



CLAREMONT
COMPANIES



Stantec

700 BROOKLINE AVENUE

BROOKLINE, MASSACHUSETTS

2 FEBRUARY 2017

Proposed Site Plan



Brookline Avenue

River Road

Proposed Hotel

Washington Street

NORTH

0 4 8 16 32

Streetscape Design Goals

A Healthy & Vibrant Streetscape

- Implement Successful Urban Tree Planting Strategies
- Provide Permeable Paving to assist with Stormwater Management
- Create Indoor / Outdoor Retail Terrace
- Integrate “Transparent” Building Walls

A Successful Multimodal Environment

- Acknowledge the Emerald Necklace and Gateway East projects
- Improve Pedestrian and Bicycle Connectivity
- Introduce Bicycle Racks / Hubway Opportunities
- Provide Ample Public Seating

A Healthy & Vibrant Streetscape

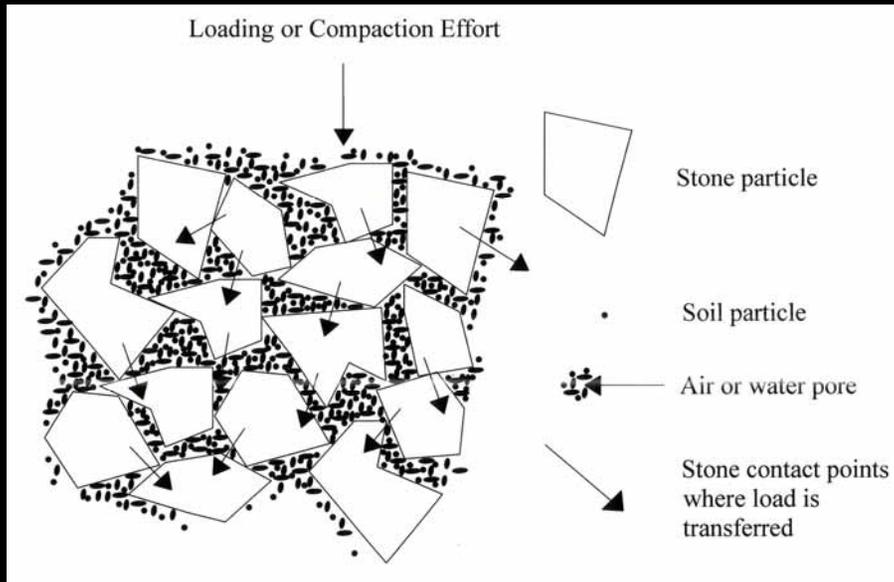
Successful Urban Tree Planting Strategies



Silva Cells

- A modular suspended pavement system
- Enlarged soil volumes support larger tree growth
- Provides powerful on-site stormwater management through absorption, evapotranspiration, and interception
- Units contain 92% void space - easy to accommodate utilities

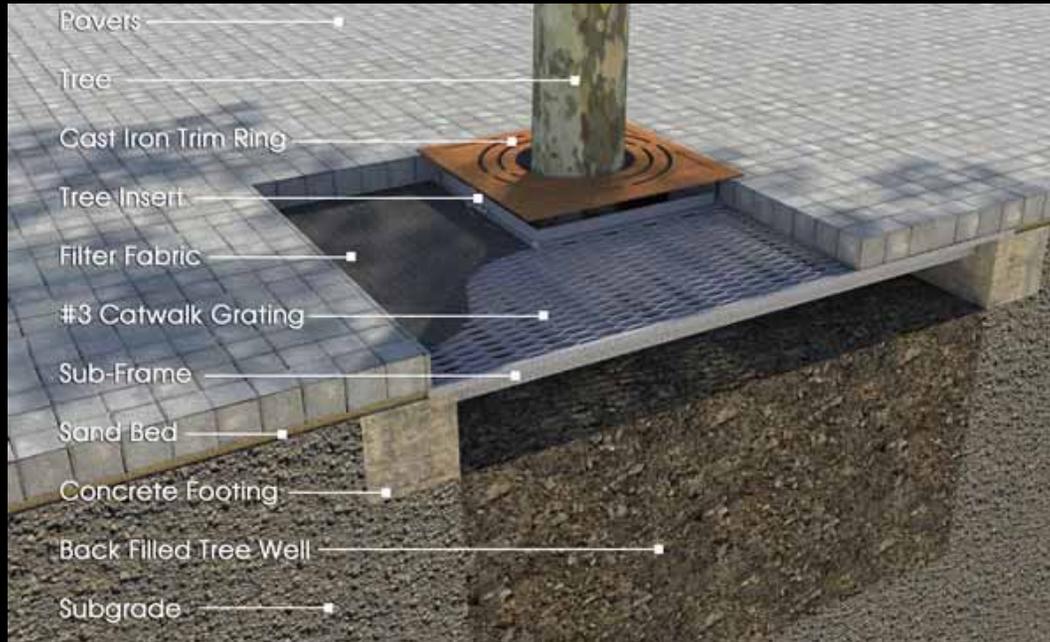
Successful Urban Tree Planting Strategies



Structural Soil

- A compactable engineered soil that forms a strong, load-bearing, compacted stone base suitable for paving over
- Large voids between the stones provide room for an uncompacted clay loam soil and allow for root growth and aeration of the root zone

Successful Urban Tree Planting Strategies



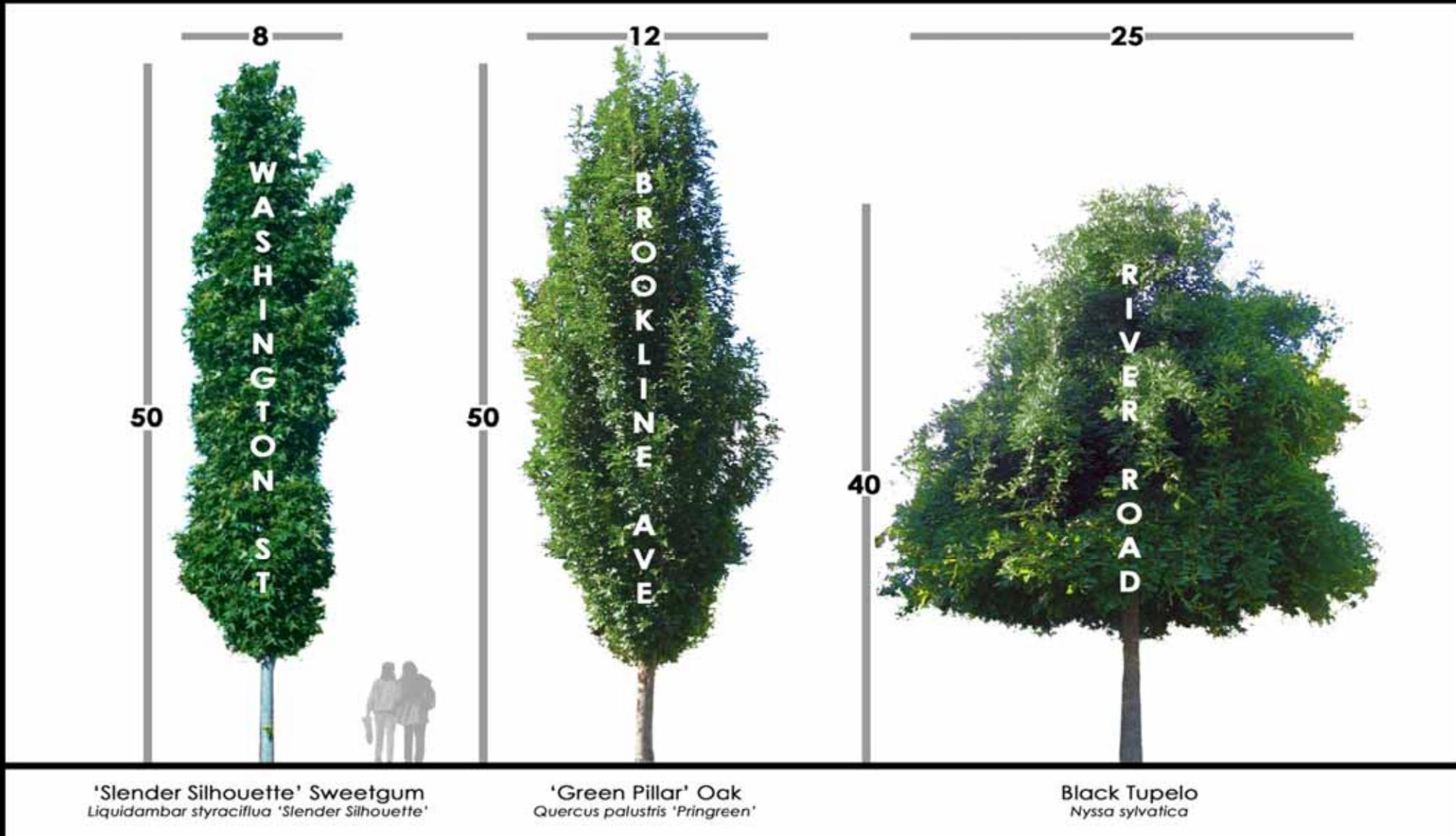
Paver Grate System

- Widens usable sidewalk area
- Reduces compaction of tree roots
- Creates a more continuous streetscape aesthetic
- Used in conjunction with Silva Cells and Structural Soil installations

Successful Urban Tree Planting Strategies



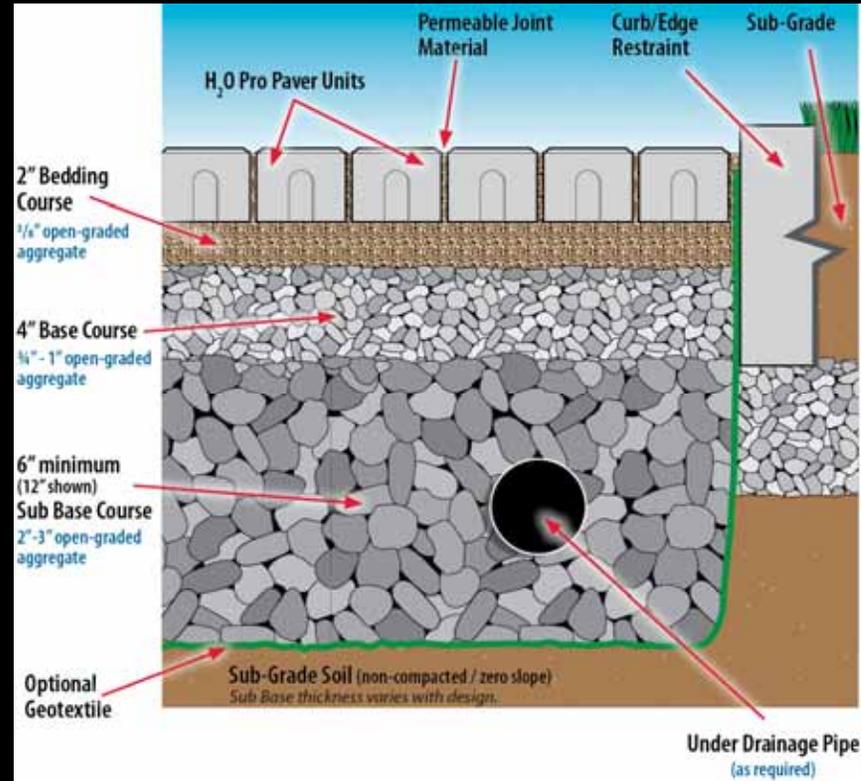
Suggested Streetscape Plant Species



Street Trees



Permeable Paving (Unit Paving)



- Reduce stormwater runoff volume from paved surfaces
- Reduce peak discharge rates
- Increase recharge through infiltration
- Reduce pollutant transport through direct infiltration

Permeable Paving



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Permeable Paving

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Permeable Paving

Permeable Paving

Permeable Paving

NORTH

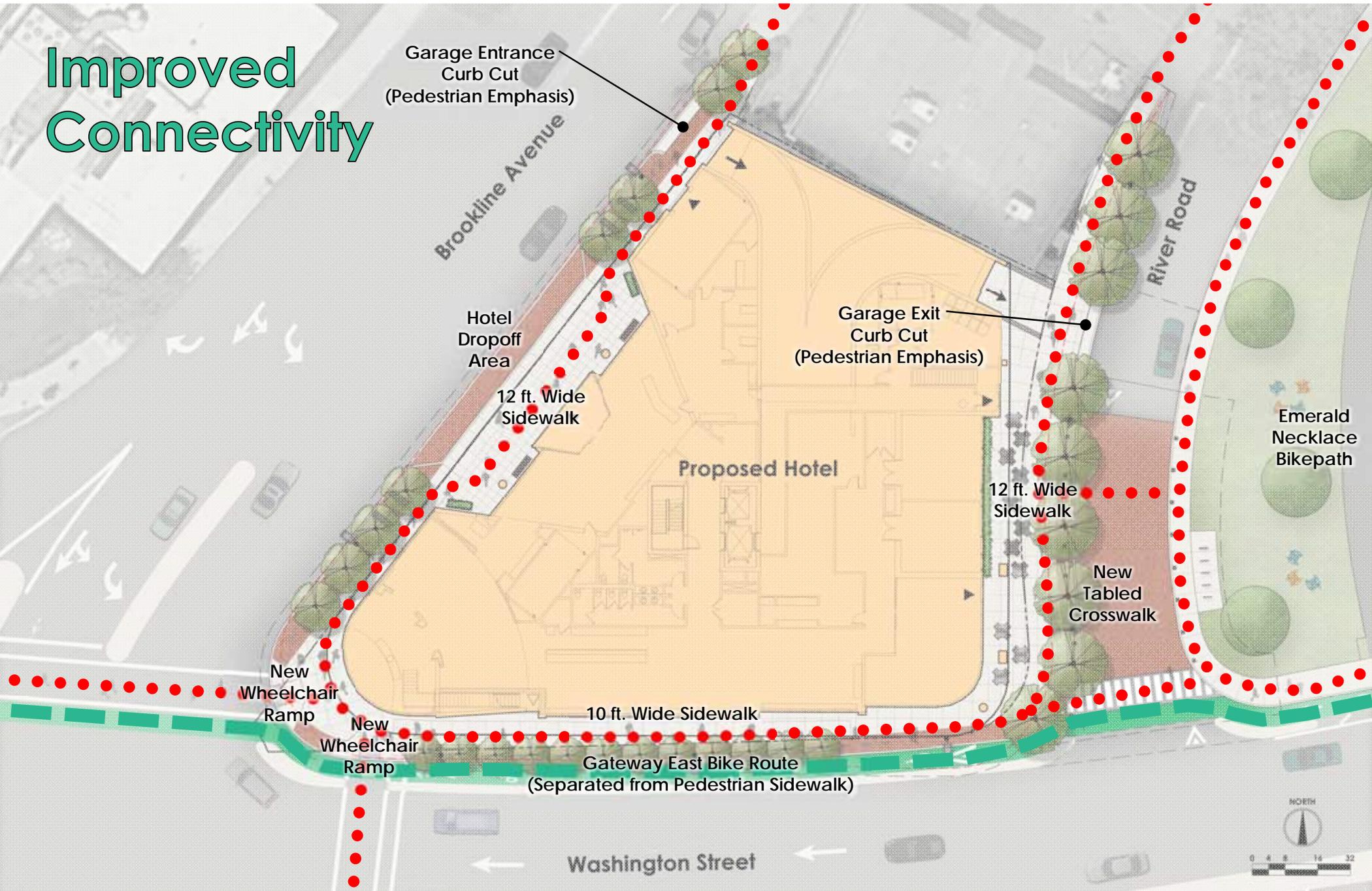
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Transparent Building Wall



A Successful Multimodal Environment

Improved Connectivity



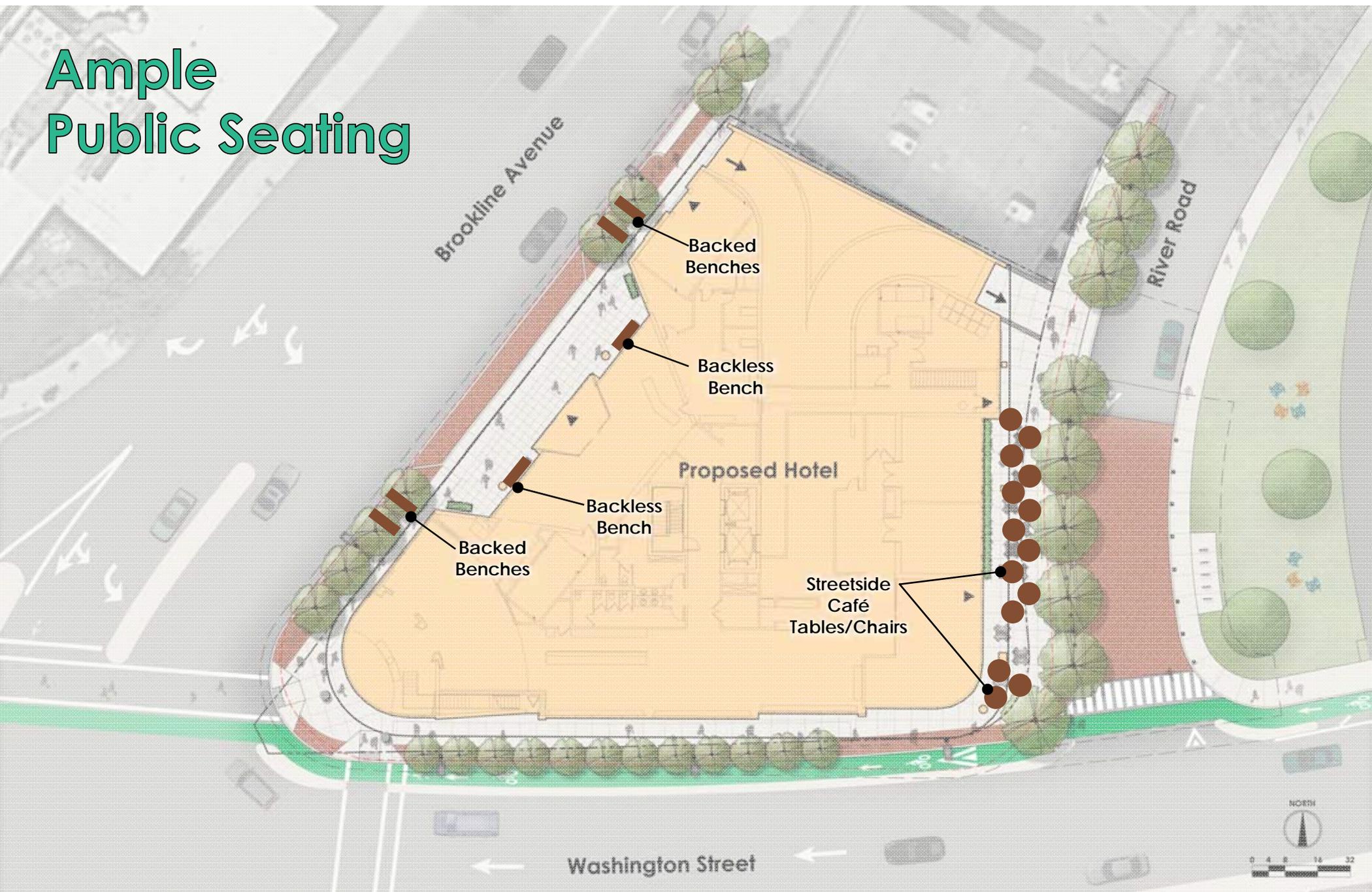
Ample Public Seating



Varied Types of Seating

- Benches (Backed and Backless, Metal & Wood) & Café Seating
- Styles Acknowledge Historical Context and Proposed Building Style
- Adirondack chair seating in park

Ample Public Seating



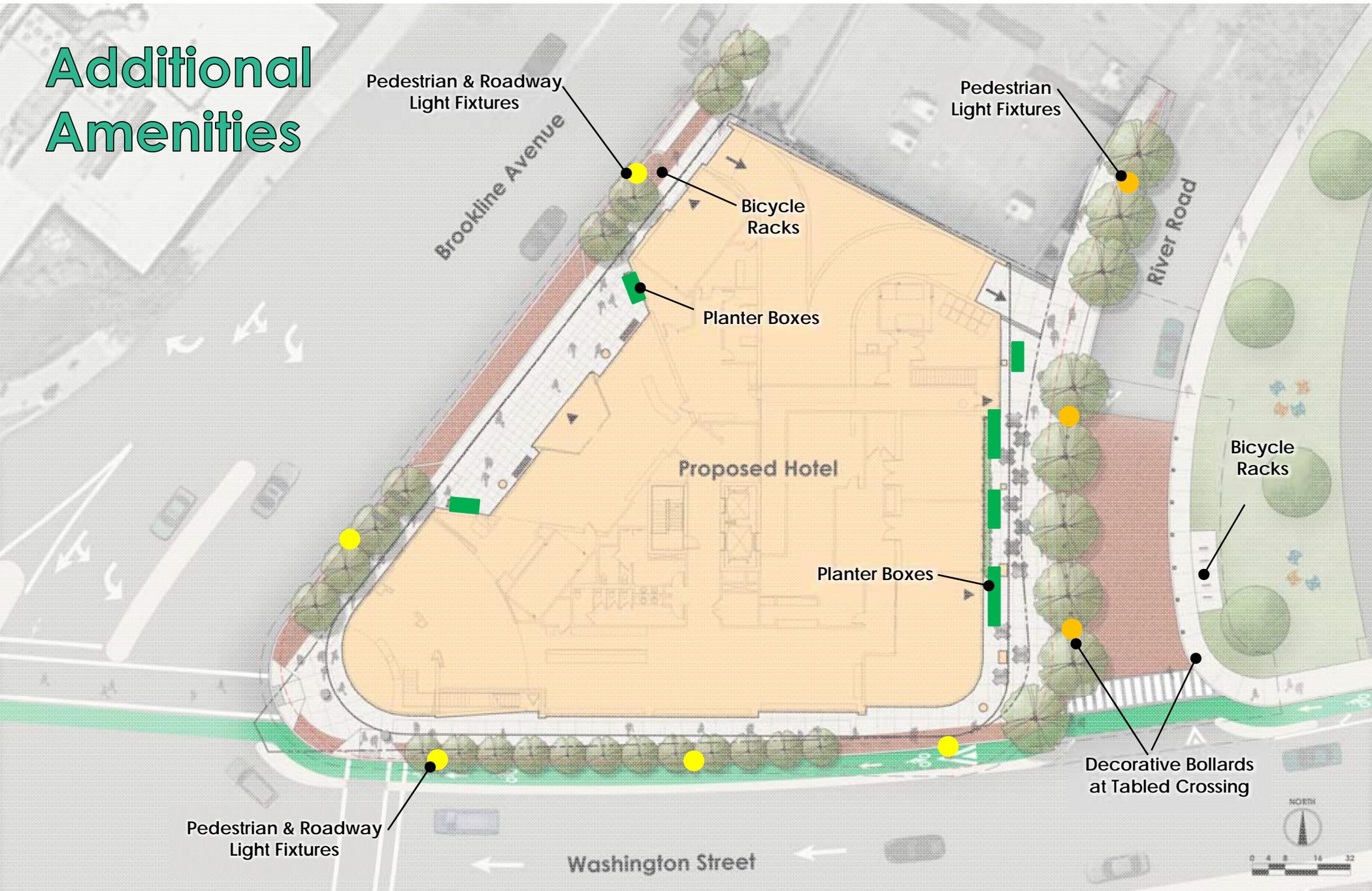
Additional Site Amenities



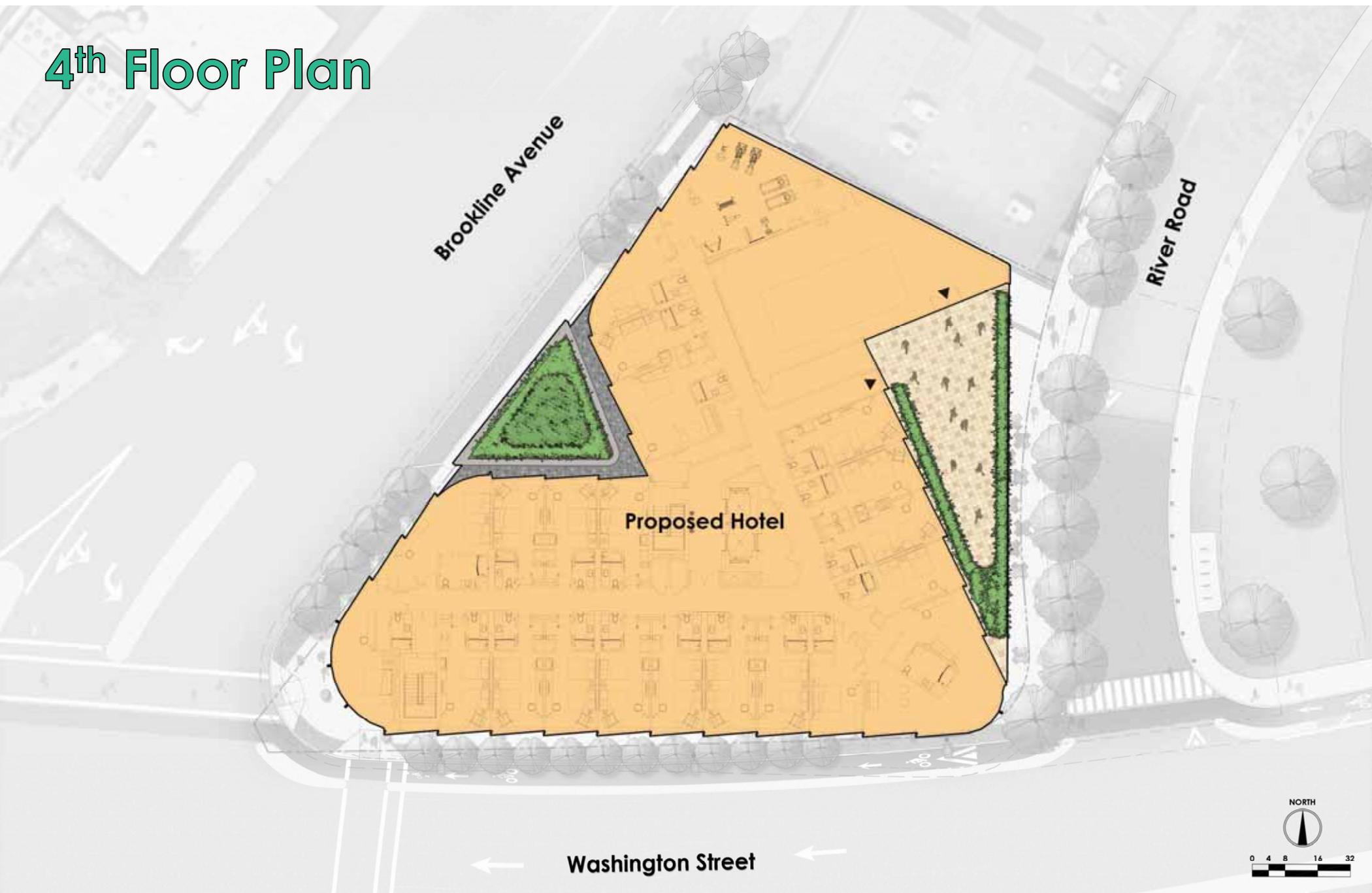
A safe, clean, attractive & functional environment.

- Appropriate Vehicular & Pedestrian Lighting
- Modular Planter Boxes
- Litter Receptacles
- Adequate Bicycle Racks

Additional Amenities



4th Floor Plan



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Questions?

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