

# Where in the World is Your Precinct?

Brookline  
Town Meeting Members Association

PRECINCT  
13



## TOWN OF BROOKLINE Precinct Reports

Prepared for  
BROOKLINE TOWN MEETING MEMBERS

With the assistance of the  
GIS Division of the Department of Information Technology  
Department of Planning & Community Development

SEPTEMBER 2003

# Brookline Precinct Profiles

## Precinct 13

### Introduction

The Brookline Precinct Profiles, otherwise known as, "Where in the World is Your Precinct?" were conceived by the Brookline Town Meeting Members Association (TMMA). The profiles have been developed for two purposes: First, to ensure that precinct residents have a resource to refer to when seeking information about their precinct; Second, for Town residents in other precincts and other people interested in learning more about a particular precinct.

### Precinct 13 Narrative

#### ◆ *Precinct Boundary*

Precinct 13 is located in west central Brookline adjacent to Brookline precincts 10, 11, 12, 14, and 15. It is bounded on the north by Westbourne Terrace, on the east primarily by Beacon Street and Dean Road, among others, on the south by Boylston Street, and on the west by the Cities of Boston and Newton.

#### ◆ *Precinct 13 History*

Precinct 13 consists of a strip along Newton and Boston, encompassing a range of neighborhoods. The western section contains part of Chestnut Hill, which was primarily developed by the Lee and Saltonstall family on land in Brookline and Newton that had had early farms and woodlots. Section also borders on the Worcester Turnpike, constructed in 1806 (and briefly head an interurban line to Worcester). Reservoir Road had been a Native American path and was known as John Eliot's Path to Waban". By the 1860s, a small development had started, spurred on by the extension of Beacon Street in 1850 and a railroad stop in 1854. By the 1890s', the Brookline section took on it slate

19th century upper middle calls suburban development character, with large Colonial Revival, Shingle and Queen Anne houses by prominent Boston architects.

The area from Reservoir Road up to Beacon Street contains parts of Fisher Hill, a late 19thc century suburban development designed by Frederick Law Olmsted with curvilinear road pattern which respected the topography. The section north of Boston Street is part of the Boston and Brookline Aberdeen area once the property of Timothy Corey and Francis Hunnewell. Like parts of North Brookline, it arose from the demand of professional upper and middle class professionals for housing once Beacon Street was widened and the trolley running. Beacon Street was designed for Henry Whitney by Frederick Law Olmsted with grass medians and trees along with the trolley. It contains attached houses, apartment blocks along Beacon Street and turn-of-the century houses behind them to Boston. At the northern end lies Washington Street, the old road known as the "Road to Brighton" which saw the cattle on their way to the Brighton meat markets.

#### ◆ *Precinct 13 Today*

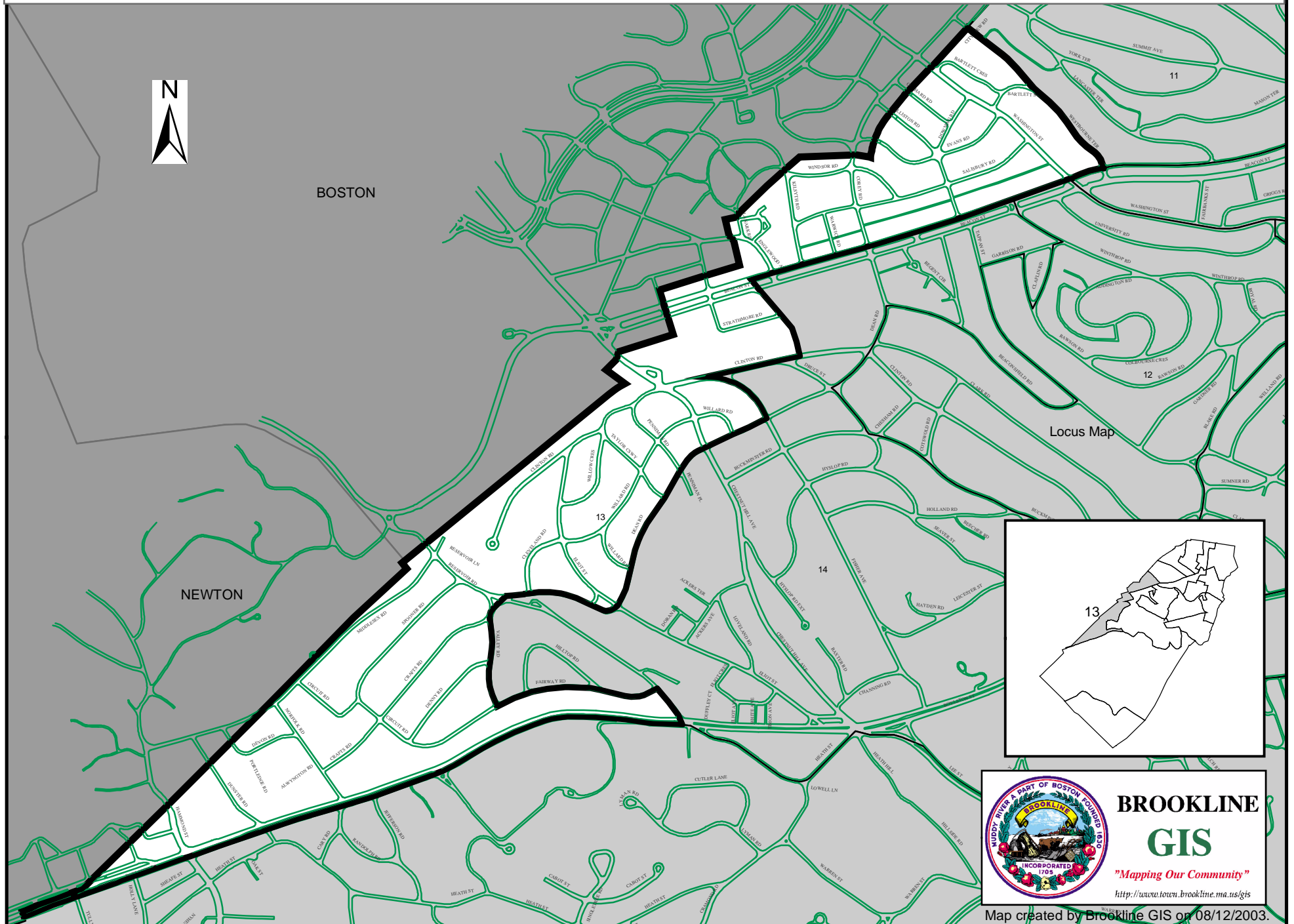
Consisting of 261 acres or 11,362,582 square feet of land area. Precinct 13 is one of the larger Brookline precincts and is overwhelmingly single-family residential by both zoning and land use. No other land use type even reaches 5 percent of the total land area of the precinct although two-family residential and municipal facilities make up 4.6 percent each.

As noted, the predominant land-use pattern in Precinct 13 is single-family residential which makes up nearly 70 percent of the land area of the precinct. The precinct also contains 4.6 percent of land in two-family

residential, 4.6 percent of combined three-family and 4-8 family residential, and 3.0 percent of multi-family residential. Precinct 13 has small areas of commercial activity, none forming any activity center for the precinct. There is a small pocket of commercial on Boylston Street and Reservoir Road, a strip along Beacon Street near Westbourne Terrace, and another pocket of commercial use adjacent to Chestnut Hill Avenue. Precinct 13 contains or is in close proximity to more than 4 acres of public recreation and open space, primarily the Waldstein Playground, Runkle

School Playground, and the Driscoll School Playground. An additional 6 acres of private recreation land includes the Longwood Cricket Club. Major public facilities in or near Precinct 13 include the Runkle and Driscoll Schools. Houses of worship in or near the precinct include the All Saints Church on Beacon Street and the Congregation Beth Pinchas Synagogue. Precinct 13 is served by the Boylston and Riverside Green Line trains and Beacon and Boylston Streets serve as major routes for automobile traffic.

# TOWN OF BROOKLINE PRECINCT NO. 13



**BROOKLINE**  
**GIS**

*"Mapping Our Community"*

<http://www.town.brookline.ma.us/gis>

Map created by Brookline GIS on 08/12/2003.



# Brookline Precinct Profiles

## Precinct 13

Prepared by the Town of Brookline's  
Planning & Community Development Department  
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### POPULATION (2000 Census)

Cohort	Number	Percent
Under 5	163	4.7%
5 to 9	158	4.5%
10 to 14	195	5.6%
15 to 19	177	5.1%
20 to 24	404	11.6%
25 to 34	718	20.6%
35 to 44	495	14.2%
45 to 54	506	14.5%
55 to 64	334	9.6%
65 to 74	153	4.4%
75+	125	3.6%
<b>Total</b>	<b>3428</b>	<b>100.0</b>
Under 18	643	18.5%
Over 65	278	8.0%

### ZONING

Zoning District	Sq. Ft.	Acres	Percent
Single-Family	9,305,924	213.6	81.9%
Two-Family	54,906	1.3	4.8%
Multi-Family	1,211,670	27.8	10.7%
Commercial/Office	790,082	18.1	7.0%
<b>Total Land Area</b>	<b>11,362,582</b>	<b>261</b>	<b>100.00%</b>

### PARKS, RECREATION, & OPEN SPACES

#### Facility/Site

Waldstein Playground	Driscoll School Playground
Runkle School Playground	
Pump House	
Clinton Road Waterworks Land	

### HOUSING (2000 Census)

	Units	Percent
Owner-Occupied	825	57.3%
Renter-Occupied	616	42.7%
<b>Total Units</b>	<b>1441</b>	<b>100.0%</b>
Affordable Units*	29	Note: Public Housing Units

\*Source: Brookline Planning and Community Development Department

### TOWN & SCHOOL FACILITIES

#### Facility

Driscoll School
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### TAX EXEMPT PARCELS (AREA & VALUE)\*

	Number	Area (s.f.)
Precinct 13 Tax Exempt	27	680,860

Note: Parcels classified as Tax Exempt include all governmental, institutional, educational, religious and not-for-profit parcels.

\*Sources: Town of Brookline GIS Database and  
Town of Brookline Assessor's Office CAMA Database

### HOUSES OF WORSHIP

#### Facility

First Church
St. Andrew Episcopal Church of the Deaf
Congregation Beth Pinchas

### LAND USE\*

Use Category	Sq. Ft.	Acres	Pct
Single-Family Residential	6,057,865	139.1	68.9%
Two-Family Residential	403,571	9.3	4.6%
Three-Family Residential	234,251	5.4	2.7%
4-8 Family Residential	169,670	3.9	1.9%
Multi-Family	259,710	6.0	3.0%
Retail	219,169	5.0	2.5%
General Office	63,991	1.5	0.7%
Other Commercial	20,014	0.5	0.2%
Gas Station/Other Car Rel.	17,598	0.4	0.2%
Charity	81,184	1.9	0.9%
Public Rec./Open Space	175,591	4.0	2.0%

[Land Use Table Continued on Next Page]

### GOVERNMENT INFORMATION

School District	Runkle, Driscoll, Heath
State Legislature	Part 15 <sup>th</sup> Norfolk and Part 15 <sup>th</sup> Suffolk
State Senate	First Middlesex & Norfolk (Cynthia Creem)
US Congress	4 <sup>th</sup> (Barney Frank)
US Senate	Edward M. Kennedy, John Kerry



# Brookline Precinct Profiles

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### LAND USE CONTINUED

Use Category	Sq. Ft.	Acres	Pct
Private Rec./Open Space	265,365	6.1	3.0%
Municipal Facilities	405,731	9.3	4.6%
State/Federal Facilities	99,005	2.3	1.1%
Mixed Use	55,606	1.3	0.6%
Religious	45,711	1.0	0.5%
Non-Transient Lodging	6077	0.1	0.1%
Residential Vacant	160,263	3.7	1.8%
Private Schools/Playgrounds	49,231	1.1	0.5%
<b>Total Land Area</b>	<b>8,789,605</b>	<b>202</b>	<b>100.0%</b>

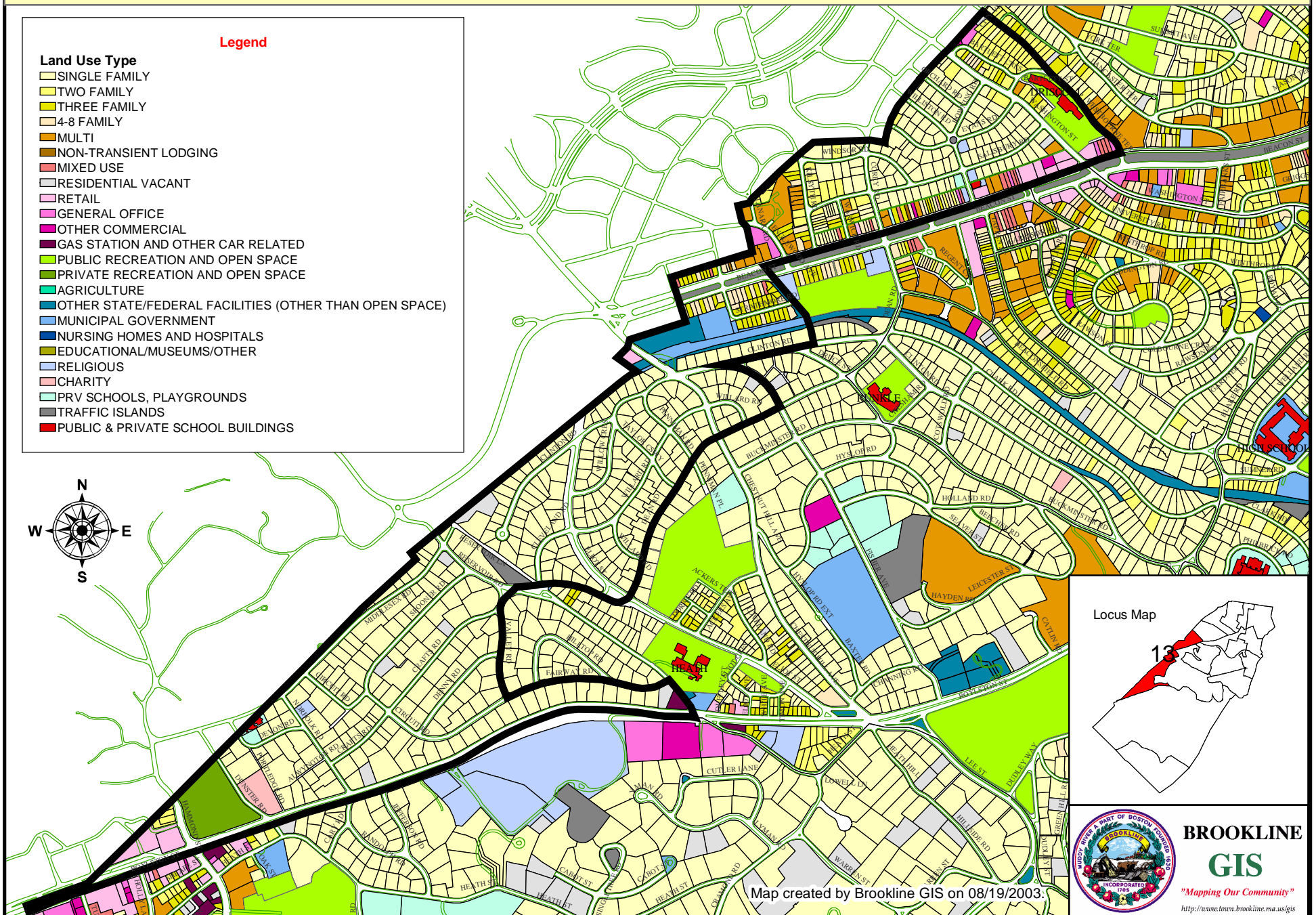
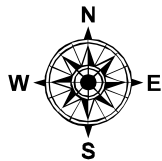
\* Sources: Town of Brookline GIS Database and  
Town of Brookline Assessor's Office CAMA Database

# TOWN OF BROOKLINE LAND USE FOR PRECINCT NO. 13

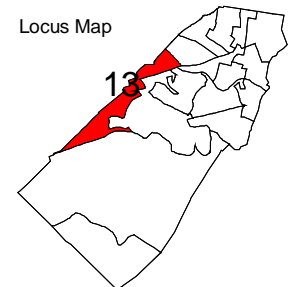
## Legend

### Land Use Type

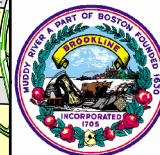
- SINGLE FAMILY
- TWO FAMILY
- THREE FAMILY
- 4-8 FAMILY
- MULTI
- NON-TRANSIENT LODGING
- MIXED USE
- RESIDENTIAL VACANT
- RETAIL
- GENERAL OFFICE
- OTHER COMMERCIAL
- GAS STATION AND OTHER CAR RELATED
- PUBLIC RECREATION AND OPEN SPACE
- PRIVATE RECREATION AND OPEN SPACE
- AGRICULTURE
- OTHER STATE/FEDERAL FACILITIES (OTHER THAN OPEN SPACE)
- MUNICIPAL GOVERNMENT
- NURSING HOMES AND HOSPITALS
- EDUCATIONAL/MUSEUMS/OTHER
- RELIGIOUS
- CHARITY
- PRV SCHOOLS, PLAYGROUNDS
- TRAFFIC ISLANDS
- PUBLIC & PRIVATE SCHOOL BUILDINGS



Locus Map



Map created by Brookline GIS on 08/19/2003.



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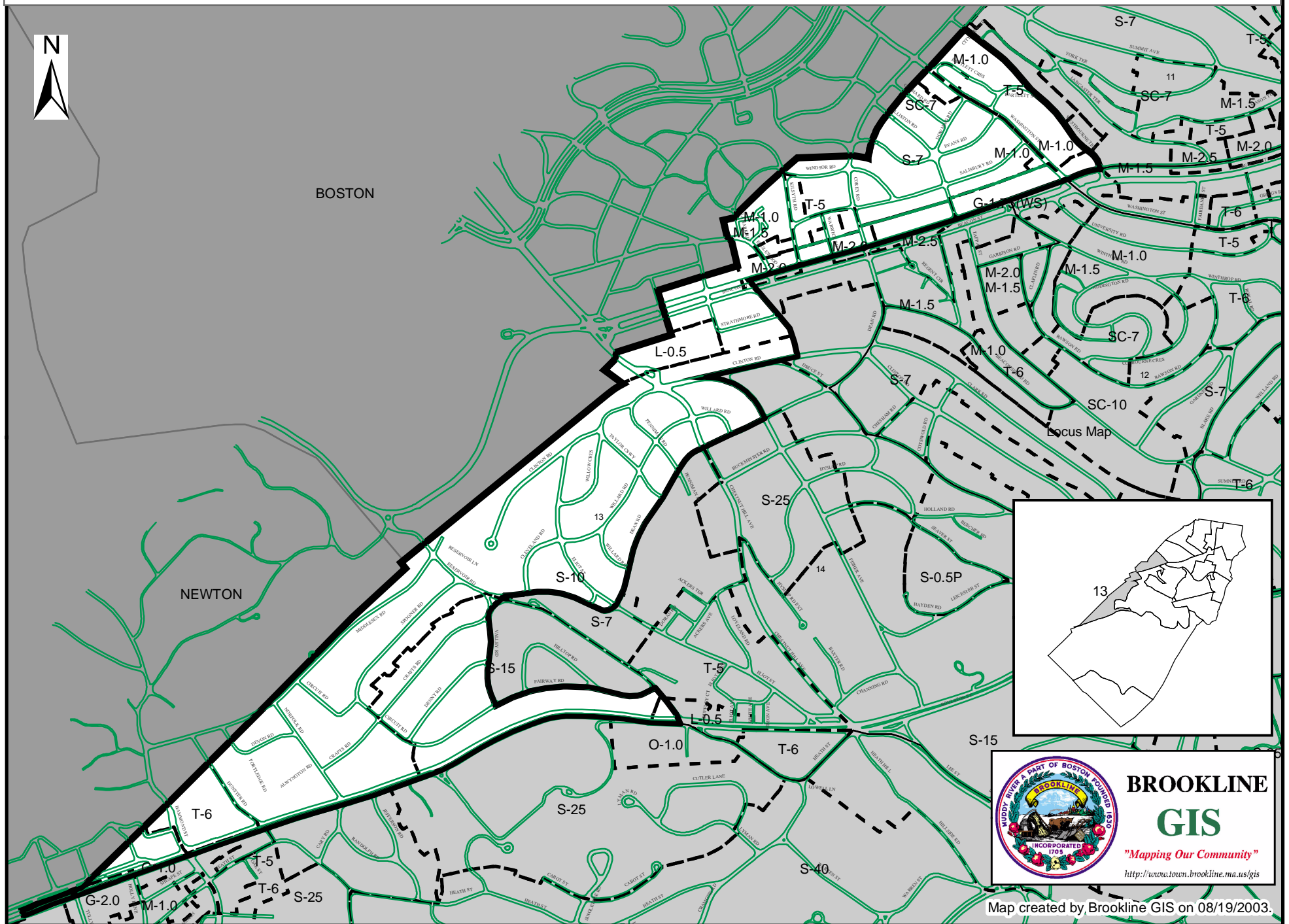


Table 5.01 - Table Of Dimensional Requirements		LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM (feet)	MINIMUM YARD <sup>3, 10</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE					Front 1,6	Side <sup>2</sup>	Rear	Landscape	Usable
<b>S-40</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	20,000	0.20	110	35	30	20	50	10%	80%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use <sup>15</sup>	40,000	0.15	150	35	40	30	60	100%	none
<b>S-25</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	12,500	0.25	90	35	30	20	50	10%	60%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	25,000	0.20	120	35	30	20	50	10%	80%
	Any other structure or principal use <sup>14, 15</sup>	25,000	0.20	120	35	40	30	60	80%	none
<b>S-15</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	7,500	0.30	75	35	25	15	40	10%	60%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	15,000	0.25	100	35	25	15	40	10%	60%
	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
<b>S-10</b>	1-family detached dwelling	10,000	0.30	85	35	20	10	30	10%	40%
	Any other structure or principal use <sup>15</sup>	10,000	0.30	85	35	30	20	40	40%	none
<b>S-7</b>	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
<b>S-0.5P</b>	1-family detached dwelling subject to <a href="#">Section 5.11(a) Cluster</a>	7,500	0.30	75	35	25	15	40	10%	40%
	1-family detached dwelling not subject to <a href="#">Section 5.11</a>	15,000	0.25	100	35	25	15	40	10%	60%
	Other dwelling structure		0.5	75	40	25	15	40	10%	40%
	First dwelling unit	300,000								
	Each additional dwelling unit	1,000								
<b>S-0.75P</b>	Any other structure or principal use <sup>15</sup>	15,000	0.25	100	35	35	25	50	60%	none
	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Other dwelling structure		0.75	65	40	20	$10 + \frac{L^1}{10}$	30	10%	30%
	First dwelling unit	14,000								
	Each additional dwelling unit	1,000								
<b>SC-7</b>	Any other structure or principal use <sup>15</sup>	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	10,000	0.35	65	35	20	7.5	30	10%	30%
	Converted 1-family detached dwelling	10,000	0.50	65	35	20	7.5	30	10%	30%
	Any other structure or principal use <sup>15</sup>	10,000	0.35	65	35	30	20	40	30%	none
<b>T-6</b>	1-family detached dwelling	5,000	0.75	45	35	15	7.5	30	10%	30%
	2 family dwelling	6,000	0.75	55	35	15	10	30	10%	30%
	1-family attached dwelling	3,000	0.75	25	35	15	none <sup>2</sup>	30	10%	30%
	Any other structure or principle use	6,000	0.75	55	35	25	20	40	30%	none
<b>T-5</b>	1-family detached dwelling	4,000	1.00	40	35	15	7.5	30	10%	30%
	2 family dwelling	5,000	1.00	45	35	15	10	30	10%	30%
	1-family attached dwelling	2,500	1.00	20	35	15	none <sup>2</sup>	30	10%	30%
	Any other structure or principle use	5,000	1.00	50	35	25	20	40	30%	none

Required Lot Frontage: 25' in S and SC districts  
20' in all other districts

Table 5.01 - Table Of Dimensional Requirements							PBI <sup>11</sup>		MINIMUM YARD <sup>3</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI <sup>11</sup> NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM	B	NB	Front <sup>1.6</sup>	Side 2	Rear	Landc.	Useable <sup>13</sup>
<b>M-0.5</b>	1-family detached dwelling	4,000	0.50	NA	40	35	NA	NA	15	7.5	30	10%	30%
	2-family detached dwelling	5,000	0.50	NA	50	35	NA	NA	15	10	30	10%	30%
	other dwelling structure		0.50	NA	none	35	NA	NA	15	$10 + \frac{L^s}{10}$	30	10%	30%
	first dwelling unit	3,000											
	each additional dwelling unit	2,000											
	Any other structure or principle use	5,000	0.50	NA	none	35	NA	NA	25	20	40	30%	none
<b>M-1.0 &amp; M-1.0 (CAM)</b>	1-family detached dwelling	4,000	1.00	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.00	NA	45	35	NA	NA	15	10	30	10%	20%
	1-family attached dwelling	2,250	1.30	NA	20	35	NA	NA	15	none	30	10%	20%
	other dwelling structure		1.00	NA	none	40	NA	NA	15		30	10%	20%
	first dwelling unit	3,000											
	each additional dwelling unit	1,000											
	Any other structure or principal use	5,000	1.00	NA	none	40	NA	NA	25	$10 + \frac{L^s}{10}$	40	20%	none
<b>M-1.5</b>	1-family detached dwelling	4,000	1.50	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.50	NA	45	35	NA	NA	15	10	30	10%	20%
	other dwelling structure	none	1.50	1.9	none	45 - 50	NA	60				10%	15%
	Any other structure or principal use*	5,000	1.50	1.9	none	45 - 50	NA	60	Under 40' 15	$10 + \frac{L^s}{10}$	30	20%	none
	*add 10 feet to each minimum yard requirement								40' and Over $15 + \frac{H}{10}$	$\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'		
<b>M-2.0</b>	1-family detached dwelling	4,000	2.00	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.00	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.00	2.5	none	50	60	70				10%	10%
	Any other structure or principal use*	5,000	2.00	2.5	none	50	60	70	Under 40' 15	$10 + \frac{L^s}{10}$	30	20%	none
	*add 10 feet to each minimum yard requirement								40' and Over $15 + \frac{H}{10}$	$\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'		
<b>M-2.5</b>	1-family detached dwelling	4,000	2.50	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.50	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.50	3.5	none	50	75	85				10%	5%
	Any other structure or principal use*	5,000	2.50	3.5	none	50	75	85	Under 45' 15	$10 + \frac{L^s}{10}$	30	20%	none
	*add 10 feet to each minimum yard requirement								45' and Over $15 + \frac{H}{10}$	$\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'		

Required Lot Frontage: 25' in S and SC districts  
20' in all other districts

SECTION 5.01 TABLE OF DIMENSIONAL REQUIREMENTS							PBI <sup>11</sup>		MINIMUM YARD <sup>3</sup> (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI <sup>11</sup> NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT <sup>9</sup> MAXIMUM							
							B	NB	Front <sup>1,6</sup>	Side 2	Rear	Landsc.	Useable <sup>13</sup>
<b>L-0.5</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	0.5	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>L-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	10	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.75</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.75	2.25	none <sup>4</sup>	45	NA	70(CC)**	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>G-1.75 (LSH)</b>	Any Structure or principal use (hotel – footnote 16)	none	3.30	NA	none	90 (8 stories)	NA	NA	none	none <sup>7</sup>	none	none	none
<b>G-2.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	45	60 45 (CA)	70 55(CA) 100(VS)	none	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>O-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none	1.0	NA	none	40	NA	NA	20	H <sup>3</sup>	H <sup>3</sup>	none	none <sup>5</sup>
<b>O-2.0 (CH)</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	2.0	2.5	none <sup>4</sup>	50	60	100	20	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>
<b>I-1.0</b>	Any Structure or principal use (dwelling-footnote 5)	none <sup>4</sup>	1.0	NA	none <sup>4</sup>	40	NA	NA	20	none <sup>7</sup>	$10 + \frac{L^s}{10}$	none	none <sup>5</sup>

(Additional regulations are contained in the text of Article 5.00)

\*\*Maximum 7 stories

**Required Lot Frontage: 25' in S and SC districts  
20' in all other districts**

**FOOTNOTES:**

1. If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.
2. At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In T districts, see also §5.48. In M districts, a building subject to the side yard formula:

$$10 + \frac{L}{10}$$

may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with

no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than:

$$10 + \frac{L}{10}$$

the "L" dimension being that portion of the wall required to be set back from the side lot line.

3. L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to the lot line, subject to the provisions of [§5.41](#) for buildings of uneven alignment or height. H is the height, measured as provided in [§5.30](#), of that part of the building for which the setback or yard is to be calculated.
4. Automotive uses are subject to the requirements of [§§ 6.30](#) and [6.40](#).
5. See [§5.07](#), Dwelling in Business and Industrial Districts.
6. See [§5.54](#), Exception for Existing Alignment.
7. See [§5.64](#), Side Yards for Non-Dwelling Uses in Business or Industrial Districts.
8. See [§5.73](#), Rear Yard in Business or Industrial Districts.
9. Where two different maximum height figures are specified with a hyphen for the same use in one zoning district, the lower figures shall apply to any lot or part of a lot located in a buffer area as defined by [§5.31, paragraph 3](#). Where a height figure is followed by a zoning district designation as defined in [§3.02](#), that figure shall be the maximum allowable height in that category for that particular district.
10. The setback requirements for other dwelling structures in any of the S and T districts shall be the most restrictive setbacks required for the dwellings permitted in the districts, but the side yard setback shall be no less than 10 feet in any case.
11. PBI (Public Benefit Incentives) for floor area ratio and height may be granted only if the requirements of [§5.21](#) and [§5.32](#) respectively are satisfied. B represents buffer area and NB nonbuffer area regulations. Further, projects shall also be subject to any design guidelines adopted by the Planning Board.
12. Where any land in a G-2.0 Districts abuts a public street opposite any land in an S district, any building in the G-2.0 District shall be set back a minimum 20 feet from the street lot line facing the S district and the setback area shall be landscaped and not be used to provide parking.
13. See [§5.91](#), Minimum Usable Open Space, for open space requirements for residential use with more dwelling units than are permitted as of right in that district.
14. For life care facilities in S-25 districts, the Board of Appeals may allow by special permit an FAR up to 0.3, where appropriate public benefits are provided, such as listed in [§5.21, paragraph 1](#).
15. For dwelling subject to [§5.11, paragraphs 2 and 3](#), the allowed floor area ratio maximum shall be the same as for 1-family detached dwellings subject to [§5.11, paragraph 1](#) in the relevant zoning district.
16. In the G-1.75 (LSH) Limited Service Hotel District, for Use 8A, Limited Service Hotel, the following dimensional requirements are allowed: Floor Area Ratio Maximum of 3.30; Height Maximum of 90 Feet and 8 stories above grade; and Minimum Rear Yard – None.

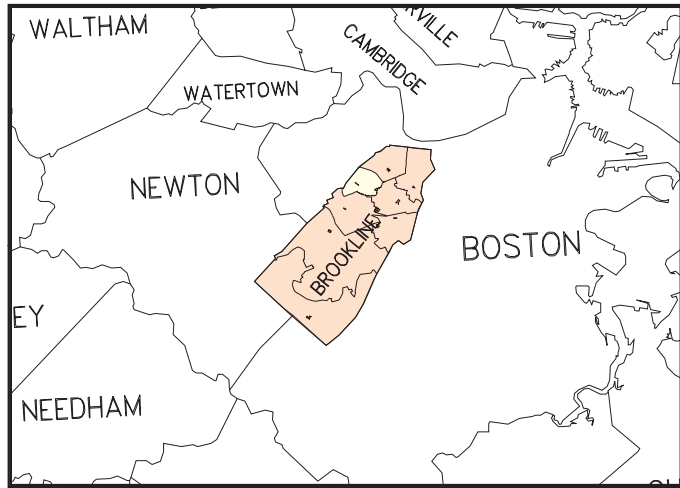
# TOWN OF BROOKLINE

## DRISCOLL SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data development based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec. Opportunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map.

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Map printed on 10/02/03

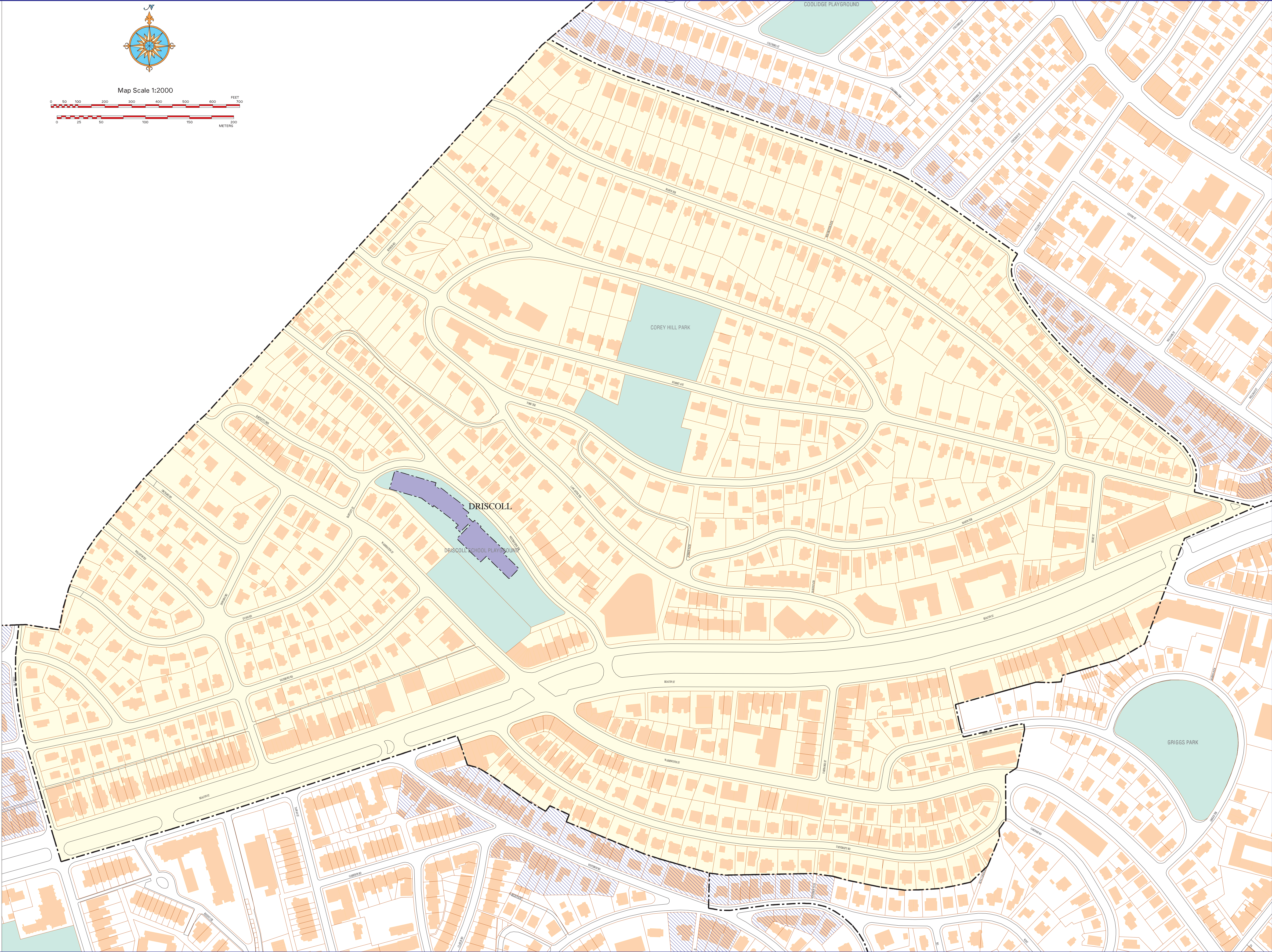
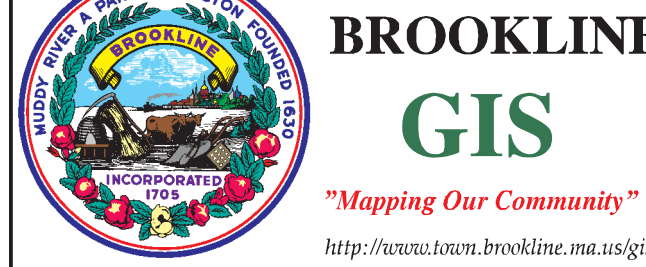
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GIS MANAGER  
Feng Yang  
TEL: 617/736-3305



# TOWN OF BROOKLINE

## HEATH SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data developmen based on BECO.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

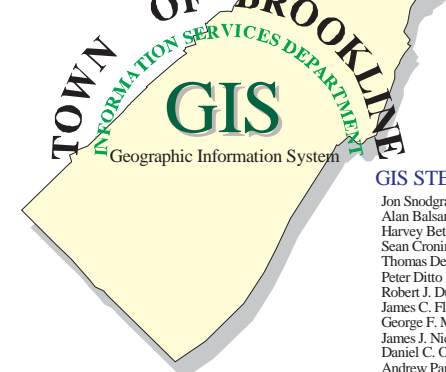
School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECO.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECO.)

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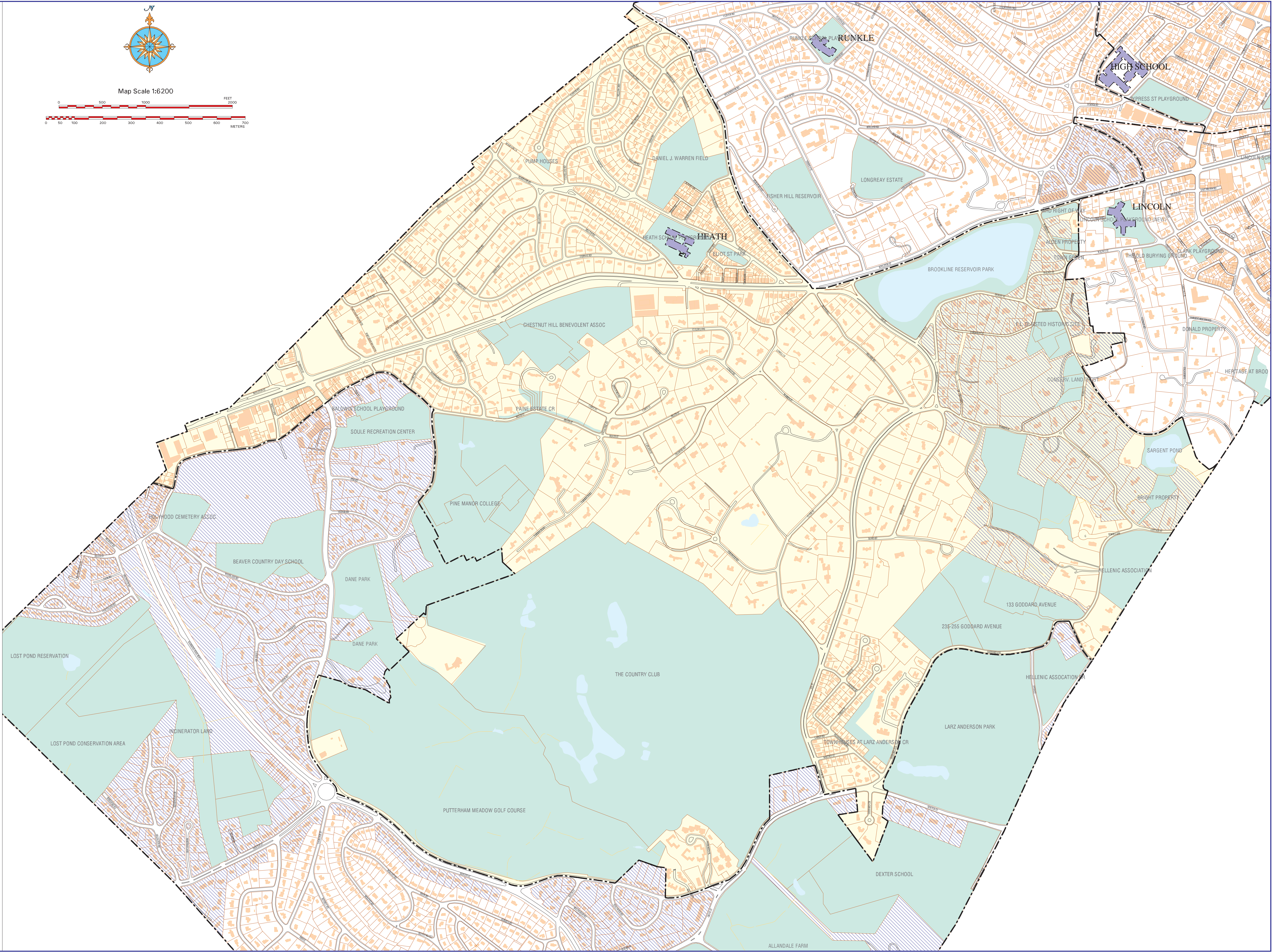
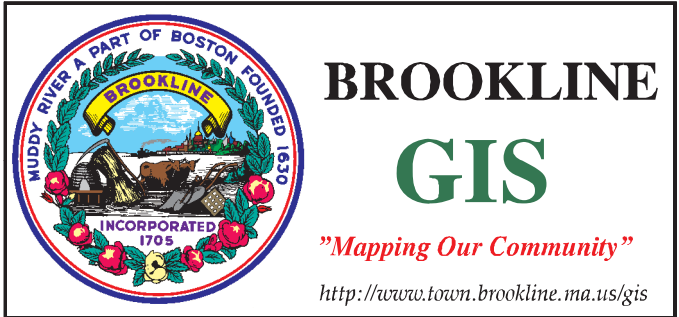
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# TOWN OF BROOKLINE

## RUNKLE SCHOOL DISTRICT

### Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

### Locus Map



### Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data development based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

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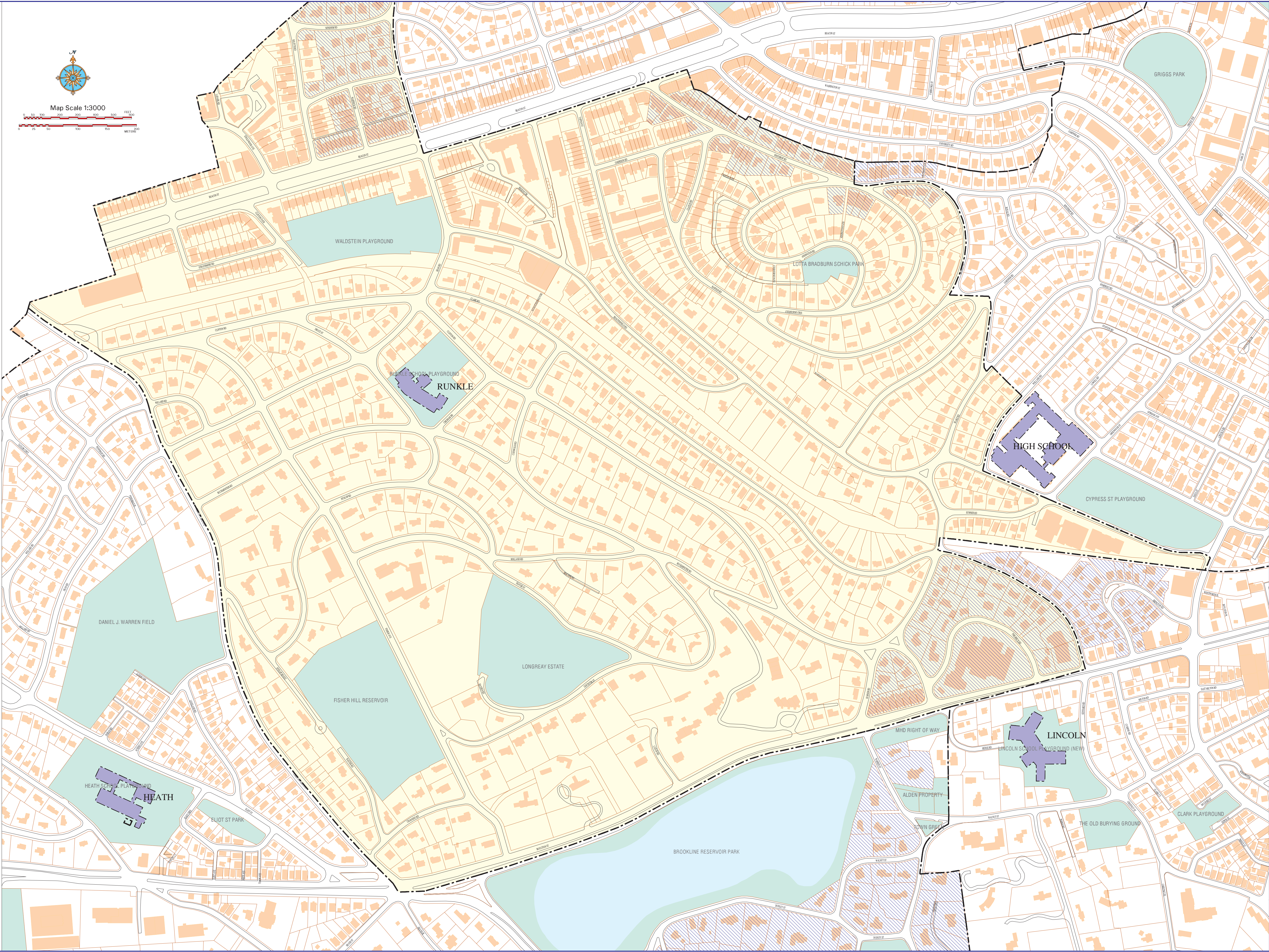
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





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# POTENTIAL GREENWAYS

## LEGEND

-  OTHER OPEN SPACES
-  TOWN OWNED PATHWAYS
-  BEACON STREET
-  WEBSTER STREET TO RIVERWAY
-  ROUTE 9
-  AMORY STREET
-  BROOKLINE VILLAGE
-  COMMONWEALTH AVENUE
-  CHARLES TO CHARLES
-  URBAN TRAIL
-  RESERVOIR THROUGH HEATH SCHOOL  
SARGENT POND TO RESERVOIR
-  HIGH SCHOOL
-  SOUTH BROOKLINE LOWER BELT
-  WATER BODY
-  STREAMS AND RIVERS
-  STREET CENTERLINE
-  MBTA RAIL LINES
-  BUS ROUTES
-  TOWN BOUNDARY
-  BUS STOPS
-  MBTA RAIL STOPS

## DATA SOURCES

GREENWAYS: Brookline Conservation Commission

Open Space: Brookline GIS, 3/97. Developed in house by Brookline GIS staff with the help of the Conservation Commission. Based upon the Boston Edison street network, parcels data layer. Attribute information derived from the 'OPEN SPACE IN BROOKLINE' publication by the Conservation Commission.

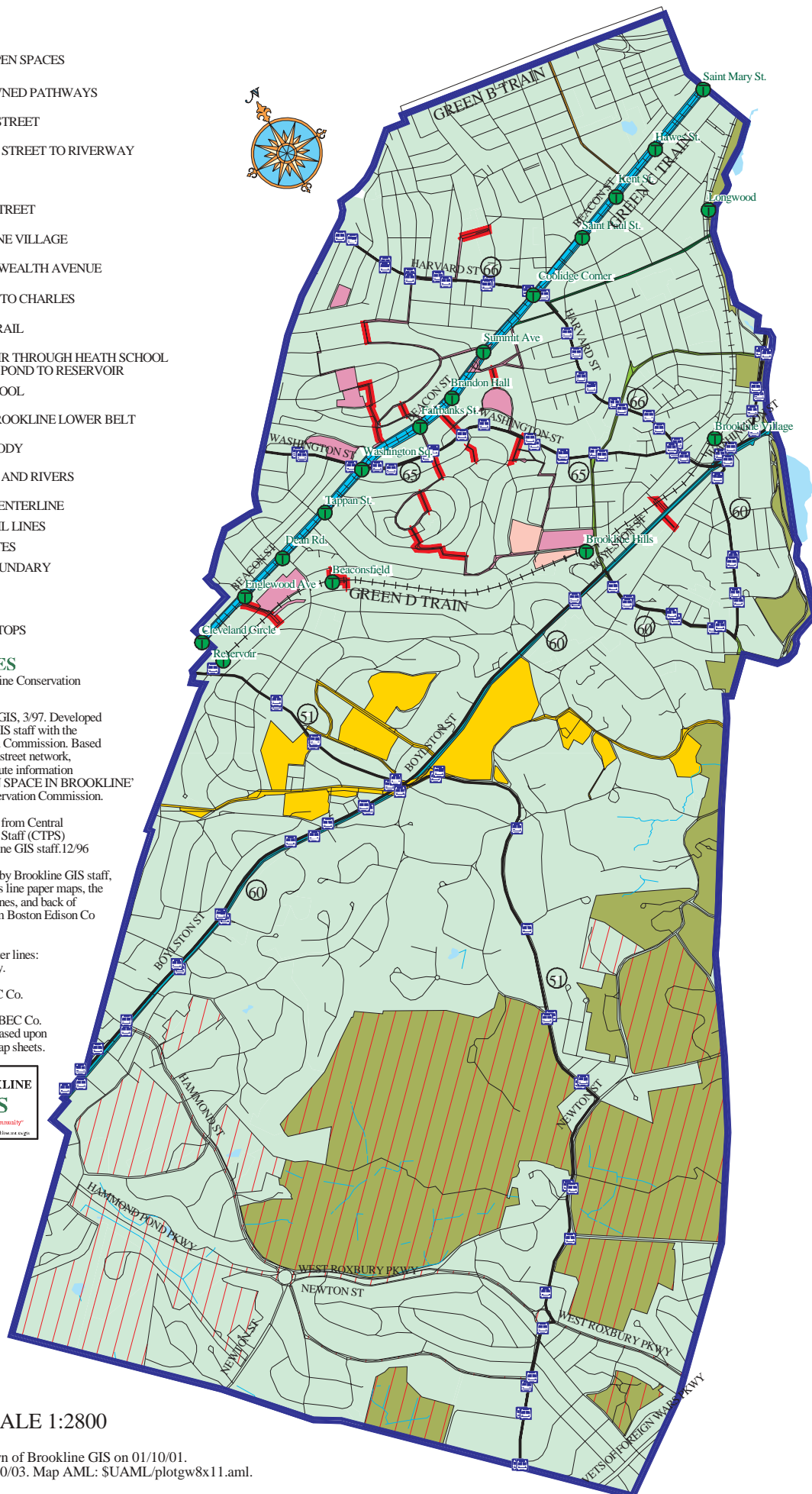
MBTA Lines: Obtained from Central Transportation Planning Staff (CTPS) and modified by Brookline GIS staff. 12/96

Bus Routes: Developed by Brookline GIS staff, based upon MBTA's bus line paper maps, the street edges, centerlines, and back of sidewalks base data from Boston Edison Co 08/97.

Street Edges, Street Center lines: Boston Edison Company.

WATER BODIES: BEC Co.

TOWN BOUNDARY: BEC Co.  
Updated by CDM Inc. based upon Brookline Assessor's map sheets.



MAP SCALE 1:2800

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Map printed on 09/30/03. Map AML: \$UAML/plotgw8x11.aml.

TOWN OF BROOKLINE, MASSACHUSETTS

EXISTING AFFORDABLE HOUSING UNITS

AS OF JANUARY 2003

AFFORDABLE HOUSING DEVELOPMENTS/UNITS

KEY	NAME/ADDRESS	UNITS	TARGET POPULATION	FINANCING
Subsidized Housing Owned by Private Investors (Rentals)				
FP1	(Now NP9)			
FP2	(Now NP10)			
FP3	(Now NP11)			
FP4	1371 Beacon St.	30	general	MHFA, federal 236
FP5	Village at Brookline	153	elderly/disabled	MHFA, federal
FP6	Village at Brookline	154	general	MHFA, federal
FP8	1019 Beacon St.	23	individual(SRO)	Town HOME
FP9	Longwood Towers	2	general	inclusionary zoning
FP10	The Colchester	4	general	inclusionary zoning
FP11	74 Kent St.	2	general	inclusionary zoning
FP12	77 Marion St.	4	general	inclusionary zoning
FP13	110 Cypress St.*	5	general	inclusionary zoning
FP14	75-81 Boylston St.*	1	general	inclusionary zoning
Subtotal		378		
Public Housing Owned by The Brookline Housing Authority (Rentals)				
PH1	Sussman House	100	elderly/disabled	Federal
PH2	O'Shea House	100	elderly/disabled	Federal
PH3	Morse Apartments	99	elderly/disabled	Federal
PH4	Kickham Apartments	39	elderly/disabled	Federal
PH5	Col Floyd Apartments	60	elderly/disabled	State
PH6	Trustman Apartments	50	general	State
PH7	Trustman Apartments	34	elderly/disabled	State
PH8	Walnut Apartments	24	elderly/disabled	Federal
PH9	Walnut Apartments	76	general	Federal
PH10	High St. Veterans	186	general	State
PH11	Egmont St. Veterans	120	general	State
PH12	Kilgalon House	8	special needs	State
PH13	McCormack House	10	special needs	State
PH14	Connelly House	13	special needs	State
PH15	Condominium	1	elderly/disabled	State
PH16	Condominium	1	elderly/disabled	State
Subtotal		921		
Subsidized Housing Owned/Controlled by Non-Profits/Cooperatives (Rentals)				
NP1	Paul Sullivan Trust	29	individuals(SRO)	State
NP2	Humanity House	10	special needs	State
NP3	Goddard at Brookline	17	elderly assisted hsg	Inclusionary Zoning
NP4	Brookline Cooperative	116	general	Federal
NP5	Sara Wallace House	17	individuals(SRO)	Town HOME & CDBG
NP6	Ruth Cowan House	9	elderly	Town HOME; State
NP7	1754 Beacon St.*	13	individuals(SRO+)	Town HOME; Housing Trust,State
NP8	1876 Beacon St.*	14	individual(SRO)	Town; State
NP9	100 Centre St.	127	general	MHFA, Federal Section 236 (121A)
NP10	120 Centre St.	104	elderly/disabled	MHFA, Federal Section 236, LIHTC
NP11	1550 Beacon St.	107	general	MHFA, Federal Section 236, LIHTC
Subtotal		563		
Owner-Occupied Units				
OO1	1162-64 Boylston St.	6	general	Inclusionary Zoning
OO2	Kendall Crescent	5	general	Inclusionary Zoning
OO3	The Hammonds I*	3	general	Inclusionary Zoning
OO4	The Hammonds II*	7	general	Inclusionary Zoning
OO5	Residence at 51 Park St.*	2	general	Inclusionary Zoning
OO6	Residence at St. Paul St.*	8	general	Inclusionary Zoning (1 unit with home)
Subtotal		31		
TOTAL		1,893		

\*Permitted and/or Under Development

LEGEND

- INVESTOR OWNED RENTALS
- BROOKLINE HOUSING AUTHORITY OWNED RENTALS
- NON PROFIT/COOPERATIVE OWNED RENATLS
- OWNER-OCCUPIED
- <10 UNITS
- 10-24 UNITS
- 24-59 UNITS
- 50-99 UNITS
- >100 UNITS
- PARCEL LINES
- STREET EDGES

DATA SOURCES

AFFORDABLE HOUSING: Developed by Brookline GIS based on information from the Housing Division of the Brookline Department of Planning and Community Development.

STREET EDGES: Boston Edison Company.

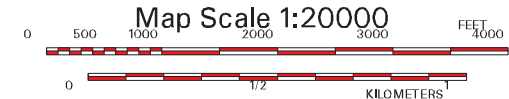
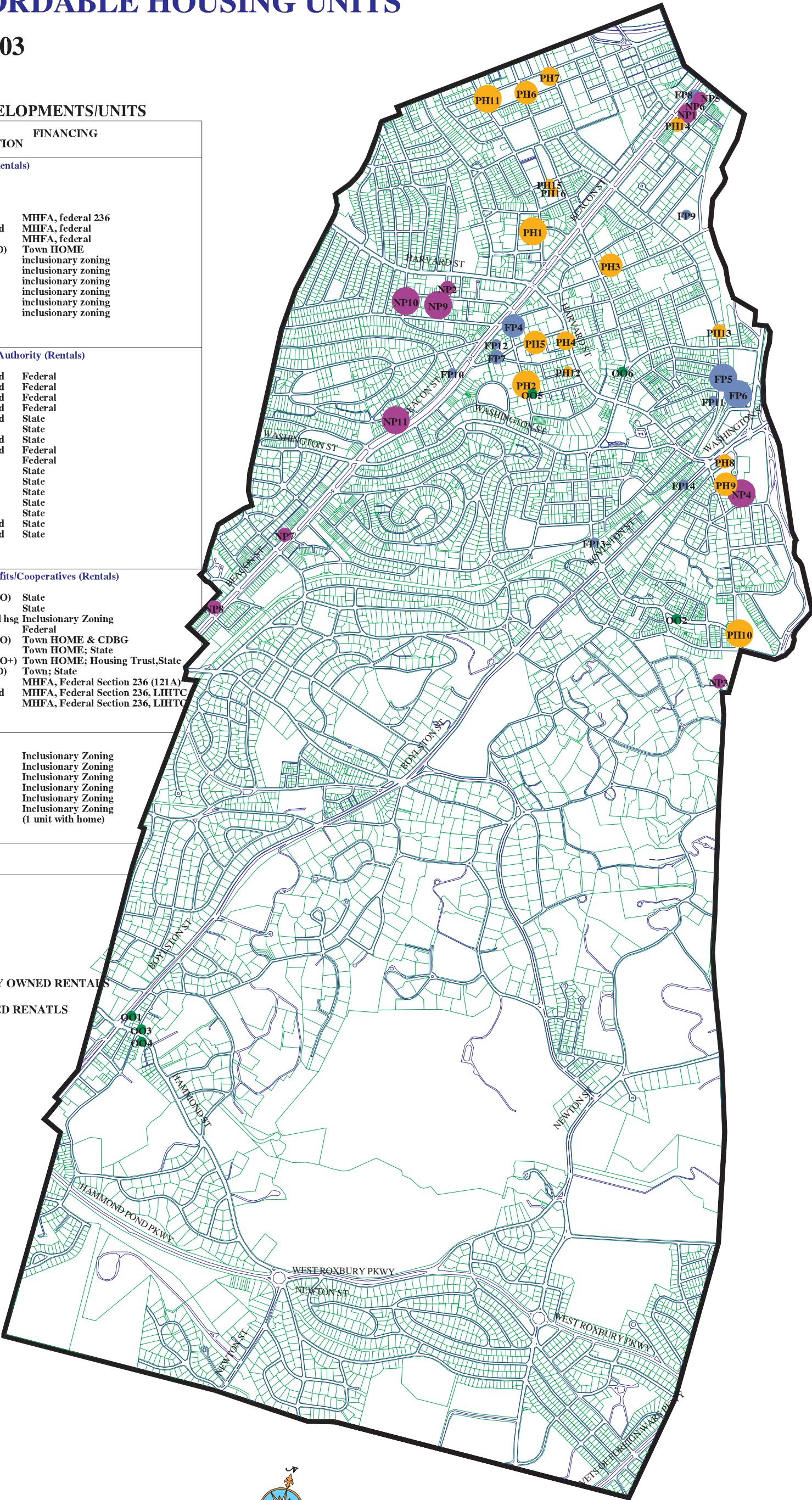
PARCELS: Boston Edison Company.

TOWN BOUNDARY: Boston Edison Company. Updated by Camp Dresser and McKee, Inc. and it is based upon Brookline Assessor's

DISCLAIMER

The information shown on this map is from the Brookline Geographic Information System (GIS) database.

The Town of Brookline cannot guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.



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Map AML: \$UAML/plot\_hse\_symbol03-11x17.aml

# AFFORDABLE HOUSING DEVELOPMENTS / UNITS

as of June, 2003

Name/Address	Year	Total Units	Afford. Units	Owner Type	Max income in relation to SMSA Median Income						Counted for Chapter 40B	Target Population	Financing
					<50%	<60%	<80%	<95%	<100%	<110%			
SUBSIDIZED HOUSING OWNED BY PRIVATE INVESTORS (rentals)													
Beacon Park	1972	80	30	investor	20		10				80	general	MHFA, Federal Section 236 (121A)
Village at Brookline	1975	153	153	investor	39	115					153	elderly/disabled	MHFA, Federal Section 236 / LIHTC (121A)
Village at Brookline	1975	154	154	investor	38	115					154	general	MHFA, Federal Section 236 / LIHTC (121A)
1019 Beacon St.	1995	23	23	investor	5	18					0	individuals (SRO)	Brookline HOME
Longwood Towers	2000		2	investor					2		0	general	Inclusionary zoning
The Colchester	2000	57	4	investor	3		1				4	general	Inclusionary zoning
The Lofts at Brookline Village	2002	21	2	investor	2						2	general	Inclusionary zoning
77 Marion St./1405 Beacon St.	2002	44	4	investor	4						[+4]	general	Inclusionary zoning
110 Cypress St. *	2004	45	5	investor	5						[+5]	general	Inclusionary zoning
75-81 Boylston St.*	2004	5	1	investor			1				[+1]	general	Inclusionary zoning
323 Boylston St.*	2005	29	4	Investor			3		1		[+3]	general	Inclusionary zoning
sub-total				382									

<b>PUBLIC HOUSING - OWNED BY THE BROOKLINE HOUSING AUTHORITY (rentals)</b>													
High St. Veterans	1947	186	186	BHA			186				186	general	State
Egmont St. Veterans	1949	120	120	BHA			120				120	general	State
Col Floyd Apts.	1958	60	60	BHA			60				60	elderly/disabled	State
Walnut Apts.	1965	24	24	BHA			24				24	elderly/disabled	Federal
Walnut Apts.	1965	76	76	BHA			76				76	general	Federal
O'Shea House	1967	100	100	BHA			100				100	elderly/disabled	Federal
Sussman House	1968	100	100	BHA			100				100	elderly/disabled	Federal
Trustman Apts.	1973	50	50	BHA			50				50	general	State
Trustman Apts.	1973	34	34	BHA			34				34	elderly/disabled	State
Morse Apts.	1975	99	99	BHA			99				99	elderly/disabled	Federal
Kickham Apts.	1978	39	39	BHA			39				39	elderly/disabled	Federal
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
McCormack House	1986	10	10	BHA			10				10	special needs	State
Kilgalon House	1994	8	8	BHA			8				8	special needs	State
Connelly House	1995	13	13	BHA			13				13	special needs	State
<b>sub-total</b>			<b>921</b>										

<b>SUBSIDIZED HOUSING OWNED/CONTROLLED BY NONPROFITS / COOPERATIVES (rentals)</b>													
Brookline Cooperative	1965	116	116	cooperative				116			116	general	Federal Section 221(d)(3) BMIR (121A)
Center Comm'ties - 100 Centre	1970	211	127	non-profit/LP	53		53		21		217	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Center Comm'ties - 1550 Beacon	1972	179	107	non-profit/LP	45		45		17		180	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Humanity House	1973	10	10	non-profit	10						10	special needs	State
Center Comm'ties - 112 Centre	1974	124	104	non-profit/LP	26		78				125	elderly/disabled	MHFA, Section 8
Paul Sullivan Trust	1980's	28	26	non-profit	26						28	individuals (SRO)	State
Goddard at Brookline	1997	17	17	non-profit	4		9		4		13	elderly assisted hsg	Inclusionary zoning
DMR/DMH Housing		24	24	non-profit	24						24	special needs	State DMR / DMH
Sara Wallace House	1997	17	16	non-profit	3	13					16	individuals (SRO)	Brookline HOME & CDBG
Ruth Cowan House	1998	9	9	non-profit	9						9		
1754 Beacon St.	2003	14	13	non-profit	4	6	3				[+14]	individuals (SRO+)	Brookline HOME, State
1876 Beacon St.	2003	15	14	non-profit	7	5	1		1		[+15]	individuals (SRO)	Brookline CDBG, State, Inclu. zoning
St. Aidan's (rentals)*	2004	59	20	non-profit/LP		20					[+20]	general	Brookline, State, Private
<b>sub-total</b>			<b>603</b>										

OWNER-OCCUPIED UNITS													
1162-4 Boylston St.	1999	6	6	owner-occ'd			6				6	general	Inclusionary zoning off-site
Kendall Crescent	2000-02	35	5	owner-occ'd			4		1		4	general	Inclusionary zoning
The Hammonds I	2003	23	3	owner-occ'd					3		0	general	Inclusionary zoning
The Hammonds II*	2004	52	7	owner-occ'd					7		0	general	Inclusionary zoning
Residences at 51 Park St.*	2004	9	2	owner-occ'd			2				[+2]	general	Inclusionary zoning
Residences at St. Paul*	2004	49	8	owner-occ'd			5		3		[+5]	general	Inclusionary zoning (1 unit with HOME)
St. Aidan's ownership*	2004	[59]	30	owner-occ'd			15			15	[+15]	general	Brookline Housing Trust & HOME; State
Homebuyer Assistance Program	1992+	25	25	owner-occ'd							0	general	Brookline HOME/CDBG
Homebuyer Assistance Program	2001+	3	3	owner-occ'd							0	general	Brookline HOME/CDBG
sub-total		89											
TOTAL AFFORDABLE UNITS *		1995											
Total units currently available		1918		By targeted income	327 16%	292 14%	1157 56%	116 6%	60 3%	15 1%	2062 [+84] 2146	included in 40B Expected adds Total projected	7.86 % of 26,224 .32 % of 26,224 8.18 % of 26,224
* Constructed, Permitted and/or Under Development													

## ***LOTS BELOW ZONED LOT SIZE***

### FIGURE 6

