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WALDO-DURGIN DESIGN ADVISORY TEAM MINUTES By Zoom Event March 23, 2022 – 7:00 p.m.

Members Present: Linda Hamlin, Elton Elperin, Andrea Brue, Anne Meyers, Linda Pehlke, Carlos Ridruejo, Greg Zurlo, Lauren Bernard, Blair Hines

Staff Present: Victor Panak

Linda Hamlin opened the meeting.

1) ONGOING DESIGN REVIEW ON THE FOLLOWING PROPOSAL:

8-10 Waldo Street - The project involves the demolition of all existing buildings on the three subject lots and construction of a 151,000 sf hotel, a 214,000 sf residential building with ground-floor retail, and a 115,000 sf underground parking garage. The hotel would be located on the 8-10 Waldo Street property, the residential building would be located on the 10-18 Pleasant Street property, and the underground parking garage would span both properties. The subject properties are located in the Coolidge Corner commercial area, directly behind the retail storefronts at the corner of Beacon Street and Harvard Street. Precinct 17

The DAT and applicant team discussed the direction of the DAT and objectives for upcoming meetings. It was agreed that upcoming meetings should focus particularly on the elements of the groundplane.

Ms. Pehlke said that she feels that she has questions that have not been properly addressed, especially questions relating to circulation and soil testing.

Jennifer Dopazo Gilbert briefly summarized recent progress and discussed the applicant team's intent to provide additional traffic analysis and more details on the groundplane.

Gary Johnson and Joseph Geller provided the DAT with a presentation of the revised proposal.

Ms. Hamlin said she is happy with many of the changes. She felt that the John Street apartments still need some work.

Ms. Bernard agreed with Ms. Hamlin that the John Street apartments still need to be improved. She felt that the applicant's rendering of the current John Street apartments needs to be more accurate to be able to design a good relationship between the new John Street

apartments with the current ones. Ms. Bernard also expressed some concerns with the three-lane alley that connects to John Street. She said she likes the revised hotel design.

Mr. Ridruejo said he really likes the revised hotel design, especially as it relates to the windows. He also said he appreciates the improvements to the northern hotel façade. He likes the rooftop garden on the hotel and suggested that the railings be changed to mimic the railings at the top of the residential building. He suggested some changes to the façade piece on which the hotel sign would be mounted. He said he is satisfied with the latest design for the residential parapet and said he likes the design of the John Street apartments. He also approved of the hotel entrance courtyard. He made suggestions on some details of the groundplane but felt that the project was already offering more than anything else in Coolidge Corner.

Mr. Elperin felt that the residential building's design is in a good place and shouldn't be changed further. Mr. Elperin appreciated the reduction/elimination of layering from the hotel building. He felt that the John Street apartments were nice but that they are a bit busy and that the limestone surround on the first-floor window should be eliminated. He felt that the hotel entrance and courtyard had been greatly improved. Mr. Elperin felt that the glass at the entrance should be broken up. Mr. Johnson suggested that the glass wall in the rendering is more opaque than it would appear in reality.

Ms. Brue said she really likes the design of the John Street apartments but agrees with Mr. Elperin's suggestion about the limestone surround. She said she likes the current design of the hotel courtyard and entrance. She suggested using some trim elements from the SS Pierce Building and incorporating them into the hotel design. She suggested using trellises at the rooftop garden to make the garden noticeable at street level. Ms. Brue also suggested that the landscape scope include the replacement of the granite cobble-stoned "volcano" island at Pleasant & Beacon St intersection as a counterbalancing amenity.

Ms. Pehlke felt that the John Street apartments are getting much better. She said she does not like the curved windows on the corner of the hotel. She liked the hotel entrance canopy. She said she hates the hedge along John Street. She raised concerns with circulation in the courtyard, especially in terms of vehicles circling in front of the hotel entrance; she felt that all vehicles should be going in the same direction. She reiterated her opposition to the three-lane alley leading to John Street.

Mr. Hines stated that his main concern is how the area would be made safe for pedestrians. He asked the applicant to clarify where there are curbs and where the sidewalks are flush with the roadway. He strongly recommended that the area be approached as a pedestrian zone through which vehicles are allowed to move slowly. He said he likes the curved benches and strongly supported the drainage and landscaping elements.

Ms. Hamlin asked that the applicant provide more clarity on where the entrances are and what they look like from street level.

Mr. Zurlo said he feels somewhat conflicted about how the mechanical equipment on the rooftop are being screened. He felt that the latest approach adds significant height to the building but that some equipment is still poking above. Mr. Zurlo felt that the John Street apartments seemed attractive to him. Mr. Zurlo suggested an alternative approach to the hotel windows where the slanting of the window recesses would all face the same way but the angle would shift as one moves around the building. Regarding the three-lane alley into John

Street, Mr. Zurlo was concerned with vehicles jockeying for the right-hand turn towards Beacon Street and suggested that two of the lanes be merged on site before turning into John Street.

The DAT discussed the next meeting date and agreed to set the next meeting date as April 13, 2022 at 7pm.

Mr. Geller briefly addressed how shadows and wind on site would affect outdoor uses on the site and neighboring sites. Mr. Geller mentioned that there is significantly more sunlight than expected.

The meeting was adjourned.