



# TOWN OF BROOKLINE

## Massachusetts

DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

ALISON C. STEINFELD  
Planning Director

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### MEMORANDUM

To: Jesse Geller, ZBA Chair  
From: Alison C. Steinfeld  
Date: October 20, 2014  
Case: Residences of South Brookline Comprehensive Permit Application

Re: Density Analysis

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At the request of the ZBA, the Planning Department prepared a density analysis of the following areas:

- Proposed Development: entire
- Proposed Development: site of infill buildings (greenbelt west and east)
- Proposed Development: site of mid-rise apartment building
- Abutting Beverly Road neighborhood
- Abutting Russett Road neighborhood
- Existing Hancock Village multi-family development—Brookline portion only (as is and with project built as proposed August 13, 2014)

### Methodology

#### Applicable Definition of Density

The standard definition of density that planners apply to analyze the amount of development in a residential area is **number of dwelling units per acre (du/acre)**, which is consistent with practice of the American Planning Association.

*Note:* In combination with calculating residential density ratios, planners also analyze the building intensity, or intensity of the land use, by assessing physical measures of a proposed project or existing residential area; namely, floor-area ratio, site coverage (surface area of building footprints and paved areas), setbacks, amount of open space, space between buildings, and so on. The physical measurements for the proposed project are compiled in a separate report to the ZBA, which is a comparison of the August 13, 2014, Plan with previous iterations.

#### Areas Studied

##### I. Site of Proposed Project

The project is proposed for a 6.55-acre area zoned as S-7 and a contiguous 2.05-acre area zoned as M-0.5 (for a total 8.60 acres) that abut a single-family neighborhood running along Beverly and Russett Roads to the north of the S-7 greenbelt area. To its south, the project abuts the existing Hancock Village multifamily development in Brookline. The August 13, 2014, plan is the version studied.

II. The area of the single-family neighborhood delineated for this study includes:

- 31 single-family units and parcels on both sides of Beverly Road between the Baker School and Independence Drive and the roadway itself (see **Figure 1**)
- 66 single-family units and parcels on Russett Road between Independence Drive and Grassmere/Thornton Road; between Grassmere/Thornton and Asheville; between Asheville and VFW; including the Russett roadway but excluding Independence, Grassmere, and Asheville roadways
- 3 single-family units and 4 parcels on Independence Drive between Russett Road properties and the greenbelt area (see **Figures 2 and 3**)

The study encompasses dwelling units and parcels on both sides of Beverly and Russett Roads and the respective roadways that serve these units because the site of the proposed project includes constructed access ways not just housing. By including the surface area of the Beverly and Russett roadways in the land area calculations, we are able to compare residential areas comprised of analogous features.

### III. Existing Hancock Village Multi-Family Development

This study analyzes only the Brookline portion of the existing Hancock Village development and compares the density of the development (a) as is and (b) assuming the project is built as proposed on the August 13, 2014 plan. For part (b), the study area excludes those areas that are part of the site for proposed project; namely, the 6.55-acre greenbelt area, the 2.05-acre site of the mid-rise apartment building and the 7,752 sf area abutting the greenbelt where Building 3 would be located. By excluding these areas from the land area calculation, we can analyze what the density ratio of the existing Hancock Village development would be, should the project be built as proposed in the August 2014 plan.

**Note:** The Planning Department conferred with architect and ZBA member Christopher Hussey to ensure that the established methodology was appropriate for the ZBA’s objectives.

### Density Analysis

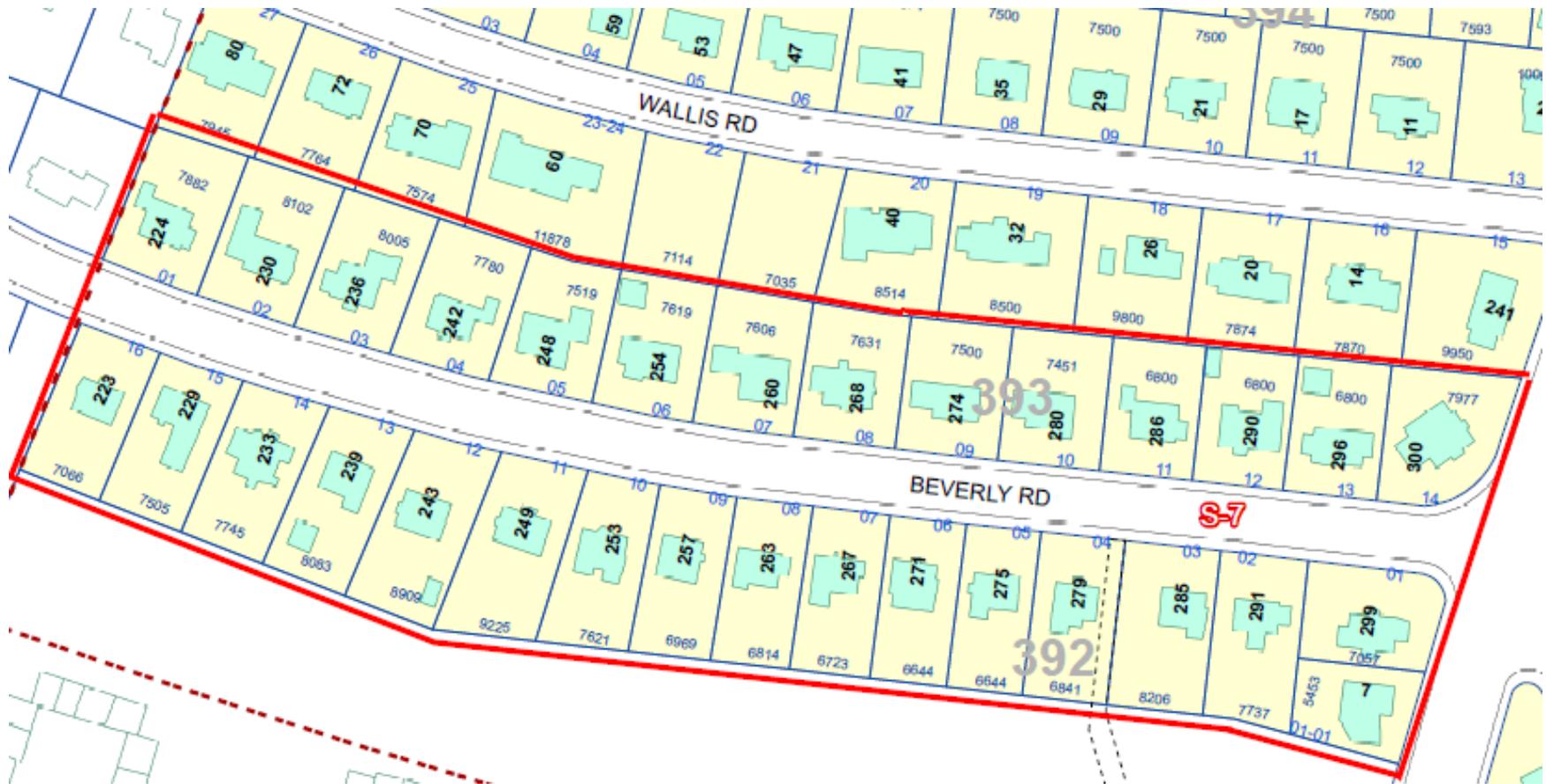
	Formula	Density Calculation
<b>Project Site (entire)</b>	184 dwelling units / 8.60 acres	21.40 du / acre
Site of infill buildings (entire greenbelt)	44 du / 6.55 acres	6.72 du / acre
Greenbelt west	20 du / 2.89 acres	6.92 du / acre
Greenbelt east	24 du / 3.66 acres	6.56 du / acre
Site of mid-rise apartment	140 du / 2.05 acres	68.29 du / acre
<b>Beverly Road Area</b>	31 du / 6.48 acres	4.78 du / acre
<b>Russett Road Area</b>	69 du / 10.67 acres	6.47 du / acre
<b>Beverly and Russett Combined</b>	100 du / 17.15 acres	5.83 du / acre
<b>Existing Hancock Village Multi-family Development (Brookline only)</b>		
(a) As is—no 40B development	530 du / 44.54 acres	11.90 du / acre
(b) With project built as proposed	530 du / 35.94 acres	14.75 du / acre

For reference, **Figure 4** is a map that shows all the study areas delineated. **Figure 5** is a conceptual site plan of the proposed project prepared by Stantec for the Applicant, Chestnut Hill Realty.

## **Data Sources**

- Town of Brookline Engineering Department ArcGIS
- Town of Brookline Assessor's Office and Atlas Maps
- Town of Brookline Zoning Maps
- Methodology and density calculations prepared by Maria Morelli, Planning Consultant

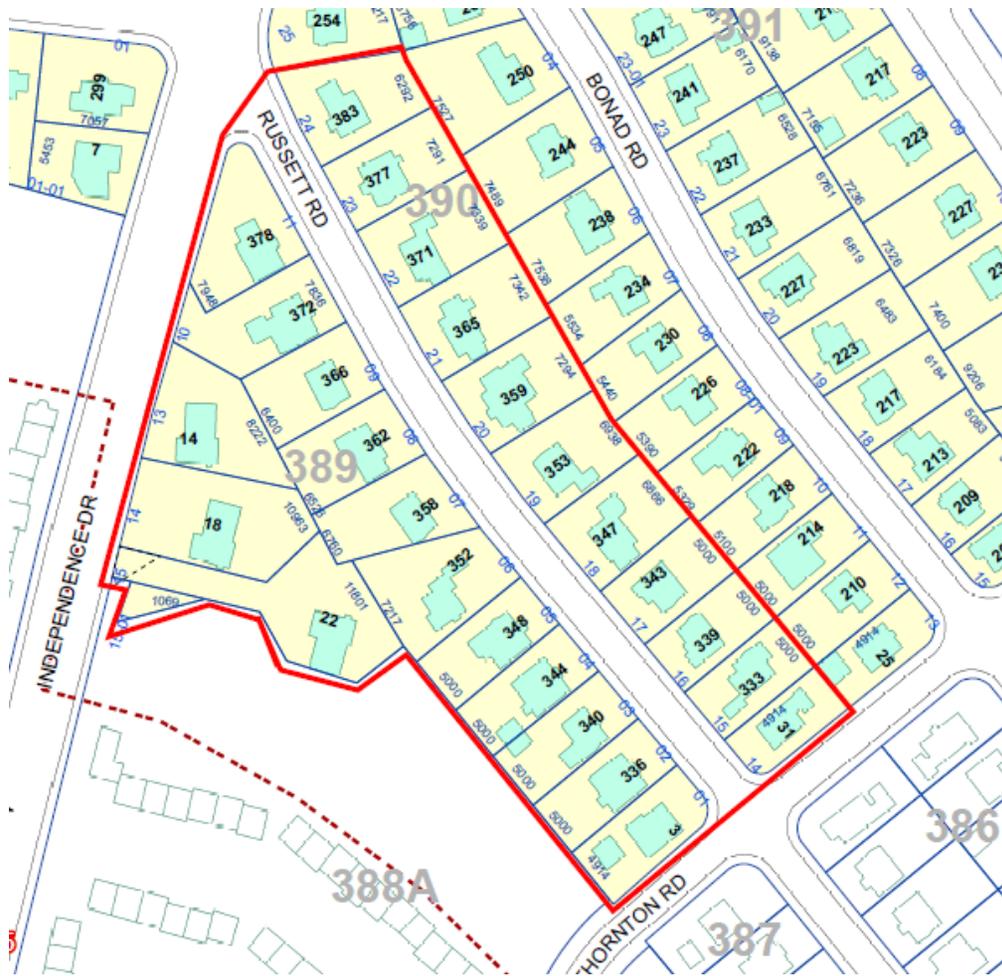
If you have any questions, the Planning Department is glad to assist further.



**Figure 1** Beverly Road Study Area

Land area 282,364 sf (6.48 acres)

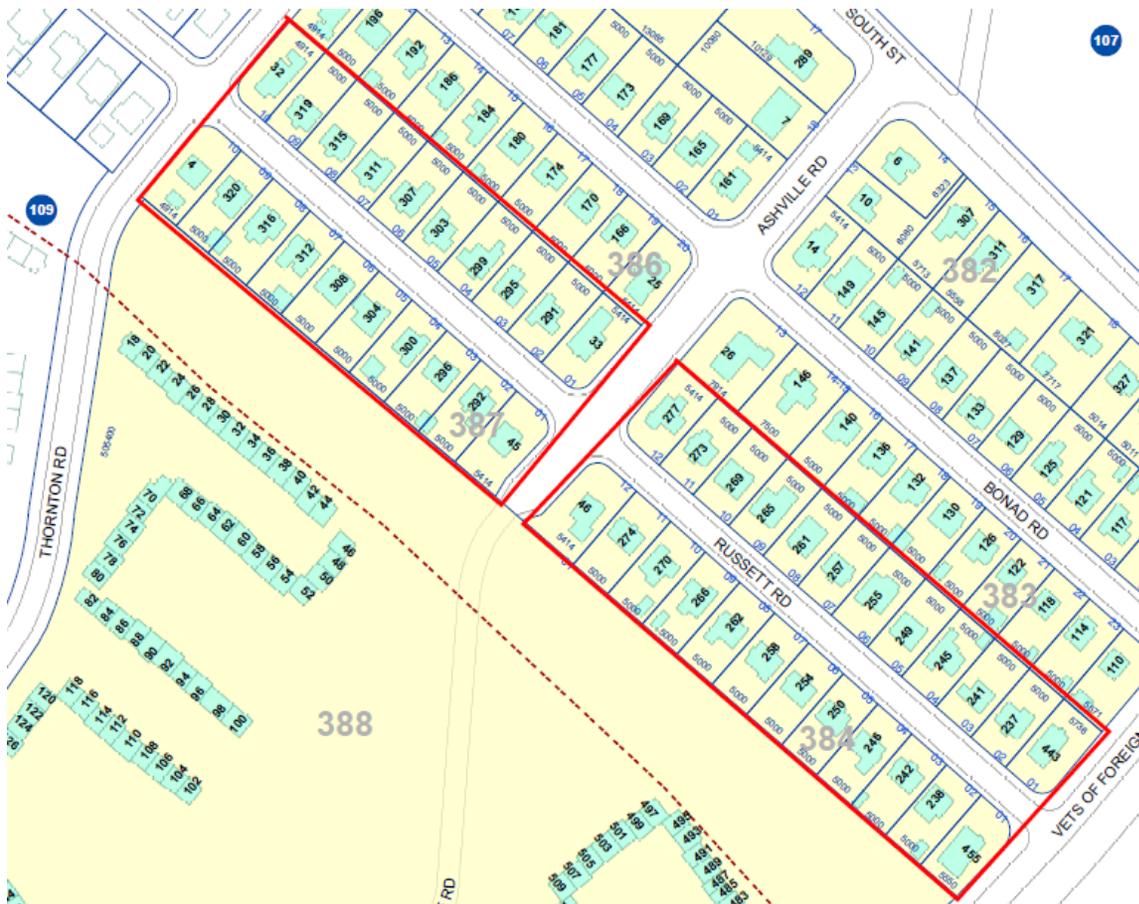
Sources: Town of Brookline Engineering Department and Atlas Maps



**Figure 2** Russett Road Study Area (Independence to Thornton/Grassmere)

Land area: 197,132 sf (4.52 acres)

Sources: Town of Brookline Engineering Department and Atlas Maps



**Figure 3** Russett Road Study Area (Thornton/Grassmere to Asheville to VFW Parkway)

Land area 267,730 sf (6.15 acres)

Sources: Town of Brookline Engineering Department and Atlas Maps

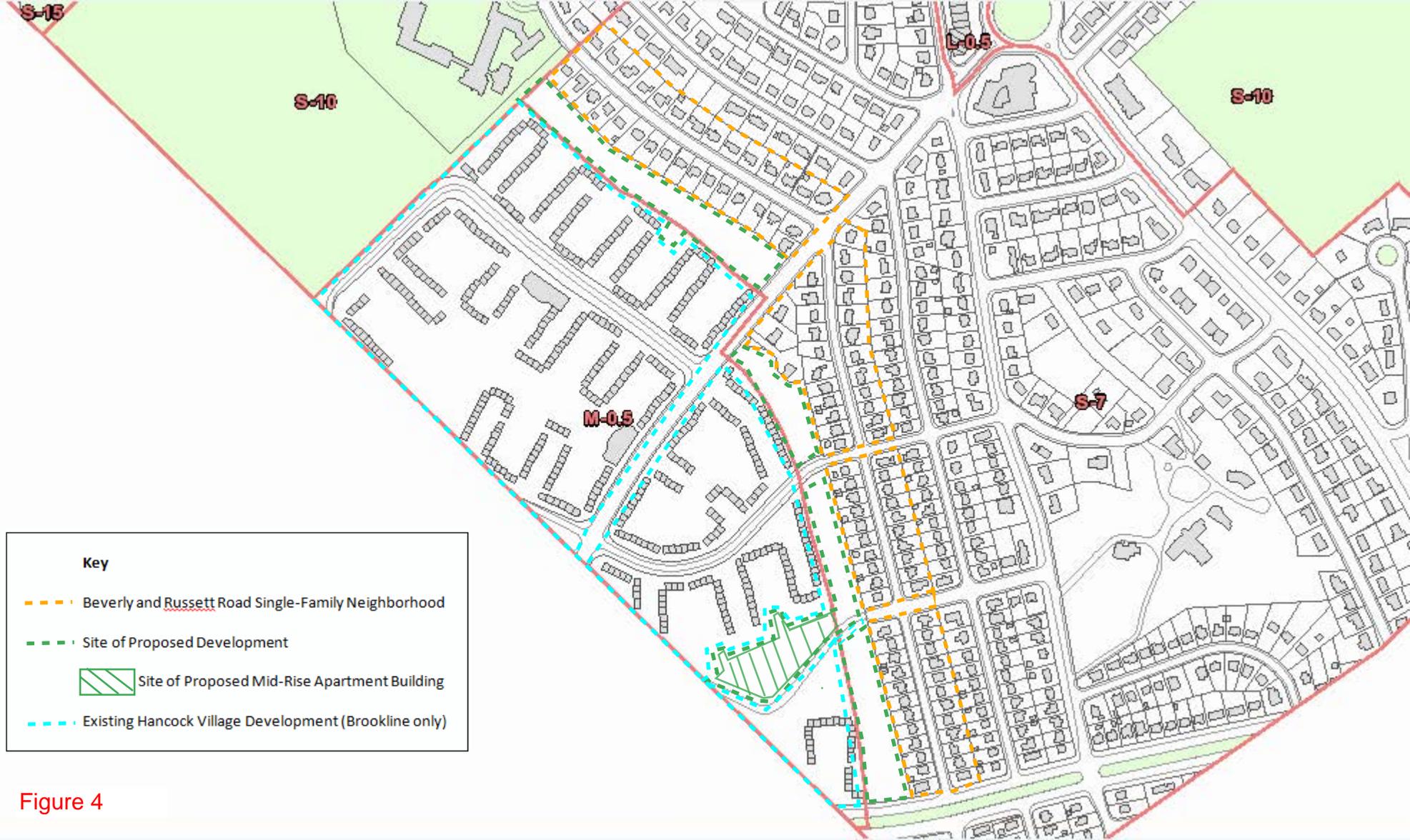


Figure 4



Stantec

Planning and Landscape Architecture P.C.

## THE RESIDENCES OF SOUTH BROOKLINE

Brookline, MA

Proposed Site Plan - AUGUST 13, 2014

Figure 5

Conceptual Site Plan for Proposed Project