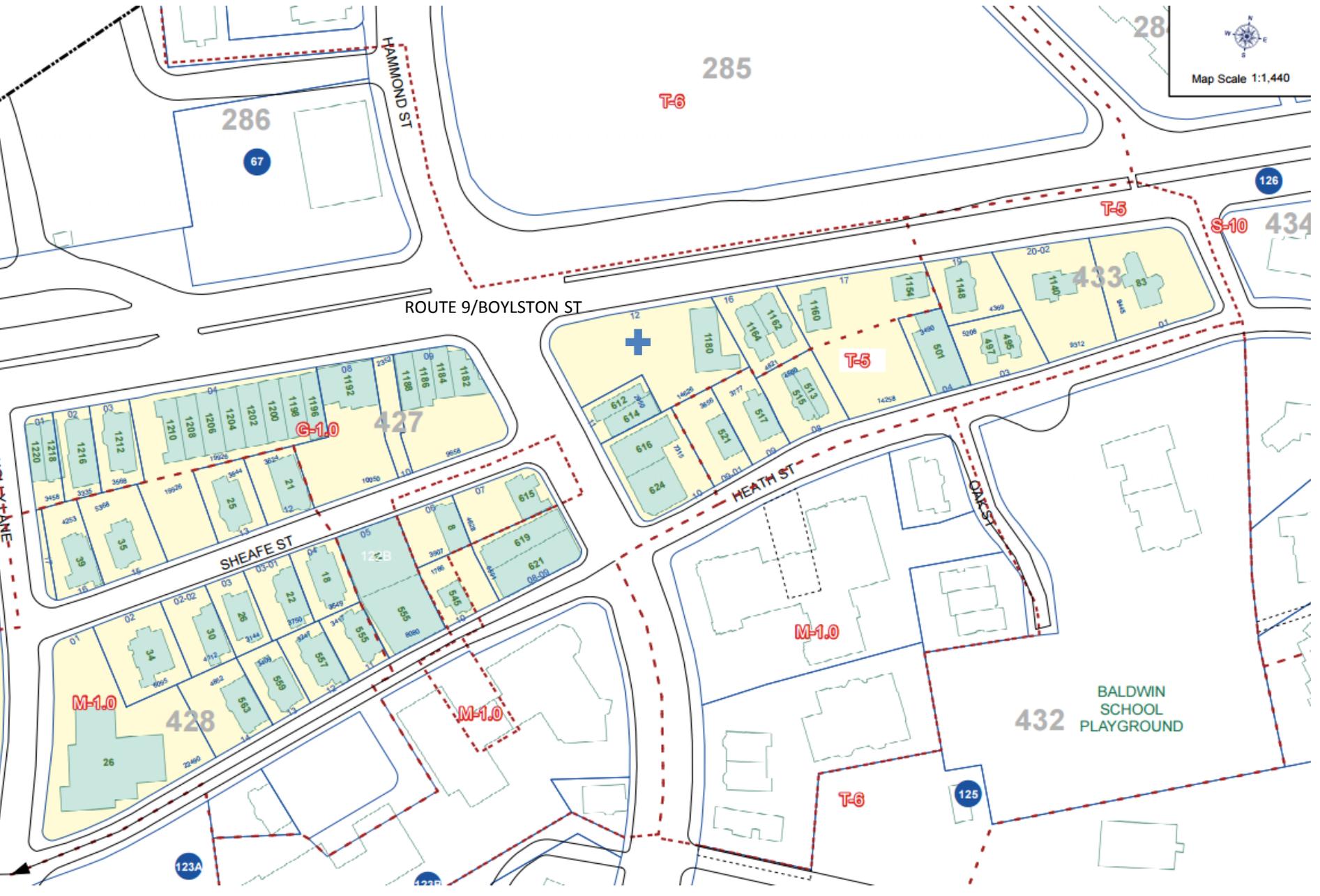




Map Scale 1:1,440



EXISTING CONDITIONS

- Site of former gas and service station – hot spot for pollutants
- Former owner Cumberland Farms is responsible for site remediation
- Proof required to ensure site safe for residential use
- Water quality



1180 Boylston
1180 Boylston st, Brookline MA
4.29.2016





1180 Boylston

1180 Boylston st, Brookline MA
6.9.2016





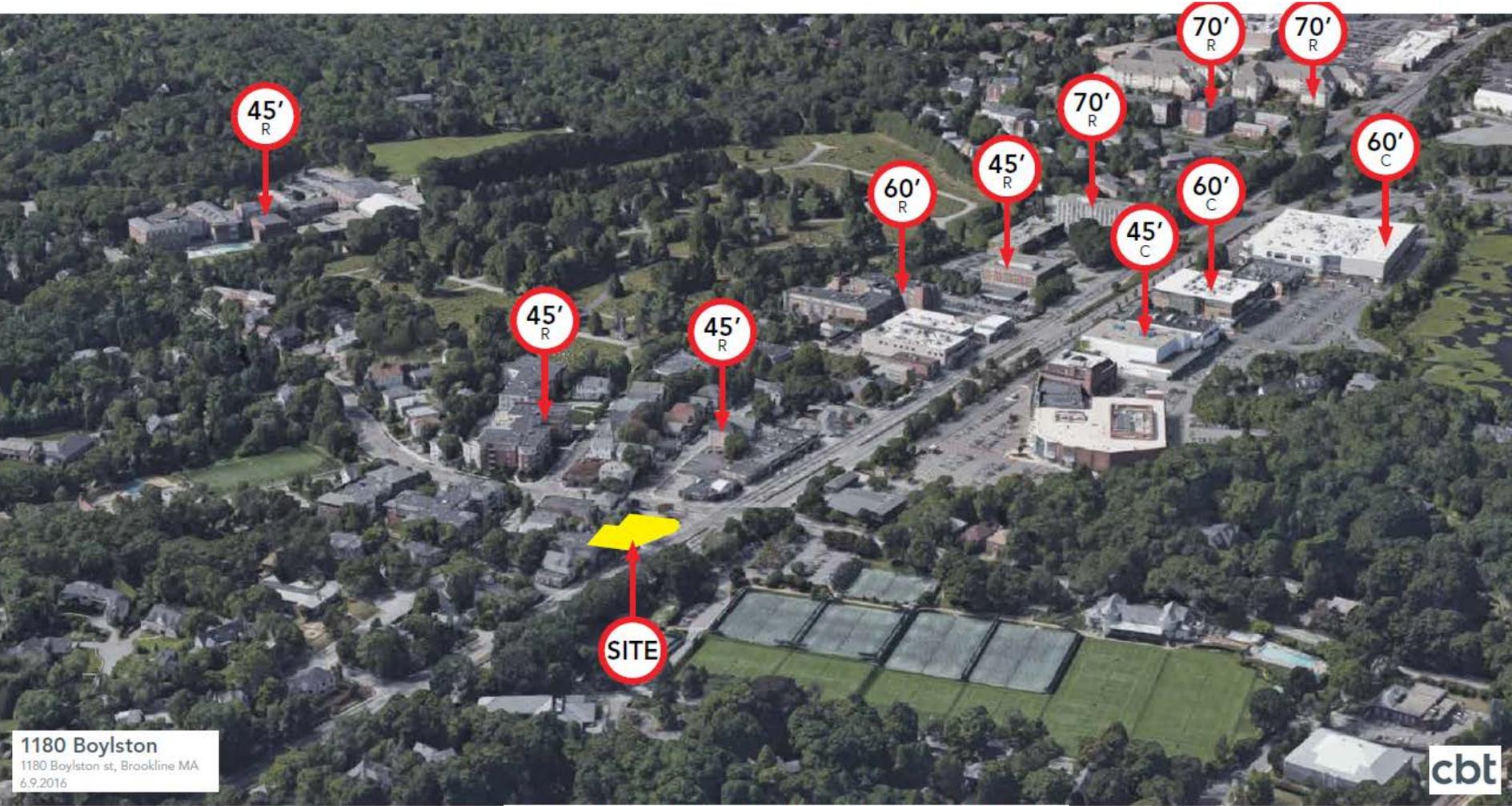
Heath Street

Hammond Street

Project Specifications

Lot size	14,719 sf	Usable open space	0
Lot coverage Area of footprint (Excludes paved areas)	13,311 sf (90% of lot)	Front yard setback (Route 9)	2'-6"
Height	74 feet including parapet, excluding mechanicals	Front yard setback (Hammond)	5'-9"
Floor area	66,856 sf	Rear Yard Setback	22 feet
Living area	+/- 55,606 sf	Side Yard Setback	0 feet
Retail/lobby area	11,250 sf	Number of units	45
FAR	4.5	Number of bedrooms	75 bedrooms (15 one bed 30 two bed)
Basement Garage Area	13,640 sf	Number of parking spaces	80 Two levels of stackers

SURROUNDING CONTEXT



NEIGHBORHOOD BUILDING HEIGHTS



1180 Boylston - April 2014
(prior to demolition of gas and service station)











Left abutter: 1162-1164 Boylston



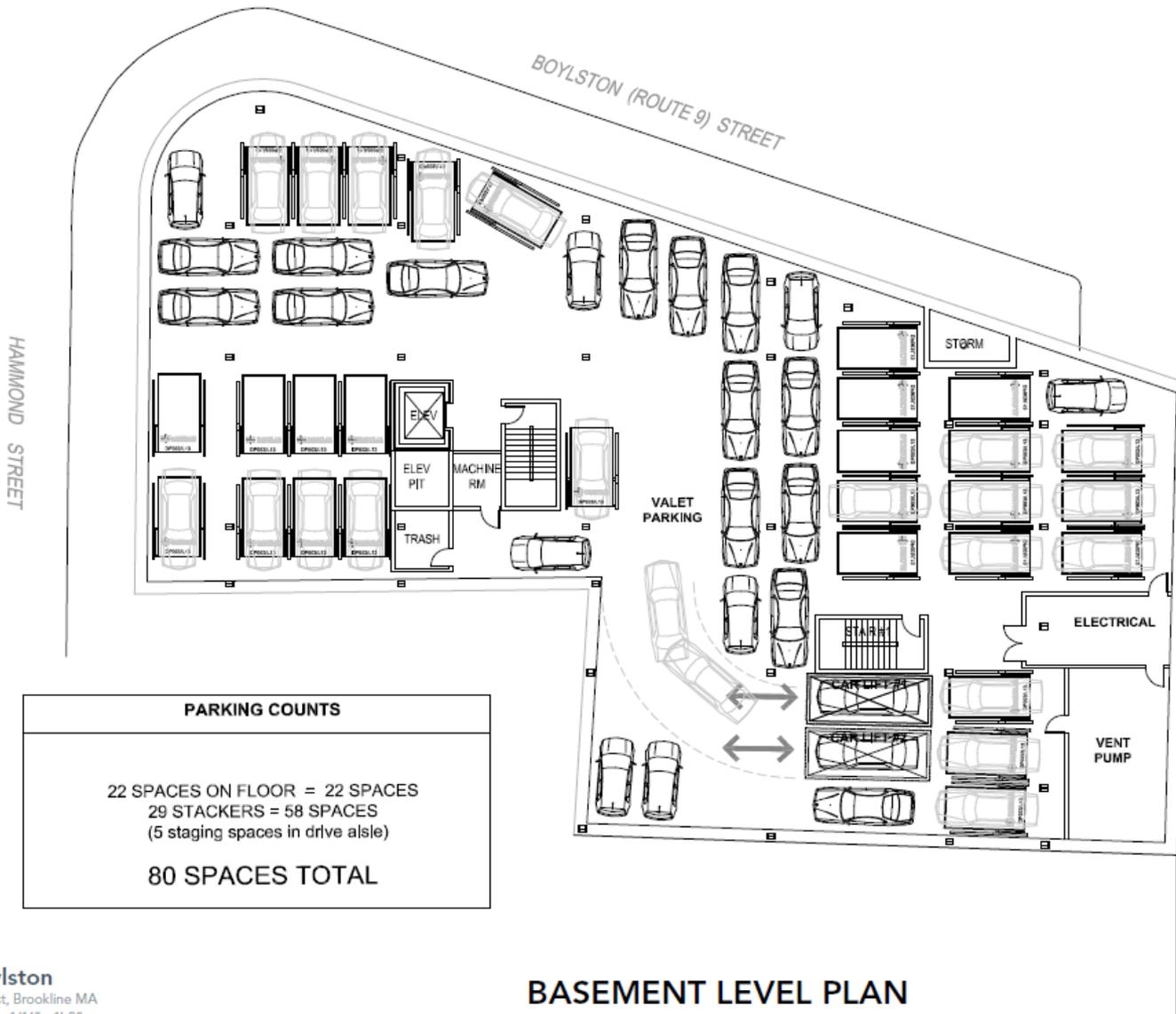
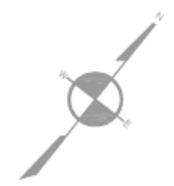
View from Route 9 and Hammond



Hammond Street view
from Sheafe Street

**DRIVEWAY DESIGN
AND PUBLIC SAFETY**

**PARKING SYSTEM
AND TRAFFIC CONCERNS**



Excludes parking provisions for 1162-64 Boylston abutter

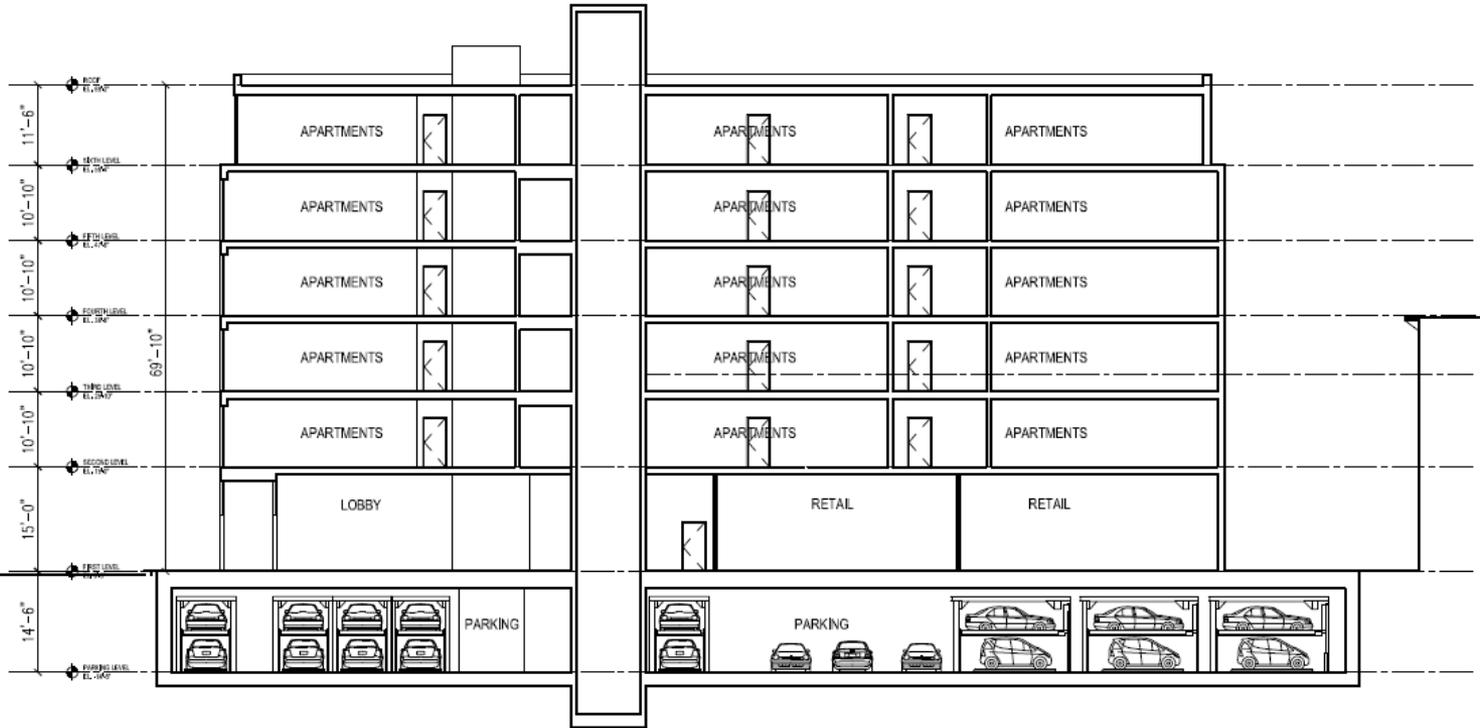
PARKING COUNTS
22 SPACES ON FLOOR = 22 SPACES
29 STACKERS = 58 SPACES (5 staging spaces in drive aisle)
80 SPACES TOTAL

BASEMENT LEVEL PLAN

1180 Boylston
 1180 Boylston st, Brookline MA
 6.9.2016 1/16" = 1'-0"



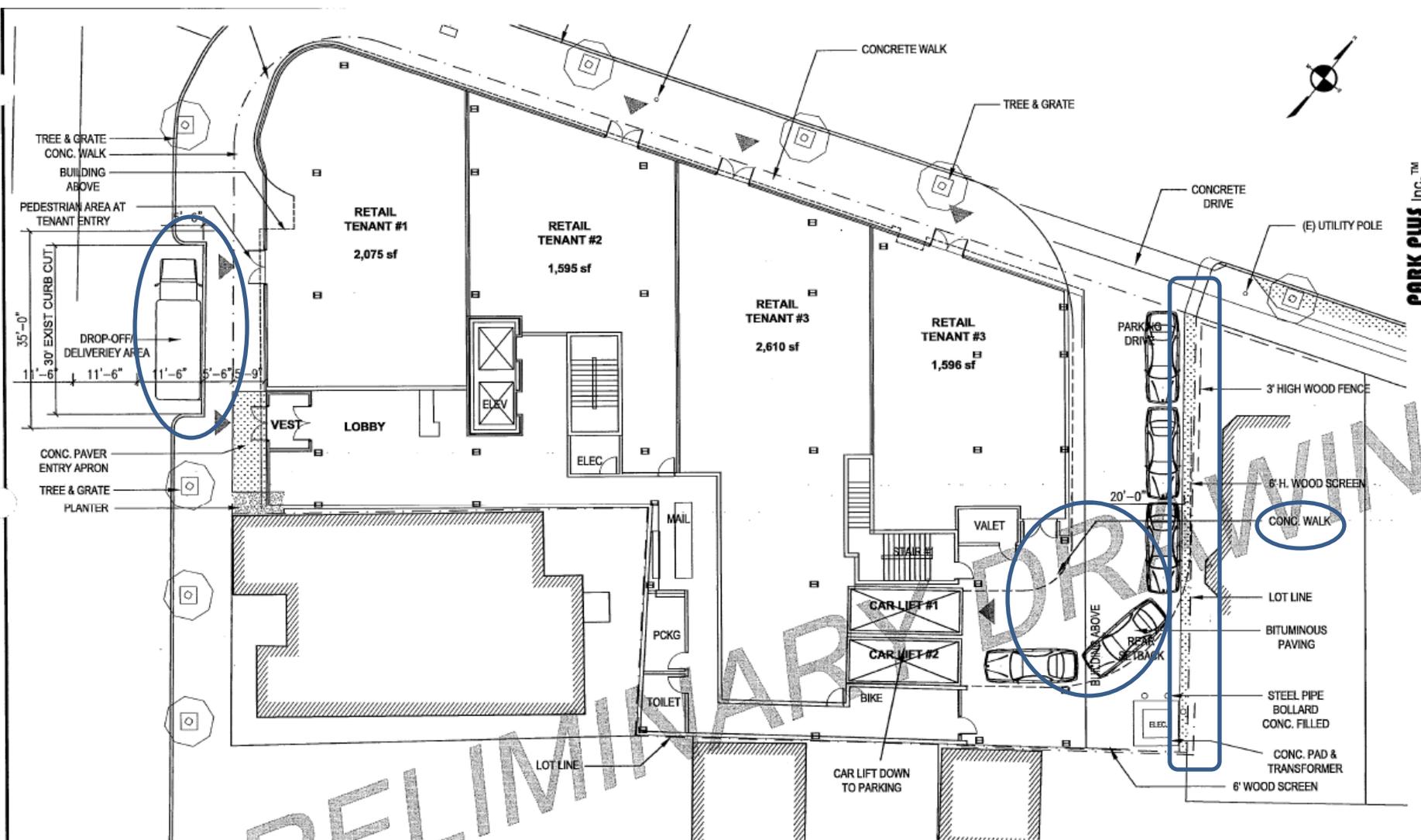
Retail and residential parking – 24 hr valet



1180 Boylston
 1180 Boylston st, Brookline MA
 6.9.2016 1/16" = 1'-0"

EAST-WEST BUILDING SECTION





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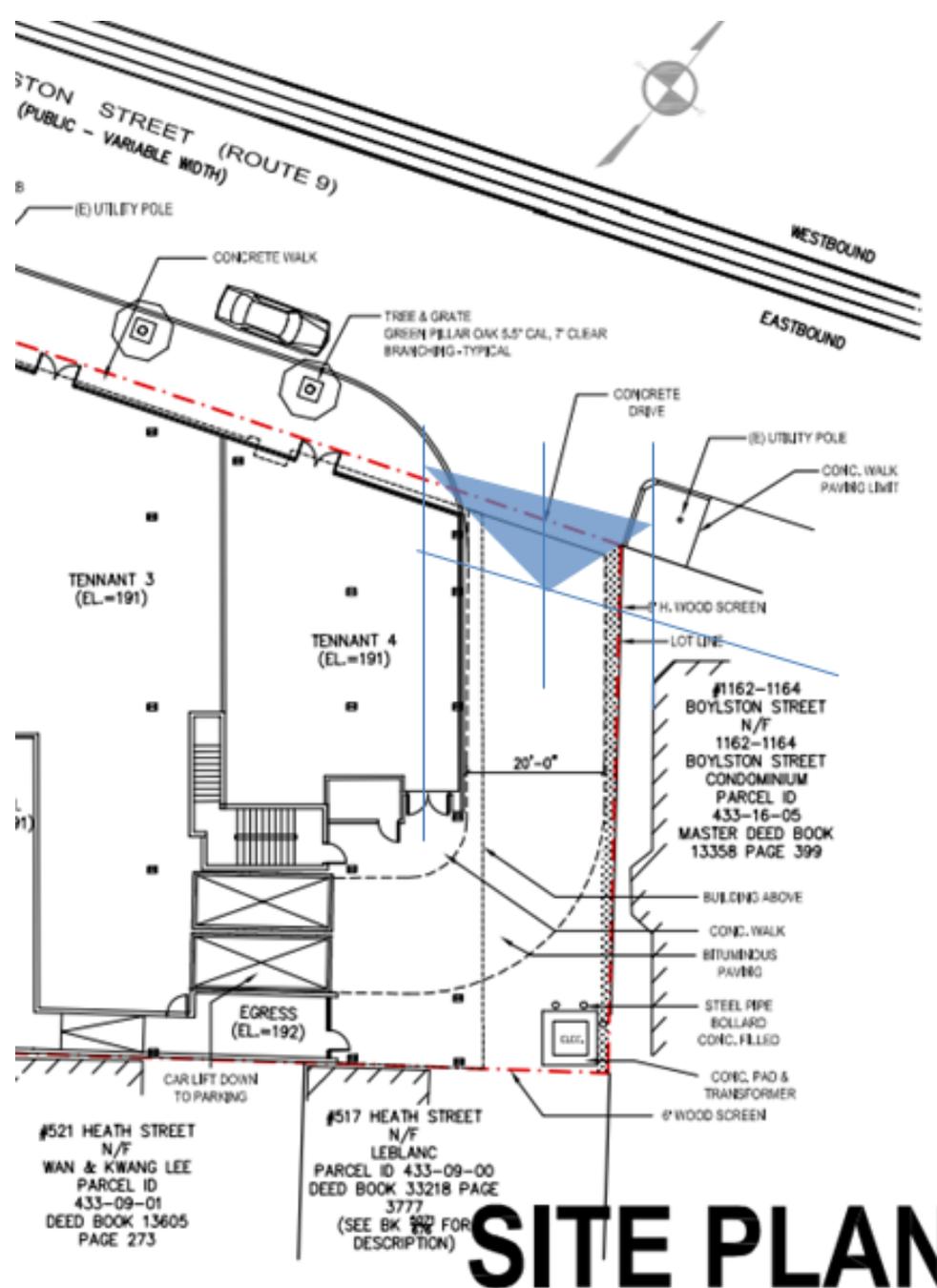
PARKING COUNT

LEVEL	SINGLE SPACE	MECH. LIFT(M)	# (M) SPACES
GROUND	--	--	--
CELLAR	20	30 x DP003	60
TOTAL	80 SPACES		

**INDIVIDUAL CARS ON GROUND LEVEL ARE FOR INFORMATION ONLY AND NOT INCLUDED IN THE PARKING COUNT

Buffering impact of noise, light impact not addressed

Site lines entering and exiting both driveway and garage



Cone of visibility, per Sec. 6.04 Engineering and Building Dept to provide analyses

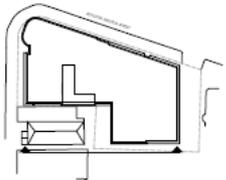
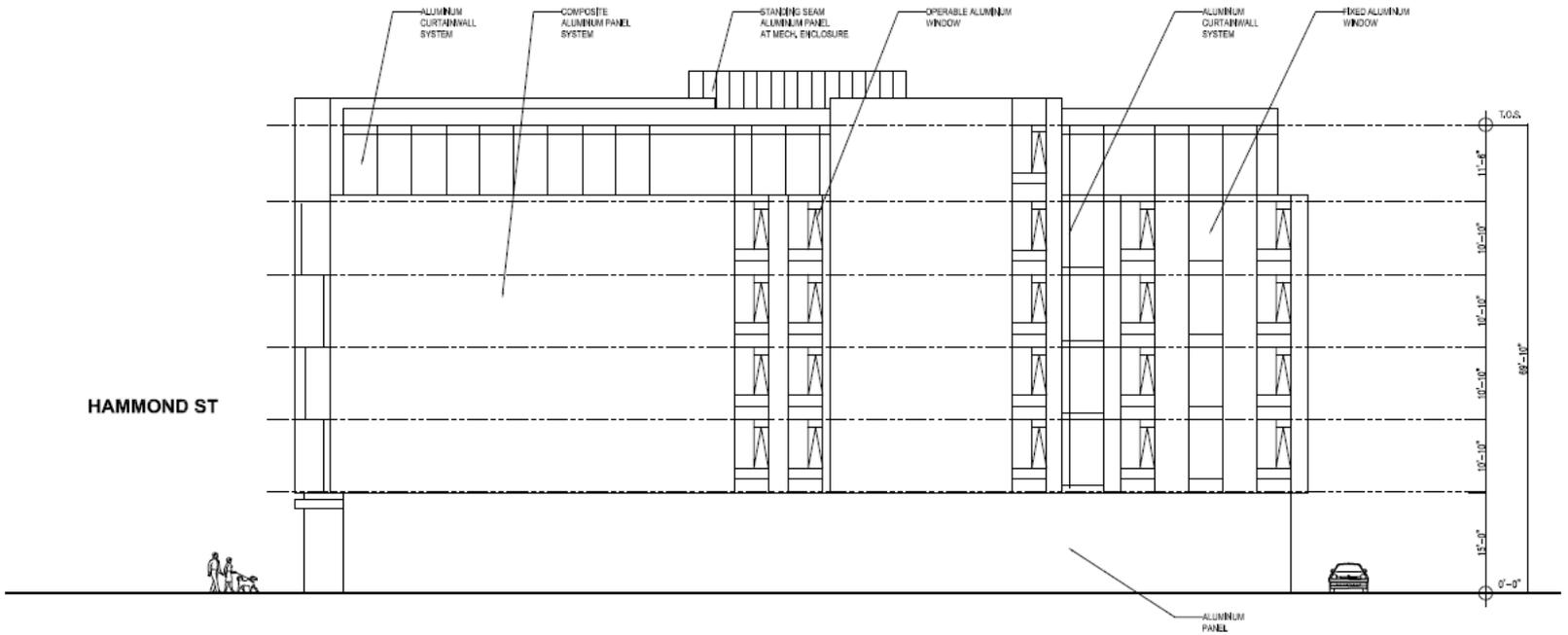


SCALE AND MASSING

SETBACKS AND OPEN SPACE



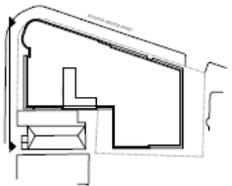
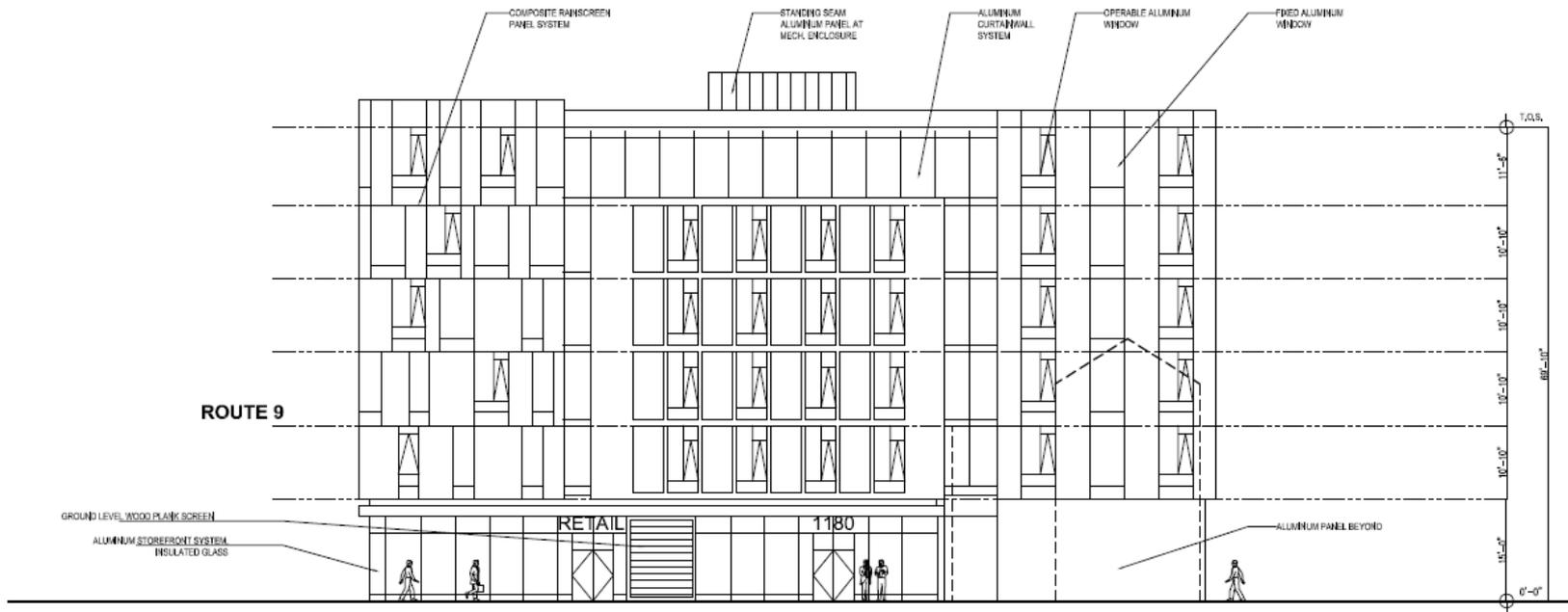
1180 Boylston
1180 Boylston st, Brookline MA
4.29.2016



1180 Boylston
 1180 Boylston st, Brookline MA
 6.9.2016 1/16" = 1'-0"

SOUTH ELEVATION

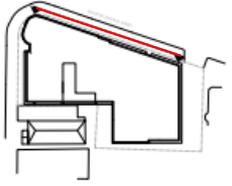
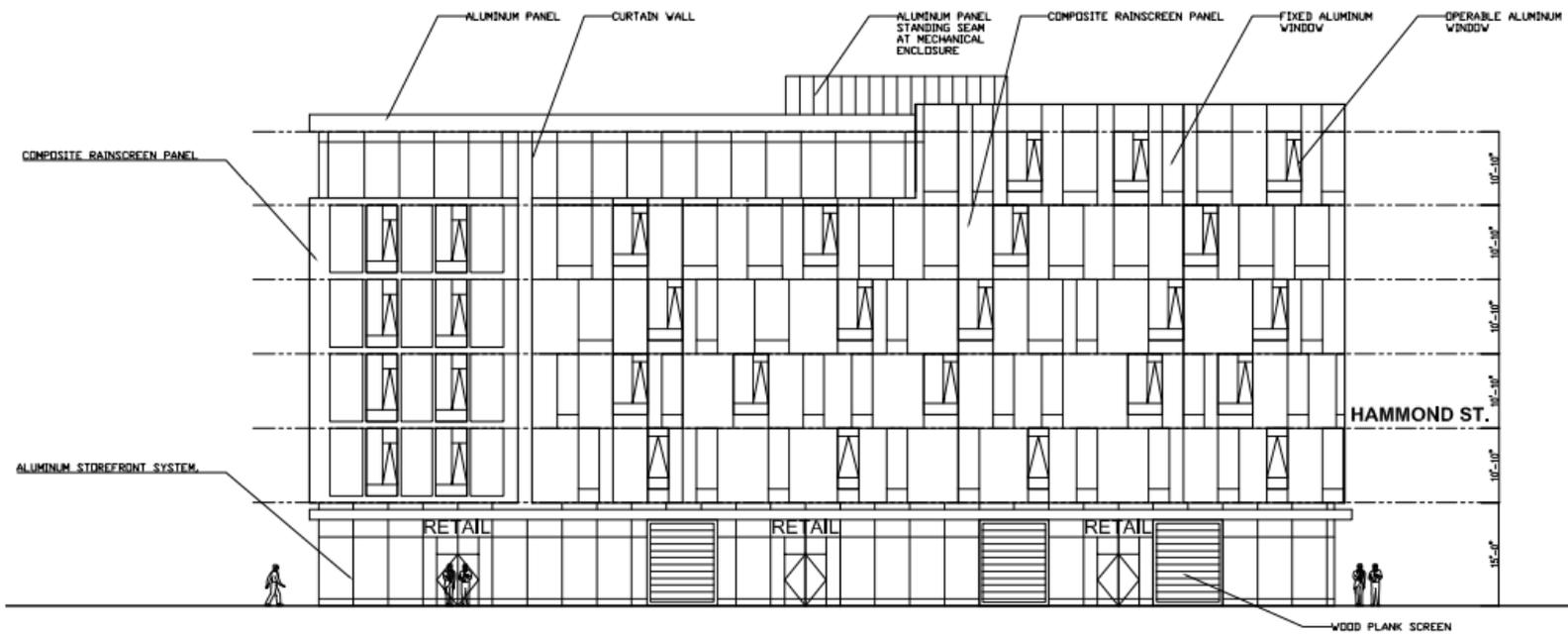
cbt



1180 Boylston
 1180 Boylston st, Brookline MA
 6.9.2016 1/16" = 1'-0"

WEST ELEVATION

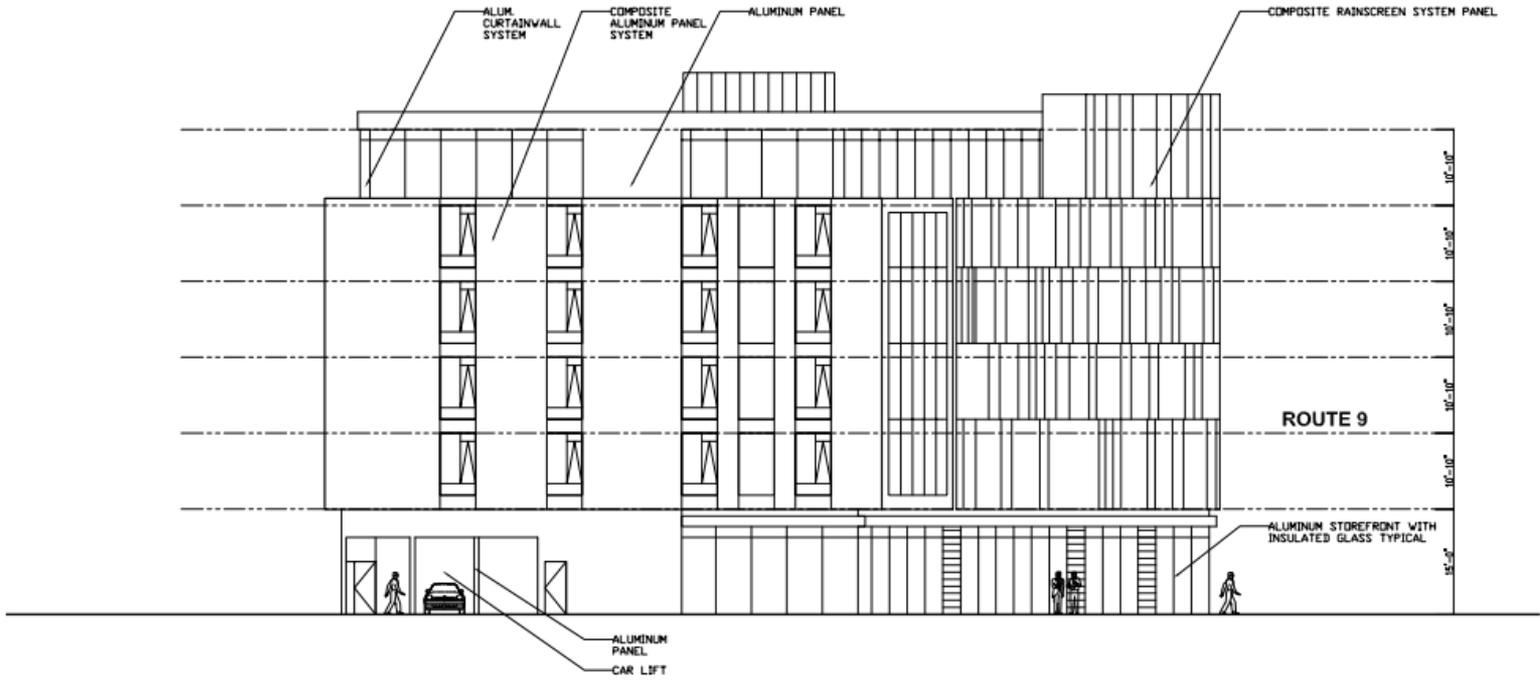




NORTH ELEVATION

cbt

1180 Boylston
 1180 Boylston st, Brookline MA
 4.29.2016 1/16" = 1'-0"



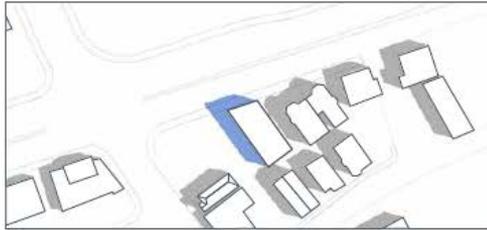
EAST ELEVATION



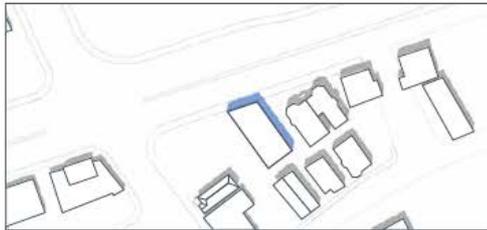
1180 Boylston
 1180 Boylston st, Brookline MA
 4.29.2016 1/16" = 1'-0"



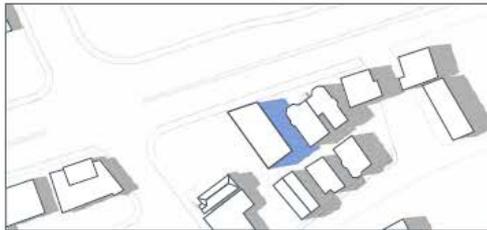
June 21



9am



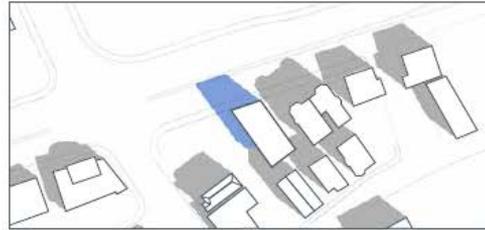
Noon



3 pm

15 hrs Daylight/6 hrs Shadow

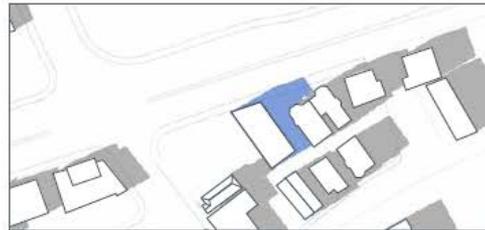
March/September 21



9am



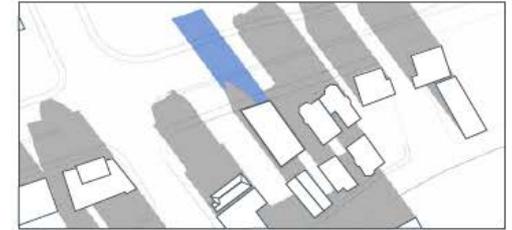
Noon



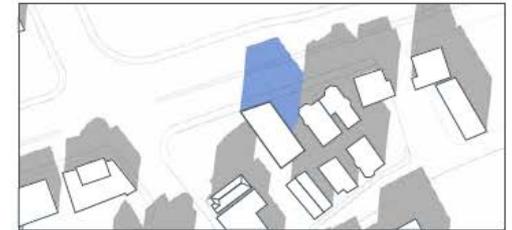
3 pm

12 hrs Daylight/5 hrs Shadow

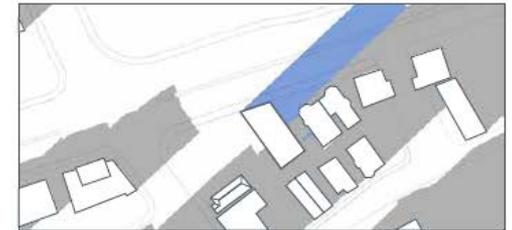
December 21



9am



Noon



3 pm

10 hrs Daylight/2 hrs Shadow

RUBBISH STORAGE LIGHTING



cheats

RECOMMENDATIONS

- Excessive height is incongruous with development pattern
- 15 foot ground floor, lack of articulation emphasizes incongruity
- Shallow or nonexistent setbacks
- Sight lines and driver visibility
- Queueing on Route 9, blocking lane on Hammond
- Parking system seems infeasible
- Overflow parking due to retail use and impact existing parking conditions
- No open space amenities or screening
- Potential noise and light impacts on abutters (stackers, driveway)
- Light and air resources
- Rubbish in public way
- Environmental conditions