

Figure 4.2: General Action Options & Test Fits

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
Agriculture	<ul style="list-style-type: none"> Transfer of development rights, Establish conservation districts, Establish shared-use/programming, agreements with private property owners, Establish conservation easement incentives, Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts, Pass the Community Preservation Act or establish a land bank, Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	96	1	Allendale Farm North*	E3
		99	1	Allendale Farm South*	E3
Business/Commercial	<ul style="list-style-type: none"> Establish a fee-in-lieu alternative for open space requirements in select districts/neighborhoods, Perform community visioning and planning for respective neighborhoods, Establish shared-use/programming agreements with private property owners, Empower local communities with community-benefit agreement models and mechanisms, Establish mitigation funds for high-impact development, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	1	1	Harley Realty Co	A6
		2	1	Herb Chambers*	A5
		4	1	TJ Maxx	A5
		10	1	Stop & Shop Supermarket	B5
		14	1	Bch Washington Street LLC	B6
		24	1	Lown Cardiovascular Center	C3
		25	1	Brigham and Women's Hospital	C3
		46	3	Paul Stanzler Trust	D1
		51	1	1330 Boylston St	D1
Institutional/Recreation	<ul style="list-style-type: none"> Transfer of development rights, Establish land conservation districts, Create mechanisms for greater coordination with institutions, Perform community visioning and planning for respective neighborhoods, Establish shared-use/programming agreements with private property owners, Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts, Pass the Community Preservation Act or establish a land bank, Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	3	20	Boston University Trust	A6
		11	1	Northeastern University	B6
		15AB	2	St. Lawrence Church	C3
		15BC	2	St. Mary's School	B5
		16	7	Newbury College	C3, C4
		19	2	Maimonides School	C4, C5
		21	1	First Parish	C4
		26	2	Holy Nativity Convent Inc	C5
		27	1	Bourne Wood Hospital	F3
		28	1	Chestnut Hill Benevolent Assoc	C3
		29	1	Longwood Cricket Club*	C2
		35	1	Home For Aged Women	C5
		66	3	Society Of The Holy, Transfiguration Monastery	D4
69	6	Pine Manor College	D2		

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Land Area (acre)	Total GFA (sqft)	Restricted Area (acre)**	Zone	12,000 sqft Facility	40,000 sqft Facility	140,000 sqft Facility	15,000 sqft Open Park	30,000 sqft Baseball Field	60,000 sqft Soccer Field
22.99	8,727	8.88	S-40 Single-Family	X	X	X	X	X	X
48.70	40,138	17.89	S-40 Single-Family	X	X	X	X	X	X
2.72	175,551	0.41	G-2.0 General Business	X	0	0	X	0	0
2.12	87,310	0.00	G-2.0 General Business	X	X	0			
2.53	33,112	0.00	L-1.0 Local Business	X	X		X		
2.15	31,037	0.00	L-1.0 Local Business	X	X		X		
2.03	270,471	0.04	Gmr-2.0 General Business And Medical Research	0	0	0	0	0	0
2.29	36,022	0.00	O-1.0 Business And Professional Office	X	0		X	0	
3.08	234,599	0.00	O-1.0 Business And Professional Office	0	0		X	0	
3.18	59,091	0.00	O-2.0(CH) Business And Professional Office	X	0	0	X	0	
2.16	222,781	0.00	O-2.0(CH) Business And Professional Office	0	0	0	X	0	
12.19	329,996	0.20	G-2.0 General Business	X	X		X	X	X
5.55	6,281	0.00	T-5 Two-Family & Attached Single-Family	X	X	X	X	X	X
1.99	19,304	0.00	T-6 Two-Family & Attached Single-Family	X	0		X	0	0
2.73	112,979	0.00	M-1.0 Apartment House	0	0		X	0	0
7.87	168,132	0.03	Multiple	X	0		X	0	
4.43	139,054	0.00	Multiple	0	0		X	0	0
2.25	15,644	0.00	S-25 Single-Family	0			X		
4.19	7,033	0.00	S-40 Single-Family	X			X	0	0
12.36	60,330	0.00	S-7 Single-Family	X	X		X	X	0
24.20	119,407	0.00	S-25 Single-Family	X	X		X	X	
5.75	412	0.00	T-6 Two-Family & Attached Single-Family	X	X	X	X	X	X
5.42	85,659	0.00	S-25 Single-Family	0	0		X	0	
19.10	39,935	2.01	S-40 Single-Family	X			X	X	X
45.92	359,175	7.37	S-40 Single-Family	X	X	0	X	X	0

**Restricted area includes the total area of: conservation restrictions, utility and access easements, wetland buffer areas, and Article 97 designated areas

X Fits parcel under existing conditions
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 (blank) Does not fit parcel/not suitable

General Action Options & Test Fits (continued)

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
		70	1	Syda Foundation	D3
		75	3	Beaver Country Day School	D1, D2
		80	1	The Government Of Japan	D3
		89	1	Park School	D4
		93	1	Hellenic Association Of Boston	D4
		94	1	The Country Club	D3
		97	1	Dexter School	E4
		98	1	Brandegee Charitable Foundation	E4
		124	1	Hellenic College Inc*	D5
Multi-family Residential	<ul style="list-style-type: none"> Establish a fee-in-lieu alternative for open space requirements in select districts/ neighborhoods, Perform community visioning and planning for respective neighborhoods, Empower local communities with community-benefit agreement models and mechanisms, Establish mitigation funds for high-impact development, Pass the Community Preservation Act or establish a land bank, Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	5	1	Hamilton Park Towers LLC	A6
		6	1	Grand Condominium Trust	A4
		7	1	Longwood Towers Condominium	A6
		8	1	70/80 Condominium Assoc	B5
		9	1	Brookline Garden Condo Trust	B3
		12	5	Brookline Housing Authority	A6, C5, C6
		13	2	The Village At Brookline LP	B6
		17	1	Brook House Condo Trust	C6
		18	1	Juniper Gardens Condominium	C6
		22	1	Olmsted Park Condo Trust	C6
		23	1	Sargent Estates Condo Trust	C5
		95	1	The Park Place Condominium	E4
		100	4	Hancock Village I*	F2, F3
Municipal	<ul style="list-style-type: none"> Perform highest and best use (HBU) planning for municipal properties, Perform community visioning and planning for respective neighborhoods, Air rights sale/leasing for publicly-owned parcels, Air rights sale/leasing for publicly-owned parcels, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels, Develop a set of metrics to determine the best future uses of public property 	101	1	Marriott Courtyard	B5
		102	1	Webster St Parking Lot	A5
		103	1	Babcock St Parking Lot	A5
		104	1	Baker School Playground	F2
		105	1	Fire Station #6	E2
		106	1	DPW Garage	D2
		107	1	Baldwin School	D2
		108	1	Heath School	C3
		109	1	Lincoln & Brookline Music	C5
		110	1	Unified Arts	C5
		111	1	Kent-Station Parking Lot	B6
		112	1	Brookline High School	B5
		113	1	Kent-Webster Pl Parking Lot	B5
		114	1	Town Hall	B5
		115	1	Runkle School Playground	B4
		116	1	School St Parking Lot	B5
		117	1	Pierce School	B5

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2.83	12,998	0.07	S-40 Single-Family	0			X	X	
16.53	175,970	0.54	S-15 Single-Family	0	0	0	X	X	0
3.38	19,537	0.00	S-40 Single-Family	0			X	X	0
14.59	262,913	0.19	S-40 Single-Family	0	0		X	X	0
7.70	43,555	1.05	S-40 Single-Family	0	0		X	X	0
236.88	169,360	42.59	S-40 Single-Family	X	X	X	X	X	X
35.28	204,468	4.33	S-40 Single-Family	X	0	0	0	0	0
16.61	34,417	1.31	S-40 Single-Family	0			X		
10.00	107,047	0.00	S-40 Single-Family	0	0		X	X	0
4.24	387,224	0.00	M-2.0 Apartment House	0	0	0	X	0	0
2.36	81,500	0.00	S-7 Single-Family	0			X		
4.16	460,000	0.04	M-2.0 Apartment House	0	0	0	0	0	0
2.37	138,468	0.04	M-2.0 Apartment House	X	0	0	X	0	0
2.07	59,970	0.02	M-1.0 Apartment House	0	0		X	X	0
13.60	559,650	0.00	Multiple	X	X		X	0	0
5.38	370,363	0.04	Multiple	X	0	0	X	0	0
8.29	1,609,360	0.24	M-2.0 Apartment House	0	0	0	0	0	0
2.56	88,733	0.35	M-2.0 Apartment House	X	0	0	0	0	0
4.86	146,047	0.00	S-0.75P Special District	X	0	0	X	0	
3.33	123,690	0.00	M-1.0 Apartment House	X	0	0	X	X	0
2.24	28,211	0.00	S-15 Single-Family	0			0		
44.57	592,110	0.43	M-0.5 Apartment House	X	0	0	X	0	0
0.77	114,747	0.00	G-1.75(LSH) Limited Service Hotel	0			0	0	
0.14	0	0.00	G-1.75(CC) General Business						
0.61	0	0.00	M-2.0 Apartment House	X			0		
11.48	101,885	2.34	S-10 Single-Family	X	X	0	X	X	0
1.84	10,168	0.00	S-15 Single-Family	0			0	0	0
4.71	141,602	0.00	I-1.0 Industrial Services	X	0	0	0	0	
2.70	9,988	0.00	T-6 Two-Family & Attached Single-Family	X	0		X	X	
6.63	55,030	0.00	T-5 Two-Family & Attached Single-Family				X	X	0
4.34	130,690	0.00	S-10 Single-Family	0	0		X	0	0
2.52	159,082	0.07	T-6 Two-Family & Attached Single-Family	0	0		X	0	0
0.34	0	0.04	G-2.0 General Business	X					
4.76	291,764	0.00	T-6 Two-Family & Attached Single-Family	0	0	0	0	0	0
0.45	0	0.05	G-2.0 General Business	X			X		
2.05	62,243	0.00	G-2.0 General Business	X	0	0	0	0	0
3.06	93,801	0.00	S-7 Single-Family	0	0		X	X	X
0.15	0	0.00	L-0.5 Local Business						
3.17	125,453	0.00	G-2.0 General Business	X	0	0	0	0	0

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DRAFT 02/15/18 General Action Options & Test Fits (continued)

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
		118	1	John St Parking Lot	A5
		119	1	Driscoll School Playground	B4
		120	1	Fuller St Parking Lot	A5
		121	1	Centre St Parking Lot West	A5
		122	1	Edward Devotion School	A5
		123	1	Centre St Parking Lot East	A5
Single-family Residential	<ul style="list-style-type: none"> • Transfer of development rights, • Establish land conservation districts, • Establish shared-use/programming agreements with private property owners, • Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts, • Pass the Community Preservation Act or establish a land bank, • Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, • Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	20	1	605 Boylston St	C4
		30	1	F David Dassori et al Trust	C4
		31	1	Bella Violet LLC	C4
		32	1	1014 Boylston St	C2
		33	3	Heiam Alsawalhi	C3, C4
		34	1	55 Singletree Rd	C3
		36	1	100 Cabot St	C3
		37	2	Julia D Cox	C4, C5
		38	1	111 Warren St	C4
		39	1	135 Warren St	C4
		40	1	44 Green Hill Rd	C4
		41	2	Irina Kritchever	C4, D4
		42	1	209 Sargent Rd	C5
		43	6	Michael Couture Trust	C3, D3
		44	1	255 Warren St	D4
		45	1	342 Warren St	D4
		47	4	Marc J Bloostein Trust	C3, D3
		48	1	40 Cottage St	D5
		49	1	226 Dudley St	D4
		50	1	53 Sargent Cswy	D5
		52	3	Poss Property	C4, D3, D6
		53	1	260 Heath St	D3
		54	1	220 Lee St	D4
		55	1	222 Warren St	D4
		56	4	Jonathan A & Patricia L Kraft	D3
		57	1	230 Warren St	D4
		58	1	60 Cramond Rd	D3
		59	2	Alan M & Sherry M Leventhal Trust	D2
		60	1	57 Clyde St	D3
		61	1	106 Fernwood Rd	D3
		62	1	85 Yarmouth Rd	D3
		63	2	Gary L Saunders	D5
		64	1	Edward J Jr Bartlett Trust	D4
		65	2	Baohong Yin	D5
		67	1	63 Cottage St	D4

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0.17	0	0.00	M-1.0 Apartment House						
3.97	105,400	0.13	T-5 Two-Family & Attached Single-Family	X	X	0	X	X	0
0.50	0	0.00	L-1.0 Local Business	X			X		
0.60	0	0.00	G-1.75(CC) General Business	X			X		
5.12	156,676	0.00	T-5 Two-Family & Attached Single-Family	X	0	0	0	0	0
1.88	1,836	0.03	G-1.75(CC) General Business	X	X	X	X		
1.22	0	0.07	S-15 Single-Family	X			X		
3.27	9,120	0.00	S-15 Single-Family	X			X		
3.70	12,494	0.33	S-40 Single-Family	0			X	X	
2.11	11,859	0.00	S-25 Single-Family						
2.55	19,779	0.00	S-15 Single-Family	0			0		
2.06	16,510	0.00	S-25 Single-Family	0					
2.30	7,699	0.00	S-25 Single-Family						
2.36	6,283	0.25	S-40 Single-Family	0			X		
4.01	13,707	0.05	S-25 Single-Family						
3.68	9,879	0.00	S-25 Single-Family						
2.49	10,836	0.21	S-15 Single-Family						
2.70	12,806	0.00	S-40 Single-Family	0			0		
3.27	12,885	0.00	S-40 Single-Family	0			0	0	
6.11	12,321	0.77	Multiple				X		
3.17	12,665	0.00	S-25 Single-Family						
2.23	7,567	0.00	S-40 Single-Family	0			0	0	
4.44	5,612	0.50	S-40 Single-Family				X	X	
4.53	31,618	0.00	S-40 Single-Family	0			X	0	
2.04	7,419	0.00	S-40 Single-Family	0			X	0	
5.84	8,392	1.21	S-40 Single-Family	X			X	X	X
26.57	43,209	0.11	S-40 Single-Family	X	X		X	X	X
3.79	8,960	0.00	S-40 Single-Family	X			X	X	
1.05	0	0.13	S-40 Single-Family				X		
2.40	8,691	0.67	S-40 Single-Family	0			X	0	
3.74	24,043	0.00	S-25 Single-Family						
3.50	5,159	0.25	S-40 Single-Family	0			0		
2.00	11,739	0.00	S-40 Single-Family	0			X	X	
2.73	16,129	0.00	S-25 Single-Family	0			X	X	
2.38	20,219	0.00	S-40 Single-Family	0			0		
4.28	24,103	0.01	S-40 Single-Family	0					
2.42	24,374	0.00	S-40 Single-Family	0			0	0	
2.32	0	0.69	S-40 Single-Family						
2.41	11,233	0.00	S-40 Single-Family						
4.04	9,947	0.95	S-40 Single-Family	0			X	0	0
1.04	0	0.78	S-40 Single-Family						

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General Action Options & Test Fits (continued)

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Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
		68	1	David Bakalar Trust	D3
		71	1	Daniel E Rottenberg Trust	D4
		72	1	80 Sears Rd	D4
		73	1	76 Fernwood Rd	D3
		74	1	63 Goddard Ave	D4
		76	1	145 Clyde St	D3
		77	1	Peter O Wilde Jr Trust	D6
		78	1	112 Woodland Rd	D2
		79	1	71 Sears Rd	D4
		81	1	99 Goddard Ave	D5
		82	1	333 Lee St	D3
		83	1	65 Goddard Ave	D4
		84	1	50 Fernwood Rd	D3
		85	5	The Mildred Trust	D3
		86	1	28 Fernwood Rd	D3
		87	1	204 Clyde St	D3
		88	2	Residential Lots	D4, D5
		90	1	100 Goddard Ave*	D4
		91	5	Paul Fireman	D2
		92	1	73 Laurel Rd	D1

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10.05	19,925	0.00	S-40 Single-Family	0	0		0	0	0
3.72	20,166	4.09	S-40 Single-Family						
2.43	13,620	0.00	S-40 Single-Family						
2.45	3,671	0.00	S-40 Single-Family						
4.50	19,634	0.59	S-40 Single-Family	0			X	0	
4.79	28,351	0.12	S-40 Single-Family	0			X	X	0
2.47	9,257	0.00	S-40 Single-Family						
5.24	12,954	0.53	S-40 Single-Family						
2.03	11,169	0.00	S-40 Single-Family	0			0		
1.90	0	0.27	S-40 Single-Family						
3.10	23,895	0.00	S-40 Single-Family	0			X	X	0
2.59	9,805	0.26	S-40 Single-Family	0			0	0	0
1.27	3,134	0.00	S-40 Single-Family				0	0	
12.13	22,284	0.14	S-40 Single-Family	0	0		0	0	0
1.26	0	0.00	S-40 Single-Family						
1.04	0	0.00	S-40 Single-Family						
2.07	8,372	0.00	S-40 Single-Family	0			0		
3.17	18,714	0.64	S-40 Single-Family	0			X	0	0
12.30	22,859	3.31	S-40 Single-Family	X			X		
2.05	4,486	1.12	S-15 Single-Family	0			0		

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