

2-4 BROOKLINE PLACE DAT MEETING SUMMARY
August 26, 2014 -- 7:30 p.m.

DAT Members Present: Chair Linda Hamlin, Mark Zarrillo, John Bassett, Antonia Bellalta, Edith Brickman, Cynthia Gunadi, Steve Lacker, Arlene Mattison

Staff Present: Polly Selkoe

Members of the Public: Amcad Minas, Ken Goldstein, Randolph Meiklejohn, Andrew Fischer, Chris Dipper, Craig Bolon, Paul Saner

Development Team: Charles Weinstein (Children's Hospital), George Cole (Stantec), Architects Sam Norod and Tim Talun (Elkus Manfredi), Landscape Architect Bill Madden (Mikyoung Kim Design)

Mark Zarrillo opened the meeting and ask the DAT members to introduce themselves.

George Cole introduced the Development Team. See above.

Architect Tim Talun gave a power point presentation describing the site and asked the DAT to respond with ideas on what they see as the key planning and design issues for the redevelopment of Brookline Place. See hand-out dated 8/26/2014. Landscape architect showed the landscaping and the path connections through the site.

Mark Zarrillo asked if they would submit a timeline for construction phasing and when the counterbalancing amenities would be provided. George Cole said that they would be meeting next week with the Town about Gateway East. He stated that they hope to be done with the design review by Christmas and then move on to the special permit process.

Steve Lacker – asked what is the DAT charge?

Polly Selkoe explained that typically the Design Team worked cooperatively with the Development Team regarding site planning, including vehicular and pedestrian circulation, and the massing of the building and façade details. Traffic issues are discussed by the Planning Board.

Edith Brickman asked about role of traffic department since this project relates to crosswalks across Washington Street.

Polly Selkoe explained that a staff meeting for all department heads has been scheduled to discuss the plans and issues they may have.

George Cole gave a power point presentation with an overview of the project. This project needs to be planned together with the Gateway East project for changes to the street patterns.

Architect Sam Norod described the site planning and stated that the goal was to bring the tallest massing away from Pearl and Station Streets.

Landscape Architect Bill Madden explained the proposed three areas for a community park, a plaza, and an entry area from Washington Street.

The development team initiated a discussion of key planning and design issues, including discussing human-oriented design, creating lively spaces and buildings integrated into the Brookline community, activating area through programming, creating contextual and memorable architecture, minimizing carbon footprint and sustainability, encouraging alternative transportation to the site.

Edith Brickman – seating should be open to public, not just restaurant patrons. Seats should have backs.

Mark Zarrillo – you have shown a generic schematic plan and I would challenge development team to design a great space.

Steve Lacker – should be less of a passage and more of a “place”. Plan feels suburban or like a corporate office park. Addition on One Brookline Place looks like an addition and not a unified building.

Linda Hamlin – uses of buildings are very different. Landscaping and signage will be important.

John Bassett – put reflective glass on north side of buildings to reflect Station Street. Make plazas smaller.

Mark Zarrillo – facades should be different on north and south sides to reflect different character of Brookline Village and Washington Street.

Steve Lacker – the development has to have its own integrity – pedestrian scale, gathering place, excellent quality of workmanship and detail.

Arlene Mattison – Brookline Bank building is important too. It has character and is attractive as is the Fire Station. Brook House is not attractive but has a lot of green around it and a large setback. Development must reflect all of surrounding neighborhood.

Cynthia Gunadi – this is a building of a different scale and different use than what’s surrounding it. It’s ok to have a variety of building types, and agree this development should have its own character.

Linda Hamlin – would be nice to have something of surprise, something childlike. Consider integrating a canopy from the building into the building design to provide pedestrian scale.

Antonia Bellalta – the balance of lawn to paving should be right, given the amount of foot traffic.

Bill Madden – maintenance of the space is important too. Should there be public art or performance space, passive space for sunning, should furniture be movable, outdoor dining? How should it become activated?

Steve Lacker – needs to be flexible because don't know all uses. Who administers it?
[Children's Hospital]

Mark Zarrillo – may be not large enough to accommodate much grass. Curved buildings can be deadly. Should be something geometric and there should be an indoor, outdoor relationship. Design should be integrated between buildings and outdoor space.

Bill Madden – transparency and graphic quality can link outside and inside.

Sam Norod – showed a series of buildings with different materials and design.

Edith Brickman – likes curves because it brings light and openness.

Sam Norod – but might not want both buildings to be curved.

John Bassett – grass can be less absorbent than some types of paving. The garage would be better with natural ventilation. Could the west side be less open or closed completely.

Steve Lacker – needs to be a cohesive idea for the garage, not just a mish mash with different facades on each side.

Sam Norod – need a cohesive, clear idea.

Linda Hamlin – the quality of lighting of the space is important with perhaps a different quality of lighting at night. Lighting needs to be integral to the plan.

Bill Madden – lighting can be directional or for events.

Steve Lacker – do wind modeling for path.

Sam Norod – should building be iconic or background buildings?

Mark Zarrillo and Linda Hamlin – should be landmark buildings.

Mark Zarrillo – should have zero run-of, capture water and use it for irrigation.

Arlene Mattison – two buildings on site are remaining. How should they affect the design.

Tim Talun – a cohesive, organizing idea doesn't have to mean uniformity.

Antonia Bellalta – important that street trees be successful.

Bill Madden – the trees will be successful. There are many successful techniques that can be used.

John Bassett – what is relation of size of open spaces to buildings.[will bring examples of similar sized open space]

Steve Lacker – maintenance crews must be experienced with specific type of landscaping to ensure its longevity.

Linda Hamlin – likes idea of food trucks, not just fancy restaurants.

George Cole talked about good design for bike racks and enclosures

After discussion, the next meeting was scheduled for Tuesday, 9/16 at 7:30 p.m. [**No room is available and this date will be changed.**]

The meeting was adjourned.