

Brookline Place Advisory Committee

Meeting Notes

February 12, 2014

Committee Members Present: Co-Chair Neil Wishinsky, Co-Chair Ken Goldstein, Debbie Anderson, Edie Brickman, Arlene Mattison, John Bassett, Ken Lewis, Linda Olson Pehlke, Mark Zarrillo.

Committee Members not able to attend: Cynthia Gunadi, Guus Driessen, Linda Hamlin, Steve Lacker, Ali Mahajer.

Staff & Town Consultants: Kara Brewton, Jennifer Dopazo Gilbert

Guests: George Cole (Stantec), Tim Talun (Elkus-Manfredi), Paul Saner (EDAB Co-Chair), Hugh Mattison

At 8:20 am, Ken Goldstein called the meeting to order. Upon a motion by Ken Goldstein, the Committee then unanimously by roll call vote (Co-Chair Neil Wishinsky, Co-Chair Ken Goldstein, Debbie Anderson, John Bassett, Edie Brickman, Ken Lewis, Arlene Mattison, Linda Olson Pehlke) decided to enter Executive Session to consider the lease and/or value of real property because an open meeting may have a detrimental effect on the negotiating position of the Town.

At 8:45 am, the Committee then unanimously by roll call vote exited Executive Session and continued the meeting in Open session.

1. Meeting minutes from 12/9/13 were approved unanimously, as amended.

Meeting minutes from 1/15/14 were approved (Edie Brickman abstained since she was not in attendance at that meeting). Amendments included adding a note to the that the meeting was publicized via Town Meeting Members and the Brookline Neighborhood Alliance, to especially encourage neighbors to attend, and that 10-12 residents attended; also added that Phil Hresko was in attendance.

Kara reviewed with the Committee upcoming meetings, including the BPLAC presentation to the Board of Selectmen on 3/4.

2. Review Outline of draft Committee Recommendations

Clarifications and Discussion Points related to Committee Recommendations:

- Documenting the soil conditions, groundwater levels, and structural methods proposed in 2009 versus the current proposal is extremely important as part of the Committee's findings. George Cole reiterated that any construction plan which includes removal of soils where they intercept groundwater would require the sealing off of groundwater, which could only be done by building temporary or permanent structures that create a

bathhtub down to bedrock. Related to this, the BPLAC report should also document Pam McKinney’s work through easy to read financial exhibits, showing why underground parking is prohibitively expensive.

- Regarding Open Space, the BPLAC report needs to make the point that although the parking garage is increasing in size, open space will be replacing the existing two surface parking lots and driveway from Washington Street.
- Outline point 3.b.i regarding open space location should make add the phrase “location preference of most, *but not all*, of the open space is closer to the T-station side more so than the Gateway East / Route 9 side of the site.
- Outline point 3.b.ii about landscaping on the Route 9 side should include two examples from new LMA construction, showing the building-street relationship preference of the [Dana Farber building on Brookline Avenue, not the Joslin Diabetes center]

This....



Not this....



- Outline point 3.b.vii – add “and buildings should have no blank walls, lots of windows, especially where facing open space areas.

- Outline point 3.d.ii – add “tandem parking” to list of strategies to lessen parking garage bulk.
- Outline point 3.e – add “air quality around the garage is a concern that needs to be understood and mitigated, especially where adjacent to public areas and plazas.

Next Steps:

- Still need a better answer of how much of the Brook House parking is underground, whether the garage is below groundwater levels, whether there is major structural repairs proposed due to groundwater issues, and how that construction was able to be completed under different environmental regulations/conditions. BCH also still has not asked the Brook House whether any parking may be available to lease, thus reducing the new parking supply at 2-4 Brookline Place.
- Add notes on the site plan attached to the MoA that:
 - the precise end points of the pedestrian easement be defined and coordinated with the Town’s plans for pedestrian crossings;
 - providing a landscaping trench for the street trees, rather than “teacups” of soil for each street tree;
 - ensuring sidewalks are of appropriate width appropriate to their uses (e.g., through path might accommodate bike travel whereas street sidewalks would not)
- Related to open space, zoning draft should get rid of “usable open space”, and instead increase the allowable hardscape within the required “landscaped open space” to 50% [a percentage that reflects the current design, with some wiggle room.”
- Related to the bulk of the parking garage, the Committee is considering having any above ground parking count towards FAR, and adjust the FAR accordingly. BCH should provide the Committee with FAR if above-ground parking were counted towards FAR: existing, the 2009 proposal, and the current proposal. **George Cole believed that the combined FAR with a 6-story garage would be 3.6, and with a 8-story garage 4.0.**
- The Committee asked BCH come back with massing of a garage 6 stories tall, even if it showed a slightly larger footprint (and following the recommended parking from the Town’s consultant).
- The next BPLAC meeting will focus on parking & review the zoning draft.

The meeting was adjourned at approximately 10:00 am.

Handouts: 1-page Agenda with notes from 12/9/13 and 1/15/14 meetings; draft zoning (file name “gsdocs/2286231.8”; copy of presentation by BCH to Board of Selectmen, dated 2/11/14.