

Brookline Place Advisory Committee

DRAFT Meeting Notes

February 27, 2014

Committee Members Present: Co-Chair Neil Wishinsky, Co-Chair Ken Goldstein, Edie Brickman, Arlene Mattison, John Bassett, Ken Lewis, Linda Olson Pehlke, Mark Zarrillo, Cynthia Gunadi, Linda Hamlin, Steve Lacker.

Committee Members not able to attend: Ali Mahajer, Guus Driessen, Debbie Anderson.

Staff & Town Consultants: Kara Brewton, Jennifer Dopazo Gilbert

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

At 8:15 am, Ken Goldstein called the meeting to order.

1. Kara reviewed a draft powerpoint presentation for the Board of Selectmen, including Committee recommendations. The Committee spent significant time discussing the open space definitions, and the pros and cons of using either “landscaped open space” or “usable open space.” There was also discussion about how much impervious area should be allowed in the landscaped areas, recognizing that this area would be an urban plaza as well as providing significant landscaping and tree canopy. Linda Hamlin stated that the conceptual open space design had not even begun final design nor review, and that this discussion should be held at the time of permitting, not allowing the zoning to be too restrictive at this point. There was also discussion about the importance of protecting the northwest corner of the larger open space and the 45’ wide no-build area across the site, both in zoning and in an easement to be filed by Children’s.

There was wide agreement that the Floor Area Ratio should include any above-ground parking, but there was general agreement that a 6.5-story, 680-car garage was acceptable based on the Committee’s parking consultant, shadow studies, and visual treatments available for the façade of the garage.

Kara noted that she still wanted to see language regarding an 18’ setback from the curb to the building along Washington Street and Brookline Avenue. Many members on the Committee noted that the setback should reflect that relationship, but be measured from the property line. Finally, Kara noted that both the geometry for the open space and the area limiting the height at 5 Brookline Place needed refinement to reflect the Committee’s discussions.

2. Following significant further discussion, BPLAC members voted unanimously to “authorize the BPLAC chairs to communicate to the BOS their general agreement on the zoning changes including the following, contingent on the MOA and subject to further discussion of zoning details:
 - a. Zoning envelope based on draft zoning

- b. 65' max. height on parking garage, except for headhouse. 2 northeastern faces closest to Village Way to be only 55'.
 - c. Landscaped open space 35%. No min. dimensions; no upper floors; 55% max. impervious and hard surfaces within landscape open space area.
 - d. Parking min/max of 612/680 striped spaces, with ability to seek 15% via managed parking via TDM.
 - e. FAR includes above-ground garage, reflecting current proposal.
 - f. 9' +/- (to be confirmed) building setback from property lines along Washington & Brookline Ave. [existing zoning allows for some flexibility via Special Permit].
 - g. Lower building height for area nearest 5 BP."
3. Regarding the zoning, the Committee recommended the following edits for the Zoning Bylaw Committee:
- a. Add maximum parking number of 680 striped spaces, with ability to seek via Special Condition managed parking for an additional 15% vehicles.
 - b. Include a FAR number so that it accommodates above ground parking FAR for 680 - space garage, proposed site design and add an additional + 0.2 for wiggle room.
 - c. Maximum height of parking garage to be 65', and restricted to only 55' on north and easterly facades.
 - d. Landscaped open space to increase to 35%. Change back to "landscaped" rather than "usable". Add sentence that says not withstanding definition of landscaped open space, impervious and hard surfaces may be up to 55% of the landscaped open space. Take out phrase "which are subject to a combined special permit under this Section 5.06 (d)" and take out "excluding open space which is not at ground level such as roof or terrace areas."
 - e. Add 9' building setback from Washington & Brookline Ave.
 - f. Increase radius of 5 BP lower height to include all of 5BP parcel.
 - g. Need geometry language for rectangular no-build zone on northwest where larger open space is located.

Following seeing a draft reflecting these changes, and taking into account Zoning Bylaw Committee recommendations at the March 3rd meeting, BPLAC members will take up the zoning for further discussion and potential vote on March 6th.

Next Steps:

BCH's Environmental/LSP will attend the March 6th meeting; next meeting is March 11th. Both will be at 8:15 am. The meeting adjourned at about 10:15 am.

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Handouts: Draft Zoning labeled "gsdocs\2286231.8" (2/7/14)

Presentation slides: Draft Recommendations to Selectmen (2/27/14) and Parking Comparison Chart (2/27/14)