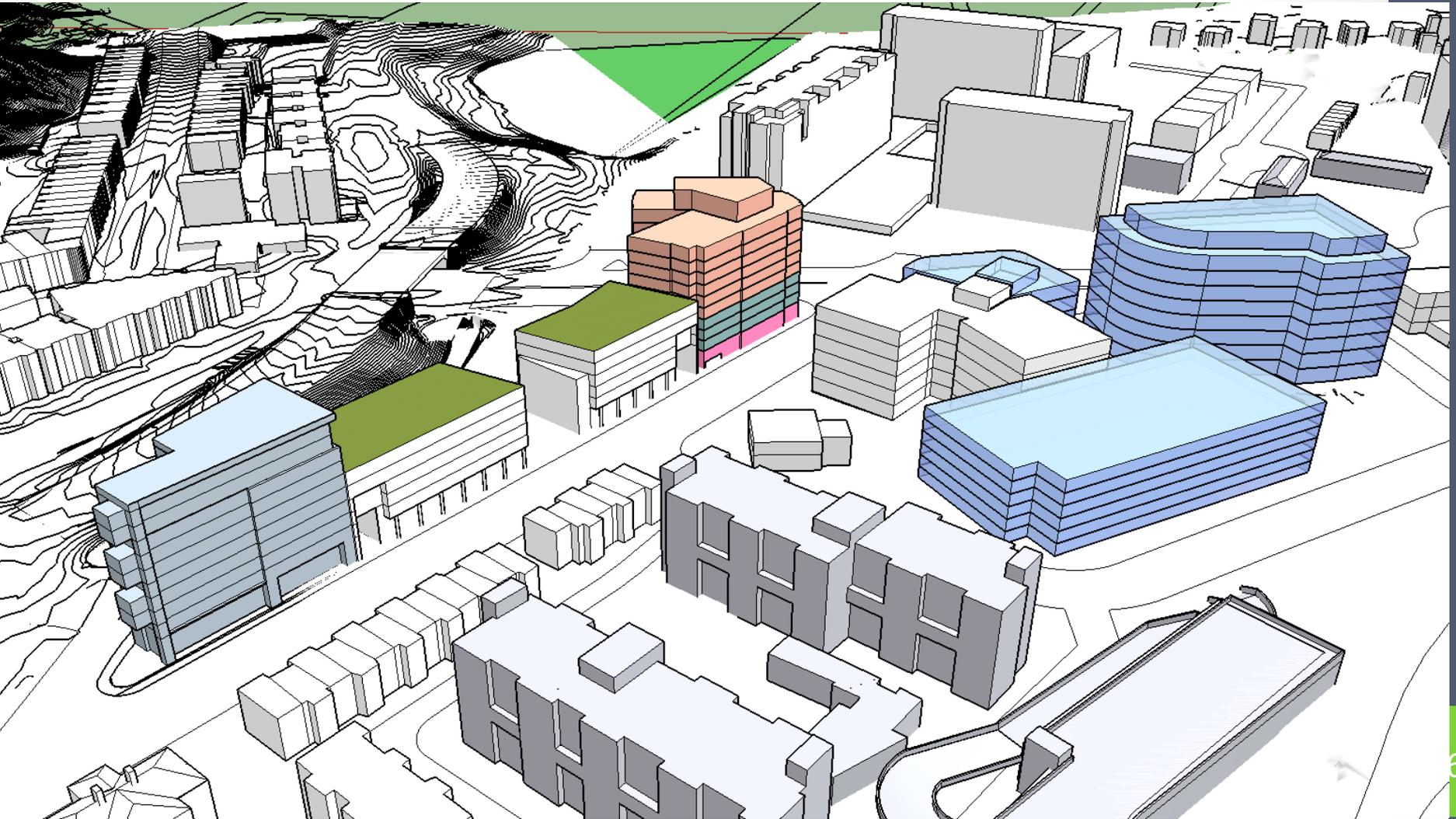
Architecture Subcommittee's Guiding Principles:

- Optimizing unique urban (edge condition and) relationships to Emerald Necklace, Longwood Medical Area, Brookline Village
- Enhancing Public Realm especially due to proximity to Emerald Necklace
- Activating an inviting streetscape and walkable / bikeable district with
- Porosity and making connections
- Promoting hybrid multi-use commercial development in transit rich location
- Promoting revenue producing uses
- Promoting scale that is not out of context and is respectful to the surroundings
- Facilitating aggregation of and synergies of parcels
- Minimizing environmental impacts

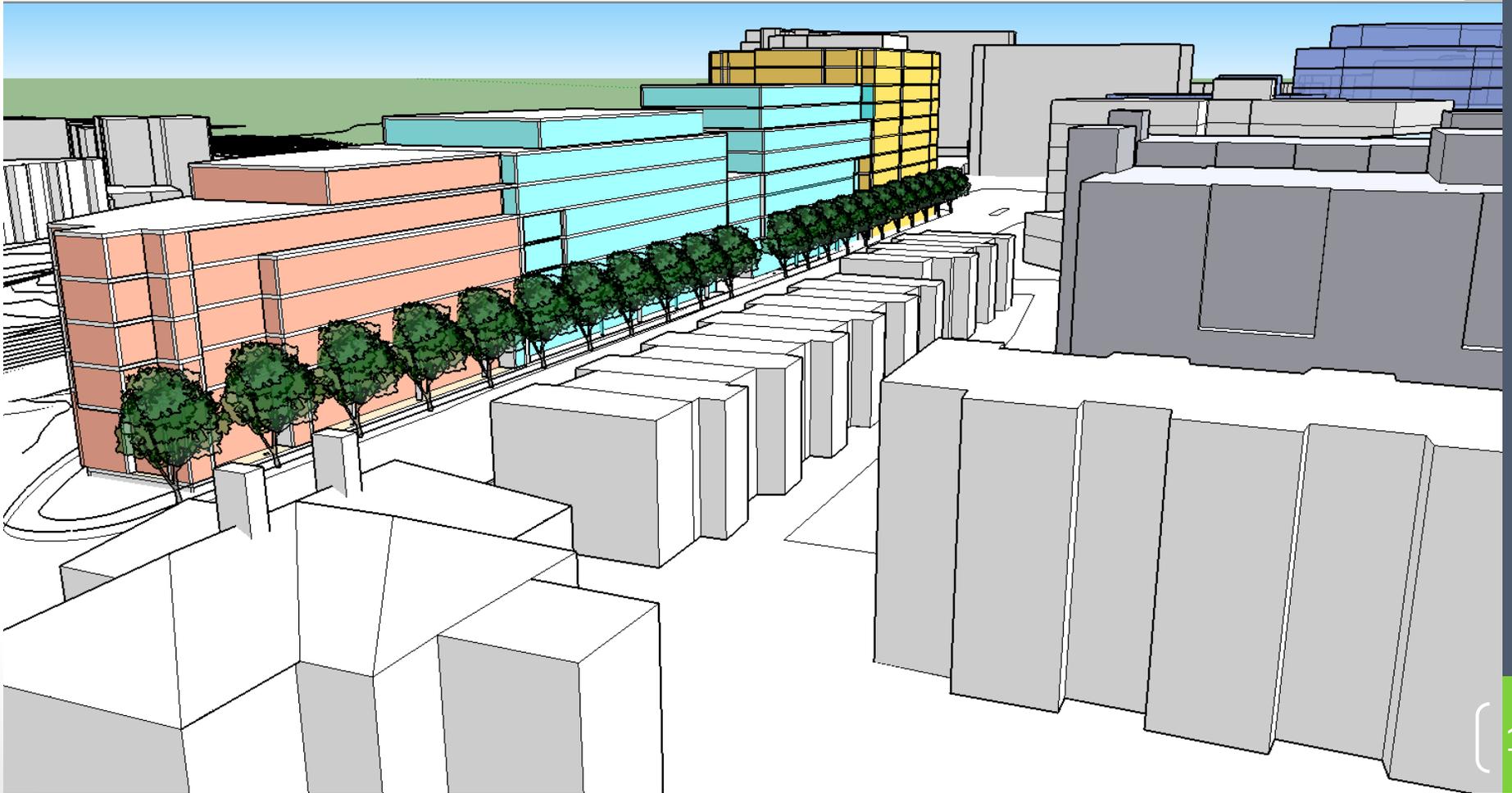
Preliminary Massing Concepts



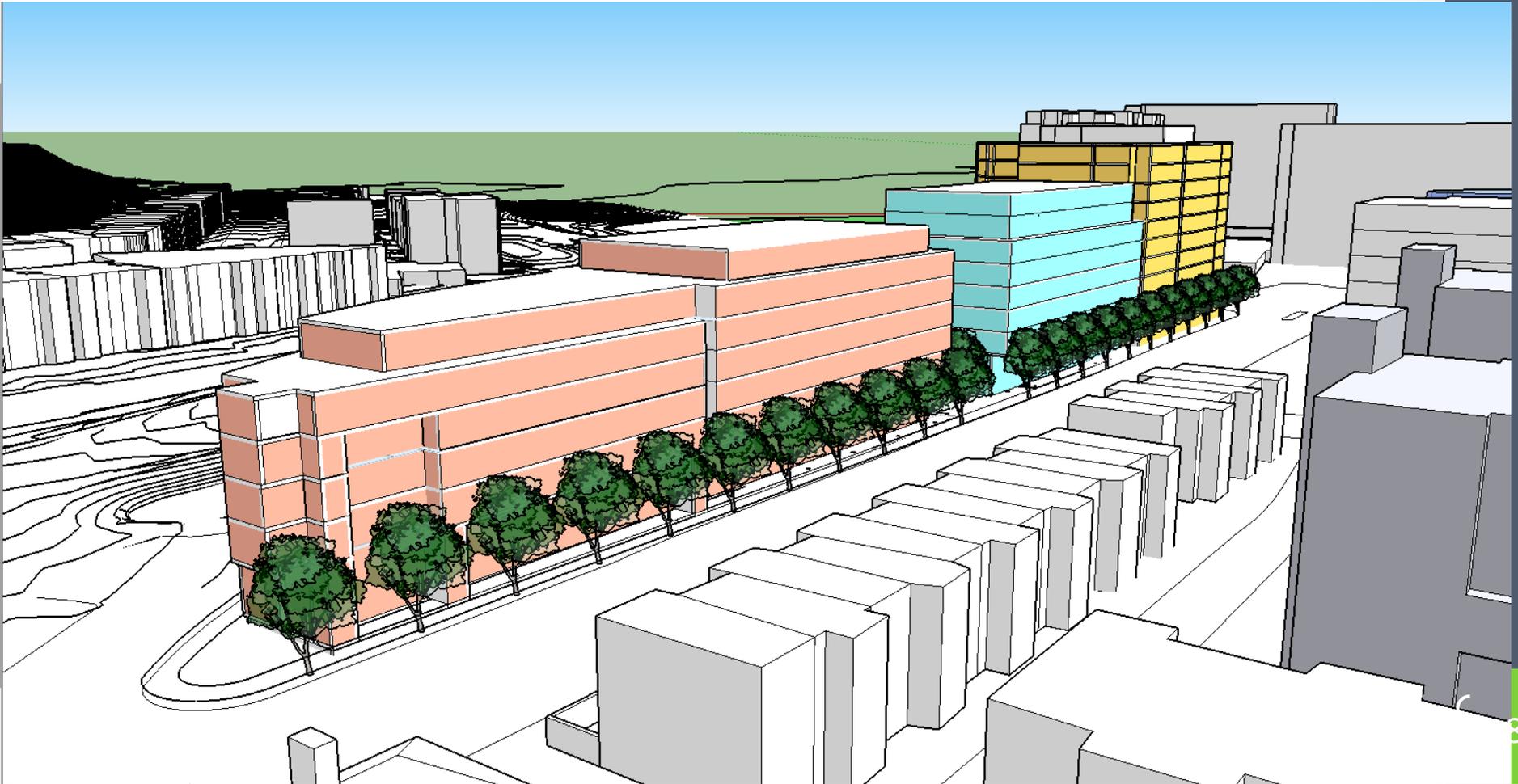
Preliminary Massing Concepts



Revised Preliminary Massing Concepts



Revised Preliminary Massing Concept (Committee Voted Option)



Revised Preliminary Massing Concept (Adjusted for Flood Zone)



Summary Redevelopment Feasibility Parameters

Market Feasible Uses

- Commercial – hotel and office
- Residential – senior housing and micro housing
- Retail – ancillary to above grade uses
- Restaurant - destination

Market Feasible Density

- Defined by program requirement (critical mass and scale) and desired form (height and mass) not FAR
- Use programs have been tested for feasibility and appear reasonable

Market Feasible Parking

- Hotel (market min .4 per key)
- MOB/General (market min. 1.5/1,000 RSF)
- 55+ Age restricted & Independent Living housing (market min. 1.0 per unit)
- Assisted Living & Memory Care (market min. .5 per unit)
- Micro Housing (market min. .5 per unit)
- Co-Working Office (market min .75 per 1,000)

Summary of Study Area Analysis To Date

- Parcel aggregation is paramount
- Significant opportunity to enhance River Road, Brookline Ave and Washington St.
- Parking on site a challenge, but not insurmountable
- Desired uses are viable, but only if....
- Overlay zoning allows for larger scale development
- Opportunity for innovative “*form-based*” zoning proposal
- Proactive planning effort

Draft Overlay Zoning Key Elements: Uses

New Uses Added to Zoning By-Law

- Artist Live/Work Space
- Age Restricted Housing
- Micro Unit

Existing Uses Expanded in Zoning By-Law:

- Allows Hotel and Limited Service Hotel uses in the Industrial District by special permit (currently not an allowed use), subject to the provisions of the overlay zoning

Draft Overlay Zoning Key Elements: Requirements

- Minimum lot size (X SF) (*incentivize parcel aggregation*)
- Design review
- Design guidelines
- Special permits
- Site plan review
- Uniform minimum sidewalk widths (10' – 12')
- Minimum ground floor height (15')
- Max % lot coverage for taller heights
- Street trees @ regular intervals
- Public benefit contribution (\$X% of hard construction costs towards public realm improvements)
- LEED design requirements
- etc.....

Key Elements: Overlay Zoning “Triggers”

Exceptions to Baseline Zoning: Max Height, FAR and Parking Requirements:

If a developer.....

- Has a (X)K SF Lot
- Meets overlay zoning requirements (sidewalk widths, ground floor height, public benefits etc.)
- Is proposing to build desired uses: hotel, limited service hotel, artist live/work, micro, age rest, retail, restaurant, office etc...

Key Elements: Overlay Zoning “Triggers”

Exceptions to Baseline Zoning Max Height, FAR and Parking Requirements:

Only then can the developer.....

- Exceed baseline zoning allowances for height, FAR, setbacks
- Utilize reduced parking requirements

Key Elements: Overlay Zoning “Triggers”

Exceptions to Max Height, FAR and Parking Requirements:

Subject to these additional criteria.....

- Site Plan Review
- Design Review
- Planning Board Review/Approval
- Zoning Board of Appeals Review/Approval

Proposed Parking Criteria

Draft Zoning:

- Imposes parking maximums by use (following McKinney recommendations for feasible ratios)

Uses	Maximum Parking Spaces Allowed
Hotel	.4 per room
Age Restricted Housing	1 per unit
Micro Units	.5 per unit
Artist Live Work Space	.5 per unit
Existing Uses (office, retail, restaurant)	1.5 Per 1K SF

Next Steps For the Committee

June/July

- Continue to refine draft zoning
- McKinney final analysis and recommendations (uses, criteria and scale required)
- Committee final analysis (uses, criteria and scale acceptable)
- Architecture Subcommittee continue work on design guidelines (both for zoning and companion document)
- Committee review and revise draft zoning

July/August

- Committee finalize overlay zoning document and Warrant Article for Town Meeting

November

- Town Meeting Review