



ECONOMIC DEVELOPMENT ADVISORY BOARD

**SUMMARY CONCLUSIONS OF LIFE SCIENCES
SUBCOMMITTEE ON DEVELOPMENT
OPPORTUNITIES IN BROOKLINE**

SUMMARY CONCLUSIONS AND ACTION STEPS

- Boston area life science market is and will continue to be strong
- Brookline is locationally well positioned to participate in the life science market but the number of viable sites is limited
- Brookline currently lacks appropriate zoning and public health regulatory infrastructure
- Select Board should direct TA and appropriate departments to propose new zoning use and appropriate regulatory framework by-law to Town Meeting in Fall 2022
- Research and Development Laboratory definition should encompass a broad range of possible uses
 - Including life sciences, biotechnology, biomedical research, robotics, medical devices, or photonics
- Bioscience uses would be limited to Biosafety Levels (BSL) 1 and 2 as defined by the CDC
- Use would be allowed ONLY by special permit in Brookline's general business, office, industrial and GMR zones and the Emerald Isle SOD
 - Due to dimensional limitations under present zoning, modified zoning provisions would likely be needed to be adopted by Town Meeting for any such development or redevelopment to proceed.

SUMMARY CONCLUSIONS AND ACTION STEPS (CONT.)

- The proposed Bio-Safety public health general by-law should:
 - Establish a framework for Town oversight, licensing, and monitoring of public health and safety aspects of life science laboratory operations.
 - Establish a Brookline Biosafety Advisory Council
 - Allow animal research using lab-bred mice and rats and other non- warm-blooded animal species and should not allow research using warm-blooded animals including “nonhuman primates
 - Create a Town oversight program (consistent with Federal and State guidelines)
 - Create a registration process for BSL 1 Laboratories and licensing for BSL 2 Laboratories.
- A 10 Brookline Place study committee should be formed and operating by January 2022
- The FY23 budget should provide funding for corridor studies to further explore opportunities, especially Chestnut Hill West
- Net fiscal impacts should exceed traditional office and hotel uses. Traffic and parking impacts are expected to be substantially less than medical office. Design requirements are unique but specific project features could be substantially consistent with Brookline’s sustainability goals/requirements.