

**APPENDIX A**

***Preliminary Development Scenarios Analysis of the Case Study Sites:  
Powerpoint Presentation to Coolidge Corner District Planning Council***

The following illustrations of preliminary test scenarios for each of the three case study sites were presented as a Powerpoint show to the Coolidge Corner District Planning Council and the Brookline community on the evenings of April 26 and May 17, 2006.



**Coolidge Corner**  
**Land Use Build Out and Alternative Scenarios Analysis: Three Sites**

**Coolidge Corner District Planning Council Meeting**  
**April 26, 2006**

**Brookline Department of Planning & Community Development**

with

**BPG / Bluestone Planning Group**  
**Stull and Lee, Inc.**  
**GLC Development Resources LLC**

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### Post Office Site / Existing Conditions



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### Post Office/ Site Assembly Options under Consideration



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**Post Office Site Option 1: One-Story Retail Building**



Post Office Site Option 1: Retail with Parking on Sewall St

USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
RETAIL	7,200	N.A.	N.A.	1	7,200	14	
Surface Parking							23
<b>TOTAL</b>				<b>1</b>	<b>7,200</b>	<b>14</b>	<b>23</b>

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**Post Office Site Option 2: Housing over Retail + Beacon St. Civic Space**



Post Office Site Option 2: Housing over Retail with Civic Space on Beacon St

USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	7,600	8	16	2.0	15,600	16	
RETAIL	2,600	N.A.	N.A.	1	2,600	5	
1 Level Underground Parking *							25
<b>TOTAL</b>				<b>3</b>	<b>18,200</b>	<b>21</b>	<b>25</b>

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**Expanded Post Office Site Option 1: Offices over Retail + Beacon St. Civic Space + Underground Parking**



USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
RETAIL	16,000	N.A.	N.A.	1.0	16,000	32	
OFFICE	16,000	N.A.	N.A.	2.0	32,000	64	
1 Level Underground Parking *							100
<b>TOTAL</b>				<b>3</b>	<b>48,000</b>	<b>96</b>	<b>100</b>

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**Expanded Post Office Site Option 2: Housing over Retail + Beacon St. Civic Space + Underground Parking**



USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	16,000	16	64	4.0	64,000	64	
RETAIL	16,000	N.A.	N.A.	1.0	16,000	32	
1 Level Underground Parking *							100
<b>TOTAL</b>				<b>5</b>	<b>80,000</b>	<b>96</b>	<b>100</b>

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### Expanded Post Office Site Option 3: Offices over Retail + Underground Parking



Post Office Site Expanded Option 3: Office over Retail							
USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
RETAIL	11,000	N.A.	N.A.	1.0	11,000	22	
OFFICE	11,000	N.A.	N.A.	3.5	38,500	77	
1 Level Underground Parking *							100
<b>TOTAL</b>				<b>4.5</b>	<b>49,500</b>	<b>99</b>	<b>100</b>

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### Expanded Post Office Site Option 4: Housing over Retail + Underground Parking



Post Office Site Expanded Option 4: Housing over Retail							
USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	19,000	19	76	4.0	76,000	76	
RETAIL	11,000	N.A.	N.A.	1.0	11,000	22	
1 Level Underground Parking *							100
<b>TOTAL</b>				<b>5</b>	<b>87,000</b>	<b>98</b>	<b>100</b>

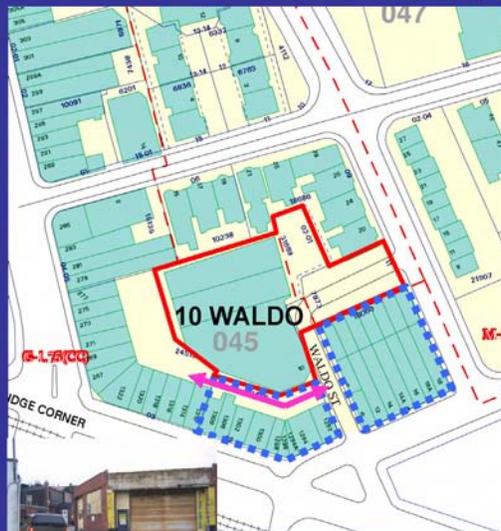
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### 10 Waldo/ Exiting Conditions



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### 10 Waldo Street / Site Assembly Options under Consideration



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**10 Waldo Street Site Option 1: Housing over Parking**



10 Waldo Street Site Option 1: Housing Over Parking							
USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	10,000	10	60	6.0	60,000	60	
Parking Deck	18,000	N.A.	N.A.	2.0	36,000	N.A.	90
<b>TOTAL</b>				<b>8.0</b>	<b>96000</b>	<b>60</b>	<b>90</b>

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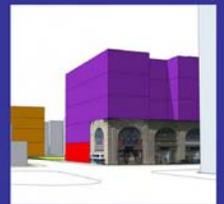
**Expanded Waldo Street Site Option 1: Housing over Retail & Parking**



10 Waldo Street Site Expanded Option 1: Housing Over Retail and Parking							
USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	17,000	17	51	3.0	51,000	51	
RETAIL	12,000	N.A.	N.A.	1.5	18,000	36	
Parking Deck	18,000	N.A.	N.A.	2.0	36,000	N.A.	90
<b>TOTAL</b>				<b>6.5</b>	<b>105,000</b>	<b>87</b>	<b>90</b>

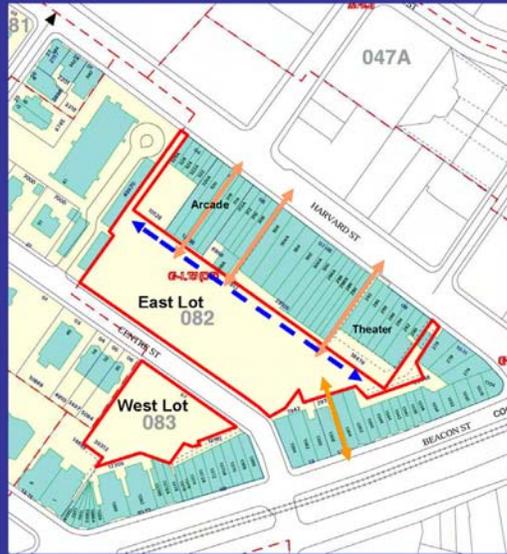
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**Expanded Waldo Street Site Option 2: Housing over Parking/ Hotel over Retail**



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**Centre Street Lot Sites / Existing Conditions**



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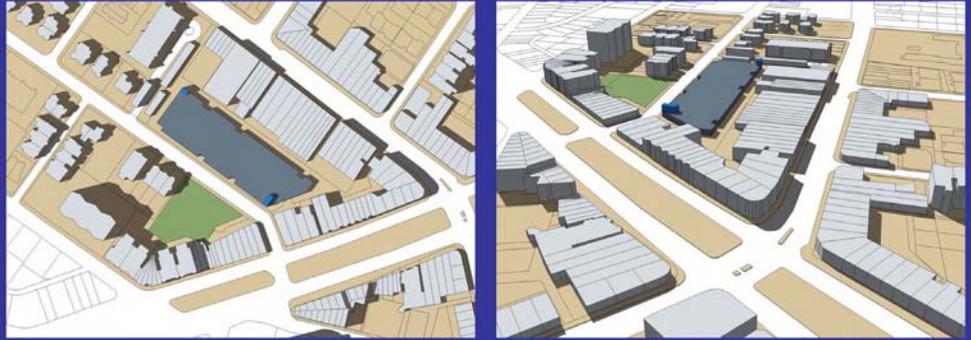
**Centre Street Lots Option 1: Civic Space over Underground Parking [2 levels] + Infill Development on West Lot**



USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
Public Park	N.A.	N.A.	N.A.	N.A.	50,000	N.A.	
Underground Parking *		N.A.	N.A.	2	65,000	140	260
Infill Development on West Lot	9,000	9	27	3.0	27,000	83	21
<b>TOTAL</b>				<b>3</b>		<b>223</b>	<b>281</b>

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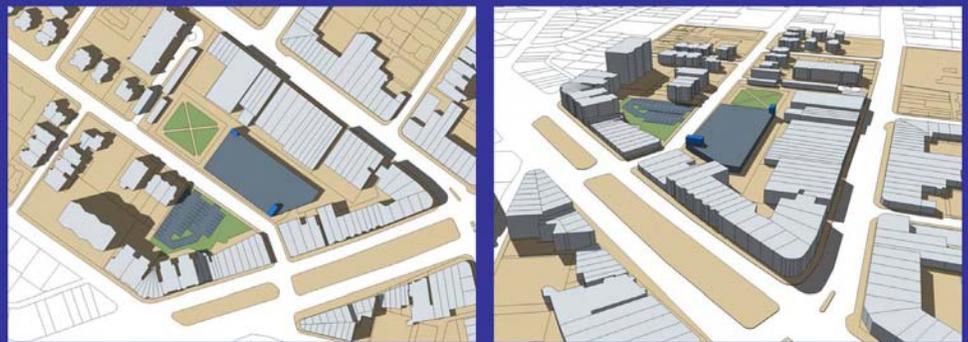
**Centre Street Lots Option 2A: Public Parking Deck [Full site] + West Lot Civic Space**



Centre St Option 2A: Public Parking Deck (Open Space on West Lot)							
USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
Parking Deck	50,000	N.A.	N.A.	2	100,000	140	260
Civic Space on West Lot	28,000	N.A.	N.A.	0.0	28,000	57	
<b>TOTAL</b>				<b>2</b>		<b>197</b>	<b>260</b>

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**Centre Street Lots Option 2B: Public Parking Deck [2/3 Site] + Civic Space**



Centre St Option 2B: Public Parking Deck + Civic Space							
USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
Open Space	18,000	N.A.	N.A.	N.A.	18,000	N.A.	
Parking Deck	32,000	N.A.	N.A.	2	64,000	140	190
Parking on West Lot as existing						57	57
<b>TOTAL</b>				<b>2</b>		<b>197</b>	<b>237</b>

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**Centre Street Lots Option 3A: Housing over Parking + Civic Space**



**Centre St Option 3A: Housing over Parking + Civic Space**

USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	13,500	14	41	3.0	40,500	41	
RETAIL	0	N.A.	N.A.	0.0	0	0	
OFFICE	0	N.A.	N.A.	0.0	0	0	
Parking Deck	32,000	N.A.	N.A.	2.0	64,000	140	180
Parking on West Lot as existing						56	56
<b>TOTAL</b>				<b>5</b>	<b>104,500</b>	<b>237</b>	<b>236</b>

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**Centre Street Lots Option 3B: Housing over Parking + Civic Space**



**Centre St Option 3B: Housing over Parking + Civic Space + Infill Development on West Lot**

USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	13,500	14	54	4.0	54,000	54	
Underground Parking*		N.A.	N.A.	1	65,000	0	90
Parking Deck	32,000	N.A.	N.A.	2.0	64,000	140	180
Infill Development on West Lot	9,000	9	27	3.0	27,000	83	21
<b>TOTAL</b>				<b>6 and 3</b>	<b>210,000</b>	<b>277</b>	<b>291</b>

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**Centre Street Lots Option 4: Housing over Parking & Retail + Civic Space**



USES	SF/FL	Unit Count		# Stories	Total SF	Assumed Required Parking	Provided Parking
		Units/FL	Total Units				
HOUSING	13,500	14	41	3.0	40,500	41	
RETAIL	6,000	N.A.	N.A.	1.0	6,000	12	
Underground Parking *		N.A.	N.A.	1	65,000	0	90
Parking Deck	32,000	N.A.	N.A.	2.0	60,000	140	106
Parking on West Lot as existing						56	56
<b>TOTAL</b>				<b>6 and 3</b>	<b>181,500</b>	<b>249</b>	<b>251</b>

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