preliminary presentation to the
Brookline Planning Board

July 24, 2014
Presentation Outline

I. Introduction and team

II. Project background

III. New approach

IV. Anticipated schedule

V. Some key planning and design issues
Project Team

Owner
Boston Children’s Hospital
Charles Weinstein, Esq.

Architect
Elkus Manfredi Architects
Sam Norod
Tim Talun

Attorneys
Goulston & Storrs
Marilyn L. Sticklor
Darren Baird
Kevin Renna
William Seuch

Civil Engineers
VHB/Vanasse Hangen Brustlin, Inc.
Mark Junghans
Sean M. Manning
Howard Moshier

Traffic Engineers
Howard/Stein-Hudson Associates, Inc.
Robbie Burgess
Skye Levin

Geotechnical/Environmental
Sanborn Head & Associates
Matthew DiPilato
Patricia Pinto

Landscape Architect
Mikyoung Kim Design
Mikyoung Kim
Bill Madden
Bryan Chou

Development Consultant
Stantec Consulting
George Cole
Project Background

I. Site Location

II. Existing Conditions

III. Legal Lots and Ownership

IV. Gateway East Project

V. Project History and 2009 Approvals
Existing Conditions

435 Parking Spaces on site

4 Level Existing Garage
- 359 Spaces

2 Brookline Place
- 2 Story Commercial
- 26 Spaces

4 Brookline Place
- 2 Story Commercial
- 29 Parking Spaces under building

5 Brookline Place

1 Brookline Place
- 6 Story Medical Office
- 105,120 sf

Station Street
Pearl Street
Brookline Avenue
Washington Street
Legal Lots and Ownership

LOT ‘A’
2 BROOKLINE PLACE
57,040 SF
VILLAGE PLAZA LIMITED PARTNERSHIP

LOT ‘B’
1 BROOKLINE PLACE
87,468 SF
BROOKLINE VILLAGE II LIMITED PARTNERSHIP

LOT ‘C’
5 BROOKLINE PLACE
12,242 SF
VILLAGE WATERWORKS LIMITED PARTNERSHIP

Children’s One Brookline Place LLC
Children’s Five Brookline Place LLC
Gateway East Plan
2009 Scheme
2009 Scheme
A New Approach

- Look at the overall site planning, not just 2-4 Brookline Place parcel
- New zoning allows parking above grade; limited to 683 built spaces for the entire GMR zone
- Reorientation of the public spaces towards Brookline Village and passage through the site to Route 9
- Massing broken into two buildings
Area Plan
Existing Conditions
New Approach

- Direct pedestrian connection across site; enhanced green space facing Brookline Village T station
New Approach

- Direct pedestrian connection across site; enhanced green space facing Brookline Village T station
- Divide building mass into two smaller pieces:
  - New wing added to existing 1 Brookline Place
New Approach

• Direct pedestrian connection across site; enhanced green space facing Brookline Village T station

• Divide building mass into two smaller pieces:
  • New wing added to existing 1 Brookline Place
  • New 8 story office building oriented along Washington Street, pulled away from Station Street
New Approach

• Direct pedestrian connection across site; enhanced green space facing Brookline Village T station

• Divide building mass into two smaller pieces:
  • New wing added to existing 1 Brookline Place
  • New 8 story office building oriented along Washington Street, pulled away from Station Street

• Replacement and expansion of existing garage to handle all parking; reduce overall parking count from previous scheme
New Approach
View from Brook House (Floor 6)
View from 30-34 Station Street (Floor 3)
Landscape Diagram
Site Plan
View from Brookline Village Station
View from Pearl Street
View of Plaza
To Washington Street / Route 9
### Anticipated Schedule

<table>
<thead>
<tr>
<th>Time</th>
<th>Event Description</th>
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<tbody>
<tr>
<td><strong>Fall 2013</strong></td>
<td>Initiation of planning for a new development scheme; Selectmen’s Advisory Committee appointed</td>
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<td><strong>Spring 2014</strong></td>
<td>Warrant for zoning change presented to Town Meeting for approval – Approved 170 to 9</td>
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<tr>
<td><strong>3rd Qtr. 2014</strong></td>
<td>Application for Special Permit filed with Town</td>
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<tr>
<td><strong>1st Qtr. 2015</strong></td>
<td>Special Permit issued by ZBA</td>
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<td><strong>2015-2016</strong></td>
<td>Construction start on garage</td>
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<td><strong>2016-2017</strong></td>
<td>New garage complete, construction start on buildings</td>
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<tr>
<td><strong>2019</strong></td>
<td>Construction complete</td>
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Some Key Planning and Design Issues

- The character and uses of the public open spaces
- How the buildings meet the ground; materiality and program
- The look and feel of the building architecture
- How the garage faces the public open space and Brookline Village
- The integration of the site, the surrounding streets and the Brookline Village Station area
- Encouraging alternative modes of transportation to the site
- Encouraging active and diverse use of the site throughout the day and evening
- Integrated design approach to sustainability