



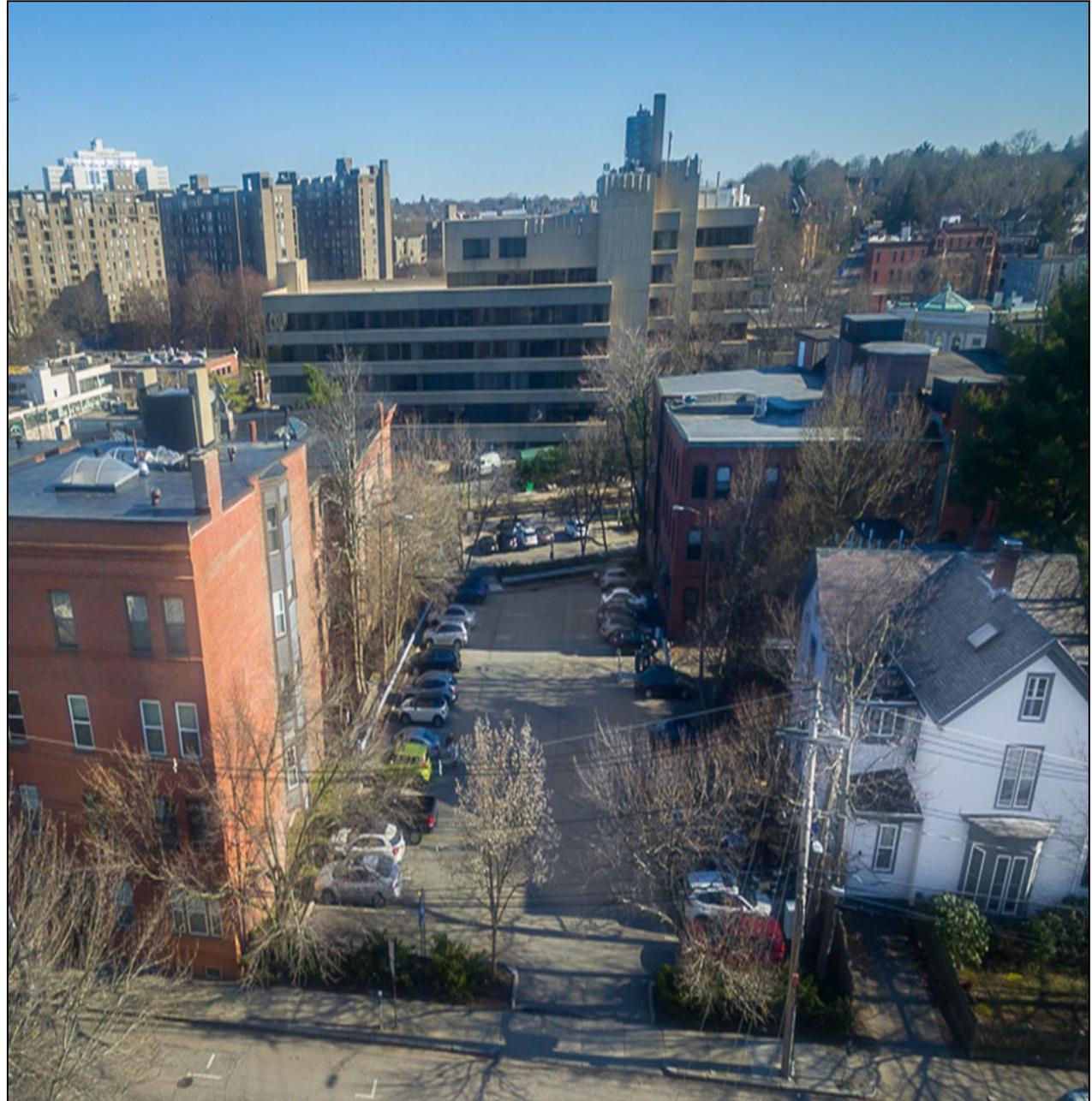
KENT/STATION STREET

Affordable Senior Housing Project

<https://www.brooklinema.gov/1376/KentStation-St-Affordable-Senior-Housing>

Site Details

- Across from Brookline Village T Stop, close to bus routes
- Superior (walkable) access to commercial, retail and services
- Currently a municipal lot (39 Parking Spaces) used by merchants during the day and residents at Night
- 14,466 Sq. Foot Parcel (.33 acre) – former residential use
- Zoning G-2.0 (General Business)



Town and Committee Process

- **Fall 2016** – Citizen Petition - Warrant Article 34 – Voted Affirmatively by TM
- **Winter 2017** – Kent/Station Street Affordable Senior Housing Committee Appointed by the Select Board
- **Fall 2017**- Massachusetts Housing Partnership feasibility analysis
- **Spring 2018** – Issuance of a Request for Information (RFI) and review of five (5) responses
- **Summer 2018** – Formation of a Draft Request for Proposals (RFP)
- **Fall 2018 - Winter 2019** – Public and HAB input on RFP program
- **Winter 2019** – Committee votes on RFP document; recommends issuance
- **Spring 2019** – Select Board review



Community Meeting

PUBLIC INFORMATION MEETING

KENT/STATION STREET TOWN-OWNED PARKING LOT AFFORDABLE SENIOR HOUSING REDEVELOPMENT PROJECT

Please come to this meeting to hear an update about plans to pursue a suitable senior housing development over the existing Town-owned parking lot in Brookline Village situated between Kent and Station Streets. A Select Board-appointed Kent/Station Street Affordable Senior Housing Committee has undertaken significant steps to determine project feasibility. The Committee's work followed Brookline Town Meeting's favorable vote on Warrant Article 34 at the November 2016 Special Town Meeting, which was a resolution charging the Select Board, the Planning Board and the Housing Advisory Board to pursue affordable senior housing at this site while retaining the existing municipal parking capacity.

This meeting will provide the public with an overview of the process that has happened thus far and what the future steps and general timeline will be to redevelop this site as senior affordable housing. Your input is important to this project! Please come with ideas and questions.

MONDAY, OCTOBER 29, 2018

7:00 – 9:00 PM

Select Board Hearing Room
6th Floor – Brookline Town Hall

Facilitated by: Heather Hamilton, Select Board Member
Kent/Station Street Affordable Senior Housing Committee Members
Town of Brookline - Planning and Housing Staff

EXPECTED AGENDA

- Welcoming Remarks
- Overview of Town Meeting Resolution
- Committee Overview / Work Thus Far
- Public Comment
- Overview of Next Steps
- Closing Remarks



For questions, please contact Joe Vizio by phone at (617) 730-2123 or email at jvizio@brookline.com

OCTOBER 29, 2018

The Kent/Station Committee hosted a Public Information Meeting at Town Hall with more than fifty members of the public to solicit input on the project and to discuss next steps.

MEETING TAKEAWAYS:

There is public support for affordable senior housing at the Kent/Station St. site.

There are also community concerns that center on:

- *Traffic volume*
- *Limited parking supply*
- *Potential loss of parking*
- *Construction impacts*
- *Neighborhood character*

The RFP was written to provide direction to prospective respondents related to community comment and preferences.



Overarching Goals of the RFP

To Meet the Goals of Town Meeting vote:

- To redevelop the Site as affordable rental senior housing while retaining the number and uses of existing parking spaces

Developer Evaluation for Select Board Consideration:

To identify and recommend a capable developer whose proposal:

- demonstrates strong experience and capacity to carry out the redevelopment of the site
- most clearly responds to the requirements and priorities criteria included in the RFP document

RFP Items for the Board's Consideration

The issuance of the RFP signals to developers and the community that the Select Board is prepared to dispose of the Kent Street property for a non-municipal use. Some flexibility will allow for creative responses.

Method of Disposition for Town Land:

The draft RFP notes that the Town will consider a sale or ground lease of the Kent Street lot.

Financial Return to the Town and Subsidy Requests

The Evaluation Criteria allows for developers to propose a program that could require discounted land value or lease terms in addition to Town-controlled subsidy.

Town Regulatory Process

The RFP allows for respondents to propose a regulatory program – either a Zoning By-law amendment or to utilize an alternative method such as a 40B Comprehensive Permit.

Next Steps

- ❑ Staff to continue due diligence to inform RFP responses:
 - title search (completed)
 - environmental and soil testing (procurement complete)
 - site survey (scope to be advertised)

- ❑ As the RFP takes its final form - Select Board authorization is required for issuance

- ❑ Assuming issuance and favorable response, there is a lot of process ahead:
 - Select Board Designation
 - Financing requests (reviewed by HAB and approved by Select Board)
 - Town Meeting – zoning and disposition warrant articles
 - Regulatory review
 - Other

Questions and Comments?