

Citizen's Advisory Committee

Walnut Street / Juniper Street
Relocation Project

Wednesday, April 28th, 2010 6:30 pm

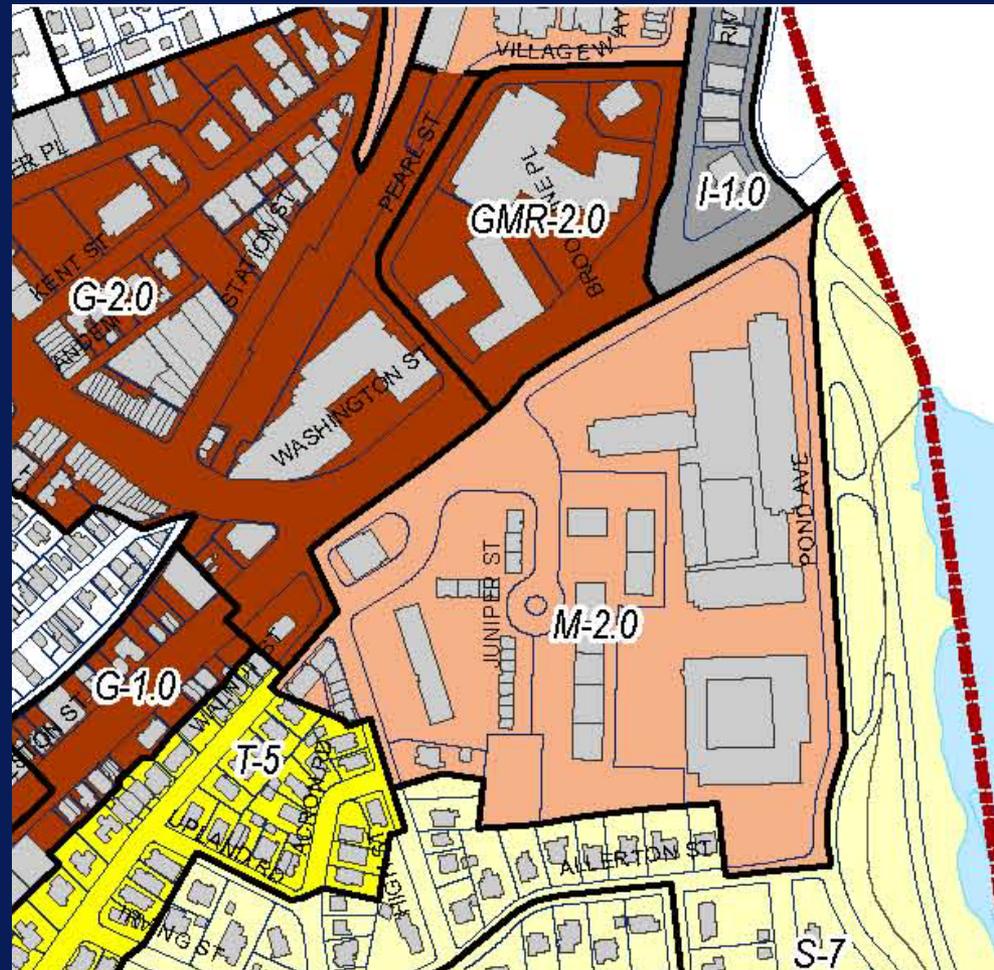
Building vs. open space



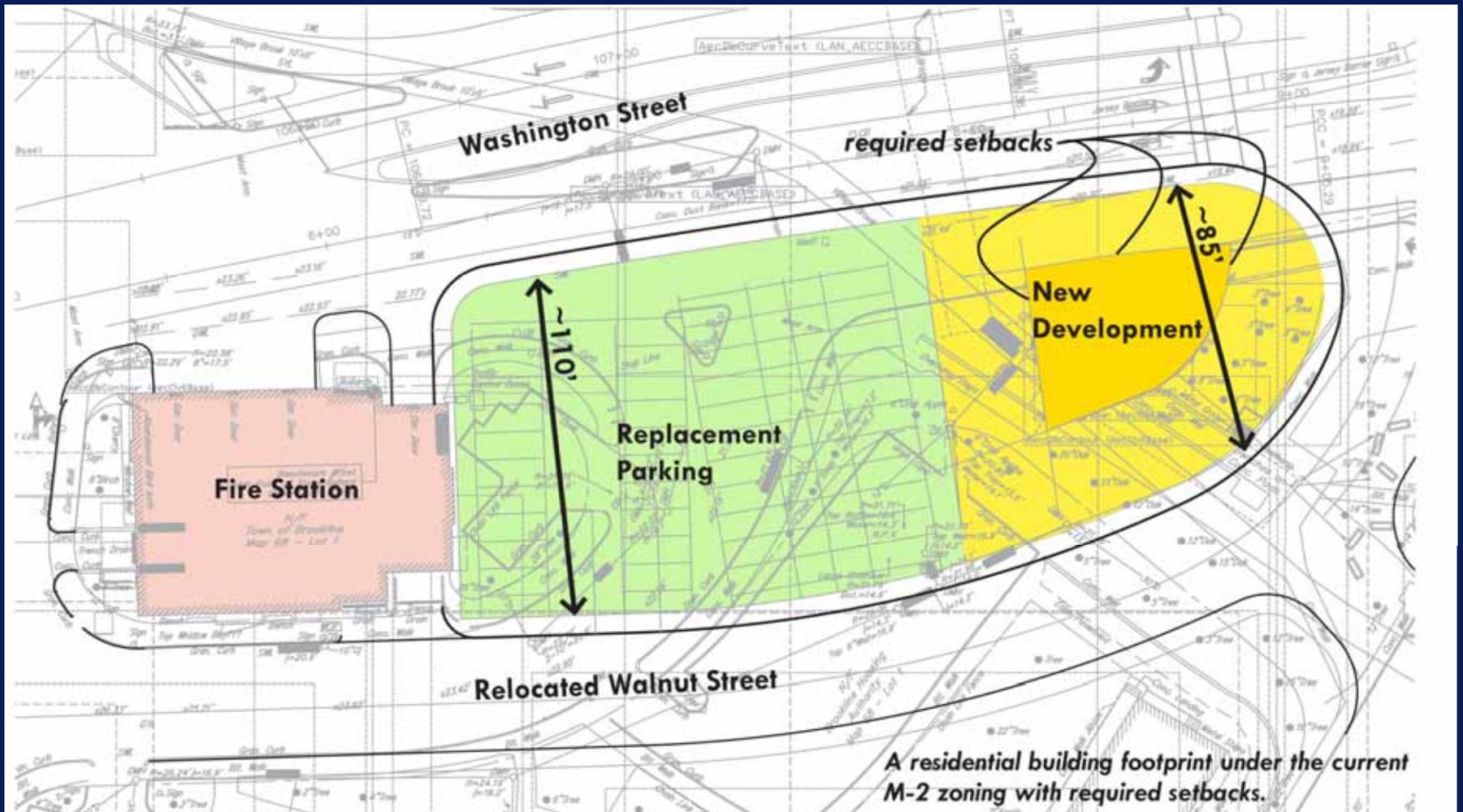
Development Opportunity

- Successful uses require:
 - Little space
 - Little parking
 - Great visibility
 - “Jewel” building
 - Destination use
 - Compatible with adjacent residences
-

Existing zoning



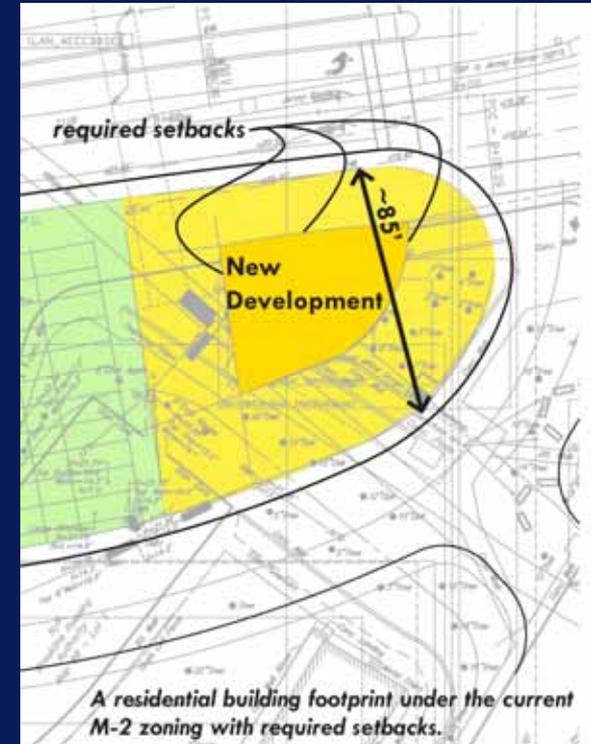
Existing M-2 zoning



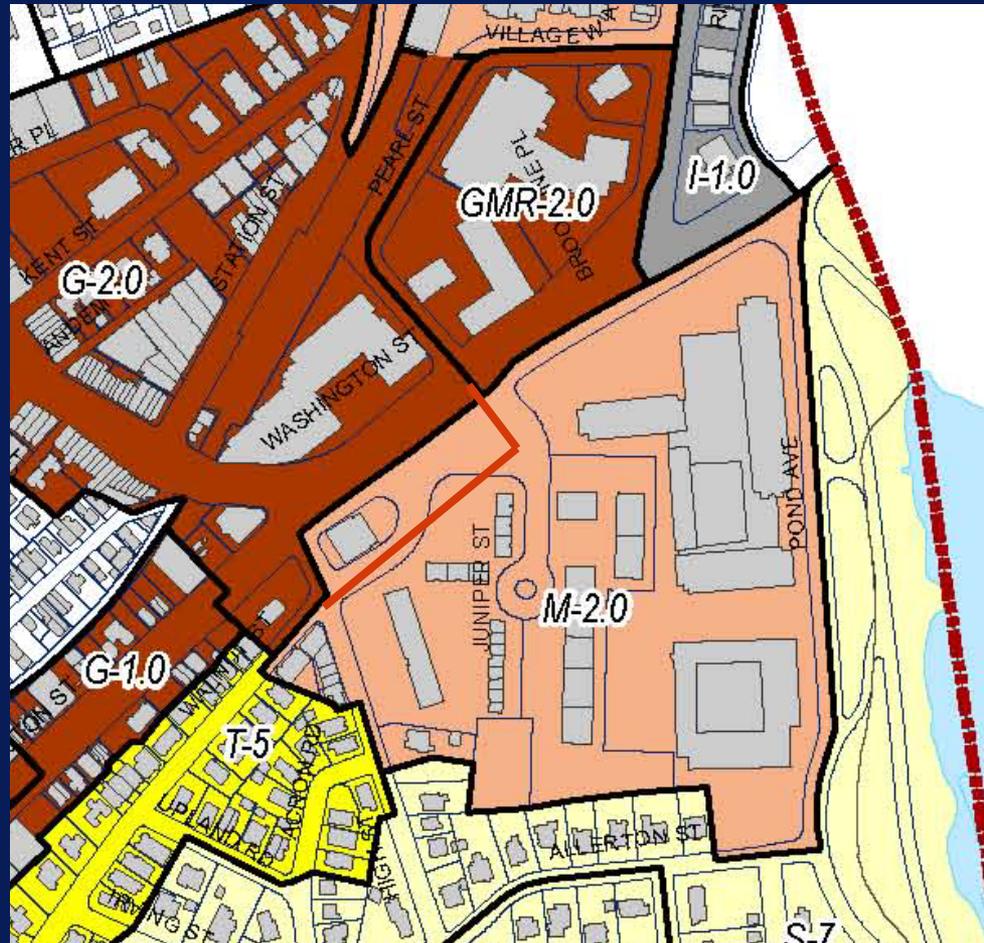
A residential building footprint under the current M-2 zoning with required setbacks.

Existing M-2 zoning

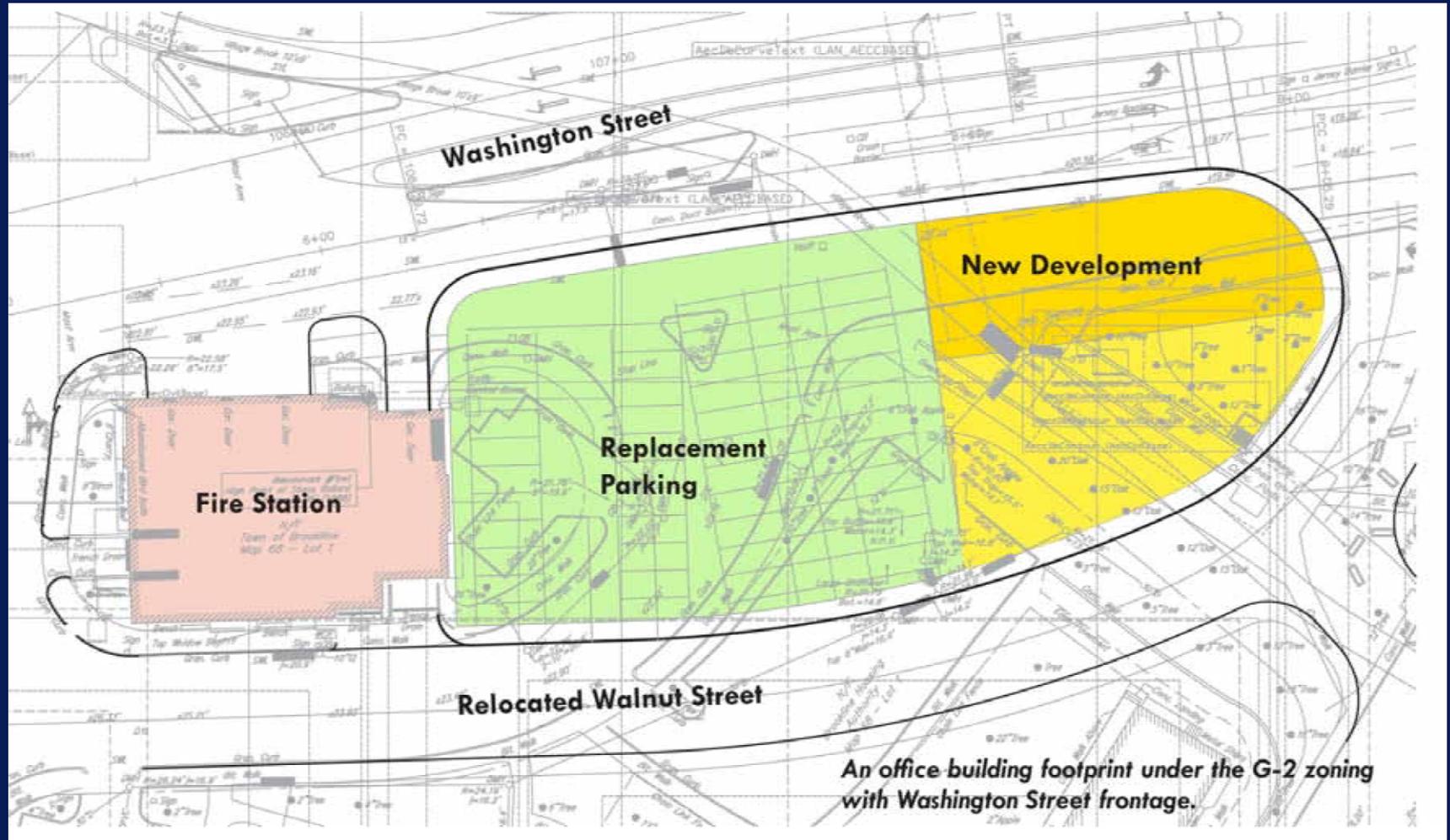
- FAR – 2
- Max. ht. 50 ft. (5 stories)
- Setbacks result in 2500 sf footprint
 - 20 ft (front)
 - 17 ft (side)
 - 30 ft rear
- Parking
 - 44-48 spaces replacement
 - 24-28 add'l spaces**
- 12,500 s.f. development (60% of FAR)



Change: G-2 zoning



Change: G-2 zoning

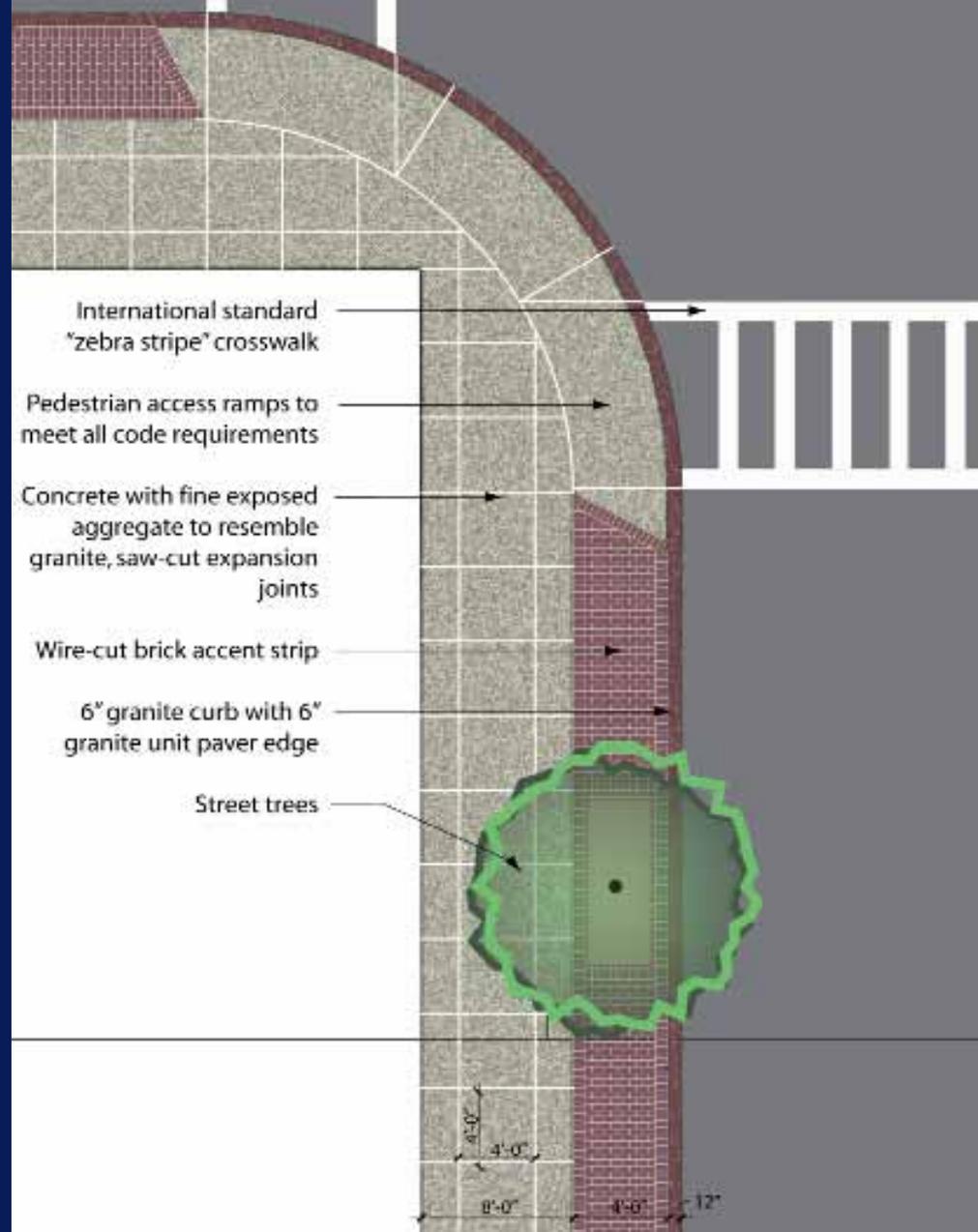


Change: G-2 zoning

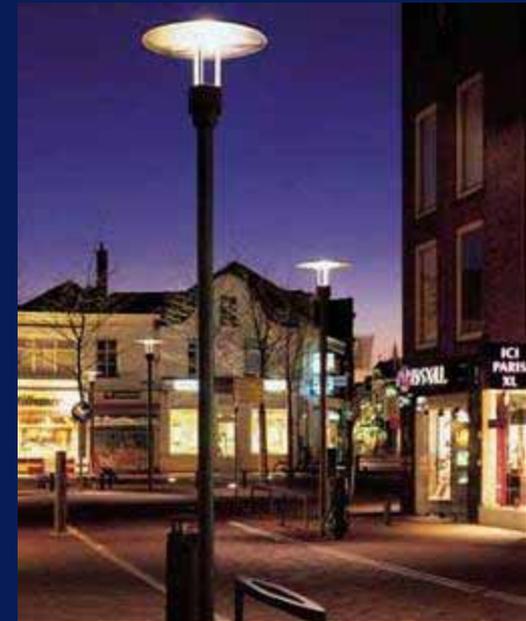
- FAR – 2
- Max. ht. 45 ft. (4 stories)
- Setbacks/FAR result in 5,250 sf footprint
 - 0 ft (front)
 - 0 ft (side)
 - Rear – N/A
- Parking
 - 44-48 spaces replacement
 - 41 add'l spaces**
- 21,000 s.f. development (100% of FAR)



Streetscape Palette



Preferred streetscape palette



No-build Options....

Sketch: Previous Masterplan Concept



Replacement Parking

- Brookline Housing Authority
 - 24 spaces
- Fire Station
 - 5 spaces

Total = 29 spaces lost

- Proposed Parking
 - 20 off-street shared parking
 - 12 on-street

Total = 32 spaces proposed

Sketch: Parking Option A



Sketch: Parking Option B



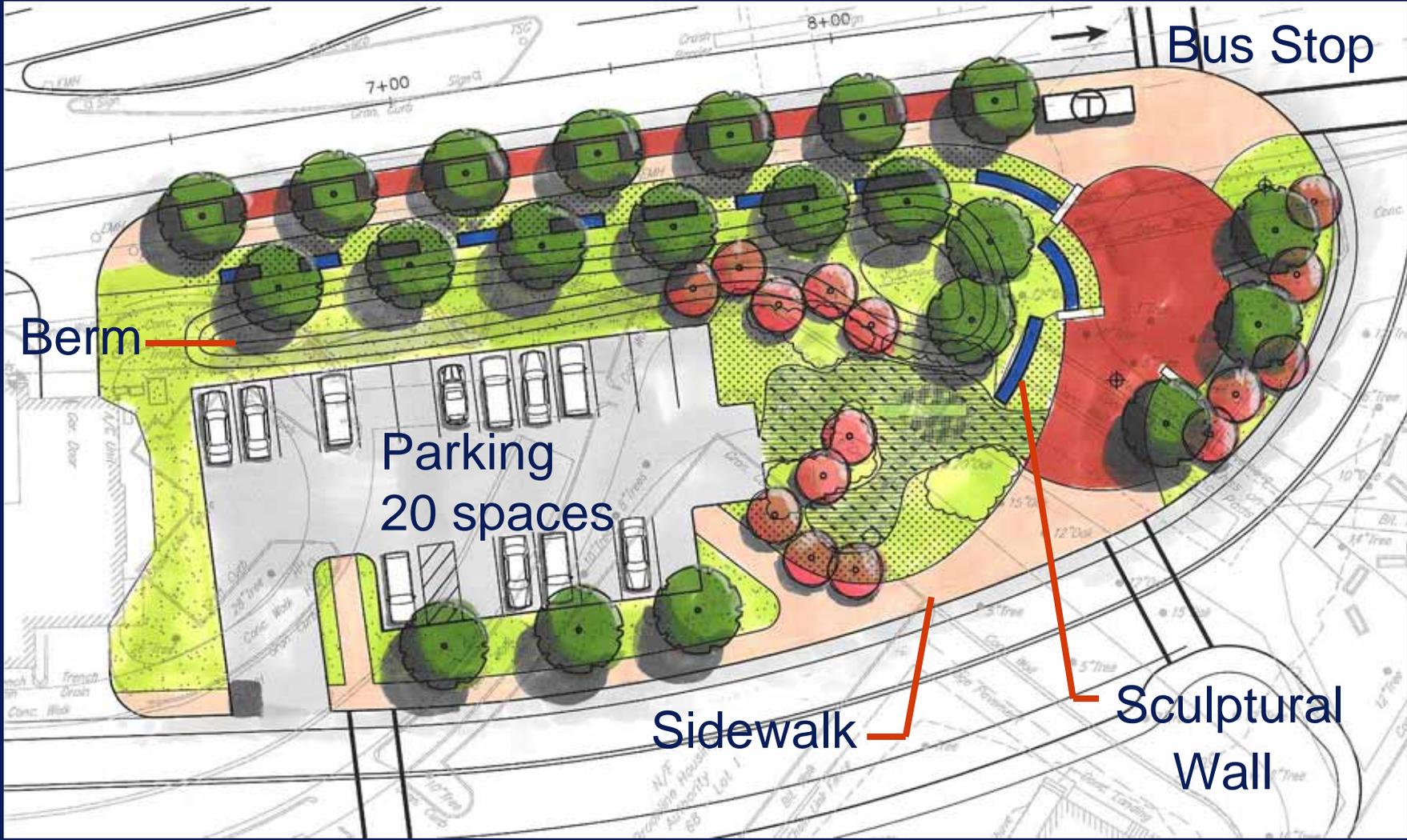
Sketch: Parking Option C



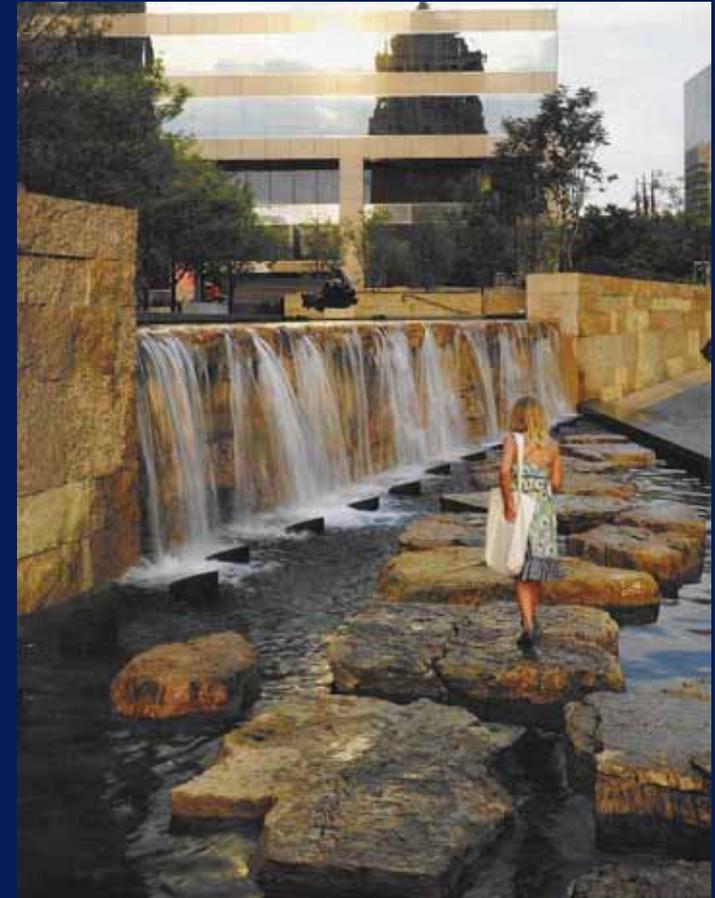
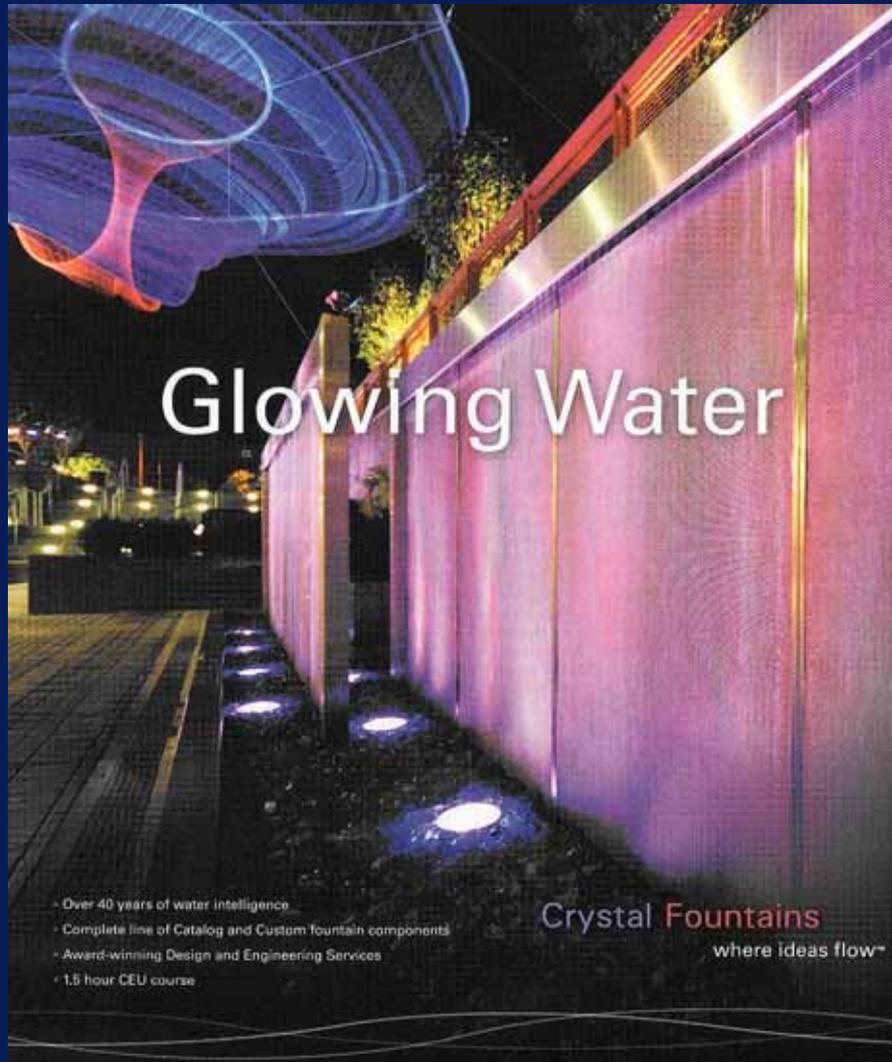
Sketch: Parking Option B



Sketch: Parcel Development Option



Materials Palette



Water

Materials Palette



Greenscreen

Materials Palette



Sculpture

Materials Palette



Permeable Paving

Materials Palette



Rain Gardens



Questions/Discussion
