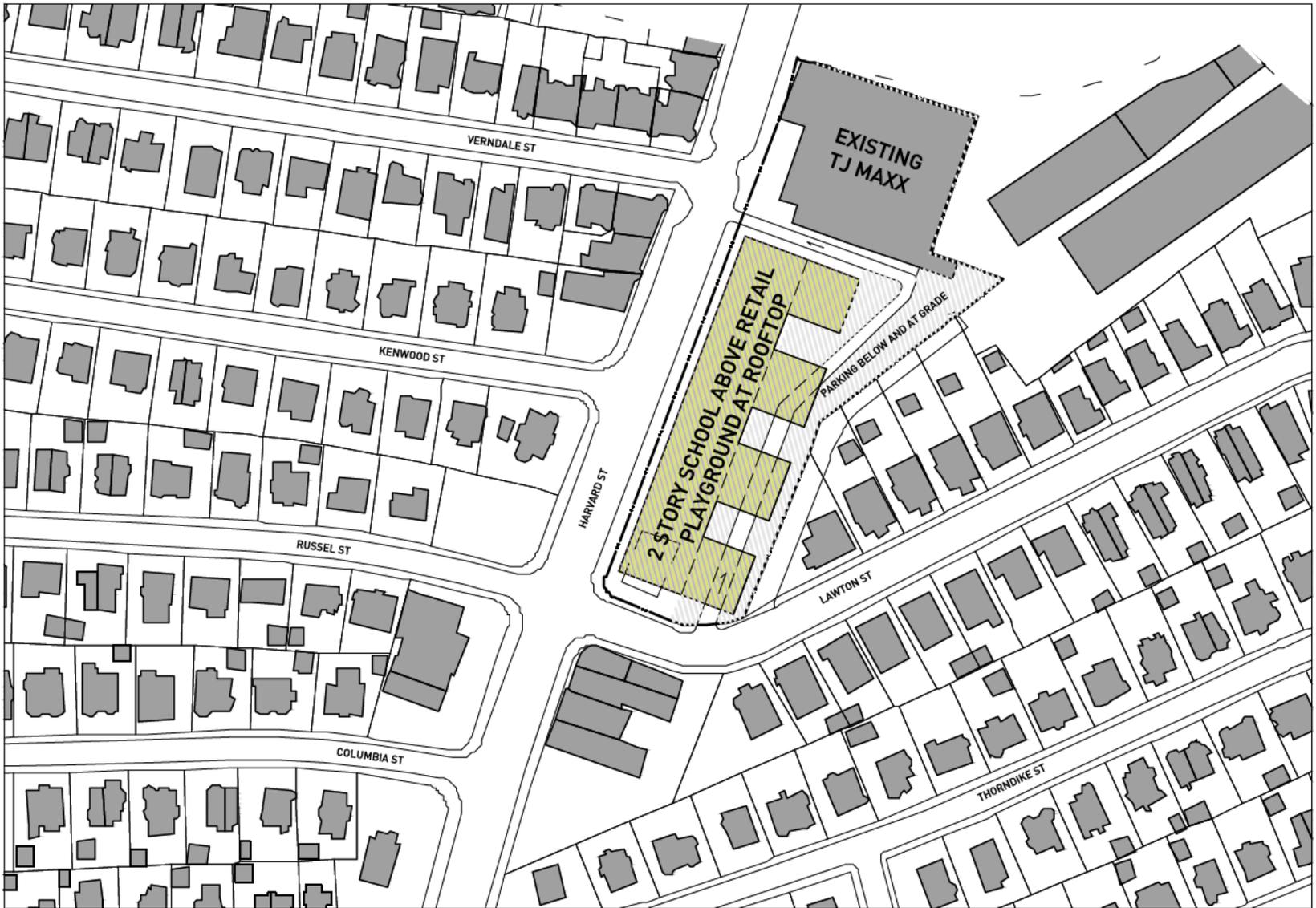


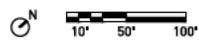
SITE E: HARVARD ST SCHOOL

The Harvard Street School would be a mixed use project constructed on the privately owned parking lot adjacent to the TJ Maxx site, and would include ground floor retail, underground and street level parking for the existing and new retail as well as school demand, and rooftop recreational facilities. The Harvard Street School requires the relocation of the existing bank on the site and temporary relocation of parking for the TJ Maxx through construction. This could be solved by using an onsite trailer for the bank. A location for temporary parking for TJ Maxx could possibly be negotiated with the adjacent car dealership owner. Details would need to be negotiated with the retailer and the property owner. The completed building provides retail for the existing bank and parking for TJ Maxx. The Harvard Street School exceeds the height limit as per zoning.





<p>HARVARD ST SCHOOL</p> <p>NEW SCHOOL BUILDING </p> <p>SURFACE PARKING </p> <p>(UNDERGROUND PARKING BELOW SURFACE PARKING)</p>		<p>2 STORY SCHOOL: 100,000 SQFT</p> <p>GROUND FLOOR RETAIL: 21,000 SQFT</p> <p>ROOFTOP PLAYGROUND: 48,000 SQFT</p> <p>SURFACE PARKING: 39,000 SQFT (97 SPACES)</p> <p>UNDERGROUND PARKING: 96,000 SQFT (2 LEVELS: 240 SPACES)</p> <p>REQUIRED PARKING: 255 SPACES (RETAIL)</p> <p>60 SPACES (SCHOOL)</p>	<p>NOTE:</p> <ul style="list-style-type: none"> - RETAIL AND BANK TO BE RELOCATED AT GROUND FLOOR ALONG HARVARD ST - EXCEEDS HEIGHT LIMIT OF 40' - STRUCTURED PARKING LOCATED BELOW BUILDING FOOTPRINT
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Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
11.1	Anne Jacobs	525 (523-527) Harvard St.	110,004.00	Retail Store - TJ Maxx	\$10,758,800
11.2	Santander Bank (part of the above parcel)	487 Harvard St.	included above	bank	

Student-School Assignment GIS Model

Similar to several other redistricting scenarios, the GIS model indicates a slight increase in the overall percentage of students living within 1/4 mile of a school. However, some students south of Route 9 but more than 1/4 mile from Lincoln School might be assigned to Pierce or Lawrence as a result of the addition of this school. Additionally, capacity at Devotion School might draw enrollment of children south of Beacon near Griggs Park that are closer to either Driscoll or Pierce than Devotion. Similar to other GIS-modeled scenarios, some children living in southeast Brookline might be assigned to Runkle or Lincoln. As discussed in Section One, prior to any changes to School Districts, Buffers, or assignments, the School Committee and the PSB would first go through a public process as they have prior to previous district changes.

Site Specific Assumptions:

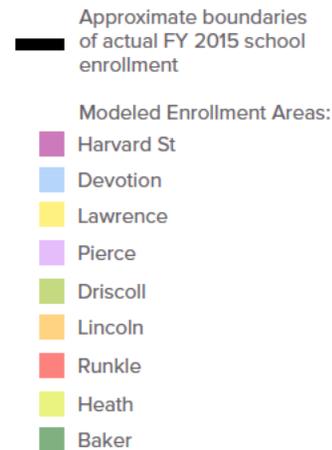
- The project will require a development partner for the Town.
- Built entirely on privately owned land;
- Existing bank would be relocated (possibly on site);
- TJ Maxx Parking would be replaced in shared underground facility;
- Depending on status of current owners use agreement with TJ Maxx, parking offsite for TJ Maxx would need to be provided during construction.
- The project preserves the current commercial tax revenue from TJ Maxx and the bank which would be relocated in ground floor retail. However, this scheme would preclude future commercial redevelopment of this entire site, if these uses and appropriate zoning changes were to be accepted

by Town Meeting, the neighborhood, and the property owner. In a commercial redevelopment scenario, it is possible that commercial taxes could increase by \$200,000 to \$300,000 annually⁶ compared to present annual revenue of \$100,096 (for 2015).

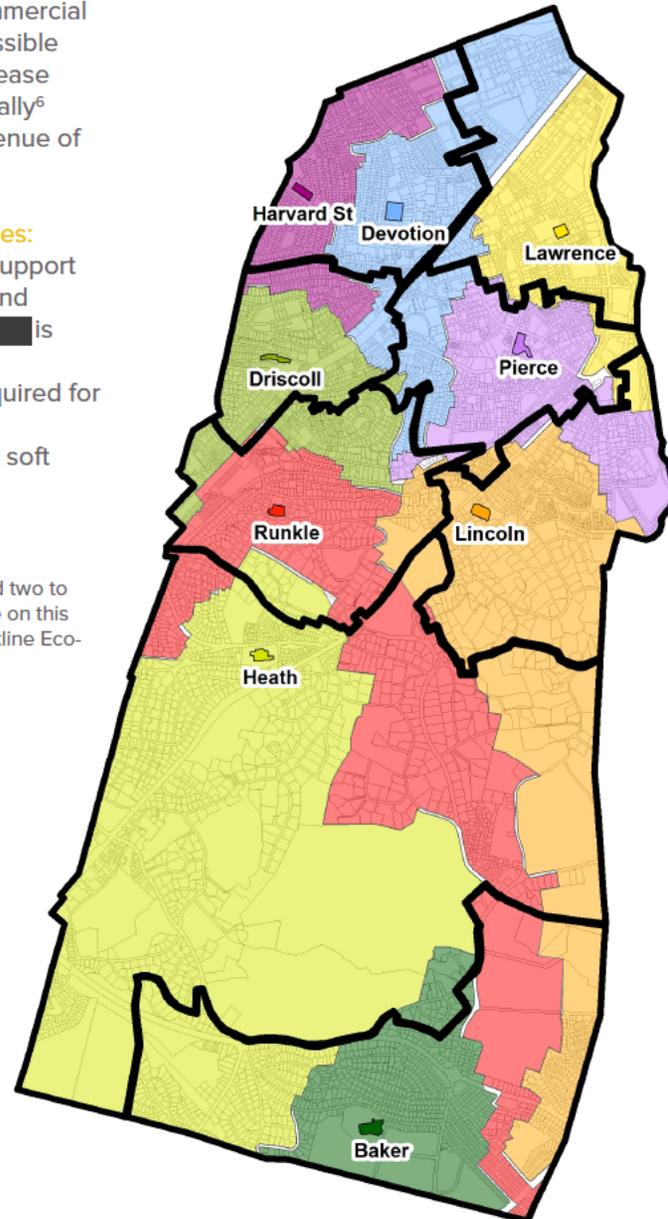
Town of Brookline Role/Responsibilities:

- Potential financing and funding support as incentives to TJ Maxx, bank, and new retailers. An allowance of [redacted] is included for this purpose;
- Temporary parking location if required for TJ Maxx;
- Cost of school build (all hard and soft costs);

⁶ Commercial site redevelopment could yield two to three times additional commercial tax revenue on this site according to Kara Brewton, Town of Brookline Economic Development Director.



Harvard Street Student-School Assignment Model



- Program manager to coordinate design, permitting, and contracting through occupancy;
- Development or program management fee;
- Clerk of the Works to monitor design/ construction progress;
- Negotiations for land acquisition and financial agreements;
- Management of the public process;
- Guidelines for specifications and budget expectations.

The Developer would provide:

- Negotiate with the existing owner for site acquisition, construction staging, tenancy and temporary parking;
- Negotiate with the bank to remain or be bought out of the lease;
- Negotiations on relocation with bank and TJ Maxx;
- Design/build Services;
- Manage the design and construction process and stage to allow for the traffic patterns and overall progression of the project;
- Provide the funds for development of the retail and ultimately own/ operate the retail and common areas, including shared parking;
- Manage leasing process for new retail.

This scenario includes costs related to the developer involvement in the overall

Developer Contribution						
psf/ per space cost						
allowance	Financial information redacted in 10/19/15 public release of report	Land Costs allocated to the retail				
		Cost to Relocate/ Provide Temporary Parking				
		Retail Build				
		Tenant improvements				
		Retailer portion of Parking Garage				
		Estimated Cost to demo existing Retail				
		GC, GR and O&P proration				
		Contingency				
			retail percentage of overall project (inc pkg)			

development process. To the right is a summary of the costs that are assumed to be borne by the developer as part of the process.

Negotiations Include:

- Purchase of the parcel from private owner;
- Provision of temporary parking for TJ Maxx during construction;
- Construction staging around the existing business to remain adjacent (TJMaxx);
- Negotiate with the bank to remain or be bought out of the lease;
- Negotiations on relocation with bank and TJ Maxx;
- Timing and staging of construction to manage the existing residential business' traffic patterns during construction.

ANALYSIS - BROOKLINE SCHOOLS			
Project Description:	Harvard Street School Option E		
Project Address:	Harvard and Lawton		
Dominant Zoning Used:	G-2.0		
Resulting FAR	2		
	acreage	square footage	assessed value*
Total Lots per GIS Mapping and Assessors Data			
11.1 (525 (523-527) Harvard St.)			
Total Lots per GIS Mapping and Assessors Data			
Demolition			
11.1 - Bank building			
Total Buildings to Be Removed			
SQUARE FOOTAGE			
New School			
New Commercial			
Renovation of Existing Structure			
Total Building Square Footage			
Green Space			
Rooftop Recreation Area			
Total Recreation Square Footage			
PARKING PROVIDED			
Below Grade Parking			
Structured Parking			
Surface Parking			
DEVELOPMENT COSTS			
Acquisition			
Cost of Land and Building (FMV)			
Relocation Cost / Inconvenience Payments (allowa			
Acquisition Legal, Title, and Closing Costs			
Acquisition Subtotal			
Site Costs			
Demolition			
Building Demolition			
Site Improvements (non bldg/pkg site area)			
Direct Building Costs			
New School Building (Ch 149A projects)			
New Commercial			
Tenant Improvements			
Rooftop Recreation Area			
Parking			
Below Grade Parking (per space)			
Structured Parking (per space) - at grade below struct			
Surface Parking (per space)			
General Contractor and Logistics Costs			
General Conditions, Requirements, O&P			
Costs related to Phasing, Timing and Escalation			
Contingency			
Hard Cost Total			
Soft Costs			
A/E, Clerk of the Works, Commissioning, Legal			
FFE & Technology			
Insurance, Construction Testing			
Program Management Fees			
TOTAL PROJECT COST			
* assessed value of land and building per Brookline Assessor			

Financial information redacted in 10/19/15 public release of report