

**The Residences of South Brookline  
Modifications Under Consideration  
June 5, 2014**

**Presentation**

**The Residences of South Brookline**  
**June 5, 2014 – Modifications Under Consideration**

**Process to Date**

- CHR applied for a Comprehensive Permit in November 2013.
- Town of Brookline hired Edith Netter to facilitate the 40B process.
- Town hired BETA to peer review the traffic and stormwater information and Touloukian & Touloukian for peer review of the design.
- The Planning Staff went on a site walk to view the existing conditions.
- The Planning Staff has made a number of suggestions to make modifications to the original plan.

## **The Residences of South Brookline**

### **June 5, 2014 – Modifications Under Consideration**

The Town of Brookline asked us to make the following changes to the original application:

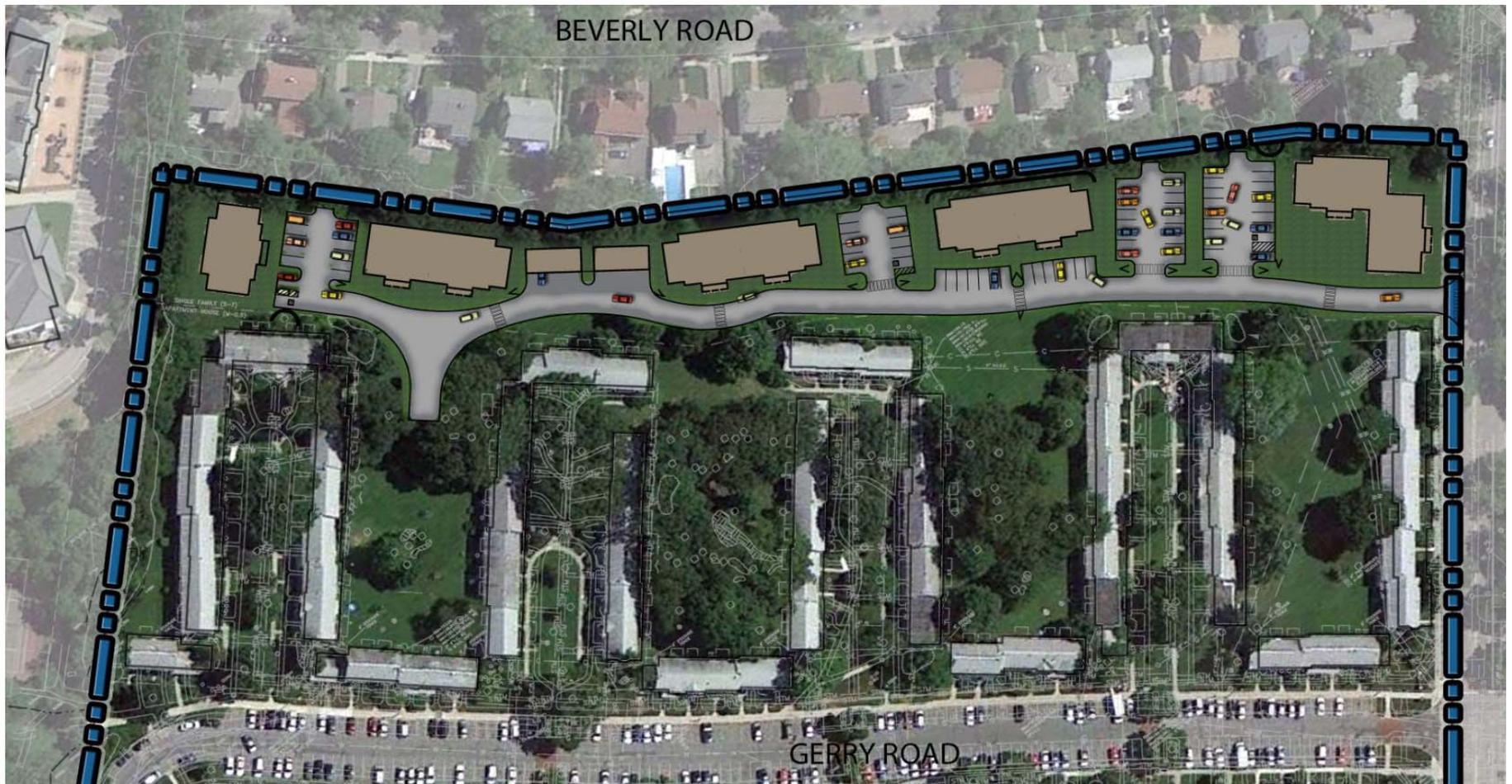
- Preserve more usable greenspace in the S-7
- Preserve more existing mature trees in the S-7
- Eliminate larger sized units
- Move units from the S-7 to the M.5 District
- Eliminate one 8 unit building entirely
- Reduce the mass of the infill buildings
- Improve the view corridors for the neighbors
- Increase setbacks of buildings wherever possible
- Increase setbacks of parking wherever possible

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- CHR and the Town of Brookline Planning Staff met over the last few months to discuss how to achieve these goals.
- The Development team worked diligently to make modifications to our plan to meet the Town's objectives.
- CHR is presenting these modifications to the ZBA tonight.

**The Residences of South Brookline  
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**Original Site Plan – West Side**



# The Residences of South Brookline

## June 5, 2014 – Modifications Under Consideration

### June 5 Modifications – West Side



**The Residences of South Brookline  
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**Original Site Plan– East Side**



# The Residences of South Brookline

## June 5, 2014 – Modifications Under Consideration

### June 5 Modifications – East Side



**The Residences of South Brookline  
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**Impacts in the S-7 – Building Mass**

|                            | Original Proposal | June 5          | Net Change  |
|----------------------------|-------------------|-----------------|-------------|
| Number of buildings        | 12                | 8               | -4          |
| Number of 8 unit buildings | 7                 | 2               | -5          |
| Number of 4 unit buildings | 5                 | 6               | +1          |
| Number of apartments       | 76                | 40              | -36         |
| Building square footage    | 115,850           | 61,830          | 54,020 -46% |
| Stories of buildings       | 2 ½               | 2 stories +loft |             |
| Height of buildings        | 33'4"             | 30'4"           | -3'         |
| Free standing garages      | 7                 | 0               | -7          |

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**Reduction of four 8-units buildings into four 4-unit buildings**



# The Residences of South Brookline

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### Impacts in the S-7 – Unit Types

|  | Original Proposal | June 5 | Net Change |
|--|-------------------|--------|------------|
| Unit Types (Including one Infill building in the M-5)          |                   |        |            |
| Four-Bedroom   | 28                | 0      | -28        |
| Three-Bedroom  | 28                | 18*    | -10        |
| Two-Bedroom  | 10                | 18**   | + 8        |
| One-bedroom  | 10                | 8***   | -2         |
|  |                   |        |            |
| Bedrooms in the S-7 (Including the 4 unit building in the M.5) |                   |        |            |
|  | 226               | 88     | -128       |

\*One has a loft

\*\*17 have lofts

\*\*\* 4 have lofts

# The Residences of South Brookline

## June 5, 2014 – Modifications Under Consideration

### Impacts in the S-7 – Greenspace, Mature Trees, and Unobstructed Views

|  | Original Proposal | June 5      | Net Change   |
|--|-------------------|-------------|--------------|
| Functional Usable Open Space   | 0                 | 128,265 s/f | +2.94 acres  |
| Useable Open Space<br>(between 20' setback and 60' from property line) | 13,933            | 46,434      | 32,501 +333% |
| Building Footprints  | 54,992            | 34,533      | 20,459 -37%  |
| Covered Surfaces<br>(buildings, driveways, parking)                    | 149,002 s/f       | 116,072 s/f | -32,930 -22% |
| Mature Trees Saved   | 39                | 123         | + 84         |
| Linear Feet of Unobstructed View                                       | 1058              | 2020        | +962         |
| Linear Feet – Retaining Wall   | 430               | 120         | -310         |

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**Modifications to the Apartment Building – June 5**

- Added a fifth floor to accommodate 24 of the units removed from the S-7.
- These 24 units are comprised of 19 two-bedroom units and 5 one bedroom units.
- Moved the main entrance to the South side of the building and created an attractive 2 story amenity space.
- Relocated the garage entrances.

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**New Apartment Building Entrance and Amenity Space**



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**Other Modifications – Site Circulation**

- Traffic Safety Improvements
- Better Emergency Vehicle Access
- Traffic Calming on Independence Drive
- Potential Future Access to VFW Parkway

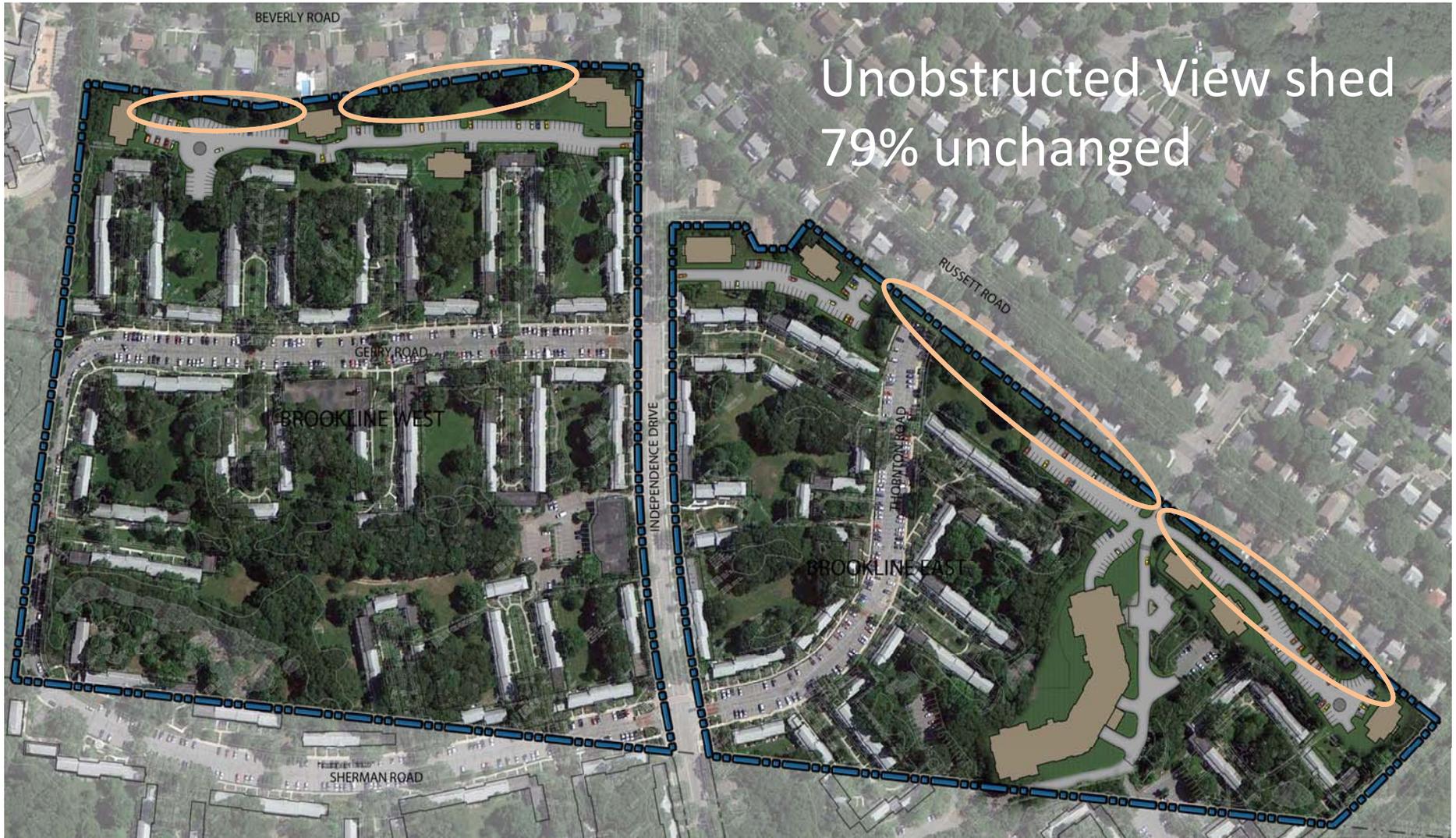
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**Other Modifications**

- New Fencing and Landscaping along the property line
- Mature trees saved
- Removal of two of the three retaining walls

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## June 5, 2014 – Modifications Under Consideration



# The Residences of South Brookline

## June 5, 2014 – Modifications Under Consideration

Additional mature trees saved  
West Side



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## June 5, 2014 – Modifications Under Consideration



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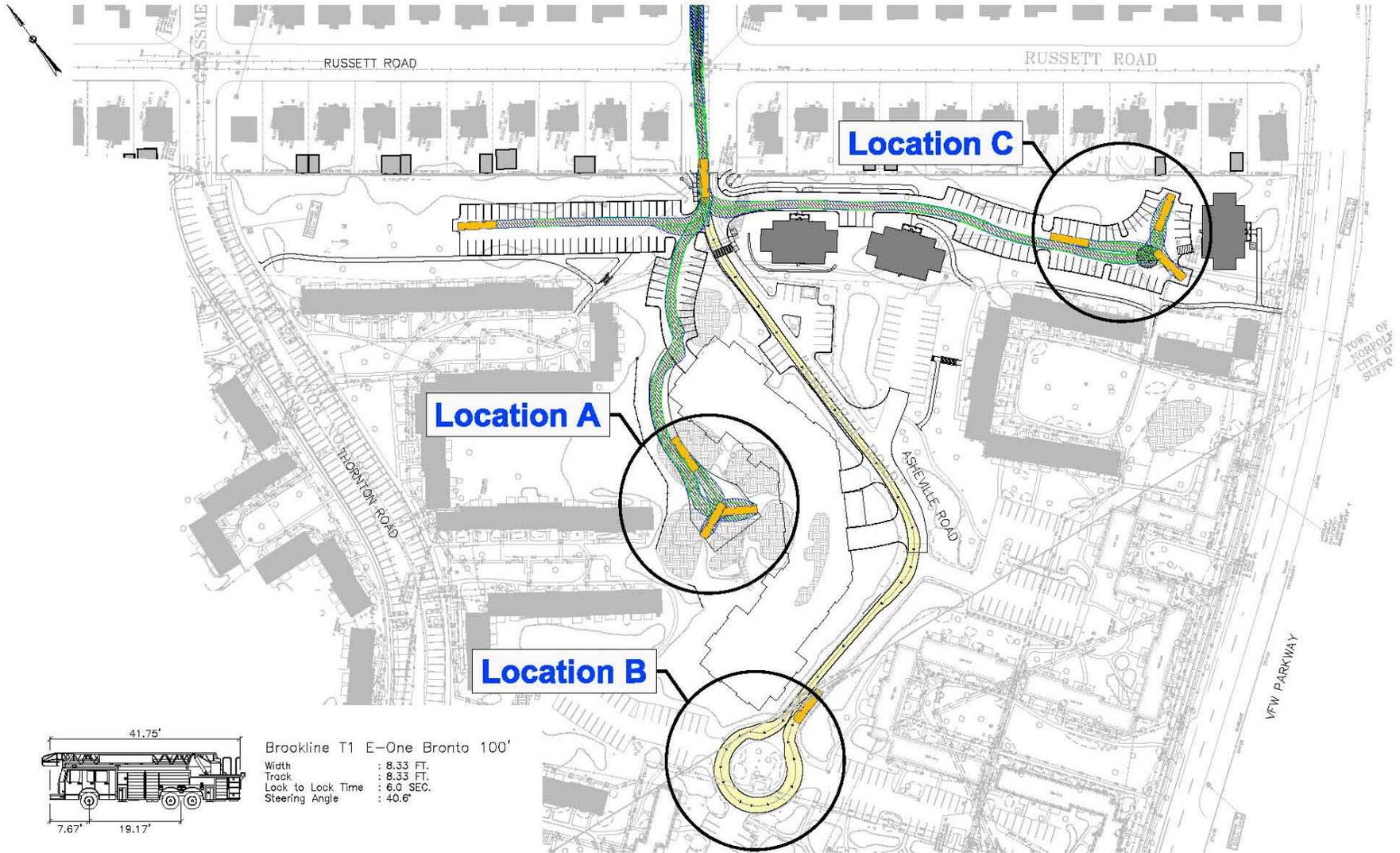


# The Residences of South Brookline

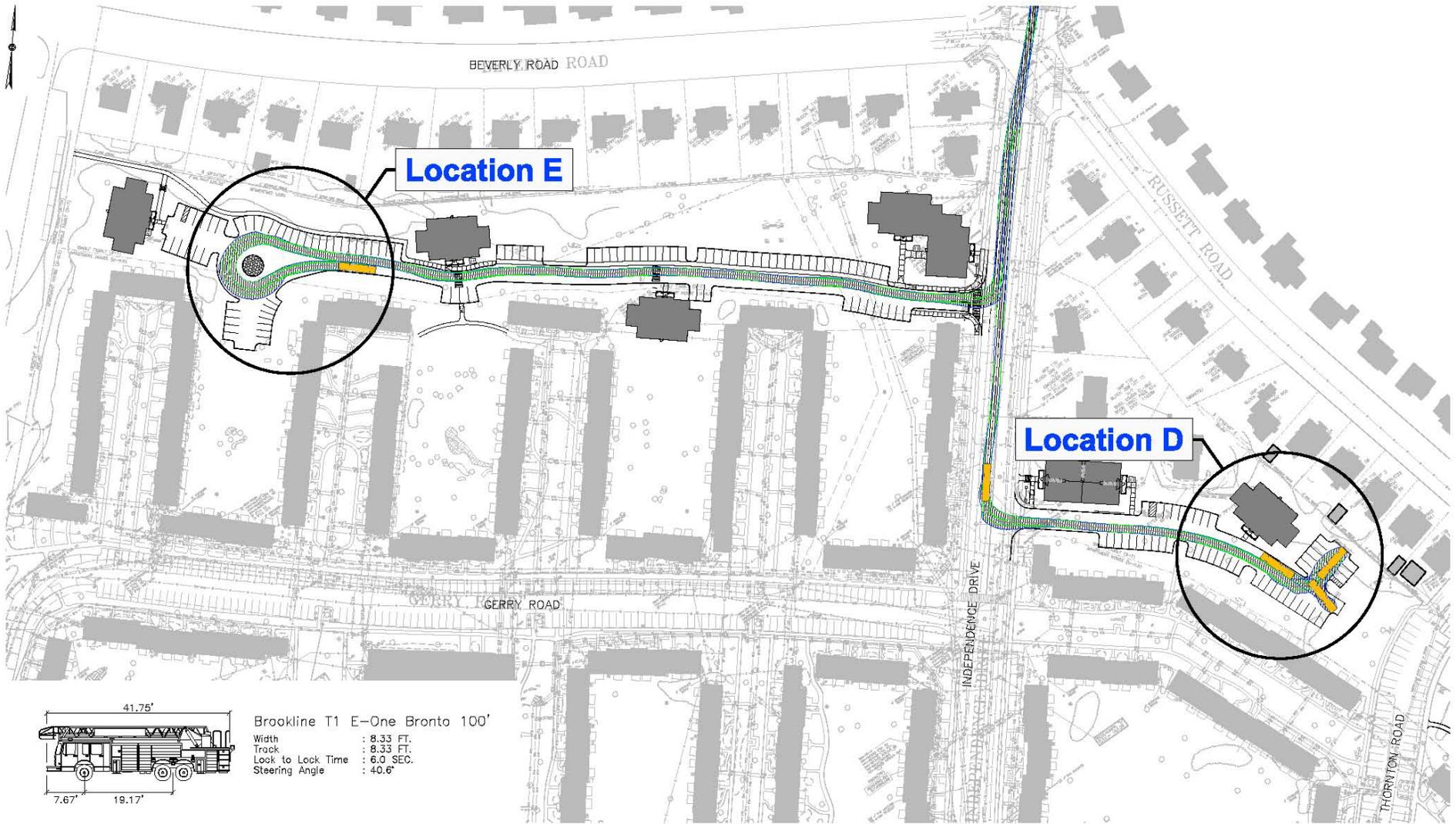
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# AutoTurn Figures



# AutoTurn Figures



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June 5, 2014 – Modifications Under Consideration**

**Other Modifications**

- Stormwater Management will improve

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**Summary of Modifications to the Plan**

**Massing**

- Eliminated 8 units – now 184 units
- Removed 36 units from the S-7 - now 40 units
- 28 of the units above were moved into the M.5
  - 4 in a 4-unit building on the West side
  - 24 onto the 5<sup>th</sup> floor of the apartment building
- Removed 4 buildings from the S-7

**The Residences of South Brookline  
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**Summary of Modifications to the Plan**

**Massing – con't**

- Removed 81 bedrooms (128 were removed from the infill units)
- Removed all 7 free standing Garages
- Reduced the height of the infill buildings by 3 feet
- Converted four 8-unit buildings into 4-unit buildings
- Increased linear feet of unobstructed views from 1058 to 2020

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**Summary of Modifications to the Plan**

**Unit Types**

- The number of 4-bedroom units went from 28 to 0
- The number of 3-bedroom units went from 28 to 18
- Lofts have been added to 17 of the 2 bedroom units, 4 of the 1 bedroom units, and to 1 of the 3 bedroom units.
- Affordable units reduced by 2 to 37 units

**The Residences of South Brookline  
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**Summary of Modifications to the Plan**

**Site Improvements**

- Increased functional, usable open space to almost 3 acres
- Saved 123 mature trees
- We will improve public safety on Independence Drive with traffic calming
- Improved stormwater management
- Increased setbacks from neighboring homes
- Removed two of the three retaining walls
- Improved fencing and landscaping behind neighboring homes

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**Next Steps**

- Feedback from the ZBA
- Town Peer Review consultants to review the details of the modifications to the plan

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**Thank You**