



BROOKLINE
ECONOMIC DEVELOPMENT ADVISORY BOARD

Building a Better Brookline

Economic Development Advisory Board

Brookline Town Hall
333 Washington Street
3rd Floor
Brookline, MA 02445
617-730-2468

Anne Meyers, Co-chair
Paul Saner, Co-chair
Derrick Choi
Alan Christ
Susan Houston
Carol Levin
Kenneth Lewis
Thomas Nally
Marilyn Newman
Alden Raine
Donald Warner
Cliff Brown

December 9, 2016

Dr. Robert Sperber, Founder Emeritus

Board of Selectmen:

RE: Façade Improvement Loan Application for “The Village Works” at 202 Washington Street

The Town of Brookline façade loan program was established to encourage business and property owners to undertake improvements to their commercial storefronts. This program is offered through the Economic Development and Long Term Planning Division to support Brookline’s commercial areas. The program’s objective is to create lasting community benefits that go beyond the individual storefronts that enhance the overall streetscape and strengthen the identity of our commercial areas. Eligible improvements are limited to those that will be made to the exterior front or sides (facades) of buildings that impact the visual aesthetics of the property. Exterior painting, signage, awnings, lighting, windows/door replacement or modification, and building /storefront/façade restoration are eligible as well as minor landscaping. Following a public meeting to review and discuss the façade loan application by The Village Works, the Economic Development Advisory Board (EDAB) considered the following motion:

WHEREAS The Economic Development Advisory Board’s mission is to promote the vitality of our commercial areas, including preserving and enhancing the character of neighborhoods;

WHEREAS the Economic Development Advisory Board, in response to the demands of our citizenry and business owners, has worked hard to support programs which foster vibrant and attractive commercial areas;

WHEREAS the Economic Development Advisory Board supports the revitalization of 202 Washington Street via an innovative start-up business, generating local jobs, creating vital neighborhoods, and supporting area residents during job and career transitions.

WHEREAS Town Meeting voted in 2003 to authorize the Director of Planning and Community Development to establish, under General Laws, Chapter 44, Section 53E ½, a Façade Improvement Revolving Fund to be overseen by EDAB, with expenditures from the Revolving Fund not exceeding \$10,000 to be authorized by the Director of Planning and Community Development, with the written approval of the Board of Selectmen;

WHEREAS staff has reviewed the façade loan application and determined that the improvements, including new doors, transom windows; and insulated glass all qualify to receive \$8,000 in façade loan funding;

WHEREAS the Planning Board has reviewed and approved the proposed improvements in accordance with the Town's Design Review procedures;

THEREFORE EDAB, by a unanimous vote, recommends the Selectmen authorize the expenditure of \$8,000 from the Façade Loan revolving account to reimburse The Village Works for the above referenced façade improvements as supported by receipts and any other necessary documentation that the work has been completed.

Sincerely (on behalf of the full Board),



Anne Meyers
Co-Chair, Economic Development Advisory Board



Paul Saner
Co-Chair, Economic Development Advisory Board

Scoring Criteria	Streetscape Enhancement/ Strengthen Area ID	Weighted Score	Positive Lasting Community Impact (including energy efficiency)	Weighted Score	Cumulative Score	% Score	Relative Score (Cum Scores Total)	Actual Funding
Applicant	Score	0.4	Score	0.6		4	3.2	
Village Works	3.2	1.28	3.2	1.92	3.2	80%	100%	\$8,000
Max Funding								
\$10,000								
Scoring								
4 = Excellent (Scope of work goes above and beyond category requirements (i.e. multiple energy efficient upgrades and/or multiple façade improvements which substantially improve upon visual aesthetics, streetscape and commercial area identity including, new signs, awnings, building restoration, paint, lighting, window/door replacement or modification, minor landscaping)								
3 = Good (Scope of work includes multiple improvements, with some impacts on visual aesthetics, or streetscape or commercial area identity including, new signs, awning repair/replacement, paint, lighting, minor landscaping)								
2 = Satisfactory (Scope of work only slightly improves upon existing façade with few if any impacts on visual aesthetics, or streetscape or commercial area identity. This may include a new storefront sign and some paint work)								
1 = Minimum (Scope of work qualifies for funds, but does not impact visual aesthetics, streetscape or commercial area identity) Work includes sign replacement with little to no other alterations/improvements made to the façade.								
0 = Not applicable (Scope of work does not qualify for funding and/or does not yield any impact on visual aesthetics, streetscape or commercial identity)								



Town of Brookline Massachusetts

FAÇADE LOAN PROGRAM APPLICATION

Department of Planning and
Community Development

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
Alison Steinfeld, Director

Name of Applicant Lisa Wasserman Sivan

Name of Business The Village Works

Address of Business 202 Washington Street

Telephone Number 617-460-1825 Fax Number _____

Email Address lisa@thevillageworks.com

Type of Business Shared Office Loan Amount \$9,878

Applicant is the Property Owner Business Owner

Property Owner's Name (if different) Washington 202 LLC

Property Owner's Address c/o Lichten & Liss-Riordan, P.C. 729 Boylston St.,

Property Owner's Signature 

Property Owner's Telephone Number 617-504-7944

Please attach a description of the scope of work and estimated budget for the façade improvement. In addition, include sign plans (including photo simulations) illustrating the proposed façade improvements. Mail or hand deliver the completed application to: Economic Development Division, Town of Brookline, 333 Washington Street, Town Hall, Brookline, MA 02445

COMMONWEALTH GLASS & MIRROR CORP.
1 GROVE STREET
WATERTOWN MA 02472
(617)926-1111 Fax:(617)926-7816
Tax# 04-2236640

Quote: 41314
Date: 07/12/2016

Customer

THE VILLAGE WORKS
 202 WASHINGTON STEET
 BROOKLINE MA 02445

H (617)460-1825

Csr: ROBERT Tech: PO Terms: C.O.D

<u>Qty</u>	<u>Part / Description</u>	<u>Item Total</u>
0.00	-	

Notes: COMMONWEALTH GLASS AND MIRROR CORP. PROPOSES TO MEASURE, SUPPLY AND INSTALL THE FOLLOWING AS REQUESTED

PRICE #1 - EGRESS ENTRANCE

- BRONZE DOOR AND FRAME WITH TRANSOM AND 36" RETURN WALL WITH 1" BRONZE INSULATED ROOF PANEL
 - DOOR TO HAVE RIM PANIC HARDWARE WITH KEY CYLINDER ON EXTERIOR, NO PULL HANDLE, H.D DOOR CLOSER AND CLEAR INSULATED SAFETY GLASS
- TOTAL COST OF JOB - \$5838.00

PRICE #2 - MAIN ENTRANCE

- BRONZE DOOR AND FRAME APPROX. 46" X 120" WITH 3'-6" DOOR AND TRANSOM WITH LATCH LOCK, PADDLE HANDLE WITH ELECTRIC STRIKE AND OPEN STYLE PUSH/PULL HANDLES
 - GLASS TO BE 1" SAFETY GLASS INSULATED
- TOTAL COST OF JOB - \$3998.00

Job Site: 2 STORE FRONT DOORS
 202 WASHINGTON STEET
 BROOKLINE MA 02445
 CALL LISA 15 MINUTES AHEAD 617-460-1825

50% Deposit is required with balance upon completion on all orders excluding established customers with an open account. No Refunds on Special Orders.

Sign - _____ Date - _____

<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
0.00	0.00	0.00	0.00



**STUART
GLASS
INC.**

Invoice

Date 9/19/2016 Invoice # 86108

56 Leo Birmingham Parkway
(Market Street)
Brighton, MA 02135
Phone 617-782-3494
Fax 617-782-3495

Bill To
Lisa Sivan 617-460-1825

P.O. Number

Description	Qty	Amount
Job Location: 202 Washington St Brookline, MA 02445 Supply & Install: (In clean openings) Entry Door: -3'0" x 7'0" Door & transom -Dark bronze 2 x 4-1/2" frame -1" Clear Insulated Glass units -Stanley magic for swing door separator with (2) wireless push plate switches -Electric strike / panic device Exit Door: -3'0" x 7'0" Door & transom with return panel & transom -Dark bronze 2 x 4-1/2" frame - 1" Clear Insulated Glass units -Panic device Additional work: Add ceiling/bronze panel over the exit door- \$200, included in the updated estimate on 08-10-2016 Exclusions: Tax, Permits Work by others: Preparation of openings, interior finish work, electrical connections		8,416.00T

		Subtotal
		Total
		Payments/Credits
		Balance Due

E-mail	Web Site
idomirrors@gmail.com	www.stuartglassinc.com

The Village Works

202 Washington Street, Brookline MA 02445
proposed storefront repair

Construction is underway at 202 Washington Street for The Village Works, a coworking space centrally located in Brookline Village. The Village Works fosters community by supporting the needs of neighbors who work close to home.

After years of vacancy and partial construction, our goal is to complete and repair work on the building and ready for occupancy in the new year.

The storefront is conceived as a simple frame with a view through to the revived life of the building.

Maximizing glass and light is achieved with black aluminum framing and insulated, safety glass.

All elements to create a safe and accessible entry and egress have been addressed.

To meet the demands of our budget and schedule, we are submitting for approval of our storefront design only. Review of our signage and branding will be submitted separately.



existing exterior facade, view across Washington St.

The Village Works

202 Washington Street, Brookline MA 02445
facade loan program application

Construction is underway at The Village Works and we are grateful to have been approved by the Planning Board for our storefront improvements. A copy of the approved submission is attached to this application.

The Town of Brookline's facade loan program will help our team meet these design goals to revive 202 Washington Street.

We have selected a black aluminum framing system to complete the storefront windows. The similar aluminum framed entry and egress doors are fully ADA compliant. The new, equally sized doors and their paired transom windows improve the sense of symmetry and balance and bring light into a challenging building.

This simple design also provides improved energy efficiency through proper installation and trimming of the insulated, safety glass and in setting the entry door away from the interior work space and fitted within the original bricked hallway. Estimates from two storefront contractors are attached.

There is additional work not included in these estimates. These include:

1. Installing MDO panelling along the lower facade and painted black to match the aluminum framing.
2. Rewiring and lamping the existing exterior sconces.
3. Fabricating and installing window signage and flags for the existing flag posts. Our signage package is still in production.

Thank you for considering The Village Works for the Town of Brookline's Facade Loan Program.

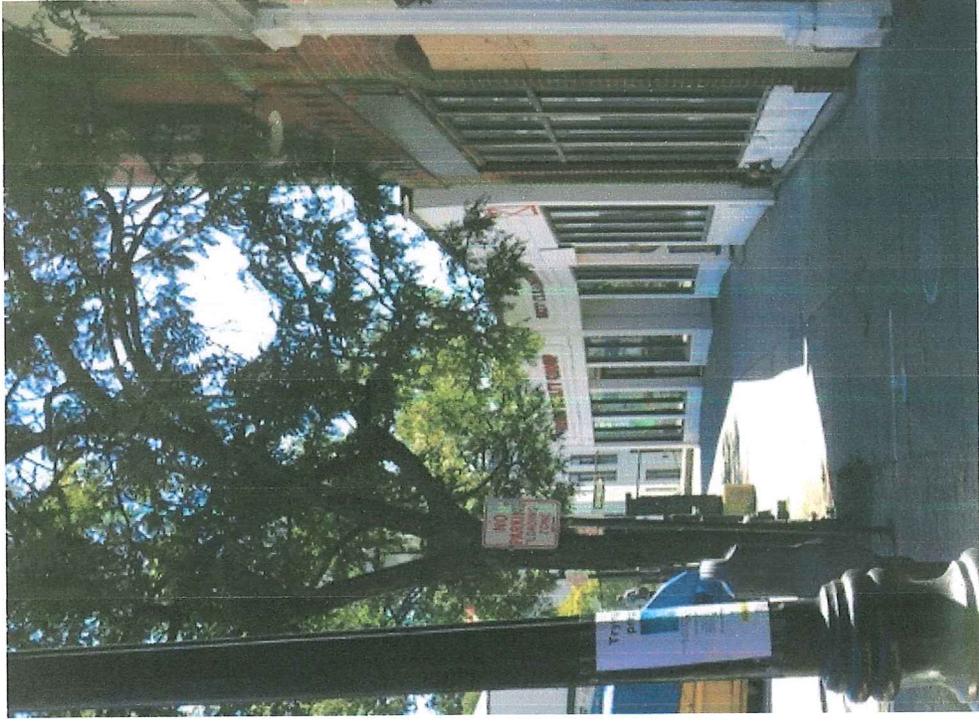
The Village Works

202 Washington Street, Brookline MA 02445

proposed storefront repair



existing exterior facade, view north at sidewalk

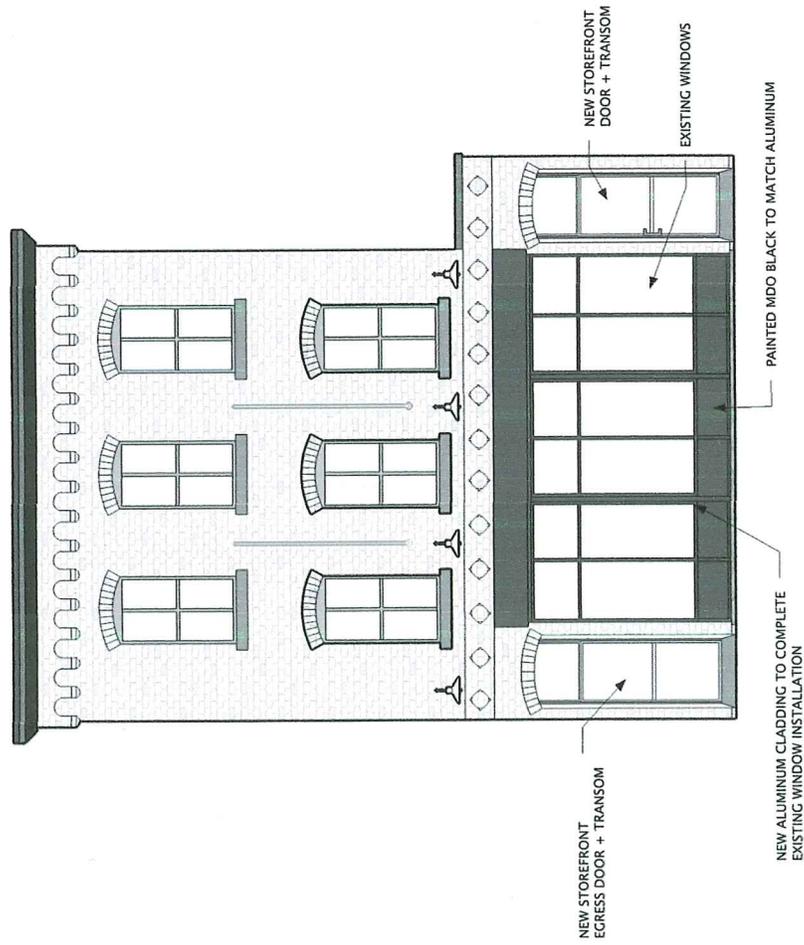


existing exterior facade, view south towards rte. 9

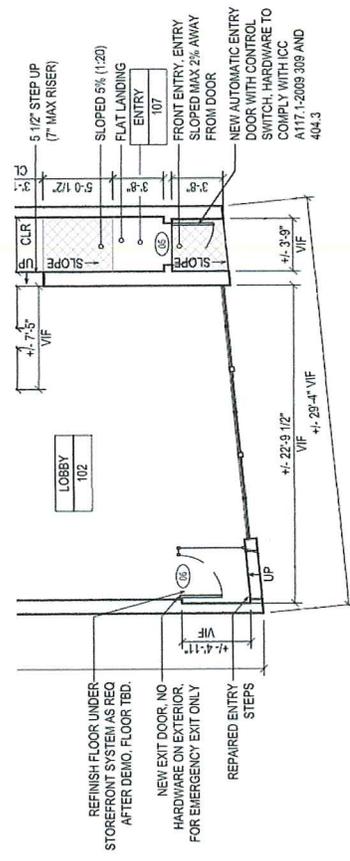
The Village Works

202 Washington Street, Brookline MA 02445

proposed storefront repair



proposed exterior facade, view from across Washington St.



proposed exterior facade, floor plan