

Dec 13, 2012

# WALDO ST. AREA STUDY



# Problem Defined

- 2011 snow cleanup at end of Waldo St. (Chestnut Hill Realty)



- Abandoned van along Waldo Street private R/W (Vinograd)



- Rodent controls for Waldo Garage



# Problem Defined



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- Analyze current conditions
- Recommend possible public infrastructure improvements and regulatory mechanisms to facilitate the redevelopment of blighted portions of the study area
- Goal of transforming the area into a vibrant part of Coolidge Corner
- Examine development opportunities including private, public and/or non-profit uses that will further the economic vitality of Coolidge Corner
- Land use tools for planning and potential public finance participation will be considered, including state programs and policies, which may affect all or a portion of the study area
- The study area would include the presently underutilized and poorly maintained parcels at 10 Waldo Street and the Durgin Garage (10 – 18 Pleasant Street)
- The Study Committee is to report back to the Board of Selectmen by the end of 2012 with recommendations that will overcome infill development barriers

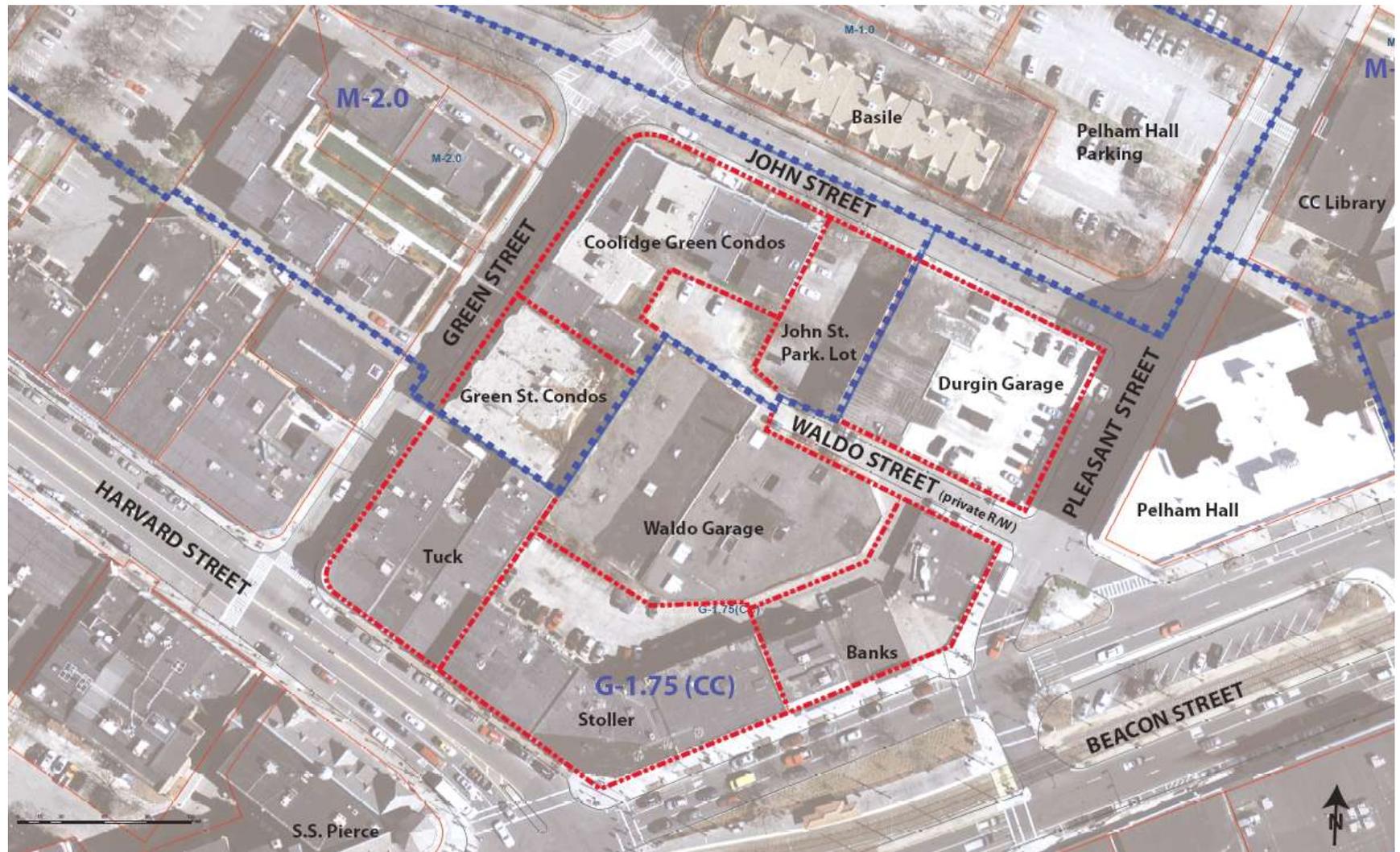
# Site Defined



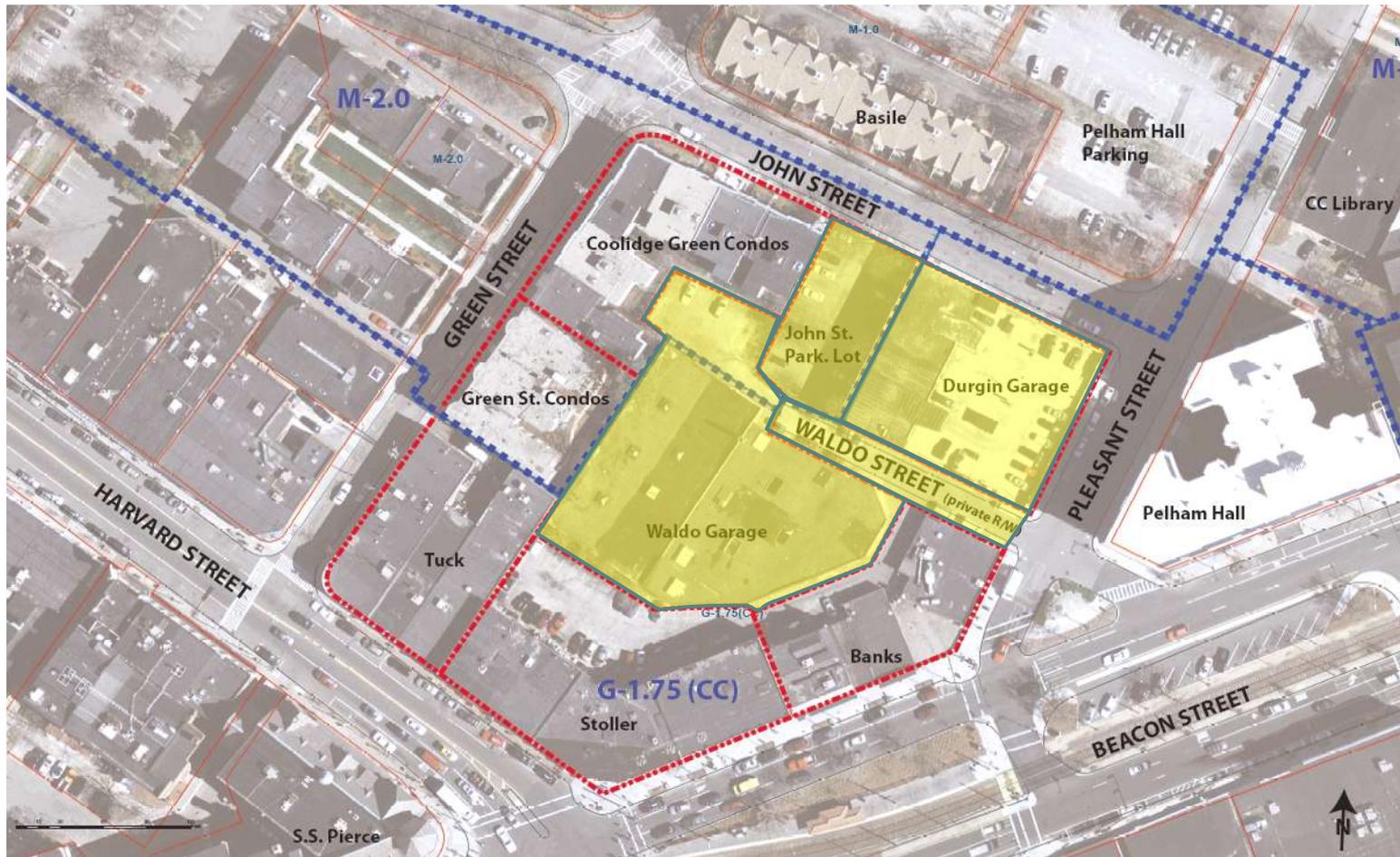
Side of  
Durgin  
Garage

Waldo Garage

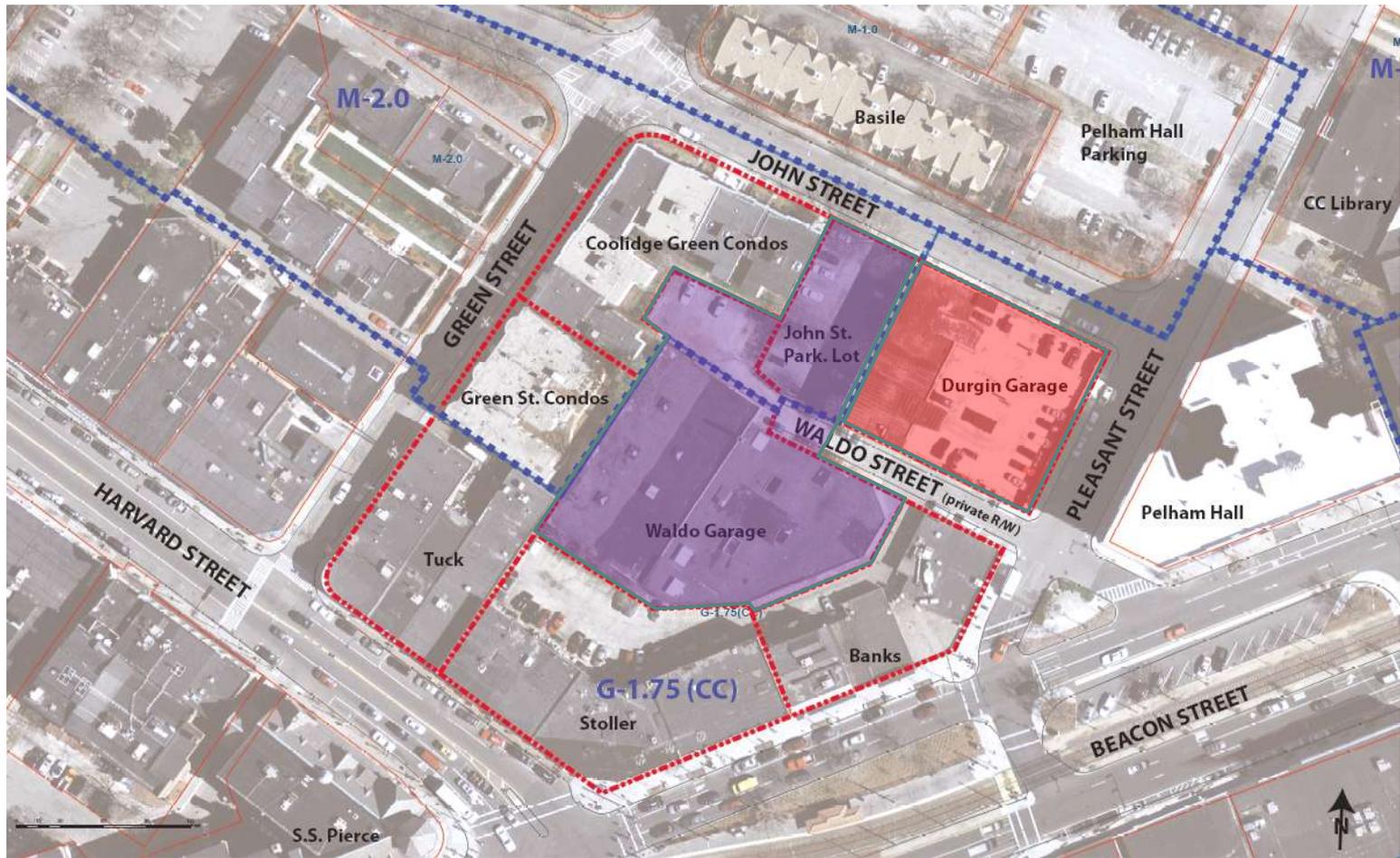
# Study Area Defined



# Study Area: 4 properties – multiple owners



# Study Area: Property Owners





# Committee Introductions

- Betsy DeWitt, Co-Chair
- Dick Benka, Co-Chair
- Adele Fleet Bacow
- James Carr
- Derrick Choi
- Carol Gladstone
- Peter Kleiner
- Marilyn Newman
- Efi Pagitsas
- Linda Olson Pehlke
- Elizabeth Zachos

# Committee Goals

- Enhance vibrancy and attractiveness of site area
- Support Coolidge Corner as commercial center/destination (reinforce existing uses, provide for other compatible use(s) or facilities not currently present)
- Economically sustainable use
- Provide economic opportunities for Brookline small and growing businesses
- Integrate into Coolidge Corner pedestrian network

# Process of Committee Work

- Three Subcommittees
  - Regulatory
  - Architecture
  - Marketing & Feasibility
- Neighborhood Participation including Most Endangered designation
- Consultants/ outside experts
- Property Owner Discussions
- Regular meetings
  - <http://tinyurl.com/waldost>

# Development Scenario Families

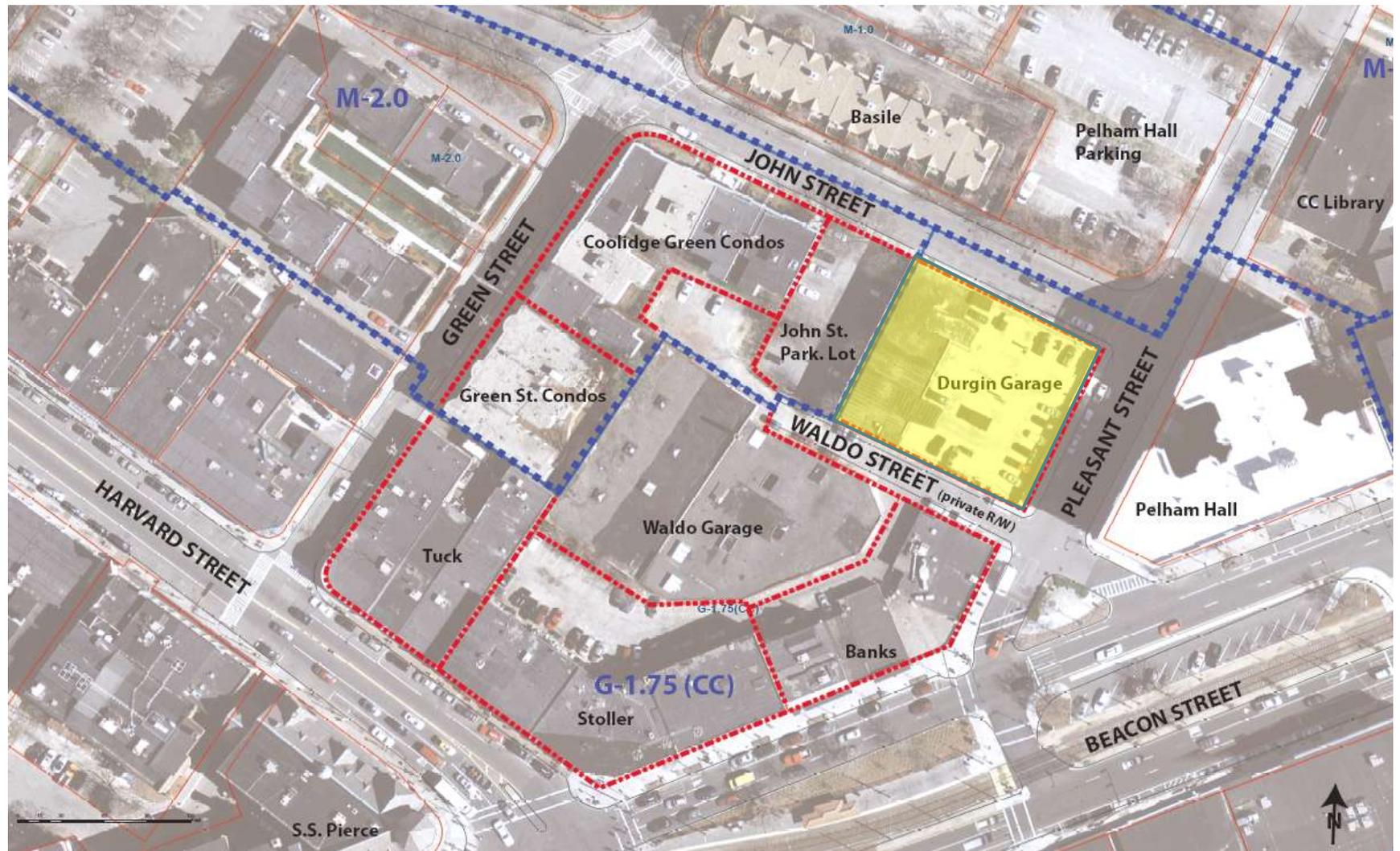
- A. Reuse of Durgin
- B. Adaptive Reuse of Durgin
  - Minor upgrades/structural modifications
- C. Redevelopment Durgin & Waldo
- D. New Construction - Revised zoning
- E. Existing zoning Redevelopment

# Durgin Garage

5.4 10-18 Pleasant Street, 1926 (photo: 1935).

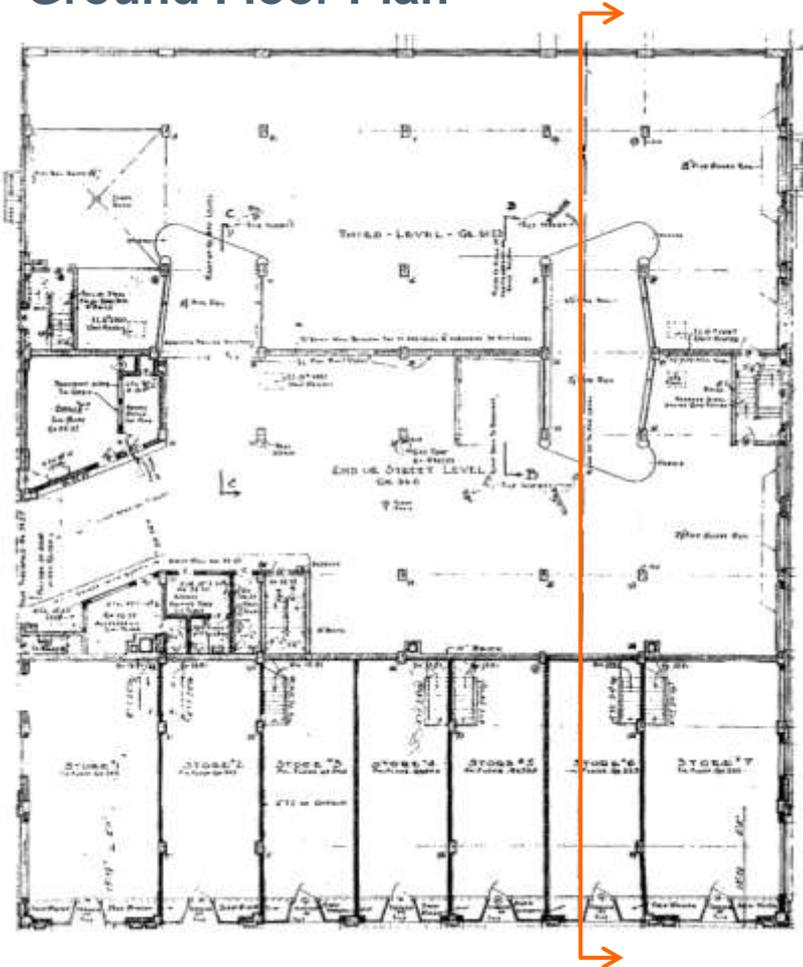


# A – Reuse of Durgin

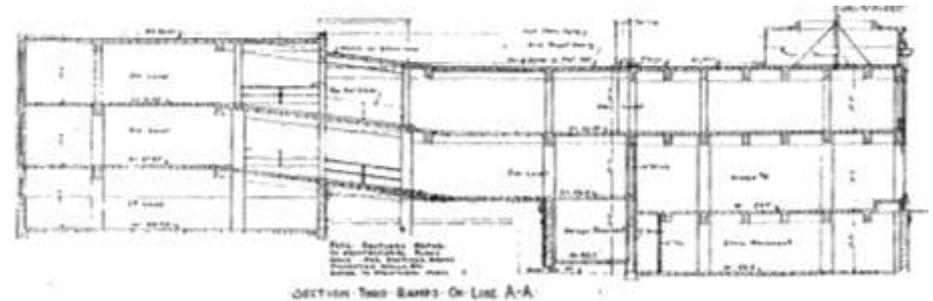


# A – Reuse of Durgin

Ground Floor Plan



Section

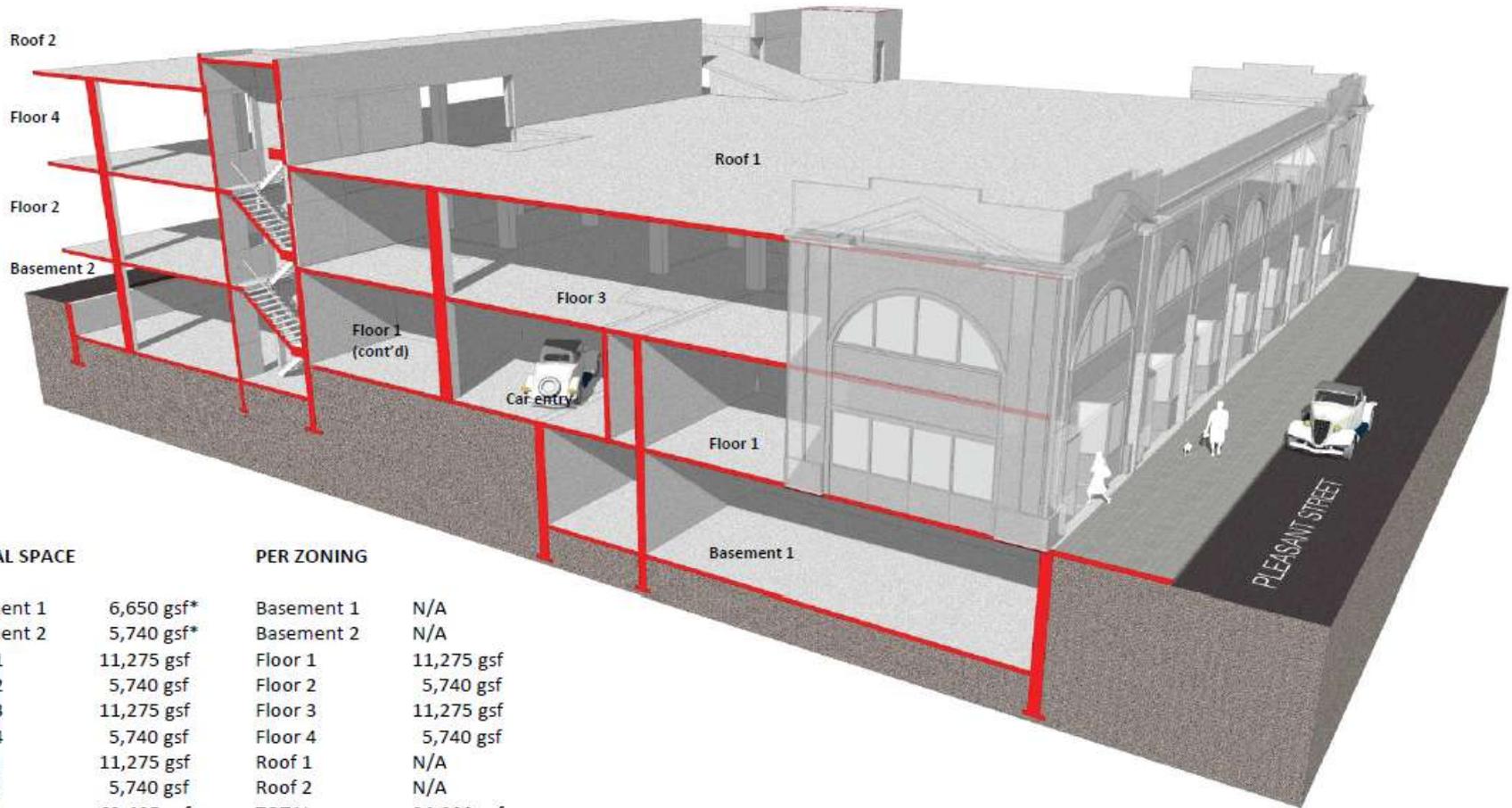


“There is no precedent for garage design, nor an accepted opinion as to how a building to house automobiles should appear.”

-Harold Field Kellogg, Architect

As quoted in [The American Architect](#) magazine

# A – Reuse of Durgin



## ACTUAL SPACE

Basement 1	6,650 gsf*
Basement 2	5,740 gsf*
Floor 1	11,275 gsf
Floor 2	5,740 gsf
Floor 3	11,275 gsf
Floor 4	5,740 gsf
Roof 1	11,275 gsf
Roof 2	5,740 gsf
<b>TOTAL</b>	<b>63,435 gsf</b>

## PER ZONING

Basement 1	N/A
Basement 2	N/A
Floor 1	11,275 gsf
Floor 2	5,740 gsf
Floor 3	11,275 gsf
Floor 4	5,740 gsf
Roof 1	N/A
Roof 2	N/A
<b>TOTAL</b>	<b>34,030 gsf</b>

PER Assessor\* 35,712 gsf

\* source: Planning and Economic Development, Town of Brookline

# A – Reuse of Durgin

- Considered:
  - ▣ auto services and minor retail (existing use)
  - ▣ parking garage and minor retail
  - ▣ looked briefly at other ideas such as expanded retail or office
  
- Major issue: split floor plates limit office and retail uses
  
- Not physically feasible for self-parking, and valet parking would not generate revenue sufficient to cover operational costs

# B – Adaptive Reuse of Durgin



**Total area: 54,000 GSF**  
**FAR: 3.0**  
(Note: basement area not included in area calculations)

# C – Redevelopment of Durgin & Waldo



**Civic or destination retail use as anchor**

**Total area: 107,000 GSF**  
**FAR: 1.9**  
(Note: basement area not included in area calculations)

# D – Full Redevelopment of Sites



**Hotel and/or residential uses as anchor**

**Total area: 162,000 GSF**  
**FAR: 2.8**  
(Note: basement area not included in area calculations)

# E- Existing Zoning, Durgin Only

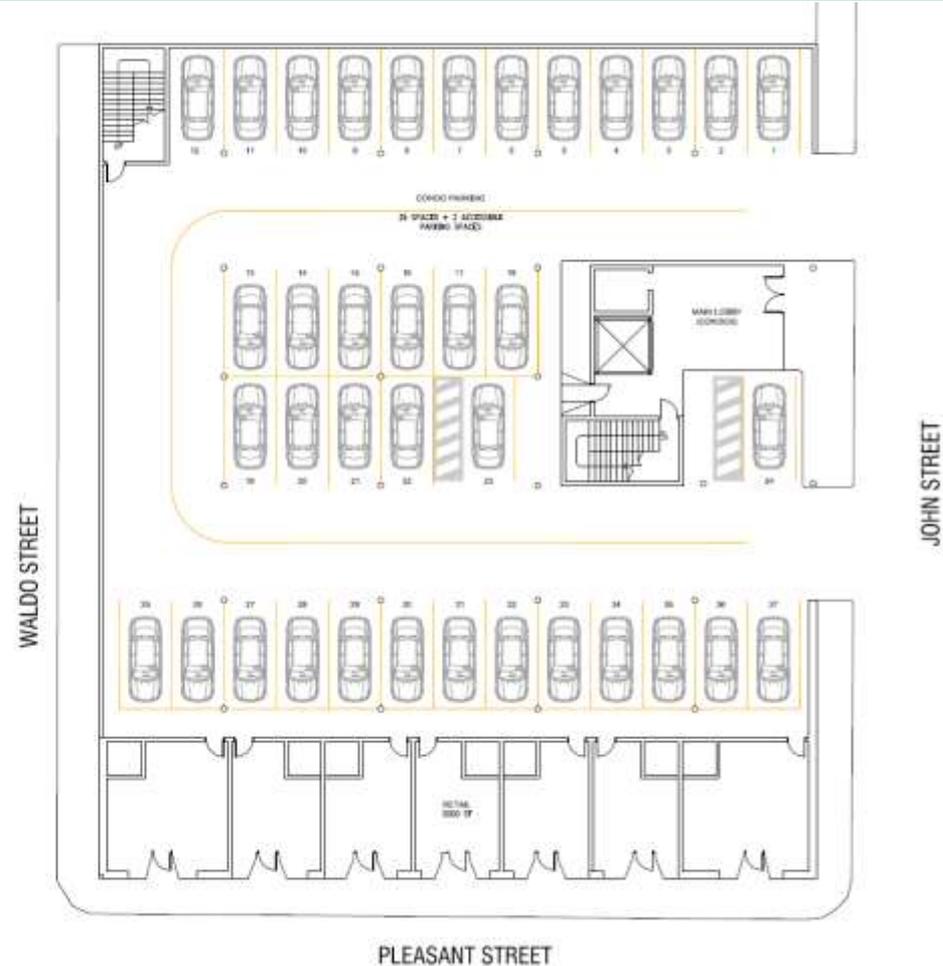


**Total area: 36,000 GSF**  
**FAR: 2.0**  
(Note: basement area not included in area calculations)

# E- As-of-Right, Durgin Only

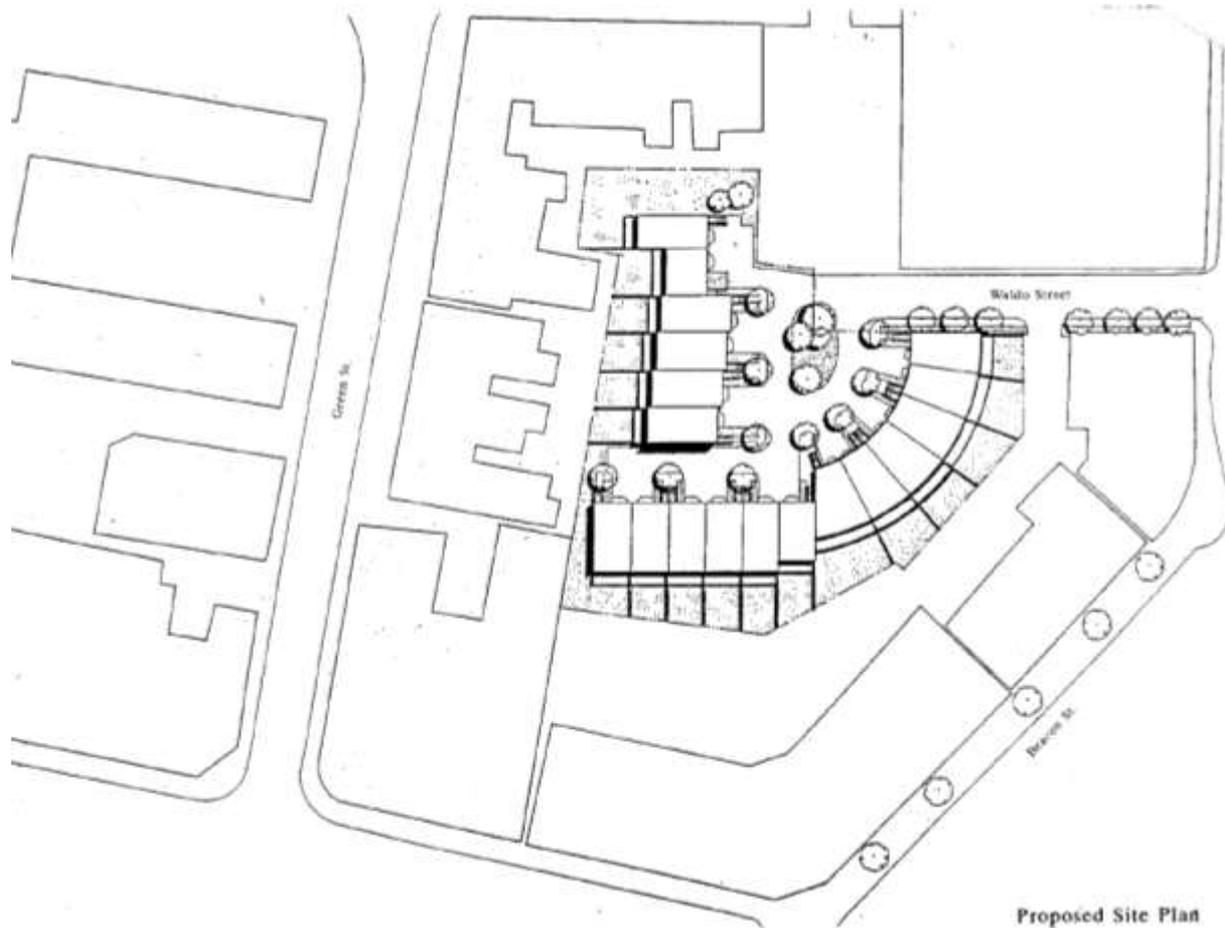


**2<sup>nd</sup> Floor** (18,000 GSF)



**Ground Floor** (18,000 GSF)

# E- Existing Zoning, Waldo/John St.



# E- Existing Zoning, All Parcels



**Total area: 127,000 GSF**  
**FAR: 2.2**  
(Note: basement area not included in area calculations)

# Concluding Thoughts

- Site Definition
  - ▣ To what extent can we preserve the Durgin garage?
  - ▣ What is required for redevelopment of any of the sites?
- Access
  - ▣ Waldo St. likely to be limited to loading/access
  - ▣ Full access off of John St. is needed
- Uses
  - ▣ All residential uses would work on this site
  - ▣ Hotel use might work on this site
  - ▣ Office as anchor use challenging because of parking, traffic
  - ▣ Of all commercial uses, destination food use is the most likely
  - ▣ Civic Use potential: Library Trustees/Committee exploring partial use of site (1<sup>st</sup> floor on Pleasant)

# Conclusions

- **Adjacent Site Concerns/Opportunities**
  - ▣ Adjacent condos' backyards and access to renting parking spaces are key items to be protected
  - ▣ Loading/trash access to adjacent commercial buildings are key items to be protected
  - ▣ Shadow impacts could be minimized
  
- **Town can gain more control of redevelopment through:**
  - ▣ Partial municipal use (such as Library, After-School program, etc.)
  - ▣ State agencies eager to work with Committee on assistance
  - ▣ Rezoning opportunities

# Next Steps: Short Term

- Proposed Actions prior to Final Report (March 2013)
  - ▣ Fold in feedback from residents, Boards, property owners
  - ▣ Committee to narrow down scenarios to 3-4
  - ▣ Continue to document any outstanding enforcement issues
  - ▣ Further Research Needed on:
    - More in-depth financial analysis on reusing Durgin garage for overnight/long-term parking use
    - Financial feasibility of Library use
    - Traffic/intersection limits for various scenarios