



Waldo-Durgin Overlay District Coolidge Corner Study Committee

Town Meeting Warrant – May 2019
Select Board Presentation April 23, 2019

INTRODUCTION

- **Coolidge Corner Study Committee**
- **Baseline Information - Waldo Durgin Site**
- **40B Proposal**
- **Mixed Use Proposal**
- **Advantages of Mixed Use Zoning**
 - **Town Control**
 - **Neighborhood Benefits**
 - **Financial / Fiscal Impacts**
 - **Environmental Sustainability**
- **Affordable Housing**
- **Town Meeting Package**

COOLIDGE CORNER STUDY COMMITTEE

Committee Charge included studying:

- Conceptual building massing
- Public realm enhancement and Open Space creation/connectivity
- Environmentally friendly design elements and materials
- Existing zoning
- Legal considerations
- Locations, size, and design of parking facilities
- Physical and economic conditions
- Financial feasibility
- Feasibility of uses including those proposed by the Developers
- Historic preservation
- Transportation
- Synergy with other potential mixed-use redevelopments in the district
- Public benefits proffered to the Town
- Net fiscal impact to the Town

WALDO DURGIN SITE

- **Pleasant & John Streets**
- **Three Parcels**
 - **1.3 Acres**
 - **Owned by CHR Entities**
- **Waldo Garage**
- **Durgin Garage**
- **Surface Parking Lot**
- **Two Zoning Districts = G-1.75(CC) & M-2.0**



AERIAL VIEW



LOCUS MAP



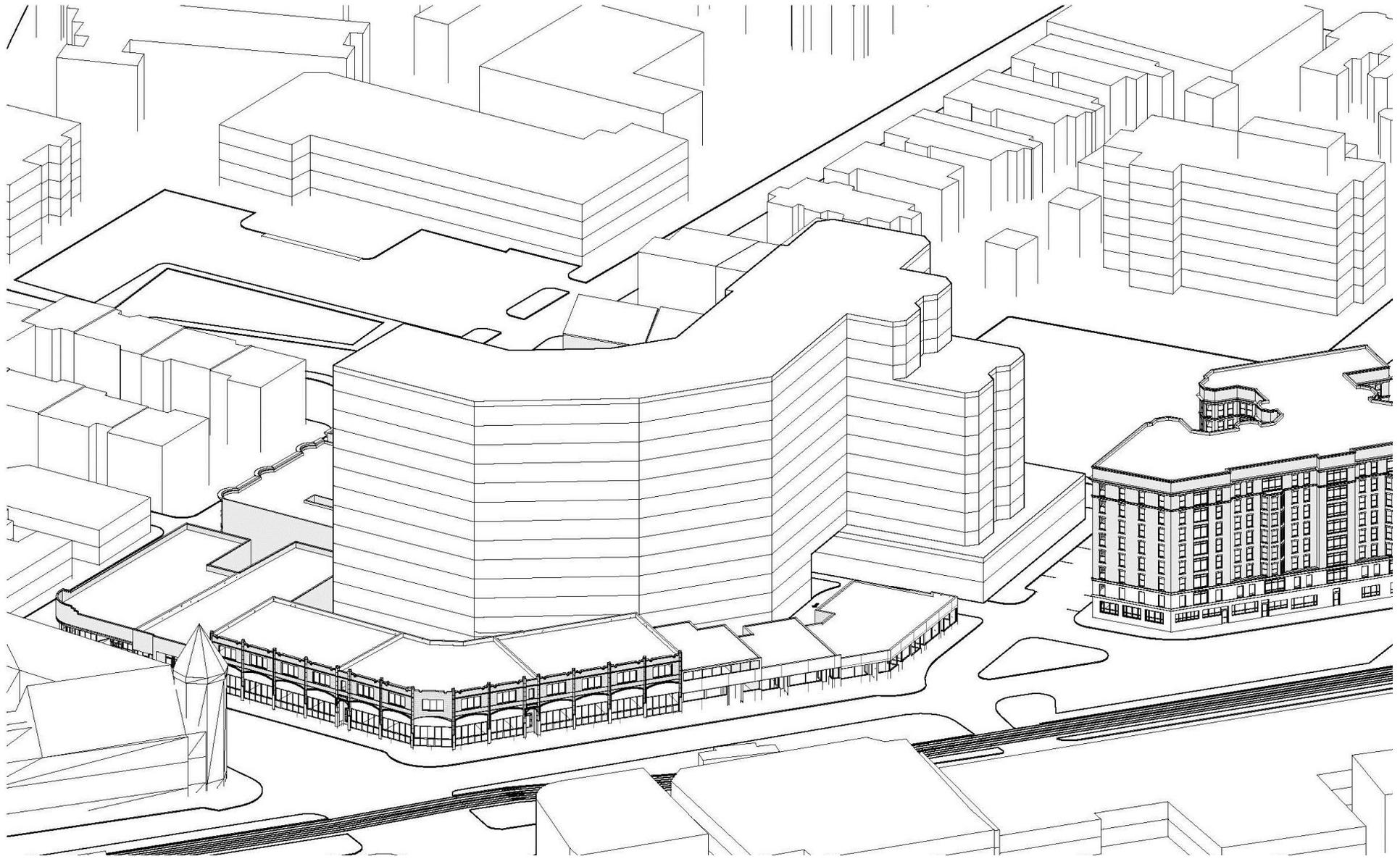
LOCUS MAP



40B PROPOSAL

- **12 Story Building**
- **299 Apartment Units**
- **333 Parking Spaces**
 - **41 Surface Spaces**
 - **292 Underground Spaces**
- **Comprehensive Permit Pending**

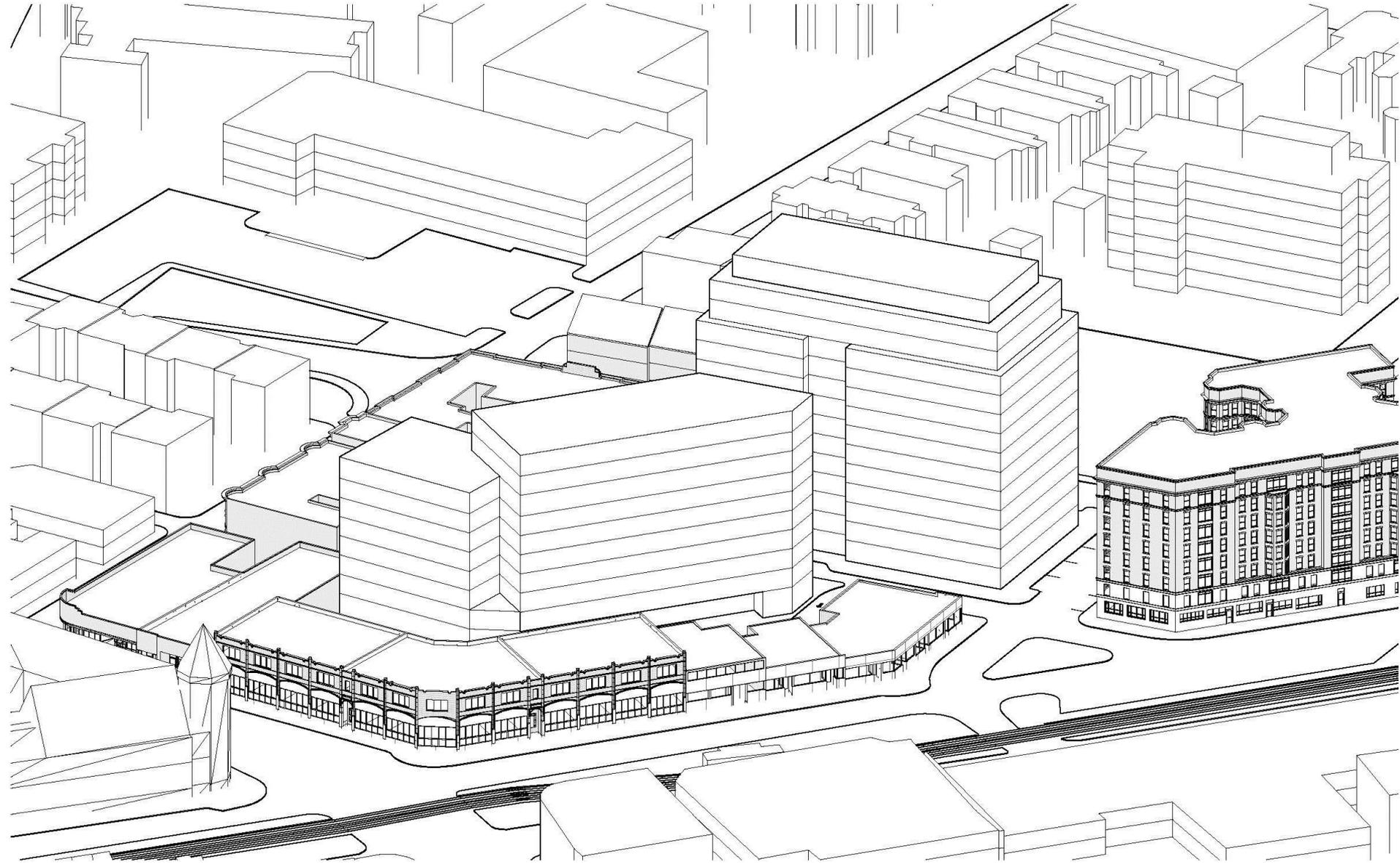
40B PROPOSAL



MIXED USE PROPOSAL

- **Hotel**
 - **8 & 10 Story Building**
 - **210 Rooms**
 - **Meeting Rooms & Amenity Space**
- **Residential Building**
 - **13 Story Building + Mezzanine**
 - **143 Apartment Units**
 - **Ground Floor / Mezz Commercial Space**
- **Parking Garage**
 - **289 Spaces - All Underground**
 - **Unbundled**

MIXED USE PROPOSAL REQUIRING ZONING CHANGE



MIXED USE PROPOSAL REQUIRING ZONING CHANGE

Modeled View from Beacon at Pleasant Street



MIXED USE PROPOSAL REQUIRING ZONING CHANGE

Modeled View from Beacon west of Harvard Street



ADVANTAGES OF MIXED USE OVERLAY ZONING OVER THE 40B

Town Control

Neighborhood Benefits

Financial / Fiscal Impacts

Environmental Sustainability

ADVANTAGES OF MIXED USE PROPOSAL

Town Control Over Design & Operations

- **Major Impact Project Designation**
- **Design Advisory Team**
- **Site Plan Review by Planning Board**
- **Special Permit by ZBA**
- **Memorandum of Agreement**
- **Design Guidelines**
- **On-Going Conditions - TDM**

ADVANTAGES OF MIXED USE PROPOSAL

Neighborhood Benefits

- **Public Realm Improvements**
 - **Landscaped Open Space – On & Off Site**
 - **Pedestrian Circulation Through Site**
 - **All Parking Underground**
 - **Bicycle Storage**
- **Integrated Architecture**
- **Active Ground Floor Space – Internet Café & Co-Work Offices**
- **Parking Spaces for Adjacent Residents**
- **Hotel Meeting Space Available to Community Groups**

OFF-SITE OPEN SPACE



OFF-SITE OPEN SPACE



JOHN STREET PARK : FLEXIBLE OPEN SPACE

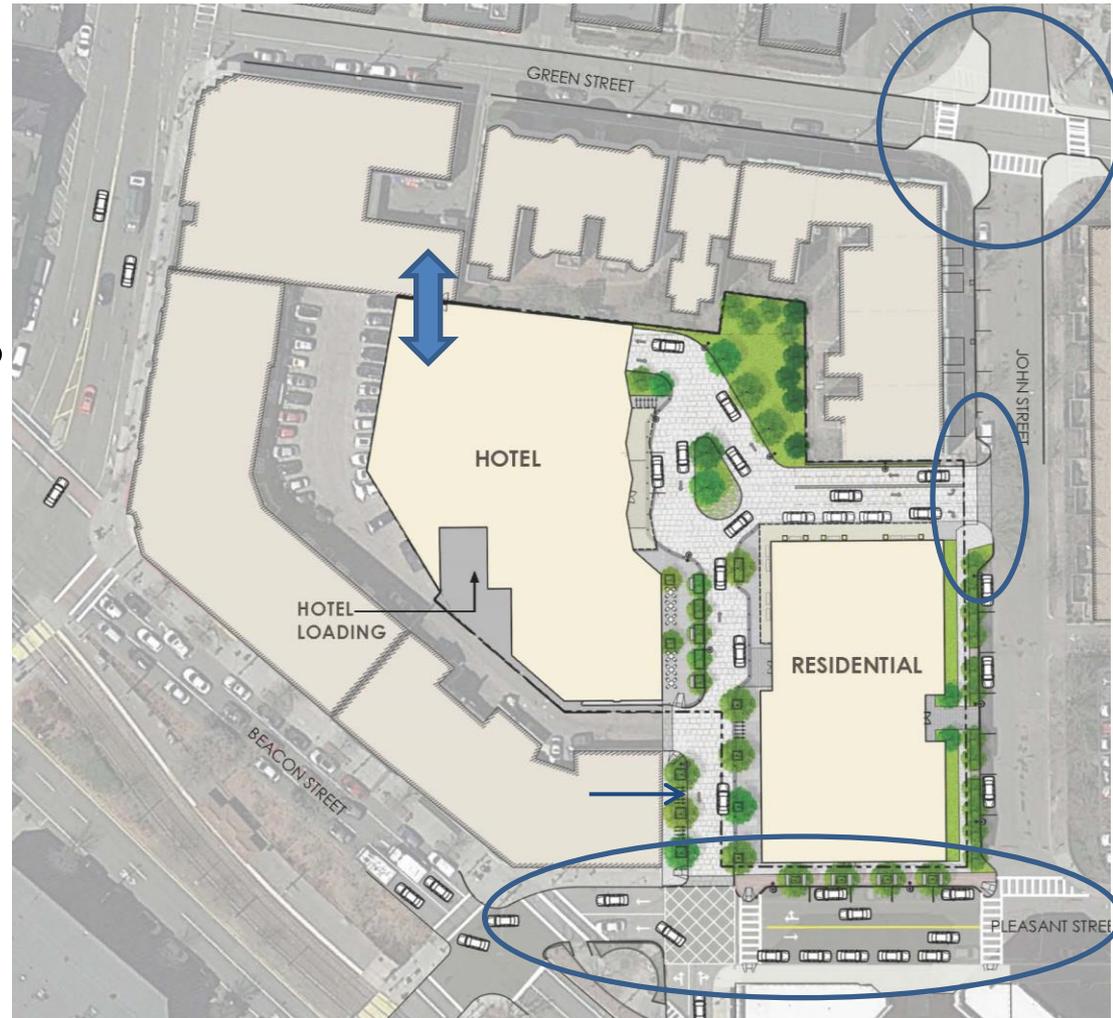
NEIGHBORHOOD BENEFITS

Pedestrian Circulation

- Safety Improvements
- Connections Through Site
- Public Use Easement
- Connection to Booksmith?

Blue Bikes Station

Landscaped Open Space



TRANSITION FROM JOHN STREET CONDOS

Existing View down John Street at John St. Condos



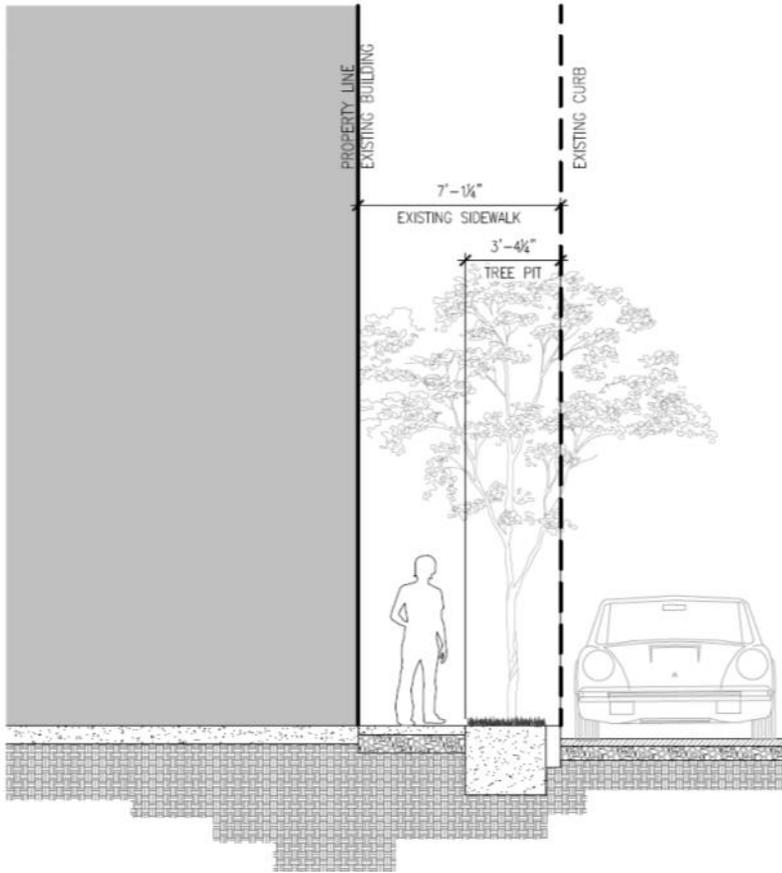
TRANSITION FROM JOHN ST CONDOS

Existing View down John Street at Durgin Garage

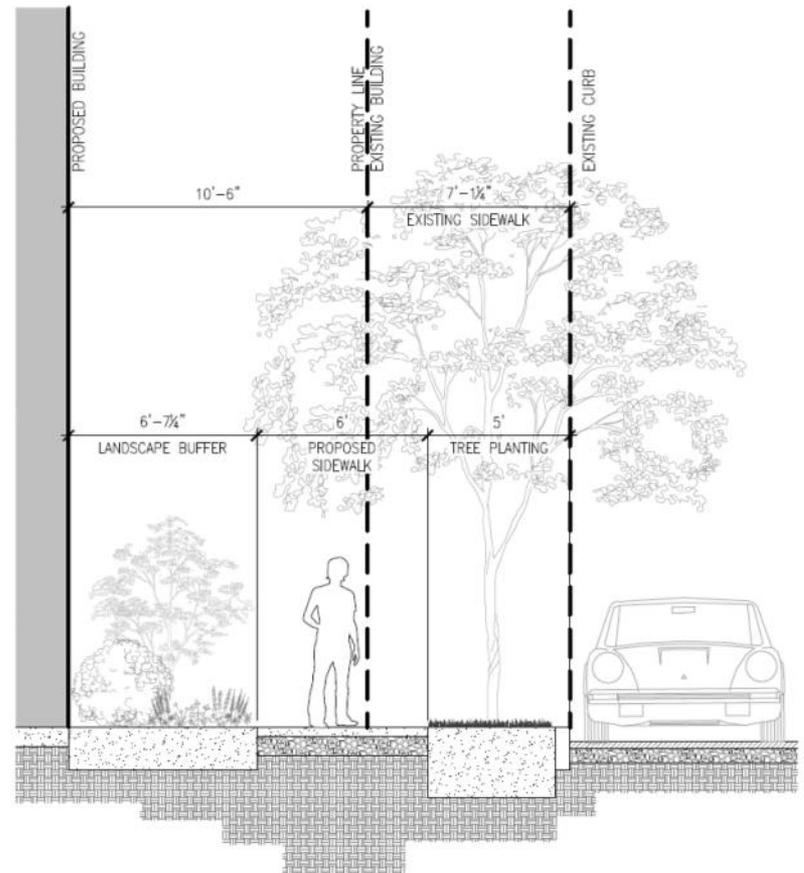


Continue Streetscape Pattern on John Street

Existing



Proposed



TRANSITION FROM JOHN ST CONDOS

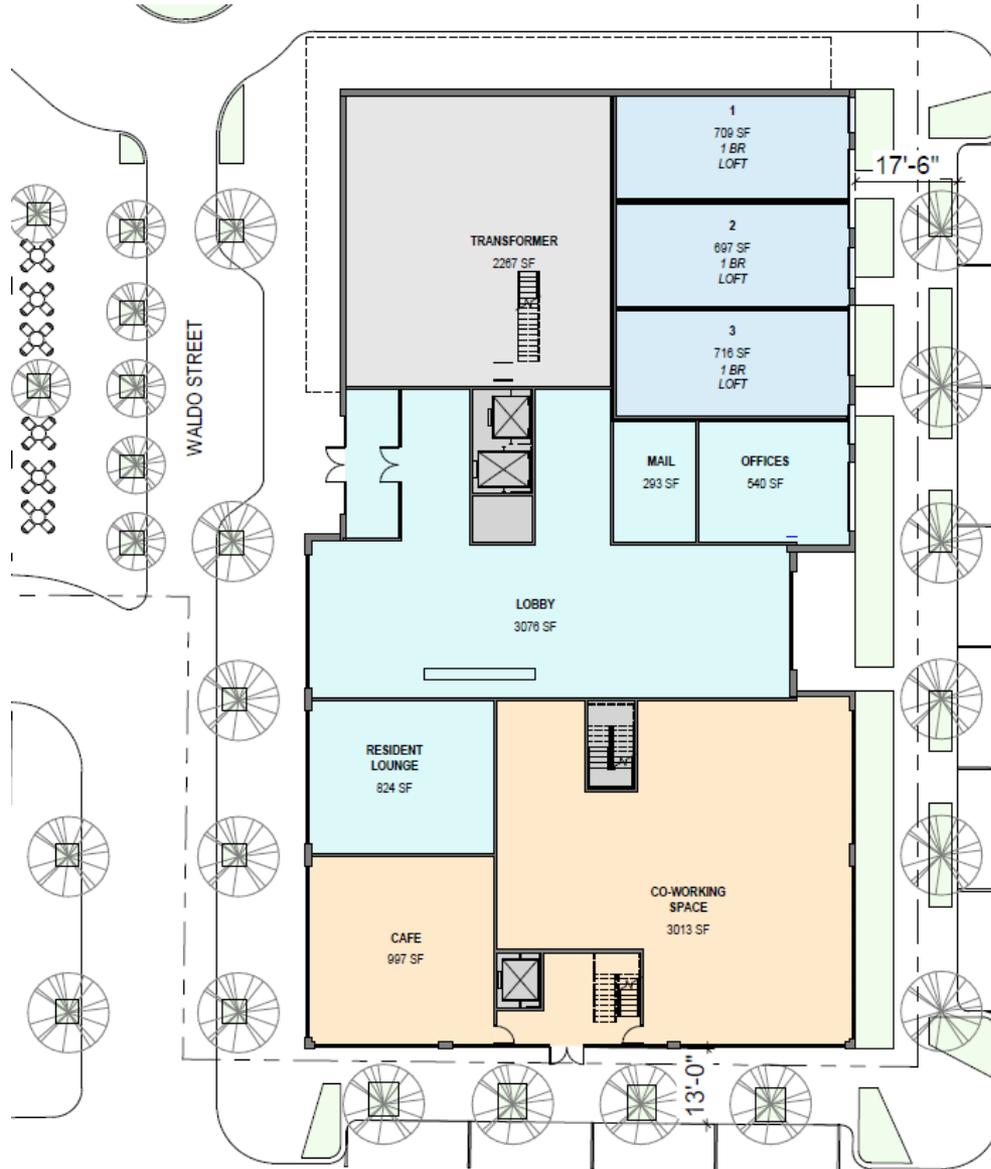
Continue Building Patterns on John Street



RETAIL/CAFÉ & OTHER NON-RESIDENTIAL USES ON GROUND FLOOR OF RESIDENTIAL BUILDING



RETAIL/CAFÉ & OTHER NON-RESIDENTIAL USES ON GROUND FLOOR OF RESIDENTIAL BUILDING



PLEASANT STREET

ADVANTAGES OF MIXED USE PROPOSAL

Financial / Fiscal Impacts

- **Property Tax Revenue**
 - **Commercial Tax Rate = 1.64 X Residential Rate (43% of SF)**
- **Hotel Room Occupancy Excise Tax = 6.0 % Room Revenue**
- **Residential Valuation – Market / Affordable Unit Mix**
- **Estimated Total Revenue Based on Comps & Market Assumptions**
 - **At Stabilized Occupancy = \$3.36 MM /YR**
 - **\$3.0 MM / YR Higher Than Existing Tax Revenue**
 - **\$1.65 MM / YR Higher Than 40B Estimate**
 - **Differential Would Increase Over Time With Inflation**

ADVANTAGES OF MIXED USE PROPOSAL

Financial / Fiscal Impacts – Continued

- **Tax Certainty Agreement – 95 Years**
- **Lower Demand On Municipal Services**
 - **Significantly Fewer Apt. Units (156)**
- **Hotel Guests Add Vitality to CC Commercial District**
 - **Restaurants**
 - **Cultural Anchor (e.g. Coolidge Corner Theater)**
 - **Retail Shops (e.g., Brookline Booksmith, Eureka Puzzles)**

ADVANTAGES OF MIXED USE PROPOSAL

Environment Sustainability

- **Additional Landscaped Open Space – On & Off-Site**
- **LEED Silver v4 (Newest Version) Certifiable**
 - **Both Hotel & Residential Buildings**
- **Energy Use Intensity Targets > Stretch Building Codes**
- **Evaluating Other Methods For Zero Emissions Goal by 2050**
 - **Viability of All Electric HVAC Systems?**
- **“Best Practices” For Optimal Parking Utilization**
 - **Unbundled, CC Area Demand, Retrofit For Other Uses**

ADVANTAGES OF MIXED USE PROPOSAL

Parking – Background Perspectives

- **Alternative Perspectives Regarding Supply Ratios**
 - **Field of Dreams – Build It and They Will Come (By Car)**
 - **Musical Chairs – Trolling to Find a Space (In My Neighborhood)**
- **Trade Off Between Building Mass and Open Space**
 - **Underground Spaces Very Expensive = Greater Building Mass**
 - **Surface Spaces Reduce Landscaped Open Space**
- **Brookline’s Zoning By-Law - Existing Minimum Ratios**
- **Technology Changes – Uber, Lyft, Self-Driving Cars**
- **MBTA Capacity – Transit Oriented Development**
- **Market Standards for Financial Feasibility**

ADVANTAGES OF MIXED USE PROPOSAL

Parking – Mixed Use Proposal Under WD Overlay Zoning

- **Net New Parking Spaces Significantly Less Than 40B Plan**
- **Total Parking Spaces Well Below Existing ZBL Minimums**
- **All Parking Underground = More Landscaped Open Space Than 40B**
- **Accommodation for Adjacent Condo Owners (Replace Surface Parking)**
- **Best Practices to Optimize Parking Utilization & Sustainability**
 - **Electric Vehicle Charging Stations**
 - **Shared Vehicle Spaces (Zip Cars, etc.)**
 - **Unbundled – Priced Separately from Apt. Rent & Hotel Rate**
 - **Future Excess Capacity?**
 - **Meet Other Coolidge Corner Demand – Employees, Residents**
 - **Retrofit for Other Uses – Not Counted Toward FAR**

ADVANTAGES OF MIXED USE PROPOSAL

Net New Parking Spaces Significantly Less Than 40B Plan

	40B	Mixed Use	Difference # Spaces	Difference %
Type				
Surface Spaces (1)	41	0		
Underground Spaces	292	289		
Total	333	289	44	15.2%
Eliminated Spaces (2)				
Surface Lot (Condo Rentals)	23	23		
Shared Service Alley (3)	0	10		
John St. Parking Lot (Pocket Park)	0	14		
Total	23	47	24	
Net New Spaces	310	242	68	28.1%
<i>Footnotes</i>				
1	<i>Surface parking spaces in 40B site plan results in less landscaped open space</i>			
2	<i>Mixed Use redevelopment plan will reserve eliminated spaces from John St. lot for rental in new underground garage at below market rates</i>			
3	<i>Shared service alley spaces may also be removed under 40B plan</i>			

FLEXIBILITY FOR PARKING DEMAND REDUCTIONS OVER TIME

Now: limit parking infrastructure to reasonable size, allow for minimum parking ratios to be reduced by special permit

Now: move surface parking needs to below ground and create more open space for neighborhood

Near Future: allow additional area parking needs to be met in underground garage

Down the Road: be able to modify special permit to allow unused areas of the underground parking garage to be converted to finished building area

AFFORDABLE HOUSING – MIXED USE PROPOSAL

Background: Inclusionary Zoning By Law Requires:

- **15% Affordable Units (AU's) On Site (i.e., 21 of 143 Total) ; or**
- **Equivalent Value Cash Payment To Brookline's Housing Trust Fund**

Negotiated Agreement With Housing Advisory Board (HAB)

- **11 Affordable Units Provided On Site at 80% AMI Rent Schedule**
- **\$3.275 MM Payment To Housing Trust Fund In Lieu of 10 On Site AU's**
- **Allowed Residential Building Height to be Reduced By One Story**

HAB Strong Track Record To Assist Affordable Housing Production

- **Leverage Non-Profit Housing Developers (Federal & State Funding)**
- **\$9.0 MM Invested To Assist In Creation of 180 Affordable Units**
- **Projected AU Production To Significantly Exceed 10 On Site Units**

TOWN MEETING PACKAGE

PROPOSED ZONING – WALDO DURGIN OVERLAY DISTRICT

DESIGN GUIDELINES

MEMORANDUM OF AGREEMENT

**- Includes reference to Public Use Easement for
Pedestrians, to be adopted at future Town Meeting**

TAX CERTAINTY AGREEMENT