

**Coolidge Corner Study Committee &
Planning Board Joint Meeting
March 14, 2019**



Chair, Neil Wishinsky
Alan Christ
Anne Meyers
Catherine Donaher
Elton Elperin
Frank Caro
Ken Lewis
Lauren Bernard
Linda Hamlin
Linda Olson Pehlke
Maura Toomey
Roger Blood
Sergio Modigliani
Steve Kanes
Susan Roberts

MEETING NOTES

Planning Board Members Present: James Carr, Blair Hines, Mark Zarrillo, Steve Heikin, Bob Cook, Linda Hamlin

Coolidge Corner Study Committee Members Present: Alan Christ, Sergio Modigliani, Elton Elperin

Staff: Kara Brewton

Guests: Mark Levin (Chestnut Hill Realty), Jennifer Dopazo Gilbert (Law Office of Robert L. Allen, Jr.), Beth Kates, Carol Levin, Paul Saner, and Carlos Ridruejo.

Materials: Agenda (3-14-19); Revised Waldo-Durgin Overlay District Design Guidelines (3-8-19); Suggested Design Guideline Additions relating to Signage for Waldo Durgin Design Guidelines – Sergio Modigliani, Elton Elperin (3-14-19); Alternate sign text suggested by Cambridge 7, architects for CHR.

James Carr asked about the status of Chestnut Hill Realty's 40B proposal; other Planning Board members answered that the project was on hold pending the outcome of the Waldo-Durgin mixed-use project proposal.

Mark Zarrillo stated that he would like to see more public parking availability in the garage at Waldo-Durgin. Additionally, regarding the design of the parking garage, he would like to see the elevator connections to the ground floor be located in other places besides the hotel lobby – such as retail corners, areas accessible to the edge of the project, etc.

Blair Hines agreed, stating that providing more parking at the site could provide parking infrastructure for the area's commercial properties. Additionally, he thought the zoning should be expanded to property parcels for the entire block, even if the Waldo and Durgin garage parcels were able to build additional Floor Area Ratio in exchange for providing more public parking for those adjacent properties.

Steve Heikin then focused the Board on the Design Guidelines.

Discussion & Vote on Design Guidelines for Waldo-Durgin Overlay District

James Carr thought the LEED provisions should be "certified" rather than "certifiable", and that the certification should be at the Gold level since he feels that most developers are

**Coolidge Corner Study Committee &
Planning Board Joint Meeting
March 14, 2019**

building Silver-level LEED projects anyways. Marc Levin noted that they haven't ruled out that possibility, but they aren't able to commit to that at this early stage.

Blair Hines noted that some of the landscape requirements in the guidelines are contradictory to LEED objectives – for example, asking for plants that don't require irrigation then result in less transpiration (and less cooling) in the area.

Marc Levin added that Chestnut Hill Realty (CHR) is interested in geothermal at the site because their ownership model allows for a long-term payback model. They will be conducting some testing to see if this is viable. Bob Cook added that the Arnold Arboretum added geothermal 15 years ago, and they may have some valuable “lessons learned” for CHR's reference.

Regarding the massing options and architecture design, James Carr asked how far the current design is set in stone. Elton Elperin noted that the Coolidge Corner Study Committee (CCSC) spent two years studying the site, but that he expected the design to be furthered through the Special Permit and Design Advisory Team process; Linda Hamlin agreed. Sergio Modigliani described how the CCSC looked at dozens of alternative massing options, and settled on the public amenity that could be provided with the Waldo Street space. He also noted that the shadow studies showed that impacts would be very limited to the nearby existing residential structures.

Mark Zarrillo requested that language be added so that public access to the underground parking didn't require use of the building – for example, at the corner of the hotel rather than in the middle of the hotel lobby. He also thought that regarding signs located above 25', that the “no more than 3 signs” should be struck because three may be too many.

Steve Heikin verified that the zoning and design guidelines were anticipating two building masses. Paul Saner stated yes, and reminded the Planning Board that it was important for them to vote on the design guidelines tonight.

Alan Christ noted that additional language had been added with regards to pedestrian access and amenities, and that the overall design is driven by a site drive going through the site. James Carr stated that the public space was only at the vehicular drop-off area, but he didn't see any place to gather, except for the hotel lobby. Kara Brewton noted that the Committee agreed with this assessment, which is why the Memorandum of Agreement requires the open space being created offsite at the now-parking lot at John and Green Streets. James state that in addition to that public park, he would like to see a plaza space here at the site.

Blair Hines state he wanted more soul where the garage is located and thought the Planning Board should look at other draft Guidelines they are working on as reference.

Following further discussion, the Planning Board agreed to the following edits:

**Coolidge Corner Study Committee &
Planning Board Joint Meeting
March 14, 2019**

- 1) In the signage section provided by Sergio Modigliani and Elton Elperin, to strike the “no more than three facades of a building” language
- 2) The alternate sign text suggested by Cambridge 7, which does not limit the height of signs located more than 25' above the ground to a certain number, but that be determined through a mock-up study or relevant examples of similar building signage.
- 3) Under the Buildings section, item 3(a)(v), that “Signage at the pedestrian level should be integrated into the landscaped and reviewed by the Design Advisory Team at the same time as the overall building and site plan.” Be changed to “Signage should be designed to be integrated into the building forms and landscape and reviewed...”
- 4) Add to the Vehicular Circulation item 7, “Pedestrian entries should be visible and well-marked and directly accessible.”

The Planning Board voted unanimously to approve the Design Guidelines, amended as described above, and with final edits to be signed off on by Steve Heikin.

Discussion of Proposed Warrant Article for Waldo-Durgin Overlay District

No further discussion of the Warrant Article occurred.

Approval of Design Guidelines for Public Benefits for Major Impact Projects

The Planning Board realized that they had been given an older version of the updated design guidelines draft for public benefits from the Regulatory Division, and therefore to defer this item to another time.

Meeting Adjourned