



Boston Children's Hospital

brookline place

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

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Sam Norod

Tim Talun

Attorneys

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Sean M. Manning

Howard Moshier

Traffic Engineers

Howard/Stein-Hudson Associates, Inc.

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Skye Levin

Geotechnical/Environmental

Sanborn Head & Associates

Matthew DiPilato

Patricia Pinto

Landscape Architect

Mikyoung Kim Design

Mikyoung Kim

Bill Madden

Bryan Chou

Development Consultant

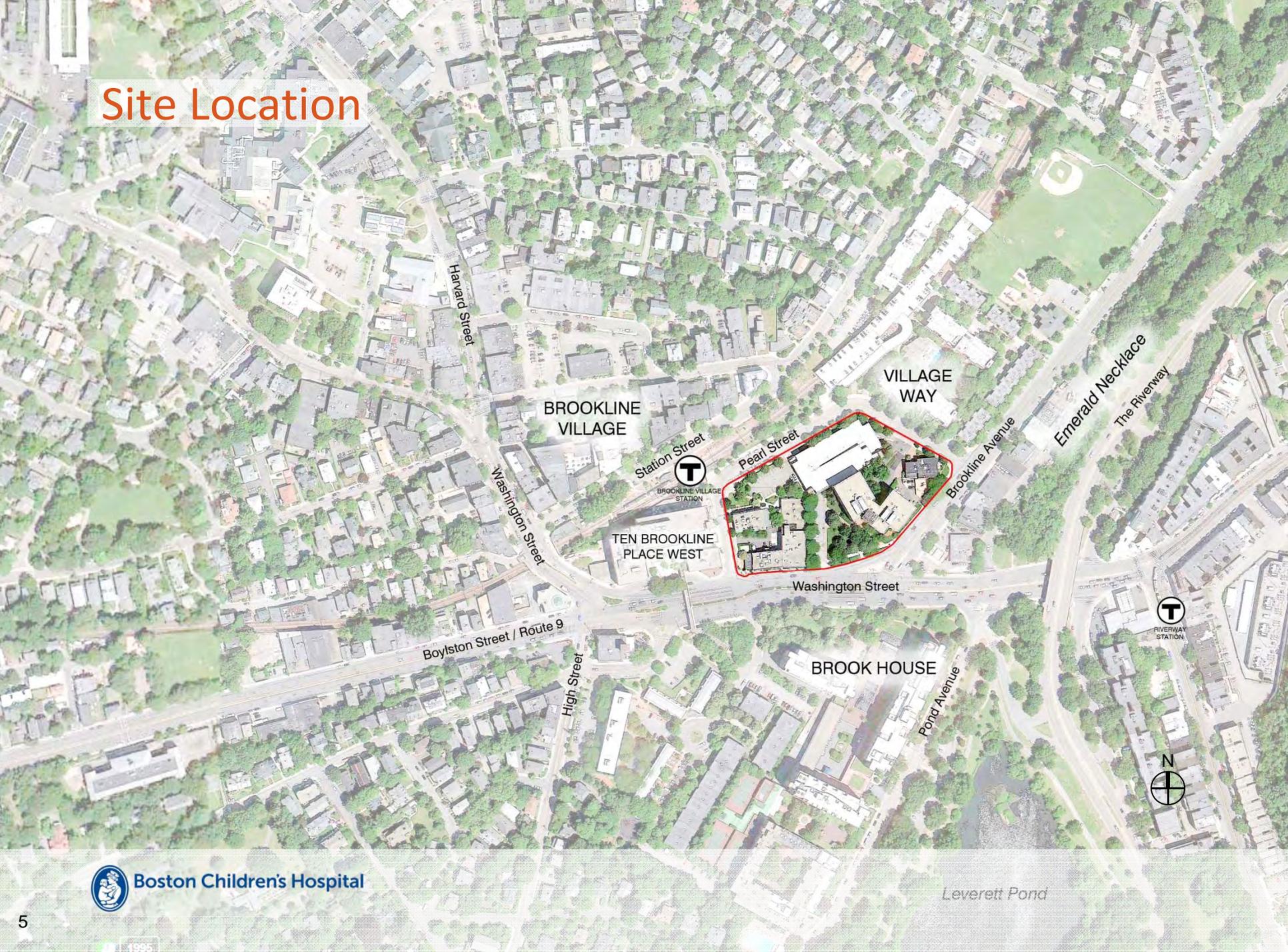
Stantec Consulting

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

Site Location



Harvard Street

BROOKLINE VILLAGE

VILLAGE WAY

TEN BROOKLINE PLACE WEST

Washington Street

BROOK HOUSE

Boylston Street / Route 9

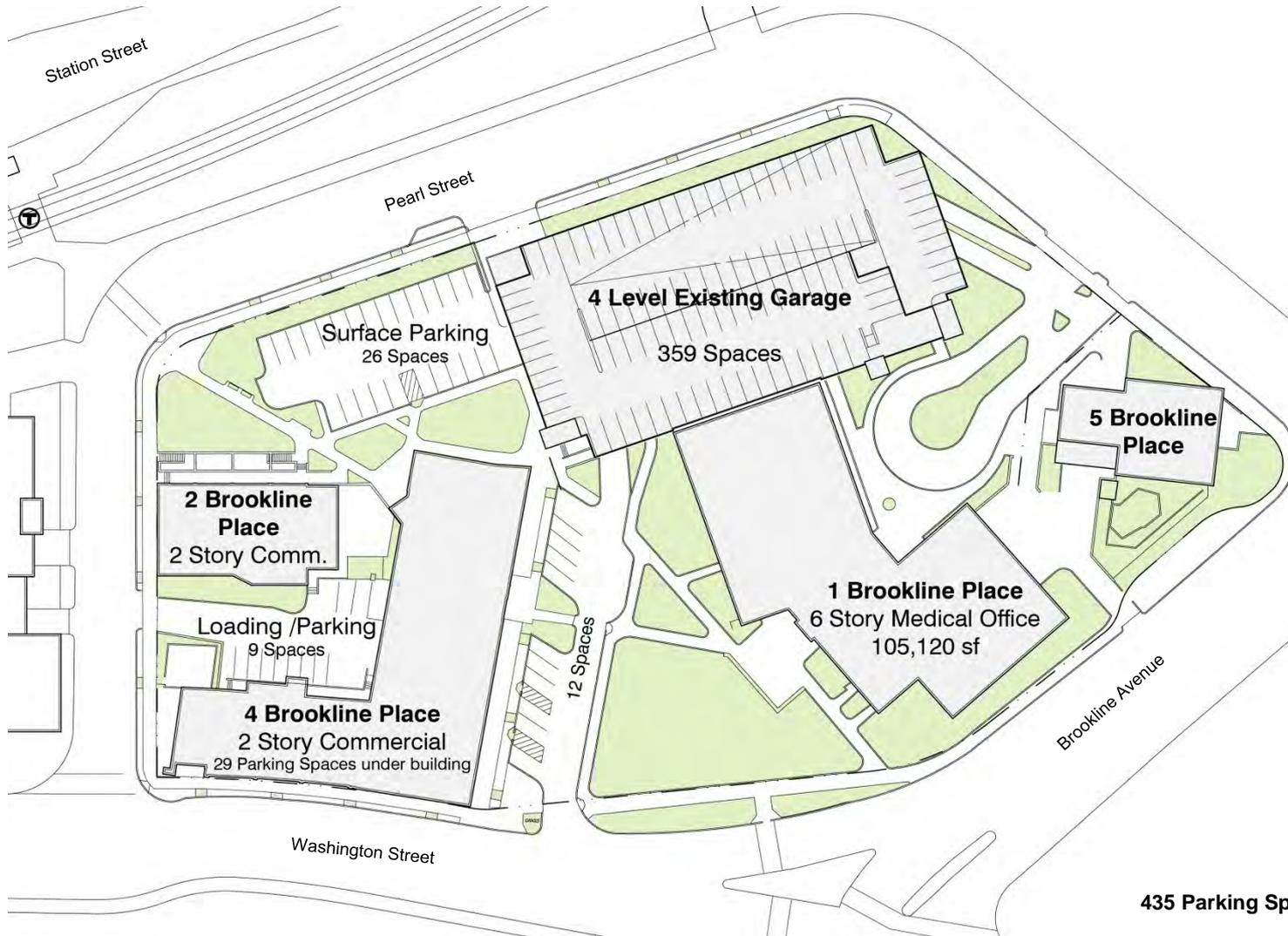
High Street

Pond Avenue

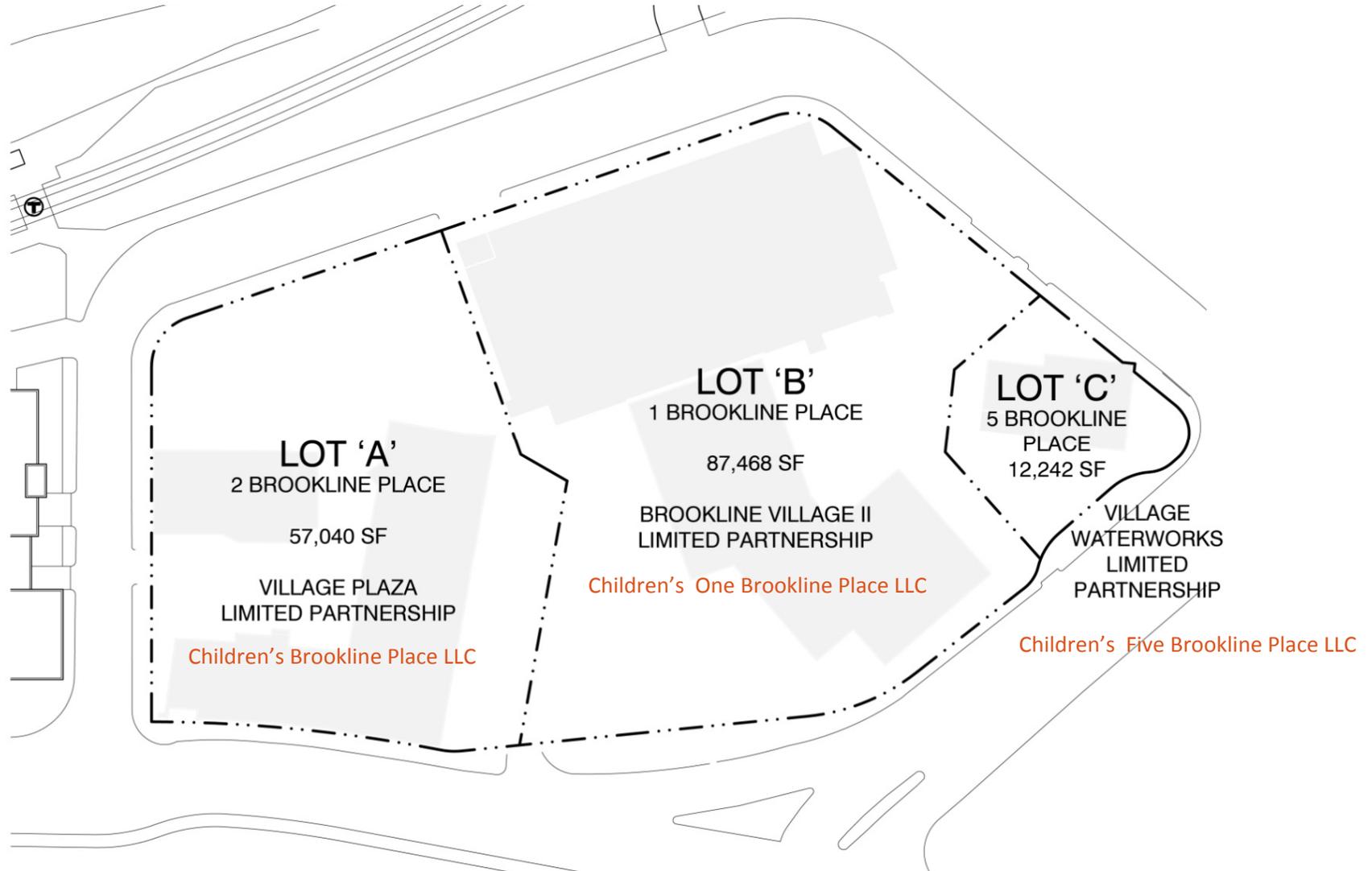
Emerald Necklace
The Riverway

Leverett Pond

Existing Conditions



Legal Lots and Ownership



Gateway East Plan



2009 Scheme



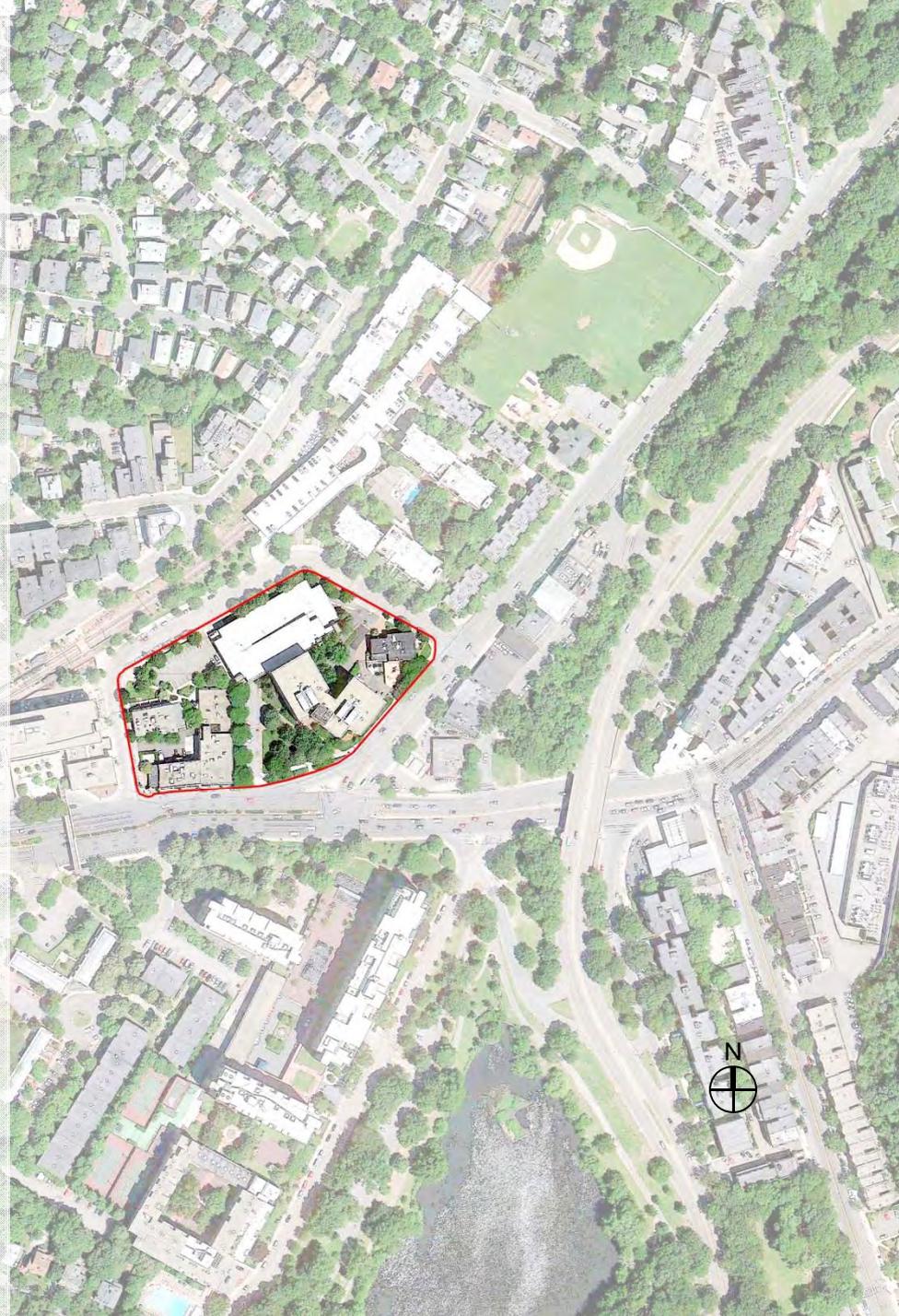
2009 Scheme



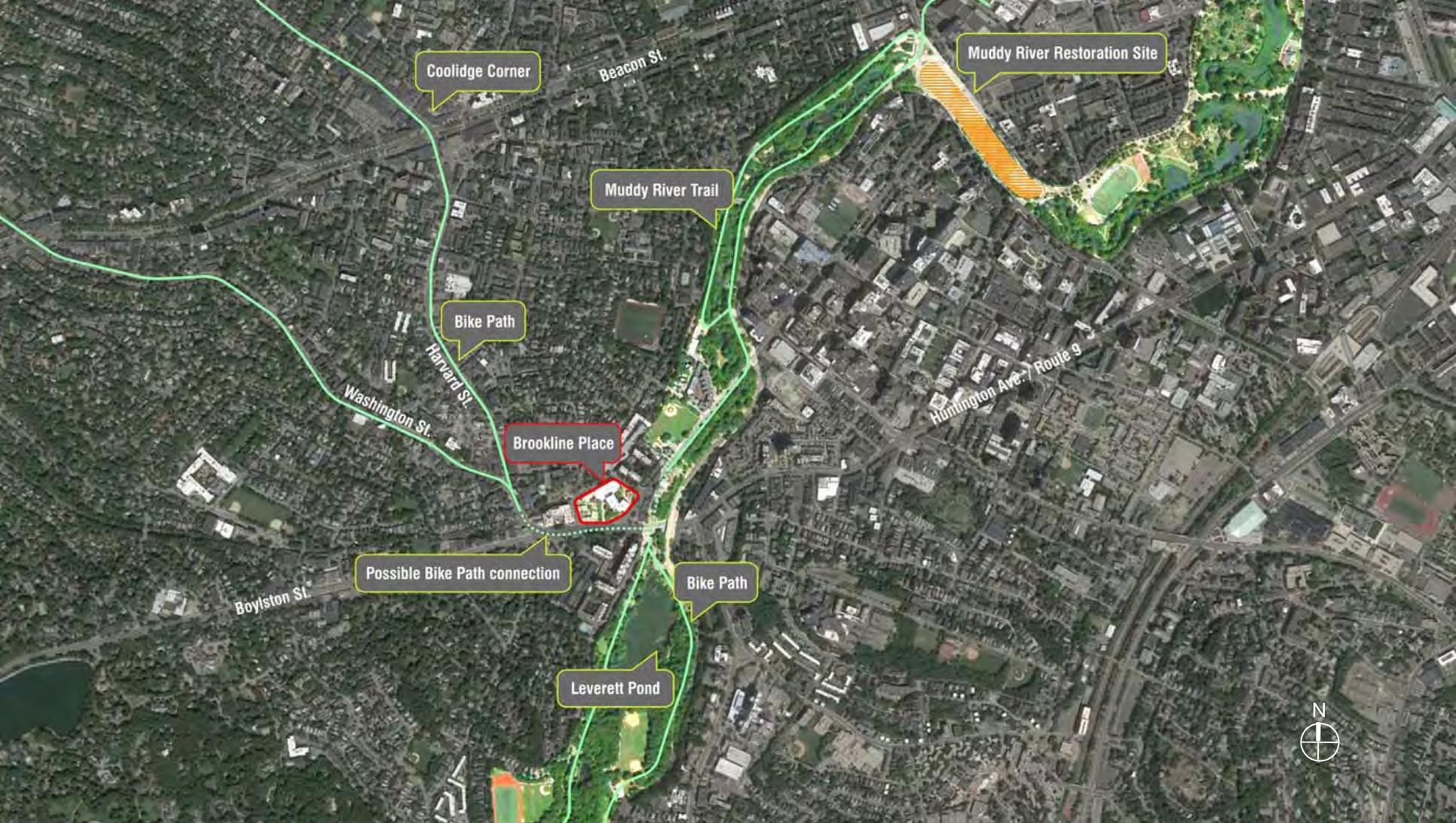
Tsoi/Kobus & Associates Architects

A New Approach

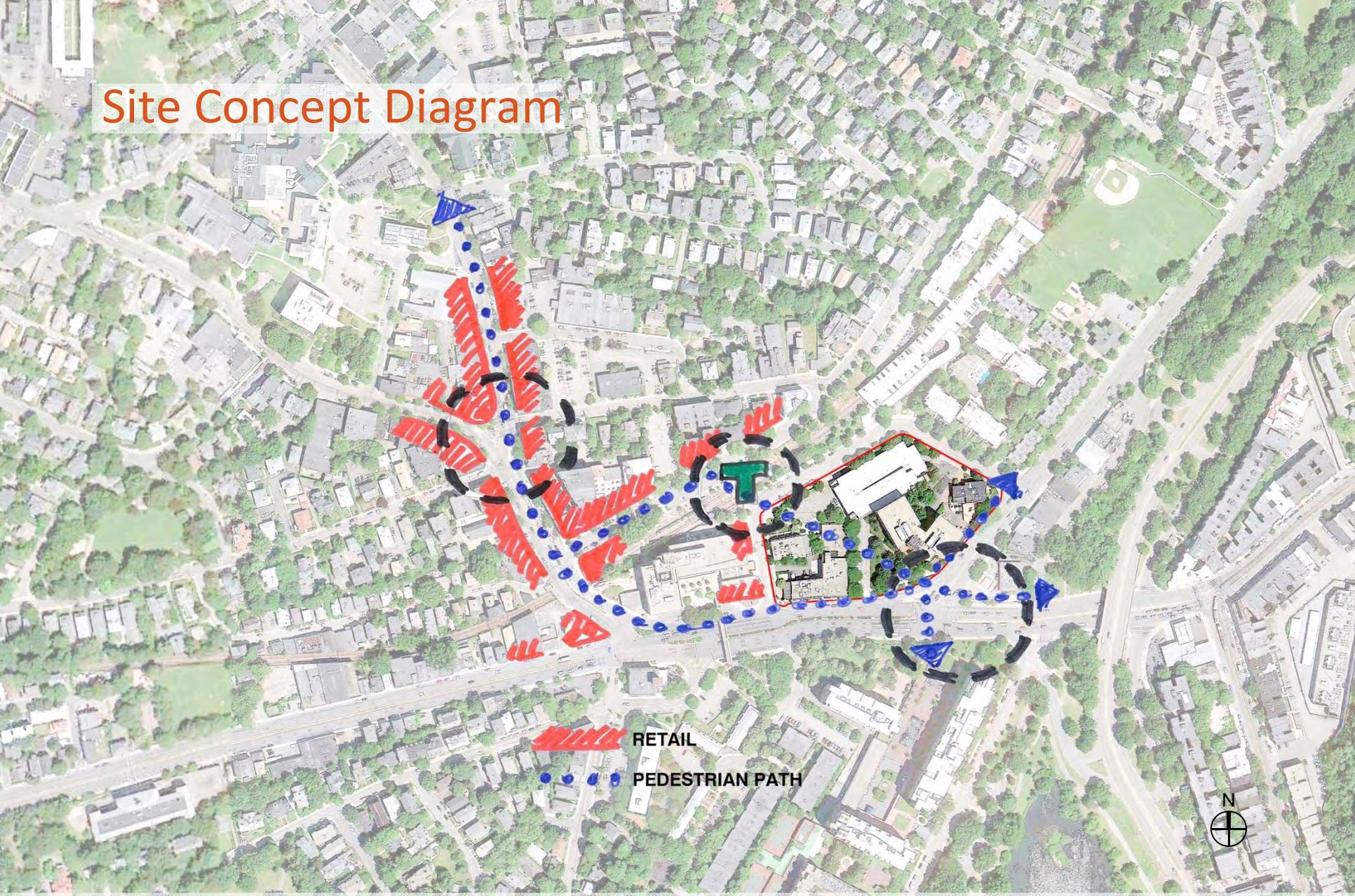
- Look at the overall site planning, not just 2-4 Brookline Place parcel
- New zoning allows parking above grade; limited to 683 built spaces for the entire GMR zone
- Reorientation of the public spaces towards Brookline Village and passage through the site to Route 9
- Massing broken into two buildings



Area Plan

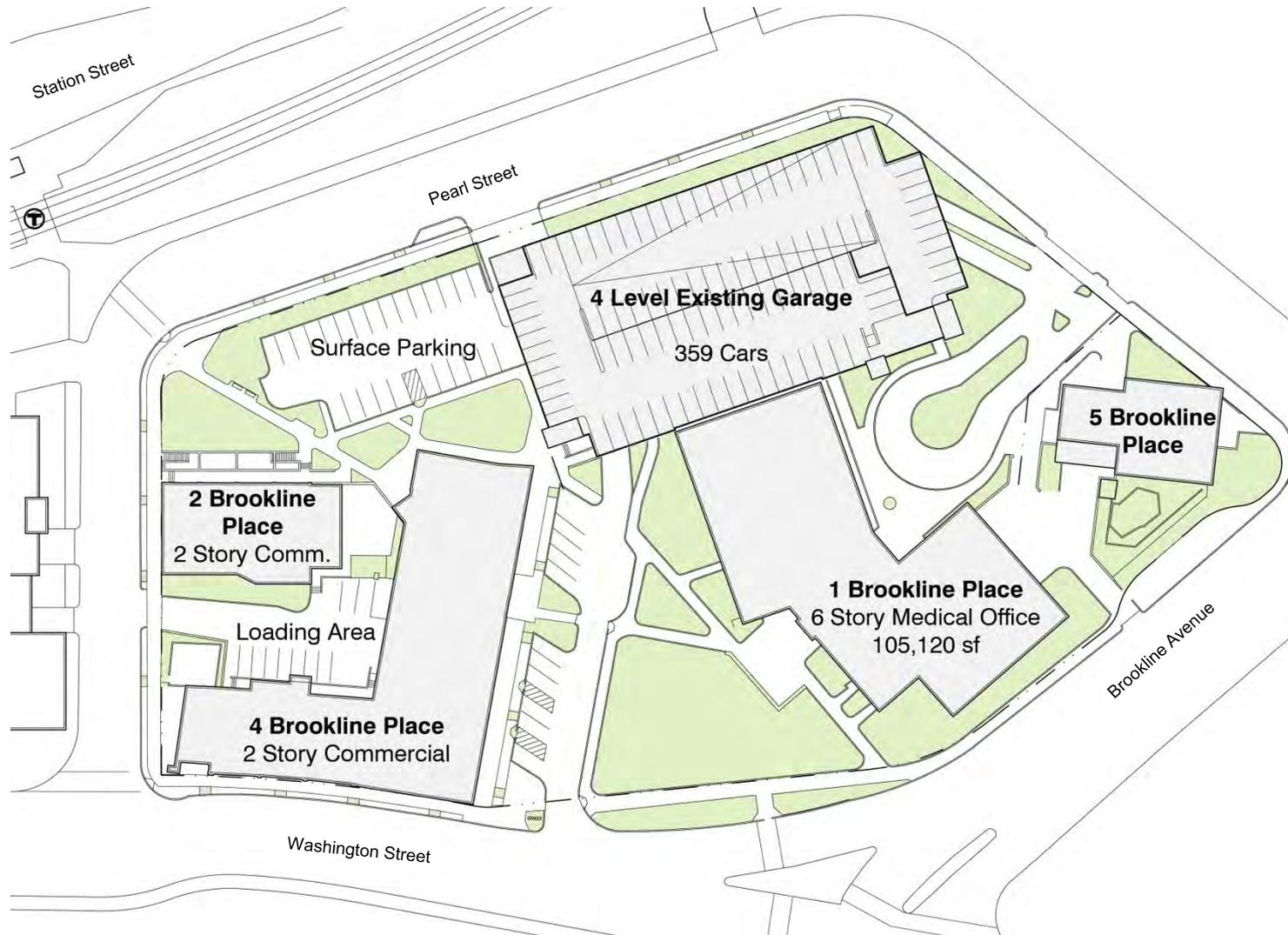


Site Concept Diagram



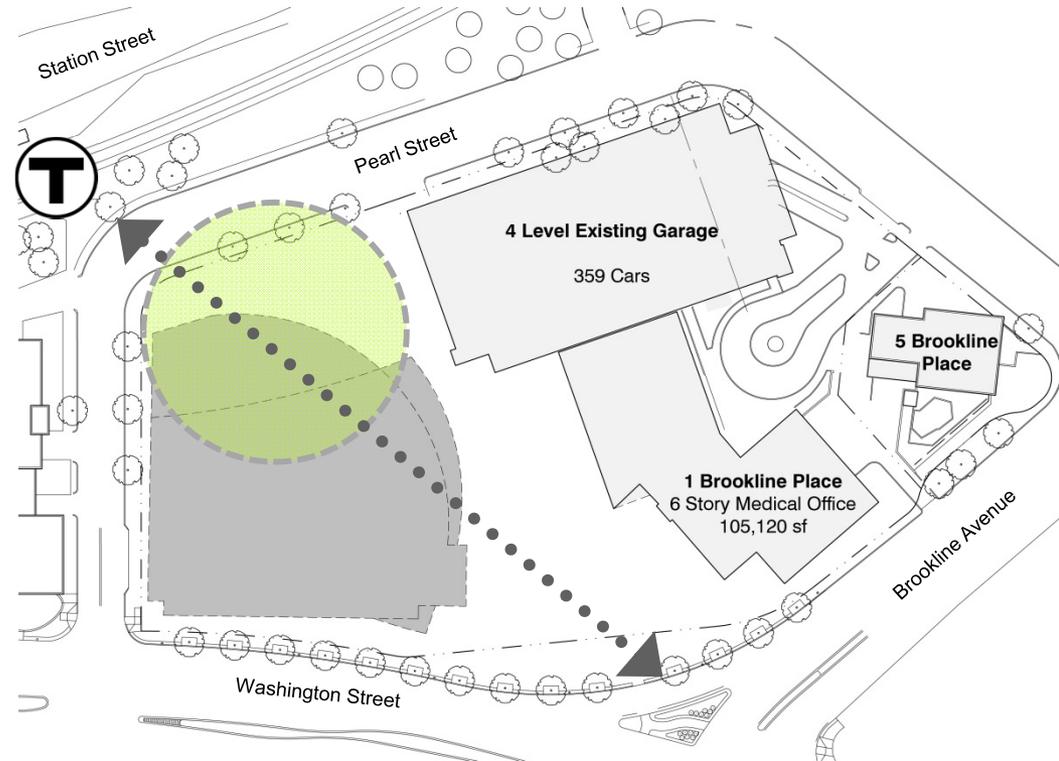
 RETAIL
 PEDESTRIAN PATH

Existing Conditions



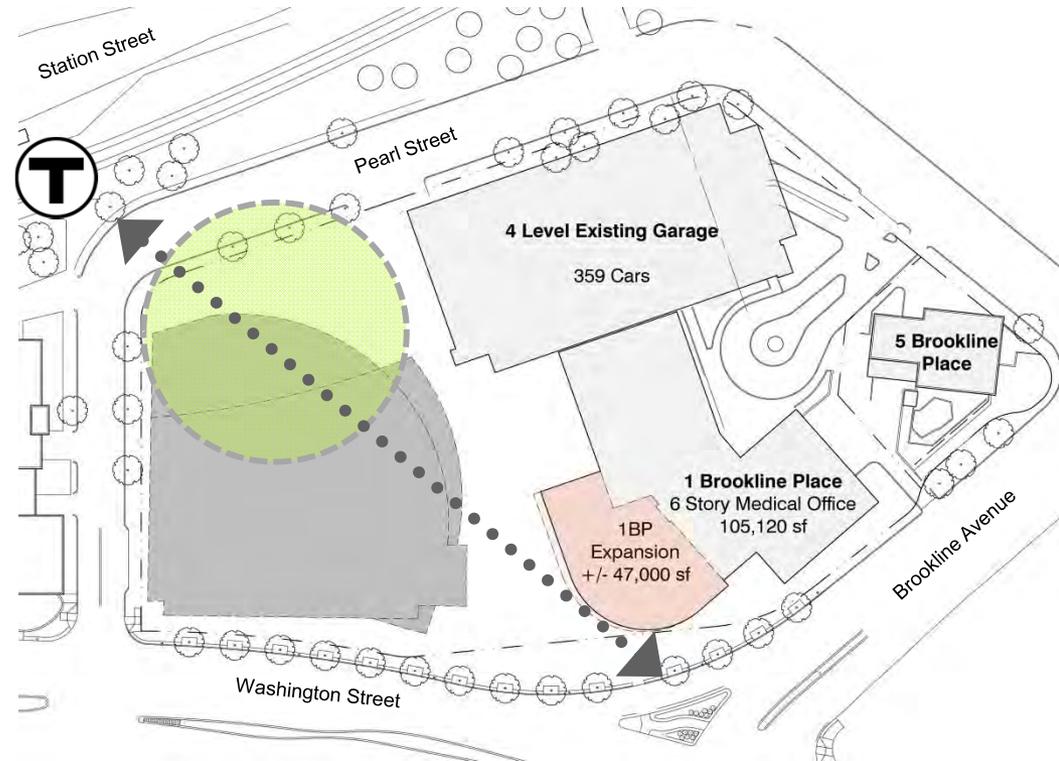
New Approach

- 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



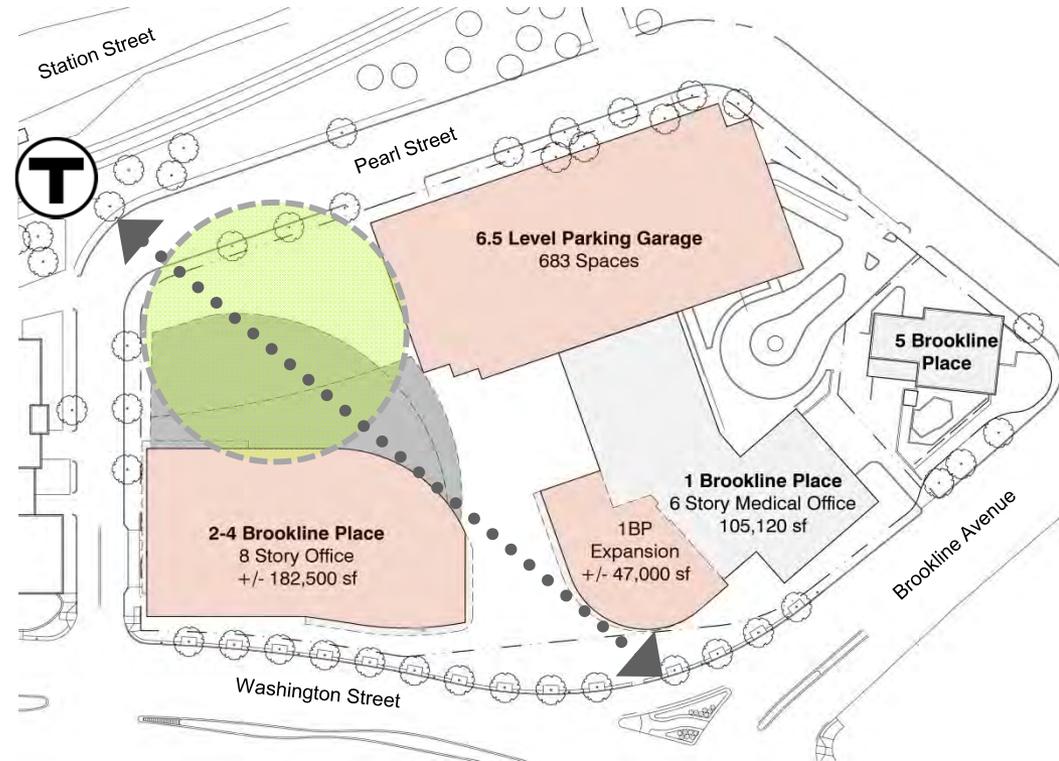
New Approach

- 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**

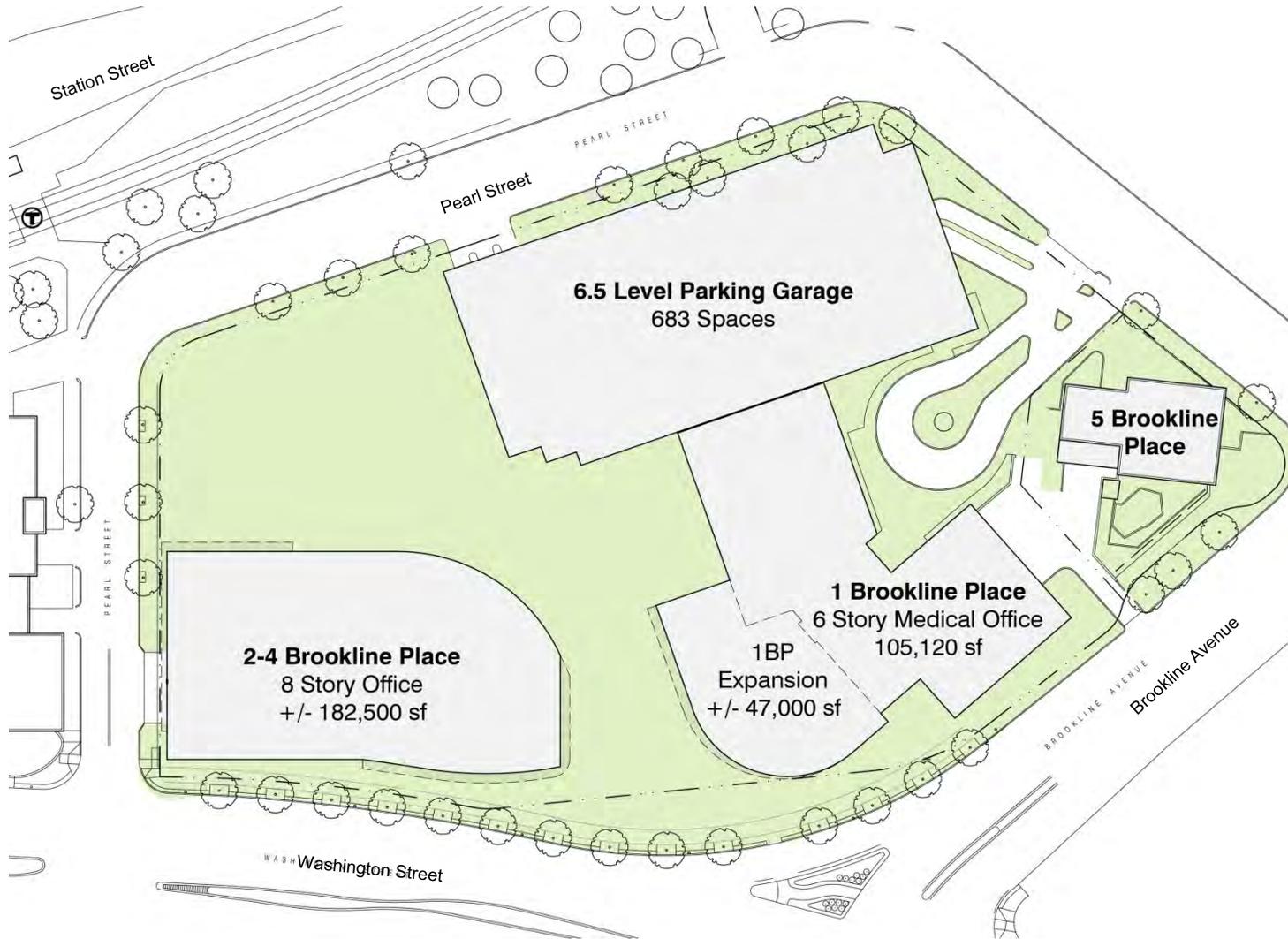


New Approach

- 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)



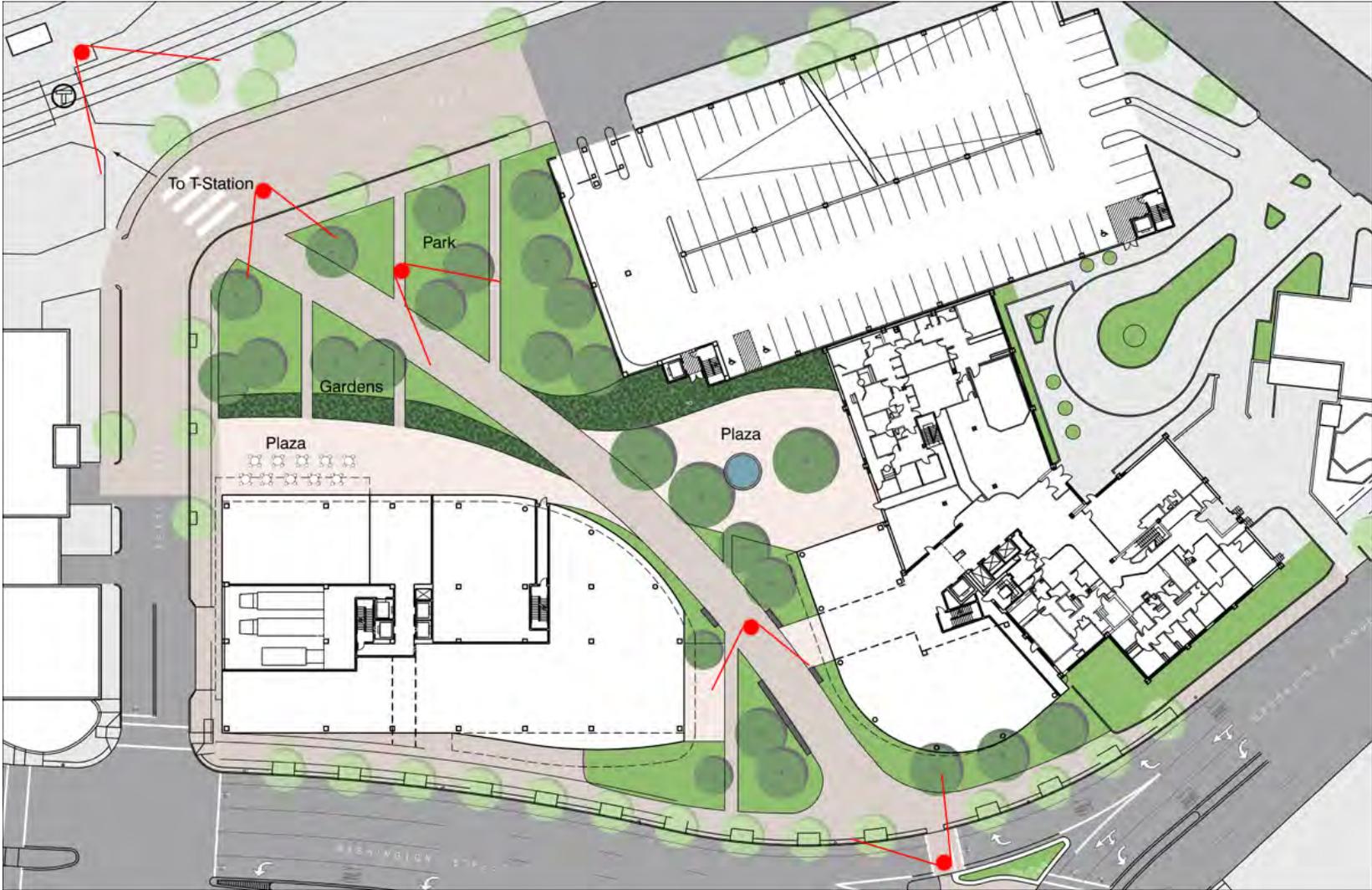
View from 30-34 Station Street (Floor 3)

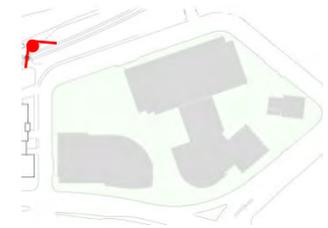


Landscape Diagram



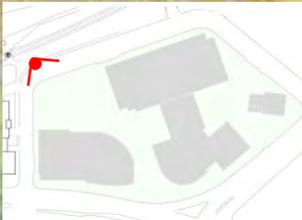
Site Plan





View from Brookline Village Station

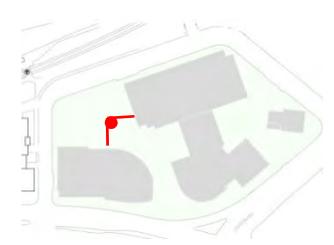


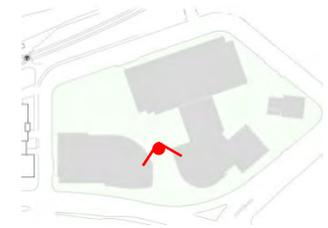


View from Pearl Street



View of Plaza

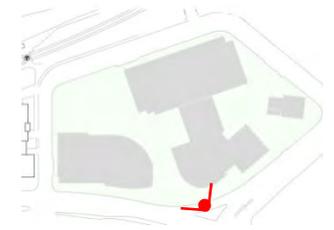




To Washington Street / Route 9



From Washington Street / Route 9



Anticipated Schedule

Fall 2013	Initiation of planning for a new development scheme; Selectmen's Advisory Committee appointed
Spring 2014	Warrant for zoning change presented to Town Meeting for approval – Approved 170 to 9
3rd Qtr. 2014	Application for Special Permit filed with Town
1st Qtr. 2015	Special Permit issued by ZBA
2015-2016	Construction start on garage
2016-2017	New garage complete, construction start on buildings
2019	Construction complete

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