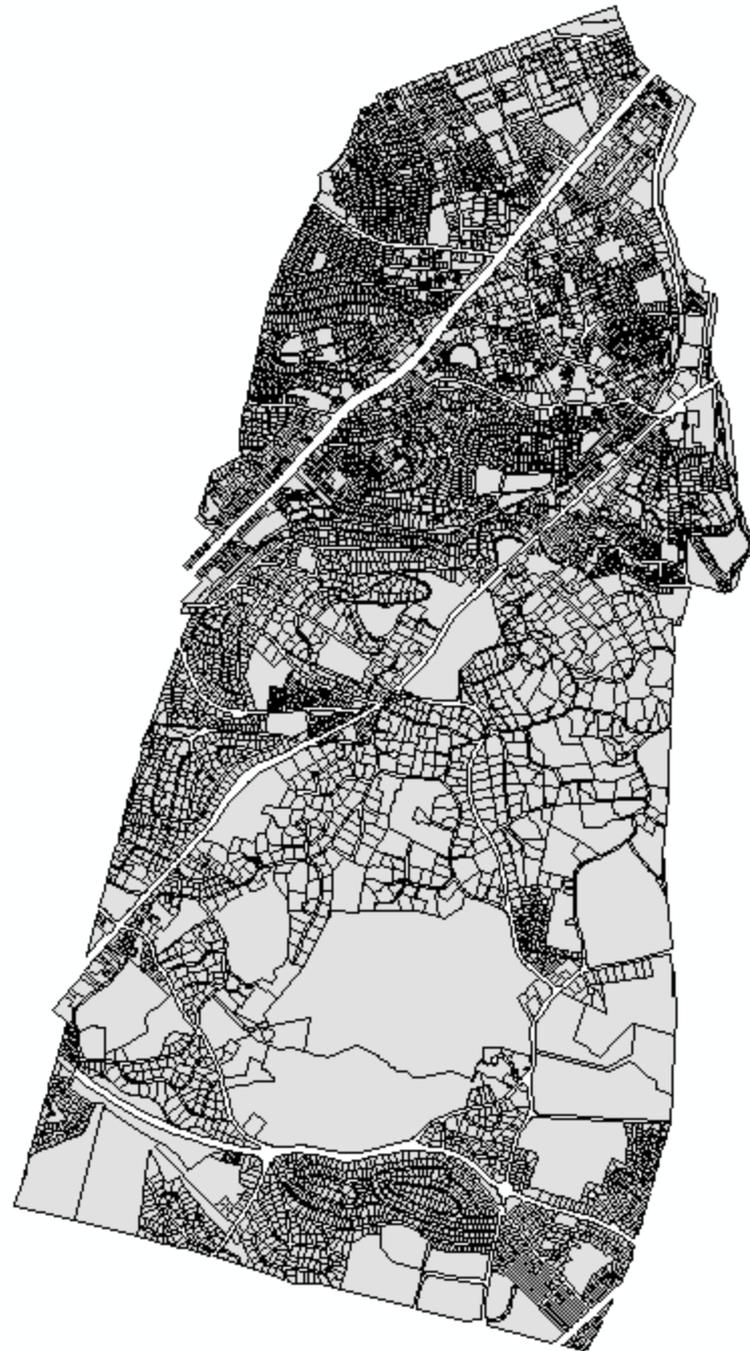
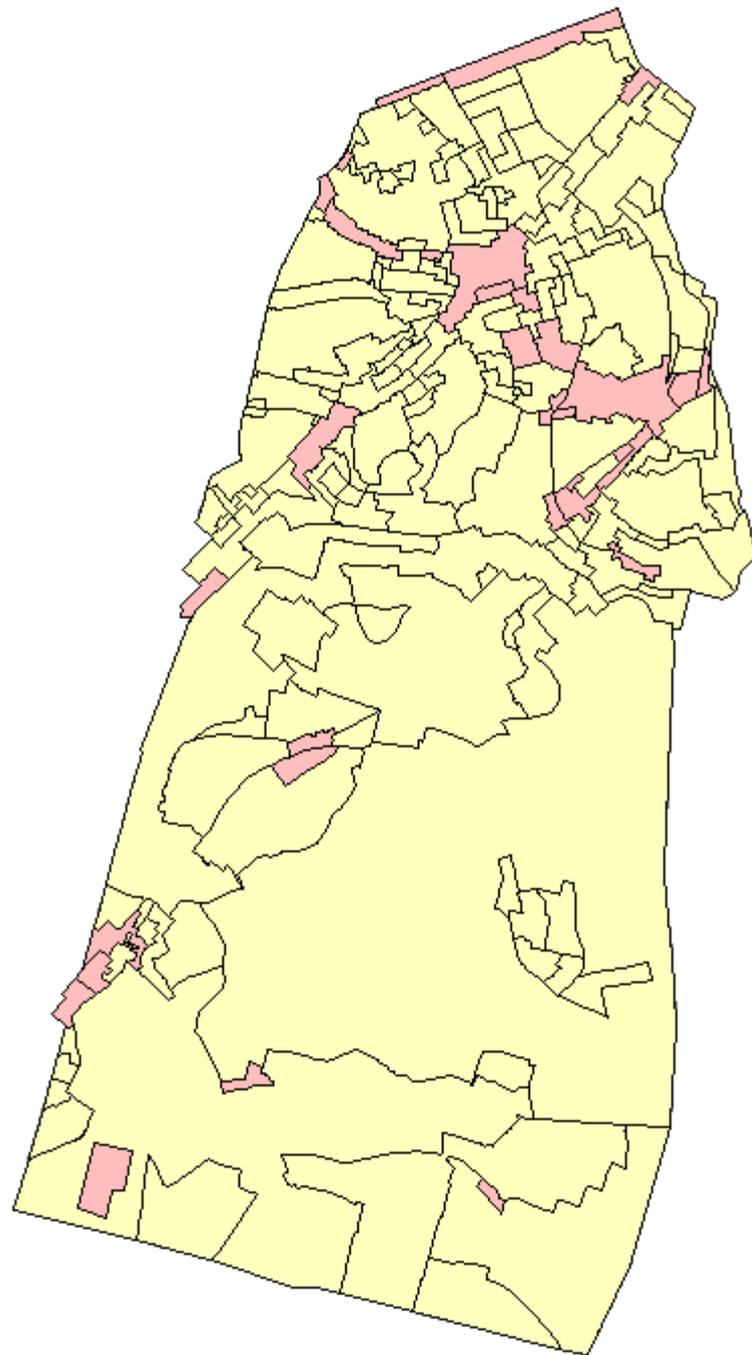


# PLANNING FOR A CHANGING BROOKLINE

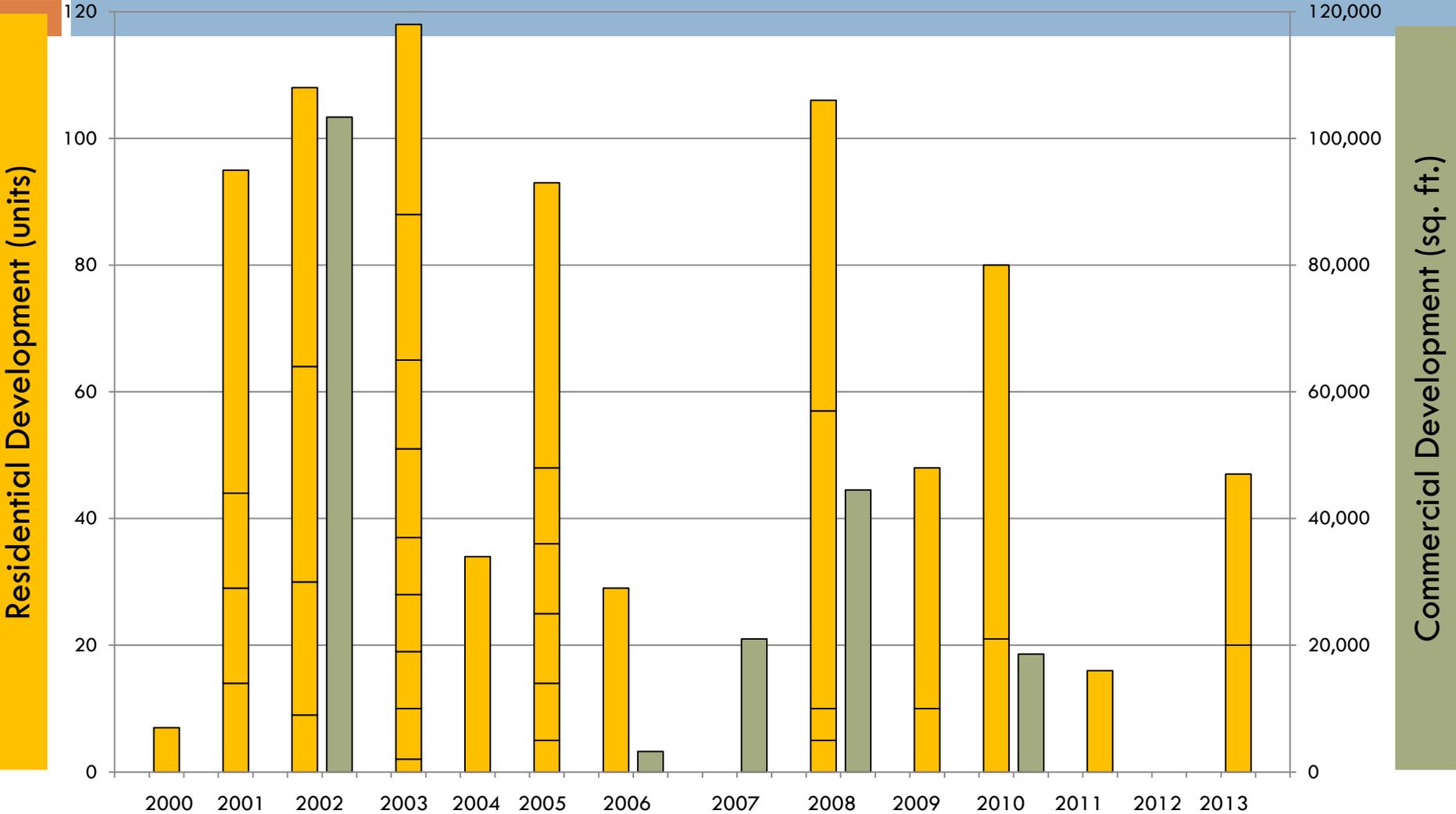
ECONOMIC DEVELOPMENT ADVISORY BOARD

June 8, 2015





# Brookline Development 2000-2013

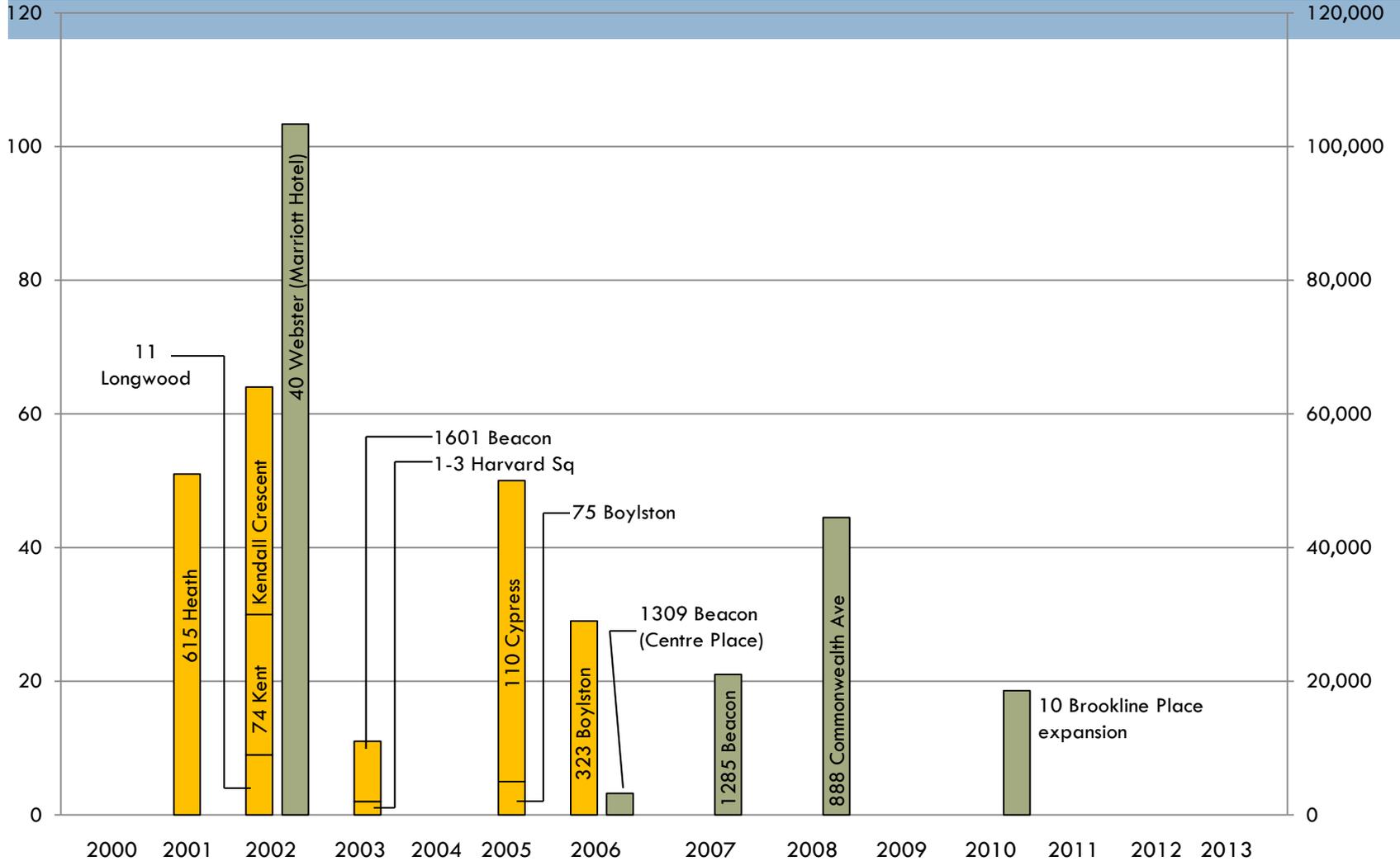


# Brookline Development 2000-2013

*in commercial districts*

Residential Development (units)

Commercial Development (sq. ft.)



COMPUTER

My Aroma House

fedman  
Always the original  
STEREO COLOR TV FURNITURE WALLS

TINROSHOP.COM

HWEI  
SUNSHINE

Custom Computers

OPEN



LOW PRICE COPY





BAKE & CAKERIE

CREATIVE PASTRIES

# Homewood Suites

- 111 Boylston/ Red Cab Site



# Homewood Suites

- 130-Room Limited Service Hotel



# Homewood Suites

- Skyplane Zoning for White Place Residents



# Homewood Suites



# Brookline Place



# Brookline Place



# The Circle Cinema Site



# The Circle Cinema Site

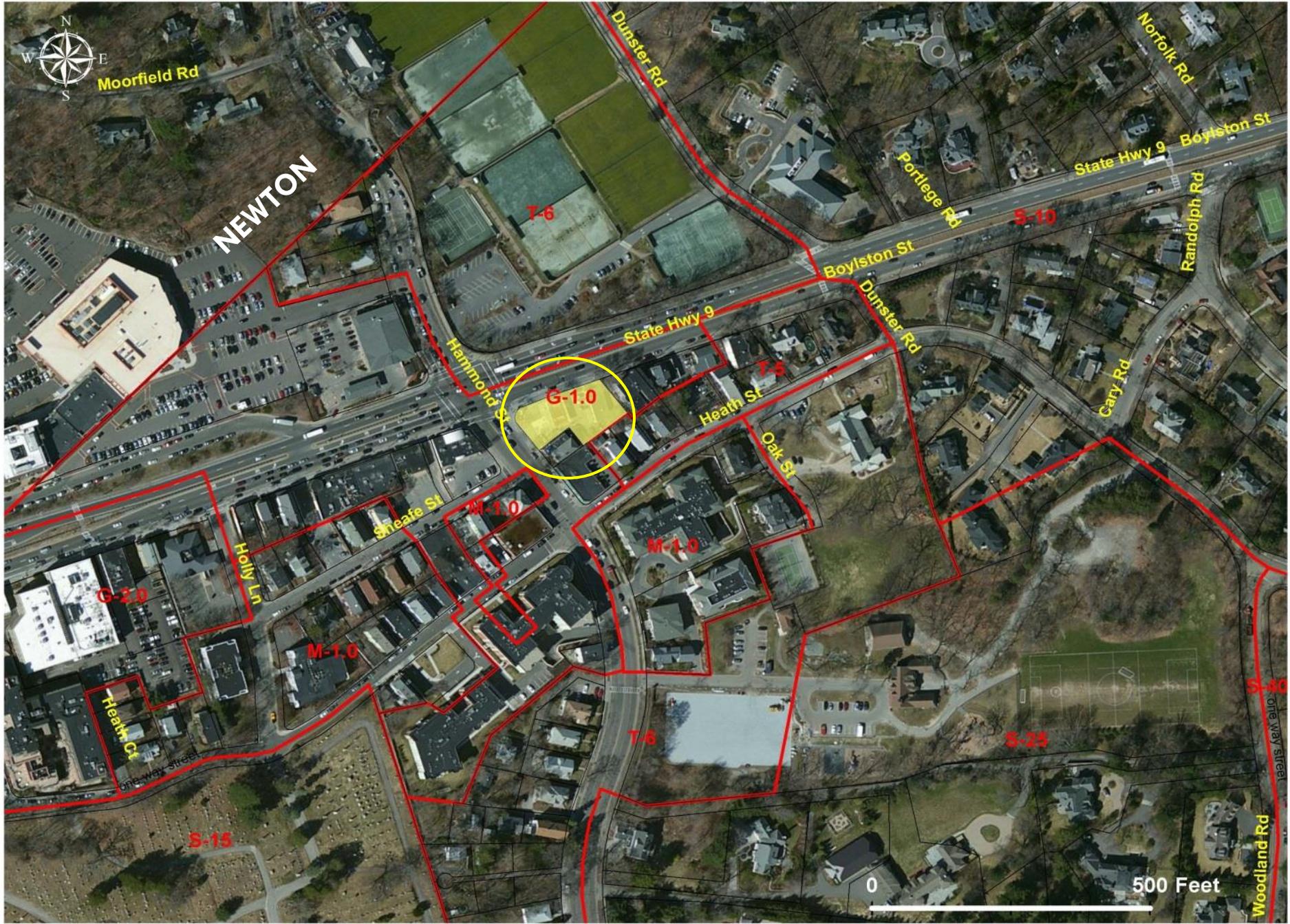


Projected Revenues (Fiscal Years)

Development Name	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Goddard House												\$133,634	\$115,112	\$117,262	\$122,705	\$128,912	\$139,498	\$144,973	\$147,153	150,096								
Rendall Crescent												\$160,949	\$166,987	\$173,553	\$184,313	\$200,425	\$225,224	\$231,788	\$236,776	241,512								
1010 Commonwealth												\$144,374	\$147,224	\$153,021	\$173,302	\$179,901	\$186,647	\$186,737	\$204,400	208,488								
Webster Hotel												\$405,151	\$552,624	\$574,388	\$712,615	\$774,291	\$732,195	\$753,138	\$730,690	745,304								
2 Brookline Place																Permit I				Committee Work	Rezoning	Permit II	Construction	Construction	\$685,000	\$1,685,000	\$2,300,000	
Red Cab															Permit I	Appeal	Downzone	Permit II & Com	Rezone	Permit III	Construction	Construction	\$50,000	\$645,000	\$860,000	\$877,200	\$894,744	
10 Brookline Place																	Permitting	Start Const	Finish Const	\$234,136	\$256,479	\$262,891	\$269,463	\$274,852	\$280,349	\$285,956	\$291,675	
ART @ Old Lincoln																	\$100,000											
Circle Cinema																	Community Meetings	Rezoning I	Rezoning II	Permitting	Permitting	Permitting	Construction	\$100,000	\$300,000	\$306,000	\$312,120	
EDAB TAX REV												\$844,108	\$981,947	\$1,018,244	\$1,192,935	\$1,283,529	\$1,383,564	\$1,318,536	\$1,319,019	\$1,579,535	\$1,770,430	\$1,815,716	\$1,911,109	\$2,643,331	\$3,781,298	\$4,843,224	\$4,877,005	
Hotel Tax													\$250,000	\$300,000	\$300,000	\$300,000	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000	\$625,000	\$900,000	\$1,070,000	\$1,070,000	

# 1180 BOYLSTON STREET EXAMPLE

Economic Development Advisory Board  
June 8, 2015



Moorfield Rd

NEWTON

Dunster Rd

Norfolk Rd

State Hwy 9

Boylston St

Portlege Rd

S-10

Boylston St

Dunster Rd

Cary Rd

State Hwy 9

Hammond St

G-1.0

Heath St

Oak St

Sheafe St

M-1.0

M-1.0

Holly Ln

C-2.0

M-1.0

Heath Ct

T-6

S-25

S-15

0

500 Feet

Woodland Rd

one way street





ANTIQUES



LEFT LANE  
MUST  
TURN LEFT

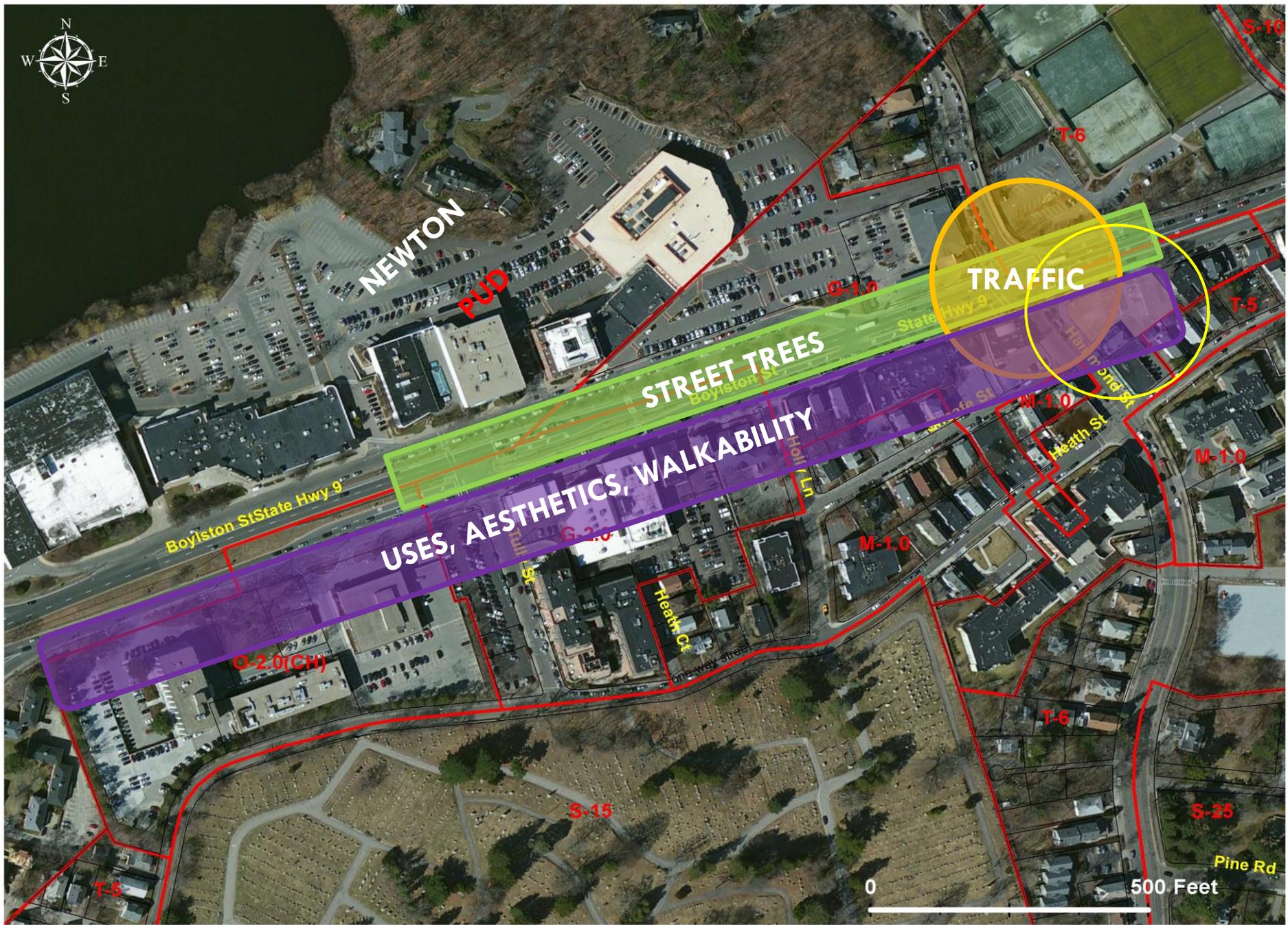


Panda Cub Academy  
Mandarin Immersion Nursery School

ADVANCED FACIAL  
AESTHETICS

GPS WINE & SPIRITS

RESTAURANT



NEWTON  
PUD

TRAFFIC

STREET TREES

USES, AESTHETICS, WALKABILITY

Boylston St  
State Hwy 9

G-2.0 (CH)

S-15

T-6

S-25

Pine Rd

0 500 Feet



HAMMOND

1

9

HAMMOND ST

TURNING RIGHT

STATE INSPECTION

AG SERVICE

HANDICAP & TOL

SPACE FOR LEASE  
617-592-7658

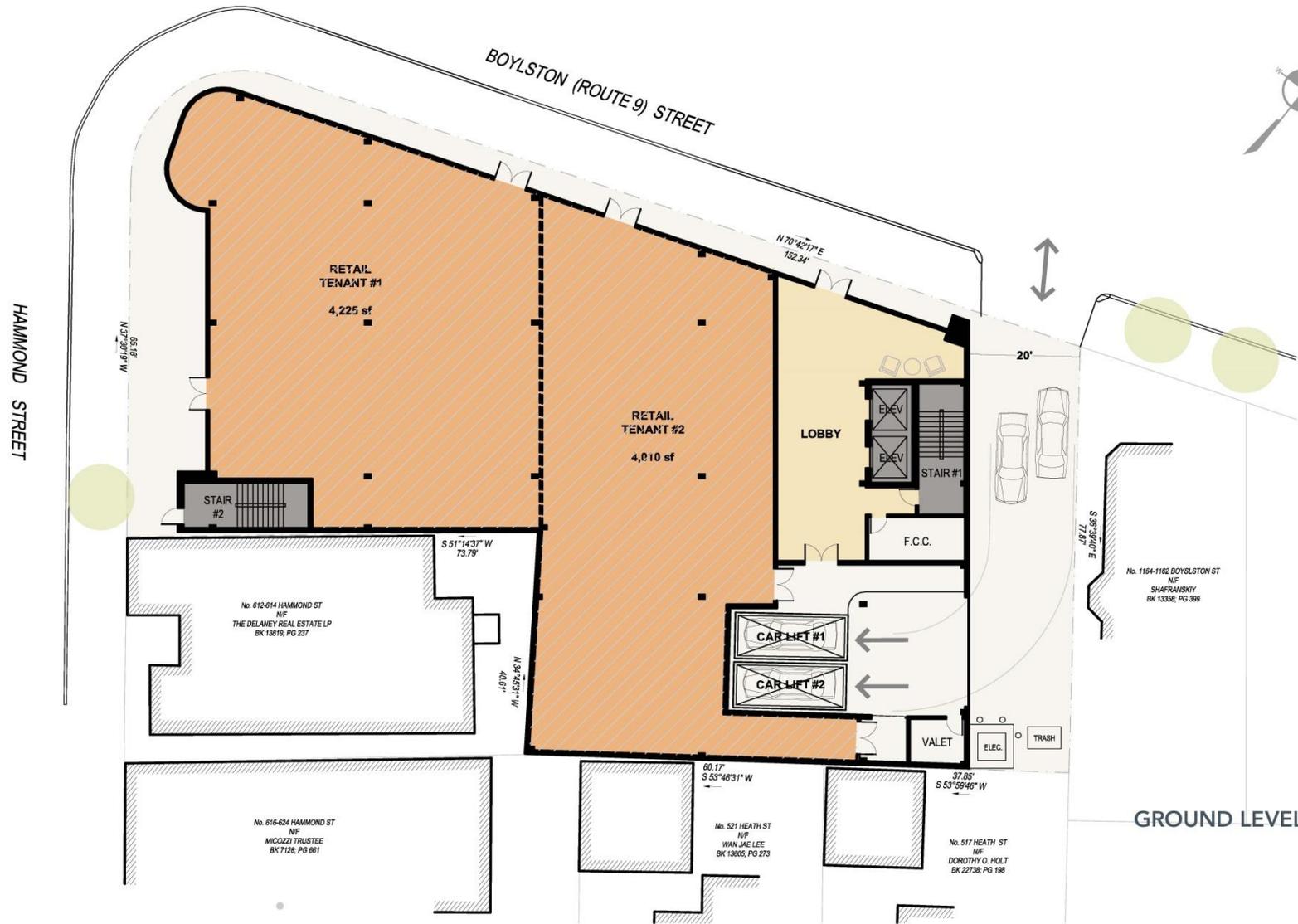
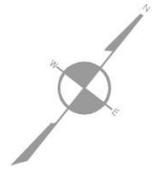
Old



VIEW FROM ROUTE 9

**1180 Boylston**

1180 Boylston, Brookline, MA  
4.17.2015 Not to Scale



GROUND LEVEL PLAN

# Typical Redevelopment Process

## Major Impact Projects

Expectations set  
and conversations  
held here dictate  
outcomes



**Permit  
Application  
Filed**



**Denial Letter  
Issued**



**Initial Planning  
Board Review**



**Design Advisory  
Team Meetings**



**Final Planning  
Board Review**



**Zoning  
Board of  
Appeals**



**21 Day  
Grace Period**



**Approvals  
Issued**

# Why Are We Here?

Predictability

Flexibility

**By-Law**

**Regulations**

**Practices**

**Conditions**

- Major Impact Project Process
- Incentives/Tools for Desired Types of Redevelopment
- Establishing Criteria for “Successful” Redevelopments (public benefits, uses, massing etc.)

- Holistic Approach vs. Site Specific Redevelopment

- Public Benefits
- Incentives for Desired Uses/Redevelopment Types
- Process to Achieve Positive/Desired Outcomes

**What are our criteria for successful redevelopment?**

# Exercise Questions

1. What are the pros/cons of this example with respect to: urban design, surrounding neighborhood, architecture, neighborhood concerns, amenities, public benefits?
2. What are the pros/cons of existing process for achieving desired outcomes?
3. Would any of these change if a different example/use was proposed?