

Design Advisory Team (DAT) Meeting
on
118 Gerry Road/121 Independence Drive
(Hancock Village – 40A Proposal)
Tuesday, January 8, 2019
7:30 pm
Room 103
Brookline Town Hall

MINUTES

DAT Members Present: Steve Heikin, Rick Schmidt, Nick Elton and Carlos Ridruejo

Staff Present: Polly Selkoe

Development Team: Eddie Zucker, Andy Martineau, and Mark Levin from CHR and Joe Geller and Stephanie Bartas from Stantec

Steven Heikin opened the meeting and made a motion to approve the minutes from the last meeting.

Voted: to approve the minutes of 11/1/2018.

Andy Martineau presented the revised plans and explained what has been changed.

[See power point presentation on Town website at:

<https://www.brooklinema.gov/DocumentCenter/View/18058/Presentation-by-Applicant---11118>]

DAT Comments on Gerry Building

Steve Heikin - pleased some of parking put under residential building.

Joe Geller - some of spaces in front of building have been eliminated and that allows more landscaping.

Head-in parking in front of building could be removed or changed to parallel parking to provide for room for more landscaping, entry stairs facing the street, screening the ramp (if it cannot be eliminated), providing a drop-off area, and possibly providing patios for units with direct entries.

There was a discussion of minimizing the retaining walls and the long ramp needed to provide an accessible entry. It was suggested that the building could be entered at the sidewalk grade, with an elevator stopping at a half floor level to provide access to the main lobby.

It was also suggested again to have separate entrances to ground floor units, perhaps for part of building.

Schmidt - sections would be helpful for next meeting.

Discussion of Massing

Steve Heikin – building needs more rhythm.

Nick Elton – building doesn't have to be symmetrical.

Rick Schmidt – existing buildings are more successful in breaking up massing. Lower shed roof line is not necessary.

Steve Heikin – move entrance over so not in middle of building to provide asymmetry.

Carlos Ridruejo – should compare the proposed building to a 1940's picture of original buildings.

Discussion of Community Building

Andy Martineau - the building has been relocated to the other side of the driveway.

Steven Heikin – new site plan is significantly better but should evaluate turning radii around island.

Andy Martineau – recycling building will be shown next time.

Steven Heikin – still looks too much like an office building.

Eddie Zuker – maybe put entrance on corner.

Steven Heikin – suggested CHR look at some other community centers. More articulation of mass would be helpful -- building could be something other than a rectangle.

In sum, the DAT liked putting some of the parking underground but massing and details of both buildings need more work and should take more cues from the existing residential buildings.

For next meeting tentatively scheduled for Tuesday night, 2/26, applicant should show recycling building, more floor plans and sections, and dimensioned site plan.