Review of the idea:

Affordable Senior Housing above the Kent/Station Parking Lot using Air-Right Development

Thursday, February 16, 2017

Kent/Station Street Affordable Senior Housing Committee

Members

Nancy Daly, *Chair*
Roger Blood, *HAB*
Frank Caro, *AFC*
Alan Christ
Betsy DeWitt
Dick Garver
Ken Goldstein
Liz Linder
Mariah Nobrega
Naomi Sweitzer
Don Warner

We have a crisis in our country.

!! WE HAVE 2 CRISES IN BROOKLINE !!

TIDAL WAVE OF RETIREES BUILDING...

"Each day, 10,000 baby boomers retire and begin receiving Medicare and Social Security benefits."

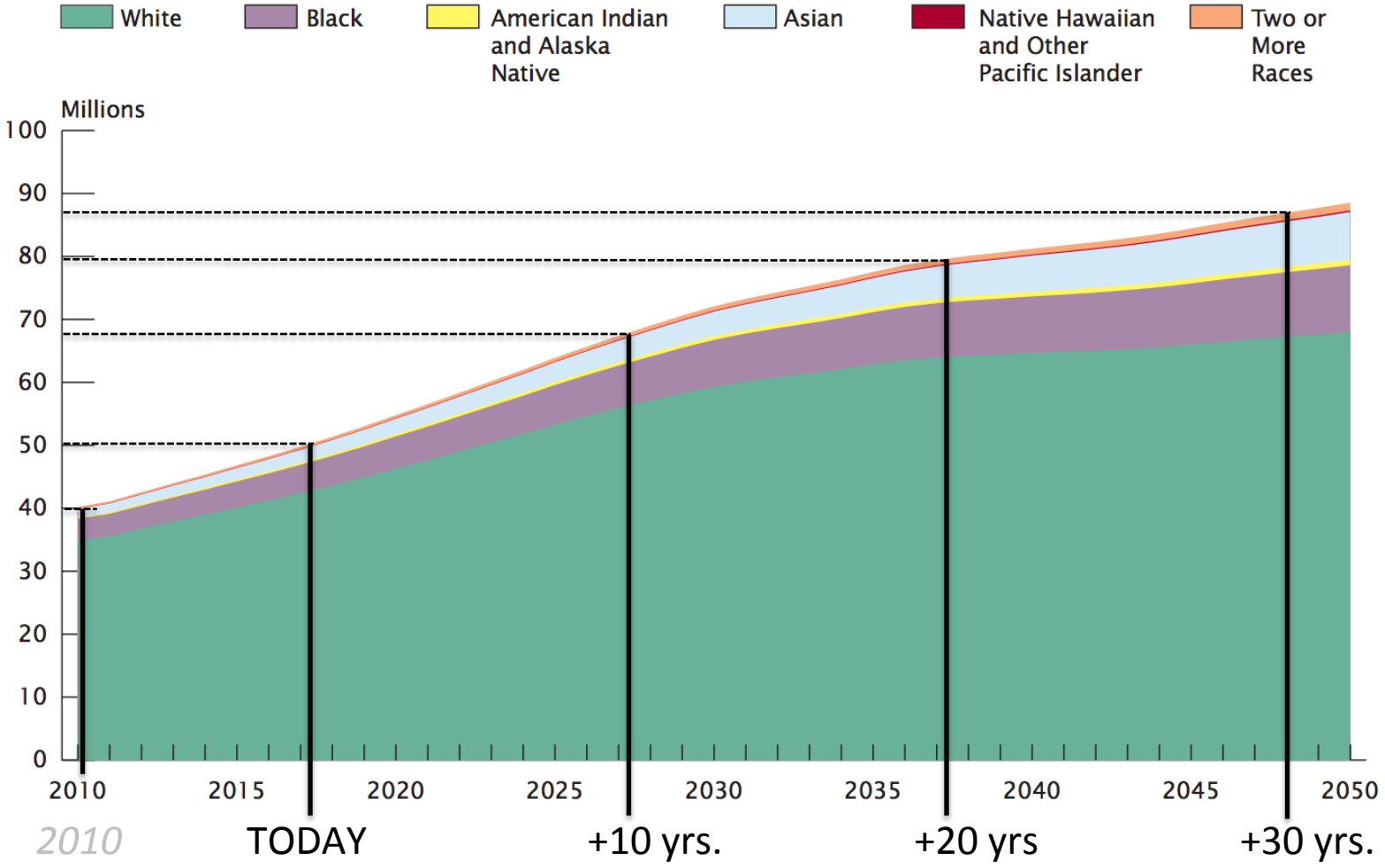
–Sen. Rob Portman (R-Ohio)

Writing in the WALL STREET JOURNAL
July 22, 2014

WE HAVE TIDAL WAVE OF RETIREES…

https://www.census.gov/prod/2010pubs/p25-1138.pdf

Figure 4.
Projected Population Aged 65 and Over by Race for the United States: 2010 to 2050



and

WE HAVE A SHORTAGE OF AFFORDABLE HOUSING FOR THEM!

State of Massachusetts required 10% of housing stock be considered "affordable."

The Town of Brookline is currently around 8.3–8.6%. (TBD)

Presentation to:

BROOKLINE SENIOR CENTER

Livable Community Advocacy Committee

Using 'Air Rights' to create more Senior Housing in Brookline

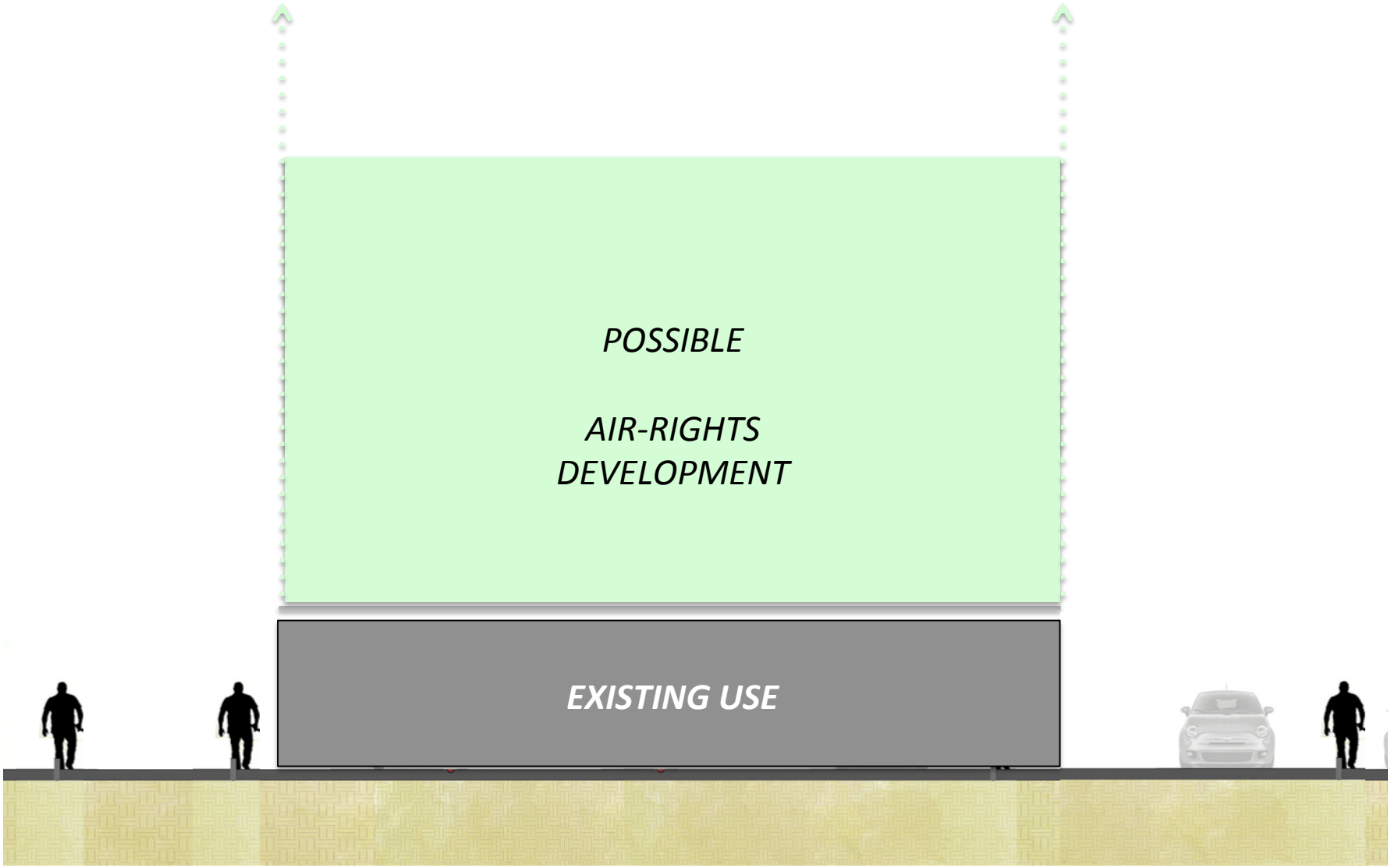
Monday, November 25, 2013

Google

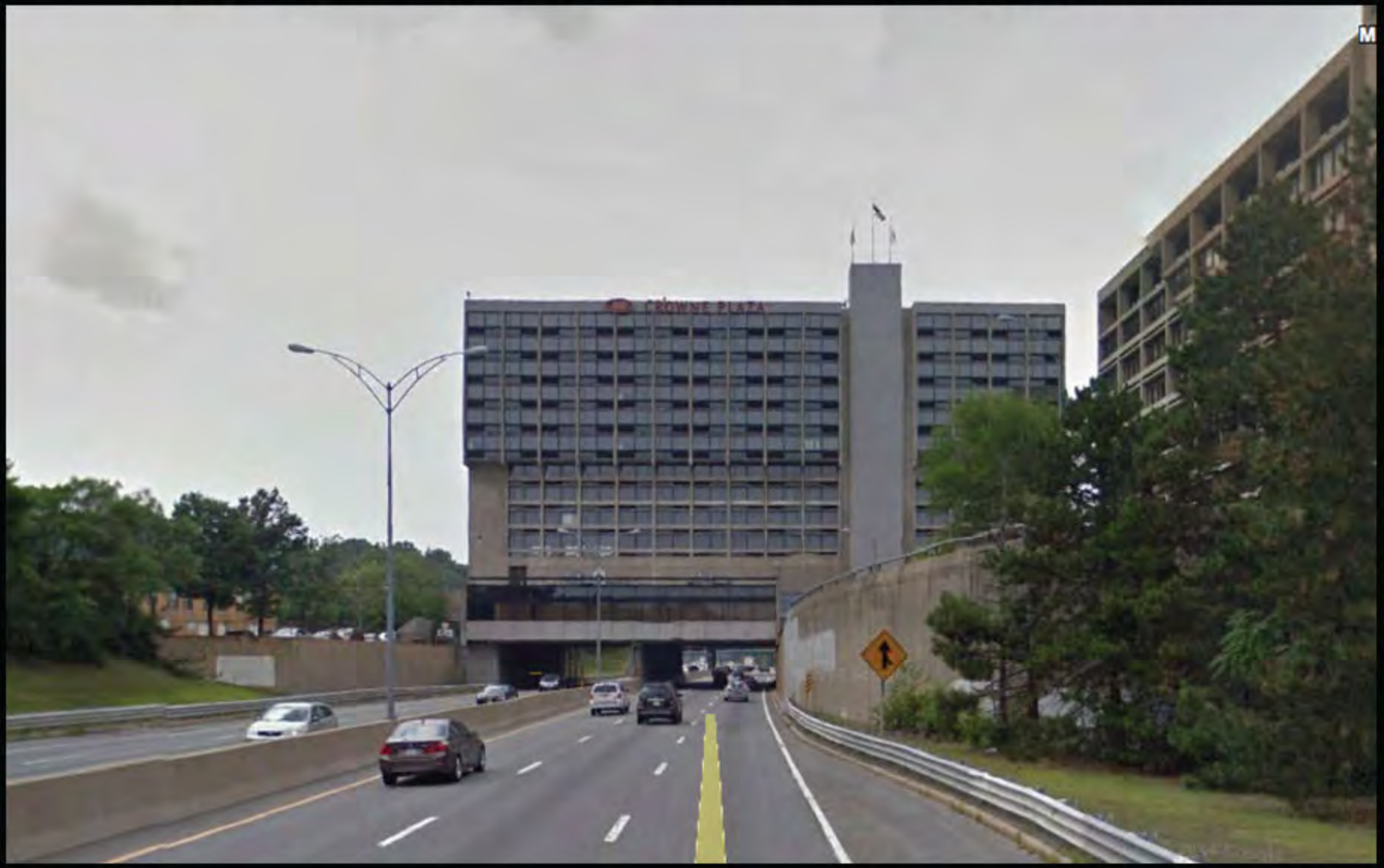
air rights

Web definitions

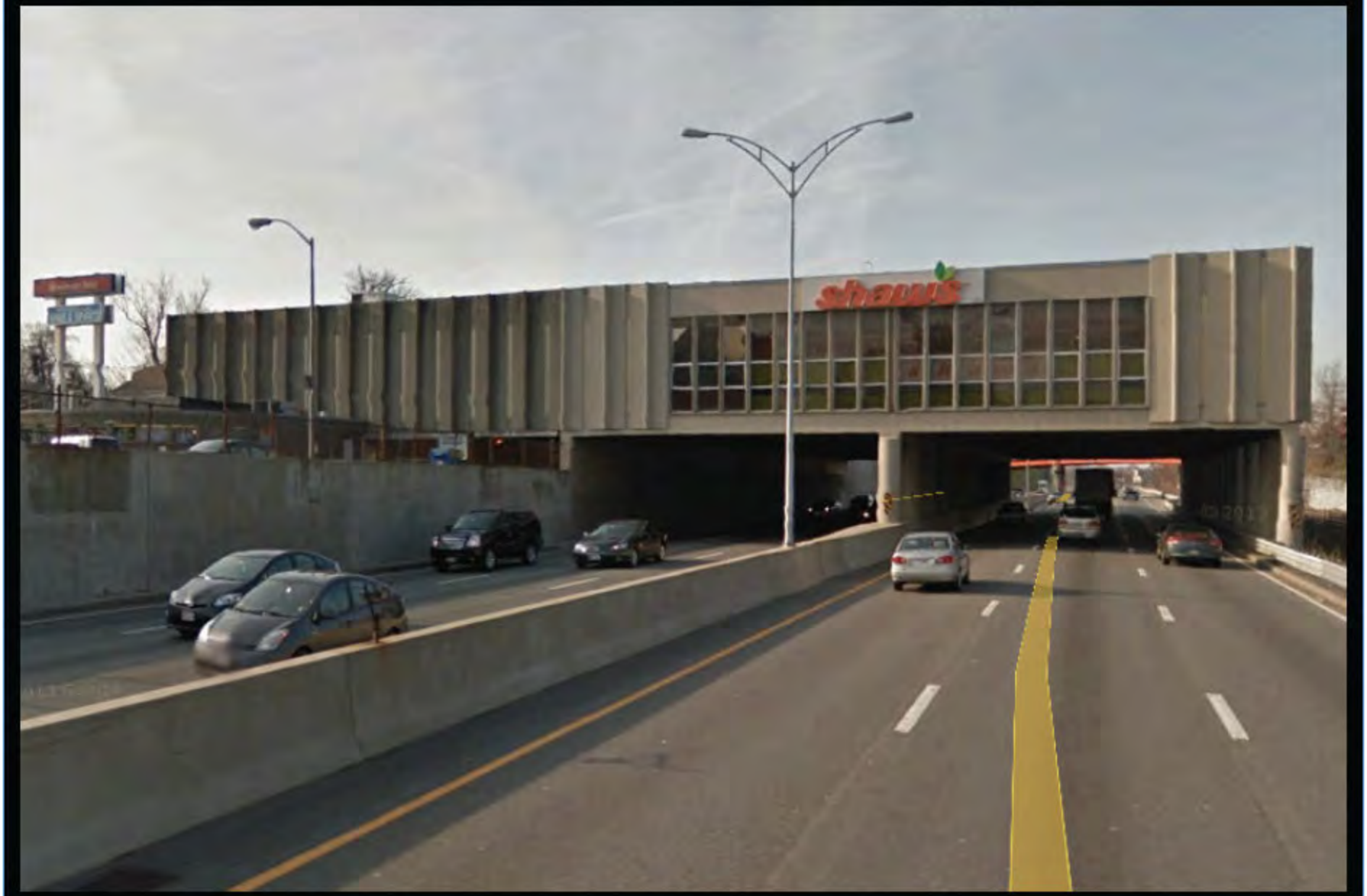
Air rights are a type of development right in real estate, referring to the empty space above a property. Generally speaking, owning or renting land or a building gives one the right to use and develop the air rights. ...
http://en.wikipedia.org/wiki/Air-rights


POSSIBLE
AIR-RIGHTS
DEVELOPMENT
EXISTING USE

Crown Plaza Hotel over the Mass Pike in Newton Corner



Shaw's over the Pike in West Newton.



Google

What about?

"Air Rights Development"

+

"Affordable Housing"?

Larkin Pine Senior Housing

www.chinatowncdc.org/index.php?option=com_content&view=article&id=114&Itemid=381

Home | About Chinatown CDC | Building Community | Our Housing | News/Events | Our Stories | Get Involved | DONATE NOW

Chinatown Community Development Center
華協中心

Address: 1303 Larkin
Phone: 415-776-1338

The site at the northwest corner of Larkin and Pine was identified by the American Institute of Architects in 1988 as an ideal location for affordable housing. However, it was owned by the US Postal Service, which planned to build a post office there. The Mayor's Office of Housing encouraged Chinatown CDC to pursue the AIA recommendation and negotiate with the Postal Service to build affordable housing on the site. Two years later the Postal Service agreed to enter an air rights lease with Chinatown CDC to build a four story senior affordable housing project above the Post Office. Larkin Pine Senior Housing is the first affordable housing development by a nonprofit in air rights above a U.S. postal facility and currently houses over 90 senior residents.

- Crescent Cove
- Golden Gate Apartments
- Hamlin Hotel
- International Hotel Senior Housing
- Larkin Pine
- Mary Helen Rogers Senior Community
- Namiki Apartments

Building Information	D
Population: Seniors	Chinatown CDC Role: Developer, Owner, Manager

Gallery

- Introduction

Select a Development

- Developers
- Architects
- Landscape Architects
- Contractors
- Management Companies
- Photographers
- Good Neighbors: Affordable Family Housing

Gallery of High Quality Affordable Housi

Frank G. Mar Community Housing, Oakland, California

The Frank G. Mar Community Housing demonstrates the validity of high-density, mixed-use housing for inner city areas. It addresses the needs of Oakland's growing Asian community for three- and four-bedroom apartments to accommodate an influx of large families into the city's Chinatown neighborhood. The location of the Mar housing complex on a block size former parking lot has helped revitalize the downtown commercial district by adding a resident population of about 300 adults and children. The proximity to shopping, transportation, work and the other services is a boon for the residents.

The 119 units are above street level

commercial space and a two-level underground parking facility. Double rows of two-and-a-half-story units for families occupy buildings that line two streets and part of the interior of the block. Designed to appear as townhouses, each of these corridors and enabling the front and rear of each unit to have natural light and cross ventilation. In fact, the townhouse units with high ceilings, skylights, and mezzanine bedrooms are full of light and belie their small size. A nine-story building contains the 65 residential units for the elderly.

At the center of the complex is a large open courtyard, which serves as a protected playground for the many children at certain times of the day and accommodates the elderly and other residents at quieter times. A

The design and development process faced many hurdles that were overcome in inventive ways. With more than ten sources of financing the process was complex, to say the least. Subdividing the property into four parcels created a condominium with air rights and facilitated the commercial and public parking components. But this organization also added to the complexity and legal costs of the project. A very successful fund-raising effort permitted the debt-free development of the commercial portion of the project. As a result, an owner-subsidized childcare facility was given rent-free space in the project.

Project Summary: Frank Mar Housing

OWNER/DEVELOPER
East Bay Asian Local Development Corporation
Co-Sponsor: BRIDGE

ARCHITECT
MacDonald Architects
Associated Architect for Construction Observation
Gee Architects, San Francisco, CA

CONTRACTOR
Roberts/Ohbevash, Corp

MANAGEMENT:
EBALDC

FUNDERS:	TYPE:
Wells Fargo Bank (Construction Loan)	Construction loan
City of Oakland Redevelopment Agency Loan	loan
City of Oakland Public Works Department/Parking Authority	Loan
US Department HUD (HUDAG)	Grant
US Office of Community Services	Grant
Citibank of California Loan	loan
Federal Home Loan Bank	Grant
Low Income Housing Tax Credits purchased by Mission Housing Investment	Equity

DEVELOPMENT TYPE:
New Construction Rental Housing, Family and Senior

RESIDENT PROFILE:
Families with incomes below $30,000 per year; Seniors with incomes below $15,000 per year.

DENSITY: FamilyHousing: 35 units per acre; Senior Housing: 70 units per acre; Total = 129 units per acre

DEVELOPMENT PROFILE

Type	# Units	Size [sf]	Rents
1 BR	51	500	$443-512
2 BR	32	800	$450-562
3 BR	27	1,000	$494-613
4 BR	6	1,200	$569-582

Total 119

Community/Laundry: 1,100 sf
Courtyard/Play: 14,000 sf
Total: 12,500 sf

Parking: 310 (200 public) 94,700 sf
Total Site area: 39,700 sf

CONSTRUCTION TYPE
Family Housing: 3 story stucco over wood frame; Family/ Senior Housing: 9 story stucco over steel frame, concrete block; Both housing types built over 2 level concrete underground garage and streetfront commercial space.

DEVELOPMENT COSTS:
Land Costs: $2,281,681; Construction Costs: $12.5 million; Other Costs: $4.78m **Total Development Costs: $17,281,215** (Hsg: $13,806,000, Comm: $967,000; garage: $2,508,000) Completed 1990

2002

EXAMPLE: "Air Rights" over Public Parking

Google

What about?

"Air Rights Development"

+

"Affordable Senior Housing"

+

"Public Parking"

JOINT VENTURE REDEVELOPMENT OF MUNICIPAL PARKING LOTS

A Toronto Parking Authority Overview

World Parking Symposium

Niagara-on-the-Lake - June 26-29, 2011

JV with Private Developer

730 MOUNT PLEASANT RD
(CP 171)
Mount Pleasant Rd / Eglinton Ave E

- 52 surface spaces

THE BRITON HOUSE
RETIREMENT CENTRE

- 9-storey seniors building
- 54 garage spaces
- $1M air rights sale price (included parking garage)

About | The Briton House

www.britonhouse.com/about/

THE BRITON HOUSE RETIREMENT CENTRE

THE BRITON HOUSE

720 Mount Pleasant Road
Toronto, Ontario M4S 2N6

The American poet Carl Sandburg wrote
"Unless first a dream nothing happens."

http://www.worldparkingsymposium.ca/index.php/2015-04-12-04-19-27?task=document.viewdoc&id=123 (**TNP**: see slide 18 of 32)

Zev Yaroslavsky, LA County Supervisor, 3rd District

Zev Yaroslavsky

LOS ANGELES COUNTY SUPERVISOR • THIRD DISTRICT

Beverly Hills Senior Housing -- OPENED: February 2002

225 N. Crescent Drive Beverly Hills, CA

Mixed-use development in Beverly Hills, CA
151 Units of Senior Housing (3 levels)
sits over a ground floor of retail shops.
3 level Parking Garage with 870 Public Parking Spaces below.

4th Street Senior Apartments -- OPENED: February 2002

1122 4th Street **Santa Monica, CA**

66 Units over a 3 level Parking Garage:

294 Parking Spaces *(was 165 spaces), 41 are for Residents*

SHERMAN OAKS -- OPENED: 1996

14567 Dickens Street Sherman Oaks, CA

83 Units over 2 levels of Parking:

247 Spaces, 41 are Resident Spaces (PREVIOUSLY: this was a 137 space parking lot)

Clark Senior Apartments (aka Clark Terrace Senior Apartments) -- OPENED: 1989

1156 S. Clark Drive in Los Angeles, CA's Pico-Robertson Neighborhood

41 Units over the Public Parking Lot. (Public Lot on-grade. Tenant parking below grade)

THOMAS SAFRAN & ASSOCIATES

JOHN COTTON ARCHITECTS, INC.

S Swall Dr
S Clark Dr
S Roberts
S Westgate Ave
S Westgate St
W Pico Blvd
W Pico Blvd
W Pico Blvd

© 2013 Google
© SPOT IMAGE
© 2013 INEGI
© 2013 Google

© 2013 Google

Clark Senior Apartments (aka Clark Terrace Senior Apartments) -- OPENED: 1989

The United Nations International Year of
Shelter for the Homeless (IYSH) • 1987

Housing America: Freeing the Spirit of Enterprise

United States Department of State
and
United States Department of Housing and Urban Development

present this

Certificate of Special Recognition

to

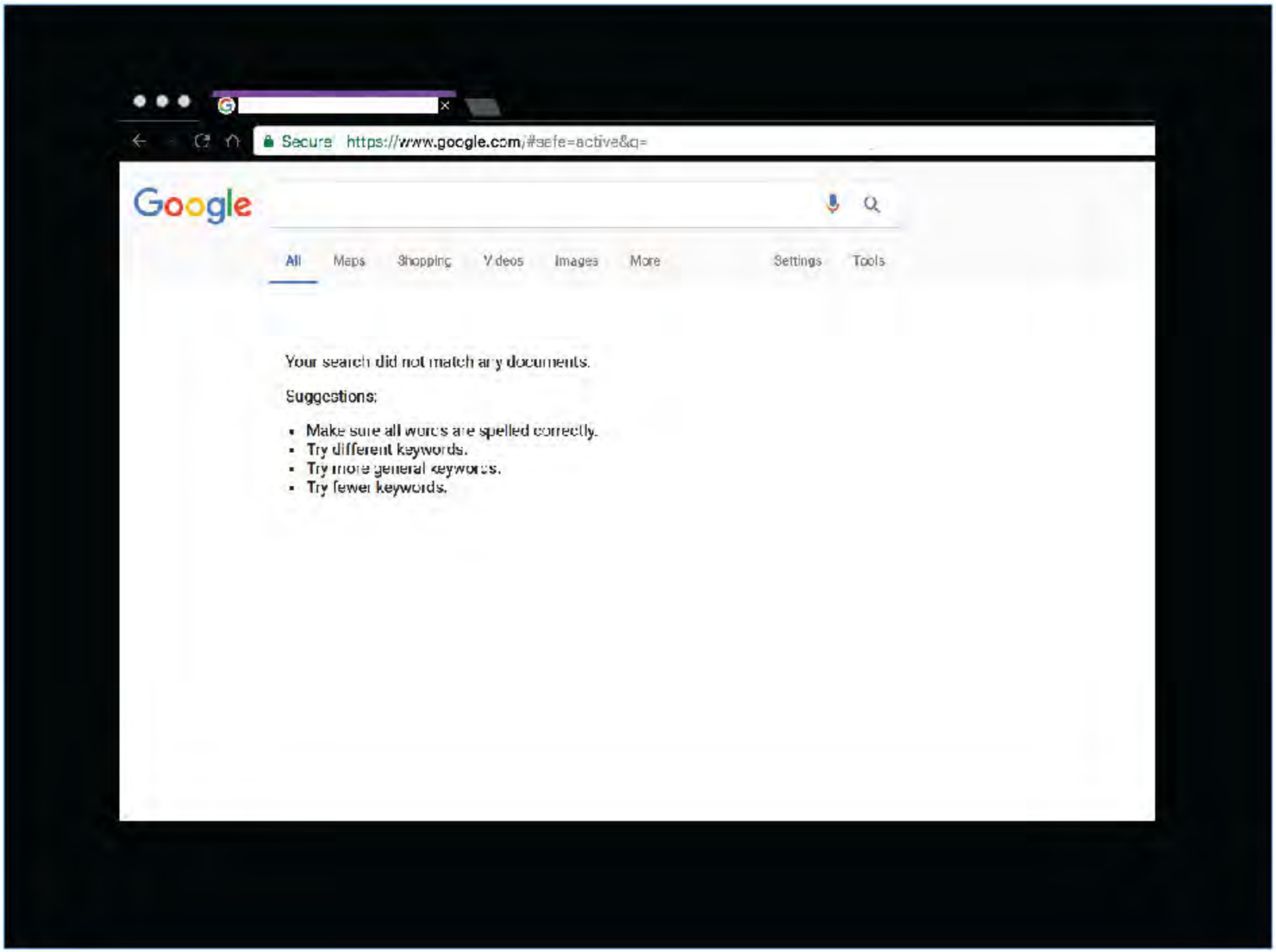
Clark Terrace Senior Apartments

For successful participation in an exemplary community effort to improve the shelter and neighborhoods of the Nation's poor and disadvantaged.

Google

What about?

"Air Rights Development"
+
"Affordable Senior Housing"
+
"Public Parking"
+
"Brookline, MA"?


Secure https://www.google.com/#safe=active&q=
Google
All
Maps
Shopping
Videos
Images
More
Settings
Tools
Your search did not match any documents.
Suggestions:
Make sure all words are spelled correctly.
Try different keywords.
Try more general keywords.
Try fewer keywords.

COURTYARD
OPENED: April 11, 2003

TOWN OF BROOKLINE
MASSACHUSETTS

REPORTS OF SELECTMEN AND ADVISORY COMMITTEE

ARTICLE NO.

...

1. Amendment to Zoning Bylaw- Webster Street Hotel (Selectmen)

...

2. Authorize lease or sale of land on Webster Street (Selectmen)

...

3. Legislation to authorize long-term lease of land on Webster Street (Selectmen)

....

Warrant Articles to create MARRIOTT HOTEL

SPECIAL TOWN MEETING

to be held in the High School Auditorium

Tuesday, November 16, 1999

at

7:00 P.M.

B.R.
352
B8aa

Presentation to:

Town of Brookline
Massachusetts

Using the 'Air Rights' over Town owned Parking Lots to create more affordable Senior Housing

HOUSING ADVISORY BOARD

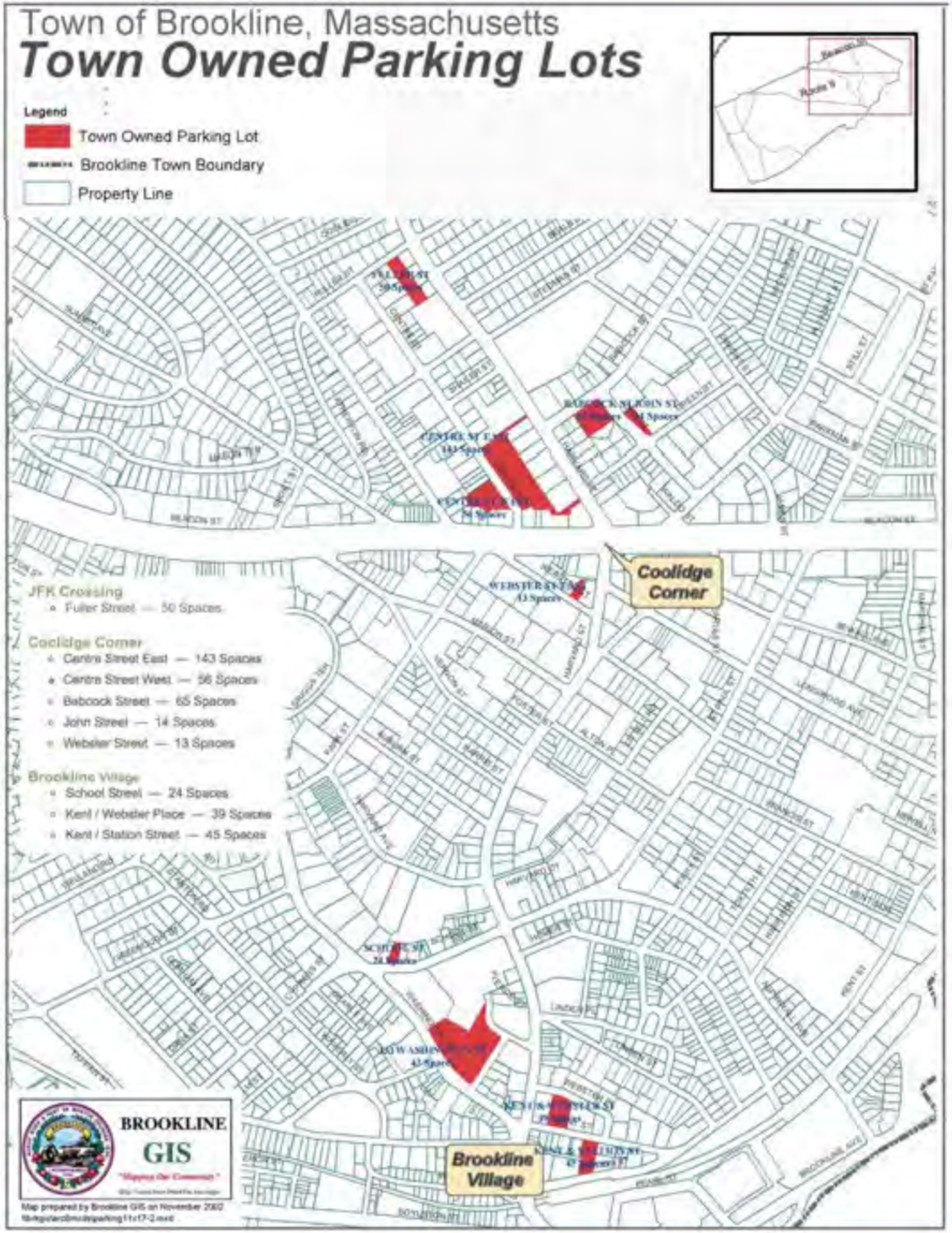
Roger F. Blood, Chair
Michael H. Jacobs
Steven A Heikin
Rita K. McNally
Rufus Phillips
Daniel M. Rosen
Kathy A Spiegelman

333 Washington Street
Brookline, MA 02445

Thursday, May 8, 2014

Town of Brookline, Massachusetts

Town Owned Parking Lots



JFK Crossing

- Fuller Street — 50 Spaces

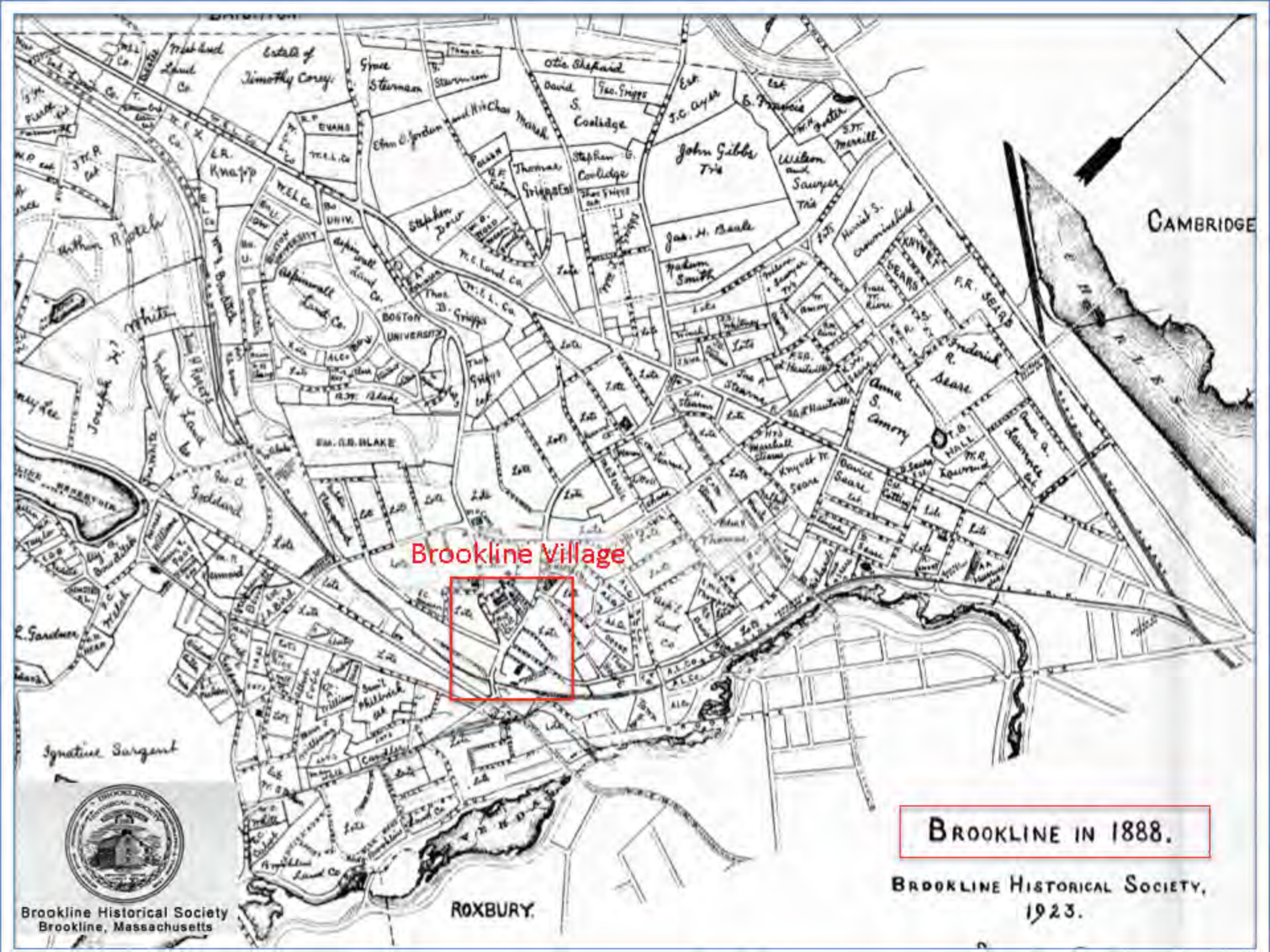
Coolidge Corner

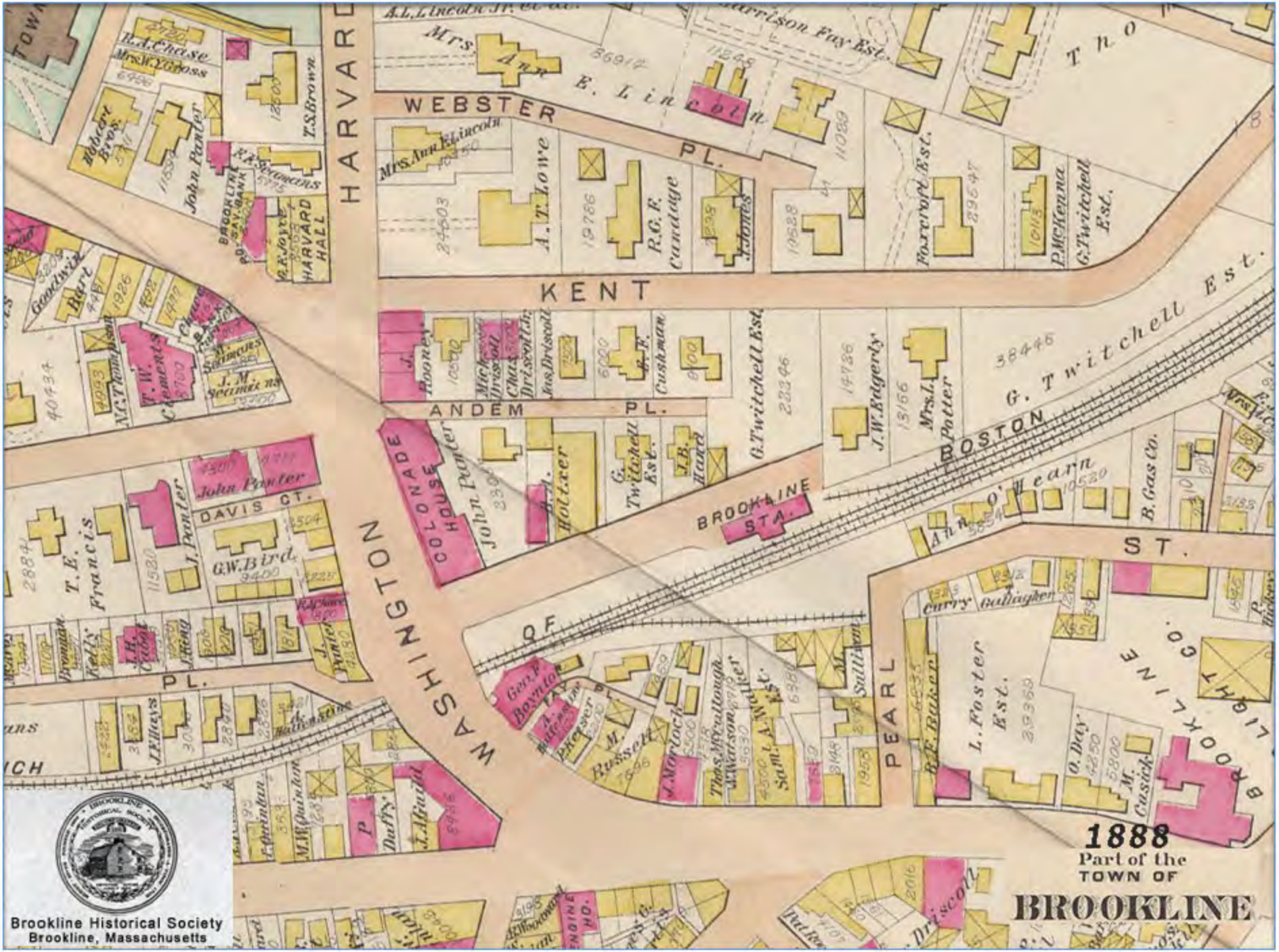
- Centre Street East — 143 Spaces
- Centre Street West — 56 Spaces
- Babcock Street — 65 Spaces
- John Street — 14 Spaces
- Webster Street — 13 Spaces

Brookline Village

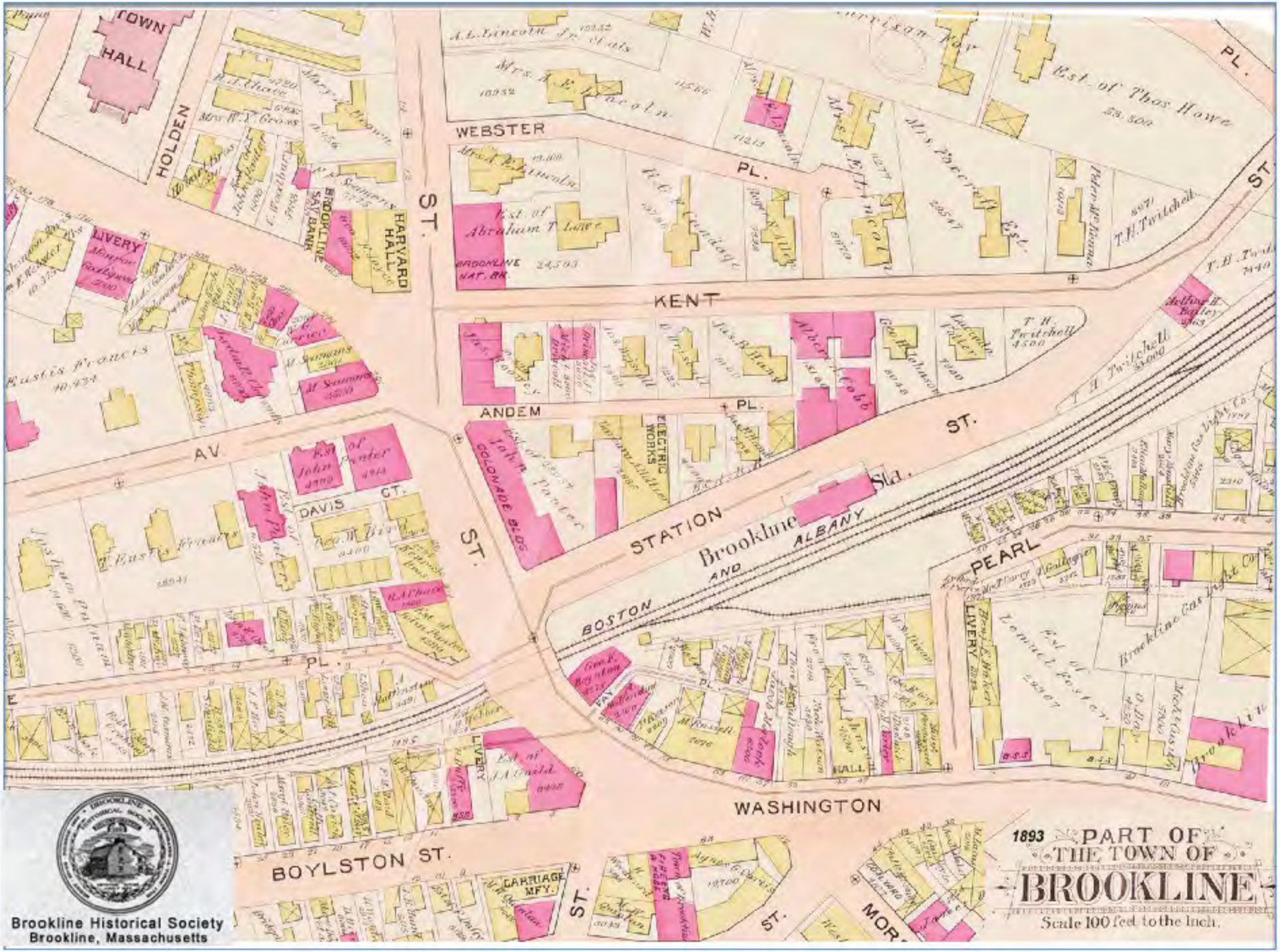
- School Street — 24 Spaces
- Kent / Webster Place — 39 Spaces
- Kent / Station Street — 45 Spaces

Brookline Village, Brookline, MA
N
W
E
S

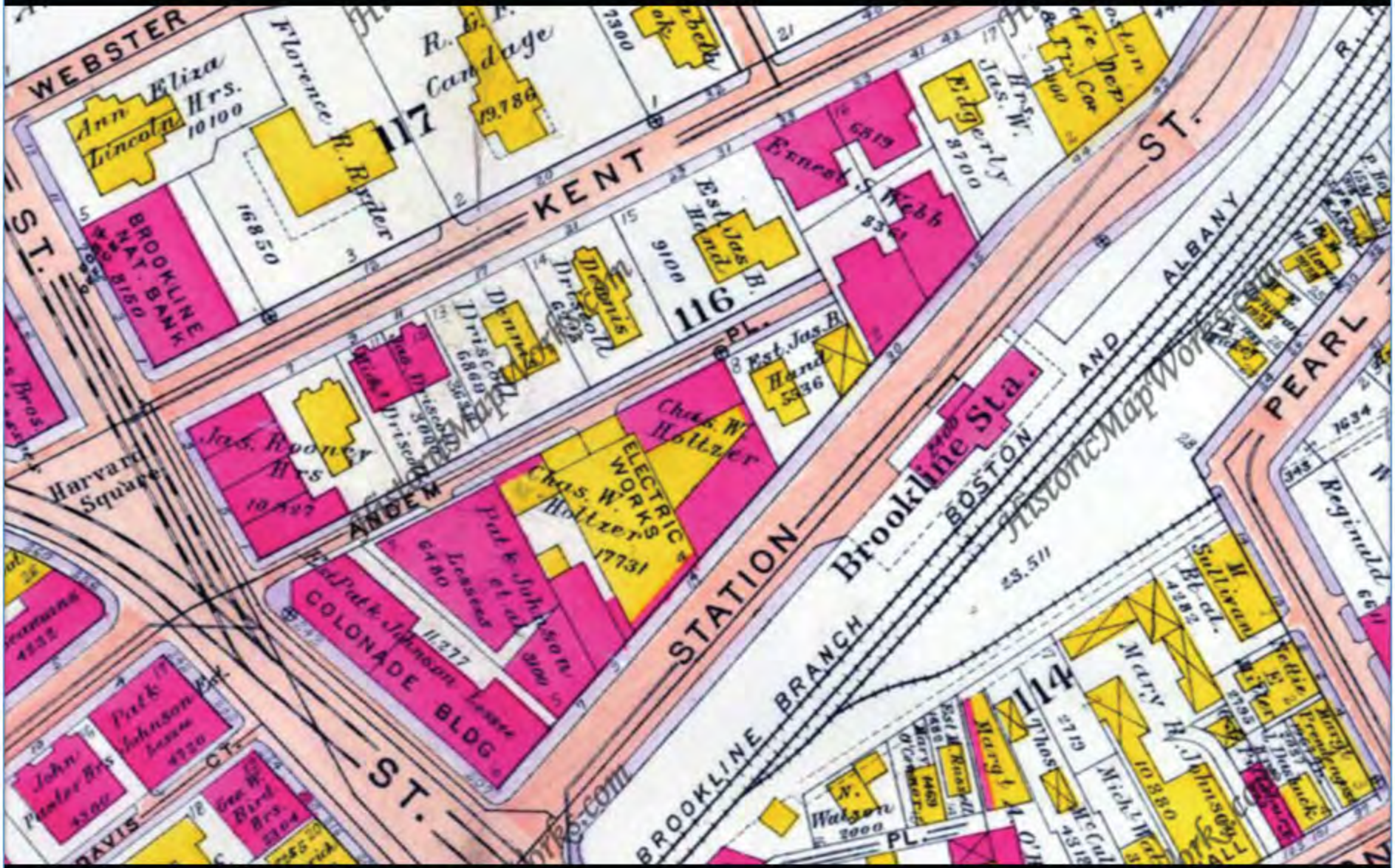

Brookline Village
CAMBRIDGE
ROXBURY.
BOSTON UNIVERSITY
Brookline Historical Society
Brookline, Massachusetts
BROOKLINE IN 1888.
BROOKLINE HISTORICAL SOCIETY,
1923.



Brookline Historical Society
Brookline, Massachusetts



Brookline Historical Society
Brookline, Massachusetts


WEBSTER
KENT
ST.
ANDEM
STATION
BROOKLINE BRANCH
Brookline Sta.
BOSTON
AND
ALBANY
PEARL
Harvard Square
BROOKLINE NAT. BANK
COLONADE BLDG.
ELECTRIC WORKS
Chas. W. Holtzer
Jas. Rooney Hrs
Patk Johnson et al. Lessees
Est. Jas. B. Hand
Ernest S. Webb
Edgerly
Florence R. Ryder
Ann Eliza Lincoln Hrs.
R. G. F. Candage
Mary R. Johnson
Mary Sullivan
Reginald
Walson
117
116
114
Historic Map Works.com

MAP: 1907

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
	30
	1404

in relation to nearest cross streets and other buildings. Indicate north.

See attached map.

Boston South Quadrangle
UTM Reference: 19/325520/4688760
Map #: 59

1. Town Brookline MRA

Address 30-34 Station Street

Name N/A

Present use Shops, offices and apartments

Present owner 30-34 Station Street Condominium Association

Description:

Date 1892-93

Source Tax lists, 1892 permit

Style Georgian Revival/Commercial

Architect Winslow and Wetherell

Exterior wall fabric Brick

Outbuildings (describe) None

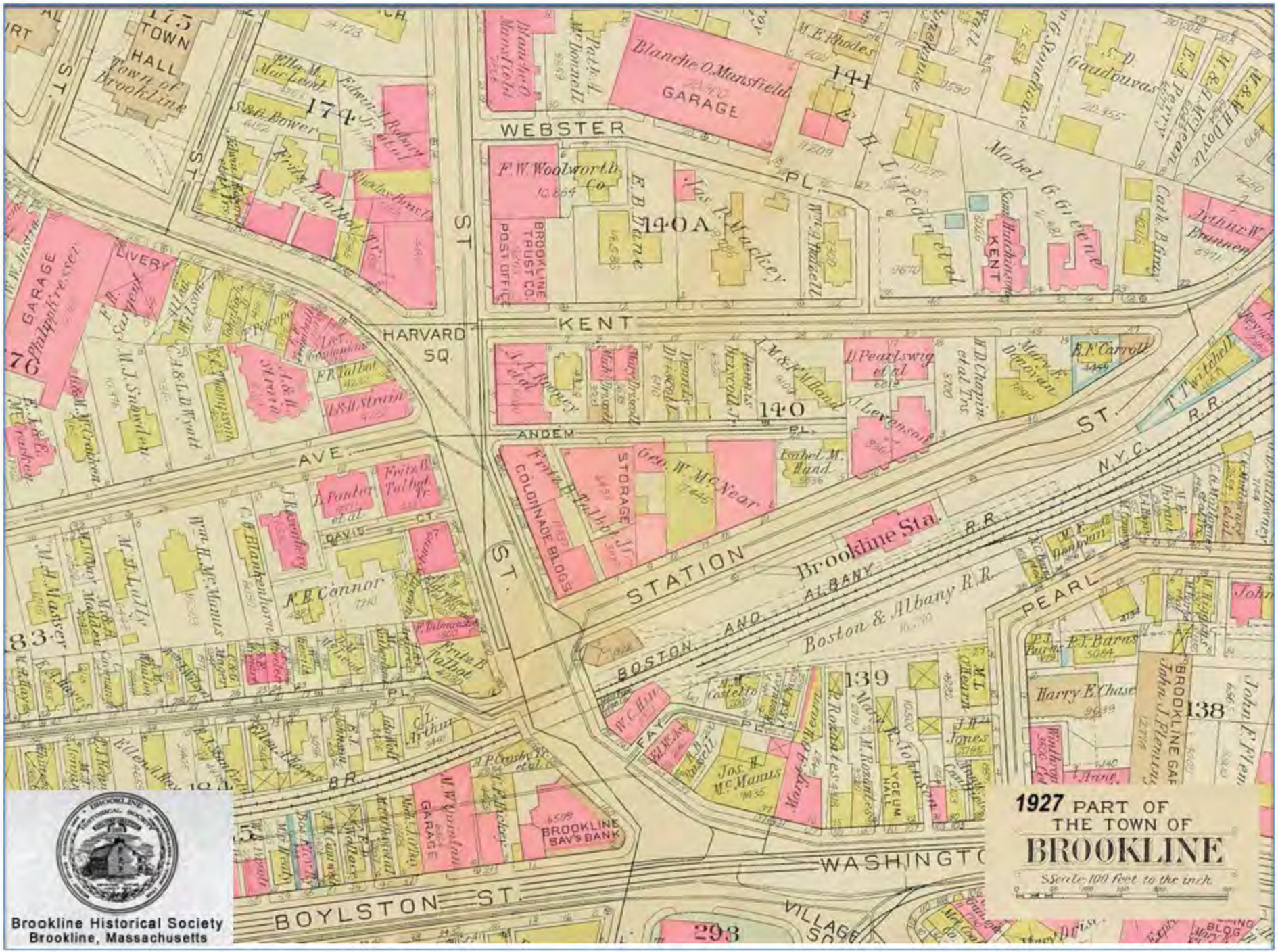
Other features 4 stories, flat roof, wide cornice with brackets, 4 3 story bays supported by bracket belt course, decorative brickwork with dentils above 1st floor leve cast iron columns at store entran

Altered Store into tenements Date 1929

Holtzer Cabot Electric Co.

"...Holtzer-Cabot Electric Company was started in 1875 in Brookline as the Holtzer Co. Charles W. Holtzer began the company to make simple electrical devices like doorbells, burglar alarms and electrical lighters for illuminating gas..." .. "It was the first to feature a steering wheel, and is known as the first successful electric vehicle in America, though other unsuccessful prototypes had been built before."

PENNSYLVANIA


1927 PART OF THE TOWN OF BROOKLINE
Scale 100 feet to the inch
Brookline Historical Society
Brookline, Massachusetts
WEBSTER PL.
KENT
HARVARD SQ.
STATION
Brookline Sta.
Boston & Albany R.R.
BOSTON AND ALBANY R.R.
N.Y.C. R.R.
PEARL ST.
BOYLSTON ST.
WASHINGTON
VILLAGE SQ.
TOWN HALL
Town of Brookline
Blanche O. Mansfield GARAGE
F. W. Woolworth Co.
BROOKLINE TRUST CO. POST OFFICE
COLONNADE BLDGS.
STORAGE
BROOKLINE SAV'S BANK
LYCEUM HALL
BROOKLINE GAR
Harry E. Chase
Mabel G. Greene
Arthur W. Brannen
GARAGE
LIVERY
F. E. Connor
Jos. H. McManus
Geo. W. McNear
Isabel M. Hand
D. Pearlswig et al
J. Levenson
Mary E. Donovan
R. F. Carroll
T. Twitchell
Fritz B. Talbot
J. & H. Strain
M. J. Snowden
Wm. H. McManus
M. J. Lally
M. A. Massey
C. G. Blankenhorn
J. Panter et al
Fritz B. Talbot Jr.
DAVIS CT.
ANDEM PL.
FAY PL.
BR.
174
175
176
140A
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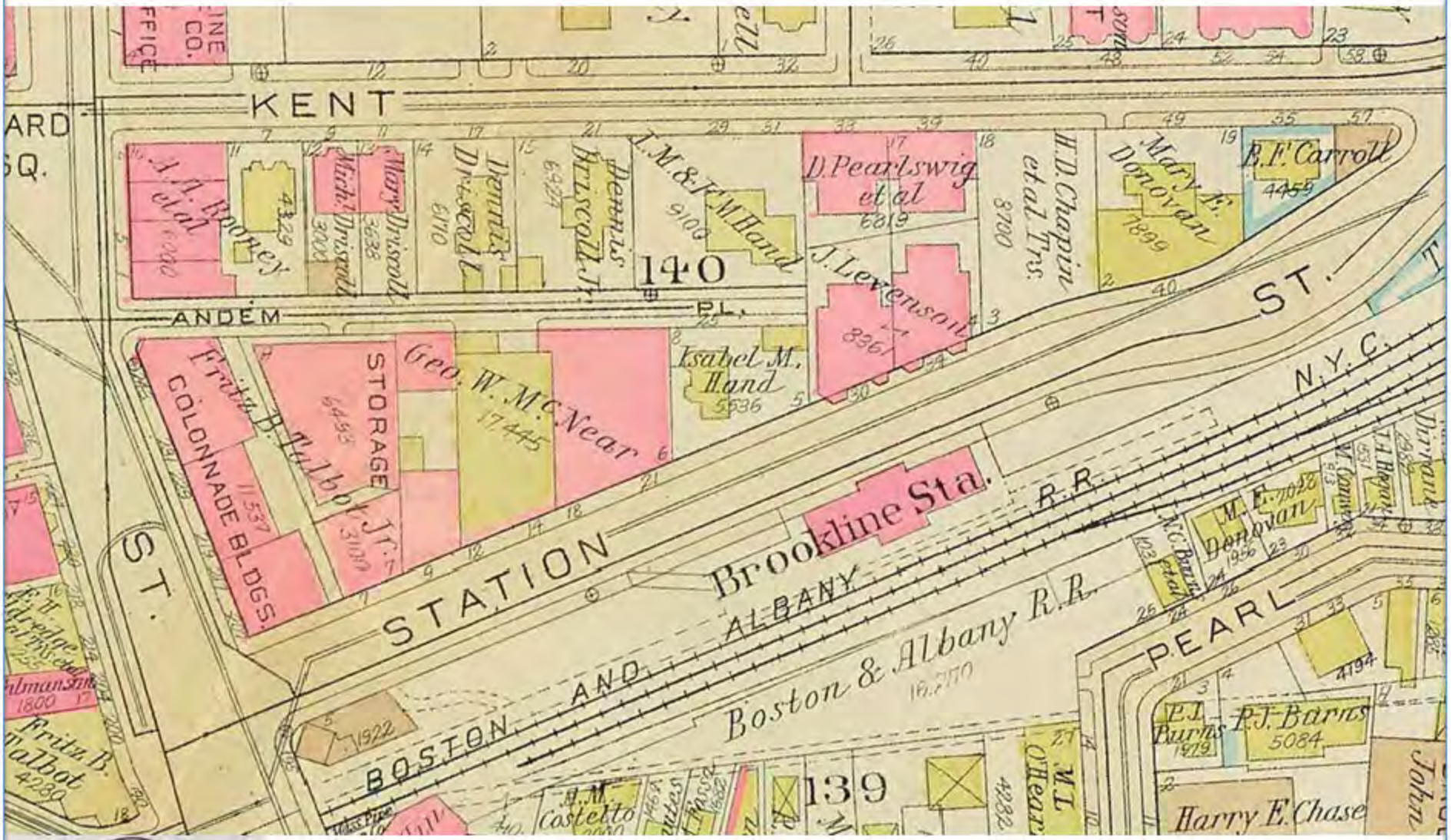
138
293
83



Brookline Historical Society
Brookline, Massachusetts

1927 PART OF THE TOWN OF
BROOKLINE
Scale 100 feet to the inch

KENT (Public - 40.00 Wide) STREET

S.B. S04°43'59"E 38.08 80.01 S81°30'32"W S.B.

N81°30'32"E spk.

S.B. 0.07 in St. 5.29 c.b. 5.59 c.b. 4.60 c.b. 4.86

No. 21

90.85 "By"

N09°28'32"W 100.00

Marion A. Driscoll

Alice E. McLerron

S.B. 0.41

"By" 11.70

No. 29 No. 31

169.80

3.40 c.b. 66.96

23.90

Face of br. bldg. on line

S09°34'50"E 20th br. 2.93

No. 33

S10°24'23"E

18th br. 3.82

d.h. in face conc. wall on line

20th br. 13.25

7.68

1st br.

face conc. ret. wall on line

S09°38'03"E

R. H. Realty Trust

PLACE WAY S81°33'30"W

TOWN OF BROOKLINE WATER EASEMENT (20.00 Wide)

See Detail

0.34 10th br. 14.89

c.b.

101.51

N09°28'32"W

78.94

No. 22

10.35 c.b. c.b.

"By" 86.03

No. 30

STREET

gma Realty Trust

14.88

No. 21

0.84 Bot. br.

stone ret. wall spk.

spk S59° 51' 03" W 0.16

(Public - Va

DETAIL (Not to scale)

STATION

PLAN OF LAND IN BROOKLINE

John F. Hennessy, Surveyor

July 13, 1973

Proposed Project ;history.na
ative outline. building costs.
incom
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Proposed P
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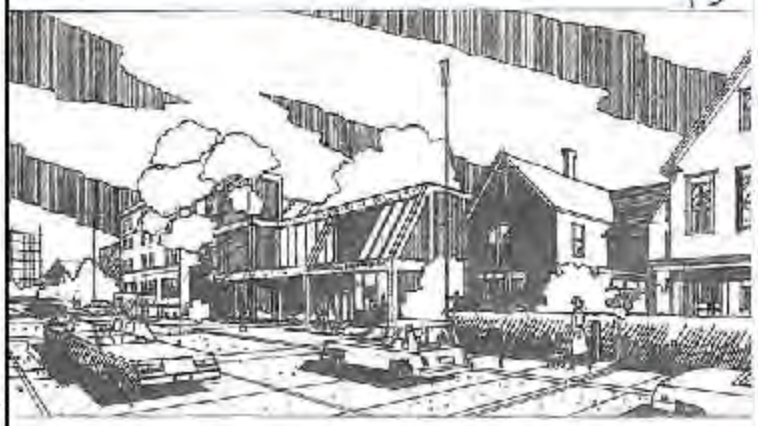
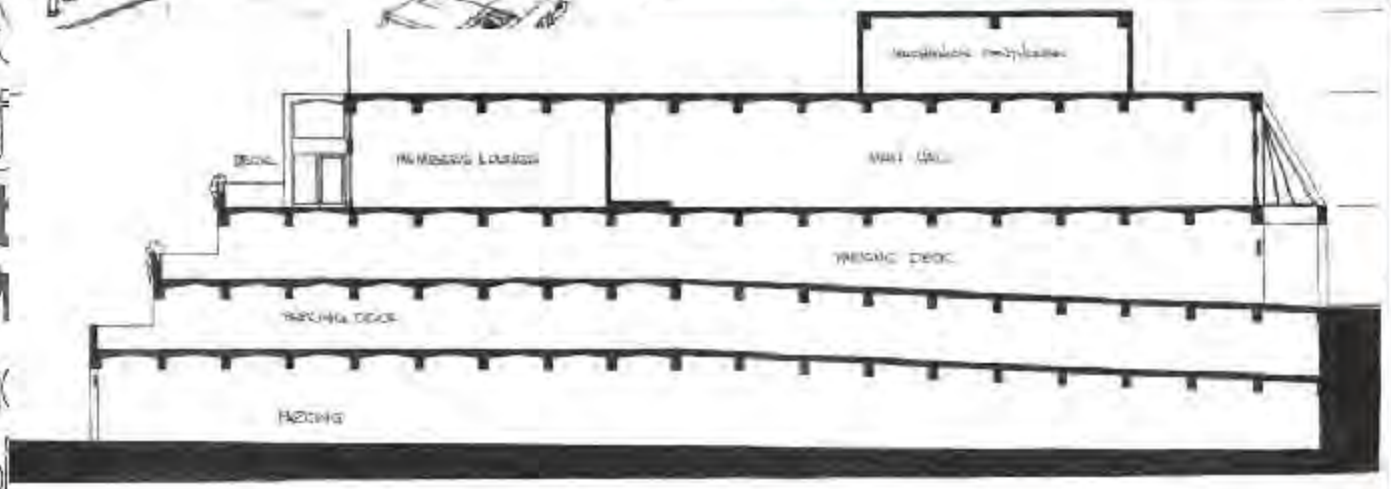
income proj



Stephen F. Rutledge Post No 864
Veterans of Foreign Wars
Brookline, Mass.



STATION ST.

KENT ST

6-15-81

TOWN OF BROOKLINE
MASSACHUSETTS

WARRANT FINALLY APPOVED
(after being rejected in April 1981)
for the purchase of the VFW Lot

REPORTS OF SELECTMEN AND ADVISORY COMMITTEE

on the

Articles in the Warrant

for the

SPECIAL TOWN MEETING

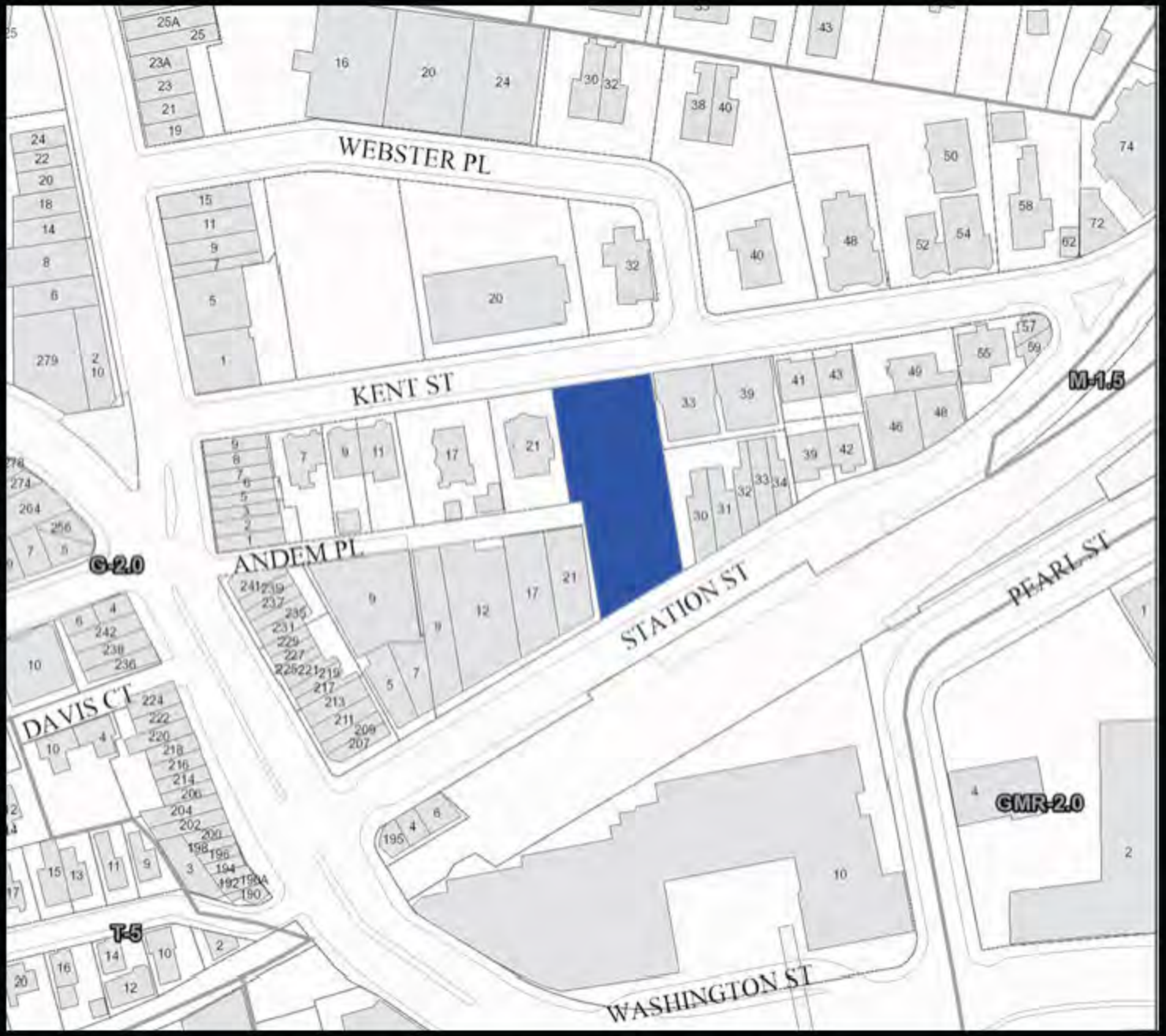
to be held in the High School Auditorium

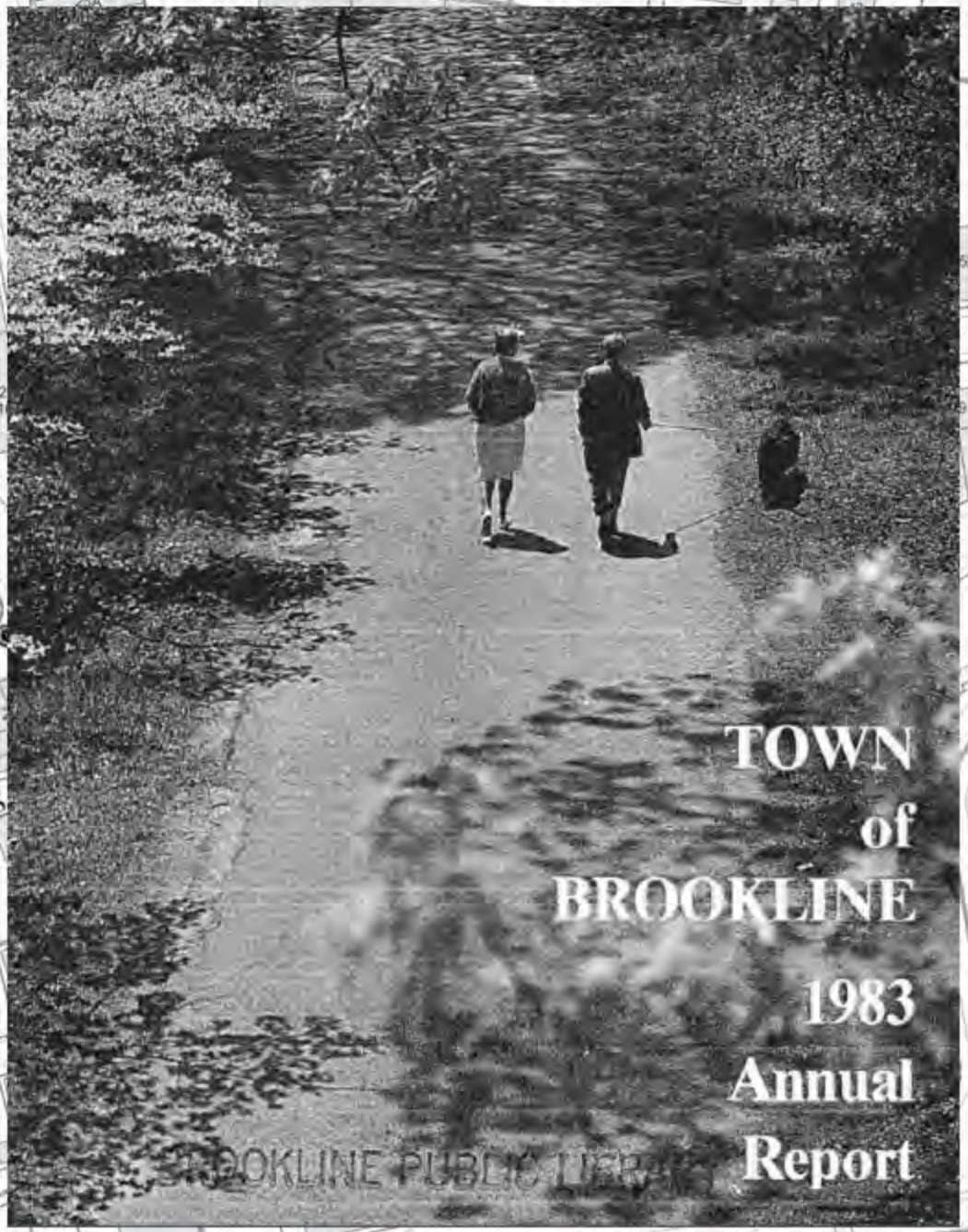
MONDAY, JUNE 15, 1981

at

7:00 P.M.

(Please retain this copy for use at the Town Meeting)


WEBSTER PL
KENT ST
ANDEM PL
STATION ST
PEARL ST
DAVIS CT
WASHINGTON ST
M-1.5
G-2.0
T-5
GMR-2.0



Commercial Area Planning

A tour of the town's commercial areas provides quick evidence that the Department's emphasis on commercial area planning over the past several years

Landscaping Improvements: Kent-Station Parking Lot

is having a positive effect on these areas. The strategy of designing commercial area public improvements in conjunction with members of the business community and neighborhood residents and then implementing the improvements with C.D. funds has proven successful in Coolidge Corner, Brookline Village, and Washington Square. Each of these areas has received a substantial infusion of new investment, and the improved "public" appearance has encouraged many merchants to redo their own storefronts with new facades and signs. The refurbished commercial areas have also served as a magnet for new residential development, both in the form of new construction and adaptive reuse.

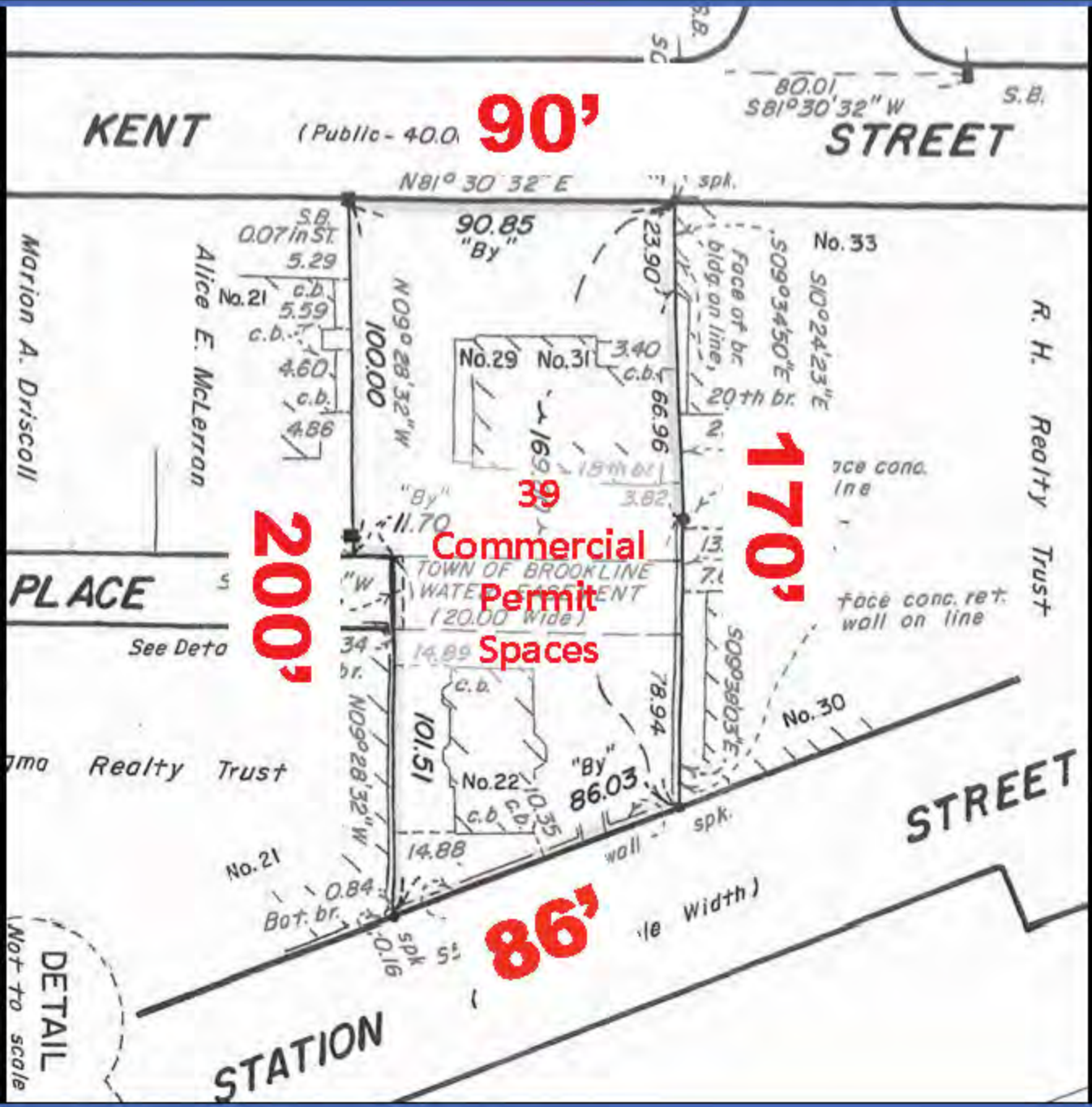
Of particular significance in Brookline Village were the efforts of the Brookline Village Citizens Revitalization Committee (BVCRC) whose members worked with DPW Engineers, BRA staff, the Department's Landscape Designer, and the BVCRC's Traffic Consultant (Vanasse/Hangen Associates) in completing the final plans for the $650,000 Urban Systems Project in Brookline Village. This project, which will be under construction next year, will be a dramatic step forward in the revitalization of the Village. This year also saw the completion of the landscaping for another BVCRC project, the 52-car Kent-Station Street parking lot across from the Brookline Village MBTA stop.

BROOKLINE VILLAGE
TO RIVERSIDE

Brookline Village

Kent-Station Street Parking Lot

Harvard St
Webster Pl
Kent St
Andem Pl
Station St
Pearl St
Washington St
Davis Ct
White Pl
ROUTE 9


KENT
STREET
90'
80.01
S81°30'32" W
S.B.
N81° 30' 32" E
90.85
"By"
No. 33
No. 21
No. 29
No. 31
No. 30
No. 22
Marion A. Driscoll
Alice E. McLerran
R. H. Realty Trust
Realty Trust
PLACE
See Deta
TOWN OF BROOKLINE
(20.00 Wide)
39
Commercial
Permit
Spaces
200'
170'
86'
STREET
STATION
DETAIL
Not to scale
Bot. br.
20th br.
18th br.
Face of br. bldg. on line
face conc. ret. wall on line
N09°28'32"W
S09°34'50"E
S10°24'23"E
S09°38'03"E
100.00
101.51
66.96
78.94
86.03
23.90
14.89
14.88
11.70
3.40
3.82
5.29
5.59
4.60
4.86
0.84
0.16
10.35

Station Street

Kent Street

Panoramic View: STATION STREET

Panoramic View: KENT STREET

THANK YOU

Nancy Daly, *Chair*
Roger Blood, *HAB*
Frank Caro, *AFC*
Alan Christ
Betsy DeWitt
Dick Garver
Ken Goldstein
Liz Linder
Mariah Nobrega
Naomi Sweitzer
Don Warner