Boston Children's Hospital

brookline place

presentation to the

Brookline Planning Board

January 22, 2015

Presentation Outline

I. Introduction

II. Architecture and Design

III. Landscape Design

IV. Traffic and Parking

V. Mitigation and Public Benefits

I. Introduction

Project Team

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Current Property

- Site Area: 144,504 sf
- One Brookline Place: 105,120 sf medical office building
- 2-4 Brookline Place: 35,000 sf retail and office building
- Brookline Place garage: 359 parking spaces
- Other parking on site and in 2-4 Brookline Place: 76 spaces
  - Total parking on site: 435 spaces

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Proposed Development Program

- Site Area: 144,504 sf
- One Brookline Place: 105,120 sf existing and a 47,000 sf expansion
  - Total: 152,120 sf
- Two Brookline Place: 182,500 sf new retail, and medical and general office building
- Brookline Place garage: 683 parking spaces, and an additional 137 spaces to be managed parking
  - Total parking on site: 820 spaces
  - Parking will serve entire GMR 2.0 District

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Background

2008-2010	First development permitted
Summer, 2013	New development permitting initiated
Fall / Winter, 2014	Review of new concept and development plan
Spring, 2014	Revised zoning for GMR-2.0 zone approved at Town Meeting
Summer / Fall, 2014	Design process with Design Advisory Team
December, 2014	Application for Special Permit filed

Goal: receipt of Special Permit and other permits – Q2, 2015

Goal: begin construction – Q3, 2015

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II. Architecture and Design

Site Location

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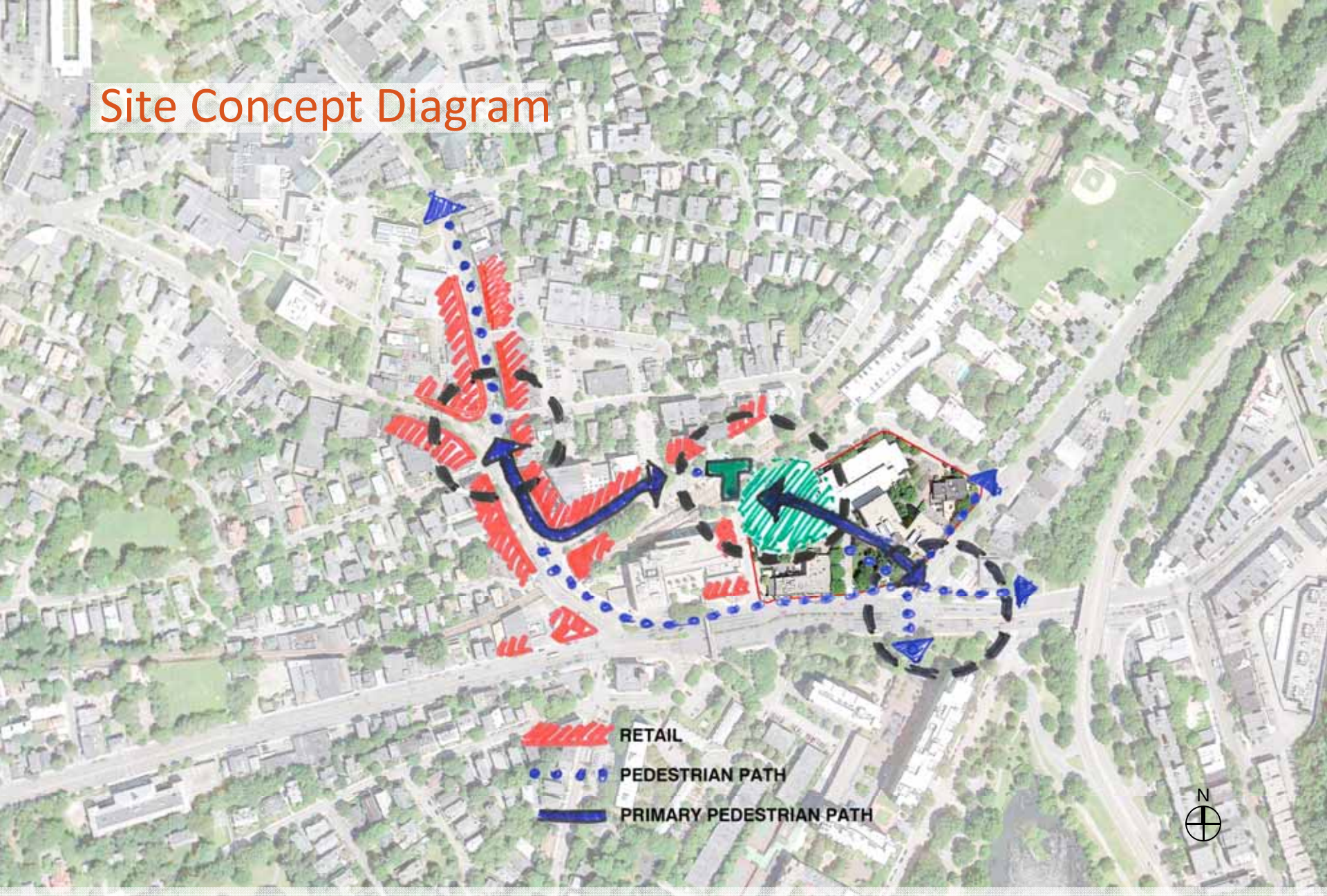
Site Concept Diagram



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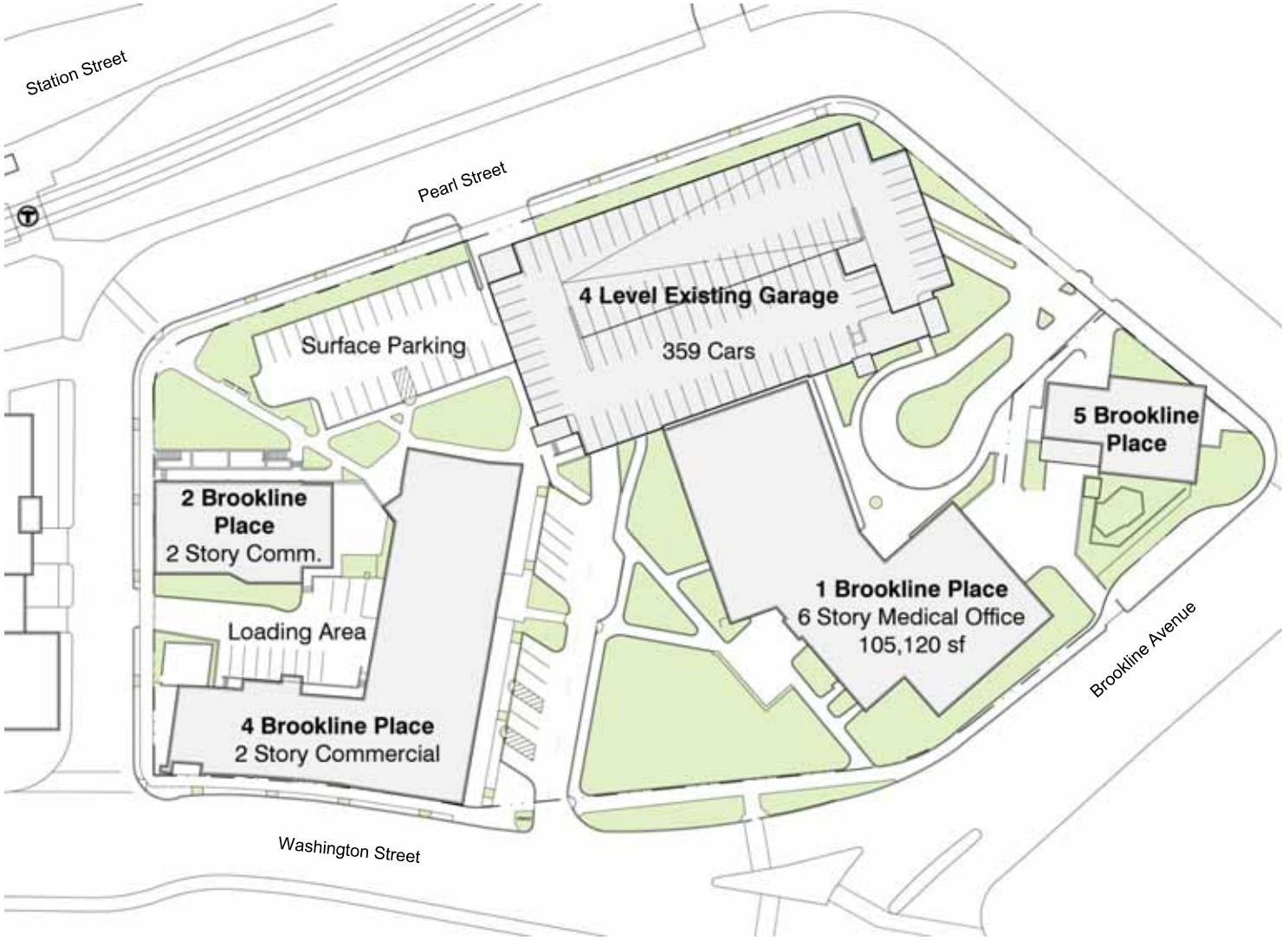
Existing Conditions



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Zoning Scheme

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Current Ground Floor Site Plan

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Overview of DAT Process

August 26	'Principles of development' discussion
September 15	Three conceptual site concepts presented
October 9	Refined site concepts presented; DAT Preferred scheme selected
October 22	Refined building massing and landscape concepts presented; discussion of building materiality initiated.
November 5	Building designs presented; discussion of building architecture
December 10	Refined building and landscape designs presented; discussion of landscape design and building architecture refinements

11/5 & 11/16 Elevations

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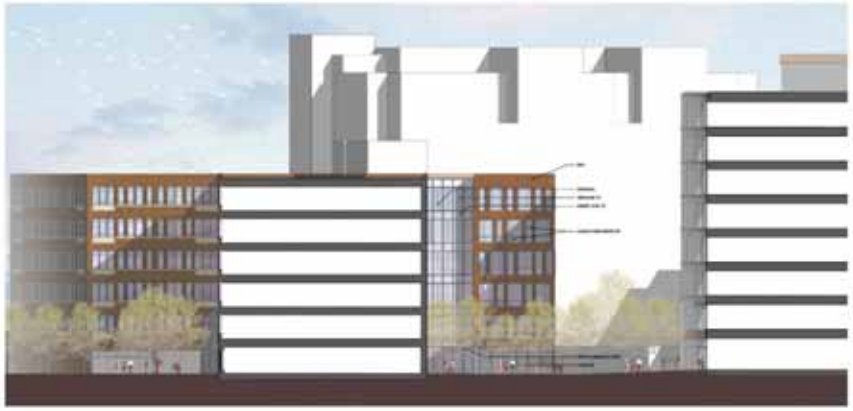
11/5 & 11/16 Elevations



NORTH ELEVATION - 1 BROOKLINE PLACE ADDITION

WEST ELEVATION - 1 BROOKLINE PLACE ADDITION

EAST ELEVATION - 2 BROOKLINE PLACE

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11/5 & 11/16 Elevations

NORTH ELEVATION - GARAGE

WEST ELEVATION - GARAGE

EAST ELEVATION - GARAGE

NORTH ELEVATION - GARAGE

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Key Issues – November 5 DAT Meeting

- Simplify building architecture to reinforce overall site concept
  - Address SW corner of 2BP
  - Reconsider curved elements of 1BP addition facade
  - Reconsider material expression at 2BP retail base
- Refine architectural expression of garage
- Establish relationship between building elements facing open space

Additional Issues –

November 16 Planning Board Meeting

- Refine garage architecture and minimize expression of sloping ramps
- Craft pedestrian realm, integrating landscape and building edge design

Current Elevations

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Current Elevations

NORTH ELEVATION - 1 BROOKLINE PLACE ADDITION

WEST ELEVATION - 1 BROOKLINE PLACE ADDITION

EAST ELEVATION - 2 BROOKLINE PLACE

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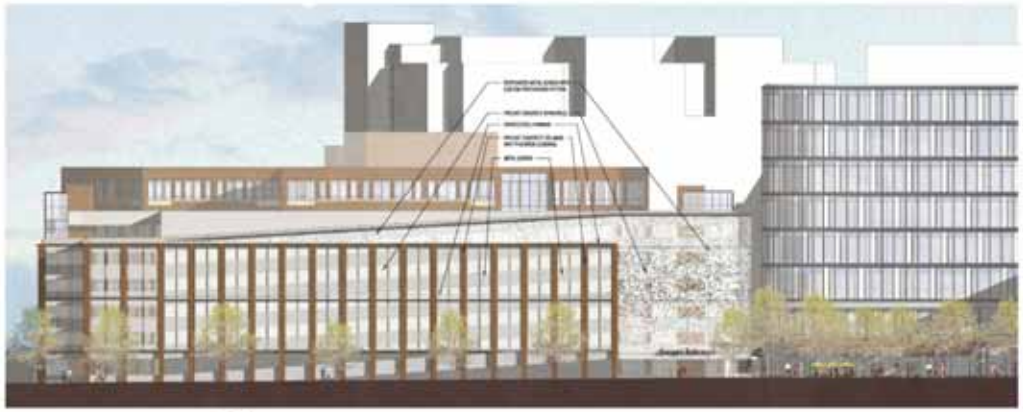
Current Elevations



1 NORTH ELEVATION - GARAGE

2 WEST ELEVATION - GARAGE

3 EAST ELEVATION - GARAGE

4 NORTH ELEVATION - GARAGE

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Aerial View from SE

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Aerial View from NW

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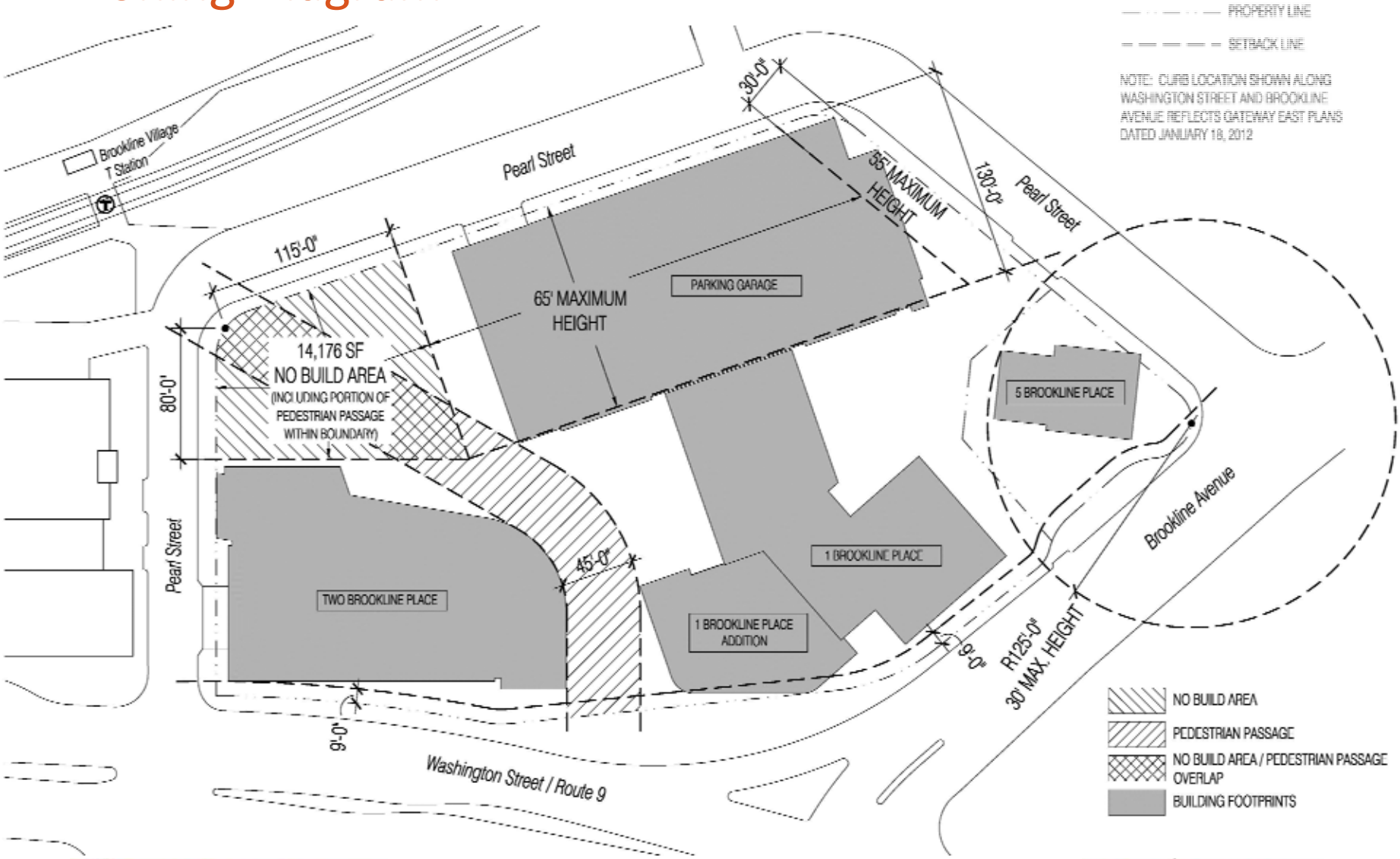
Zoning Diagram



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Ground Floor Site Plan

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III. Landscape Design

Landscape Guiding Principals

- Create a vibrant Public Gathering space with **Outdoor Rooms**
- Integrate **Sustainability** into the Landscape Campus
- Create a **Universally Accessible** Landscape Space
- Establish **Visual | Physical Connections** from Architecture to Landscape
- Create an **Easily Maintained durable** Green Space
- Create a **Strong Landscape Character** with programming and design

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Landscape Diagram: Outdoor Rooms

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Landscape Site Plan

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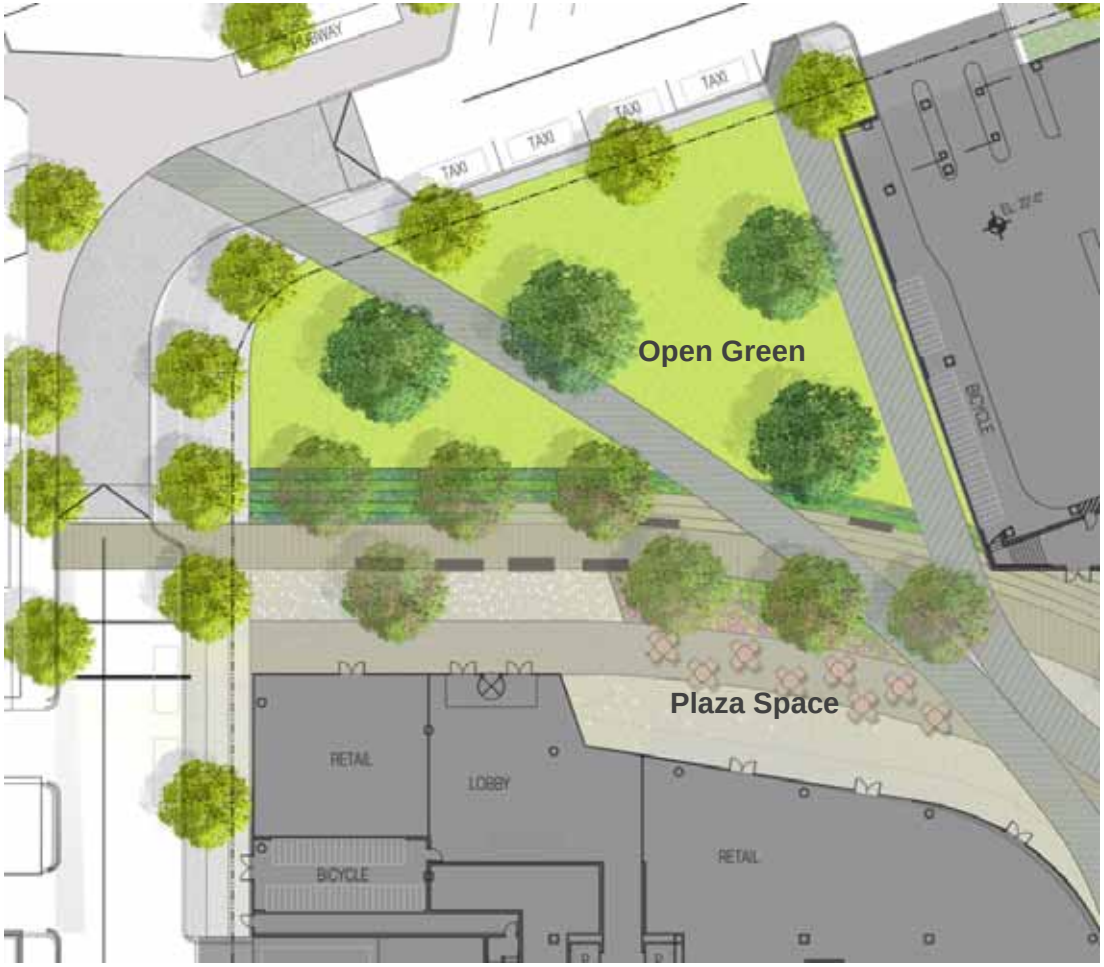
Landscape Diagram: Paths and Movement

Pearl Street Outdoor Room: Open Green with Landform



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Pearl Street Outdoor Room: Plaza Space

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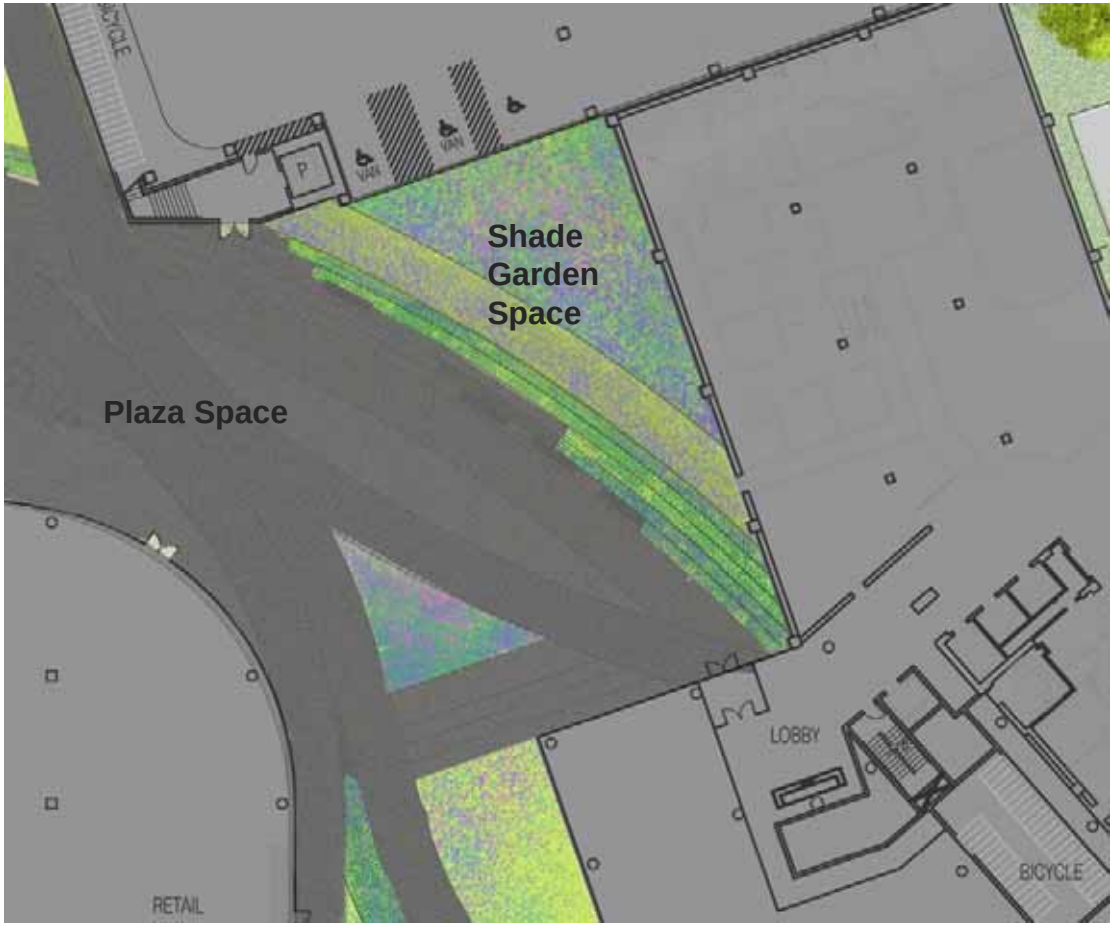
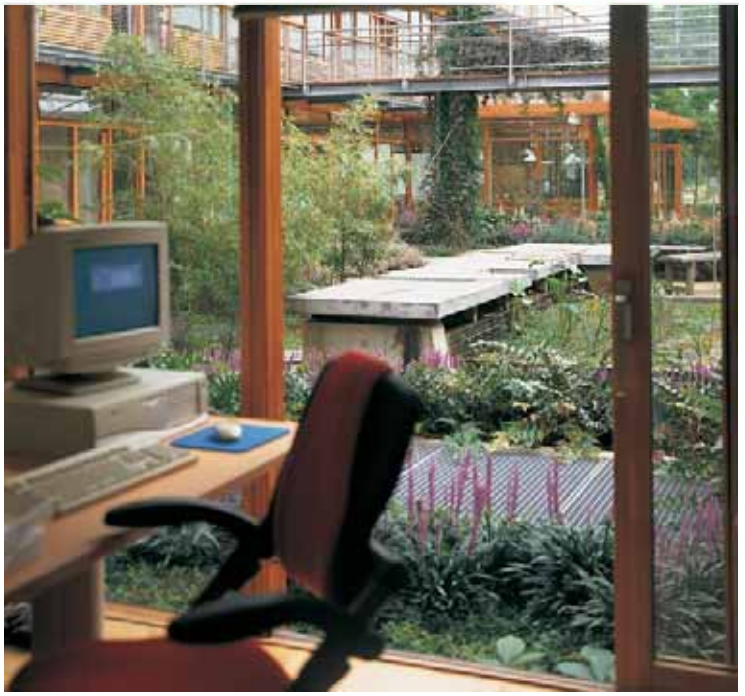
Central Outdoor Room: Shade Garden and Storm Water Collection Area

Central Outdoor Room:
Indoor/Outdoor Shade Garden





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Washington Street Gateway: Urban Street Edge

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Woodland Plantings: Shade Plantings

Betula nigra
River Birch

Fothergilla gardenii
Dwarf Fothergilla

Viburnum acerfolium
Mapleleaf Viburnum

Rhododendron viscosum
Swamp Azalea

Osmunda cinnamomea
Cinnamon Fern

Onoclea sensibilis
Sensitive Fern

Ornamental and Flowering Trees

- Color and texture at Garden Scale
- Seasonal Interest
- Visual Containment

Sample Understory Tree Species

Cersis canadensis: Redbud Tree

Stewartia pseudocamelia: Stewartia

Amelanchier canadensis: Serviceberry

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Perspective View from Brookline Village T Stop

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Perspective View within Central Room

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Perspective View towards Washington Street/ Rt 9

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Perspective View from Washington Street/ Route 9

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Perspective View from Brookline Village T Stop

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IV. Traffic and Parking

Site Land Use Program

Land Use	Approximate Gross Floor Area (sf)
Retail	14,000
Medical Office (2-4 Brookline Place)	168,500
Medical Office (1 Brookline Place - Existing)	105,200
Medical Office (1 Brookline Place - Addition)	47,000
Site Total	334,700

Mode Split

Mode	Employees	Patients/Visitors
Auto	35%	60%
Transit	44%	30%
Walk/Bike/Other	21%	10%

- The employee mode split is based on the 2012 Children's Hospital DEP Survey
- The patients' mode split:
  - Based on LMA
  - Peer Reviewed

Estimated Net New Project Trip Generation

	Vehicle Trips	
	In	Out
Medical Office		
a.m. peak hour	175	53
p.m. peak hour	91	201
Ground Floor Retail		
a.m. peak hour	2	1
p.m. peak hour	5	6
Total Project Trips		
a.m. peak hour	177	54
p.m. peak hour	97	206

* Net new trips compared to existing land uses on-site.
* Some numbers in the table may not add correctly due to rounding error.

Project-generated Trips, a.m. Peak Hour

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Project-generated Trips, p.m. Peak Hour

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Proposed Mitigation

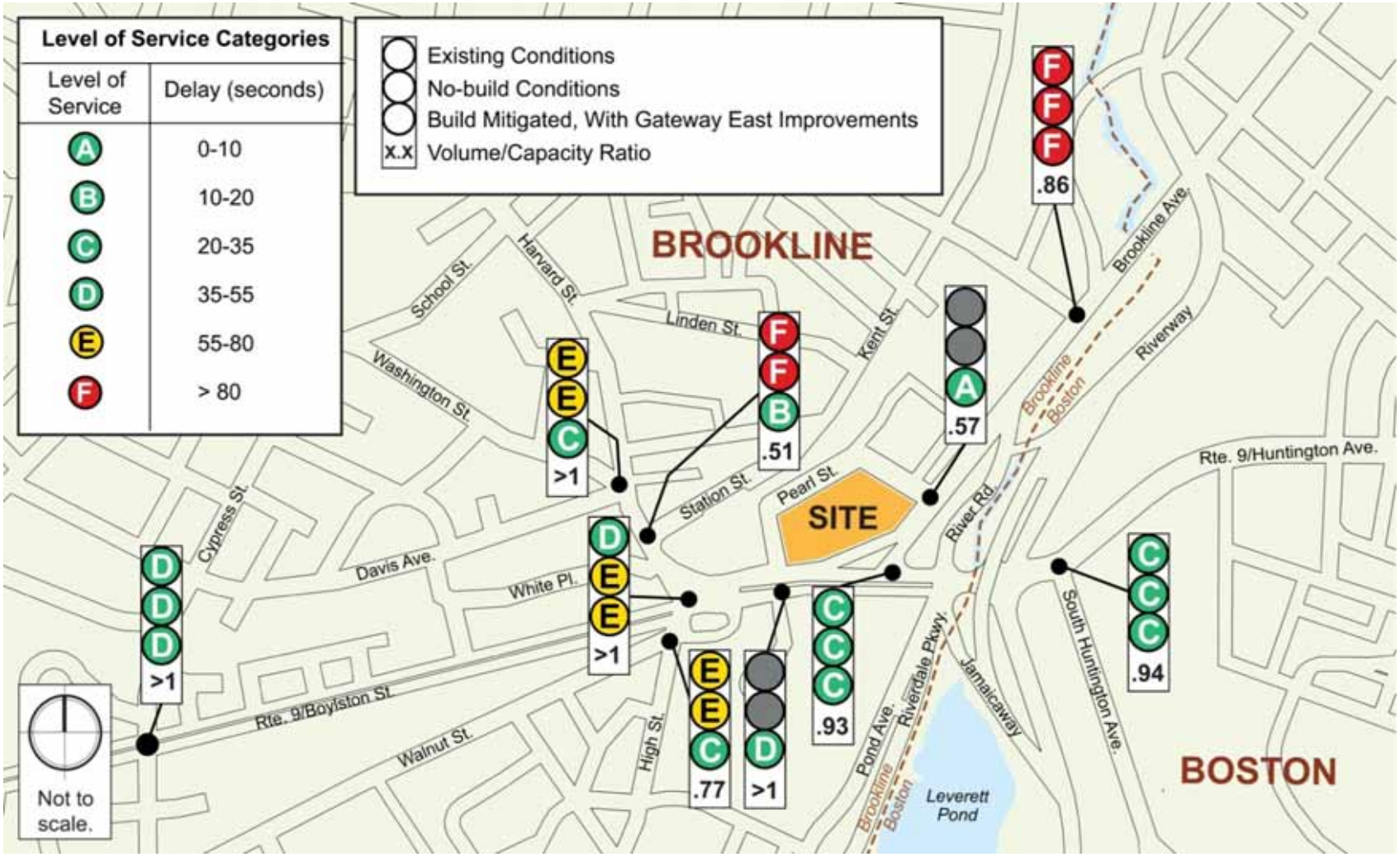
- **Item 1—Traffic Signal at Brookline Avenue and Pearl Street**
  - Signalized pedestrian crossing
  - Gaps created for Pearl Street traffic
  - Coordinated with Washington Street signal

- **Item 2—Connected Traffic Signal Communication**
  - Increased efficiently for traffic operations

- **Item 3—Optimize Study Area Traffic Signals**
  - Timings/Phasings
  - Vehicle clearances

- **Item 4—Pedestrian/Bicycle/Vehicle Safety Review**
  - Project area intersections
  - Pedestrian clearances and crossings reviewed

Overall Traffic Operations, a.m. Peak Hour



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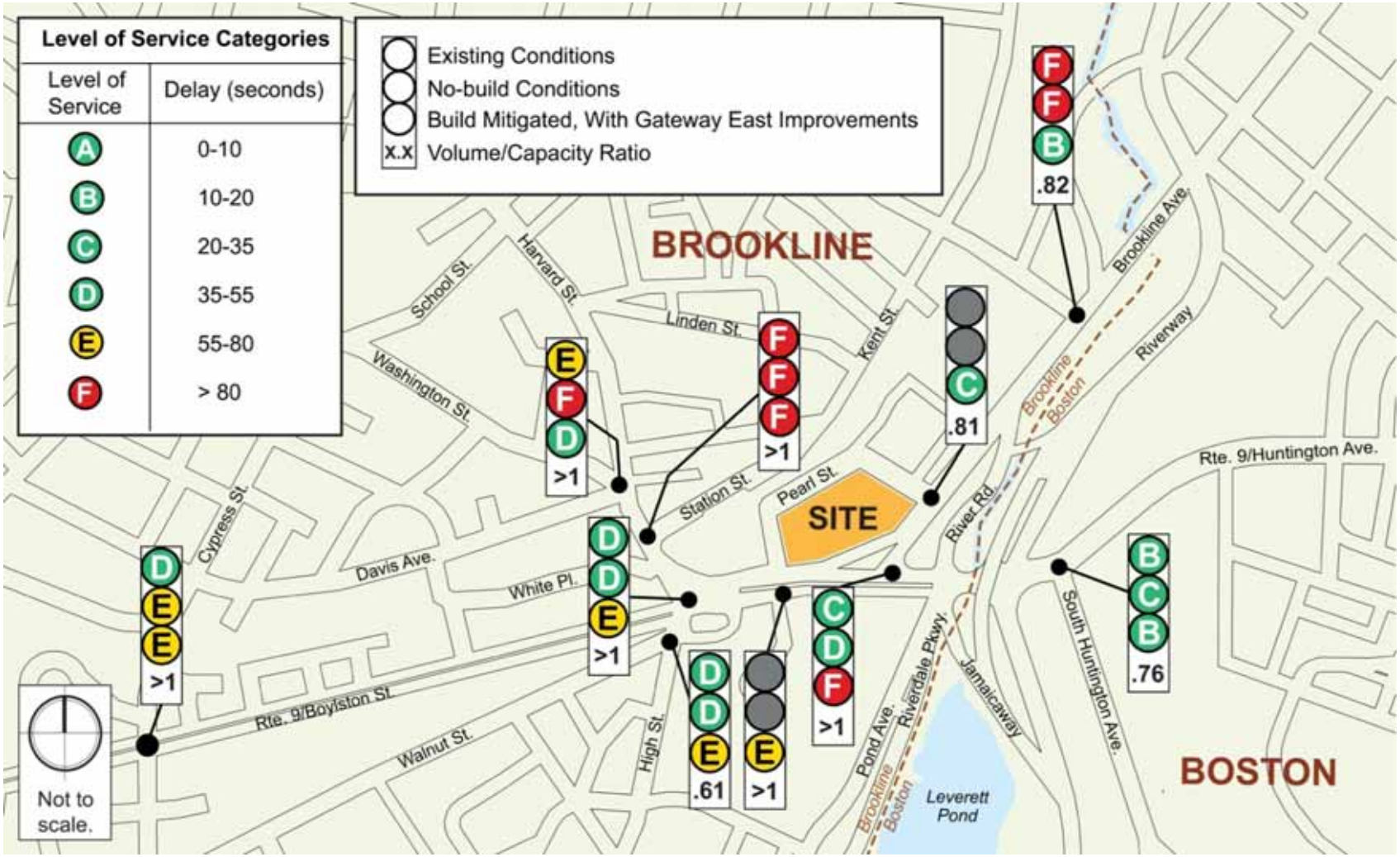
Overall Traffic Operations, p.m. Peak Hour



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Parking supply required

- Town of Brookline Zoning - Section 5.06 – GMR 2.0
  - Retail Use – 1 space/533 gsf for 14,000 gsf: 26 spaces
  - MOB Use – 1 space/467 gsf for 320,620 gsf: 687 spaces
  - Childcare Use – 1 space/550 gsf for 10,711 gsf /3: 7 spaces
  - Total required 720 spaces

Parking supply provided

- Proposing 6.5 level parking garage with 683 spaces

- 683 spaces includes spaces for Zipcars, charging stations and carpools
    - Required to valet park an additional 37 spaces (720 total)
    - Additional 100 valet/managed spaces requested – total 820
        - Accommodate operational issues
        - Address peak demand periods
        - Not used if not needed

- TDM measures needed to reduce vehicular access

Transportation Demand Management (TDM)

- Transit information and on-site sales
- Transit subsidies
- Electric Car Charging stations
- Zipcar Parking
- Shower and locker rooms
- Secure covered bicycle storage
- Market rates for parking
- “Guaranteed Ride Home”
- Flextime or compressed work
- “Read and ride” library
- Carpool/Hybrid parking
- Bike Safety Checkup
- Walking maps
- Transportation newsletter
- Transportation coordinator
- Employee tax benefit program

V. Mitigation and Public Benefits

Proposed Mitigation for development includes:

- 1% of hard costs to be used for pedestrian bridge demolition, Gateway East funding and other improvements to be determined
- Construction of a signalized intersection at Pearl Street and Brookline Avenue
- $335,000 towards reconstruction of Pearl Street
- Extensive Transportation Demand Management Program
- Permanent pedestrian easement through the site
- Town use of open space for public events
- Agreement to pay real estate taxes regardless of ownership

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Benefits from Brookline Place development

- Significant net new tax revenues
- RE tax certainty for 95 years for all new building areas and portion of garage attributed to new building areas
- Funding of Town's Gateway East contributions, in a timeframe that works with the project
- Additional off-site mitigation including improvement to public realm in Pearl Street
- Estimated new daytime population of about 1,000 workers to support village businesses
- Much improved connections through & around site and significant new green space
- Permanent protection of open space and pedestrian way through the site

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Discussion

Appendix

Estimated Net New Project Trip Generation

	Transit Trips		Walk Trips	
	In	Out	In	Out
Medical Office				
a.m. peak hour	232	55	107	23
p.m. peak hour	70	218	25	94
Ground Floor Retail				
a.m. peak hour	2	1	1	1
p.m. peak hour	5	6	2	2
Total Project Trips				
a.m. peak hour	235	56	108	23
p.m. peak hour	75	224	27	96

* Net new trips compared to existing land uses on-site.
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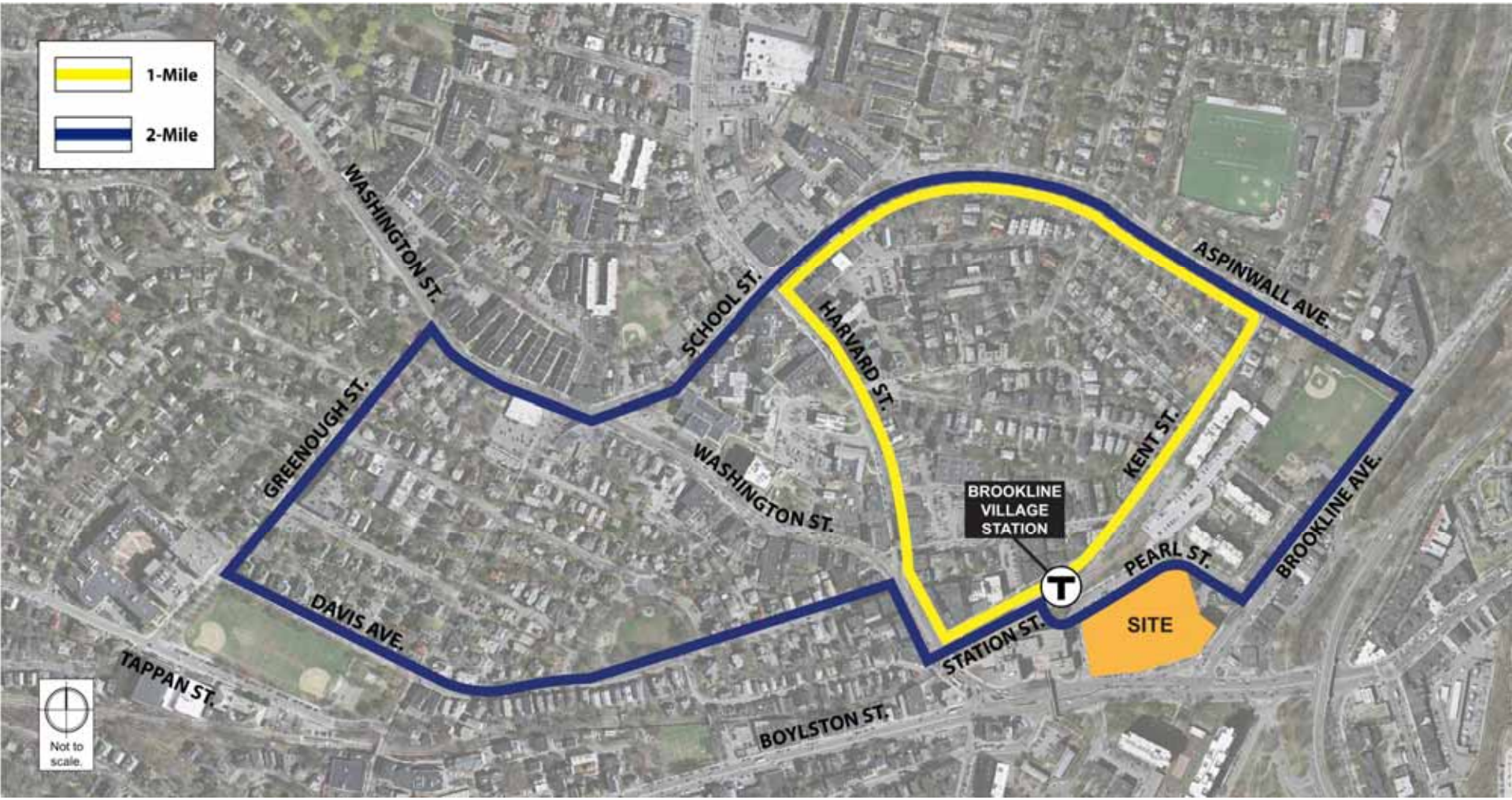
Walking Paths



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