

Balfour at Brookline

ZONING ARCHITECTURAL SUB-COMMITTEE MEETING

October 24, 2019



welltower


BALFOUR
SENIOR LIVING

RAMSA
ROBERT A.M. STERN ARCHITECTS

Finegold Alexander Architects
an SDC-certified Women Business Enterprise (WBE)

Previous Zoning Committee Meeting Scheme Presented on 10/16



Site Plans

Previous Zoning Committee Meeting Scheme
Presented on 10/16



Current Scheme



■ SITE BOUNDARY

● MATURE TREES

▶ EXISTING CURB CUTS

▶ PROPOSED CURB CUTS

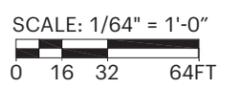
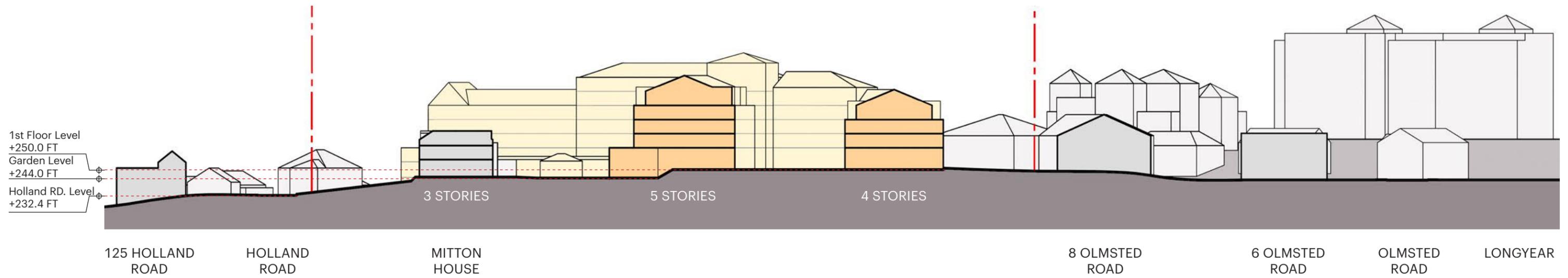


Current Scheme



Site Section

■ ■ ■ SITE BOUNDARY



Design Progress Summary

Previous Scheme 1



Previous Scheme 2



Previous Scheme 3



Zoning Committee Meeting Scheme Presented on 10/16



Current Scheme



Cons:

- Building mass is not broken down in scale to relate to the neighborhood.
- Building mass is too close to eastern neighbors.
- Only creates 2 inwardly facing courtyards.

Cons:

- Building mass is not broken down in scale to relate to the neighborhood.
- Only creates 1 inwardly facing courtyards.

Cons:

- Building mass is not broken down in scale to relate to the neighborhood.

Pros:

- Creates 3 inwardly facing courtyards.

Pros:

- Building mass is scaled down along Fisher Avenue and Holland Street to better relate to the neighborhood.

Cons:

- Height adjacencies to South and East are not preferred.

Pros:

- Building mass is scaled down along Fisher Avenue and Holland Street to better relate to the neighborhood.
- Height adjacencies to South and Eastern edges are improved.
- Improved arrival sequence.
- Vehicular traffic is contained on site.
- On grade parking has been reduced.
- Increased eastern courtyard extents.

Shadow Studies - Existing



9:00 AM JUNE 21



12:00 PM JUNE 21



3:00 PM JUNE 21



9:00 AM MARCH 21/ SEPTEMBER 21



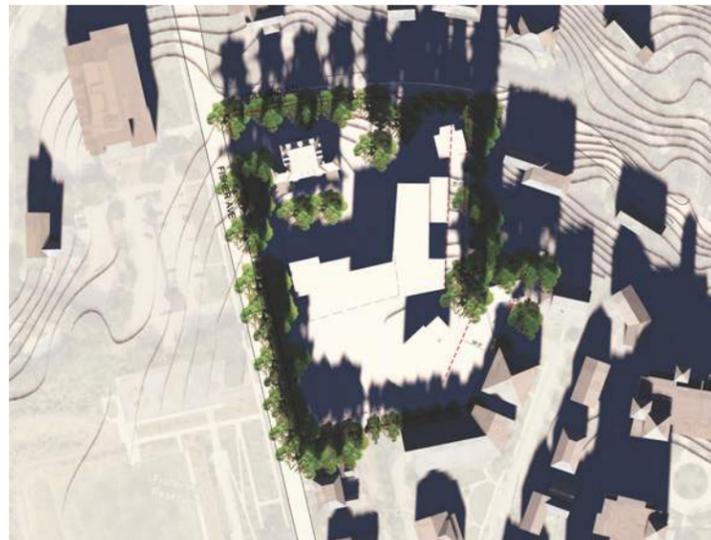
12:00 PM MARCH 21/ SEPTEMBER 21



3:00 PM MARCH 21/ SEPTEMBER 21



9:00 AM DECEMBER 21



12:00 PM DECEMBER 21



3:00 PM DECEMBER 21



Shadow Studies - Current



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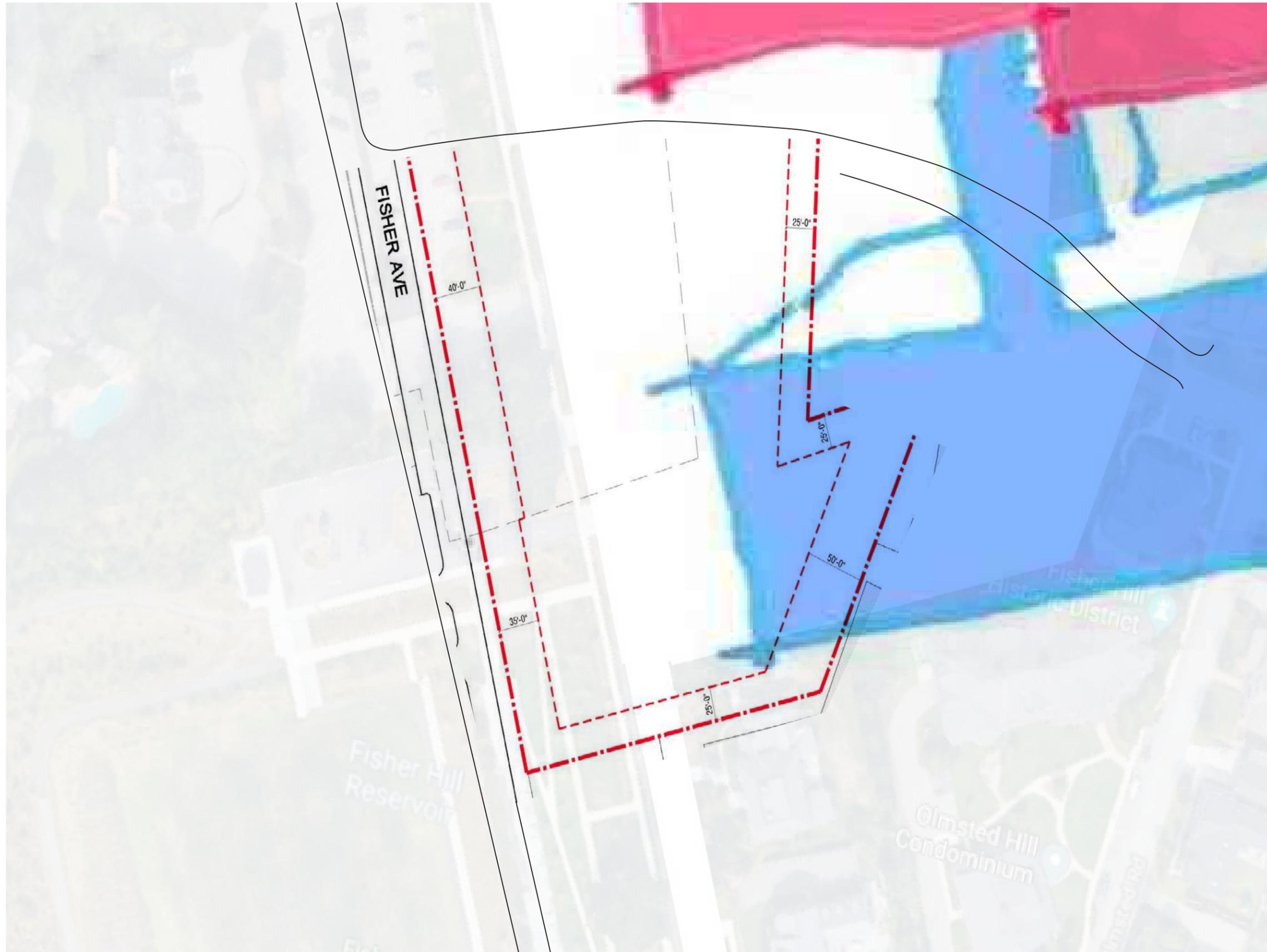
12:00 PM DECEMBER 21



3:00 PM DECEMBER 21



Shadow Studies - Comparison



- EXISTING BUILDING MASS
- EXISTING SHADOW
- CURRENT BUILDING MASS
- CURRENT SHADOW

3:00 PM MARCH 21/ SEPTEMBER 21



Site Plan



 SITE BOUNDARY

TOTAL UNITS : 160
TOTAL PARKING : 96
- SURFACE PARKING : 63
- UNDERGROUND PARKING : 33

SCALE: 1/64" = 1'-0"
0 16 32 64FT



Garden Level Plan



-  SITE BOUNDARY
-  FRONT OF HOUSE PROGRAM
-  BACK OF HOUSE PROGRAM
-  PARKING

SCALE: 1/64" = 1'-0"
0 16 32 64FT



First Floor Plan



-  SITE BOUNDARY
-  FRONT OF HOUSE PROGRAM
-  BACK OF HOUSE PROGRAM
-  PARKING

SCALE: 1/64" = 1'-0"
0 16 32 64FT



Regional Architectural Character



S.S. PIERCE BUILDING



73 SEAVER STREET (SHEPLEY, RUTAN & COOLIDGE, 1892)



MITTON HOUSE



90 HOLLAND ROAD



166 FISHER AVENUE



80 SEAVER STREET (BATCHELDER HOUSE)

Architectural Character



PROPOSED HOTEL AT LAKE GEORGE, NY, FRANK CORNELL

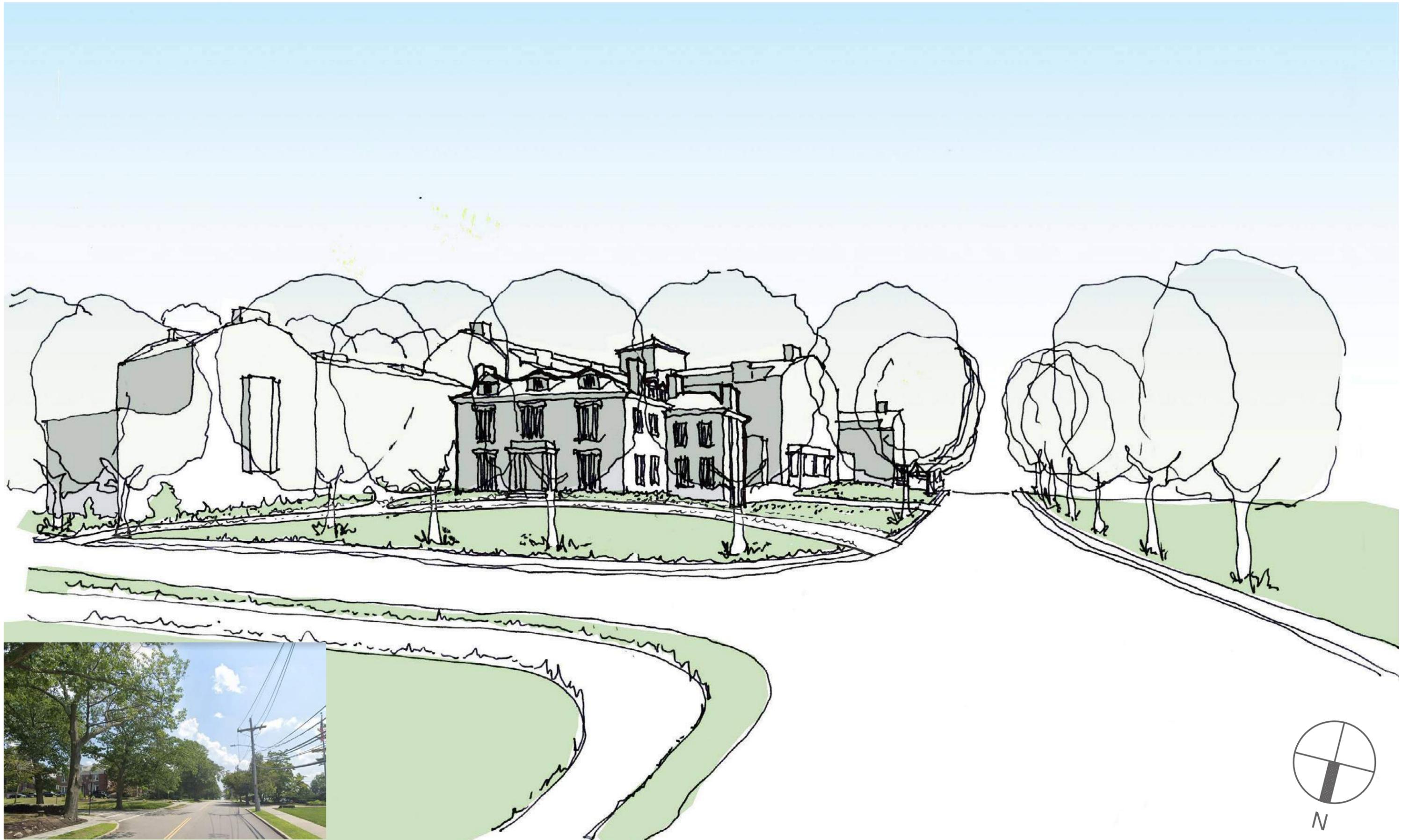


UNIVERSITY OF DELAWARE

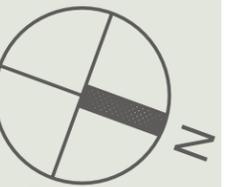
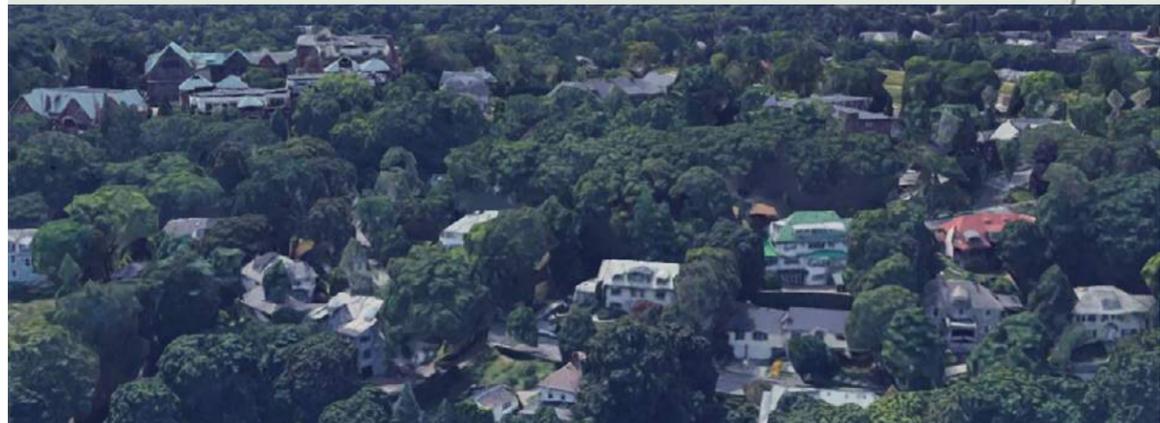


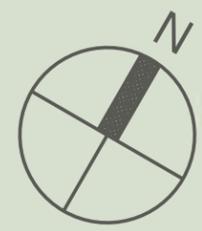
JOHN VOGELSTEIN DORM, TAFT SCHOOL

Relating to the Residential Scale of the Neighborhood



Building Steps Naturally in Connection with Landscape

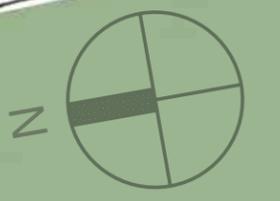




Existing Tree Canopy



Building Steps Down to Holland Road and Fisher Avenue



RAMSA