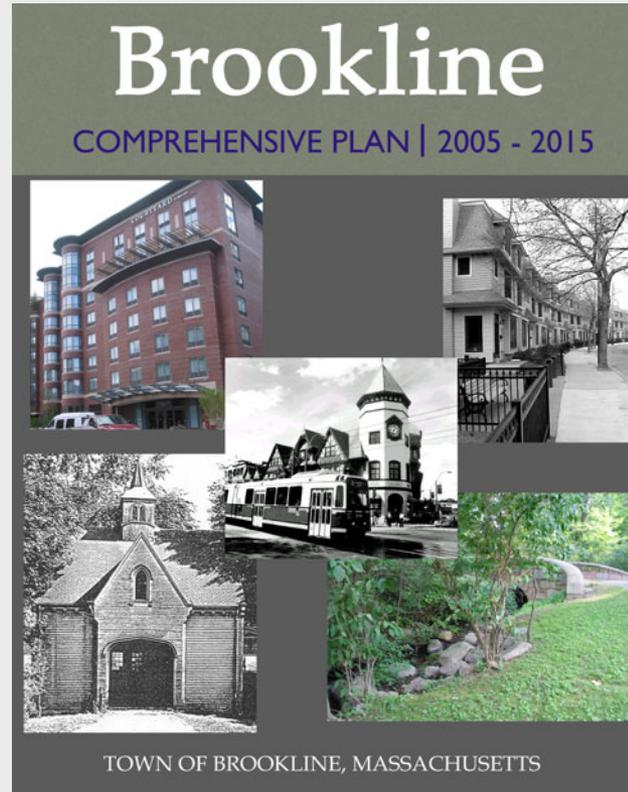


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PLAN DEVELOPMENT 2000-2004

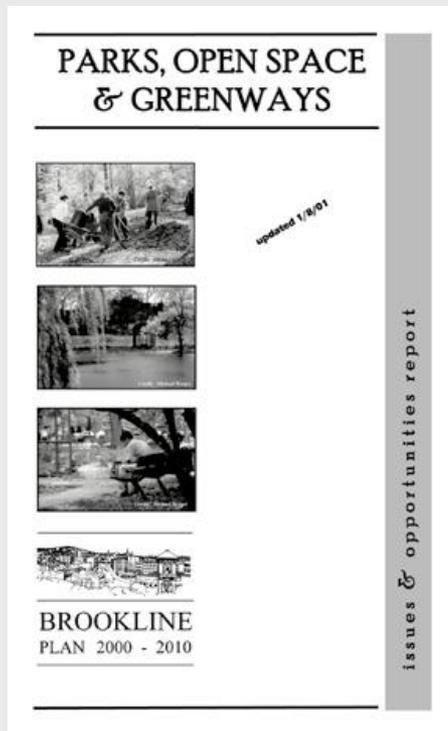
- Board of Selectmen create Comprehensive Plan Committee to guide overall development of Comprehensive Plan (2000)
- Seven neighborhood forums held in 2000-2001 to understand public views on planning, development and neighborhoods in Brookline



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PLAN DEVELOPMENT

Issues and Opportunities Reports



- “Issues and Opportunities” reports drafted on subjects such as transportation and housing to provide baseline data using GIS technology.
- These reports were useful for both the Comprehensive Plan development and for other Town work such as development review.



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PLAN DEVELOPMENT

Consultant Retained

- In 2002, Goody Clancy and Community Design Partnership hired to help with the development of the preliminary Plan.
- Town-wide forum and four “open houses” held to help develop a “preferred scenario” for the future of the Town.

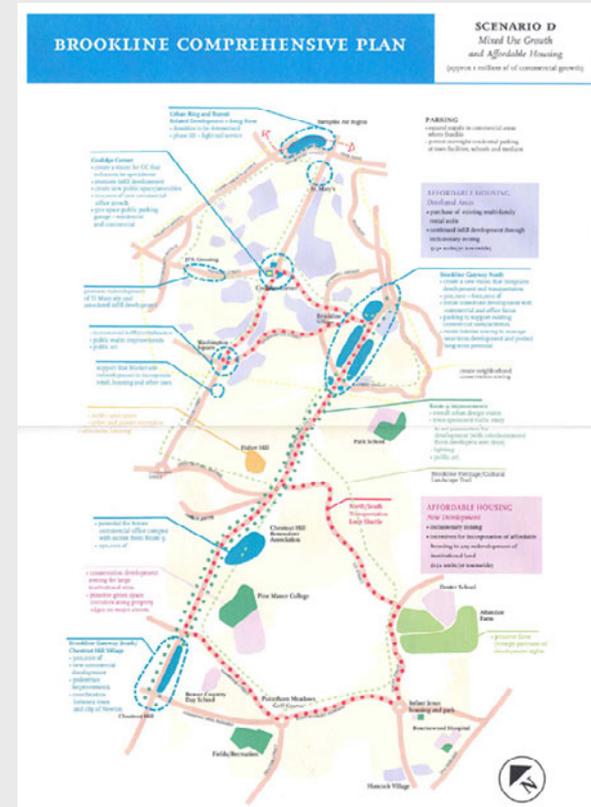


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PLAN DEVELOPMENT

Preferred Scenario Developed

- Preferred scenario balanced desire to preserve character of Brookline with need to provide for more affordable housing and appropriate commercial growth.
- Presented to Board of Selectmen and Planning Board in December 2002.



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PLAN DEVELOPMENT

Key Issues Identified

- Three key issues identified:
 - ✓ Neighborhoods and Districts
 - ✓ Affordable Housing
 - ✓ Route Nine
- Working groups refined these issues and presented results to eight Neighborhood Forums in mid-2003



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PLAN DEVELOPMENT

Preliminary Plan Drafted

- Consultants then worked with Town staff to prepare a Preliminary Plan that included these key issues and other subjects traditionally included in a Comprehensive Plan.
- Preliminary Plan released in January 2004- posted on Town's web site, subject of articles in local and regional newspapers. It was also distributed to Town Meeting members, neighborhood groups and others.
- Town staff held forums to get additional public feedback.



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PLAN DEVELOPMENT

Revisions to Plan Considered

- Based on feedback received at public forums, in emails, in phone calls and in written comments, Town staff prepared a report outlining proposed revisions to the Preliminary Plan.
- Comprehensive Plan Committee broke into four subcommittees to look in depth at changes:
 - ✓ *Community Form and Neighborhood Preservation*
 - ✓ *Natural Resources, Open Space, Parks and Recreation*
 - ✓ *Transportation*
 - ✓ *Format and Organization*



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PLAN DEVELOPMENT

Final Plan Drafted

- The subcommittees worked with Town staff over the summer of 2004 to rewrite the Comprehensive Plan, making both substantive and formatting changes
- Revisions considered at Comprehensive Plan Committee and presented to Town Boards and Commissions in fall 2004
- Final Plan forwarded to Board of Selectmen and Planning Board at November 9th Comprehensive Plan Committee meeting



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SUMMARY OF THE PLAN

Nine Elements

- The Plan contains nine subject areas:
 - ✓ *Districts and Neighborhoods*
 - ✓ *Affordable Housing*
 - ✓ *Route Nine*
 - ✓ *Historic Resources*
 - ✓ *Natural Resources, Open Space, Parks and Recreation*
 - ✓ *Land Use and Housing*
 - ✓ *Economic Development*
 - ✓ *Transportation*
 - ✓ *Town and Cultural Facilities*



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SUMMARY OF THE PLAN

Three Key Elements

- Three of these elements were identified as being important areas on which to focus-
 - ✓ *Districts and Neighborhoods*
 - ✓ *Affordable Housing*
 - ✓ *Route Nine*
- These are the three biggest issues facing Brookline in the next ten years- and often encompass the issues raised in other parts of the Plan (such as open space, land use, and transportation)



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SUMMARY OF THE PLAN

“Districts and Neighborhoods”

- Recommends a new way of looking at different parts of Town through participatory planning studies.
- “District Plans” will be developed for Coolidge Corner, Brookline Village and Chestnut Hill, looking in detail at issues of land use, density, transportation, and open space.
- Each District Plan will be guided by a steering committee of residents, businesses, and Town representatives to ensure full participation.



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SUMMARY OF THE PLAN

“Districts and Neighborhoods”

- “Neighborhood Plans” are smaller planning studies to address local issues in other parts of Town.
- Neighborhood Plans might focus on one or two pressing issues - such as zoning, transportation, preservation, or urban design - rather than several issues.
- Generally these will take less time than District Plans, and require fewer resources, since they are focused on certain issues.



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SUMMARY OF THE PLAN

“Districts and Neighborhoods”

- The PURPOSE of District and Neighborhood Plans is to allow each part of Town to decide how it wants to meet the visions and goals set forth in the Comprehensive Plan.
- The OUTCOME of these Plan could be recommended zoning changes, design guidelines, development strategies, or transportation improvements that most people will support.



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SUMMARY OF THE PLAN

“Affordable Housing”

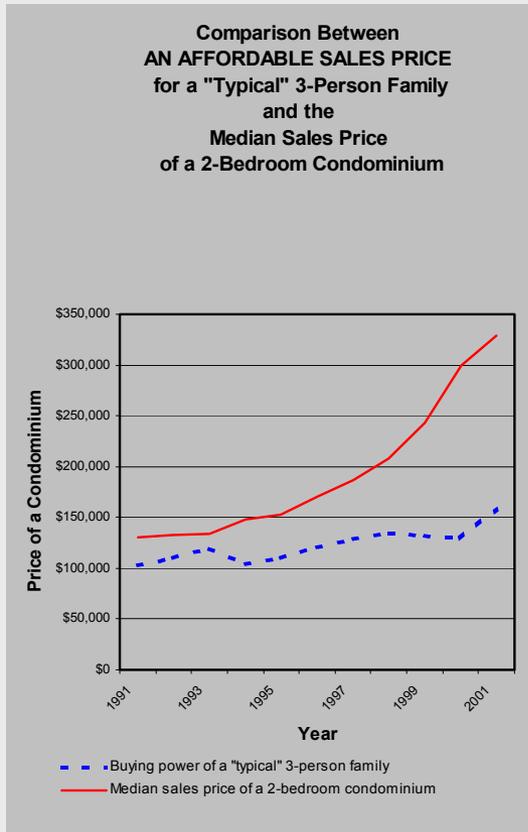
- Plan reiterates the Town’s commitment to developing affordable housing throughout the Town, preferably without developing additional market-rate units.
- Affordable housing development must be sensitive to the character of the surrounding neighborhood.



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SUMMARY OF THE PLAN

“Affordable Housing”



- Plan sets a goal of developing a minimum of 25 affordable units a year, while preserving the existing affordable units in Town- more than double the existing rate of production.
- Meeting this goal will take Town-wide efforts and will take money.



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SUMMARY OF THE PLAN

“Route Nine”

- Route Nine creates a physical divide across Brookline that should be minimized.
- The Plan recommends the development of a Route Nine Plan that would look at transportation and land use issues.
- The solution to the division created by Route Nine lies in both physical improvements - such as new plantings and pedestrian crossings – and in development along the corridor that improves its character as a boulevard, not a highway.

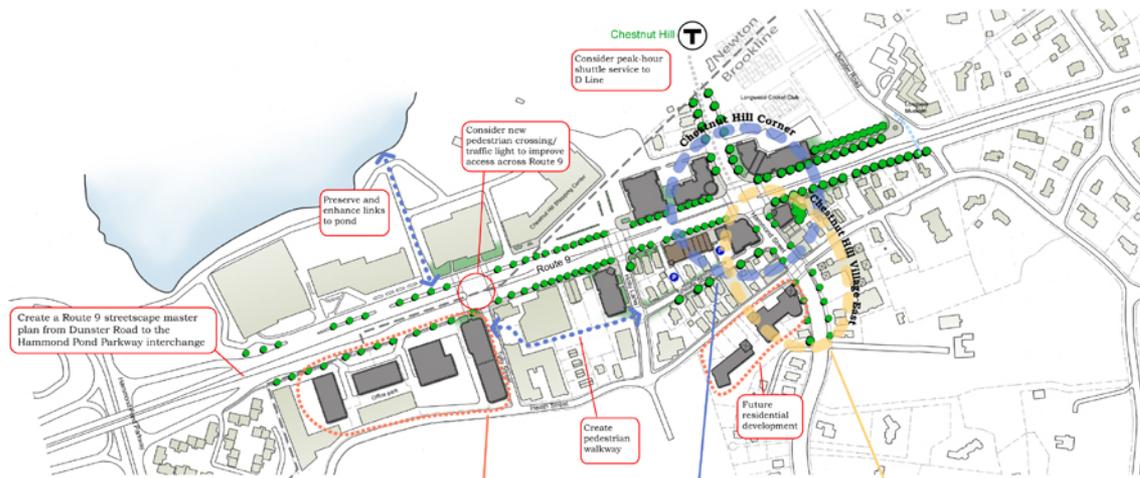


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SUMMARY OF THE PLAN

“Route Nine: Chestnut Hill”

Gateway West: Chestnut Hill Village Vision Plan



Work with state to create a comprehensive Route 9 improvement plan

- Realign street to expand sidewalks
- Enhance streetscape (sidewalks, street trees, lighting)
- Relocate utilities below grade
- Enhance intersection operations without widening roadways
- Rework Hammond Pond Parkway interchange to enhance southbound connections

Work with City of Newton to shape long-term vision

- Coordinate development plans
- Advance Route 9 improvements

Continue to refine area design guidelines adopted by the Brookline Planning Board; create guidelines for rezoned areas

Support development of new commercial and residential uses that complement Village area

- Amend 0-2 zoning to allow residential use
- Create pedestrian walkway between Tully Street and Holly Lane, linking uses

Strengthen the identity of the Hammond/Route 9 intersection as the core of the Village

- Promote redevelopment of corner sites on west side of Route 9 for mixed-use commercial development and amend existing zoning to G-2.0
- Improve pedestrian connections across Route 9
- Consider elimination of peak-hour left turns to Hammond Street southbound

Strengthen the identity of the Village along Hammond Street east of Route 9 as a cohesive place

- Improve streetscape (trees, sidewalks, lighting) along Hammond Street
- Develop and strengthen a pedestrian network of alleys, pathways, and sidewalks
- Attract new uses to the Village area that serve the local market and are complementary to existing businesses
- Promote infill development of key sites
- Promote development/addition of upper floors for residential or commercial use



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SUMMARY OF THE PLAN

“Route Nine: Brookline Village”

Gateway East: Brookline Village/Cypress Street Vision Plan

Work with state to create a comprehensive Route 9 improvement plan
Continue to refine area design guidelines adopted by the Brookline Planning Board



Create Cypress Village (Brington Road to Smythe Street)

- Redevelop key parcels near Cypress Street
- Encourage mixed-use development with a residential focus
- Include substantial affordable housing
- Promote shared parking - enhance existing retail
- Widen sidewalks and enhance streetscape
- Improve pedestrian crossings of Route 9
- Eliminate cut-through traffic on Brington Road
- Establish transit oriented development district overlay

Create a safe and attractive pedestrian environment; incorporate compatible infill development (Smythe Street to High Street)

- Continue to support mixed-use infill development
- Consider removal or modification of median to change street character, reduce speeds
- Widen sidewalks where possible/include bumpouts
- Include new pedestrian-oriented lighting
- Add street trees
- Retain on-street parking
- Expand off-street parking to serve Lincoln School
- Consider town involvement in any Red Cab site redevelopment; Possible site for affordable housing and/or mixed use

Redefine Brookline's Gateway (High Street to Emerald Necklace)

- Extend the Emerald Necklace to High Street
- Work with state to explore alternative long-term roadway options
- Encourage additional development to increase critical mass
- Promote mixed-use with office/retail/restaurant focus; incorporate other public amenities/uses
- Incorporate active uses at street level
- Create wide, attractive sidewalk along Route 9
- Locate taller buildings along Route 9, stepping down to Village
- Enhance Pearl Street character/improve station environment
- Remove Route 9 pedestrian bridge and provide improved at grade pedestrian crossings
- Establish transit oriented development district overlay



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SUMMARY OF THE PLAN

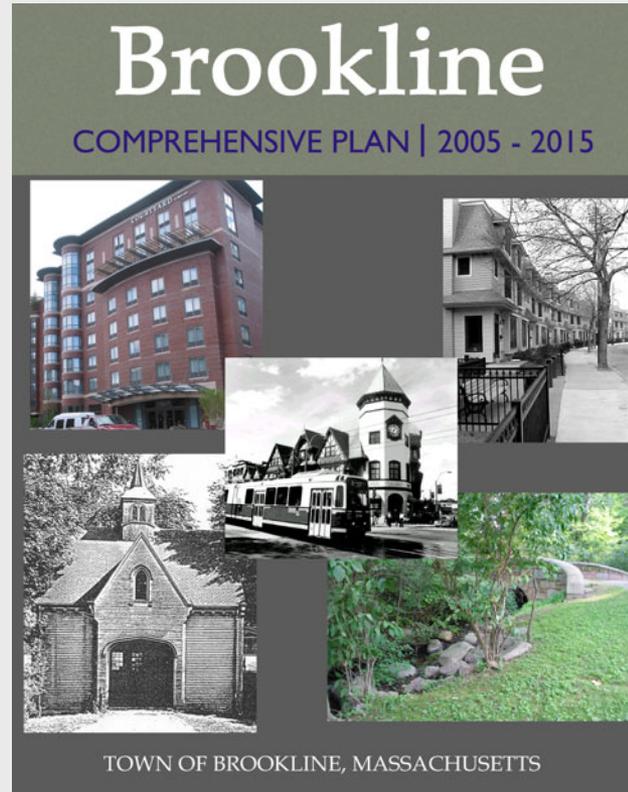
Next Step- Action Plan

- This is going to be an important document for the Town. Making it work requires that the Town commit to a timeframe for completing its recommendations.
- The next step will be to develop an Action Plan that outlines who will undertake each recommendation, when they will do so, and how these efforts might be funded.
- The Action Plan will be reviewed by the Planning Board and Plan Committee representatives, with a focus on what needs to happen in the first two years.



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