

DRAFT 8/21/24

# Walnut High Apartments

Brookline Housing Authority  
22 High Street & 4-42 Walnut Street

**Neighborhood Meeting**  
August 21, 2024



# Agenda

1. Project Introduction
  - a. Team introduction
  - b. Process
2. Project Context
3. Design Concepts
4. Design Proposal
  - a. Plans
  - b. Perspectives
5. Questions & Next Steps

# Project History & Process To Date

- Walnut High Apartments constructed in 1962
- November 2023: Zoning Overlay as part of the MBTA Communities Act Rezoning
- March 2024: Brookline Preservation Commission certified non-significance
- Consultations with key Town officials:
  - 5/17/24, 7/1/24, 8/6/24
- Consultations with BHA residents and staff:
  - Residents: 3/5/24, 4/17/2024, 7/23/24
  - Staff: 5/8/2024, 7/18/24
- Town Support: Total of \$7.5 million from CPA & Brookline Affordable Housing Trust Committed

# Existing Site

## Development Summary

**TOTAL SITE AREA: 115,566 SF**  
(INCLUDES PERPETUAL  
EXCLUSIVE EASEMENT)

**PERPETUAL EXCLUSIVE  
EASEMENT: 12,080 SF**

**EFFECTIVE SITE AREA: 103,486  
SF (2.37 ACRES)**

**FAR (of effective site area): 0.94**

### **22 HIGH STREET**

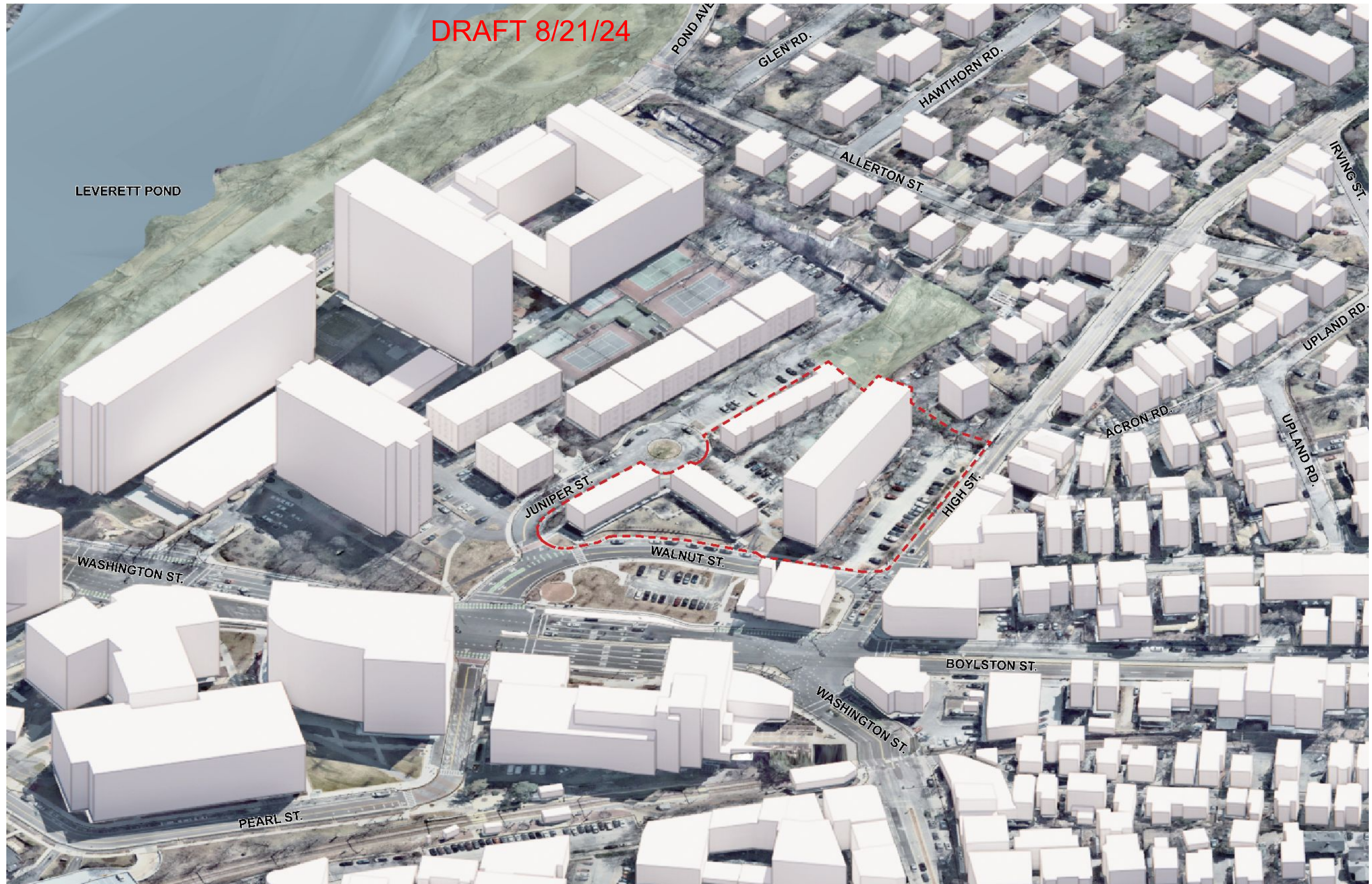
(13) 1 BED  
(1) 1 BED (ACCESSIBLE)  
(25) 2 BED  
(2) 2 BED (ACCESSIBLE)  
(26) 3 BED  
(1) 3 BED (ACCESSIBLE)  
**(68) UNITS TOTAL**  
**(53) PARKING SPACES**

### **28 - 42 WALNUT STREET**

(7) 4 BED  
(1) 4 BED (ACCESSIBLE)  
**(8) UNITS TOTAL**  
**(14) PARKING SPACES SHARED**  
**W/ 4-12 & 16-24**

### **4-12 & 16-24 WALNUT STREET**

(24) 1 BED  
**(24) UNITS TOTAL**  
**(14) PARKING SPACES SHARED**  
**W/ 28-42**



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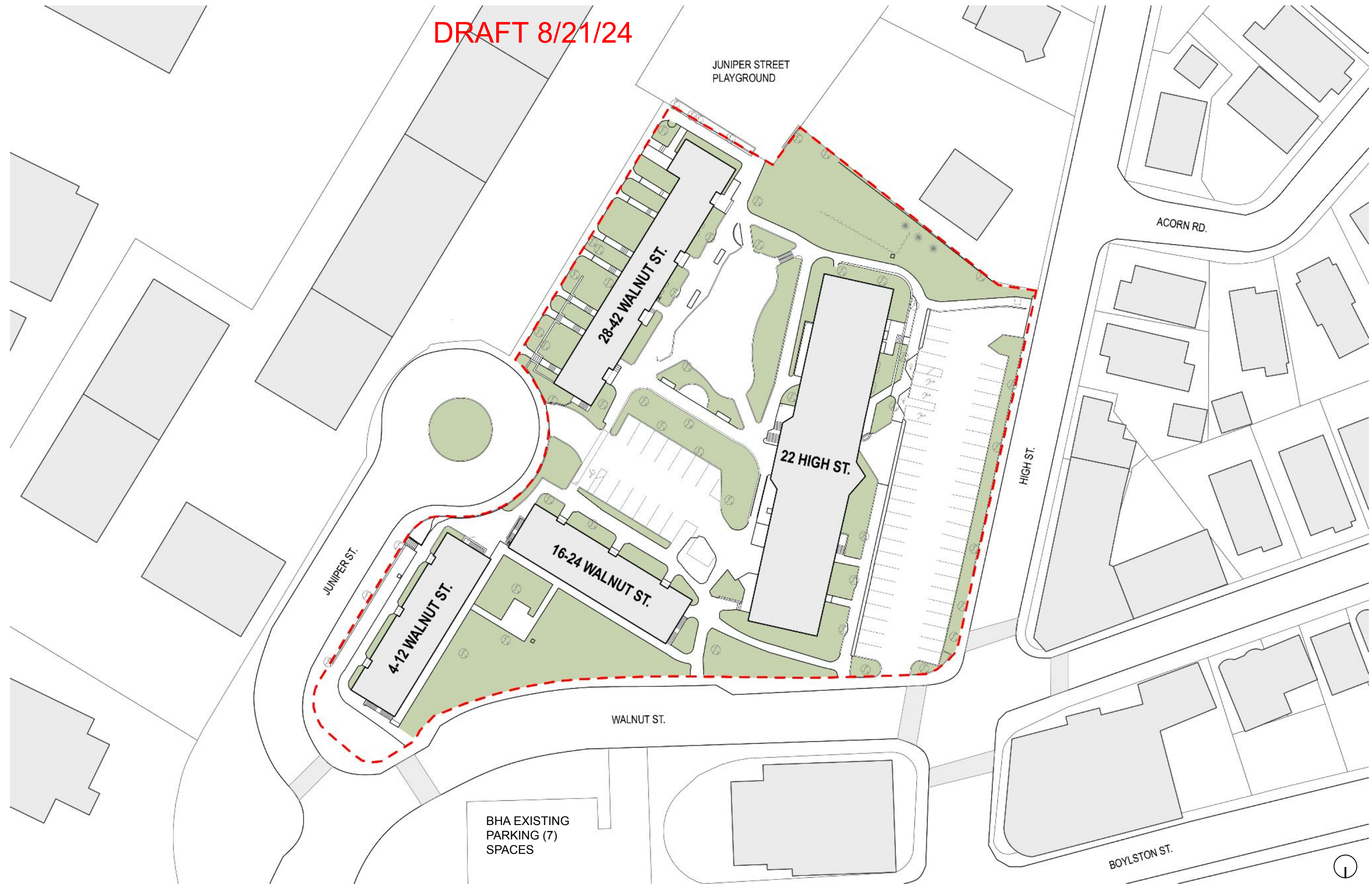
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- (7) 4 BED
- (1) 4 BED (ACCESSIBLE)
- (8) UNITS TOTAL**
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- W/ 4-12 & 16-24**

### **4-12 & 16-24 WALNUT STREET**

- (24) 1 BED
- (24) UNITS TOTAL**
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- W/ 28-42**



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WALNUT HIGH APARTMENTS IS SITUATED IN A BUFFER ZONE AT THE INTERSECTION OF MULTIPLE ZONING DISTRICTS.

# Context

Neighborhood  
Zoning Regulations

## Zoning Districts

**G-1.0:** General Business

**G-2.0:** General Business

**GMR-2.0:** General Business & Medical Research

**G-(DP):** General Business

**I-(EISD):** Industrial Services

**M-2.0:** Apartment House

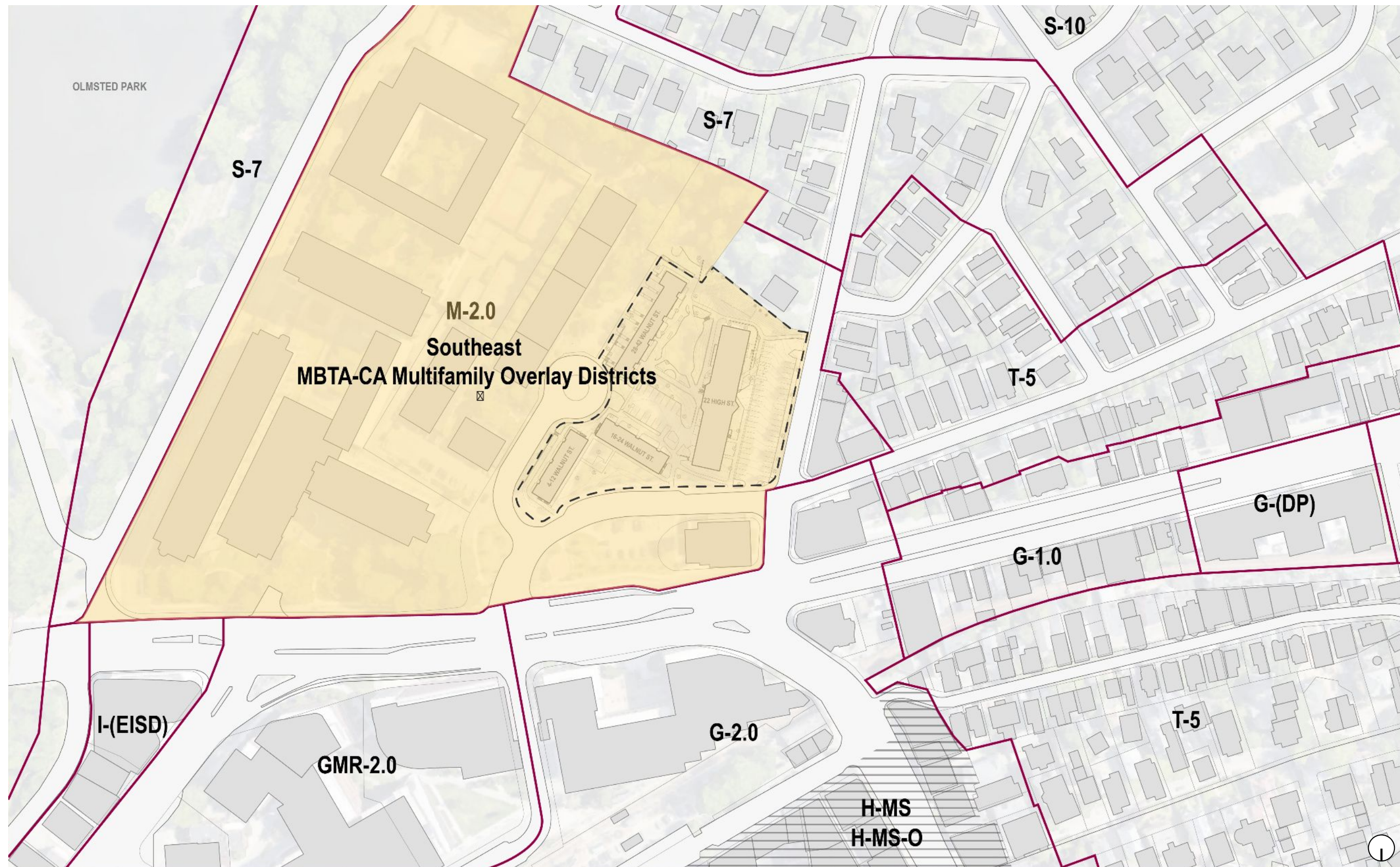
**S-7:** Single-Family

**S-10:** Single-Family

**T-5:** Two-Family & Attached Single-Family

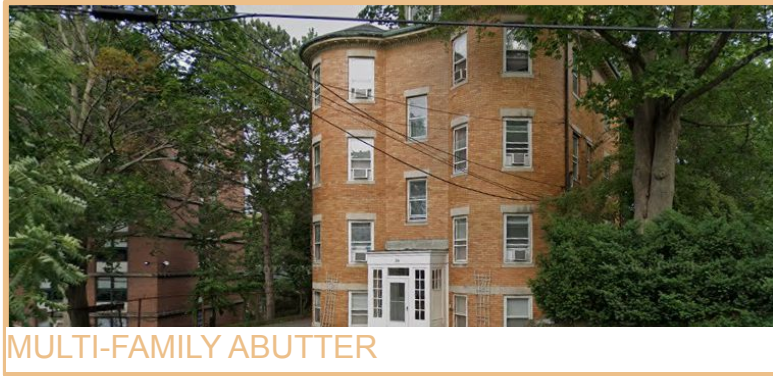
 MBTA-CA Multifamily Overlay District

 H-MS, H-MS-O: Harvard Overlay District



# Context

## Neighborhood Building Uses



- General Business
- Medical Research / Office
- Industrial Service
- Institutional / Other
- Single Family
- 2-4 Multi-Family
- Walk-Up Apartment
- Mixed-Use Apartment / Retail
- High Rise Apartment

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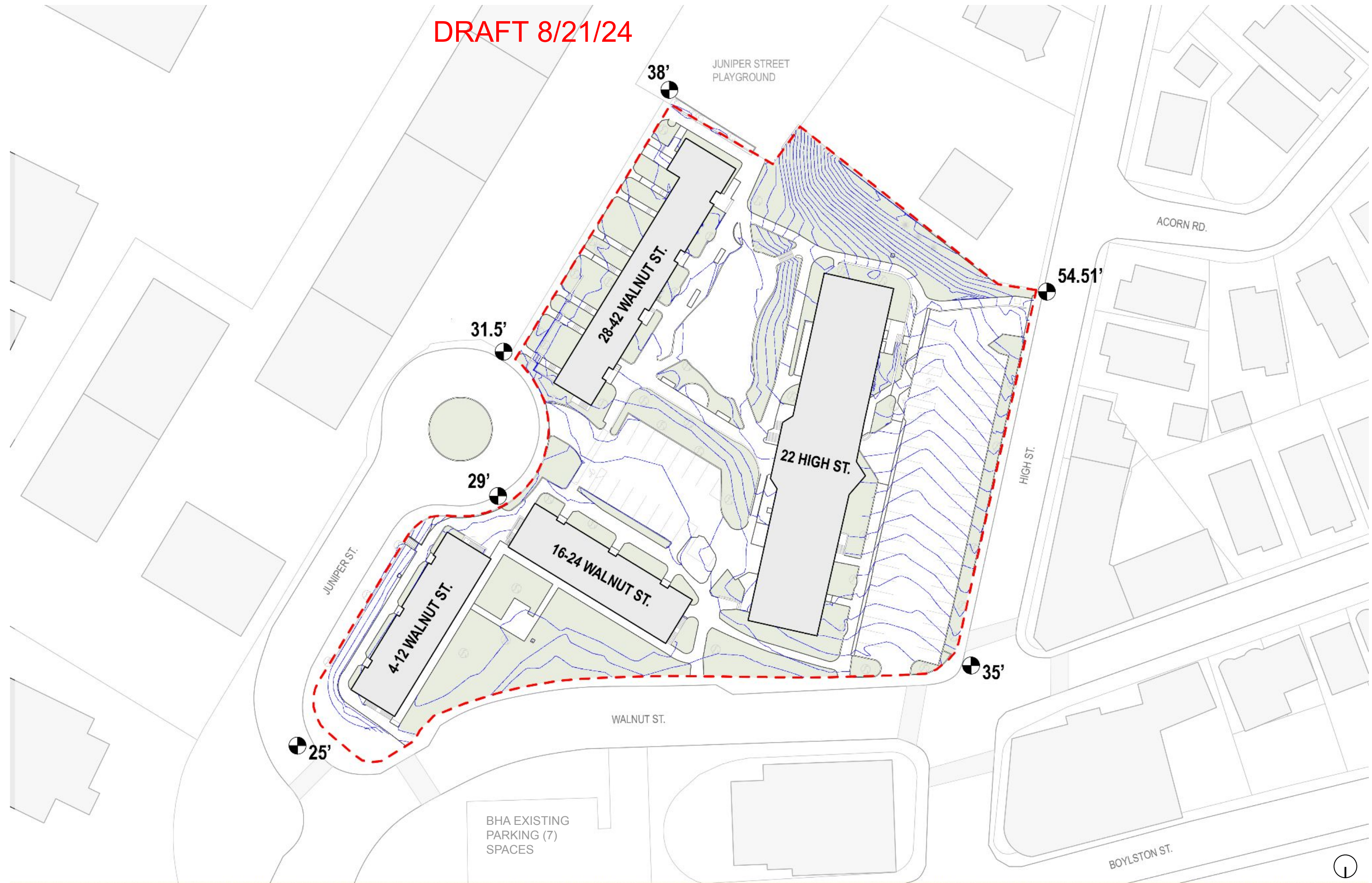
**SURROUNDING WALNUT HIGH APARTMENTS ARE BUILDINGS OF VARYING SCALES & USES. USES RANGE FROM MEDICAL OFFICES TO THE NORTH TO SINGLE FAMILY RESIDENTIAL TO THE SOUTH.**



# Existing Site

## Topography Diagram

- SIGNIFICANT 20 FT GRADE CHANGE ALONG HIGH STREET
- 10 FT GRADE CHANGE ALONG WALNUT STREET
- 6 FT GRADE CHANGE ALONG JUNIPER STREET



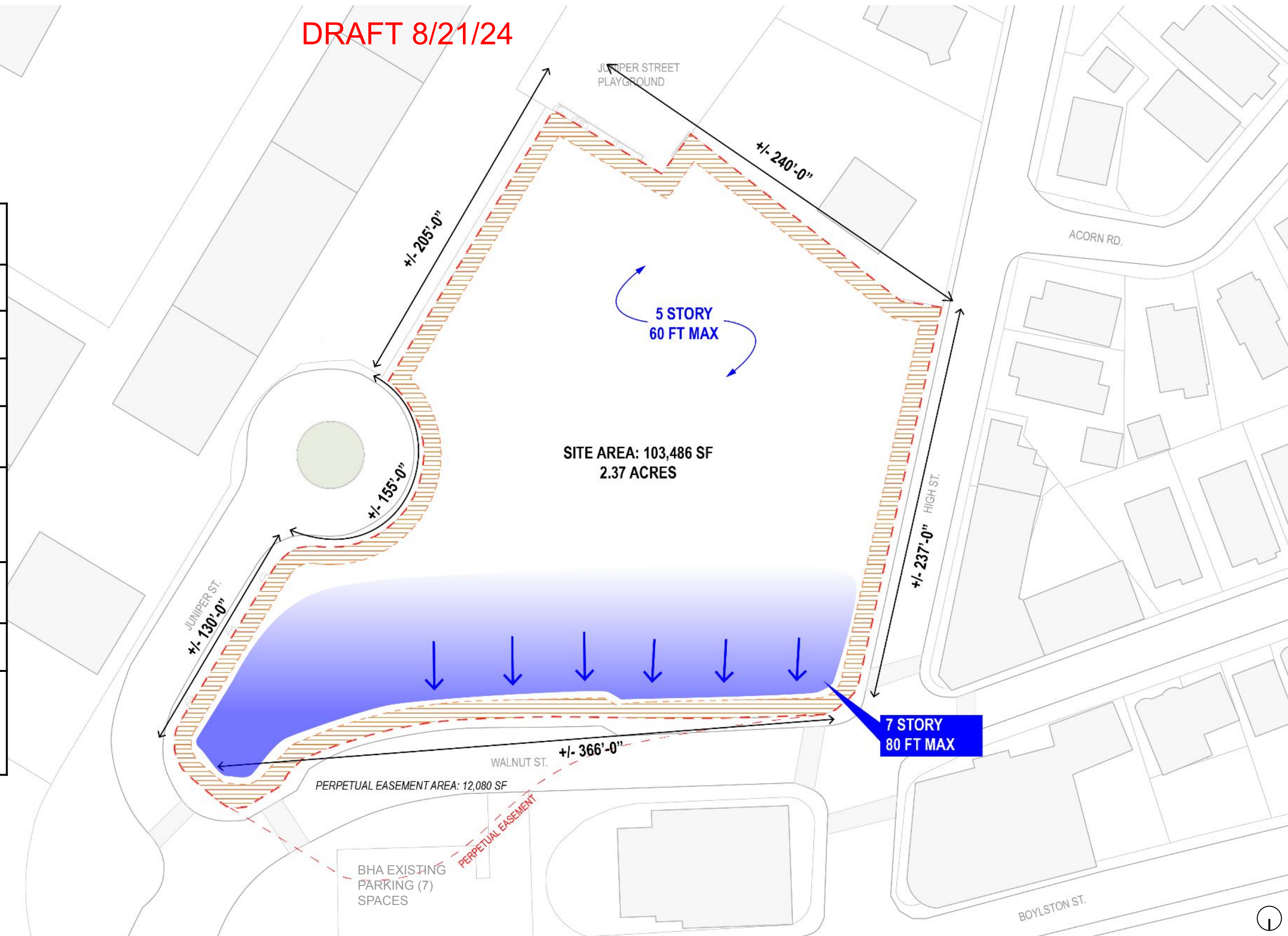


# Zoning Analysis

## Building Parameters

HEIGHT	<ul style="list-style-type: none"> <li>• 7 stories (80ft max) on Walnut</li> <li>• 5 stories (60 ft max)</li> </ul>
PARKING RATIO	0.1 spaces per affordable unit
LOT COVERAGE	70% max
FAR	2.5
OPEN SPACE (LANDSCAPED)	10% of proposed Gross Floor Area
SETBACKS	10 ft from property line* *5ft pinch points on Walnut Street allowable
BLDG SEPARATION	25 ft min.
TREE CANOPY	15% Lot Coverage (2-2.5 Acres)**
STREET TREES	Where Frontage > 150ft and there are sidewalks, trees at least 2.5 in caliper planted w/ 10 ft of public way***

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# Design Objectives



1. CREATE A DEFINED PUBLIC / PRIVATE REALM. RESPOND TO RELATIONSHIPS BETWEEN EXISTING NEIGHBORHOOD CONTEXT AROUND THE SITE.



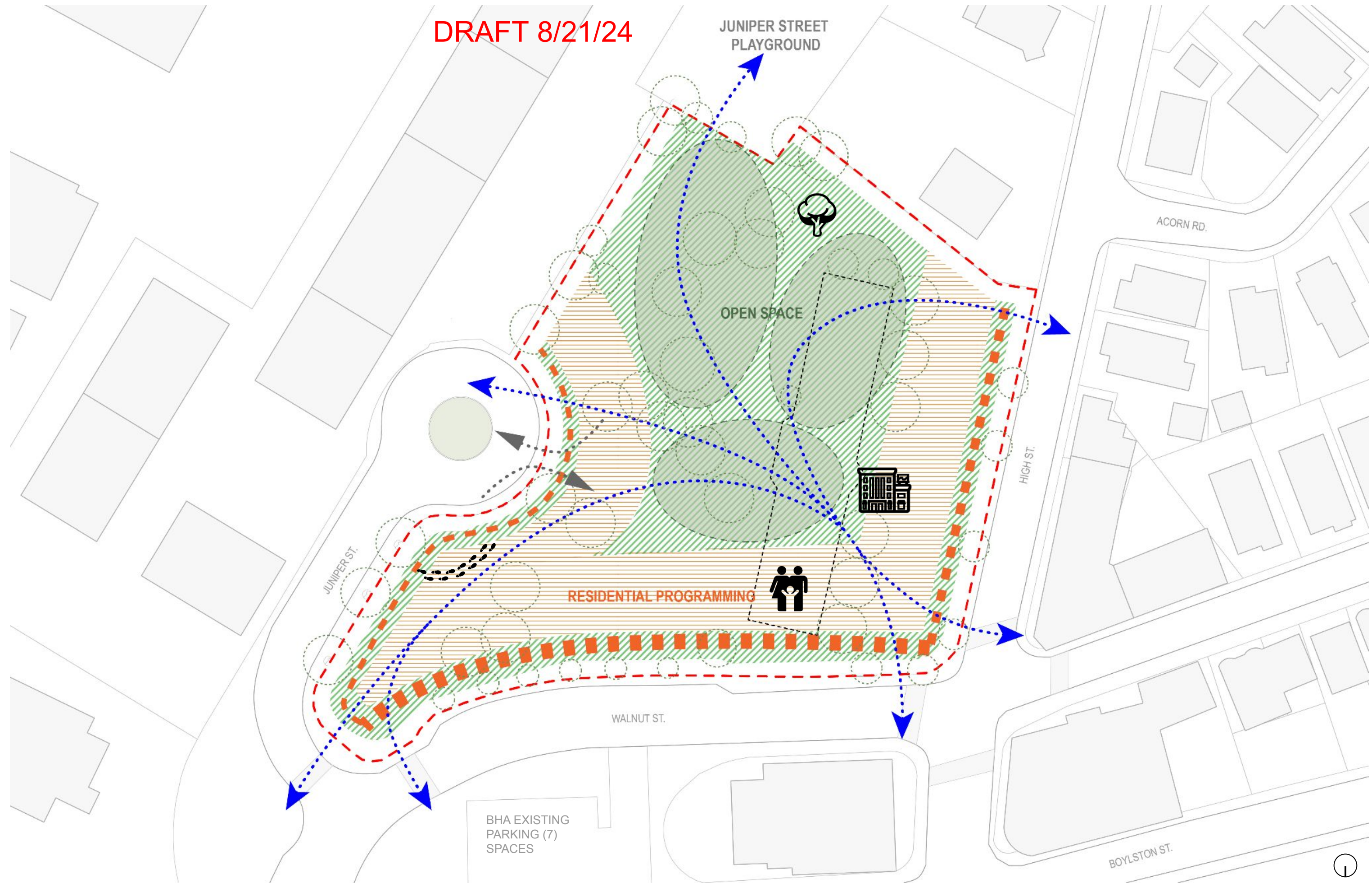
2. ORGANIZE BUILDING PROGRAM ALONG STREET EDGE TO MIMIC EXISTING NEIGHBORHOOD BUILDING TYPOLOGIES. CONSOLIDATE OPEN SPACE PROGRAMMING TO THE INTERIOR OF THE SITE.



3. CREATE CLEAR FLOWS IN / OUT OF THE SITE. CONNECT TO EXISTING CROSSWALKS AND PUBLIC SPACES.



4. ENHANCE EXISTING OPEN SPACE BY PRESERVING AS MANY MATURE TREES AS POSSIBLE. CREATE NEW GREEN SPACES AS A WAY OF ENHANCING THE QUALITY OF OPEN SPACES ON SITE.



# Site Plan Concept

## Organization & Edge Conditions

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1. THE ENTRY PLAZA ACTS AS A MAIN POINT OF PASSAGE TO THE SITE. IMPROVING WAYFINDING AND CREATING AN ACCESSIBLE ENTRANCE TO THE DEVELOPMENT.



2. LOBBY / AMENITY PROGRAMMING ARE PRIMARILY ORGANIZED ALONG WALNUT AND HIGH STREET TO ACTIVATE THE STREET FRONTAGES.



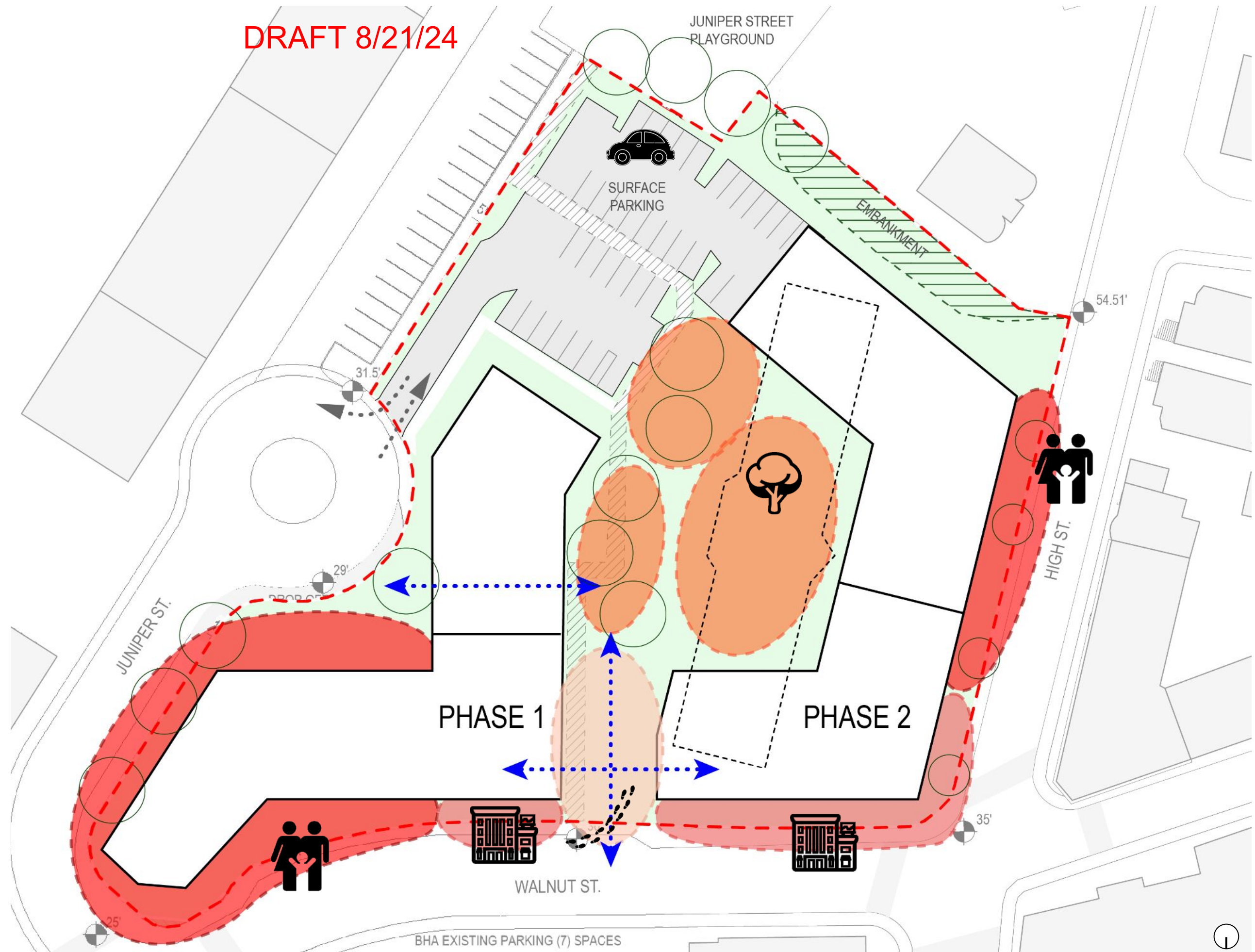
3. RESIDENTIAL EDGES ARE DEFINED WITH RAISED UNIT ENTRIES THAT ALLOW DIRECT ACCESS TO THE OUTSIDE AND ANIMATE THE STREET EDGES.



4. LARGE PROGRAMMABLE OPEN SPACE IS NESTLED IN THE CENTER OF THE SITE TO MAXIMIZE USABLE AREA AND CREATE INTERCONNECTED SPACES THROUGHOUT THE ENTIRE DEVELOPMENT.



5. ALL VEHICULAR TRAFFIC HAPPENS OFF OF JUNIPER STREET. THE SURFACE PARKING LOT IS PUSHED TO THE BACK OF THE SITE AND IS BROKEN UP WITH LANDSCAPE ELEMENTS.



# Landscape Plan

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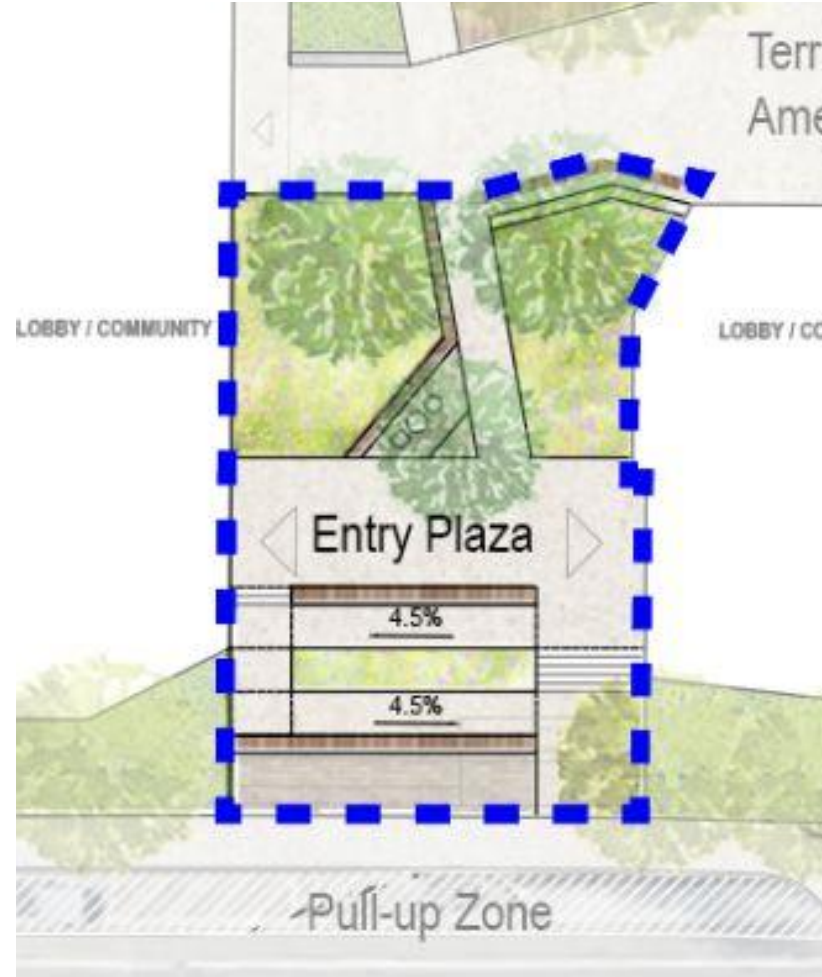


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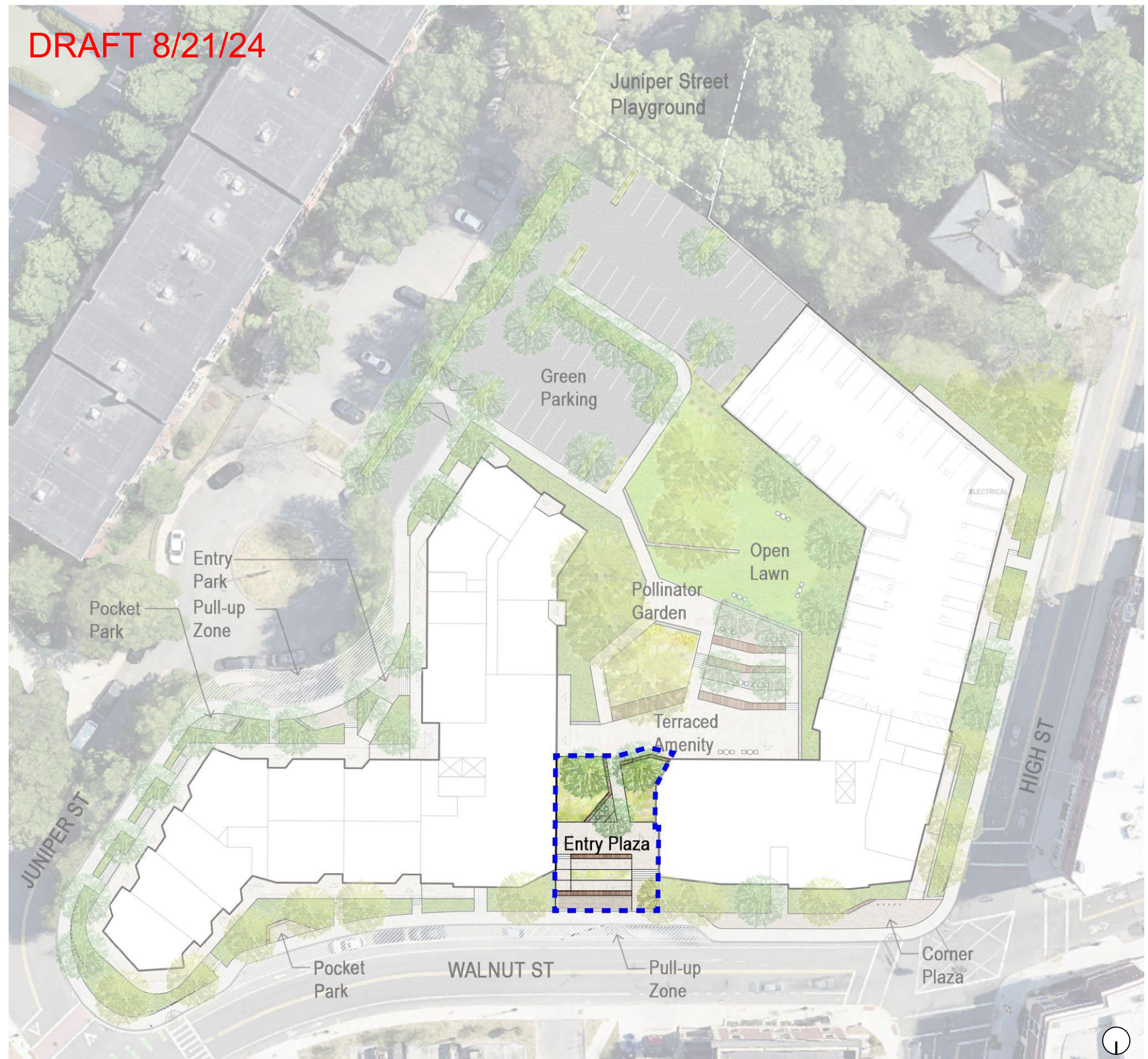


# 1 - Entry Plaza

Accessible shared entry and site threshold

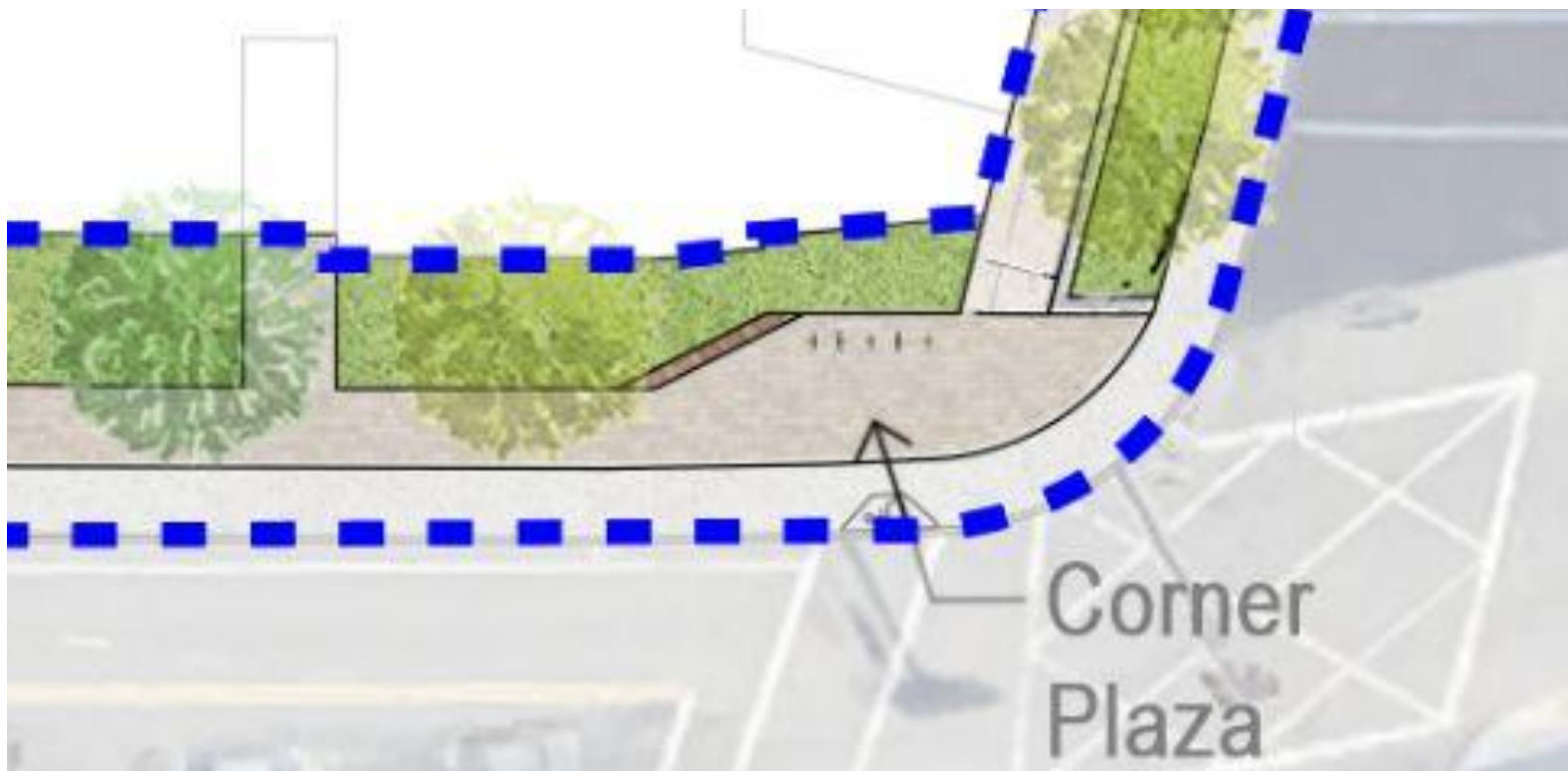


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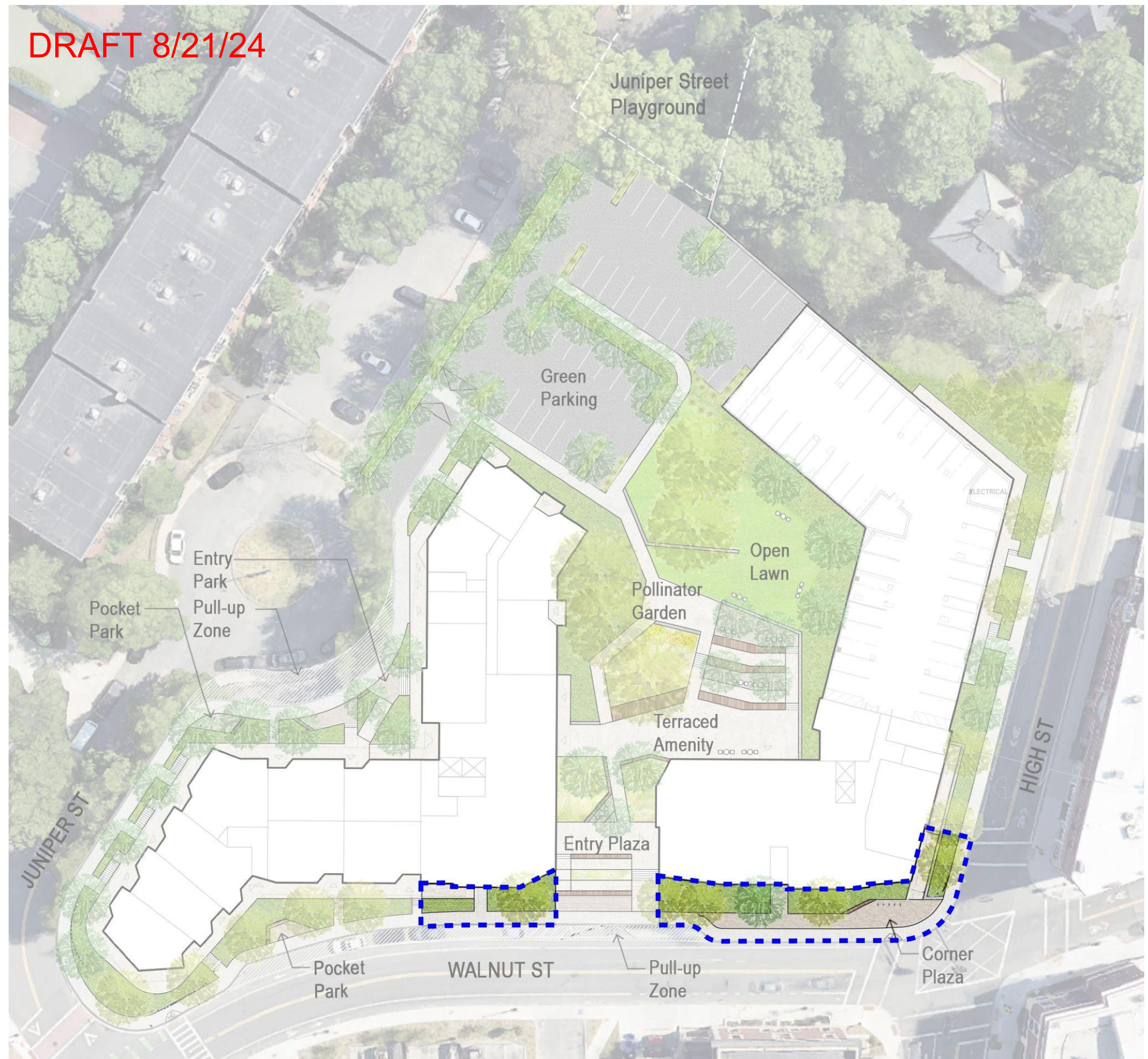


# 2 - Public Street Edges

Seating, bike racks, plantings

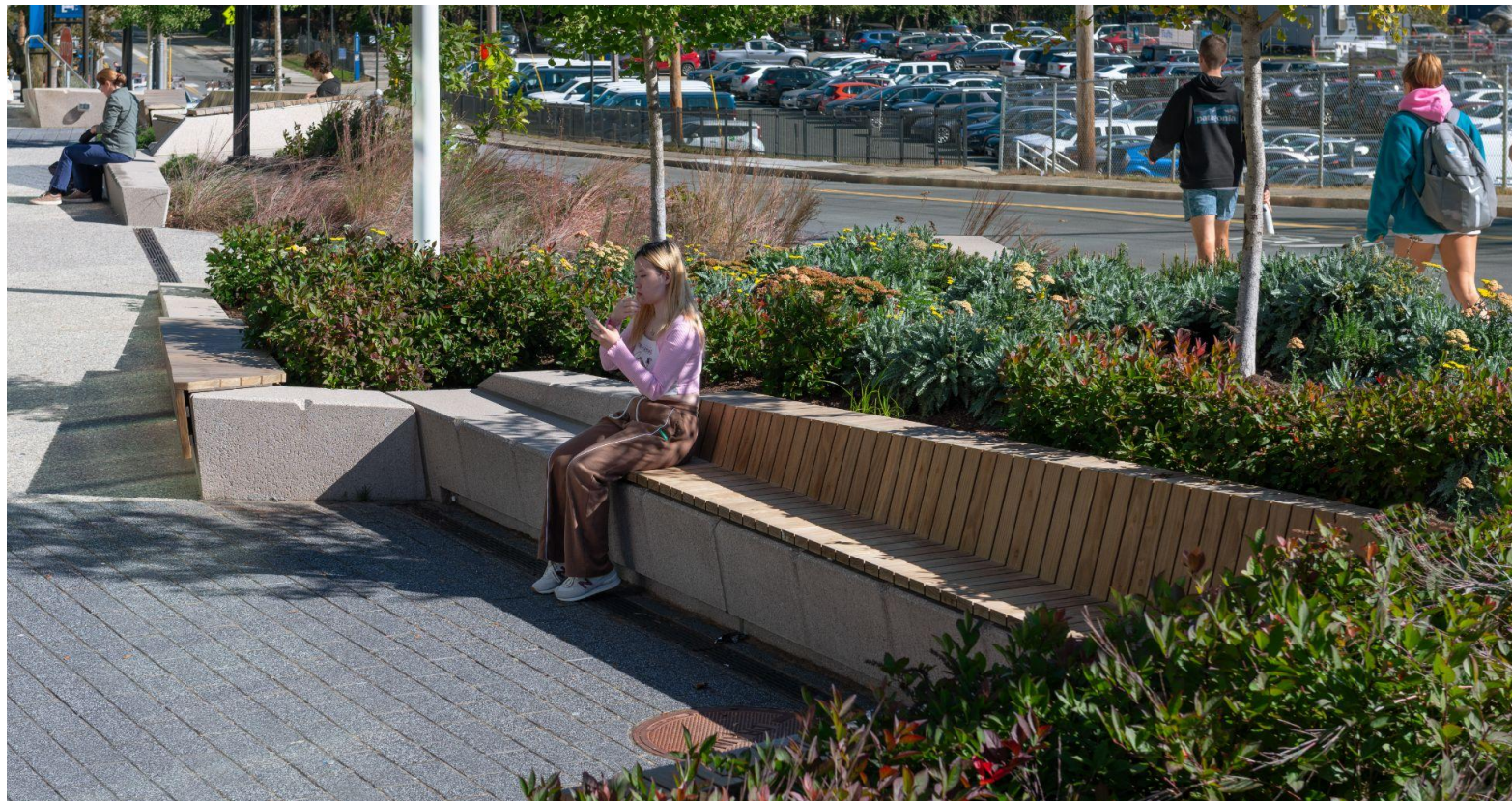


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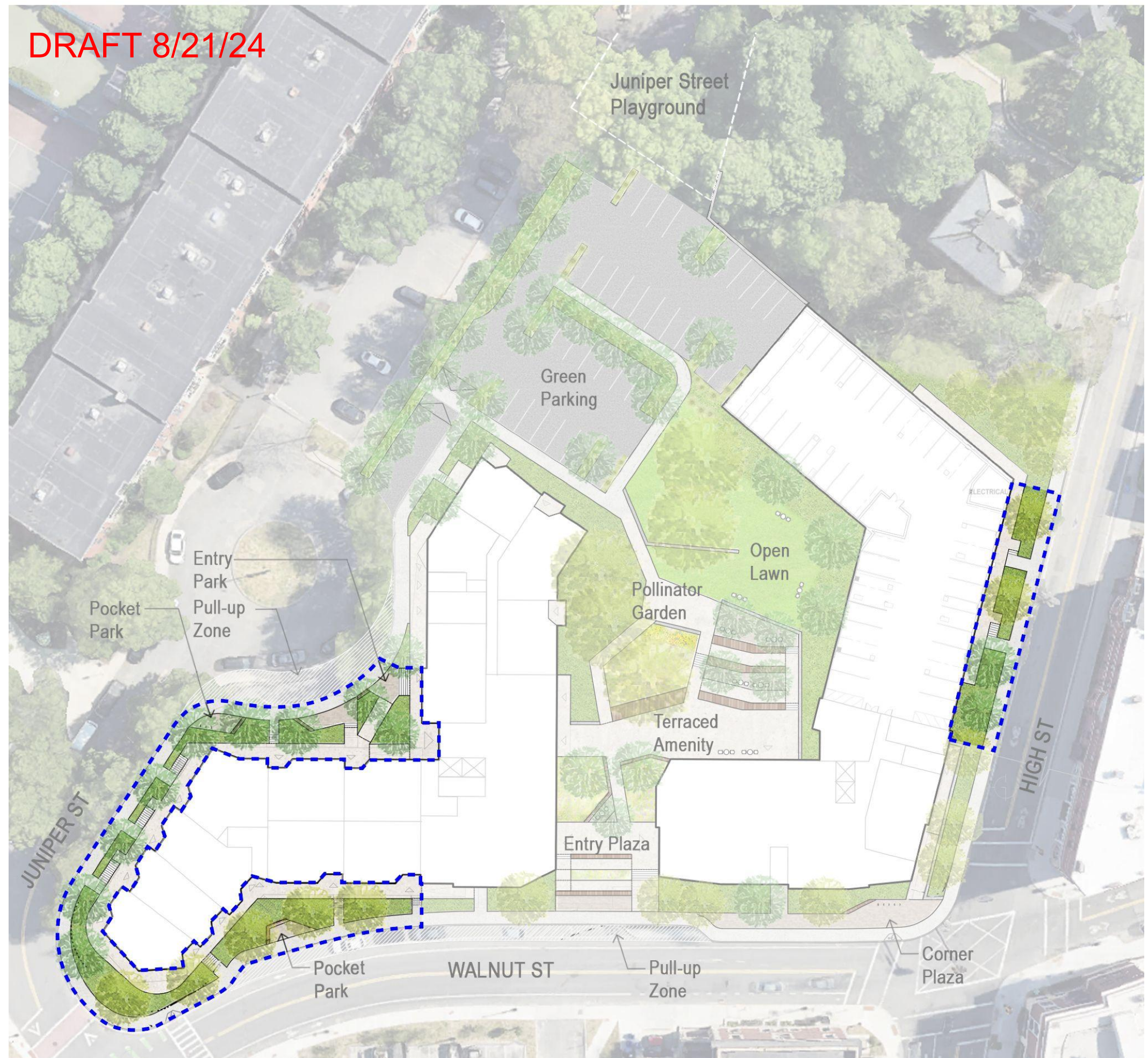


# 3 - Residential Entries

Raised stoops with planting buffers, informal gathering spaces



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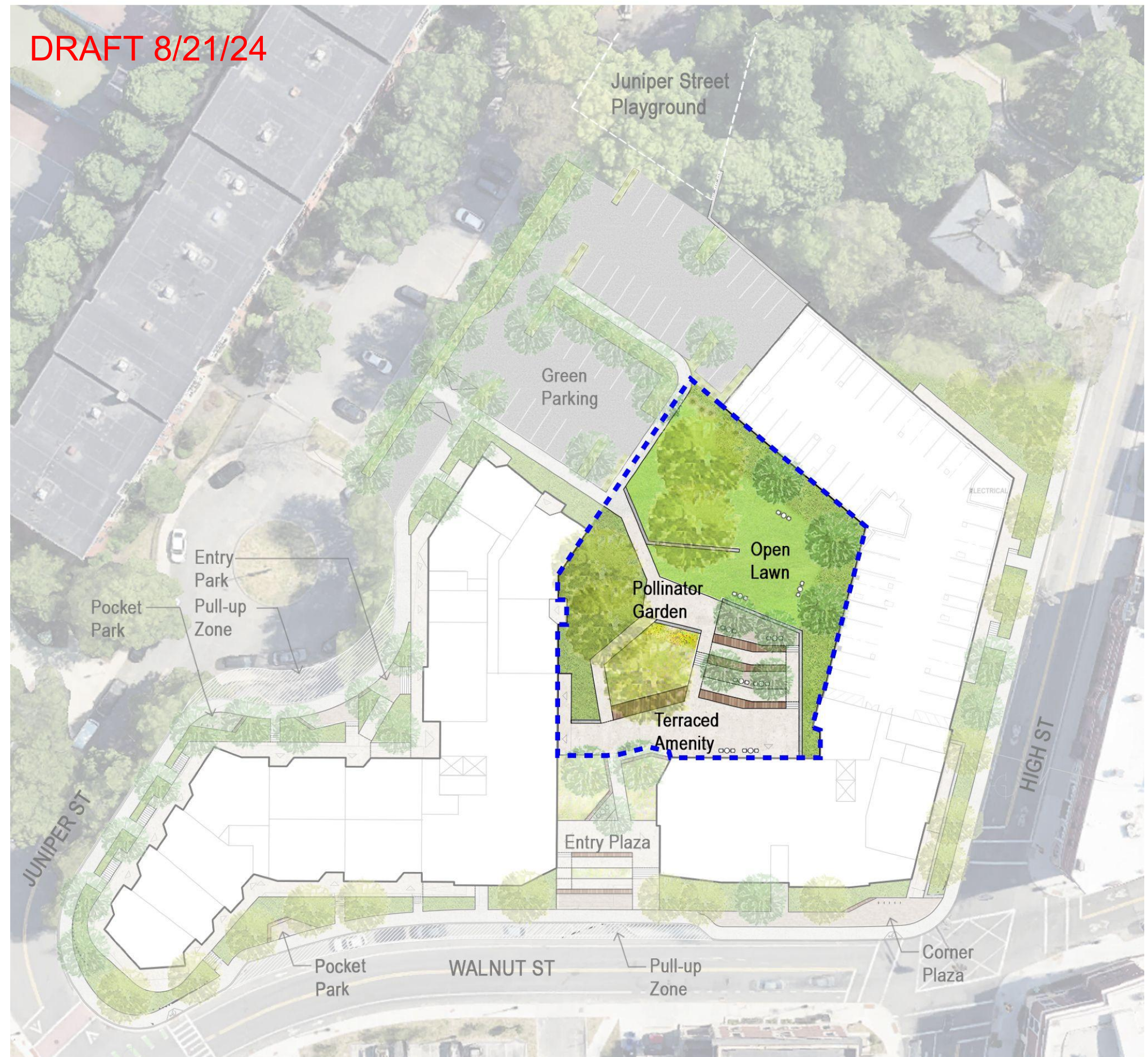


# 4 - Central Open Space

Open Lawn & Playspace, Terraced Seating, Pollinator Garden



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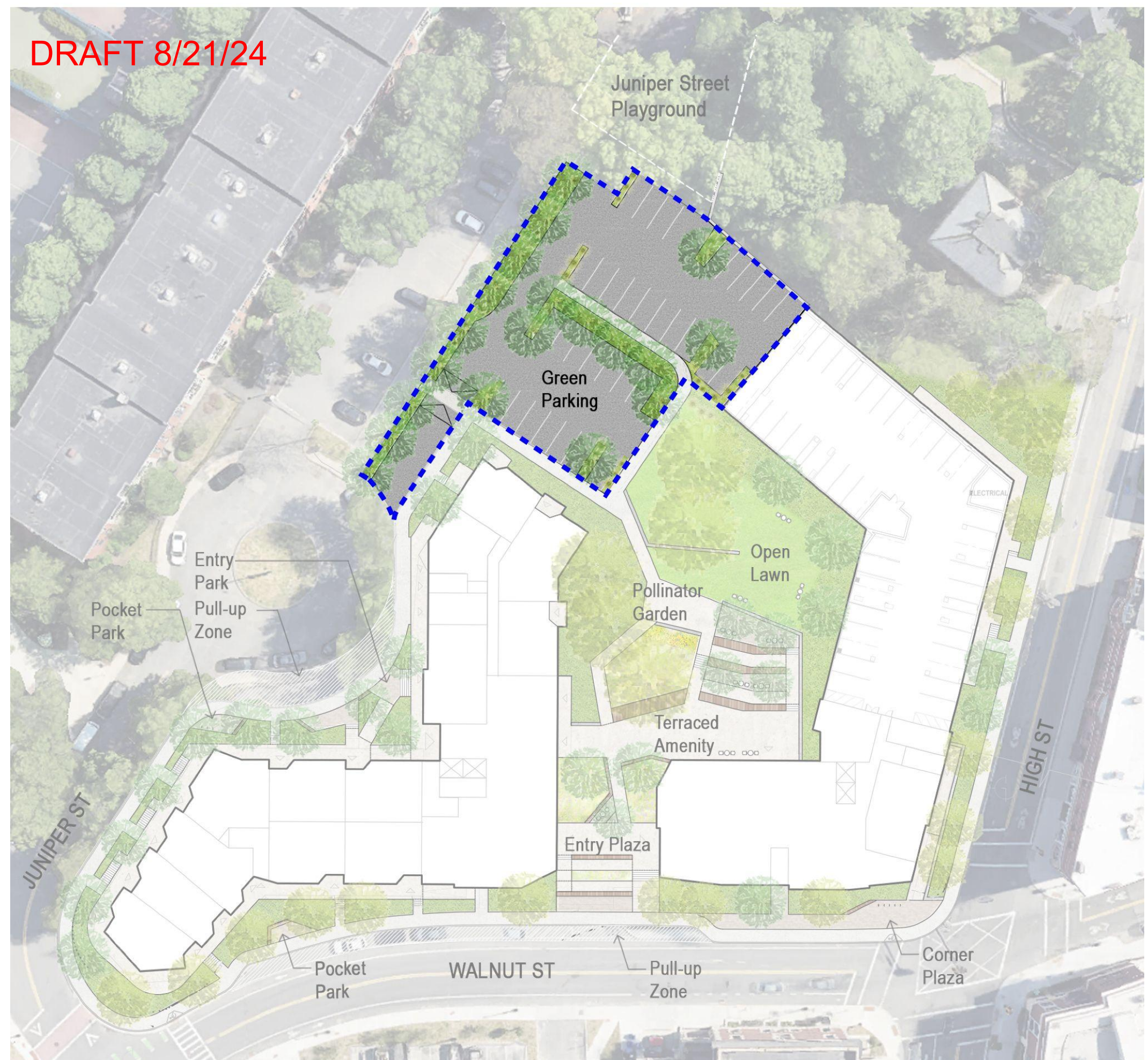


# 5 - Planted Parking Area

Stormwater rain gardens, pedestrian pathway to Playground



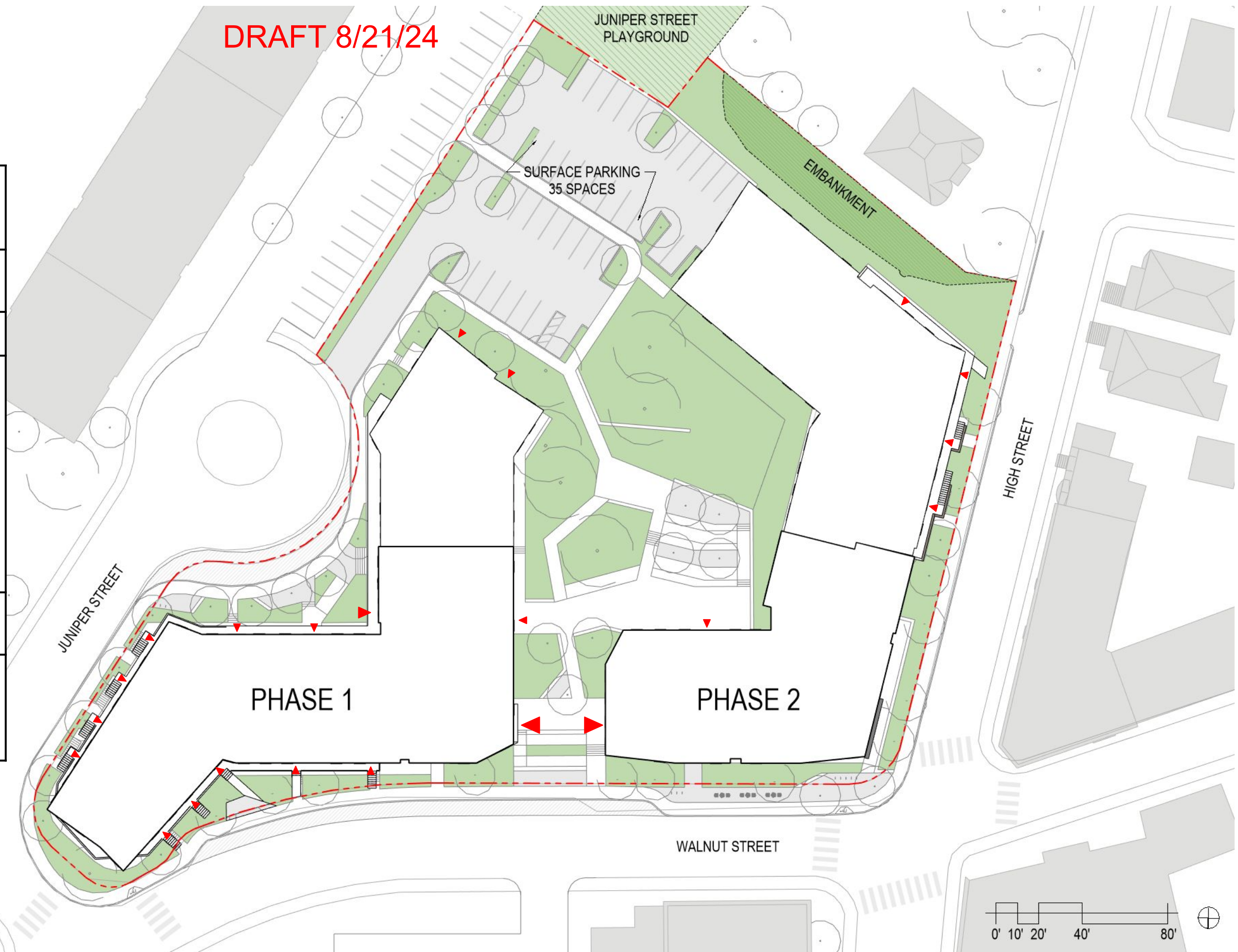
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# Concept Site Plan

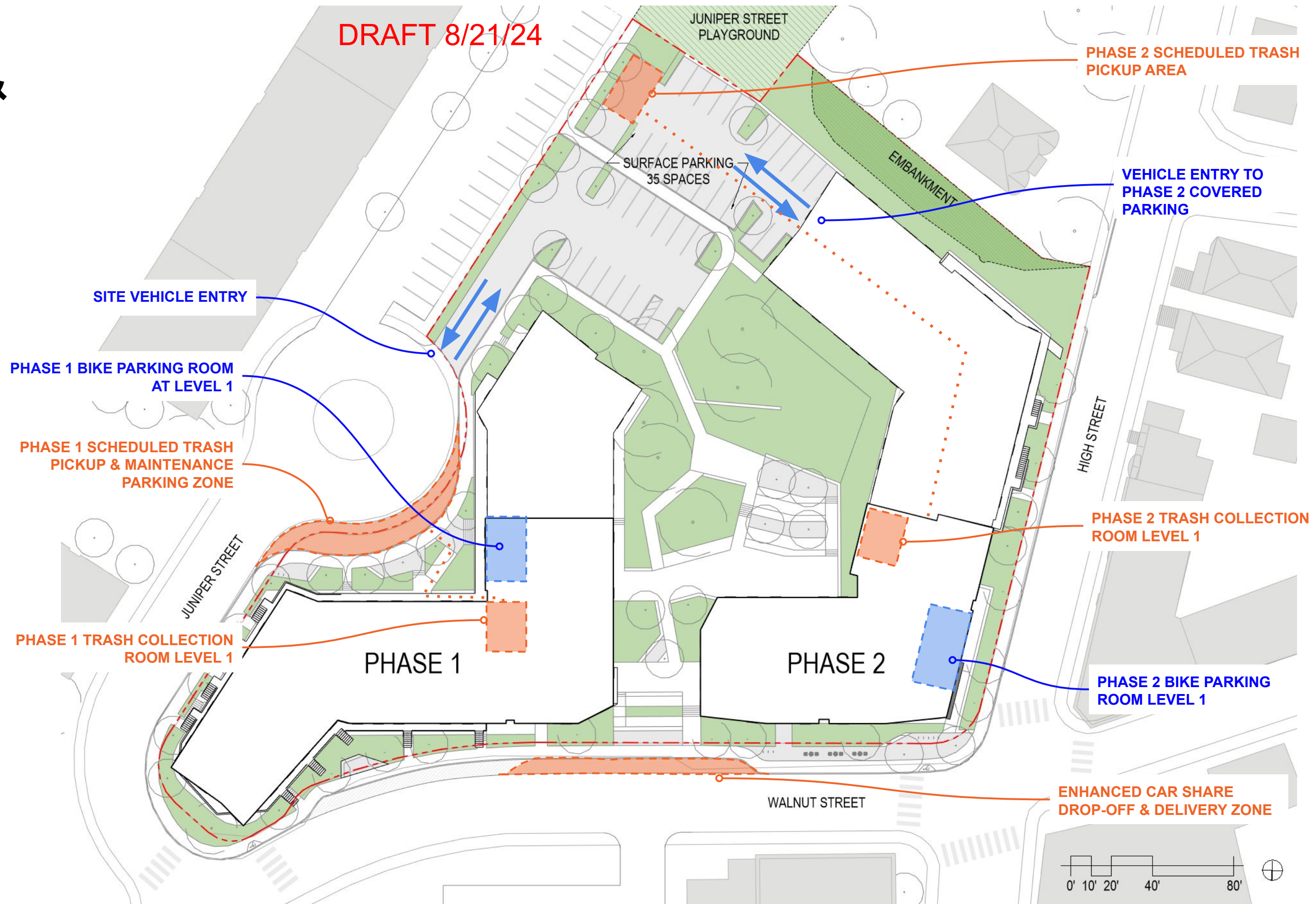
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GROSS FLOOR AREA	Phase 1: 117,900 SF Phase 2: 113,200 SF <b>Total: 231,100 SF</b>
SITE AREA (EFFECTIVE)	<b>103,486 SF (2.37 ACRES)</b>
FAR	<b>2.23</b>
UNIT COUNT	<b>Phase 1: +/- 95 Units</b> (22) 1-Bed (51) 2-Bed (14) 3-Bed (8) 4-Bed <b>Phase 2: +/- 84 Units</b> (23) 1-Bed (48) 2-Bed (13) 3-Bed <b>Total: 179 Units</b>
HEIGHT	<ul style="list-style-type: none"> <li>• 6 stories, 69 ft on Walnut (80 ft max)</li> <li>• 5 stories, 59 ft max)</li> </ul>
PARKING	<b>67 New Spaces + 7 Exist spaces on Walnut</b> Parking Ratio: 0.36 <b>Total: 74 Spaces</b> incl. (14) EV-capable spaces & (2) EV-ready spaces



# Site Circulation & Operations

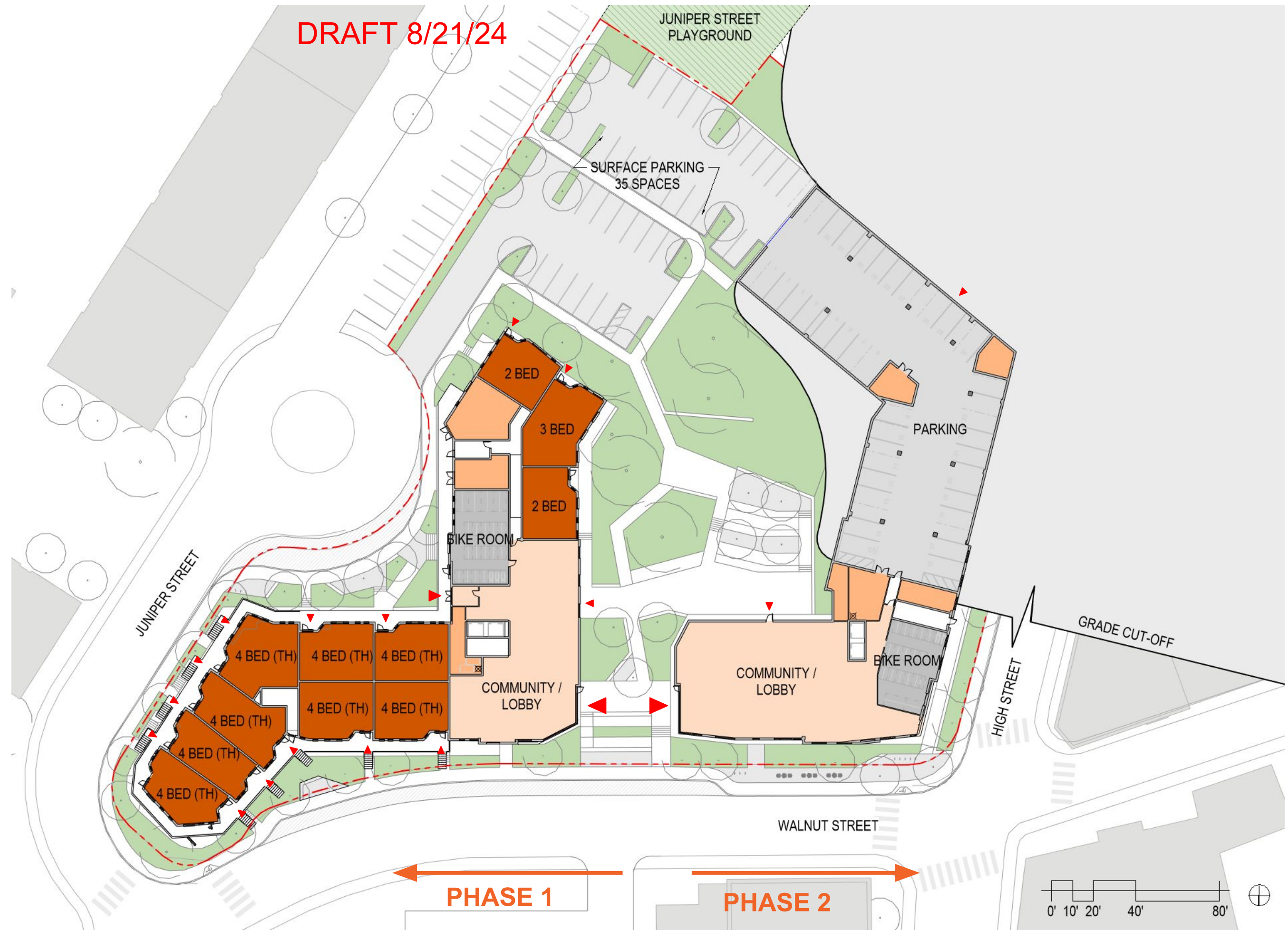
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# Building Plan

Ground Floor Plan

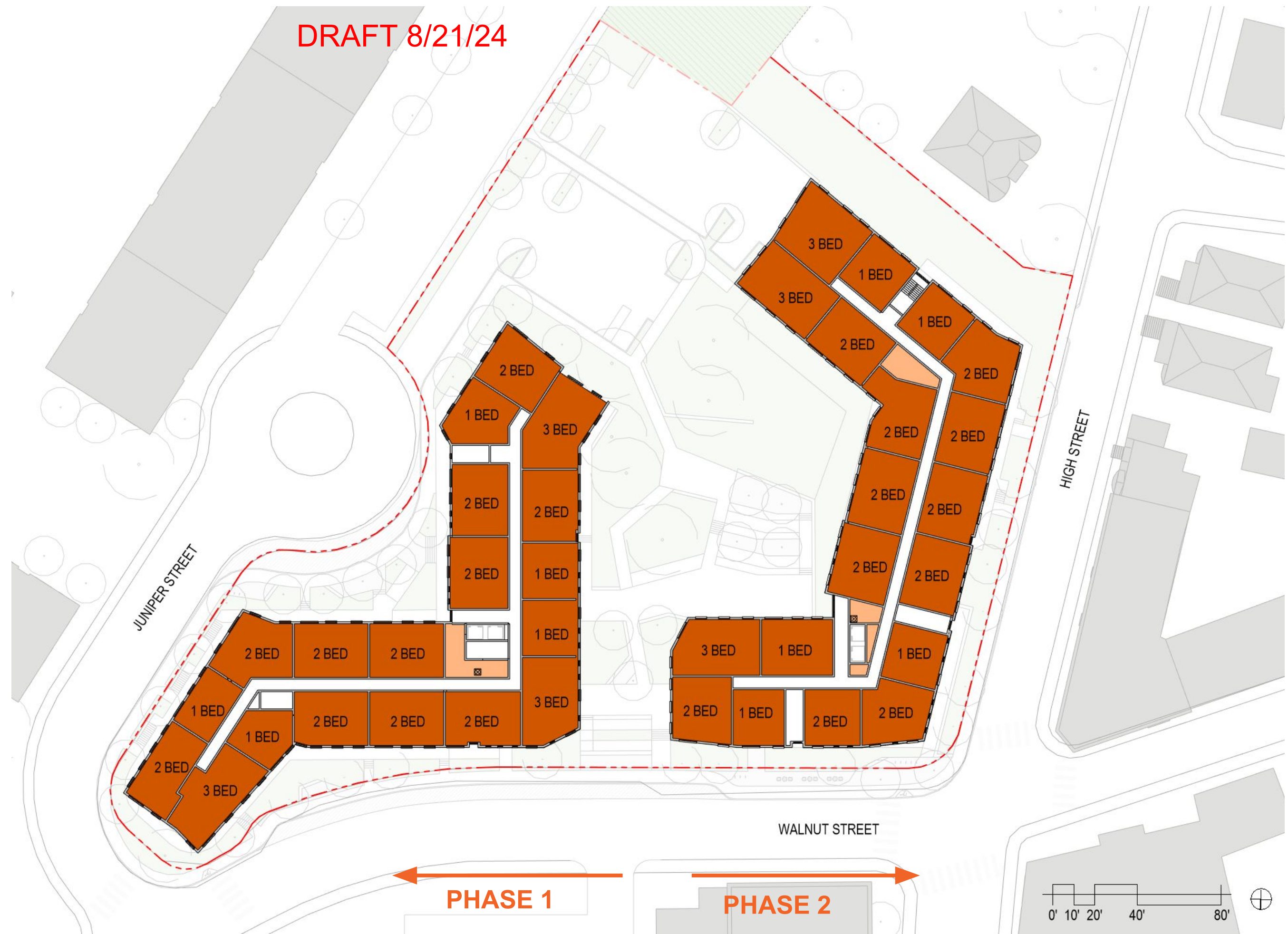
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# Building Plan

Level 3-5 Floor Plan

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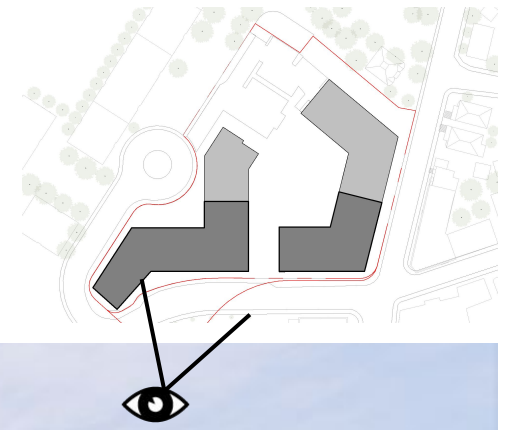


# Architectural Approach

1. Address unique frontages and urban contexts around site
2. Create a varied but cohesive ground floor & streetscape for residential and community uses
3. Step down in height away from Walnut/Boylston Corridor to relate to neighboring buildings
4. Anchor important corners with color/texture
5. Introduce vertical and horizontal grain to upper stories to create visual interest and mitigate scale



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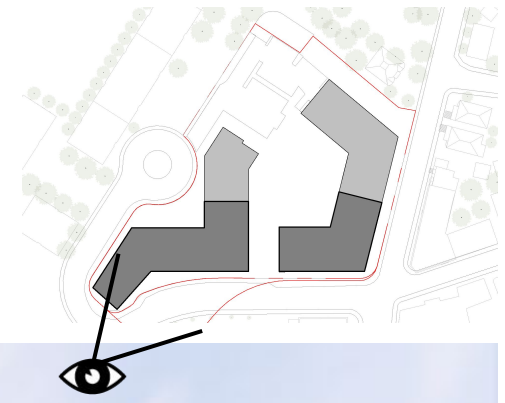


# Perspective

Washington Street/Route 9 Looking South



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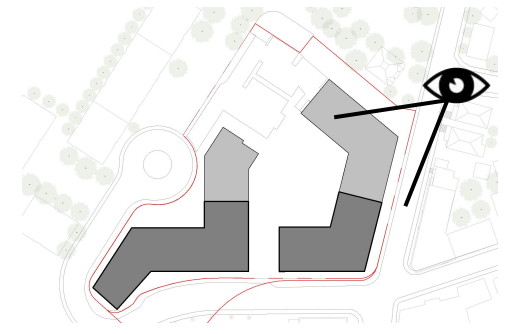
# Perspective

Intersection of Juniper and Walnut





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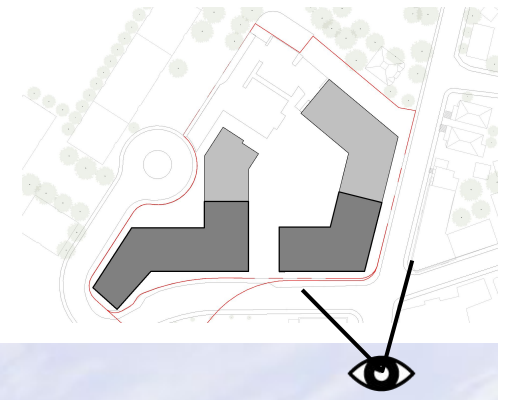


# Perspective

High Street Looking North



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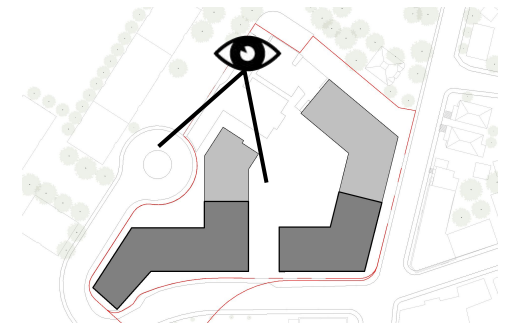


# Perspective

Boylston Street Looking South Towards High Street Hill



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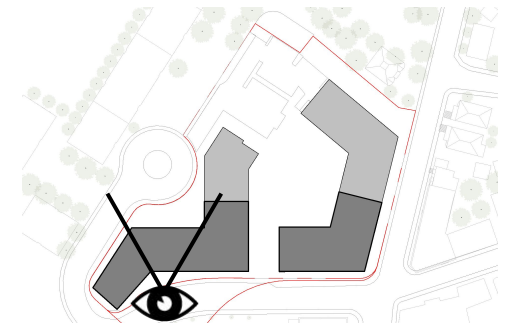


# Perspective

Juniper Street Circle



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# Perspective

Walnut Street Townhouses



# Sustainability Strategies

The project will pursue a holistic sustainability approach:

## 1. PHIUS 2021 CORE passive building standard

- a. Increased energy efficiency and tenant comfort
- b. High-performance thermal envelope
- c. Reduced thermal bridging
- d. Enhanced air tightness
- e. Energy recovery ventilation to all interior spaces

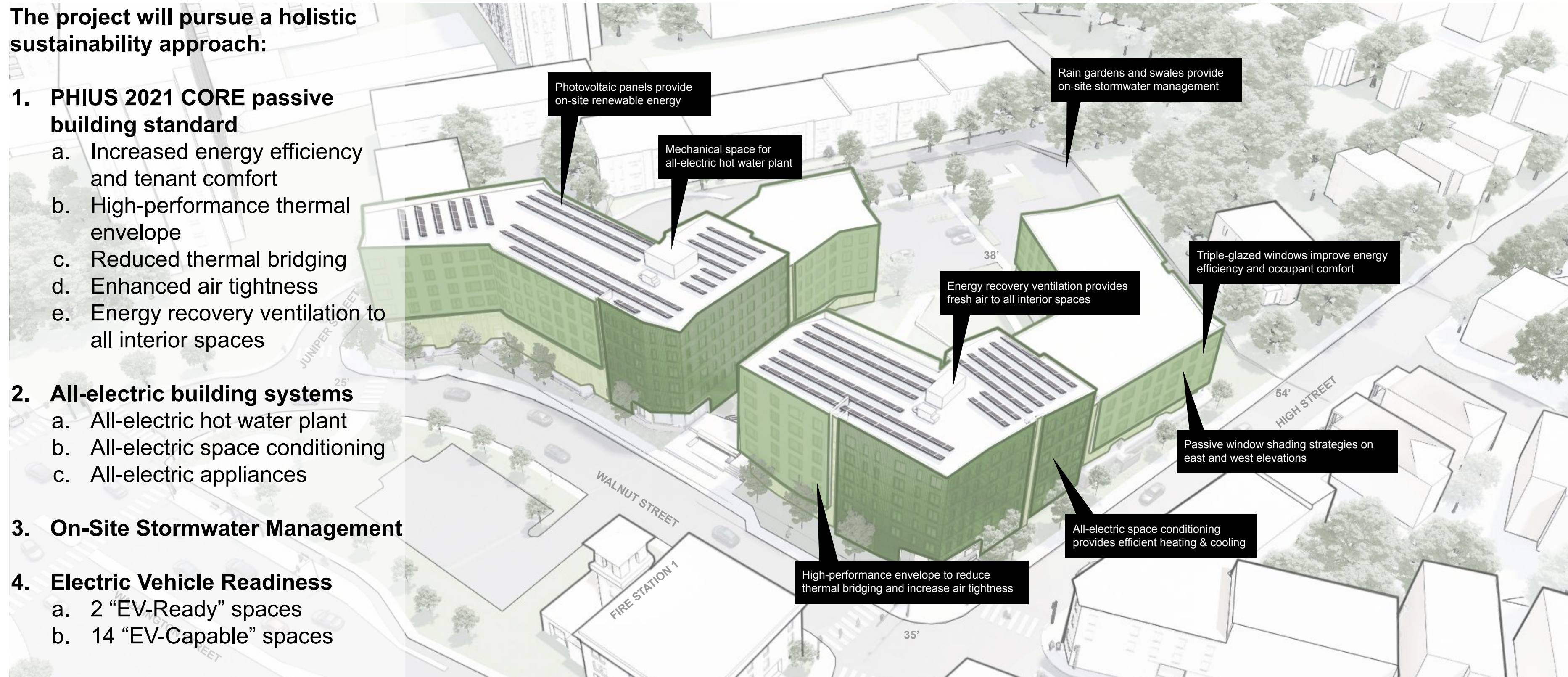
## 2. All-electric building systems

- a. All-electric hot water plant
- b. All-electric space conditioning
- c. All-electric appliances

## 3. On-Site Stormwater Management

## 4. Electric Vehicle Readiness

- a. 2 “EV-Ready” spaces
- b. 14 “EV-Capable” spaces



# Construction Management

**BHA will engage a Construction Manager for the construction of the project. The CM will put together a construction management plan in compliance with the Town of Brookline guidelines, including but not limited to:**

- Construction hours and delivery schedules
- Clarifications to street and sidewalk closings throughout the duration of construction
- Signage to facilitate circulation around construction activities
- Locations for truck and other construction equipment during loading and unloading operations
- Location and schedule of utility connections and other work in the right of way
- Police details
- Perimeter protection measures for traffic moving around site
- Snow removal
- Street cleanings
- Notification for activities affecting abutters
- Pedestrian safety
- Tree protection
- Sedimentation and erosion control
- Construction waste
- Emergency vehicle access and fire lanes
- Construction employee trip generation
- Sanitary facilities for employees
- Hazardous materials removed per local ordinances
- Pest control

# High Level Summary & Next Steps

GROSS FLOOR AREA	Phase 1: 117,900 SF Phase 2: 113,200 SF <b>Total: 231,100 SF</b>
SITE AREA (EFFECTIVE)	<b>103,486 SF (2.37 ACRES)</b>
FAR	<b>2.23</b>
UNIT COUNT	<b>Phase 1: +/- 95 Units</b> (22) 1-Bed (51) 2-Bed (14) 3-Bed (8) 4-Bed <b>Phase 2: +/- 84 Units</b> (23) 1-Bed (48) 2-Bed (13) 3-Bed <b>Total: 175 Units</b>
HEIGHT	<ul style="list-style-type: none"> <li>• 6 stories, 69 ft on Walnut (80 ft max)</li> <li>• 5 stories, 59 ft max)</li> </ul>
PARKING	<b>67 New Spaces + 7 Exist spaces on Walnut</b> Parking Ratio: 0.36 <b>Total: 74 Spaces</b> incl. (14) EV-capable spaces & (2) EV-ready spaces
LOT COVERAGE	Phase 1: 20,757 SF Floor Plate Phase 2: 20,729 SF Floor Plate 41,486 SF Total <b>40% Lot Coverage (70% max)</b>
OPEN SPACE (LANDSCAPED)	<u>Surface Lot</u> : 12,838 SF (12% of Effective Site Area) <u>Programmable Open Space</u> : 25,500 SF (24% of Effective Site Area or 11% of proposed Gross Floor Area, 10% Min.)

## Next Steps:

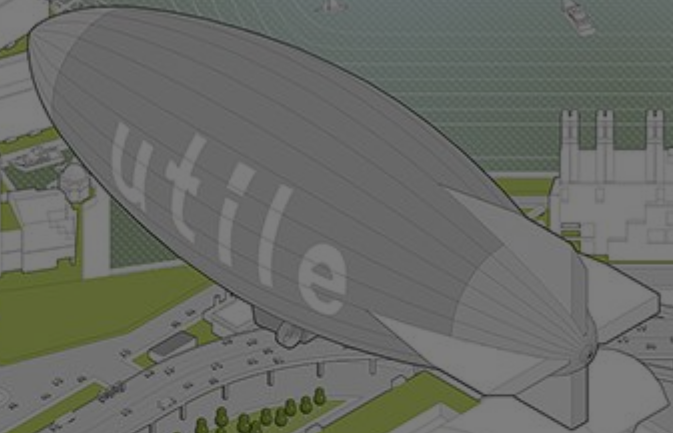
- **Submission to Town for Site Plan Review: September 2024**
  - Topics Town will review include: traffic, building massing and design, trash management, fire review and review by the health department.
- Anticipated demolition and construction start: June 2026

## Town Contact:

- Senior Planner, Maria Morelli,
- [MMorelli@brooklinema.gov](mailto:MMorelli@brooklinema.gov)

DRAFT 8/21/24

# Thank You!





# Development Summary

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FAR	<b>1.00</b>	<b>2.23</b>
UNIT COUNT	<b>22 High: 68 Units</b> (14) 1-Bed (27) 2-Bed (27) 3-Bed <b>22-42 Walnut: 8 Units</b> (8) 4-Bed <b>4-12 &amp; 16-24 Walnut: 24 units</b> (24) 1-Bed <b>Total: 100 Units</b>	<b>Phase 1: +/- 95 Units</b> (22) 1-Bed (51) 2-Bed (14) 3-Bed (8) 4-Bed  <b>Phase 2: +/- 84 Units</b> (23) 1-Bed (48) 2-Bed (13) 3-Bed <b>Total: 175 Units</b>
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LOT COVERAGE	22 High: 10,226 SF Floor Plate 22-42 Walnut: 9,716 SF Floor Plate 4-12 & 16-24 Walnut: 14,674 Floor Plate 34,616 SF Total <b>33% Lot Coverage</b>	Phase 1: 20,757 SF Floor Plate Phase 2: 20,729 SF Floor Plate 41,486 SF Total <b>40% Lot Coverage (70% max)</b>
OPEN SPACE (LANDSCAPED)	<u>Surface Lot:</u> 18,030 SF (17% of Effective Site Area) <u>Programmable Open Space:</u> 20,600 SF (19% of Effective Site Area) <u>Planted/Passive Space:</u> 19,837 SF (19% of Effective Site Area)	<u>Surface Lot:</u> 12,838 SF (12% of Effective Site Area) <u>Programmable Open Space:</u> 25,500 SF (24% of Effective Site Area or 11% of proposed Gross Floor Area, 10% Min.)

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