

BROOKLINE HOTEL

700 Brookline Avenue, Brookline MA

presentation to: The Town of Brookline – Planning Board

3 August 2017

Hilton
Garden Inn

Owner

Claremont Companies

One Lakeshore Center,
Bridgewater, MA 02324

Landscape Architect/Civil Engineers

STANTEC

Boston, MA

Architect

Cambridge Seven Associates, Inc.

Cambridge, MA

Legal

Law Office of Robert Allen, Jr. LLP

Brookline, MA

MEP Engineers

WSP Parsons Brinckerhoff

Boston, MA

Structural Engineer

Odeh engineers, Inc.

North Providence, RI

- *Building plans*
- *Renderings*

- *Mass Zoning and Penthouse Height*
- *Exterior Building Signage*
- *Façade Band Detail*
- *Double height corner at Washington St. and Brookline Ave.*
- *Revised Entry Canopy*

- *Building Materials*



WASHINGTON STREET

BROOKLINE AVENUE

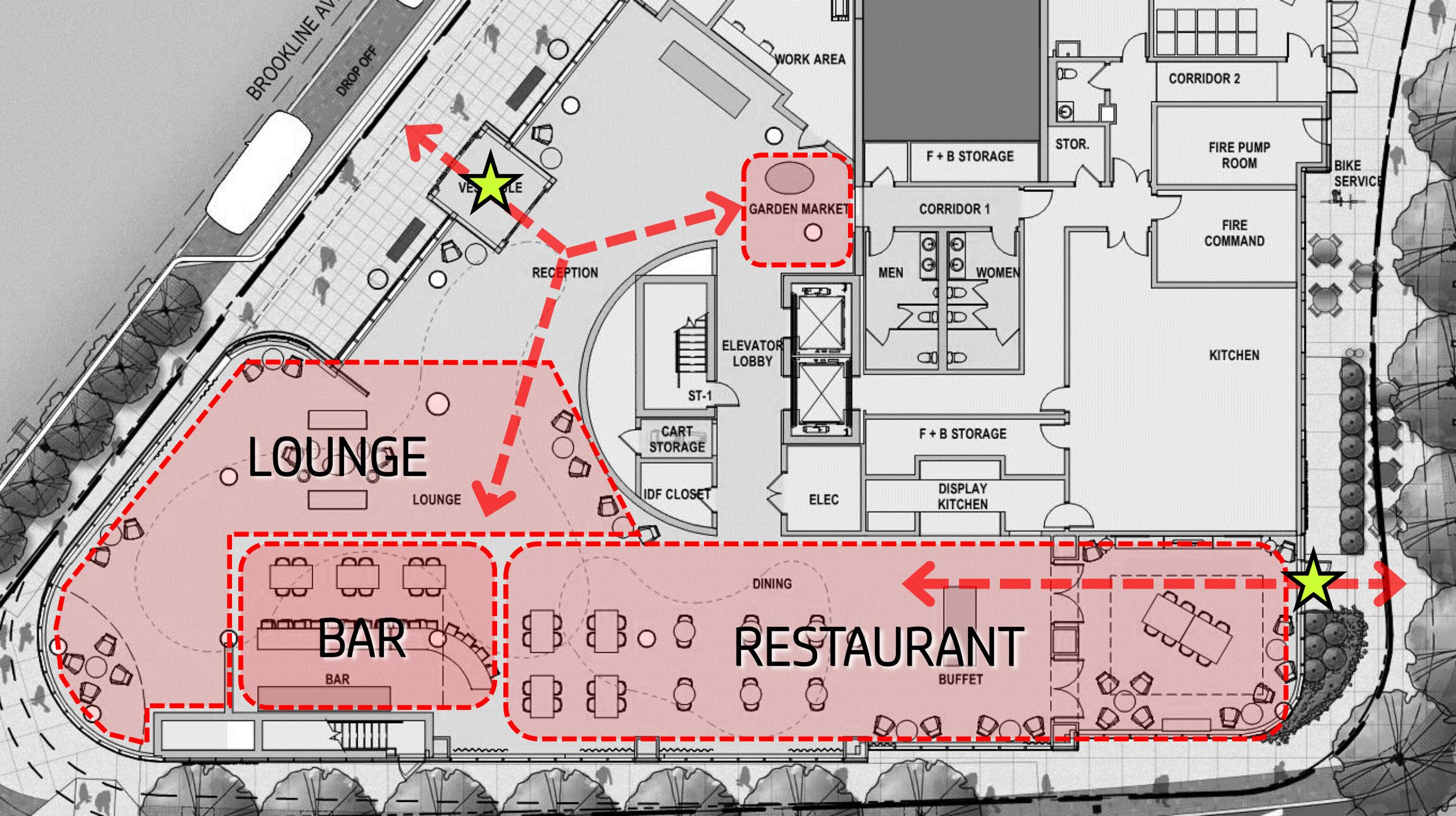
RIVER ROAD

H

BROOKLINE
BOSTON



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LOUNGE

BAR

RESTAURANT

GARDEN MARKET



BROOKLINE AV
DROP OFF

RECEPTION

ELEVATOR LOBBY

CART STORAGE

IDF CLOSET

ELEC

F + B STORAGE

DISPLAY KITCHEN

CORRIDOR 1

MEN

WOMEN

CORRIDOR 2

FIRE PUMP ROOM

FIRE COMMAND

KITCHEN

BIKE SERVICE

STOR.

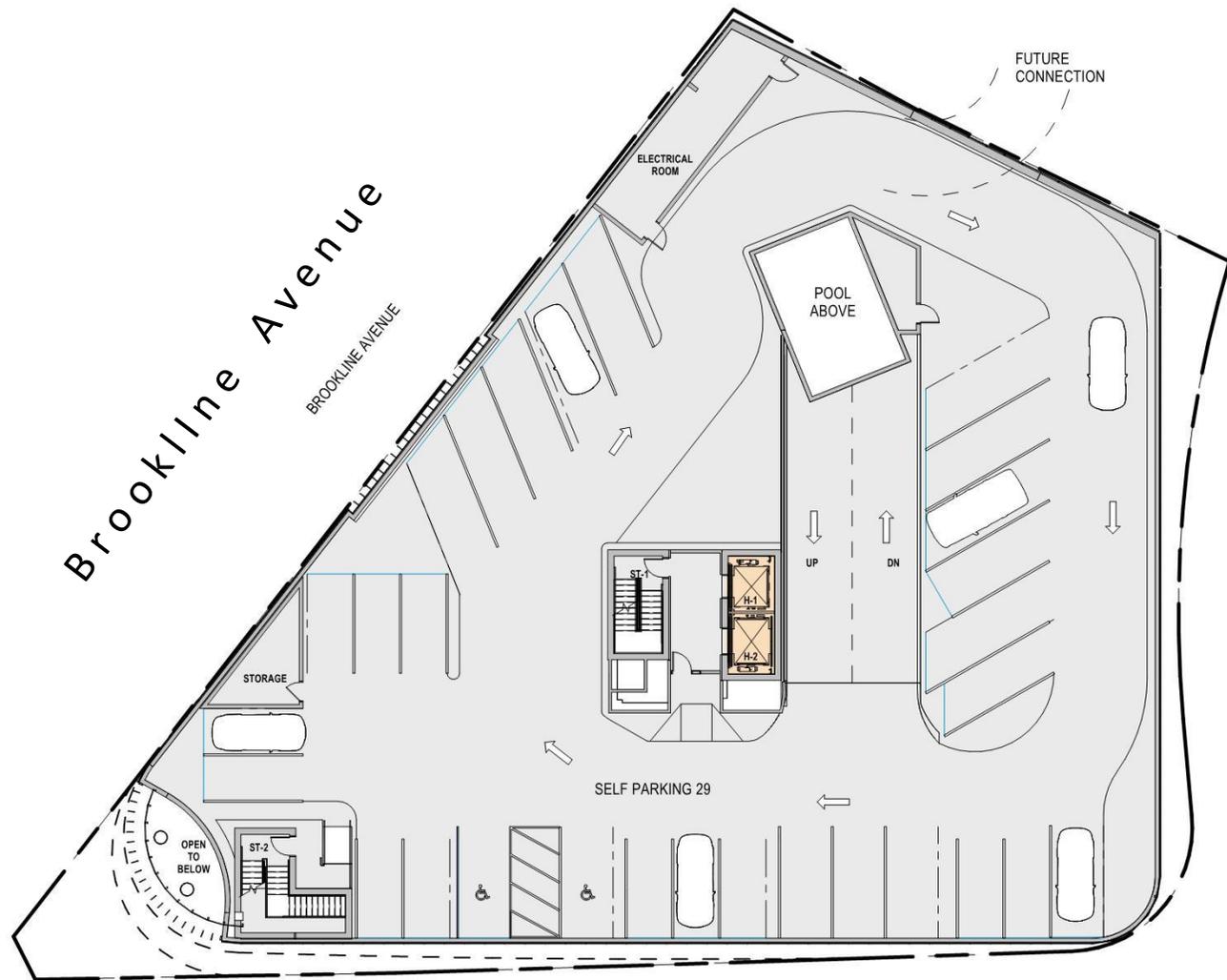
F + B STORAGE

WORK AREA

ST-1

DINING

BUFFET



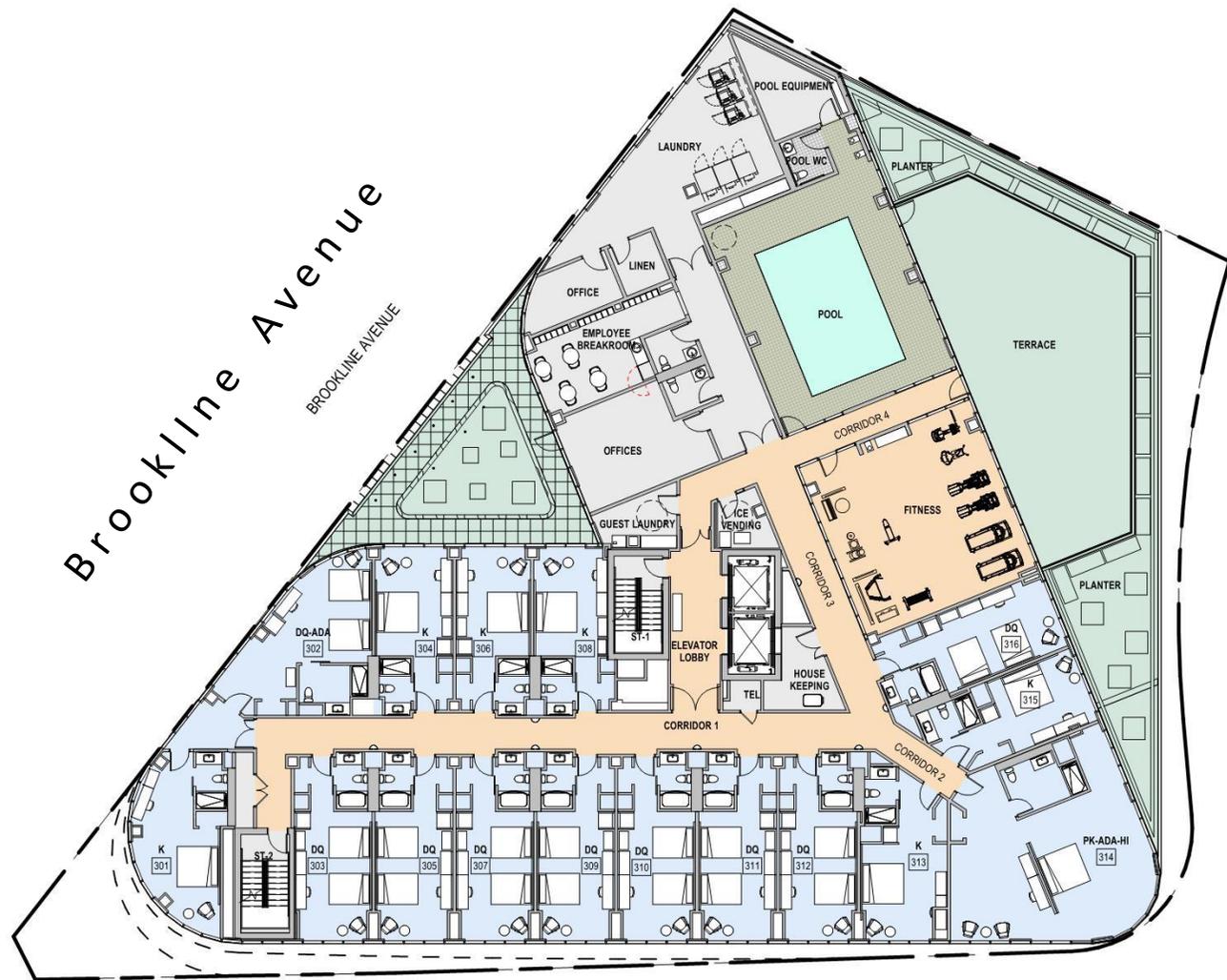
River Road
RIVER ROAD

Brookline Avenue
BROOKLINE AVENUE

Washington Street
WASHINGTON STREET



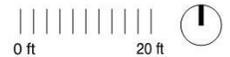
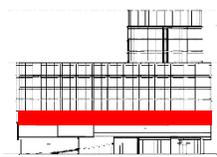
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Brookline Avenue
BROOKLINE AVENUE

River Road
RIVER ROAD

Washington Street
WASHINGTON STREET



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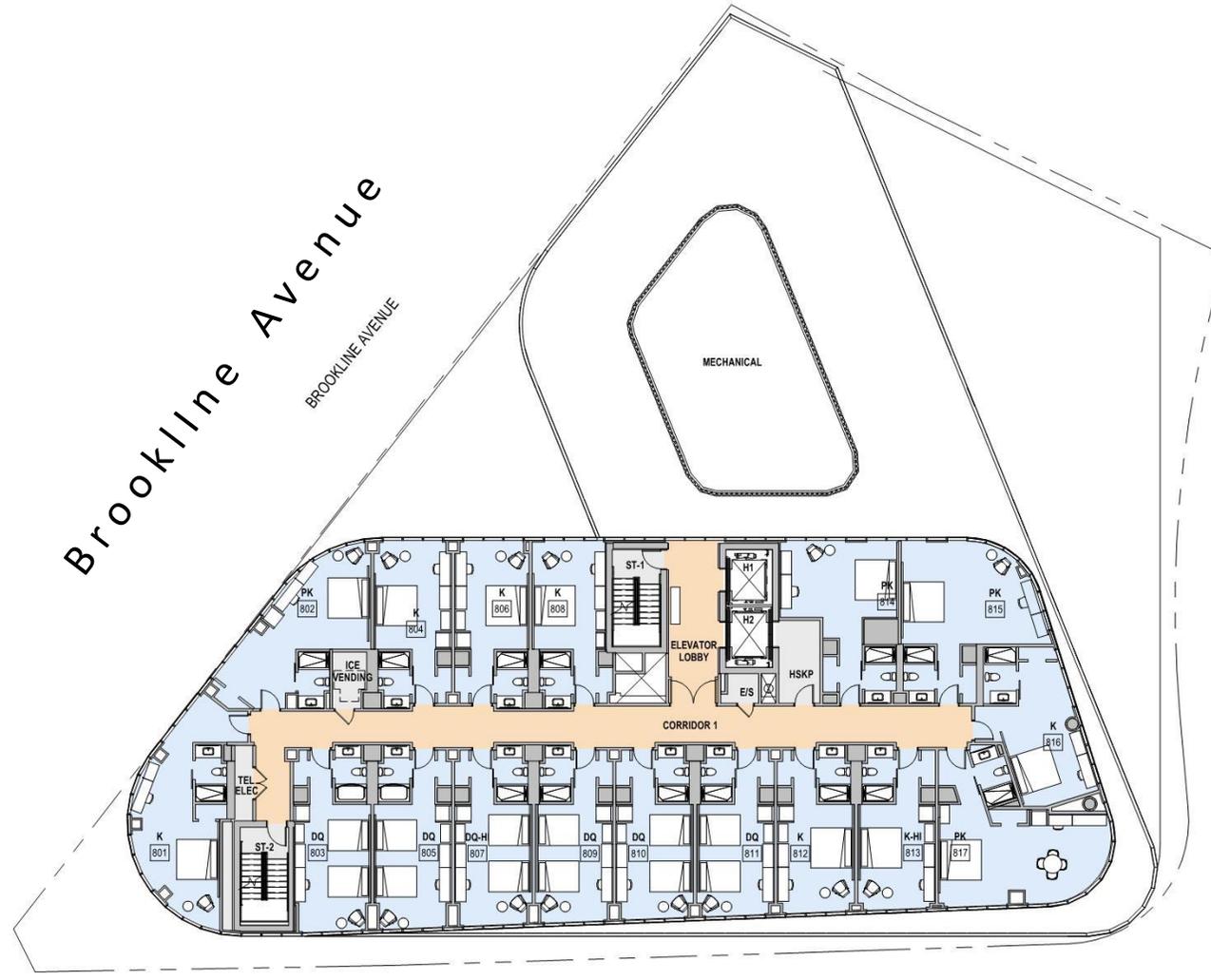
Brookline Avenue
BROOKLINE AVENUE

River Road
RIVER ROAD

Washington Street
WASHINGTON STREET



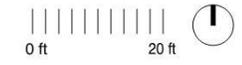
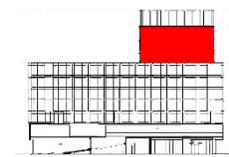
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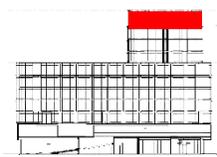
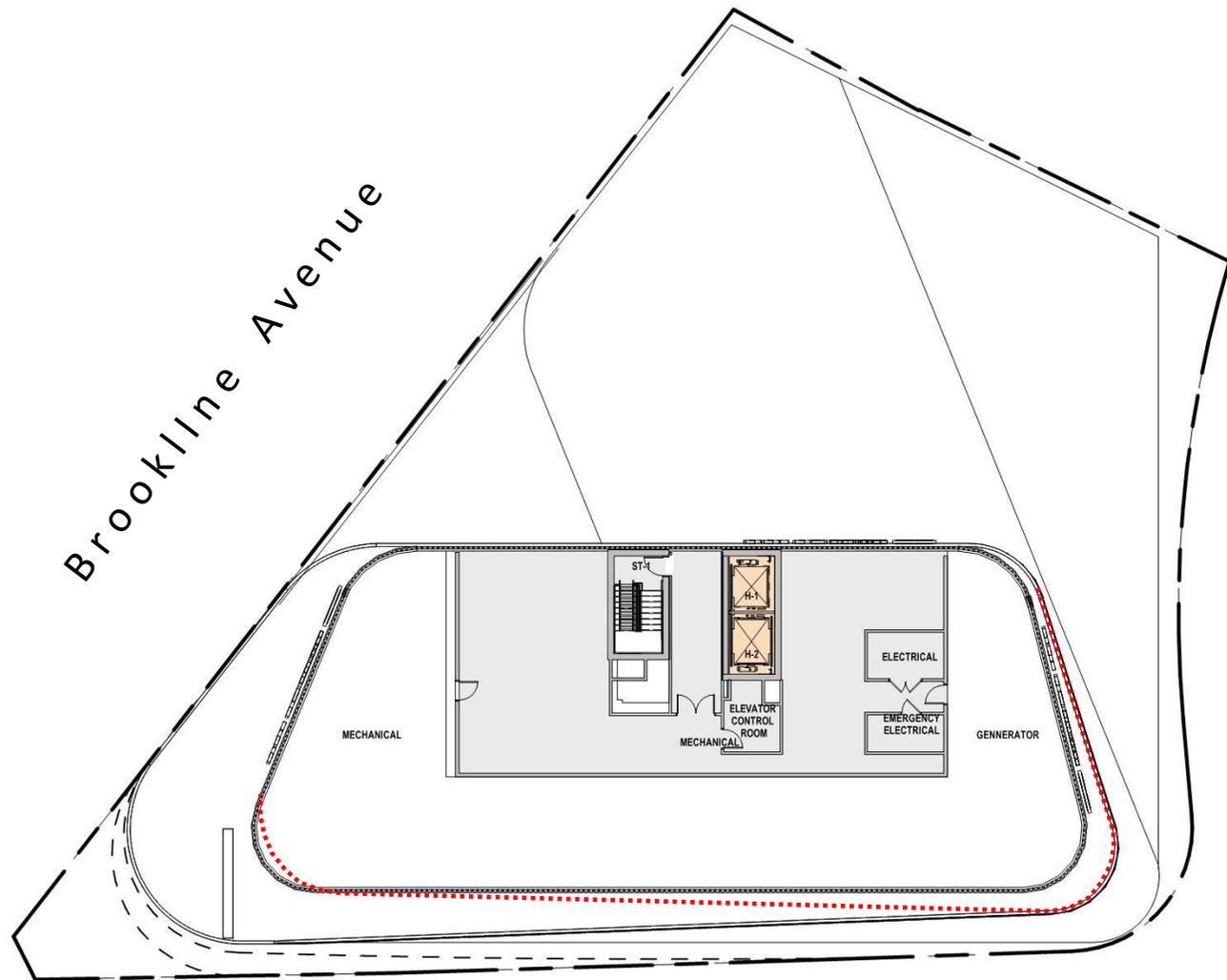
Brookline Avenue
BROOKLINE AVENUE

River Road
RIVER ROAD

Washington Street
WASHINGTON STREET



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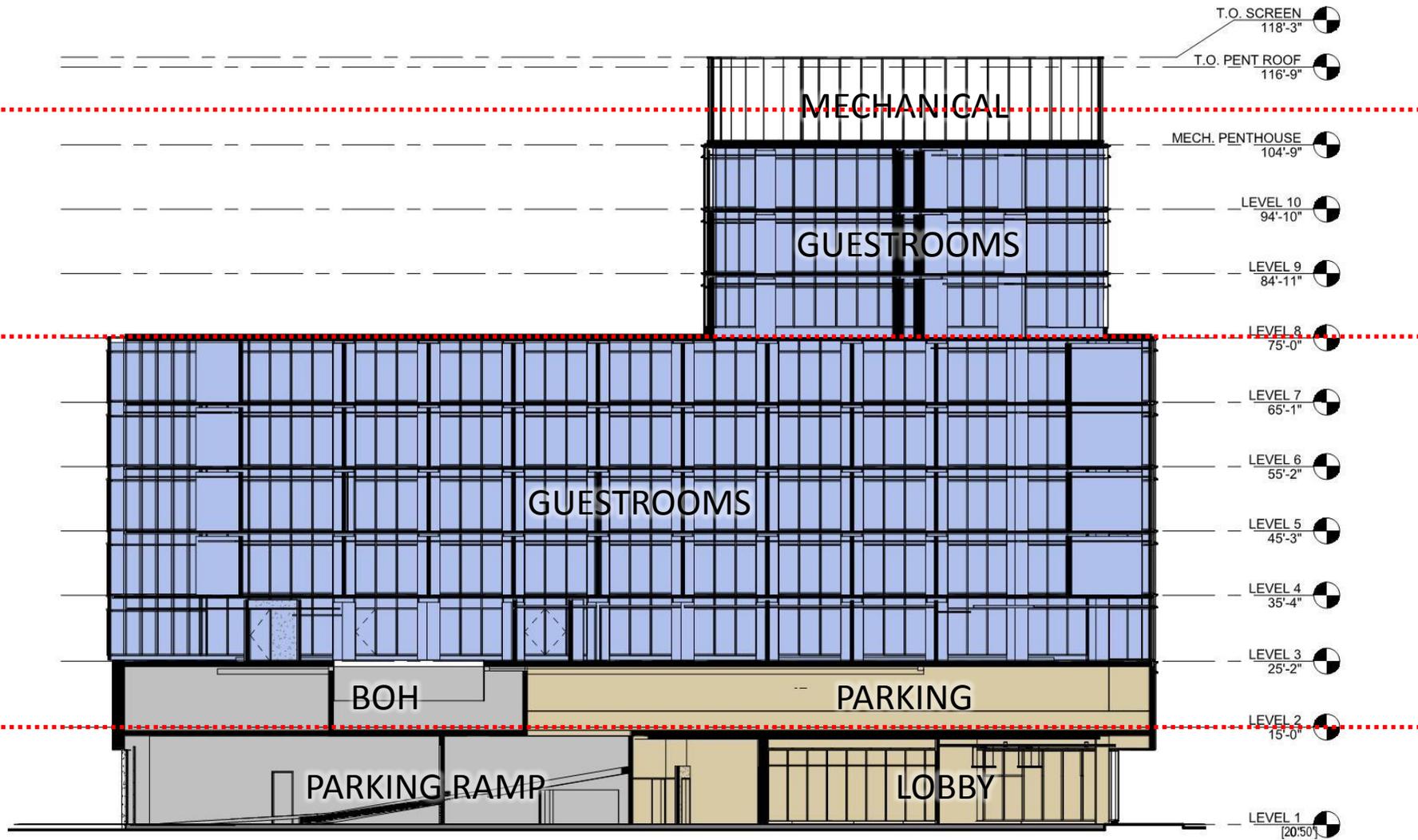


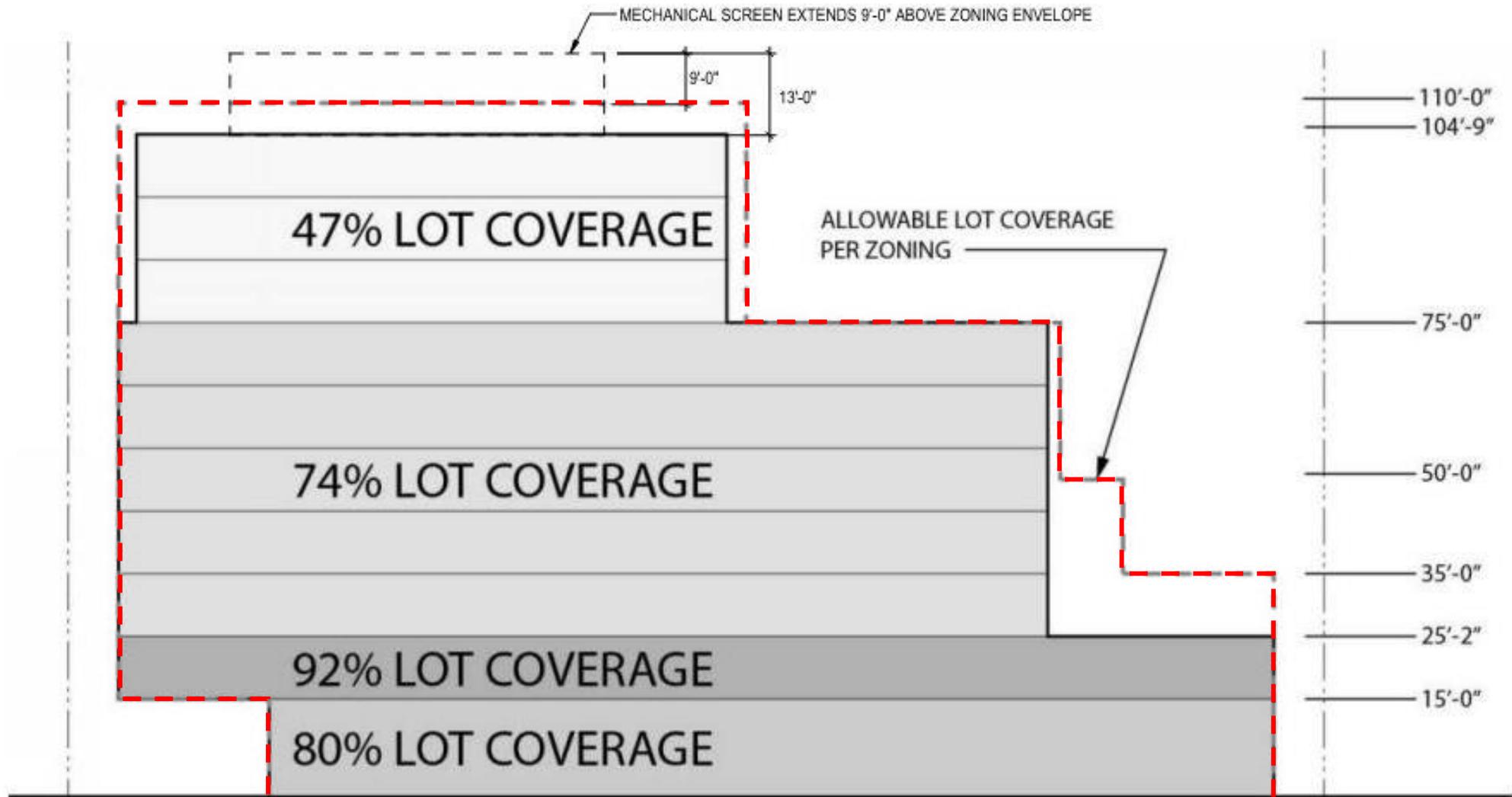
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110'-0"
ZONING

75'-0"
ZONING

15'-0"
ZONING





LOT COVERAGE - PROPOSED VS. ALLOWABLE BY ZONING











Hilton
Garden Inn

Hilton
Garden Inn



Hilton
Garden Inn



Garden Inn

Hilton
Garden Inn

1V91

1V91









Ilon
arden Inn



BUILDING SIGNAGE

An architectural rendering of a modern building complex. The central focus is a multi-story building with a curved facade and numerous windows. On the top of this building, there is a sign that reads "Hillier Centre". To the left, there is a large, dark, solid-colored building. In the foreground, there is a paved area and a row of trees with autumn-colored leaves on the right side. The sky is a clear, light blue.



The image shows a modern building facade with a curved wall of vertical wood panels. On the left, a man in a checkered shirt and khaki pants stands with his back to the camera, looking at the building. The Hilton Garden Inn logo, a stylized four-leaf clover, is mounted on the wall to the left of the text. The text "Hilton Garden Inn" is displayed in a large, white, serif font. To the right, a paved walkway leads to a glass entrance where a man in a light jacket and a woman in a blue top and dark pants are standing and talking. A row of tall, thin trees with green and reddish-brown foliage lines the walkway. The scene is brightly lit, suggesting a sunny day.

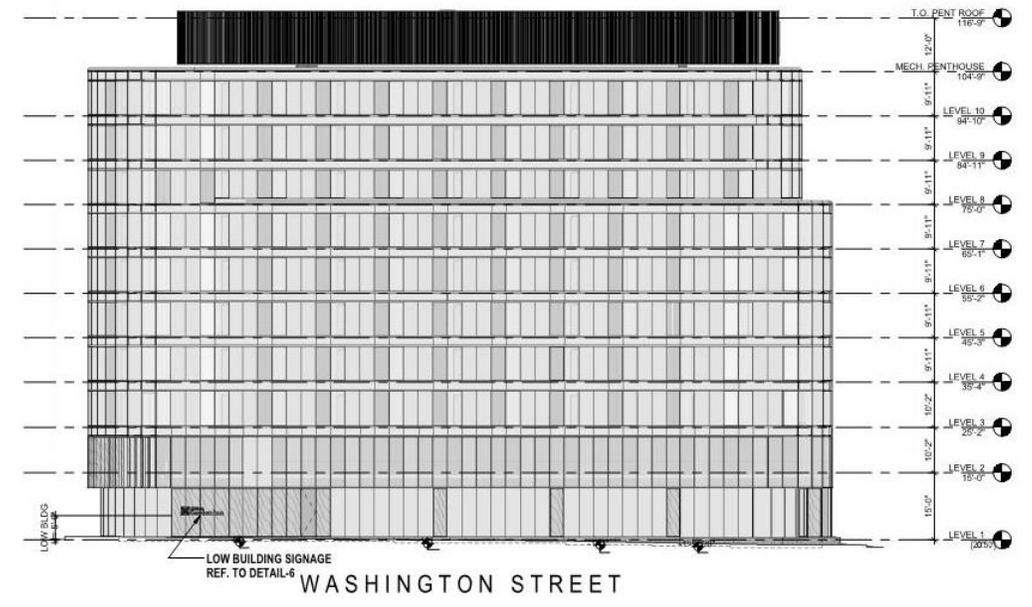
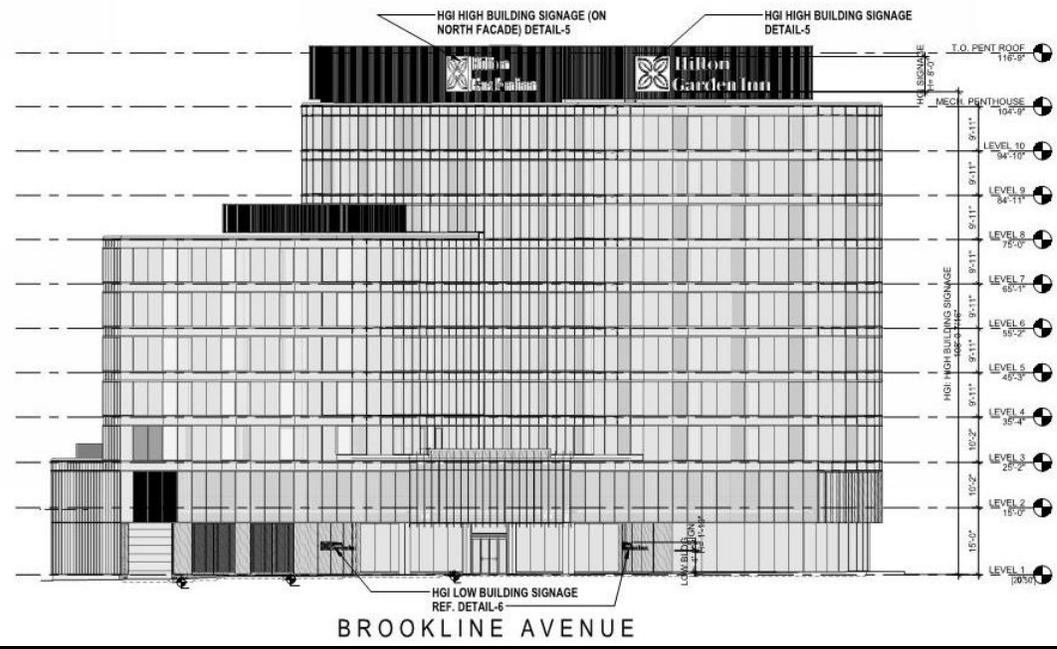
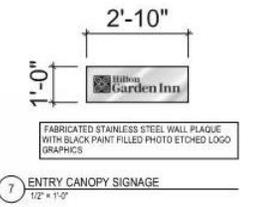
**Hilton
Garden Inn**

Building signage: Washington Street



Building signage: River Road





Brookline Avenue

River Road

LANDSCAPE

Proposed Hotel

Washington Street





Brookline Avenue

River Road

Proposed Hotel

Washington Street

NORTH



ntec

Successful Urban Tree Planting Strategies



Brookline Avenue

River Road

Structural Soil / Tree Grate Tree Plantings

Structural Soil / Tree Grate Tree Plantings

Structural Soil / Tree Grate Tree Plantings

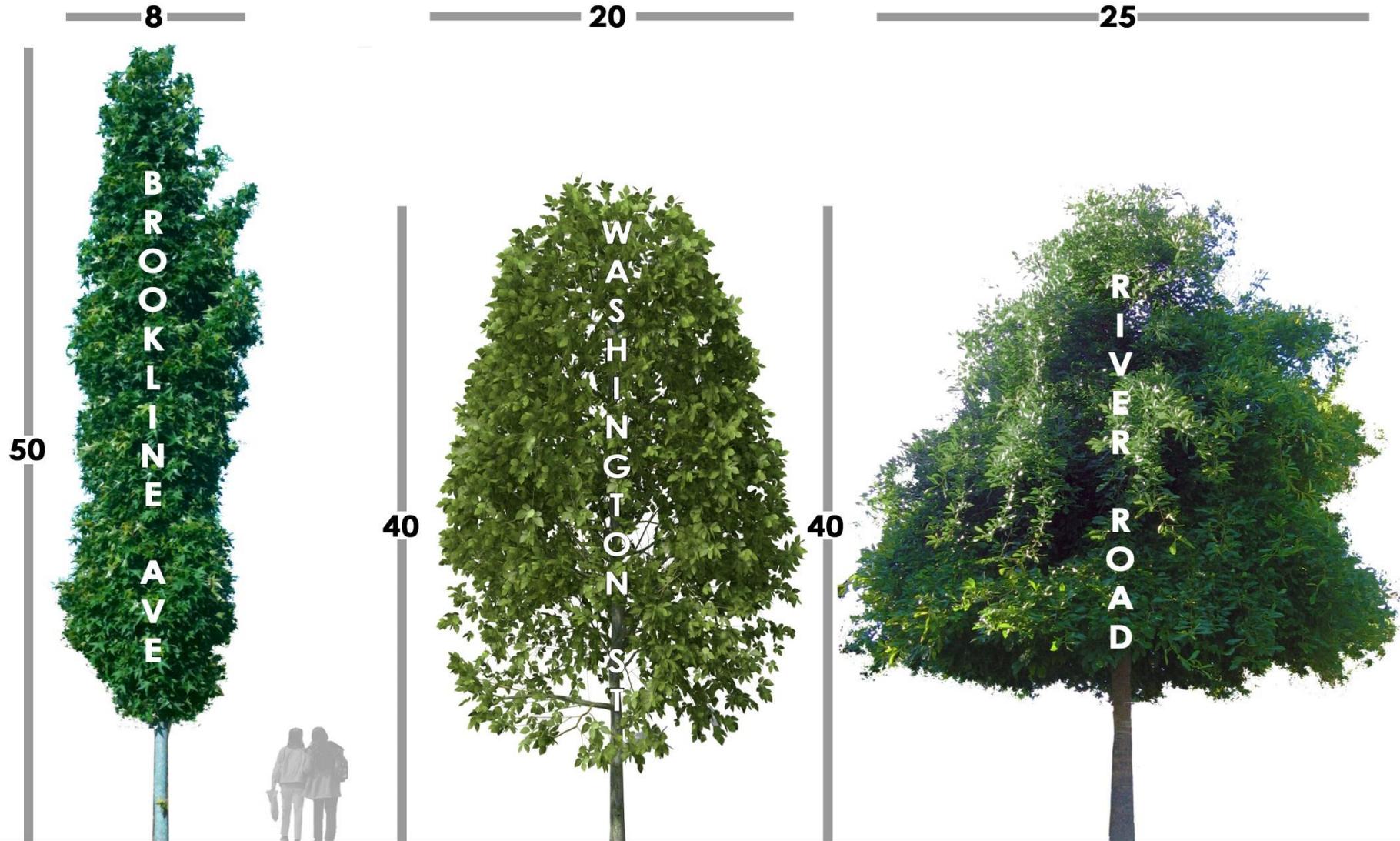
Proposed Hotel

Silva Cell / Tree Grate Tree Plantings

Washington Street



Suggested Streetscape Plant Species

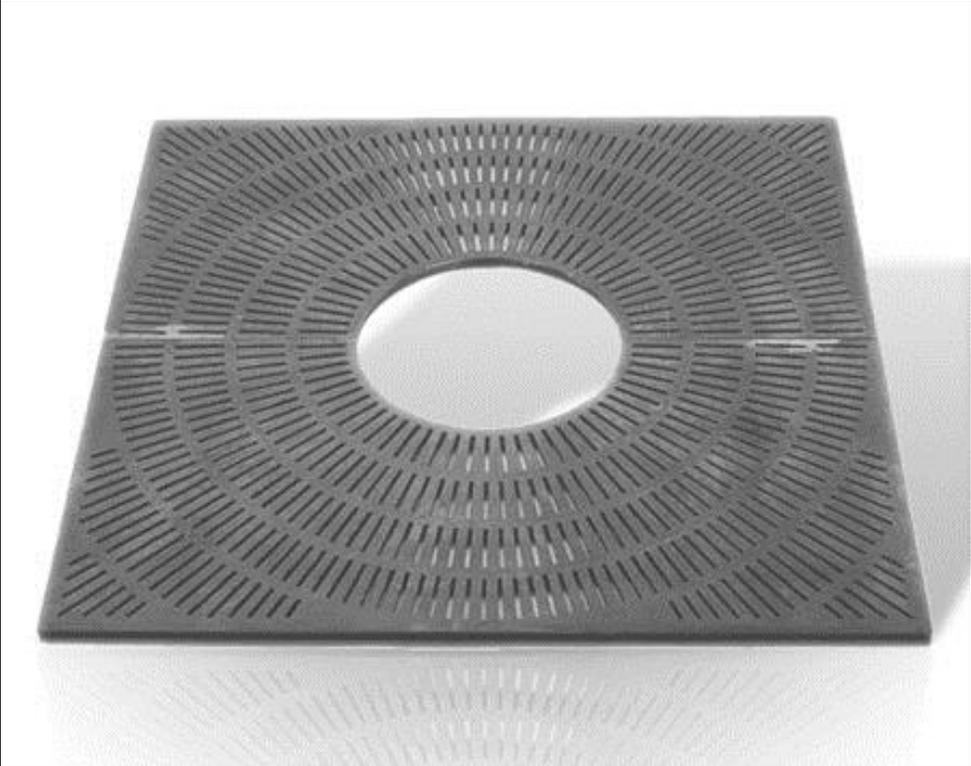


'Slender Silhouette' Sweetgum
Liquidambar styraciflua 'Slender Silhouette'

European Hornbeam
Carpinus betulus 'Fastigiata'

Black Tupelo
Nyssa sylvatica

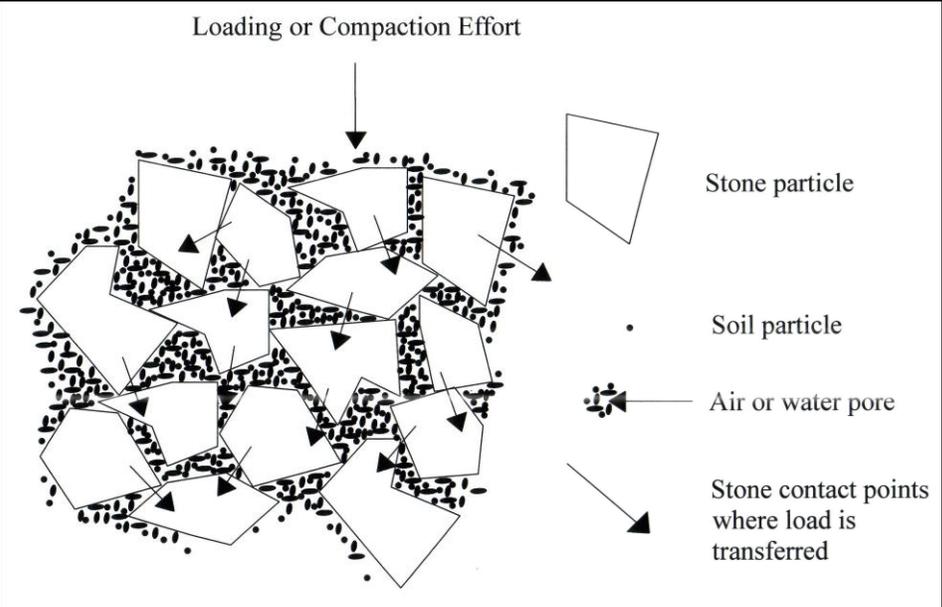
Tree Grates



Silva Cells



Structural Soil



Permeable Paving



Brookline Avenue

River Road

Washington Street

Proposed Hotel

Permeable Paving

Permeable Paving

Permeable Paving

Permeable Paving

Permeable Paving



Ample Public Seating



Varied Types of Seating



Ample Public Seating



Brookline Avenue

River Road

Washington Street

Backed Benches

Backless Bench

Backless Bench

Backed Benches

Proposed Hotel

Streetside Tables/Chairs

NORTH

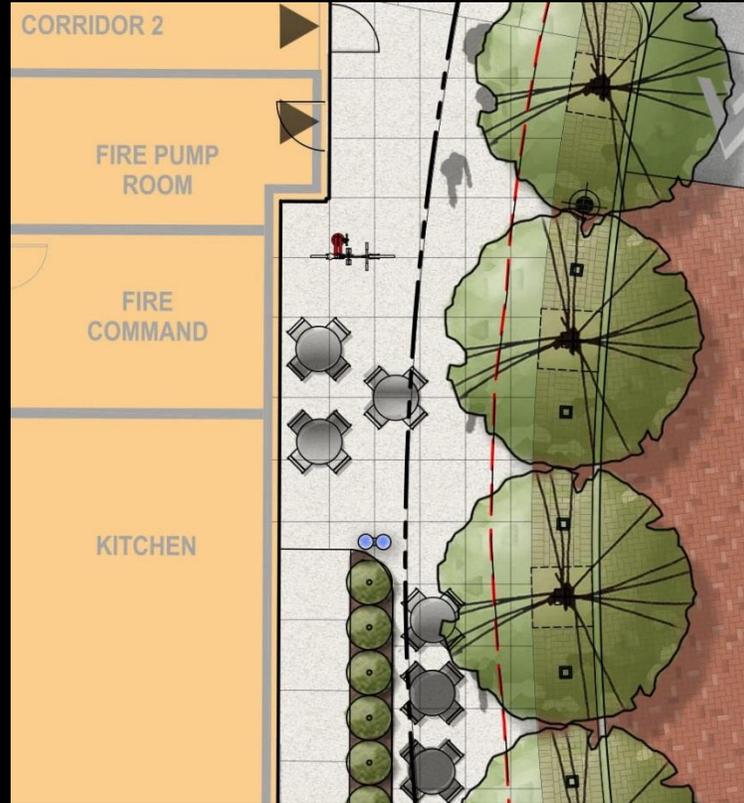
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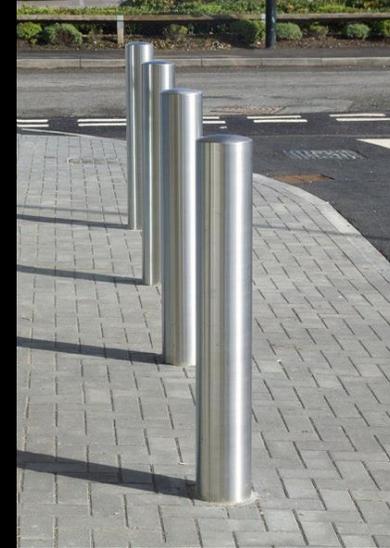
Bike Repair Station



Water Fountain / WiFi Area



Additional Site Amenities



A safe, clean, attractive & functional environment.

Additional Amenities

Pedestrian & Roadway Light Fixtures

Brookline Avenue

Pedestrian Light Fixtures

River Road

Bicycle Racks

Bicycle Racks

Proposed Hotel

Planting Beds

Decorative Bollards at Tabled Crossing

Pedestrian & Roadway Light Fixtures

Washington Street

NORTH



Site Lighting

