



# BOYLSTON STREET CORRIDOR STUDY COMMITTEE

3-3-2022

Notes taken during meeting  
shown in underline and red text

# BROOKLINE HILLS OVERLAY DISTRICT



# BROOKLINE HILLS OVERLAY DISTRICT - REQUIREMENTS

- Demolition of existing Residential Units not allowed unless project results in increase of at least 20% more Residential Units, or one net new unit, whichever is greater
- Any affordable unit requirement must be provided on-site
- Any above-ground structured parking shall not face Boylston Street— is this still needed or could it go to Design Guidelines Committee members indicated this concept is already in zoning generally, and additional language here likely not needed
- Tree Canopy mitigation plan & heat island mitigation plan
- Street trees every 25' or equivalent as approved by Director of Parks & Open Space
- LEED Silver Certifiable or higher (note that Attorney General just struck Fossil-Fuel Free even as Overlay Incentive for Emerald Isle District)
- Would be reviewed as Major Impact Project including Design Review

# BROOKLINE HILLS OVERLAY DISTRICT - ALLOWANCES

Note: No motion for the U-Haul site was successfully voted on. The Madris, Boylston Place site, Valvoline/Dunkin' Donuts and Audi Car Dealership sites were voted as zoning draft indicates. Meeting ended with this slide.

- Height can be increased to allow up to six stories at Madris site, Boylston Place site, Audi car dealership site, and U-Haul site; up to five stories at Valvoline/Dunkin' Donuts site
- Floor Area Ratio could go up to 3.0

Site	Base FAR (existing)	Overlay Allowable FAR	Overlay Additional FAR with incentivized uses	Base Height (existing)	Allowable Height
Madris	0.5	3.0	<u>3.5</u>	40'	<u>up to 6 stories</u>
Boylston Place	2.0 to 2.5	3.0	<u>3.5</u>	45' to 70'	<u>up to 6 stories</u>
Audi Car Dealership	2.0 to 2.5	3.0	<u>3.5</u>	45' to 70'	<u>up to 6 stories</u>
U-Haul Site	2.0 to 2.5	3.0	3.5	45' to 70'	up to 6 stories
Valvoline/Dunkin' Donuts	1 to 1.3	3.0	<u>3.5</u>	35' to 40'	<u>up to 5 stories</u>

# BROOKLINE HILLS OVERLAY DISTRICT — INCENTIVIZED ADDITIONAL ALLOWANCES

- Floor Area Ratio could go up to 3.5 if at least 0.5 is one or more of the following uses:
  - Daycares and Commercial Uses incentivized in Transit Overlay District, including retail and office/medical office, but not banks
  - Affordable Units
  - Subsidized non-residential space

# BOYLSTON STREET EAST OVERLAY DISTRICT



# BOYLSTON STREET EAST OVERLAY DISTRICT - REQUIREMENTS

- Same as Brookline Hills Overlay District except review is Site Plan Review at Planning Board and not discretionary
- Maximum height reduced from 40' to 35'
- Existing FAR is 1.0
- Conformance to Zarrillo building envelope
  - Allowable height envelope is 10' at rear property line and increases at a slope of 1:1 towards Boylston Street, except mechanical penthouse can bump up another 10' if not viewable from public sidewalk
  - First floor setback from Boylston Street property line by 8', 12' clear ceiling height, and 65% minimum transparency
  - Minimum 5% Landscaped Open Space

# BOYLSTON STREET EAST OVERLAY DISTRICT - ALLOWANCES

- Special Permit process not required for Design Review or Inclusionary Zoning
- Special Permits or Variances not triggered simply for change of use of existing buildings
- Some flexibility on required non-residential ground floor space otherwise required, although projects of 10 or more units need to have at least 1,200 square feet to be designed for non-residential space





# ALSO...

Zoning District of White Place Commercial Site

Depth of required residential use in multi-family buildings in commercial space