

19:00:25 From BIG Tech to Everyone:

yes

19:09:01 From Terry Yin Cantonese to Everyone:

如果大家需要廣東話翻譯, 可以點地球儀, 然後選擇cantonese進入廣東話頻道

19:09:51 From Naomi Sweitzer to Everyone:

when and where these slides be available?

19:11:12 From Linda Pehlke to Everyone:

How are you defining affordable housing?

19:12:34 From harish chawla to Everyone:

hi this is harish chawla i am here first time i never live in

19:13:53 From harish chawla to Everyone:

Where i can apply in affordable house

19:14:30 From harish chawla to Everyone:

I am retired

19:15:23 From Linda Pehlke to Everyone:

How do you define "local capacity" What factors are considered? Infrastructure? Park and Recreation? Schools?

19:17:02 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

The slides from tonight's presentation and the recording of this meeting will be posted to the project website. [tinyurl.com/BrooklineHPP](https://www.brooklinehpa.com/1299/Housing-Production-Plan)

19:17:07 From Joe Viola to Everyone:

Slides and meeting information will be available at
:https://www.brooklinema.gov/1299/Housing-Production-Plan

19:18:16 From Linda Pehlke to Everyone:

What is the AMI here?

19:18:47 From Alexis Lanzillotta, Barrett Planning Group to Everyone:

Harish, please email me at alexis@barrettplanningllc.com and I will make sure you get connected to the right person. Thank you.

19:22:18 From Joe Viola to Everyone:

AMI can be found here:

19:22:22 From Joe Viola to Everyone:

<https://www.brooklinema.gov/1854/Data>

19:22:51 From David Truog to Everyone:

Who designed the online survey? And what was the process for reviewing the survey instrument prior to fielding it?

19:28:12 From Karen S. to Everyone:

something is wrong no audio on computer I crashed earlier!

19:30:25 From Alexis Lanzillotta, Barrett Planning Group to Everyone:

Hi Karen, it seems to be working for me, so you may need to exit the meeting and come back in. We'll still be here!

19:30:47 From Karen S. to Everyone:

sorry everyone.

19:33:22 From Laura Eisenberg to Everyone:

Support should extend to single fathers not just single mothers

19:34:00 From Karen S. to Everyone:

Not picking and choosing only one subset of a group!

19:36:29 From Bonnie Bastien (she/her) to Everyone:

Could you explain what "convert Lincoln school to 100% affordable" means?

19:36:55 From Mary Sabolsi to Everyone:

Create rent to own opportunities for affordable/public housing so BIPOC people can build wealth.

19:37:19 From Amanda Zimmerman to Everyone:

Bonnie, I think respondents meant Old Lincoln

19:37:20 From Virginia Bullock to Everyone:

Bonnie - I think they meant the old Lincoln School building

19:37:39 From Bonnie Bastien (she/her) to Everyone:

Ah. That makes more sense! Thank you, Virginia!

19:41:01 From Kate Silbaugh to Everyone:

Did we miss a results slide on where housing should be?

19:41:27 From Charles Homer to Everyone:

it was the word cloud in the shape of the house

19:42:45 From Charles Homer to Everyone:

interesting that diversity (of income or race/ethnicity) didn't come up as a critical element of a desirable community

19:43:14 From Linda Pehlke to Everyone:

More housing will mean higher property taxes.

19:43:49 From Charles Homer to Everyone:

why?

19:46:03 From Judi Barrett, Barrett Planning Group LLC to Everyone:

AMI for the Boston Metro Area is \$120,800. New income limits should be posted by HUD in March-April (soon).

19:47:06 From STEPHANIE LEUNG to Everyone:

Housing is arguably a revenue stream, contributing more to tax base, so I don't see why more housing "means" higher property taxes.

19:47:07 From David Rockwell to Everyone:

I don't think we can conclude that more housing means higher taxes, that's a complex matter with no simple cause-and-effect relationship

19:47:10 From Linda Pehlke to Everyone:

Changing zoning doesn't change the high cost of land and construction or developers seeking profit, nor does it improve the low wages our economy has brought us to.

19:47:48 From Judi Barrett, Barrett Planning Group LLC to Everyone:

The survey is based on the survey conducted for the 2016 HPP. Some questions were added to this year's. The survey was reviewed by Town staff and members of the Working Group, and beta tested prior to release.

19:48:18 From Judi Barrett, Barrett Planning Group LLC to Everyone:

Yes, we should say single parents, not single mothers.

19:48:46 From Judi Barrett, Barrett Planning Group LLC to Everyone:

Yes, Old Lincoln.

19:49:49 From STEPHANIE LEUNG to Everyone:

Talking about Harvard St, it's ridiculous to see all the 40b projects cramped in Coolidge Corner.

19:50:34 From Kate Silbaugh to Everyone:

I have heard this building has empty units in it—is this true?

19:50:48 From STEPHANIE LEUNG to Everyone:

Pretty soon, Harvard St will look like Pleasant St.

19:51:29 From Eric Colburn to Everyone:

I like the way that building looks, and I like the pastries at Tatte.

19:52:09 From Donna Viola to Everyone:

Where is the greenspace?

19:52:28 From Daphne Politis to Everyone:

384 HARVARD STREET

19:52:32 From Charles Homer to Everyone:

building looks fine...fits in well enough, it's on Harvard St., KI is a bulky building nearby.

19:52:34 From Gina Hahn to Everyone:

Yes, where is the greenspace?

19:52:38 From Jeff Wachter to Everyone:

There are multiple parks really nearby

19:52:39 From Mary Sabolsi to Everyone:

Where are the solar panels?

19:52:55 From Linda Pehlke to Everyone:

Empty retail space. New space too expensive for local small businesses.

19:52:59 From Wendy MacMillan to Everyone:

We need more streets to loo like Pleasant Street IMO

19:53:11 From Charles Homer to Everyone:

Brown Family is also much nicer than the large auditorium/gym that was there before.

19:53:12 From Renee Holesovsky to Everyone:

I am very lucky to have won lottery ticket to be able to move from 99 Kent St to 370 Harvard St , Brown House. It is like night and day. The 2Life community is wonderful. So much care and support of the people who live here.

19:53:45 From Kate Silbaugh to Everyone:

Is this one completely rented out?

19:53:53 From STEPHANIE LEUNG to Everyone:

Therein lies the problem. Affordable housing shouldn't be a "lottery".

19:54:03 From Linda Pehlke to Everyone:

This is why I asked about what the AMI is. 110% is going to be something like \$110,000 in income. Hardly affordable.

19:54:12 From Jeff Wachter to Everyone:

Both of these buildings look nice, and the size is very appropriate for Harvard Street, with retail very close and a high frequency bus line going to multiple job centers

19:54:19 From Judi Barrett, Barrett Planning Group LLC to Everyone:

I agree with David Rockwell. Adding more housing does not necessarily mean higher taxes for everyone. It is a very complicated topic that people have a tendency to over-simplify. And, it is a slippery slope to policies that may be problematic from a fair housing perspective. Communities should not privilege some types of housing over others because of perceived property tax gains or losses. Tax revenue ought to be weighed against other public benefits that may be equally or more important.

19:54:25 From Charles Homer to Everyone:

Long waiting list I am sure for 2Life housing.

19:54:59 From Kate Silbaugh to Everyone:

Is the commercial rented? I'm sorry have not walked over there

19:55:19 From Gina Hahn to Everyone:

No greenspace again.

19:55:20 From Richard and Ana Vera Wynne to Everyone:

Where is the open space?

19:55:20 From Donna Viola to Everyone:

Everything looks like a box. Brookline is becoming a town of boxes, all encroaching on the sidewalks.

19:55:21 From David Rockwell to Everyone:

The two projects we've seen so far are 80% and 50% AMI at 470 Harvard and nearly all at 370 Harvard are below 60% (a small number of units higher than 60%).

19:55:22 From Chi Chi Wu to Everyone:

There's lotteries for affordable housing because there's a dire shortage and a lot of demand. I would love to see no need for a lottery

19:55:25 From Daphne Politis to Everyone:

455 HARVARD STREET

19:55:25 From Renee Holesovsky to Everyone:

Yes, very long waiting list at 2Life.

19:55:33 From STEPHANIE LEUNG to Everyone:

455 Harvard St is ugly

19:56:02 From Virginia Bullock to Everyone:

The commercial is not yet rented but they are working on it. It has been slow because of Covid and they are trying to find a Kosher food vendor if food will be there.

19:56:07 From Mary Sabolsi to Everyone:

Stackers are NOT good.

19:56:09 From Deborah Brown to Everyone:

Are the affordable units the same size as market rate?

19:56:13 From Linda Pehlke to Everyone:

Kate_ No it is not. Again empty retail. We lost the businesses that were there

19:56:15 From Charles Homer to Everyone:

no, commercial looks empty...but so are many of the storefronts in Coolidge Corner

19:57:07 From Alice MacGarvie Thompson to Everyone:

These buildings look great. Also, it's upsetting that people are prioritizing aesthetics over the right to housing.

19:57:15 From Naomi Sweitzer to Everyone:

Having more residents=more customers for our local businesses

19:57:17 From Michael McKeown to Everyone:

Affordable housing and greater density does make sense in proximity to Coolidge due to the access to transit. The 66 route and green line are very helpful for people (including myself) that don't have a car

19:57:28 From Chi Chi Wu to Everyone:

Harvard St is a commercial district in an urban area, not sure why you'd put a lot of green space on it. The green space is on the residential side streets

19:57:34 From Naomi Sweitzer to Everyone:

I don't understand this question

19:57:35 From David Rockwell to Everyone:

40B required no difference between sizes of affordable and market. And, pardon me, the 420 Harvard property is 5u at 50%AMI and rest at market

19:57:44 From Daphne Politis to Everyone:

FIRST A< B< C CHOICE

19:57:53 From STEPHANIE LEUNG to Everyone:

What I would like to see, is the huge open-space parking lot next to TJMaxx to turn into low-rise housing, rather than tearing down beautiful homes

19:57:54 From Naomi Sweitzer to Everyone:

are teh letters corresponding to the different housing you just showed us?

19:58:00 From Joan Lancourt to Everyone:

What do you mean by appropriate?

19:58:03 From Naomi Sweitzer to Everyone:

we need the names of the developments

19:58:11 From Richard and Ana Vera Wynne to Everyone:

Not a single tree or square foot of open space in any of these developments

19:58:15 From Naomi Sweitzer to Everyone:

overall all or each one?

19:58:18 From Andrew lovanna to Everyone:

These buildings are all great and Harvard Street especially is ripe for more of the same. My only qualm is developing for parking - a lot of folks want to live in this area to lead a car-free lifestyle.

19:58:18 From Karen S. to Everyone:

where do I say why it is appropriate?

19:58:35 From Naomi Sweitzer to Everyone:

is there a choice for ALL of the above?

19:58:38 From Eric Colburn to Everyone:

All three buildings look great, why pick just one?

19:58:46 From Karen S. to Everyone:

why is voice suddenly gone?!

19:58:47 From Charles Homer to Everyone:

455 is OK...because the ground floor is barren and there are fewer trees around (compared to A and B) it seems more bare and isolated.

19:58:49 From Jeff Wachter to Everyone:

You can check multiple boxes

19:58:50 From Alice MacGarvie Thompson to Everyone:

@Naomi its checkbox

19:58:51 From Bonnie Bastien (she/her) to Everyone:

I think they are all great

19:58:52 From Mary Sabolsi to Everyone:

C is just ugly.

19:58:55 From Gina Hahn to Everyone:

They are out of scale, built up right against the sidewalk, incorporate not greenspace.

19:58:57 From Alice MacGarvie Thompson to Everyone:

Yes to all. They all fit in. We need more buildings like this.

19:59:03 From Richard and Ana Vera Wynne to Everyone:

Impact on traffic density was not discussed

19:59:03 From Naomi Sweitzer to Everyone:

why is there not a choice for All of the above?

19:59:04 From David Truog to Everyone:

Residents of these buildings care about esthetics, too. It's a bit insulting to them to imply that they don't.

19:59:06 From Robert Miller to Everyone:

Harvard Street is appropriate for more density. It supports the businesses. There is public transit.

19:59:09 From Karen S. to Everyone:

Would be great to have many more trees!

19:59:09 From Christopher Kahl to Everyone:

B is too big

19:59:10 From Beth Kantz to Everyone:

Appropriate to what are largely commercial areas. The step back architecture makes the first two less intrusive and more appealing.

19:59:12 From Bonnie Bastien (she/her) to Everyone:

I don't see any boxes to check

19:59:18 From Virginia Bullock to Everyone:

Appropriate because they create more housing with people to make street life and support for commercial businesses

19:59:19 From Christopher Kahl to Everyone:

C is unattractive

19:59:38 From Linda Pehlke to Everyone:

Why not? Lack of supporting services and facilities. Wiping out our local businesses. Looms over adjoining houses. Ask the abutters.

19:59:39 From Carol Caro to Everyone:

They all look like they belong.

19:59:43 From Sonya Lodge to Everyone:

Too often market rate units are in fact larger than those designated for those termed affordable

19:59:44 From Eric Colburn to Everyone:

More people lead to more shops and services!

19:59:59 From Charles Homer to Everyone:

To me, the scale is just fine...it's a commercial street, there are other large buildings, there is a transition to commercial....

20:00:01 From Jeff Wachter to Everyone:

Would be great if some of this ground floor was public facing - subsidized artist gallery space, community rooms, micro retail opportunities (food halls, etc.)

20:00:05 From Alexis Lanzillotta, Barrett Planning Group to Everyone:

Bonnie, if you're having trouble with the check boxes, feel free to put your response in the chat.

20:00:20 From Emy Takinami to Everyone:

All great, only wish they were more "affordable"!

20:00:23 From Chi Chi Wu to Everyone:

These are all appropriate given the context. And ground floor retail is great. There's lots of buildings on Beacon that have ground floor retail and residential above, it's a nice mix

20:00:30 From Christopher Kahl to Everyone:

Building B is 6 stories - too high for a property that was 1 story

20:00:31 From Bob Lepson to Everyone:

455 Harvard is a horrible space and a horrible design though I am not in opposition to a building such as that in principle. This property is an abomination.

20:00:31 From Beth Kantz to Everyone:

Are there any examples of buildings on cross streets, i.e., less commercial areas. It seems a townhouse approach might be consistent with Brookline architecture

20:00:36 From Joan Lancourt to Everyone:

All the buildings are appropriate in terms of size, but they are visually bland, uninteresting, clunky, and unimaginative.

20:00:37 From David Truog to Everyone:

Good design is not necessarily expensive design.

20:00:38 From Kate Silbaugh to Everyone:

It feels a bit too off/on. These developments would be good in their context if the height were lower by a few stories, so that they are 1-2 stories higher than the neighboring but not 3-4 stories higher. Also green space would be good. Also the commercial/retail issue needs to be really carefully worked out—that kind of space is higher revenue to the town, but the number that are empty is concerning. So what can be done w design to make those commercial spaces work on the first floor.

20:00:40 From Sonya Lodge to Everyone:

The reason C seems to fit in better is due to its location

20:00:40 From Wallis Raemer to Everyone:

Prefer buildings that are not over 4 stories and with setbacks.

20:00:47 From Bambi Goodq to Everyone:

I chose A because the color scheme is by far the most subdued. The others shout out. All of them could be significantly improved if they didn't make the sidewalks look dark and forbidding. They are so close to the street. They would look less ominous if there was a place for greenery of some kind. We don't need more storefront retail when there are empty storefronts.

20:00:47 From Bob Schram to Everyone:

C is unattractive, so yes, it fits its immediate unattractive commercial streetscape neighborhood(TJ Maxx etc.)

20:00:49 From STEPHANIE LEUNG to Everyone:

We need to understand that the facade of the building, matters greater. I'd say, that's why "A" looks so much nicer than "C"

20:00:49 From Linda Pehlke to Everyone:

The market rate rentals subsidize the affordable uses, it's a hamster wheel that you can never catch up to.

20:00:50 From Karen S. to Everyone:

What happened to the sound!

20:00:51 From Patricia Maher to Everyone:

Buildings are fine, except for lack of green space, Empty storefronts a problem. Would like to see solar panels and EV hook ups in garages.

20:00:58 From Ted Greenwood to Everyone:

multiunit housing above retail on busy streets is just what Brookline needs more of.

20:01:04 From David Rockwell to Everyone:

Harvard St should have buildings at higher scale than the one-story buildings that are so common, as Harvard St is near transit, both at Coolidge Corner and in Allston (B line). We need scale to 4 to 5 stories to get any additions to our affordable housing supply

20:01:13 From Jim Batchelor to Everyone:

Height is first; one story is too low. 4-6 floors with top set back is generally okay. Architectural design that is more contemporary should be encouraged.

20:01:18 From Al Raine to Everyone:

Appropriate because they are in a walkable, commercial/mixed use corridor, with good transit, reduced parking, and ground floor retail/services.

20:01:28 From Tal Canetti to Everyone:

They all fit! I also agree that they should be more affordable.

20:01:32 From Carol Caro to Everyone:

I walked the street today and sat opposite each and they were attractive.

20:01:39 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

A. What was successful about each project? What was not successful?

a. Did it improve Brookline's housing supply?

b. Did the project improve or detract from the streetscape?

c. Did the design of the building have a significant impact on the neighborhood? In what way?

d. What was successful or unsuccessful about the design of parking, landscaping, and open space, relationship to neighboring properties?

B. Overall, were these projects beneficial to Brookline? Why or why not?

20:01:46 From David Lescohier to Everyone:

I walk by these daily - they are assets - they don't disrupt - they fit well. No one should feel that they diminish my neighborhood.

20:01:50 From Karen S. to Everyone:

I cannot get any sound!!!

20:01:52 From Ana Vera Wynne to Everyone:

This poll should not be about their design!

20:02:03 From Alice MacGarvie Thompson to Everyone:

Yes Ana!! They all look great, all fit in with neighborhoods. Aesthetics don't matter. There should just be more of them and they should be more affordable.

20:02:06 From Naomi Sweitzer to Everyone:

given the commercial area location, appropriate buildings—we need to get away from one story commercial. We need to build above commercial that is near transit. more customers for businesses.

20:02:17 From Bambi Goodq to Everyone:

I much prefer any building with set-backs.

20:02:17 From Donna Viola to Everyone:

Yes they are out of scale, no greenspace. Works for developers. Quick to put up but don't look livable.

20:02:22 From Joan Lancourt to Everyone:

Need more interesting retail space.

20:02:39 From Brian Ly to Everyone:

They are all great architecture.

20:02:42 From David Rockwell to Everyone:

The empty retail spaces won't be empty for ever.

20:02:43 From Michael McKeown to Everyone:

there are a lot of concerns about greenspaces, but there are nice parks nearby. would adding roof gardens help? ground level landscaping would potentially cut into capacity significantly. also, there are businesses that have gone in like tatte which are busy. incorporated underground parking and ground floor business/restaurant space is quite efficient

20:02:44 From Bob Schram to Everyone:

I appreciate that the senior housing - B?- has reduce parking

20:02:45 From STEPHANIE LEUNG to Everyone:

We need to fill those empty commercial space.

20:02:56 From Max Newell to Everyone:

I don't think (C) is bad at all. And it's certainly vastly better than the gas station across the street

20:02:58 From Jim Batchelor to Everyone:

How do we get a copy of the chat?

20:03:02 From Bob Lepson to Everyone:

B and C retail space remain unrented and unoccupied

20:03:16 From Alexis Lanzillotta, Barrett Planning Group to Everyone:

Jim, materials from the meeting will be posted on the project website.

20:03:40 From Joe Viola to Everyone:

Chat will be on the HPP Web Page

20:03:45 From Joe Viola to Everyone:

<https://www.brooklinema.gov/1299/Housing-Production-Plan>

20:04:11 From Emily DeHoog to Everyone:

<https://tinyurl.com/BrooklineHPP>

20:04:13 From Karen S. to Everyone:

I love the trees and if we had a public garden instead of grass behind some of our buildings that would be great!!

20:04:36 From Judi Barrett, Barrett Planning Group LLC to Everyone:

Linda, yes, I agree; 110% is not very affordable. That is why Chapter 40B focuses on 80% or below. The same is true for the Town's IZ bylaw as it applies to rental development.

20:04:51 From Deborah Brown to Everyone:

Walking tours of future sites would be helpful.

20:05:09 From Daphne Politis to Everyone:

We are hoping for that Deborah, weather and COVID permitting...

20:05:31 From Renee Holesovsky to Everyone:

Great idea, Deborah !

20:05:42 From STEPHANIE LEUNG to Everyone:

The previous restaurant (Shan-a-punjab) at "C" was a popular one. They have to decamp across the street to stay in Brookline for longer. When that temp site is torn down, they'll be kicked out of Brookline for good, potentially. If new commercial space has such high rents, Brookline will lose all the interesting shops and restaurants, which will be a great pity.

20:05:43 From Charles Homer to Everyone:

We need housing for all levels—the missing middle (e.g., for town employees) as well as lower income families.

20:05:51 From Karen S. to Everyone:

Public gardens instead of grass!

20:06:25 From Karen S. to Everyone:

More one beds all been converted to B and B . expect the closets>

20:06:25 From Donna Viola to Everyone:

I agree with Stephanie Leung

20:06:31 From Lisa Shatz to Everyone:

Could you put housing above Stop and Shop?

20:06:38 From Daphne Politis to Everyone:

BABCOCK STREET PARKING LOT

20:06:41 From Bambi Goodq to Everyone:

How can we take away a parking lot when, with more housing, much of which doesn't have one parking space per unit, there will be an increase in parking problems.

20:06:43 From STEPHANIE LEUNG to Everyone:

Can we do something about the open-space parking lots (like the one next to TJMaxx)

20:06:45 From STEPHANIE LEUNG to Everyone:

?

20:07:07 From Linda Pehlke to Everyone:

The business community needs the Babcock lot.

20:07:21 From Max Newell to Everyone:

Yeah, the insufficient density on Harvard St, incl parking lots like at TJ Maxx, is terrible

20:07:25 From Susie Roberts to Everyone:

It is absolutely ridiculous to think that this tiny parcel should have an apartment building on it when the Waldo Durgin complex is less than a block away!

20:07:27 From Alice MacGarvie Thompson to Everyone:

These sites all seem great! Also, if we truly want affordable housing ALL over Brookline, an Affordable Housing Overlay district would be an more efficient and effective way to do that.

20:07:38 From Jeff Wachter to Everyone:

This is a great place for housing - a block from Ridley, surrounded by apartments/condos on similar sized lots, obviously tons of retail.

20:07:48 From Sonya Lodge to Everyone:

We have to stop with the get it in where we can fit it in way of seeing things seek to protect the beauty and integrity of the Town {what makes Brookline unique- because it is}

20:07:48 From Susie Roberts to Everyone:

Don't you think of what's coming down the pipeline?

20:08:05 From Lisa Shatz to Everyone:

Could you put parking underground?

20:08:24 From Gina Hahn to Everyone:

Do we know that we have enough fire stations to service these units? If not, where is that going to go—have we considered that?

20:08:38 From Jeff Wachter to Everyone:

Brookline just lowered parking requirements to 1 per unit near transit.

20:08:41 From Charles Homer to Everyone:

we can reduce the parking requirement...it is right near public transit

20:08:43 From Donna Viola to Everyone:

With all this housing talk does B'line have the services to serve all of this new development. Doesn't that come first? First things first.

20:08:52 From David Rockwell to Everyone:

Waldo Durgin will have only 11 affordable units of the 143 units there, so this lot could bring more diversity into this part of Brookline

20:08:54 From STEPHANIE LEUNG to Everyone:

I agree with Lisa Shatz. If parking can go underground, it can become build site for something far more beautiful than parking lots

20:08:56 From deborah brown to Everyone:

Town Meeting passed a warrant article for this and the Fisher Hill site be evaluated for affordable housing.

20:09:00 From Susie Roberts to Everyone:

We should consider this parcel for some other public use, but certainly not more housing.

20:09:04 From Brian Ly to Everyone:

I think Alice may have a good point. the housing overlays can pretty much sit on any parking lot.

20:09:15 From Karen S. to Everyone:

Many do not drive! Should give preference if you do not need parking.

20:09:17 From Chi Chi Wu to Everyone:

The best way to support small businesses is to have lots of residents within WALKING distance. When I shop or get takeout, I frequent stores within walking distance, I don't want to drive.

20:09:33 From Karen S. to Everyone:

Could be more people if less parking!

20:09:44 From Max Newell to Everyone:

Why shouldn't the site be used for housing??

20:09:55 From Mary Sabolsi to Everyone:

Parking Requirements have Changed!

20:09:57 From Chi Chi Wu to Everyone:

I thought we reduced the parking requirements

20:10:00 From Linda Pehlke to Everyone:

ChiChi that's too simplistic. They need an appropriately scaled and priced space to exist in the first place.

20:10:02 From Charles Homer to Everyone:

Don't we have a warrant article about Parking for this town meeting?

20:10:03 From STEPHANIE LEUNG to Everyone:

That's another ridiculous requirements to have 2 parking per unit

20:10:32 From Tal Canetti to Everyone:

I also agree with Alice about the AHO (:

20:10:42 From Bambi Goodq to Everyone:

I want to caution that building in places like the corner of Hammond St. and Route 9 in Chestnut Hill, there is an issue with very dense traffic and cars coming in and out of driveways with little place to maneuver, merge with the ongoing and backed-up traffic.

20:10:59 From Naomi Sweitzer to Everyone:

Brookline would be doing our part to help on climate change by putting housing on lots like this—near transit and in a Town that is getting serious about EV infrastructure and pedestrian/bike infrastructure

20:11:02 From STEPHANIE LEUNG to Everyone:

That's sooooo 20th century, prioritizing cars over public transport.

20:11:08 From David Rockwell to Everyone:

Please have the architects revisit their assumptions about zoning-required parking ratios -- it's lower than a simple 2 spaces-per-unit ratio.

20:11:12 From Karen S. to Everyone:

Not fields near homes this is horrible noise with playing games!

20:11:14 From Naomi Sweitzer to Everyone:

This is a great location for affordable housing. I frequently walk through the lot, and at least the times I go through it's often pretty empty

20:11:15 From Jeff Wachter to Everyone:

We don't need greenspace - two parking lots on John are becoming parks related to the Waldo Durgin development, and is right next to the Ridley playground

20:11:22 From Lisa Shatz to Everyone:

You could put green space on the roof.

20:11:51 From Karen S. to Everyone:

How about Public gardens instead of fields or even trees!

20:11:59 From Bob Schram to Everyone:

yes, setbacks with trees/greenspace are important. Trade for increased height.

20:12:06 From Naomi Sweitzer to Everyone:

strange: a comment was just posted that was attributed to me but I did not post it

20:12:08 From STEPHANIE LEUNG to Everyone:

Roof gardens benefit only residents of the building, but NOT the public.

20:12:11 From Kate Silbaugh to Everyone:

Roof gardens seem like a great idea—what's the economics (would they get cut at the end)

20:12:12 From Sonya Lodge to Everyone:

Geez parking vs a place to live is a no brainer but those of you mention the things such as resources that support the Town {fire Dept etc.} are so very very right

20:12:20 From Daphne Politis to Everyone:

SECOND A or B or C or D?

20:12:48 From Bambi Goodq to Everyone:

If we want to provide for families with kids for low-income housing, we need to consider that families often need cars. Many of us on this call do not have young kids in school and some can do well without a car.

20:12:54 From Robert Miller to Everyone:

Can you explain where we are viewing these from?

20:13:08 From STEPHANIE LEUNG to Everyone:

"A" looks ugly

20:13:09 From Ana Vera Wynne to Everyone:

John Street may be wide, but it links Babcock and Pleasant Streets, which are too narrow considering the Waldo Street project. It makes no sense to place so many projects in this area. It is not about their design or what one could fit into a lot. Roof gardens aren't public space.

20:13:12 From Mary Sabolsi to Everyone:

D is too tall.

20:13:28 From Linda Pehlke to Everyone:

I can't wait. A hundred or so people with a poll and we'll hear They want 5 stories! Absurd

20:13:54 From Robert Miller to Everyone:

I was asking where they are being viewed from.

20:14:02 From Karen S. to Everyone:

some parks that are fields become a newscence! excuse spelling!

20:14:03 From Brian Ly to Everyone:

The poll sounds pretty nice

20:14:04 From Emy Takinami to Everyone:

Agree about the confusion others have named in the chat above around the focus on design/aesthetics vs. need (re: both of these polls).

20:14:07 From Max Newell to Everyone:

I don't love the design of D, but the height is suitable

20:14:11 From Naomi Sweitzer to Everyone:

this comment is not from me (if you made this comment, please identify yourself—seems like a helpful comment): This is a great location for affordable housing. I frequently walk through the lot, and at least the times I go through it's often pretty empty

20:14:12 From STEPHANIE LEUNG to Everyone:

"C" is far too generic... It could've been Watertown, or Waltham ...

20:14:23 From Virginia Smith to Everyone:

This is a difficult question because there are so many variables. I much prefer D, for its look which fits with the architecture of Harvard/Beacon, but it's far higher than the other buildings, which I prefer for lowered height. So, D is too tall, but I like its look best.

20:14:36 From Alice MacGarvie Thompson to Everyone:

Whichever one has the most affordable housing I like. They all look beautiful.

20:14:40 From Andrew lovanna to Everyone:

"I don't love the design of D, but the height is suitable" - agree here, this particular style was all over my college campus and it really stuck out

20:14:42 From Carol Caro to Everyone:

Like C but not sure there is a need for commercial on the first floor.

20:14:45 From Christopher Kahl to Everyone:

Given the developments and density in Coolidge Corner - we need additional green space - especially when the Waldo St. project is completed

20:14:47 From Chi Chi Wu to Everyone:

Agree with Alice

20:14:48 From Eric Colburn to Everyone:

Which has the most affordable housing in it?!

20:14:53 From Kate Silbaugh to Everyone:

I agree w Virginia Smith—D but shorter

20:14:55 From Max Newell to Everyone:

B is very cute. A is too low

20:15:06 From Max Newell to Everyone:

I'd love B with another story

20:15:09 From Tal Canetti to Everyone:

Which one has the most units?

20:15:13 From Karen S. to Everyone:

I can't see a . I would love more trees but the buildings are not that tall.

20:15:15 From STEPHANIE LEUNG to Everyone:

D reminds me of NYC

20:15:24 From Bonnie Bastien (she/her) to Everyone:

A is too low and the orange/brown is unattractive

20:15:32 From Mary Sabolsi to Everyone:

I think you can reduce the setbacks to keep them in line with other buildings nearby.

20:15:41 From Charles Homer to Everyone:

D seems a bit tall (although Waldo/Durgin will be taller), C has retail on the ground floor which doesn't make as much sense in this space. I live half a block from this and I want more affordable housing everywhere in Brookline. None of these had set backs, BTW.

20:15:44 From Naomi Sweitzer to Everyone:

Also agree that these polls are confusing. I don't care what the buildings look like, I care about which building will functionally benefit its residents most

20:15:54 From Bonnie Bastien (she/her) to Everyone:

^^^

20:15:55 From Virginia Smith to Everyone:

I really dislike the bricks in B because they don't fit with the original bricks that are throughout Brookline, esp. Brookline Village.

20:15:57 From Brian Ly to Everyone:

These all look great in a Wes Anderson movie, but maybe we should take into account the efficiency to build as much affordable housing as possible?

20:16:04 From John Harris to Everyone:

Very important to keep and possibly expand the car parking at the Babcock Street Parking Lot, so separated cycle tracks can be constructed in both directions for the full length of Harvard Street in Coolidge Corner, with no loss of off-street car parking near the commercial area.

20:16:06 From Donna Viola to Everyone:

How can the Public use roof top greenspace. That idea only serves the folks who live there. Greenspace is for everyone who lives here.

20:16:06 From Karen S. to Everyone:

I want the area around the building to be quiet this is the first thing! Sound proof windows!

20:16:07 From Luciana Schachnik to Everyone:

Yes Naomi! Same.

20:16:08 From Naomi Sweitzer to Everyone:

want the one that has the most affordable units and then use materials and design to look good and fit with neighborhood

20:16:08 From David Rockwell to Everyone:

The scale of A, B, and C seem best for this location (but Waldo-Durgin will be coming in a few years at a much higher scale).

20:16:22 From Wallis Raemer to Everyone:

Setbacks should be determined in relation to the scale and height of a building as well as the overall density of the neighborhood.

20:16:27 From Virginia Smith to Everyone:

C looks like something that you'd see around MIT. Not Brookline.

20:16:38 From Ted Greenwood to Everyone:

I prefer fronting on the street with more green space behind, much more liveable.

20:16:39 From Ana Vera Wynne to Everyone:

We should be focusing on traffic patterns, not design.

20:16:52 From Kate Silbaugh to Everyone:

C looks to me like that Tatte building in Columbia and Harvard

20:17:08 From Bambi Goodq to Everyone:

I agree with Virginia. I am still struck by how a more subtly colored building is so much more appealing. Think of the standard multi-family housing in Brookline which doesn't shout out like the colors in the right-hand building in A and the red of the building does in B. I would hope Brookline wouldn't allow a paved courtyard as in B when it could be all green or filled with trees.

20:17:30 From STEPHANIE LEUNG to Everyone:

Design MATTERS !!!

20:17:41 From Karen S. to Everyone:

What about Noise around new building!

20:17:44 From Sonya Lodge to Everyone:

Perhaps the question of where product style comes into play might simply have to do with functional style, curiosity and New England style. A resonates with me because of height of building and its configuration would seem to fit well aesthetically

20:17:44 From Naomi Sweitzer to Everyone:

someone has posted again acting as me: PLEASE STOP

20:17:47 From Charles Homer to Everyone:

B is more consistent with the type of apartment buildings in the neighborhood.

20:17:53 From Bambi Goodq to Everyone:

I agree with Ana that traffic (and parking entrances and exits) are quite important.

20:18:06 From Joan Lancourt to Everyone:

Design MATTERS. It's a both/and not either/or

20:18:08 From Max Newell to Everyone:

I agree that design matters. There's no reason that affordable housing couldn't both be built AND be attractive.

20:18:10 From Ted Greenwood to Everyone:

I hope it's not either/or--want pleasing design and significant # of affordable units.

20:18:14 From Max Newell to Everyone:

Yup Joan

20:18:31 From Chi Chi Wu to Everyone:

Design is secondary. The most important thing is getting the most affordable units. All things (# of units) being equal, I'd pick B.

20:18:56 From Emy Takinami to Everyone:

^^^agree w/ Chi Chi, design matters, only after need is met/prioritized

20:18:58 From Deborah Weinograd to Everyone:

These are affordable units not low income units.

20:18:59 From Chanda Jones-Mercer to Everyone:

I do like D better. I would like to know sizing of the room. Size is definitely. Space, kitchen!!

20:19:02 From STEPHANIE LEUNG to Everyone:

Sorry - Could someone clarify what's the most updated parking requirements?

20:19:02 From David Truog to Everyone:

Yes, it stigmatizes the residents of these buildings if you assume that don't care how their building looks.

20:19:07 From Linda Pehlke to Everyone:

We should be thinking about all the services and facilities that will be needed if we add housing, we will need more school space, more parks, more recreation, more \$\$\$ for police and fire. How do we make these boxes and livable home for families? We need to think holistically.

20:19:12 From Kimberley she/her Richardson to Everyone:

Agreed Chi Chi

20:19:18 From Tal Canetti to Everyone:

I 100% agree with Chi Chi!

20:19:28 From Elizabeth Schafer to Everyone:

sorry for the confusion - I used Naomi's link and posted twice under her name by accident

20:19:28 From Karen S. to Everyone:

Section 8 is not Mobile!

20:19:33 From Ana Vera Wynne to Everyone:

Design is not the priority. We want affordable housing, but traffic patterns and sufficient open space for affordable house dwellers are essential.

20:20:01 From Sonya Lodge to Everyone:

I agree Linda P. all those things are a huge part of the grand design

20:20:03 From Eric Colburn to Everyone:

Design matters obviously, but these places all look basically fine. Way better than the 60s-70s era apartment buildings I grew up around on Mason Terrace.

20:20:11 From Charles Homer to Everyone:

LP, I disagree...think of what would have happened in our country if we said we can't have people here because we don't have services. We want a viable, growing, diverse community and will create the schools and services to meet their needs.

20:20:26 From STEPHANIE LEUNG to Everyone:

To be honest, the "Affordable Housing" in these 40b would not be for those who are Section8

20:20:27 From Max Newell to Everyone:

Totally agree with you, Charles

20:20:27 From Karen S. to Everyone:

Excellent credit does not matter either!

20:20:50 From David Rockwell to Everyone:

I agree with Charles

20:20:54 From Kate Silbaugh to Everyone:

Agree that more affordable units is right, but these are all 20% affordable and the rest market rate, right. If that were not the case, this wouldn't be controversial

20:21:11 From Zippy Ostroy to Everyone:

Agree with Charlie - well said

20:21:15 From Karen S. to Everyone:

Section 8 gives landlord free loan.

20:21:25 From Donna Viola to Everyone:

Total agreement with Linda Pehlke. The services need to be there first and foremost. Otherwise we serve no one.

20:21:33 From Andrew Iovanna to Everyone:

Would someone be able to link the Brookline update to parking minimums in certain areas? Would love to learn more about that.

20:21:33 From Chanda Jones-Mercer to Everyone:

Affordable housing is it Going to Affordable housing because affordable isn't really . affordable if that make since.

20:21:52 From Luciana Schachnik to Everyone:

Well said Charles Homer!

20:22:02 From Karen S. to Everyone:

most modern are either closets or tenants pay ALL utilites! and the they landlord still gets the no interest loan!

20:22:04 From Christopher Kahl to Everyone:

Totally agree with you Linda

20:22:12 From Kate Silbaugh to Everyone:

Especially on Babcock—that's public land, I would like to see public housing or other housing that is fully designed to meet that need. I don't get giving the public land to a developer to make any market rate units—public lots are not a dime a dozen

20:22:21 From Bob Schram to Everyone:

I don't understand what incentives exist to make investors/ developers put any affordable housing into any of these sites - the current trend in these neighborhoods is increased density of the very-well-to-do.

20:22:28 From Sonya Lodge to Everyone:

Mr. Charles I did not receive Linda P. input that way. To me it seemed she was saying in the big picture all these things get impacted..as something to consider

20:22:34 From Karen S. to Everyone:

Anyone know about S.F.M.R?

20:22:51 From Chi Chi Wu to Everyone:

A reminder that tastes change. The boxes that people don't like today might be more appreciated in the future. I think many folks hated mid-century modern architecture when it first came on the scene

20:23:03 From Karen S. to Everyone:

Do not care about services- they are terrible anyway!

20:23:26 From Kate Silbaugh to Everyone:

^^Ha

20:23:30 From Virginia Smith to Everyone:

And Brutalist architecture was the trend . . . which meant we ended up with Pierce.

20:23:31 From David Truog to Everyone:

Housing planning must be done as part of urban planning, including services.

20:23:41 From Linda Pehlke to Everyone:

It's about knowing what is coming. We need to know what we will need to support this growth. it's about the need to know!

20:23:57 From David Rockwell to Everyone:

There are lots of examples of mixed income and even 100% affordable housing in Boston and surrounding communities with attractive designs. In Brookline, one example is 86 Dummer St, 100% affordable, built about 10 yrs ago. Cost always a challenge, but there have been solutions.

20:23:57 From Karen S. to Everyone:

Housing not services! Some need residential treatment homes to live in!

20:24:00 From Daphne Politis to Everyone:

NEWBURY WEST

20:24:35 From Kate Silbaugh to Everyone:

David Rockwell 86 Dummer should be the model. The best/

20:24:40 From Karen S. to Everyone:

Oh WOW IT IS SO DIFFICULT TO GET HERE _you must DRIVE!

20:25:16 From Sonya Lodge to Everyone:

Services matter..I would like an ambulance or the fire department to come when or if needed for someone else or myself. But as respectfully stated not tonight's issue

20:25:17 From STEPHANIE LEUNG to Everyone:

perfect test site for self-driving cars ;)

20:25:27 From Mary Sabolsi to Everyone:

Public transit clearly needs to be expanded!

20:25:31 From Wallis Raemer to Everyone:

For properties that the town owns, why doesn't the town develop/build the affordable housing units and control the process, design, etc. depending on the neighborhood, etc. like they do in CA in some cities???

20:25:34 From Wendy MacMillan to Everyone:

Its walkable to Cleveland Circle

20:25:44 From Bob Schram to Everyone:

Yes, 86 Dummer Street should be considered a paragon for Brookline

20:25:47 From Lisa Shatz to Everyone:

There will be a senior residents site there as well. The affordable housing can share shuttle buses with them

20:25:54 From Alice MacGarvie Thompson to Everyone:

Change the zoning! We need an affordable housing overlay to do this!

20:26:04 From Chanda Jones-Mercer to Everyone:

I'm not sure in the Town really cares. it been life time for this to happen.

20:26:06 From Don Leka to Everyone:

Am missing discussion about form based architecture. Does context matter?.

20:26:07 From Gina Crandell to Everyone:

I don't think one discusses architecture by taking polls of pictures of buildings. That is not architecture. The design of buildings needs to be discussed in terms of very specific locations. We need to be making decisions about parking, setbacks, amount of new housing, and density.

20:26:28 From Karen S. to Everyone:

Give families places that need to drive to and older adults 55 Brookline that has easy access to Transit train! 55 plus Brookline has none!

20:26:30 From Susie Roberts to Everyone:

This is a much better location for affordable housing. The D line close by off Dean Road. If necessary shuttles could be provided by the developer.

20:26:53 From Charles Homer to Everyone:

Both/and

20:27:03 From Daphne Politis to Everyone:

THIRD A or B or C or D

20:27:31 From STEPHANIE LEUNG to Everyone:

"A" is too low-density

20:27:34 From Saralynn Allaire to Everyone:

it's up a ver

20:27:38 From Lisa Shatz to Everyone:

I like brick apartment buildings there, Newbury consisted of brick buildings

20:27:56 From Chanda Jones-Mercer to Everyone:

I Love these one Cottage, Duplex, Townhouses. Fabulous!! Yas!!!

20:28:00 From Lisa Shatz to Everyone:

I agree with Stephanie

20:28:23 From Mary Sabolsi to Everyone:

Would like to see rent to own affordable housing.

20:28:35 From Bonnie Bastien (she/her) to Everyone:

Me too ^^

20:28:59 From Karen S. to Everyone:

A B and D although C is not b bad. A is too small for older people as they know fewer people, have whole social life in their home 55 plus !

20:29:11 From Saralynn Allaire to Everyone:

it's up very steep, high hill. not very walkable

20:29:11 From David Rockwell to Everyone:

These seem all pretty low-scale, I wouldn't overlook some higher scale. And it's disappointing to hear the architect assume this has to be all-market. Why??

20:29:13 From Pamela Lodish to Everyone:

People should go to this project which took years to develop but the affordable housing that was built there looks like it was always in the neighborhood.

On Saturday, October 20, 2012, town officials, developers, new owners, neighbors, and community activists celebrated the completion of the Olmsted Hill project. This new subdivision, built on a formerly town-owned reservoir site and located along Fisher Avenue near the crest of Fisher Hill, includes 10 single family lots / homes and 24 affordable condominium homes.

While the process that produced this project was a long one (approximately 7 years in planning and 3 years in execution) the project is a strong example of neighbors and community working together to develop a neighborhood and site-sensitive design and program that would serve the affordable housing goals of the larger community.

20:29:18 From Chanda Jones-Mercer to Everyone:

these should be rent to buy

20:29:20 From Karen S. to Everyone:

Brookline has NO 55 PLUS AGE GROUP!

20:29:31 From Tal Canetti to Everyone:

this is back to the question of aesthetics, but i think aesthetics matter to the point that affordable housing should be nice for the people living in it, and that it should be nice and inviting to all those who need it - however, the question of aesthetics should not make it so that less units are built - again, like Chi Chi said, aesthetics are secondary!!

Also maybe aesthetics should be more up to specifically those in public housing/who have been in public housing? I think they should have much more agency concerning the look of the housing they're living in!

20:29:36 From Carlos Ridruejo to Everyone:

D and C are very similar to the affordable units across the street from this lot

20:29:38 From Bambi Goodq to Everyone:

I think B is by far the most consistent with the neighborhood and that A looks like it belongs seaside.

20:29:42 From STEPHANIE LEUNG to Everyone:

Agree with Karen. "A" would be hard to make it accessible-ready for seniors.

20:29:43 From Jim Batchelor to Everyone:

What is density in each?

20:29:54 From Kate Silbaugh to Everyone:

Again this is public land, so this should be like Dummer—public, not 20% AMI

20:29:56 From Karen S. to Everyone:

i THINK PERSONALLY i WOULD LIKE TO LIVE IN b

20:29:59 From Virginia Smith to Everyone:

Again, there are so many variables. Some have lots of grass, some have nothing. Some have more interesting designs (A), some are flat and boring (C). But C has more grass, so how to factor that in

20:30:15 From Karen S. to Everyone:

i MEAN d LIVE IN

20:30:24 From Bambi Goodq to Everyone:

D also fits fairly well with the neighborhood.

20:30:33 From Charles Homer to Everyone:

A and D seem most appropriate

20:30:37 From Linda Pehlke to Everyone:

This entire exercise is absurd.

20:30:40 From Mary Sabolsi to Everyone:

I think C is unattractive.

20:31:09 From Don Leka to Everyone:

Are we really deciding on architectural style? This discussion belongs by neighborhood. I don't live there but there are neighbors there. They matter

20:31:10 From Jeff Wachter to Everyone:

Was the scale of the senior housing being built across the street taken into consideration? That's a quite large building (architecturally nice though), and we should do something similar in scale on Newbury West.

20:31:28 From Christopher Kahl to Everyone:

A and D seem best

20:31:32 From Karen S. to Everyone:

SOME OF US ALSO HAVE A VISION PERCEPTION PROBLEM DO NOT FEEL COMFORTABLE DRIVING AND NEED QUIET BROOKLINE HAS BOTH! AND TREES!

20:31:39 From STEPHANIE LEUNG to Everyone:

The requirements for these poll/discussions seem to be morphing. If the main goal is to build as many affordable housing as possible, then that should be an overarching goal..

20:32:00 From Luciana Schachnik to Everyone:

I think you all are doing a great job and there is nothing absurd about it. There is no need to be rude.

20:32:00 From Ana Vera Wynne to Everyone:

I agree with Kate Silbaugh. This is public land and should be like Dummer St, not 20% AMI.

20:32:31 From Virginia Smith to Everyone:

Hey—I grew up on the South Side of Chicago, and the housing that was provided to poor people is atrocious with no spirit-lifting aspects. I don't agree that aesthetics is unimportant. Why can't people on the less wealthy end of the spectrum have a nice-looking house/apartment to live in?

20:32:55 From Karen S. to Everyone:

credit should be a big factor in landlord choice of tenant ! I feel it means nothing!

20:33:12 From Karen S. to Everyone:

Section 8 Moble Voucher!

20:33:21 From Linda Pehlke to Everyone:

Also agree with Kate Silbaugh public land should be 100% affordable.

20:33:34 From Daphne Politis to Everyone:

ROUTE 9 AT HAMMOND STREET

20:33:35 From Lisa Shatz to Everyone:

I agree with Virginia. Affordable housing should be attractive

20:33:53 From Jenny LaVigne to Everyone:

I'm looking for opportunities to creATE A NEIGHBORHOOD. Shared spaces, like a play space, a garden? Thats what ppl need.

20:33:59 From Wendy MacMillan to Everyone:

@LindaPehlke It might be absurd to you Linda but affordable housing is extremely important to many of us and the exercise is an important part of the process. I feel hopeful and I appreciate affordable housing is being discussed to this extent!

20:34:16 From STEPHANIE LEUNG to Everyone:

Agree with Kate Silbaugh as well. If it's public land, town should mandate 100% affordable housing on the development.

20:34:23 From Pamela Lodish to Everyone:

I agree with Linda Olson Pehlke. For the Newbury site, it will take a process that can mimic the success of the Olmsted development. That takes time. By putting in the effort to have the affordable units fit into the neighborhood, we ended up with a successful project. I am having a lot of trouble

following what you are really doing tonight and how any of these answer would really contribute to a successful outcome.

20:34:38 From Ana Vera Wynne to Everyone:

Was the Babcock Street proposal within zoning at 5 floors?

20:34:45 From Chi Chi Wu to Everyone:

Thank you Luciana and Wendy. I appreciate the folks who organized this process and getting all this input. Definitely not absurd

20:34:49 From David Rockwell to Everyone:

I saw the comment that this is an "absurd" process. It's not easy to tackle this visualization exercise, but I want to offer my thought that it is not absurd. I appreciate the consultants' efforts to gather thoughts on complex matters that are important to the town's future as a place where we want to encourage diversity. I don't agree with all the presumptions behind the design and scale choices offered, but this is a good start, and is revealing useful insights from our group.

20:35:21 From Charles Homer to Everyone:

agree with David

20:35:41 From Chanda Jones-Mercer to Everyone:

Karen ? when it comes to section 8 for Brookline. Brookline will let you section 8? I heard it's hard to rent in Brookline with section 8.

20:36:13 From Andrew Iovanna to Everyone:

Agree with the above sentiment - this is genuinely super interesting and I'm impressed by the transparency and level of input we're getting here! Thanks to the staff / organizers.

20:36:18 From Linda Pehlke to Everyone:

If this site is in the TPOD there is no required parking for ground floor commercial/retail.

20:37:01 From Karen S. to Everyone:

Impossible to move most places landlord does not want Section 8 Mobile voucher even with excellent credit!

20:37:01 From Richard Nangle to Everyone:

Sheafe is some of the most affordable housing in south Brookline.

20:37:41 From Lisa Shatz to Everyone:

Why only have one story or retail? Can't housing go above retail?

20:37:44 From Charles Homer to Everyone:

Could you cover the entire space with parking on ground level

20:37:53 From STEPHANIE LEUNG to Everyone:

Off topic, while everyone's rushing to building projects (affordable or otherwise), has the town had capacity planning (eg. can schools handle potential incoming enrollment)?

20:38:05 From Alice MacGarvie Thompson to Everyone:

Overlay districts for the win!

20:38:30 From Mary Sabolsi to Everyone:

Zoning is hard to understand for sure!!!

20:38:31 From Renee Holesovsky to Everyone:

I also appreciate all the time and work that is being put into presenting the information tonight. I live for context and comparison. :-)

20:38:50 From Donna Viola to Everyone:

Jenny L. has the right idea. People need gardens, outdoor space to feel whole, to walk in, look at;;cars and cement are secondary.

20:38:56 From Andrew Iovanna to Everyone:

+1 to Renee - I'd be totally lost trying to do this alone for sure

20:39:03 From David Rockwell to Everyone:

The parking ratios also vary by each bedroom size, I believe, whether in the TPOD or not. Thank you for recognizing this, Dillon.

20:39:28 From Al Raine to Everyone:

Agree with David Rockwell. Nothing absurd about this.

20:39:41 From Alice MacGarvie Thompson to Everyone:

This zoning is so restricting! We need an Affordable Housing Overlay!

20:39:45 From STEPHANIE LEUNG to Everyone:

Could we encourage underground parking in all these projects??

20:39:49 From David Truog to Everyone:

Linda's point, Wendy, is (I think) that these polls are fine for brainstorming ideas, but should never be used to justify decisions, since they're not representative.

20:40:17 From Daphne Politis to Everyone:

FOUR A or B or C or D

20:40:43 From Kate Silbaugh to Everyone:

B and C is just a massing issue from the POV of those photos anyway

20:40:48 From Eric Colburn to Everyone:

As a cyclist, I like D, since it seems to turn Route 9 into a pedestrian and biking haven.

20:40:49 From Lisa Shatz to Everyone:

@Stephanie Leung: The town will have to work to provide what is needed. Building schools is something that towns can do.

20:40:53 From Andrew Iovanna to Everyone:

If the parking is less required here - this would be an awesome location for 4-5 story housing + park / public event space!

20:41:22 From Chanda Jones-Mercer to Everyone:

I like A & B the last slide

20:41:40 From STEPHANIE LEUNG to Everyone:

I like more windows in "A", it feels less imposing even though the scale looks large

20:41:44 From David Rockwell to Everyone:

Can you put up the poll questions again, I've lost the question screen

20:42:08 From Bob Schram to Everyone:

Route 9 /Hammond is one of the few areas where we might attract retail/commercial development which is important for Brookline's tax base

20:42:08 From Mary Sabolsi to Everyone:

I think it is important to keep the height 6 stories or less so that people living in the triple deckers looking at the new buildings don't feel dwarfed by them.

20:42:20 From Ana Vera Wynne to Everyone:

We care about creating affordable housing with appropriate consideration of traffic density and open space first (design is secondary).

20:42:26 From Susie Roberts to Everyone:

It's important when evaluating each site to know what other developments are planned for the area not just what's currently existing.

20:42:29 From Bill Reyelt to Everyone:

ground floor of B could be more open, inviting

20:42:40 From Naomi Sweitzer to Everyone:

most of these are fine but B seems imposing and unwelcoming at the street level and all the way up

20:42:48 From Charles Homer to Everyone:

the architecture in that area is a complete mash up, so I don't think it matters a great deal. B doesn't work well at ground level. There is also another project going in on the other corner across Hammond (where the gas station was).

20:43:14 From Susie Roberts to Everyone:

I, too, agree with Jenny L.

20:43:22 From STEPHANIE LEUNG to Everyone:

@Lisa Shatz: Easier said than done to "build schools". My kids effectively graduate out from elementary school through high school, only to see BHS finally gets renovated and expanded.

20:43:27 From Virginia Bullock to Everyone:

I think we need to develop different housing options - different people will choose different types of living situations.

20:43:28 From Al Raine to Everyone:

Density is appropriate here, and I'm ok with extra height at a key corner location like this (at least at the corner section). Important that the ground floors be retail or other active, public-inviting uses.

20:43:42 From Alexis Lanzillotta, Barrett Planning Group to Everyone:

David, I'm not sure how to re-open the survey on the participant's end, but be sure to put your feedback in the chat if you didn't get to participate!

20:43:46 From Sonya Lodge to Everyone:

No thanks to the Affordable Housing Overlay it does not solve issues. Agree with building height as building height abutting and fitting in with existing "homes," indeed matters

20:44:04 From Ana Vera Wynne to Everyone:

I agree with Susie, proposals cannot be evaluated without taking into consideration other projects in the area.

20:44:11 From Gina Crandell to Everyone:

I think the only way to learn about these kinds of general design issues from the public is to ask questions that require comparisons, choose between what more or less parking does to a site, compare more and less open space, compare setbacks, compare costs, compare densities, etc.

20:44:13 From Naomi Sweitzer to Everyone:

Agree with Al Raine

20:44:21 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

What makes a project appropriate or inappropriate for a test site? What aspects of design matter most? What other factors are important?

20:44:47 From Luciana Schachnik to Everyone:

Please make sure to hear to different voices.

20:44:54 From Kate Silbaugh to Everyone:

An affordable housing overlay isn't meaningful until you have its details—it's either right or wrong after it's developed in detail. It isn't a cut and paste from somewhere else.

20:44:57 From Wendy MacMillan to Everyone:

@DavidTruong I still do agree that this, any part of this presentation, is absurd. As someone who is able to live and work in this community because of my affordable housing I find it offensive to be so dismissive during a presentation on affordable housing.

20:45:00 From Daphne Politis to Everyone:

RESIDENTS OF AFFORDABLE HOUSING

20:45:12 From Virginia Smith to Everyone:

I'm okay with greater density on the Route 9 corridor.

20:45:12 From Bernard Greene to Everyone:

Could you say again how we can access the comments after this is over.

20:45:17 From Bambi Goodq to Everyone:

I had not before chosen "None of the above", but I know this area very well and given the traffic (which is SO unrealistically shown here and probably cannot be changed). Now I've just heard this is not specific to this area, but the density has to be matched to the traffic patterns and density. "A" is so much more appealing because of the shared space and the irregularity of the shapes.

20:46:26 From STEPHANIE LEUNG to Everyone:

I'd like to see 40b fanning out along Route 9 and South Brookline where there's more space to allow higher density.

20:46:43 From Mary Sabolsi to Everyone:

Thank you for putting this presentation together. Buildings need to feel like home and be sustainable: green space, community space, low carbon footprint. People who live in affordable housing should be able to build equity so that they have a sense of belonging.

20:47:05 From Joe Viola to Everyone:

Chat Transcript will be here:

20:47:08 From Joe Viola to Everyone:

<https://www.brooklinema.gov/1299/Housing-Production-Plan>

20:47:12 From Linda Pehlke to Everyone:

I don't think we should be converting our commercial parcels to all housing.

20:47:43 From Daphne Politis to Everyone:

RESIDENTS OF AFFORDABLE HOUSING

20:47:57 From Charles Homer to Everyone:

I think you got better answers from your interviews with residents...there are relatively few on today's call.

20:48:10 From Tal Canetti to Everyone:

I think one of the most important aspects making housing "appropriate" is input from those actually using the affordable housing, and again, making sure they have the agency to make a lot of these decisions!

20:48:12 From Naomi Sweitzer to Everyone:

can you please post the question in the chat? sound quality is difficult—hard to hear the questions verbally

20:48:16 From Renee Holesovsky to Everyone:

It certainly is a big problem that drug addiction and alcoholism are now seen as " disabilities " .

20:48:35 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

Naomi, here are the questions:What makes a project appropriate or inappropriate for a test site? What aspects of design matter most? What other factors are important?

20:48:42 From Bambi Good to Everyone:

I'd like to underscore Mary Sabolsi's comments, esp. about the low carbon footprint.

20:49:06 From Mary Sabolsi to Everyone:

Drug addiction and alcoholism are illnesses, and they are frequently disabling.

20:49:12 From Richard Nangle to Everyone:

Linda is correct. Sacrificing commercial for residential is a terrible move for a community with so little commercial RE in the first place.

20:49:42 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

1. What other neighborhood contexts are there in Brookline? What are their characteristics? What matters for affordable housing in these contexts?

20:49:44 From STEPHANIE LEUNG to Everyone:

Agree with Richard N. and Linda.

20:49:44 From Naomi Sweitzer to Everyone:

we should be creating ground floor retail with housing above it mixed with all commercial and all residential buildings

20:49:45 From Charles Homer to Everyone:

Affordability, safety, access to appropriate services—walking distance to schools, child care, groceries

20:49:47 From Kate Silbaugh to Everyone:

I agree w this comment on the phone—the word affordable has expanded to too high an income bracket

20:49:50 From Eric Colburn to Everyone:

To improve the town budget and lower people’s taxes, Brookline should allow a lot of office buildings to be built. Cambridge has a giant budget and property taxes that are less than half of Brookline’s.

20:49:58 From Mary Sabolsi to Everyone:

It is a big problem that our society does not provide adequate treatment for drug addiction and alcoholism.

20:50:02 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

2. What characteristics of affordable housing matter to potential residents of affordable housing? (e.g. proximities, type of building, unit characteristics, neighborhood characteristics?)

20:50:27 From Daphne Politis to Everyone:

DEVELOPERS

20:50:48 From Catherine Harris to Everyone:

Affordable town house designed with 3-4 bed room. With a back yard so that we can cookout and spend quality time with our family in the Summe times , I lived I. Housing 6 family 3 floor so long and I would appreciate a town house development with community rooms and some stores , etc

20:50:49 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

3. What makes a successful project—for residents of affordable housing, for developers, for residents of Brookline, for abutters? Where are the interests of these groups aligned or in conflict? (E.g. provides much needed housing, economically viable to build, doesn’t detract from neighborhood character...)

20:51:54 From Virginia Smith to Everyone:

Some of existing housing stock in single family homes can be beneficially converted to condos without the loss of trees and greenspace. I wish there were more discussion of this option in our town.

20:51:56 From Kate Silbaugh to Everyone:

I may be naive, I know, but I have not heard people object to the development of public housing. I am a Dummer neighbor and I was not aware of any community concern or reaction. The only reactions I hear in Brookline is to 40B projects, mostly due to massing and what feels like a phony play at

seeming like there's an affordability function of those buildings. There are zero affordable units at Waldo Durgin. Zero.

20:52:06 From Naomi Sweitzer to Everyone:

the questions are complicated and multi-layered—they need thought

20:52:32 From David Truog to Everyone:

Too many variables in that one question.

20:52:32 From John Bowman to Everyone:

A successful development reduces car dependence

20:52:32 From David Rockwell to Everyone:

These open-ended Qs a little hard to answer, but I think the key is to have new housing developments add to, not detract from, income and ethnic diversity.

20:52:45 From Lisa Shatz to Everyone:

If an affordable housing project makes my neighborhood more diverse, racially, ethnically, income-wise, then to me it's successful

20:53:12 From Judith Clementson St. Pauls Brookline GBIO to Everyone:

I would want the project to be well-managed, when being built, and well-maintained in every respect as the years go on.

20:53:16 From Linda Pehlke to Everyone:

Because we are a built out community you are mostly talking about redevelopment. Therefore the first part of the equation is what are you tearing down? Is it older, smaller housing that fits a lower-income niche? Are you demolishing existing small businesses? What about the embodied carbon in existing buildings?

20:53:29 From Virginia Smith to Everyone:

To follow up on Kate's comment, I am truly saddened when places like Waldo-Durgin are kept only for the upper classes and keep out affordable units by putting several millions into a trust fund for housing elsewhere.

20:53:52 From Charles Homer to Everyone:

As an abutter, I care about the impact on traffic, on walkability, on retail. As a community member, I care about having a diverse community, about our children having exposure to a variety of peers.

20:54:03 From STEPHANIE LEUNG to Everyone:

Could we minimize the class warfare (like making landlords villains)?

20:54:10 From Jeff Wachter to Everyone:

Community benefits can be really helpful to the neighbors to move a project forward - the future conversion of parking lots to park space on John Street connected to Waldo Durgin is a great example; community space, subsidized retail spaces for local businesses, etc. would be great

20:54:11 From Eric Colburn to Everyone:

For a built-out community we sure have a lot of land devoted to parking lots.

20:54:33 From Virginia Bullock to Everyone:

I think different people choose different types of housing - we should be focused on creating a variety of types of housing.

20:54:45 From Lisa Shatz to Everyone:

@ Linda Pihlke: My neighborhood is constantly having new buildings- smaller houses are torn down and built in its place large McMansions

20:54:57 From Naomi Sweitzer to Everyone:

What aspects of design matter most? Answer: maximizing # of affordable units, welcoming facade especially at street level, net zero design, good pedestrian/biking infrastructure, building materials that are climate friendly and work well in the surrounding neighborhood, ideally shared outdoor space for residents if not near a park

20:55:21 From Ana Vera Wynne to Everyone:

What matters for a successful project is the presence of truly affordable units, appropriate open space, a traffic pattern that keeps crossing lines and sidewalks safe for pedestrians.

20:55:44 From Bob Lepson to Everyone:

Agree 100% with @naomisweitzer

20:55:45 From Susie Roberts to Everyone:

As an abutter, I care about the scale, character and design of any building or group of buildings, and welcome affordable units in such a context.

20:55:46 From Tal Canetti to Everyone:

i think maximizing the number of units as well as making sure they are livable and big enough is really important!

20:55:54 From Amanda Zimmerman to Everyone:

variety of housing, maximizing the number of affordable units, including for families. Mixed income, Mixed use checks a lot of boxes

20:56:01 From Jeff Wachter to Everyone:

+1 to Tal Canetti's comment

20:56:26 From Al Raine to Everyone:

Walkable density near transit with socioeconomic diversity and good design.

20:56:44 From David Rockwell to Everyone:

I agree with Al Raine

20:57:02 From Naomi Sweitzer to Everyone:

What will Brookline if our housing production is successful? We will have made reparations for red lining

20:57:11 From Sonya Lodge to Everyone:

when it is time I think it is important to involve the surrounding community where being developed...when people of the community have the opportunity to ask questions or voice their input it may equal their feeling included

20:57:23 From Lisa Shatz to Everyone:

I'd like to see Brookline at least 20% affordable.

20:57:30 From David Truog to Everyone:

Answer about "in 20 years" is: for every new housing unit, there should be proportionally increased green space, school space, and other services.

20:57:35 From Sonya Lodge to Everyone:

Very important and well said Tal

20:57:54 From Alice MacGarvie Thompson to Everyone:

@Tal and @Naomi agreed

20:58:09 From Kimberley she/her Richardson to Everyone:

Thank you Naomi

20:58:09 From Emy Takinami to Everyone:

More safe and well-maintained public housing- specifically for families. Tenant protections. A more diverse and interconnected community.

20:58:15 From Luciana Schachnik to Everyone:

Naomi ++++++

20:58:17 From Ana Vera Wynne to Everyone:

In 20 years, successful buildings would maximize the number of affordable units, while providing plenty of open space, manageable sidewalks, safe crosswalks for access to schools, a sense of community.

20:58:17 From Tal Canetti to Everyone:

yes the reparations for redlining part is so so so important!

20:58:21 From David Truog to Everyone:

Any housing planning effort should be done as part of a holistic planning initiative, and that's got to include services.

20:58:21 From Daphne Politis to Everyone:

WHAT OTHER CONTEXTS IN B

20:58:34 From Chi Chi Wu to Everyone:

I am guessing the majority of "affordable" housing in Brookline isn't deed-restricted housing but older multifamily buildings that charge reasonable rents. Many of these are quickly being converted to condos and redeveloped/gentrified. I think we need a LOT of explicitly affordable deed-restricted housing to make up for that. And to figure a way to retain some of this informally affordable housing

20:58:47 From Chanda Jones-Mercer to Everyone:

beautiful buildings and everybody is treating equally.

20:58:49 From Linda Pehlke to Everyone:

We should have more commercial development, more green and open space. Good public realm to support wellbeing. Access to local businesses and healthy outdoor activity. Public spaces that engender community building.

20:58:53 From Karen S. to Everyone:

How about larger bigger building with trees like on BEALS ST. !

20:58:56 From Jim Batchelor to Everyone:

If abutters have veto for potential loss of daylight, noise, greenspace we will be stopped. There should be larger community benefits, including more affordable housing, with some limited but basic protections for abutters.

20:59:01 From Tal Canetti to Everyone:

also i 100% agree with emy! tentant protections and a more diverse/interconnected community are also really important!

20:59:05 From Susie Roberts to Everyone:

To clarify about Waldo Durgin, it is incorrect that the project does not have affordable units. It does. Also, a large payment was made to the housing trust fund for the construction of affordable units and infrastructure in a manner chosen by the Town, which we on the Coolidge Corner Study Committee understood that the HAB likes.

20:59:18 From David Rockwell to Everyone:

One of my visions is that all public housing units are safe and viable as decent housing for Brookline HA's residents

20:59:38 From Jeff Wachter to Everyone:

Lowering the red tape to building projects is important; right now only the biggest developers who can hire the lawyers and consultants can add density; it's important to make it much easier for folks to subdivide their homes or build small multi-family on small lots without years of hearings and lots of lawyers; triple deckers have historically been a way for folks to build wealth, but that's too hard/expensive in our current environment

20:59:44 From Alice MacGarvie Thompson to Everyone:

VAST improvements to pubic housing! An affordable housing overlay! Reparations!

20:59:49 From Charles Homer to Everyone:

I am told that almost all of Brookline is w/in 1/2 a mile of public transit...so it seems that all of Brookline should allow multifamily housing by right. Agree that improving quality of public housing in Brookline is baseline (per David Rockwell)

21:00:10 From Karen S. to Everyone:

I would love a mother in law apartment I am quiet and have a porch to plants to share with neighbors.

21:00:20 From Sonya Lodge to Everyone:

We are rid of the stigma surrounding public housing and affordable housing and we all see and accept through equal eyes

21:00:20 From Richard and Ana Vera Wynne to Everyone:

A fair process.

21:00:30 From Tal Canetti to Everyone:

yess alice!!!! an AHO also of course!

21:00:39 From Christopher Kahl to Everyone:

Maybe we should also discuss how we will improve the current public housing

21:00:44 From Luciana Schachnik to Everyone:

Alice +++++

21:00:50 From Karen S. to Everyone:

Excellent credit Section 8 Paid in advance

21:00:51 From Naomi Sweitzer to Everyone:

Improving conditions in public housing is critical

21:00:59 From STEPHANIE LEUNG to Everyone:

Somehow I see the "20 Years From Now" vision as a back-to-the-future. To give you an example, my neighbors were both BHS teachers. They bought the house, reared their kids to college, and then they sold the Victorian house last year to a developer for \$2m+, only to see it torn down by developer. But, I was glad for my neighbors because they got a nice nest egg for retirement. Would that be the future for those who are lucky enough to get in affordable housing today? Somehow I feel that's going to be the case.

21:01:08 From Chi Chi Wu to Everyone:

And rent control!

21:01:27 From Chanda Jones-Mercer to Everyone:

please make sure that affordable housing doesn't look like affordable housing inside. make look like mansion or condo inside. Im tired of electric stove and baseboards heater.

21:01:39 From Catherine Dennison (she/her), Barrett Planning Group to Everyone:

tinyurl.com/BrooklineHPP

21:01:46 From Emy Takinami to Everyone:

^^^+1 to tent control and good cause eviction and tenant bill of rights!!!

21:02:08 From Luciana Schachnik to Everyone:

Chanda Jones-Mercer ++++++

21:02:21 From Tal Canetti to Everyone:

^^^to chanda jones-mercier too - make sure affordable housing looks good on the inside too ofc, and that all of its appliances are long-lasting!

21:02:30 From Ana Vera Wynne to Everyone:

Thank you for your work. I would love to have an in depth study about open space and traffic density in Brookline.

21:02:31 From STEPHANIE LEUNG to Everyone:

Thank you for this presentation, team. It's informative.

21:02:37 From Tal Canetti to Everyone:

thank you!!!!!!!!!!!!

21:02:44 From Karen S. to Everyone:

Dragged down by bad tenants that are low income!

21:02:45 From Chi Chi Wu to Everyone:

Thank you for your work!

21:02:45 From Alice MacGarvie Thompson to Everyone:

YESS Ms. Jones-Mercer!!!

21:02:49 From David Rockwell to Everyone:

Thank you team

21:02:49 From David Truog to Everyone:

+1 Ana

21:02:50 From Virginia Smith to Everyone:

Agree. Thank you!!!