



S T U D I O

architecture
interiors
planning

40 Centre Street Brookline, MA

ZBA Hearing - August 15, 2016

Project Update

Working Group Status

- **Initial working group session held on 8/2**
 - Attendees: applicant, project architect, planning department staff, peer review architect
 - Reviewed feedback from community, Town staff, and peer reviewers
 - Discussed alternative ground floor layouts
 - Determined work plan for future sessions
- **Follow-up working group session held on 8/11**
 - Attendees: applicant, project architect, planning department staff, building department staff, fire department staff, DPW staff, peer review architect
 - Reviewed new ground floor layout proposed by project architect
 - Established design milestones to correspond with ZBA hearing process

Summary of Outcomes

1. Reduced building footprint to provide 15' front yard setback
2. Improved sight lines for vehicles entering/exiting garage
3. Increased vehicle parking capacity
4. Increased bike parking capacity
5. Relocated garage door
6. Identified location for storm water infiltration system
7. Increased storage capacity for trash/recycling
8. Reduced podium floor-to-floor height
9. Improved at-grade open space facing 34 Centre Street
10. Provided direct garage access for pedestrians/cyclists
11. Obtained feedback from key Town staff members
12. Established design guidelines for building design

Observations

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Many existing buildings feature front porches along the street edge.



Observations

These bump-outs reduce visual mass and provide rhythm/scale to the street.



Updated Ground Floor Plan



19 Winchester St.

Project Site
40 Centre St.

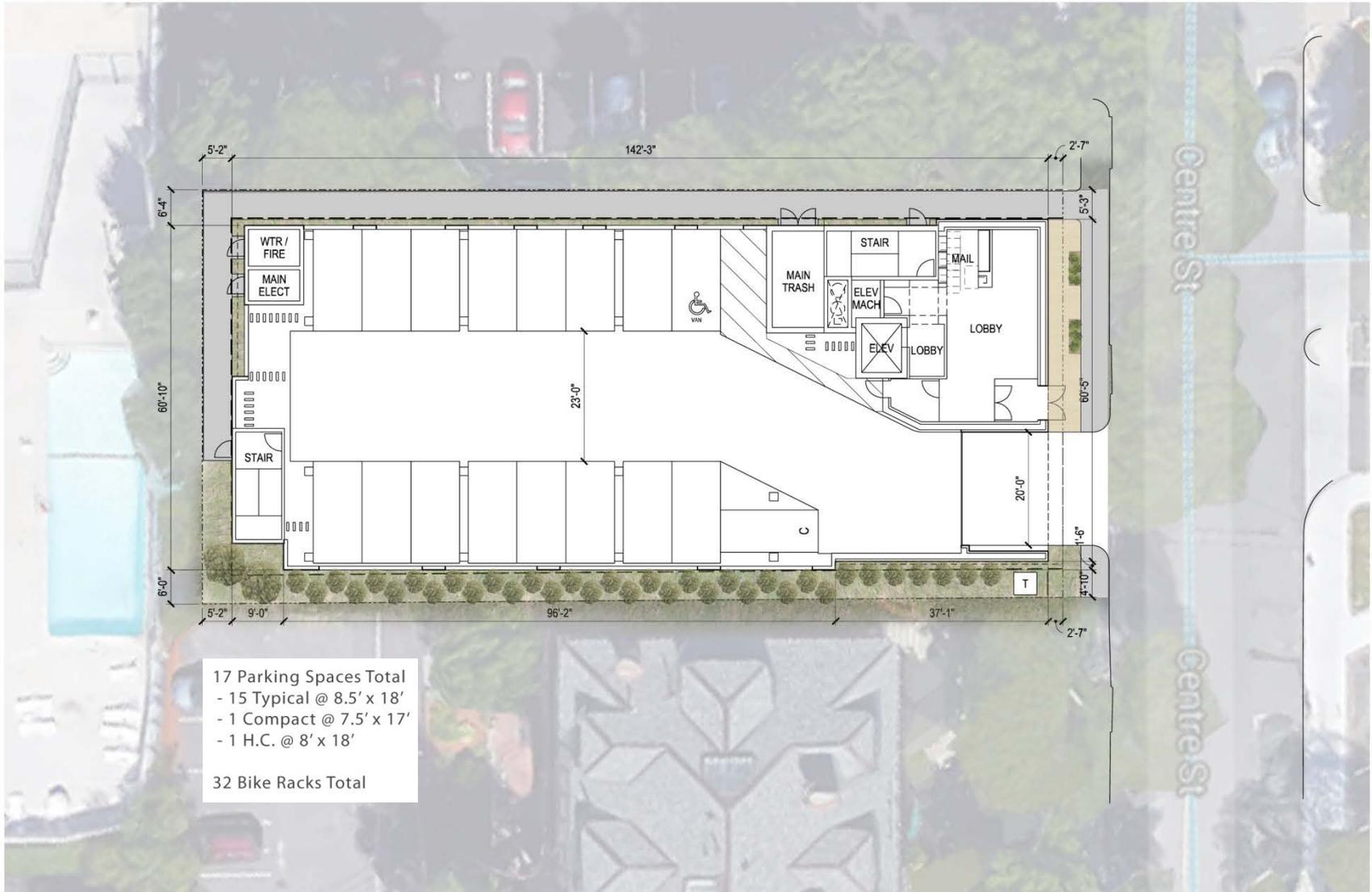
Centre Street

30-34 Centre St.

1 Winchester St.



Previous Ground Floor Plan



Revised Ground Floor Plan

Proposed Ratios:

- studio = 0 spaces
- 1-bed = 0.5 spaces
- 2-bed = 1 space
- 3-bed = 1 space



CENTRE STREET

Garage Footprint = 7,440 GSF
 18 vehicle parking spaces
 45 bike parking spaces

15' setback

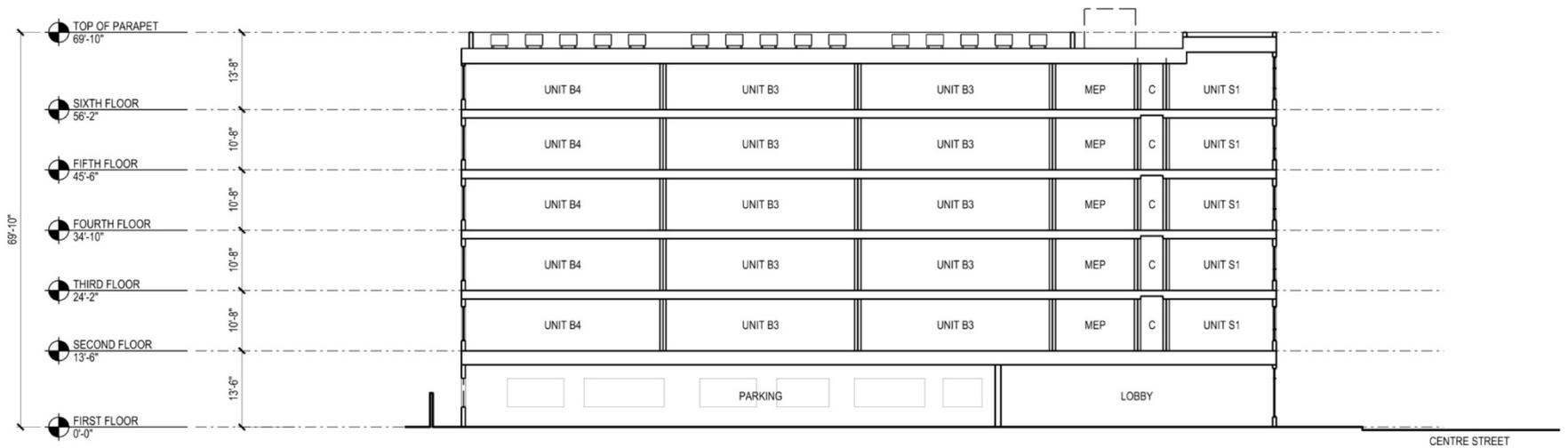
Enlarged Ground Floor Plan



Updated Conceptual Building Section

Previous Conceptual Building Section

SECTION KEY



Revised Conceptual Building Section

GARAGE SLAB IS SLOPED TO REDUCE HEIGHT AT STREET EDGE



Design Guidelines

Design Guidelines

1. Site Planning

- locate garage access to de-emphasize garage entry doors / improve pedestrian safety
- maximize on-site parking
- provide 15' minimum front-yard setback to primary building façade
- locate stormwater infiltration system outside of building footprint
- utilize active space at grade along street to engage the public realm

2. Massing

- Articulate the ground floor to soften the pedestrian edge
- clearly define the primary entry
- articulate exterior building envelope to visually manage scale
- emphasize horizontal proportions

3. Fenestration / Materiality

- select window proportions and details that express residential character
- utilize balconies to provide useable outdoor space
- detail primary façade to reflect surrounding neighborhood context
- utilize trim and detailing to reinforce horizontal building proportions
- select materials with textures that emphasize human scale

Design Schedule

Design Schedule

- **August**
 - 8/25 – submit updated floor plans, unit mix, primary building elevation and draft perspective(s) to working group
- **September**
 - 9/6 – present updated building massing and updated floor plans to ZBA
 - 9/12 – present updated primary building elevation and perspective(s) to ZBA
- **October**
 - 10/5 – present updated building elevations (all) and perspectives to ZBA
- **November**
 - incorporate final feedback/comments (if necessary)

Thank You