

BOYLSTON ST CORRIDOR

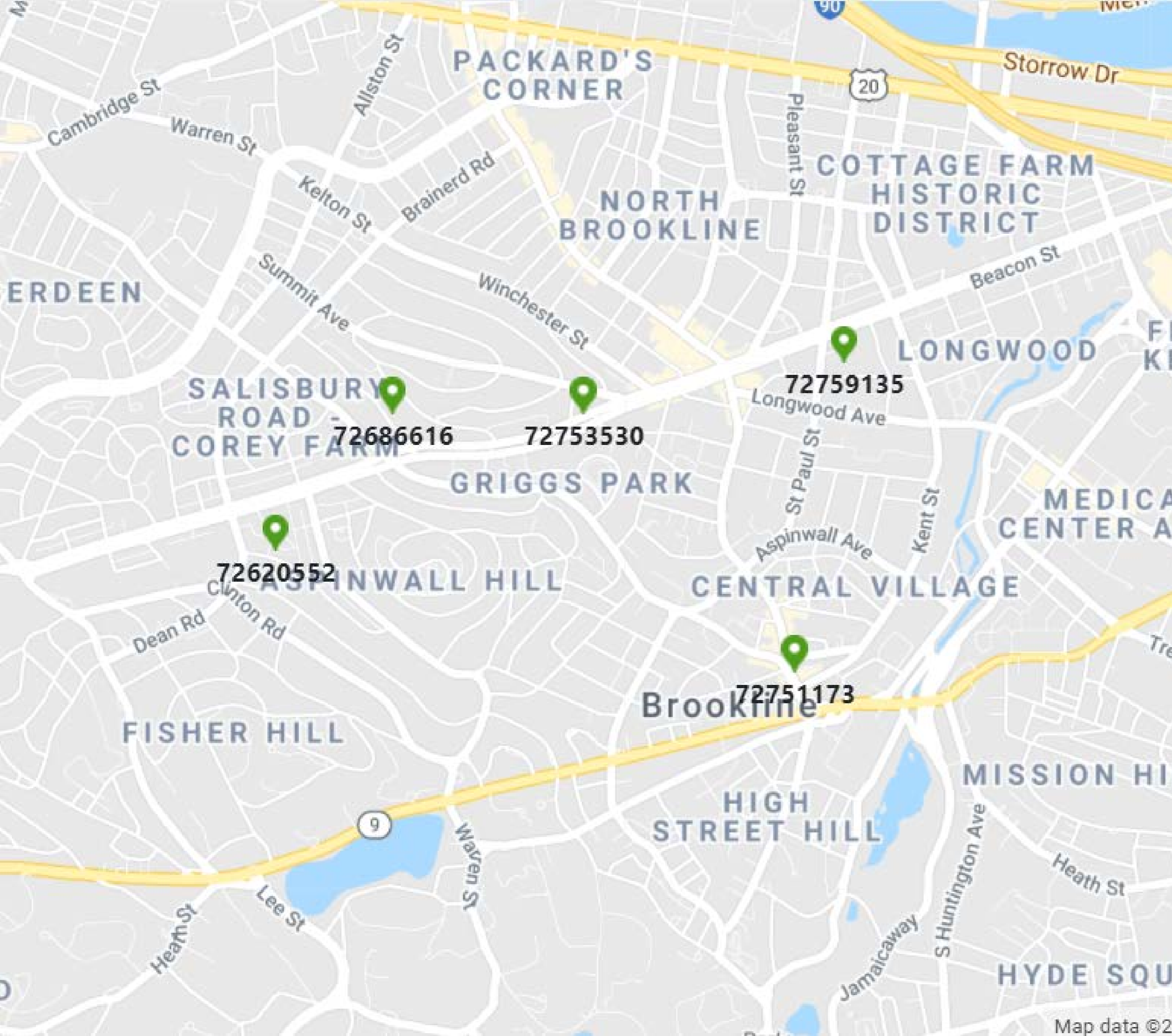


HOUSING CASE STUDY



Where we are

Our housing inventory



- 2 bedroom units**
- 5 under \$600,000
- Lowest \$499,000

- 42 in inventory
- Highest \$1.329,000
- Average \$862,750
- 1,188 SF per Unit
- \$733 per SF



What we have done

Our recent projects

Winthrop

Washington Square, Brookline



Completed

Project Description

Winthrop Road is a luxury condominium development in the Washington Square neighborhood of Brookline, including 5 condominium units and 10 garage parking spaces in approximately 12,000 square foot of building area.

Project Summary

Land Area:	11,438 SF (0.26 Acres)	FAR:	1.0
Residential Area:	11,400 SF	Building Height:	45 ft
Retail Area:	0 SF	Front Yard:	20 ft
Total Units:	5	Side Yard:	16 ft – 19 ft
Total Inclusionary:	0	Rear Yard:	30 ft
Total Parking:	10 (2 per Unit)		

The Calvin

Coolidge Corner, Brookline



Completed

Project Description

Harvard Street is a development of a mixed-income property in the Coolidge Corner neighborhood of Brookline, including 25 apartment units and 6 commercial retail units in approximately 47,000 square foot of building area.

Project Summary

Land Area:	13,956 SF (0.32 Acres)	FAR:	3.5
Residential Area:	30,000 SF	Building Height:	55 ft
Retail Area:	6,000 SF	Front Yard:	0 ft
Garage Area:	11,000 SF	Side Yard:	5 ft
Total Units:	25	Rear Yard:	20 ft
Total Inclusionary:	5		
Total Parking:	27 (0.8 per Res Unit)		

Thorndike

Coolidge Corner, Brookline



Completed

Project Description

Thorndike Street is a redevelopment of a turn of the century single family home in the Coolidge Corner neighborhood of Brookline, including 2 duplex luxury condominium units in approximately 5,100 square foot of building area.

Project Summary

Land Area:	6,294 SF (0.14 Acres)	FAR:	0.75
Residential Area:	5,100 SF	Building Height:	35 ft
Retail Area:	0 SF	Front Yard:	15 ft
Total Units:	2	Side Yard:	7 ft - 10 ft
Total Inclusionary:	0	Rear Yard:	30 ft
Total Parking:	5 (2.50 per Unit)		



What we are proposing

Our current project



Condo Project (40A)

Brookline Village, Brookline



Example (20 Englewood)

Project Description

Condo Project (40A) is a mixed income condominium development in the Brookline Village neighborhood of Brookline, including 16 condominium units and 16 podium garage parking spaces in approximately 25,000 square foot of building area.

Project Summary

Land Area:	8,300 SF (0.19 Acres)	FAR:	3.0 (zoning relief needed)
Residential Area:	23,000 SF	Building Height:	45 FT
Retail/Office Area:	2,000 SF	Front Yard:	0 FT
Total Units:	16	Side Yard:	5 FT (zoning relief needed)
Total Inclusionary:	2 (120% AMI)	Rear Yard:	5 FT (zoning relief needed)
Total Parking:	16	Open Space:	10% (zoning relief needed)
		Parking Ratio:	1.0 (zoning relief needed)

Condo Project (40B)

Brookline Village, Brookline



Example (370 Harvard JCHE)

Project Description

Condo Project (40B) s a mixed income condominium development in the Brookline Village neighborhood of Brookline, including 28 condominium units and 16 podium garage parking spaces in approximately 40,000 square foot of building area.

Project Summary

Land Area:	8,300 SF (0.19 Acres)	FAR:	4.8 (relief under 40b)
Residential Area:	38,000 SF	Building Height:	70 FT (relief under 40b)
Retail/Office Area:	2,000 SF	Front Yard:	0 FT
Total Units:	28	Side Yard:	5 FT (relief under 40b)
Total Inclusionary:	7 (80% AMI)	Rear Yard:	5 FT (relief under 40b)
Total Parking:	16	Open Space:	10% (relief under 40b)
		Parking Ratio:	0.5 (relif under 40b)



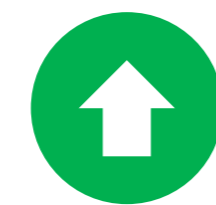
What we face

Our zoning challenges



4 Zoning Challenges

Workforce housing development requirements



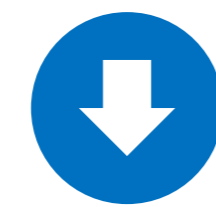
01 FAR

- 2.0 FAR in G-2.0
- 3.25 FAR needed



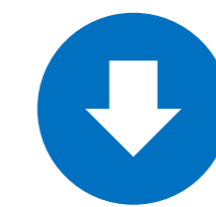
02 Height / Setbacks

- 4 stories (45 FT) in G-2.0
- 6 stories (70 FT) needed, **OR**
- 5 FT setbacks in side and rear



03 Parking

- 2.0 for 2BR and 3 BR in Transit Overlay Districts
- 1.0 needed



04 Open Space

- 20% Open Space in M-2.0 (for housing in G-2.0)
- 10% needed



Questions?

