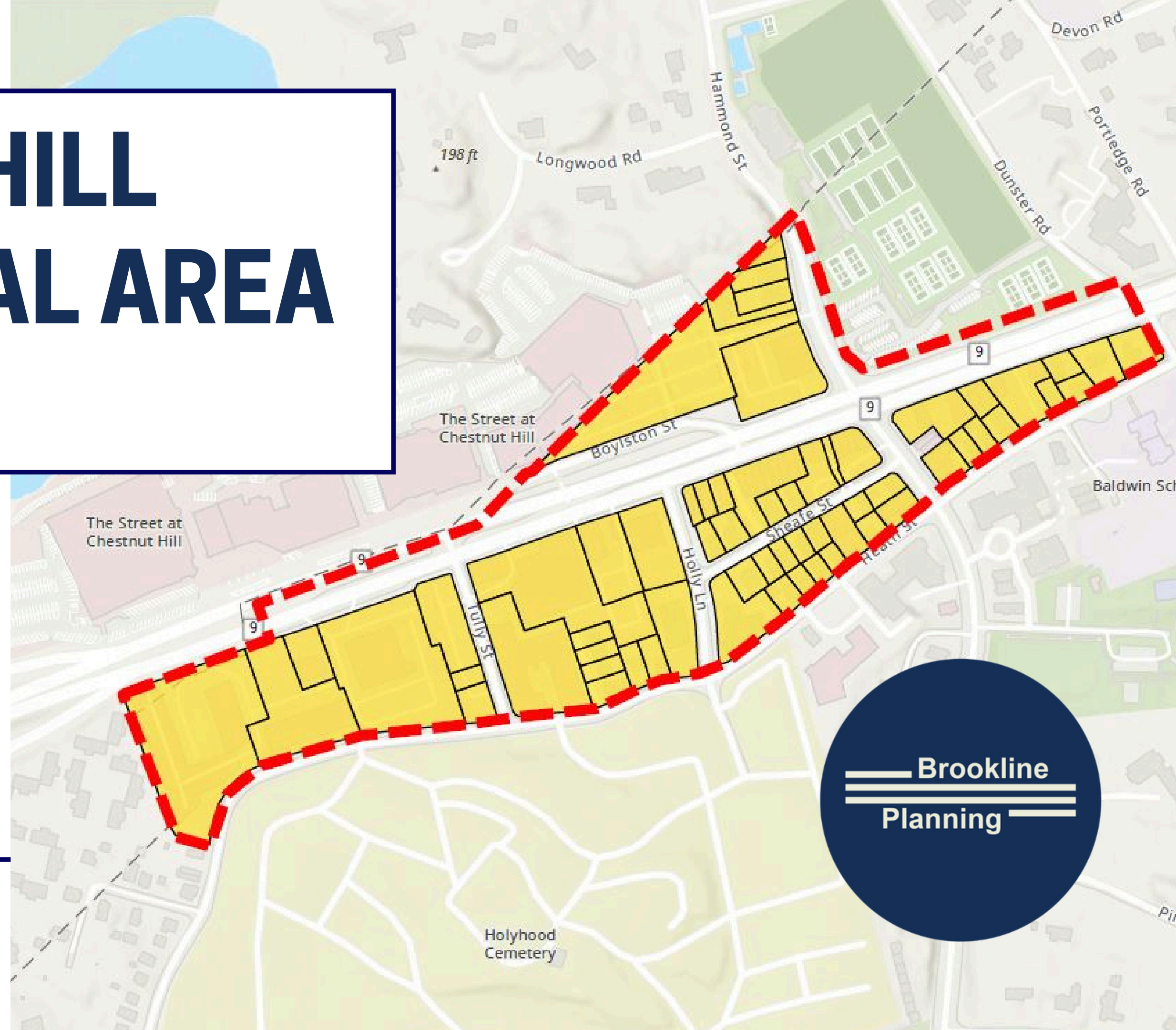


CHESTNUT HILL COMMERCIAL AREA STUDY

New Growth
Opportunities for
Brookline's
Commercial Tax
Base

January 13, 2025



Brookline
Planning

The Value of Commercial Development



Commercial property tax rates are approximately 68% higher than the residential tax rate (FY25)

Less-intensive use of town services

Hotels provide further financial benefit from additional room excise tax

Limited opportunities to “move the needle” on New Growth through commercial development

155 Harvard St



525 Harvard St



1280-1330 Boylston St



Potential Sites for Impactful Commercial Tax Growth through Mixed-Use Redevelopment

Site	Zone	Commercial Area	Total Land Area (acre)	Nearest T Station (<2,000 ft)	Estimated Redevelopment Timeline
Stop and Shop 155 Harvard St	L-1.0 Local Business	Coolidge Corner	2.15	Coolidge Corner	Unclear
TJ Maxx 525 Harvard St	L-1.0 Local Business	JFK Crossing	2.53	Fordham Road	Unclear
Chestnut Hill Office Park 1280-1330 Boylston St	0-2.0 (CH) Business and Professional Office	Chestnut Hill	5.34	Chestnut Hill	Near-term (3-5 years)