



# *Town of Brookline*

## *Massachusetts*

**Department of Planning and  
Community Development**

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**Alison Steinfeld  
Director**

**Kent/Station Street Affordable Senior Housing**

Negotiation Committee  
Tuesday, February 16, 2021  
3:00 pm

Join ZoomGov Meeting

<https://brooklinema.zoomgov.com/j/1601039483?pwd=c0RFdFFKSVNNb3hzVk01S0NiVkpUQT09>

Meeting ID: 160 103 9483  
Passcode: r0cRBwZj

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Meeting ID: 160 103 9483  
Passcode: 07414894

## **AGENDA**

**1. OPEN SESSION**

Question of entering into Executive Session for the reason stated in item 2

**2. EXECUTIVE SESSION**

Through a Request for Proposals process, a proposer was identified as a potential developer of affordable rental senior housing at 25-31 Kent Street (the Kent/Station Municipal Parking Lot), a parcel of Town-owned land. A Negotiation Committee was formed to determine whether the town and the developer can reach agreement on acceptable terms and conditions for the redevelopment of the Kent Street lot. If the chair declares that an open meeting may have a detrimental effect on the negotiating position of the committee, the committee will vote to enter Executive Session to discuss the disposition of the real property to the developer.

*The Town of Brookline does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need auxiliary aids for effective communication in programs and services of the Town of Brookline are invited to make their needs known to Lloyd Gellineau, Town of Brookline, 11 Pierce Street, Brookline, MA 02445. Telephone (617) 730-2328; TDD (617) 730-2327; or e-mail at [llgellineau@brooklinema.gov](mailto:llgellineau@brooklinema.gov)*

## **Parking Revenue for the Kent Street lot – provided by Todd Kirrane:**

The **CY2019 Revenue from meters was \$20,950.85** which represents the daily use by the BV Merchant permit holders. During non-COVID the lot is at capacity Monday through Friday 7am to at least 6pm.

The lot provides parking to 4 different consumer groups. The 4 groups are:

Monday – Saturday 7am to 8pm: Commercial Merchant Parking (\$25 per permit plus meter fee)

Monday – Saturday 8pm to 2am & Sundays: General Parking (Free)

Monday through Sunday 8pm to 9am: Resident Overnight Parking (\$100 per month, billed quarterly)

Monday through Sunday 8pm to 7am: Guest Overnight Parking (\$10 per night)

The last 3 can be accommodated in the nearby Kent/Webster Lot and on-street, however the first one cannot be accommodated on-street or in any other Town controlled nearby lot.

# **Kent/Station Street Affordable Senior Housing**

Negotiation Committee  
Monday, February 16, 2021  
Meeting Minutes

## **Committee Members present:**

Heather Hamilton, Chair  
Roger Blood  
Virginia Bullock  
Steve Pratt-Otto  
Don Warner

## **Staff:**

Joe Viola

## **Public (during Open Session):**

none

At approximately 3:00 PM in Open Session, the Chair stated the committee's reasoning to move into Executive Session – which was noted in item 2 on the meeting agenda. The Chair noted that the Committee would not reconvene following the Executive Session. After reading the purpose for the Executive Session as stated on the agenda, the chair made the following motion:

Chair's Motion: To enter Executive Session

Seconded: Blood

Vote: Unanimous

## **Executive Session:**

The Committee discussed meeting minutes and took the following vote:

Chair's Motion: Approve the minutes of the February 1, 2021 meeting

Seconded: Warner

Vote: Unanimous

The Committee discussed the parking requirements and the amount of subsidy needed to pay for a parking structure. A discussion ensued related to parking and how

adjusting the parking program by consolidating parking on Kent Street and eliminating parking on Station Street could greatly reduce the amount of Town subsidy required for the project. The Chair noted that in conversation she had had with neighbors there were concerns about reducing the parking significantly and that this would not be supported by the neighborhood. Committee members discussed that it is not feasible for the town to ask for both parking and an acquisition cost.

The committee discussed parking needs and 2Life's construction numbers related to parking and other cost items:

- developer's contingency cost within the parking line item; committee members thought that more detail was needed to understand the contingency cost
- parking is the only item that could be adjusted - town should not compromise on the number of affordable units
- the committee should ask the developer to do a value engineering exercise to understand where things can be adjusted and where cost savings may lie

The Committee discussed next steps, which are:

- to communicate with 2Life about costs, including contingency, possible value engineering
- to talk to Town Counsel about adjusting the parking program and whether this is possible given MGL Ch 30B and the RFP that was issued
- Ask Town Counsel to differentiate between strict compliance and substantial compliance with respect to parking

The next meeting was scheduled for 2/23/21 at 3:00PM.

The meeting adjourned at 4:30 PM.