

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

Center Communities of Brookline (CCB) Campus Development Concept

Presentation to the Brookline Housing Advisory Board

December 16, 2020



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

Items for Discussion

- Team Introduction
- An Introduction to Hebrew SeniorLife
- Center Communities of Brookline – Today
- A Vision for the Campus
- Process Going Forward



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

Team Introduction

- Hebrew SeniorLife: Rhonda Glyman, Lou Woolf, Kim Brooks, and Deborah Morse
- Development Advisor: George Cole, Leggat McCall Properties
- Legal Counsel: Jennifer Dopazo Gilbert

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

An Introduction to Hebrew SeniorLife

- Hebrew SeniorLife was founded in 1903
- Nonprofit, nonsectarian organization serving over 3,000 people a day across six Boston-area campuses
- Mission to honor our elders, accepting special responsibility for the frailest and neediest members of our community; welcome people of all faiths and backgrounds
- National leader in the field of aging and the only senior care organization affiliated with Harvard Medical School



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

- Vibrant senior communities
- A full spectrum of personalized, holistic health care services
- Influential research that continually advances the quality of life for seniors and informs public decision-making
- Multidisciplinary teaching programs that help grow the ranks of geriatric care specialists





Center Communities of Brookline
Brookline, MA



Jack Satter House
Revere, MA

Orchard Cove
Canton, MA



Hebrew Rehabilitation Center
Roslindale, MA



Simon C. Fireman Community
Randolph, MA



NewBridge on the Charles
Dedham, MA

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

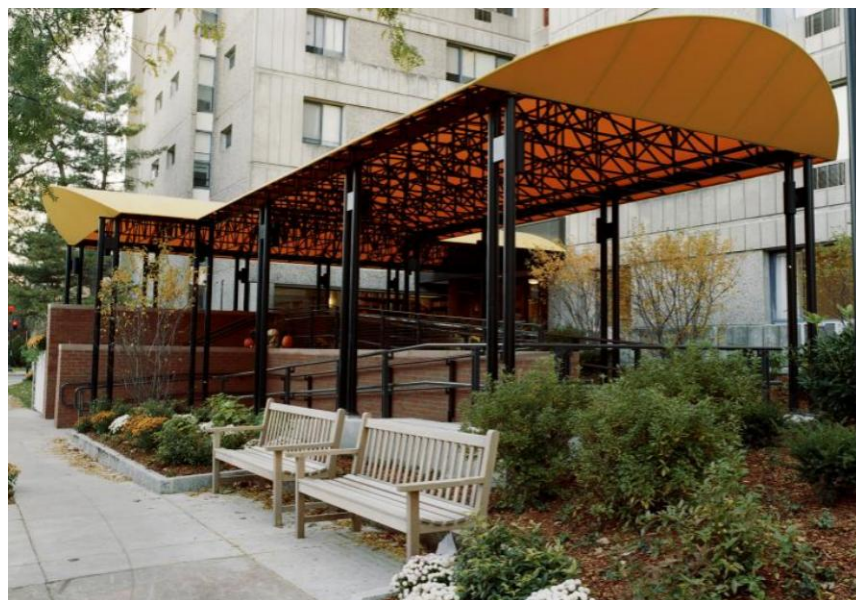
All CCB Buildings Feature:

- Large community spaces for lectures, music, performances, and social gatherings
- Apartments with spectacular views
- State-of-the-art fitness center
- On-site parking available

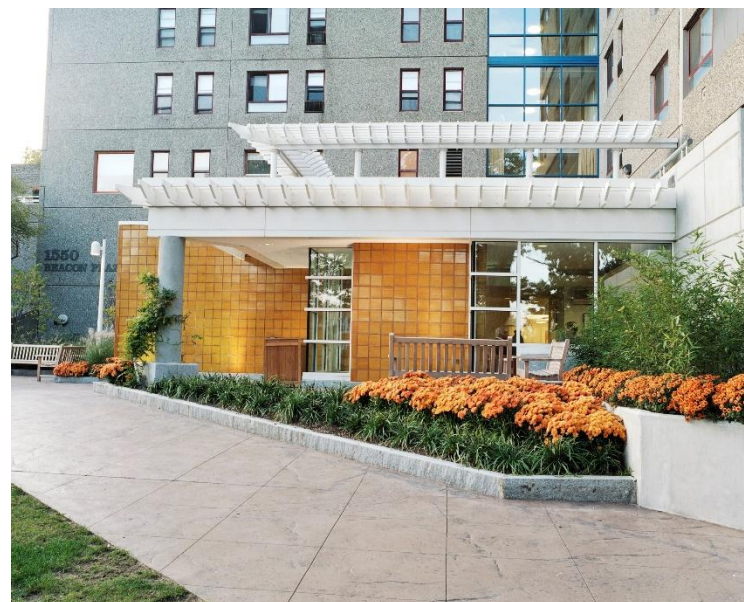
Resident Engagement at CCB:

- Resident-Led Discussion Groups
- Holiday Celebrations
- Sing-a-Longs
- Cultural Arts
- Educational Programs
- Advisory Councils
- Volunteer Opportunities

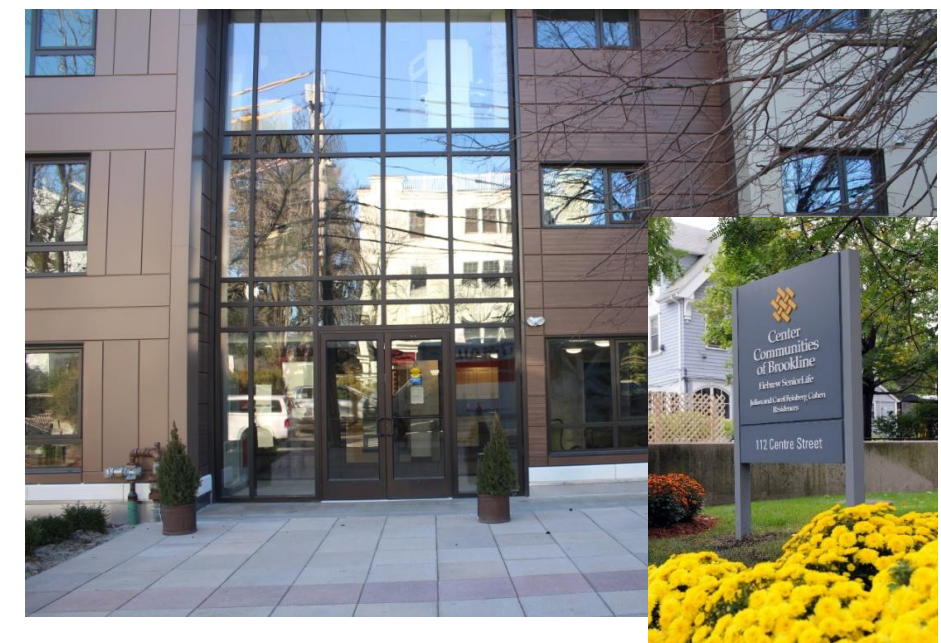
**Marilyn and André Danesh Family
Residences at 100 Centre Street**



**Diane and Mark Goldman Family
Residences at 1550 Beacon Street**



**Julian and Carol Feinberg Cohen
Residences at 112-120 Centre Street**



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

Center Communities of Brookline Today

CCB is a service-enriched, independent living community with a diverse population in terms of: age, income, ability, race, sexual orientation, gender expression, language, culture, religion, and more

	Danesh 100	Cohen 112	Cohen 120	Goldman 1550	CCB Combined Total
All Apartments	212	98	26	175	511 Total Apartments
Affordable Apartments	128	98	6	105	337 Affordable Apartments
Affordable %	60%	100%	23%	60%	66% Affordable
Market Rate Apartments	84	0	20	70	174 Market Rate Apartments
Market Rate %	40%	0%	77%	40%	34% Market Rate

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

Center Communities of Brookline Today

Services provided at CCB include:

- Social Services
- Spiritual Life
- Educational, Cultural & Recreational Programs
- Multigenerational Engagement
- Fitness & Wellness
- Healthy, Homemade Meals
- Personal Assistance
- Rehabilitative Services
 - Physical Therapy
 - Occupational Therapy
 - Speech Therapy
- Certified Home Health Care
- Harvard Medical School-affiliated Medical Practice

Community!



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

A Vision for the Centre Street Campus

Brookline has been at the forefront of vision and achievements for seniors since the founding of its Council on Aging – one of the oldest in the country.

Research Shows:

- Having a sense of attachment to home and community relates positively to physical, social, and emotional health and well-being in older age
- Loneliness is the biggest threat to healthy aging
- Most seniors want to remain in their community

Key Senior Issues:

- Brookline Senior Center is bursting at the seams
- Older adult population is growing
- Increased demand for assisted living and independent living communities



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

A Vision for the Centre Street Campus



The Centre Street Campus provides a unique opportunity to redefine and enhance the senior living experience:

- Proximity to the many amenities offered in Coolidge Corner – dining, shops, movie theater, bookstore and library, multigenerational activities throughout the day
- Adjacent location to the Brookline Senior Center
- A well-established existing senior residential community offering a wide variety of high-quality housing and services at all levels of affordability
- A mission driven, nonprofit owner with deep and respected experience in senior care

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

A Vision for the Centre Street Campus

What more could it be:

- A Senior Hub – a center for seniors from across the Brookline community
- An expanded and integrated Senior Center offering cultural arts, lifelong learning, and multigenerational programs that promote wellness and independence in our vibrant neighborhood
- New housing opportunities for seniors at different income and care levels



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

Brookline Resident Survey Results LeadingAge LTSS Center @UMass Boston

Key questions showing the percentage of respondents who answered "definitely or probably" for each:

“Would you consider moving to a senior living community in Coolidge Corner for yourself?”
Total = 80% (n=1001)

“Would you consider having a loved one move to a senior living community in Coolidge Corner?” Total = 82% (n=640)

“Whether or not you choose to live in the senior living community, would you use the community spaces and amenities in the building when completed?” Total = 91% (n=1009)

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

EXISTING CONDITIONS - CENTRE STREET CAMPUS



The Power to Redefine Aging.



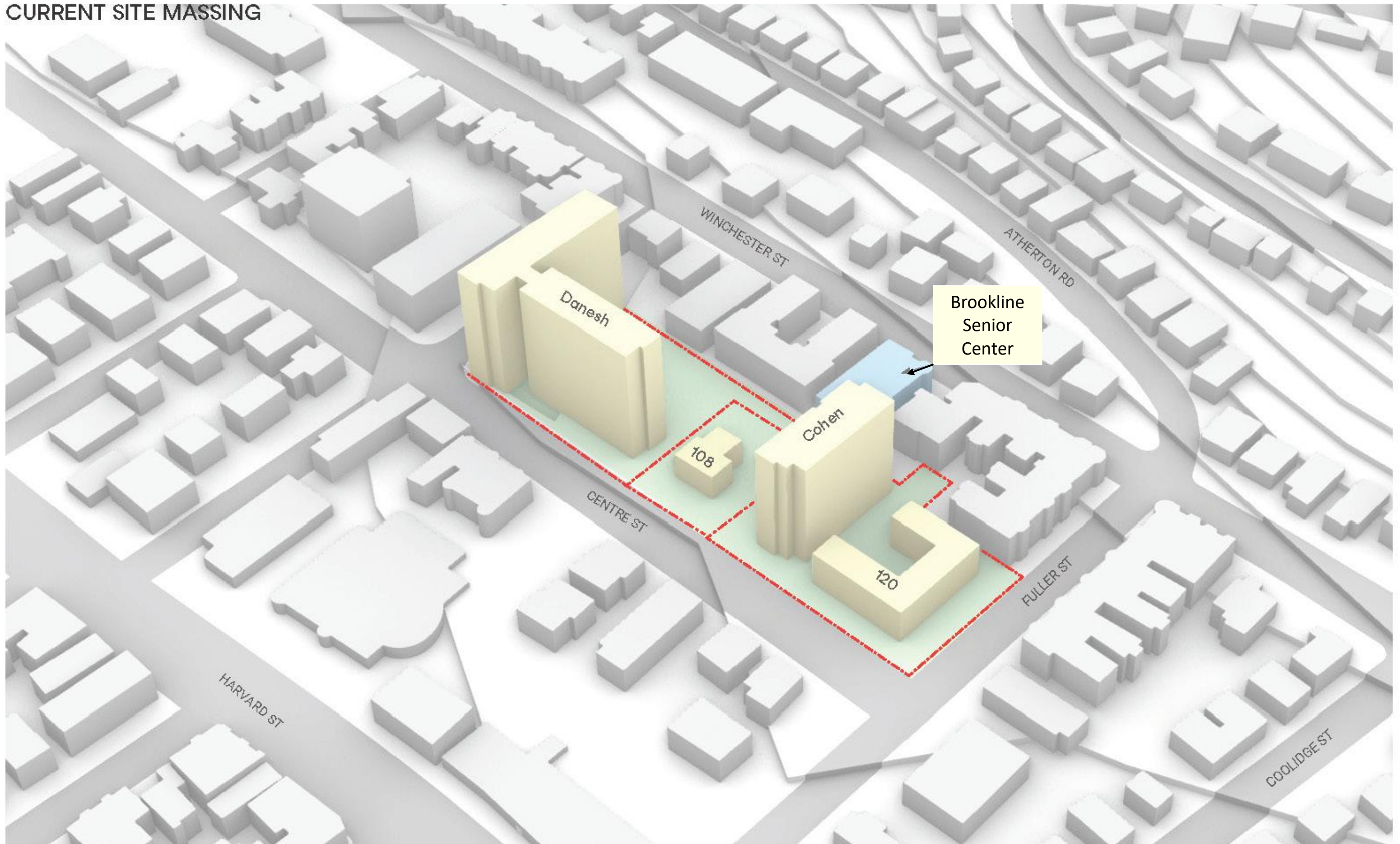
HARVARD MEDICAL SCHOOL
AFFILIATE

CONCEPT FOR DEVELOPMENT OF THE CENTRE STREET CAMPUS

- Redevelopment of the 108 Centre Street site into 45 senior all-affordable independent living apartments and common areas with the possible expansion of the Brookline Senior Center in cooperation with the Town of Brookline
- Redevelopment of the 120 Centre Street site into 80-100 market rate assisted living and independent living apartments & common areas
- Enhancements to the overall campus, including landscaping, lighting, and green space



CURRENT SITE MASSING





Brookline
Senior Center

112

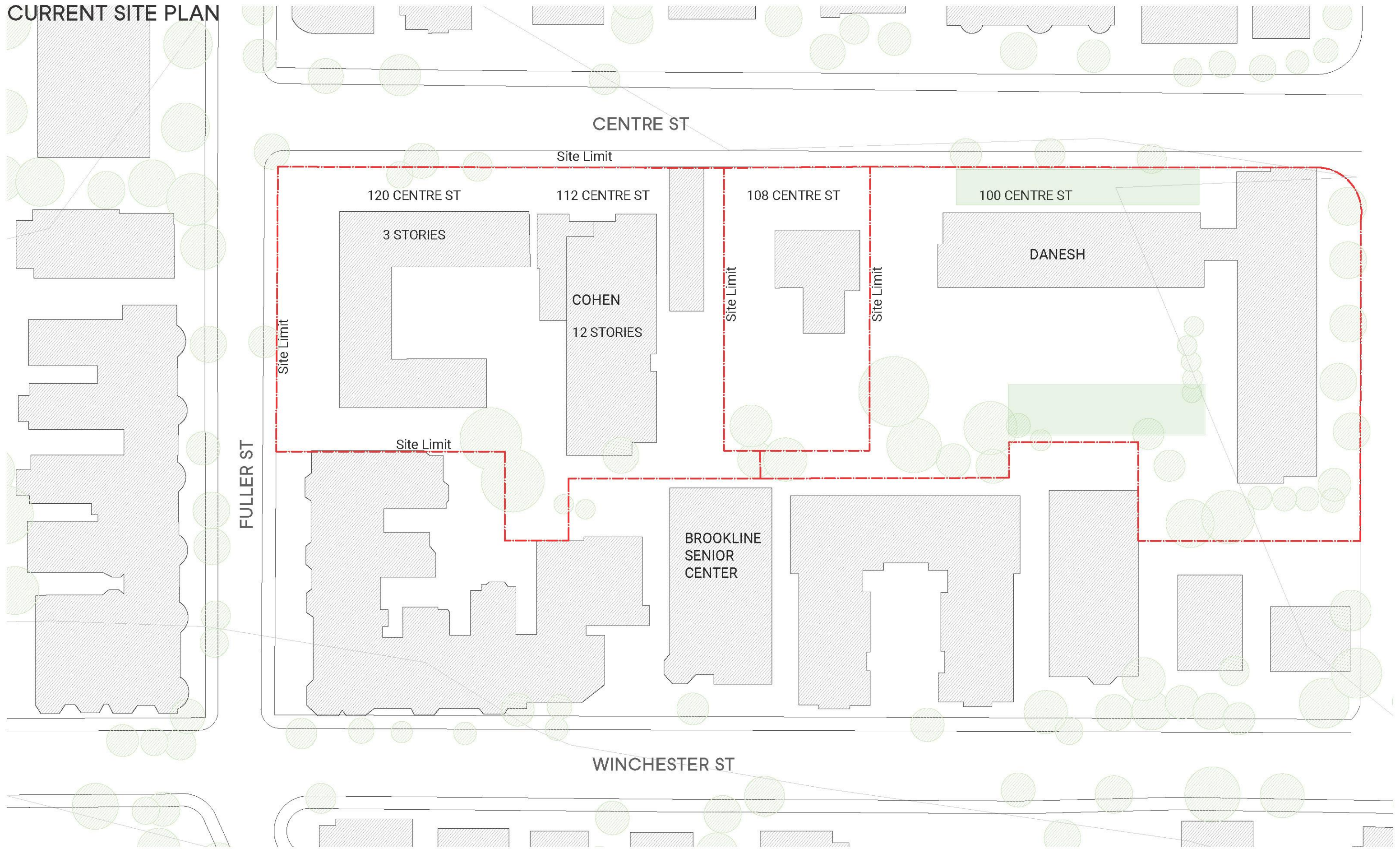
2

108

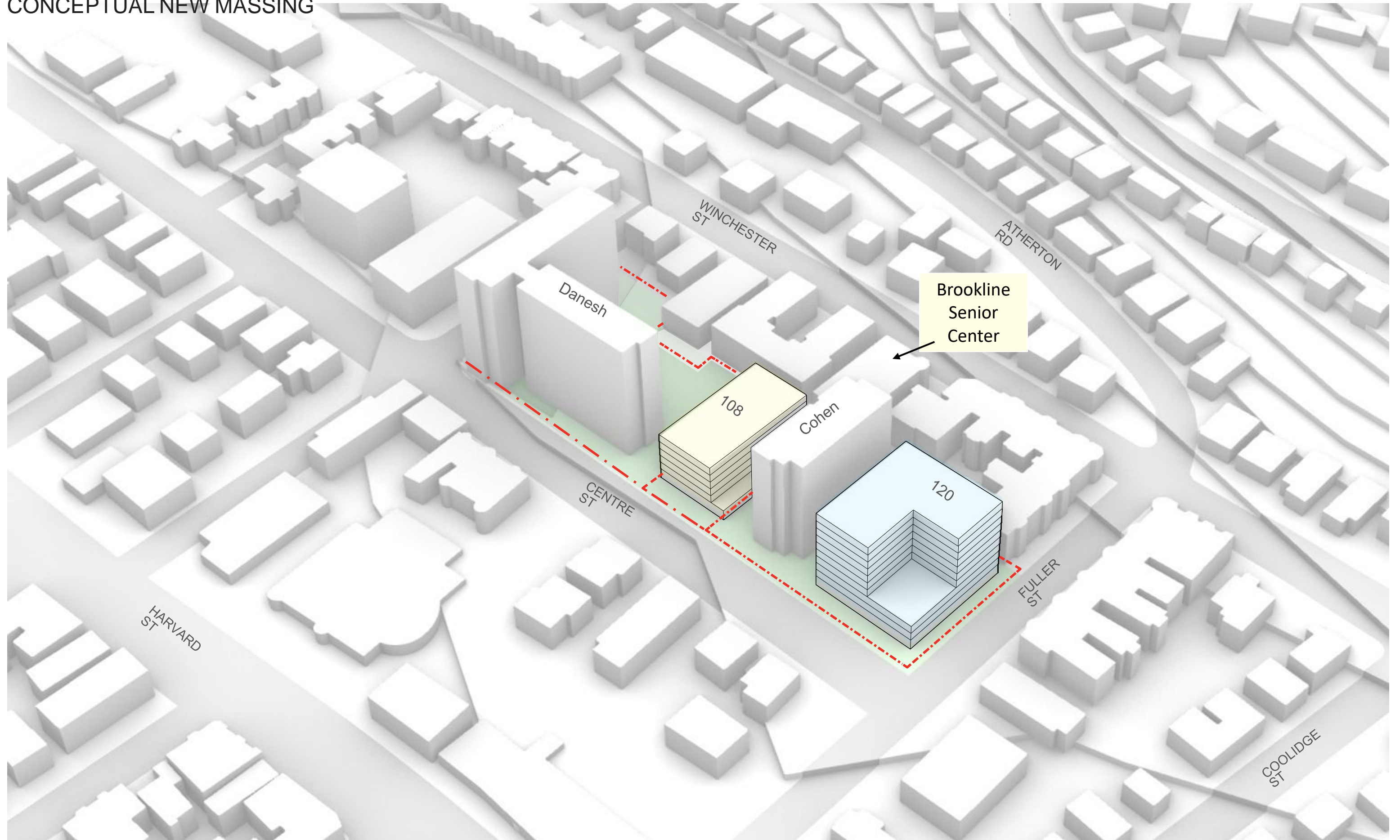
100

AERIAL VIEW

CURRENT SITE PLAN

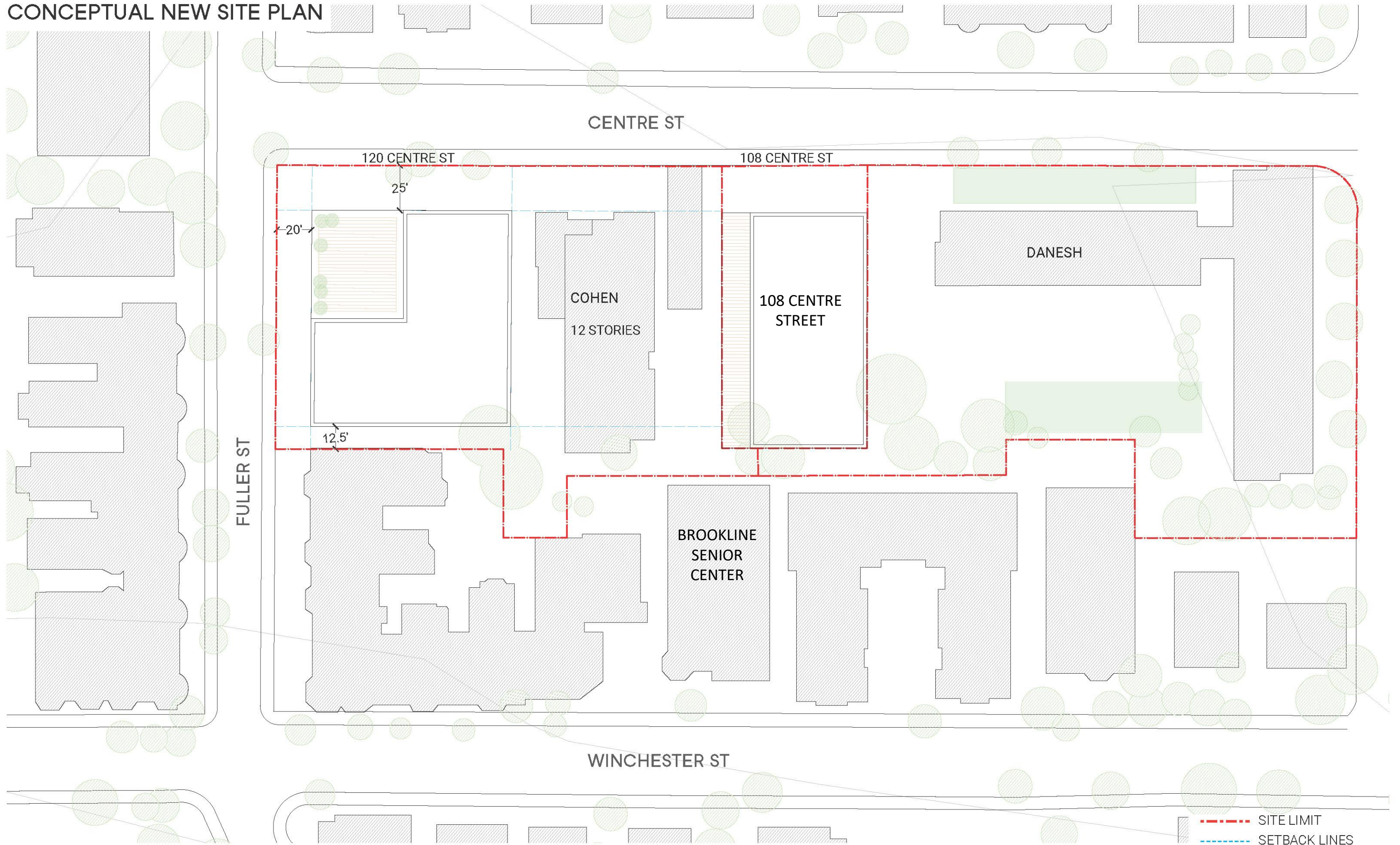


CONCEPTUAL NEW MASSING



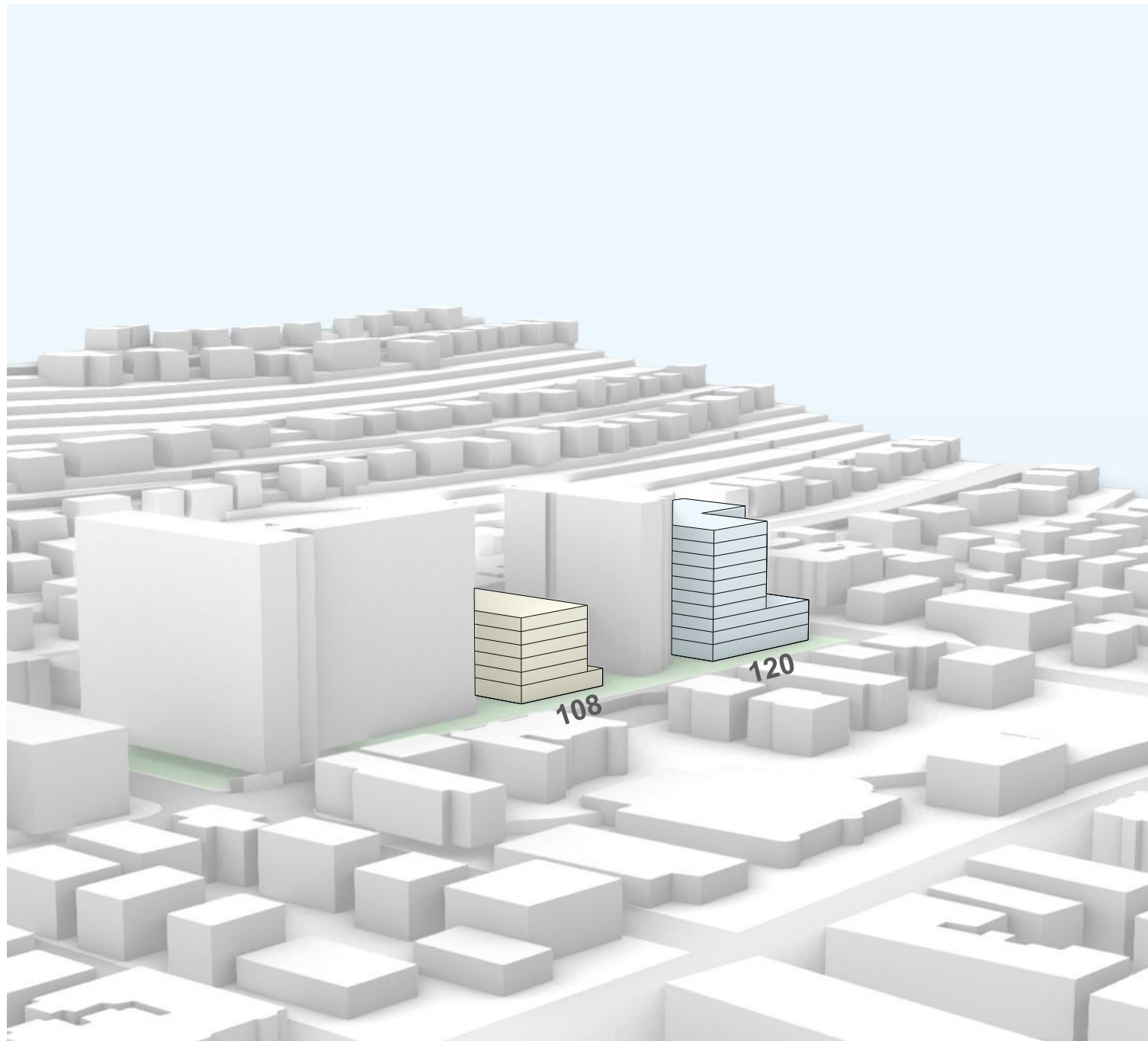
NEW MASSING

CONCEPTUAL NEW SITE PLAN

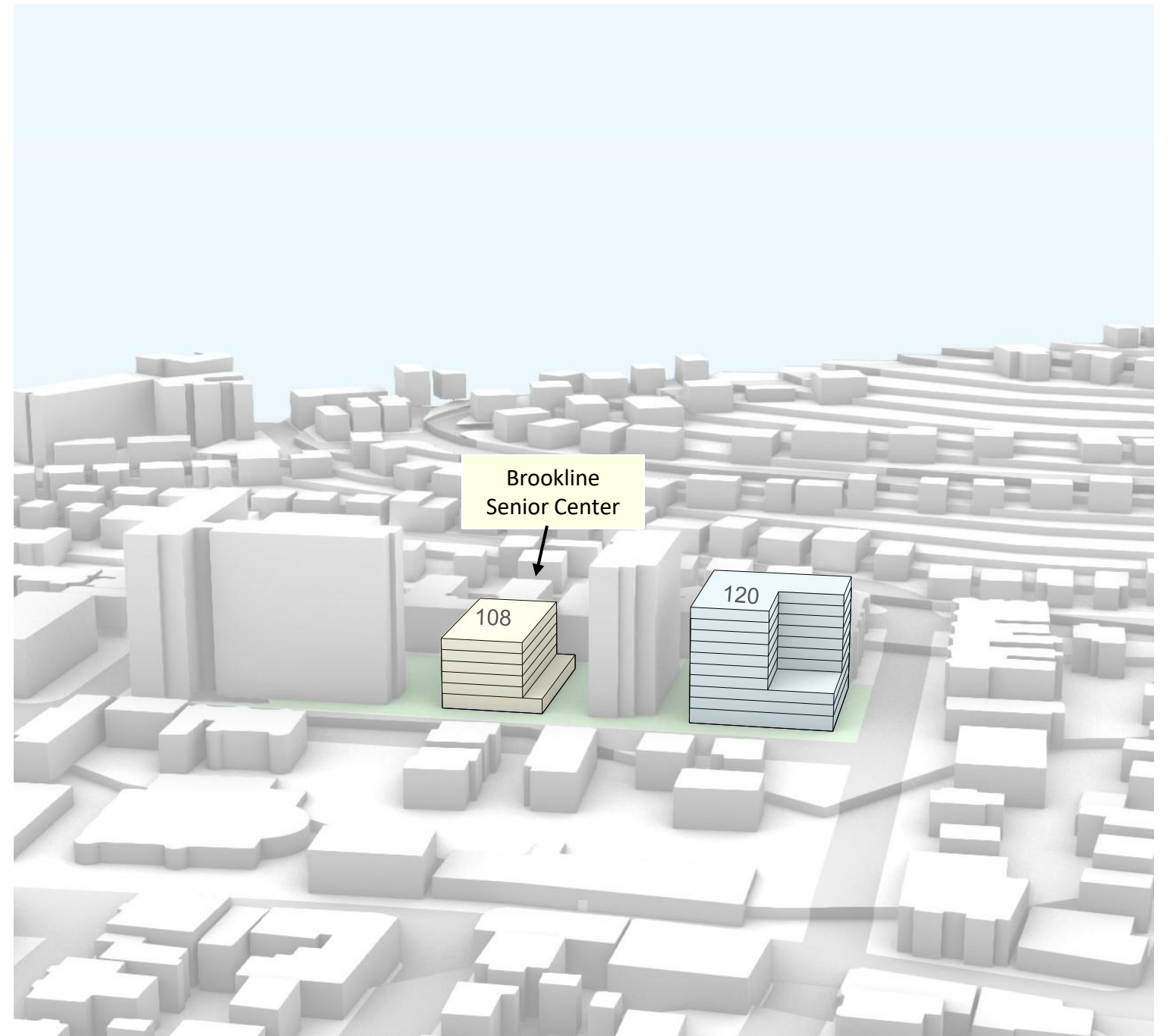


SITE PLAN

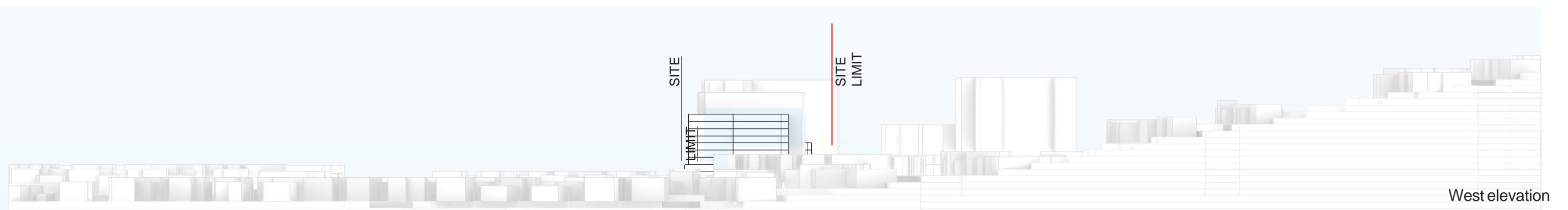
--- SITE LIMIT
--- SETBACK LINES



View from East



View from North



West elevation

MASSING VIEWS

The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

PROCESS GOING FORWARD

- Meet with current residents, neighbors, community members, and other stakeholders to ask for input and ideas, and answer question and concerns
- Collaborate with the Brookline Senior Center on its needs and ideas
- Meet with Town boards and staff to learn of their ideas and concerns
- Pursue rezoning at Town Meeting to allow the proposed development



The Power to Redefine Aging.



HARVARD MEDICAL SCHOOL
AFFILIATE

To share your input , ideas, concerns, or questions:

Call CCB's voicemail: 617-363-8392

or send us a note: CCBCentreStreetCampus@hsl.harvard.edu

Interested in Hearing More?

In order to receive updates and invitations through our mailing list, email CCBCentreStreetCampus@hsl.harvard.edu with the following information:

- Full name
- Email address
- Street number, city, zip
- Phone number

Thank You!