



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

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Alison C. Steinfeld
Director

TO: Board of Selectmen
FROM: Alison Steinfeld, Planning Director
DATE: November 11, 2016
RE: Update: 1299 Beacon Street—Application for Project Eligibility Letter (40B)

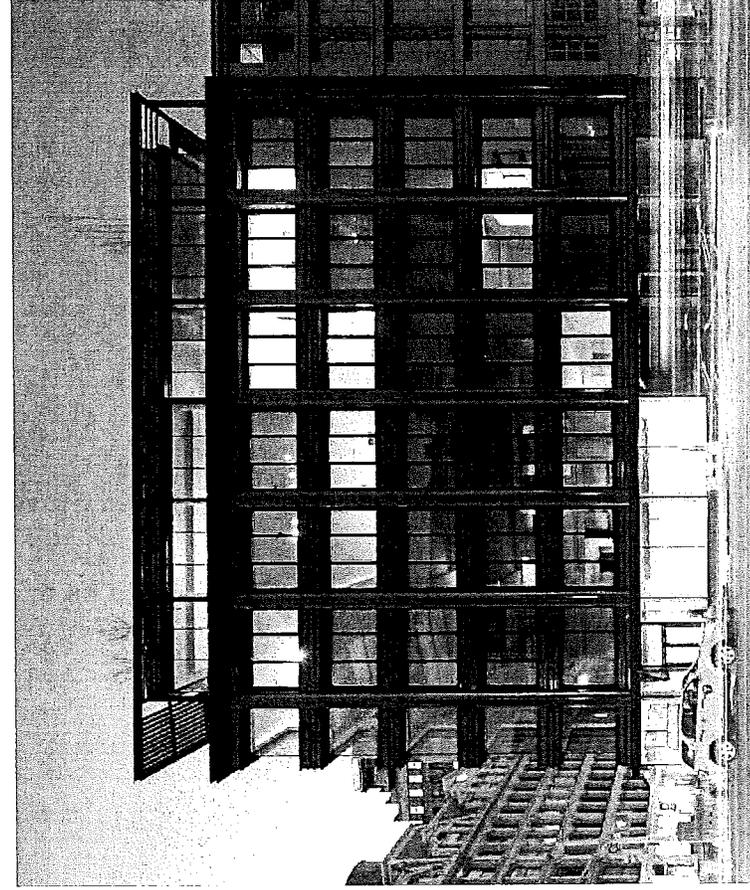
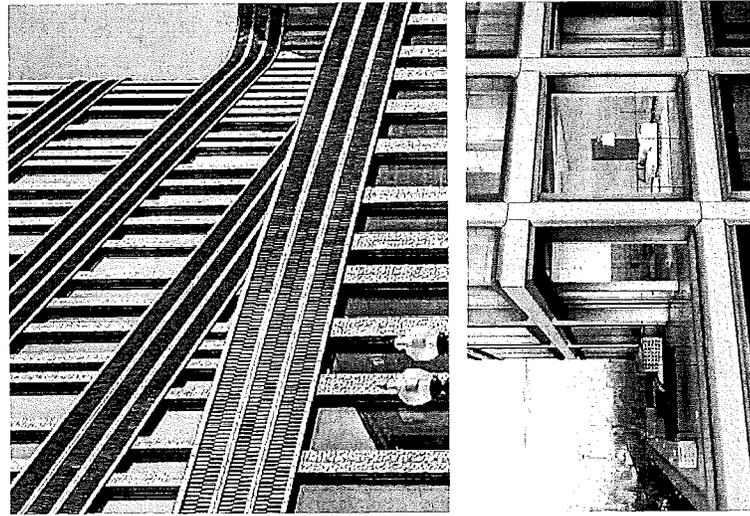
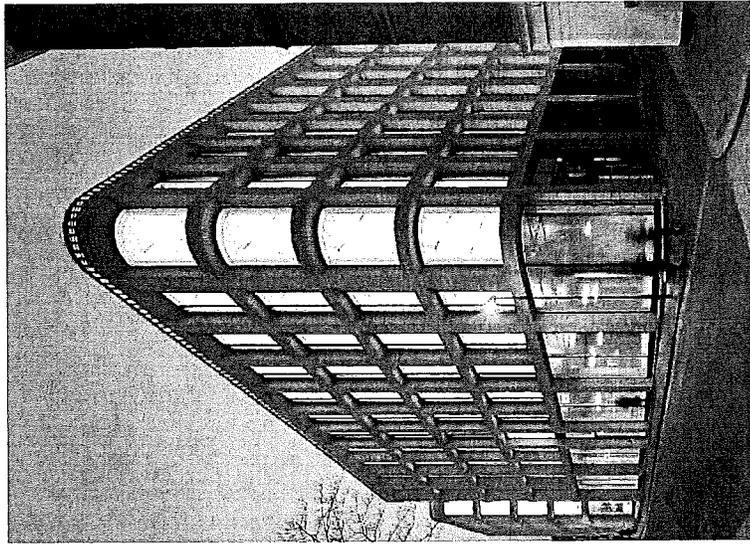
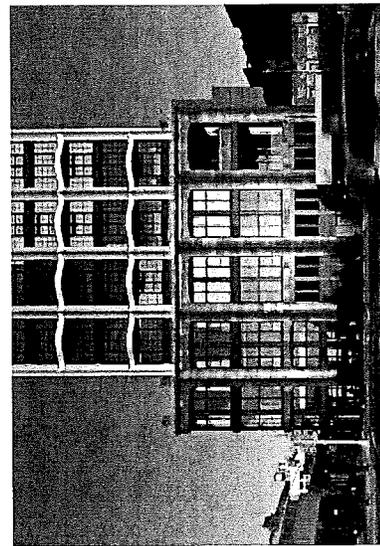
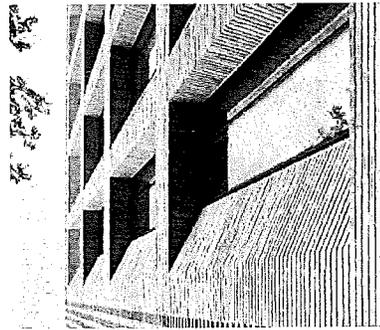
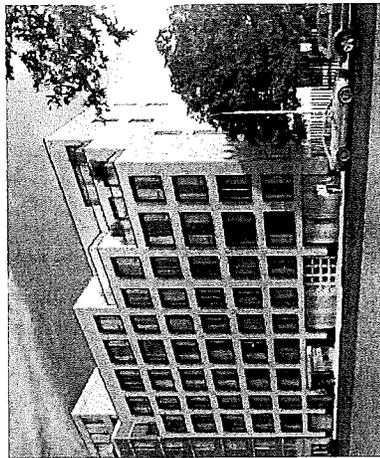
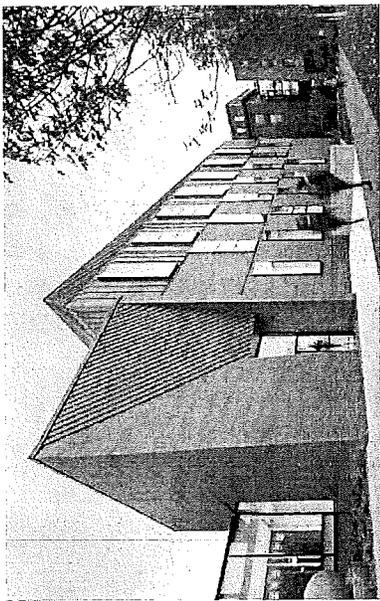
As you may recall, the Board of Selectmen strenuously objected to the application for a project eligibility letter relative to 1299 Beacon Street. The vehemence of your objections and the fact that the Board typically tempers its comments had an effect on the subsidizing agency, which directed the applicant to revise his plans in response to your concerns.

The applicant modified his proposal, met with Town staff, and formally submitted a revised application to MassHousing. The footprint of the building remains the same. The following presents the basic differences between the original and the current proposal:

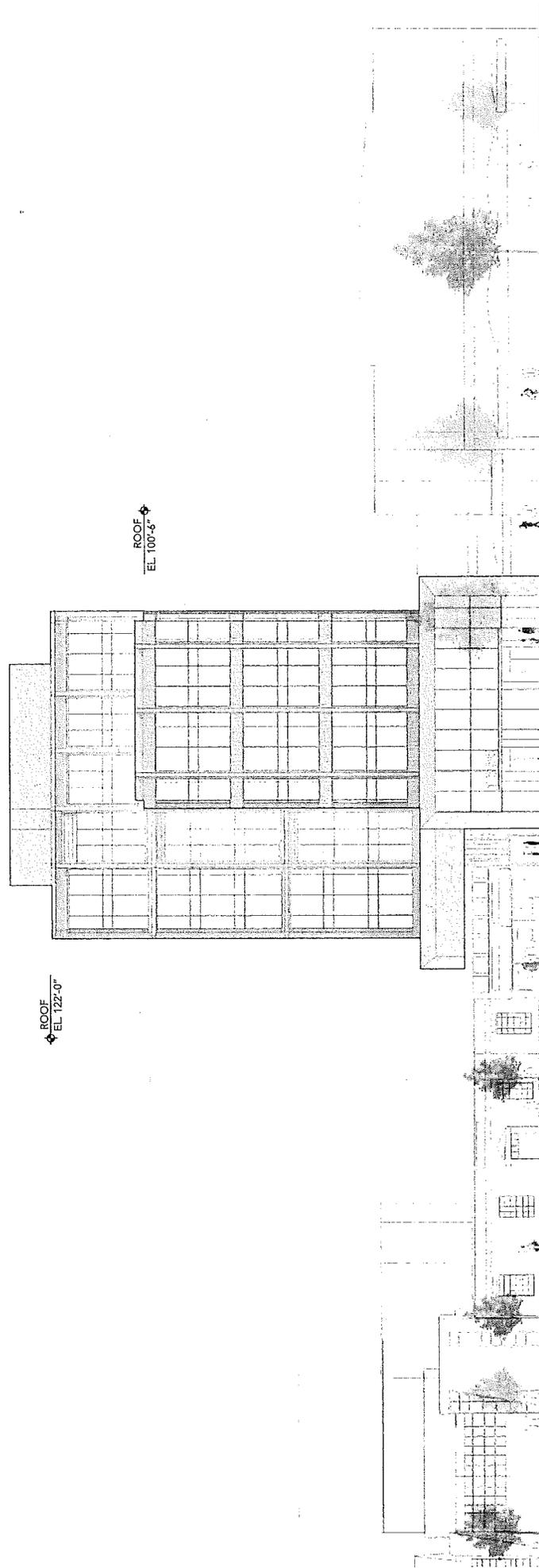
	ORIGINAL PROPOSAL	CURRENT PROPOSAL
Maximum number of stories	14	10
Maximum height	165'	122'
Gross floor area	152,115	104,437
Below grade parking levels	2	1
Number of units (age-restricted)	108	74
Number of affordable units	22	16
Number of parking spaces	178	99
Ratio of parking spaces to housing units (assumes no commercial parking)	1.22	1.34

Although MassHousing is not providing the Town with another 30-day review period, the Town may (at any time) submit comments to a subsidizing agency. MassHousing typically renders a decision on the PEL within 60 days, but expects to do so in this situation more quickly given that it is a modification of a prior plan. I expect that a PEL will be issued and the developer will apply for a Comprehensive Permit, following which the ZBA will subject the proposal to a rigorous review, with support from staff and peer reviewers.

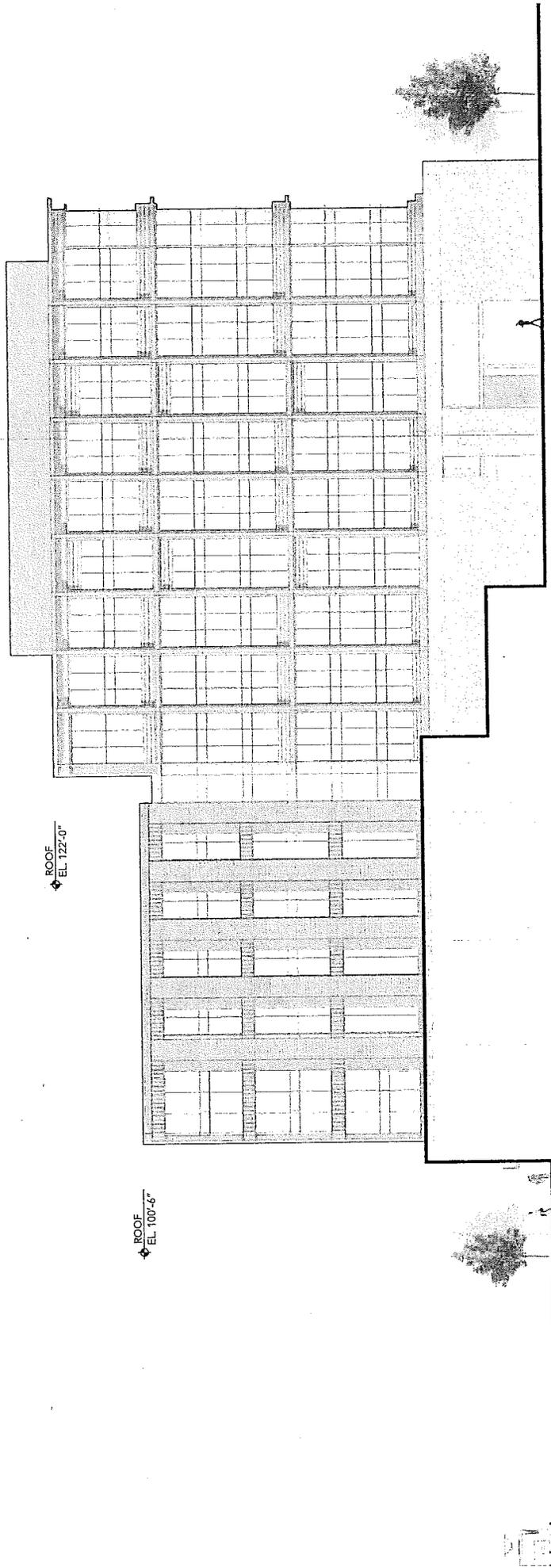
1/20/17: Please note: only certain application excerpts are attached in the 1/24/17 BOS packet. Complete info available online at www.brooklinema.gov/1328/1299-Beacon-Street.



1299 Beacon
1299 Beacon St., Brookline MA
11.01.2016

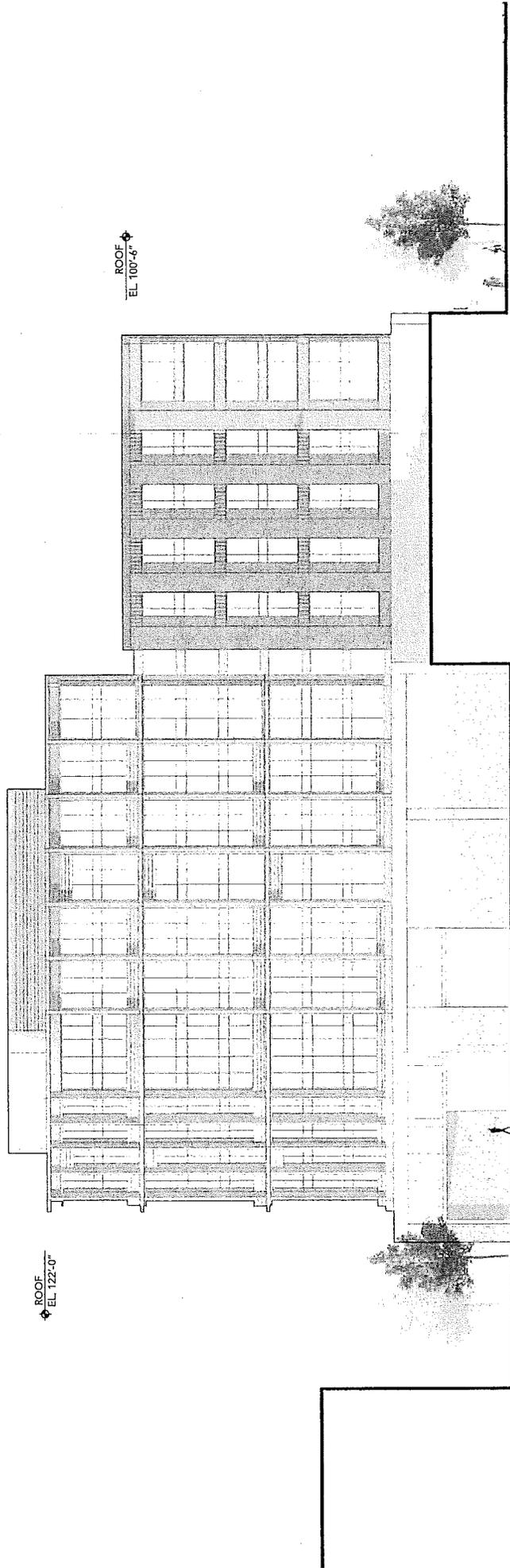


NORTH ELEVATION
1/16" = 1'-0"

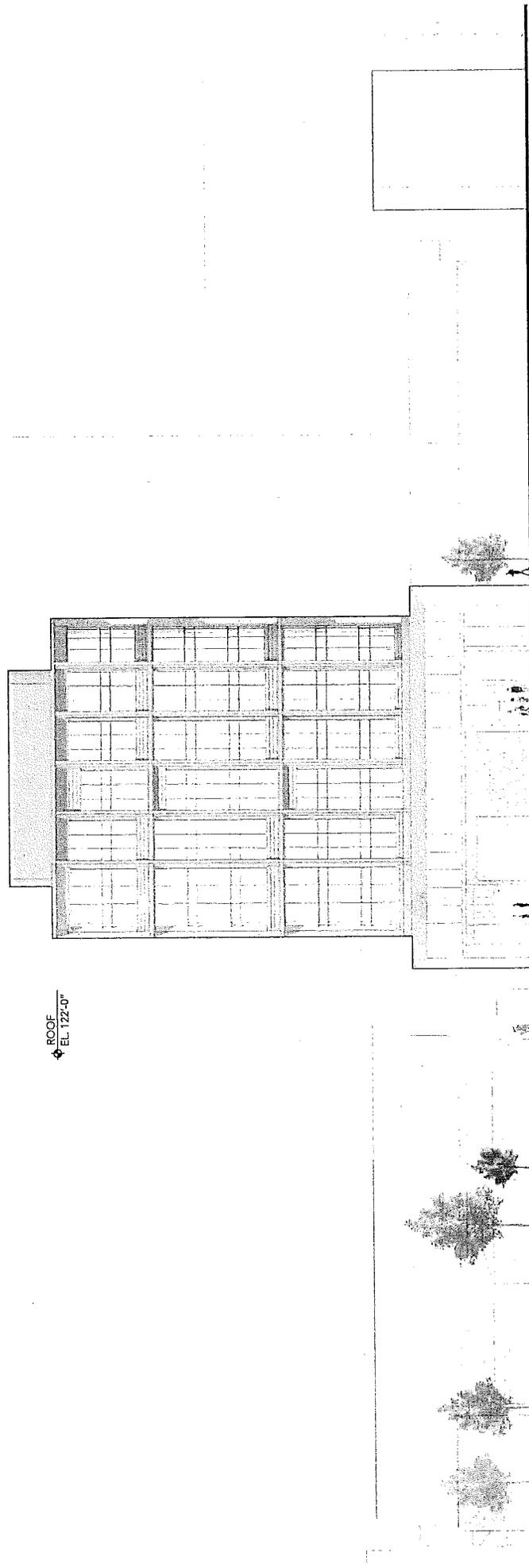


WEST ELEVATION
1/16"=1'-0"

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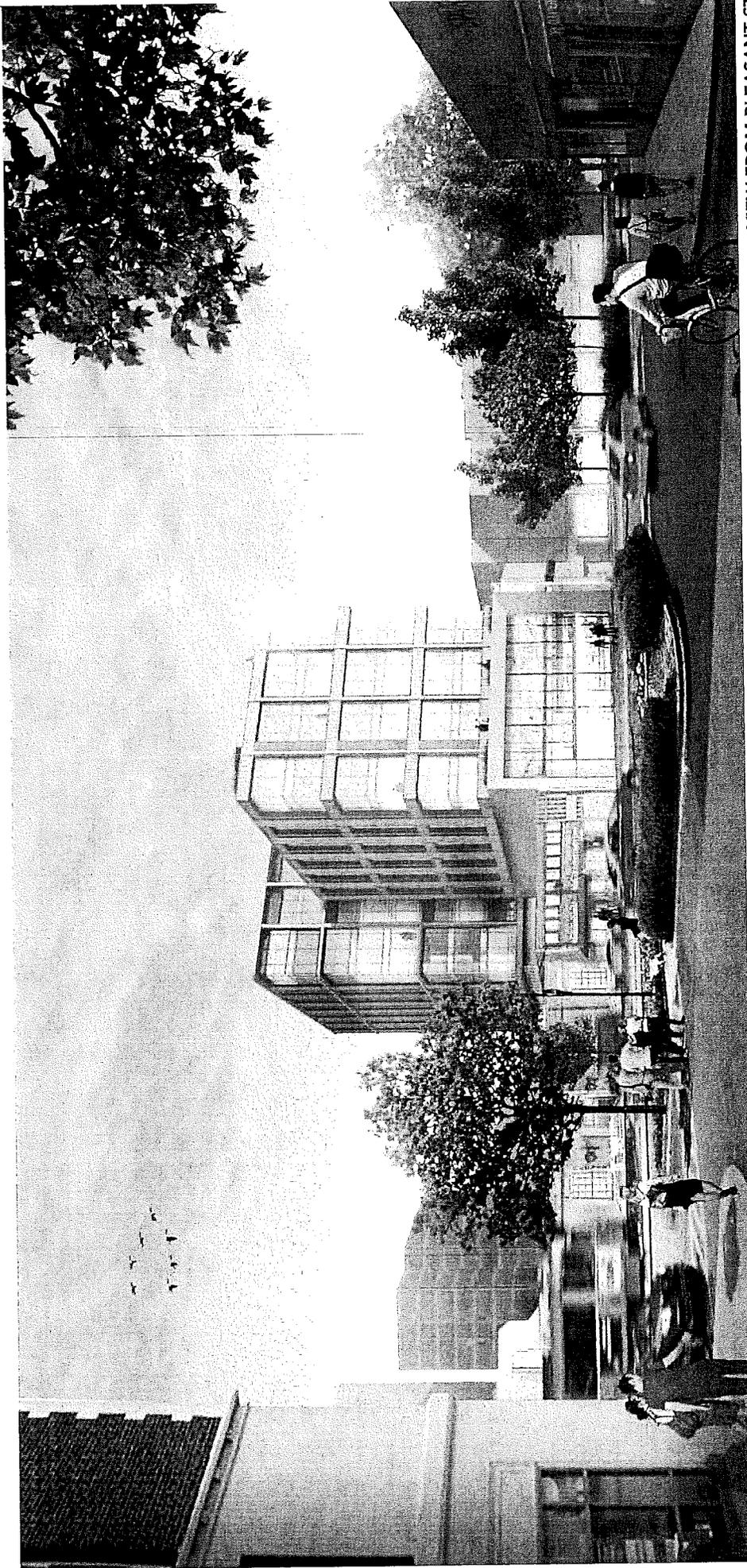


EAST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16"=1'-0"

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VIEW FROM PLEASANT ST

1299 Beacon
1299 Beacon St., Brookline MA
11.01.2016

cbt

STATISTICS / FIGURES

- HEIGHT = 122'-0"
- # OF STORIES = 8 in front, 10 in back (10'9" floor to floor)
- GSF = 112,782 sf
- SITE AREA = 18,632 sf
- F.A.R = 6.05
- TYPICAL LOWER FLOOR = 11,889 (10 units)
- TYPICAL UPPER FLOOR = 7,864 (7 units)
- RETAIL SF = 12,285 sf
- RESIDENTIAL SF = 72,500 sf
- # OF UNITS = 74 (32 1bed, 42 2bed)
- # OF PARKING = 93 below grade, 6 surface

PUBLIC TRANSIT: Adjacent to Coolidge Corner green line stop, #66 Bus stop, hubway bike station

PRECEDENT IMAGES: (clockwise from top left) nyc, london, nyc, cambridge, nyc, london, nyc, boston