

# Coolidge Corner Study Committee Holiday Inn Subcommittee

April 5, 2017

# Goal for Tonight

1. Begin to Define “Criteria for Success” for redevelopment of the Holiday Inn:
  - a. Goals/criteria previously articulated for the area
  - b. Guiding questions
  - c. Criteria Matrix and Definitions

# Summary of Previous Goals

- ❑ Increase principally commercial development
- ❑ Provide longer term CC employee parking away from the commercial center
- ❑ Promote the creation of open spaces for community gathering
- ❑ Promote the creation of community arts & cultural spaces
- ❑ Provide partnerships and/or infrastructure that bolsters the capital needs of our cultural institutions in Coolidge Corner and Brookline as a whole (including, but not limited to, CC Library, CC Theatre, Booksmith)
- ❑ Enhance vibrancy and attractiveness of site area
- ❑ Support Coolidge Corner as commercial center/destination (reinforce existing uses, provide for other compatible use(s) or facilities not currently present)
- ❑ Promote economically sustainable uses
- ❑ Provide economic opportunities for small and growing businesses
- ❑ Integrate development into Coolidge Corner pedestrian network

Sources: Comprehensive Plan (2005), Coolidge Corner District Planning Council (2007), Waldo/Durgin Committee (2012)

# Discussion Questions

1. Are previously articulated goals relevant to this specific site?
2. Are there additional goals that should be achieved through this project?
3. To what extent would creating new zoning for the site help achieve those goals?
4. Creating new zoning for the site would solve what problems?
5. Facilitating redevelopment of the site would a success if it improves Coolidge Corner in the following measurable ways:

# Draft Criteria For Success

Criteria	Criteria Definitions
Building Design	Sustainability, transparency, articulated massing, minimizes shadow impacts
Public Realm	Useable space, ped-scale furniture/lighting,
Uses	Hotel, restaurant, residential
Parking/Traffic/Circulation	Relocate driveway, improve alleyway, parking location and ratio
Community Benefits	Pocket park, Hubway, vibrant ground floor
Neighborhood Character	Scale, materials, preservation
Tax Benefits	Optimize while balancing project scale