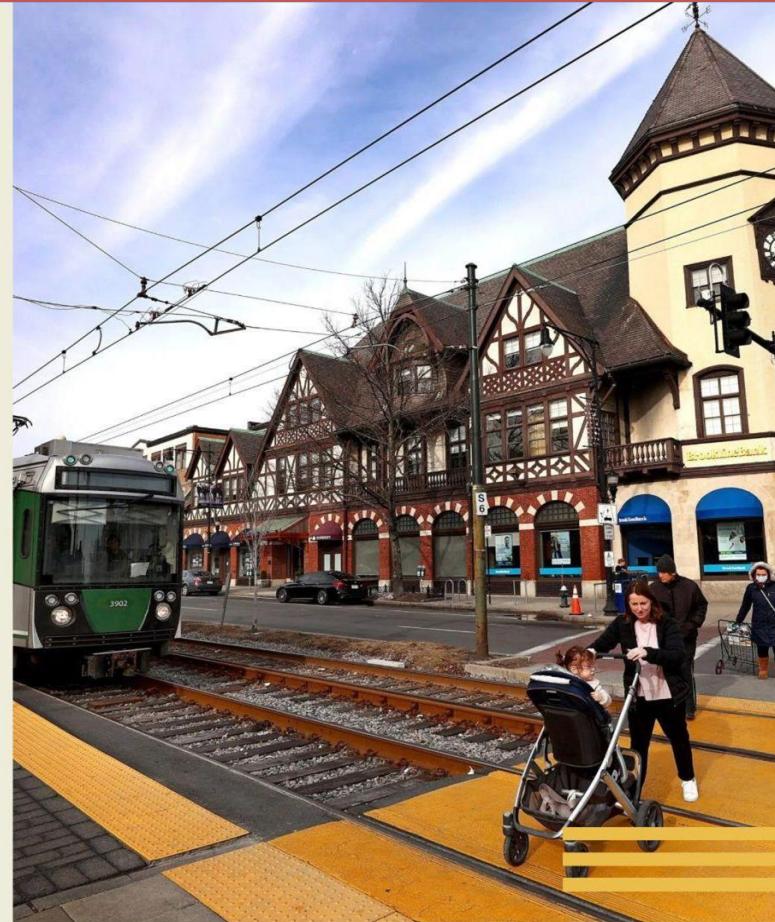


Brookline

COMPREHENSIVE PLAN

ZEAB Presentation
September 17, 2025

Brookline's
Comprehensive Plan
will set a **15-year**
vision and roadmap
for the Town's future.



Comp Plan Impacts



Policies for Physical Environment

The Comprehensive Plan will develop policies that provide direction for Town departments and cooperation with local nonprofits and businesses.



Regulatory Changes

The Comprehensive Plan will provide a framework to guide future zoning changes.



Investment

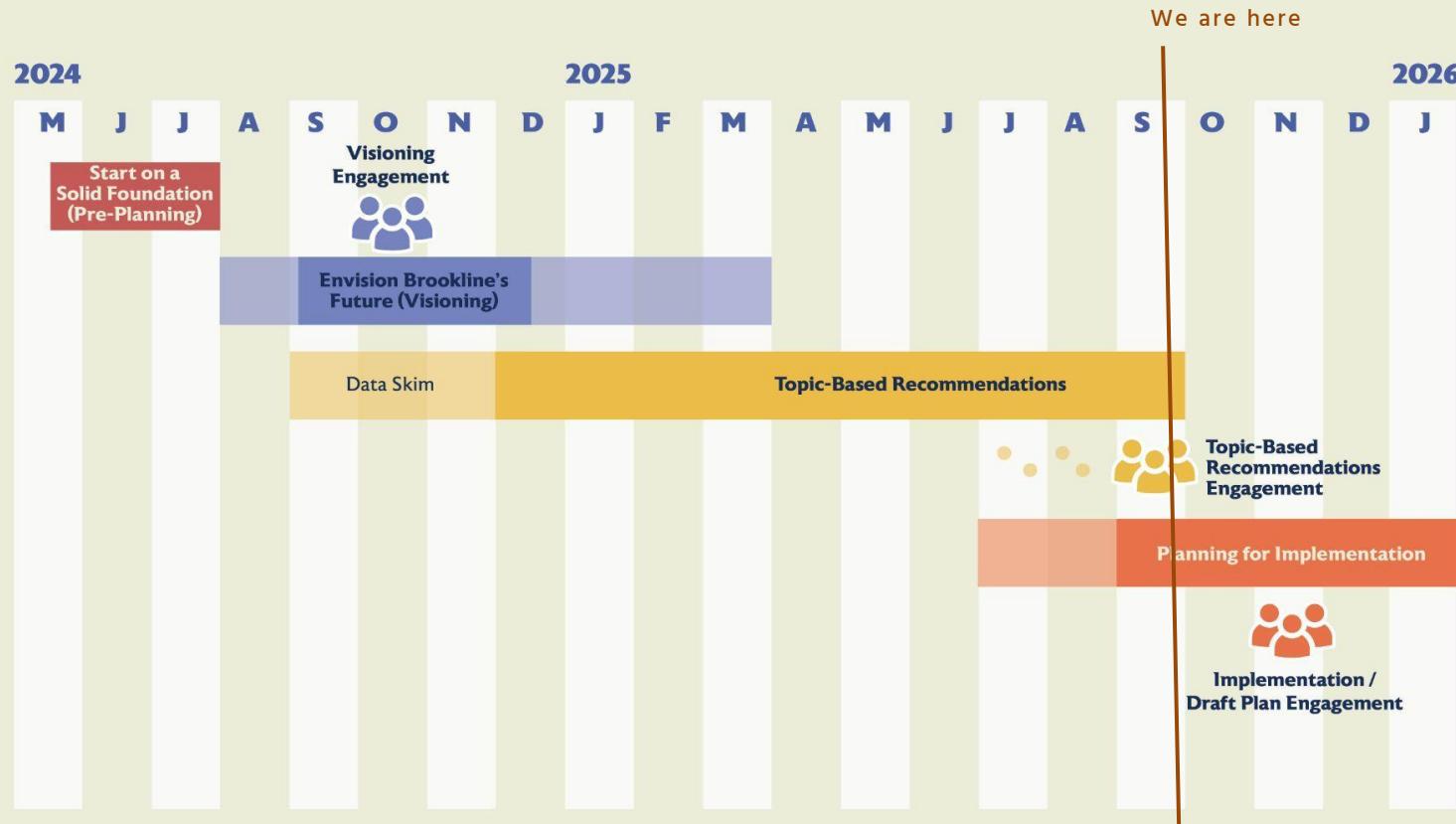
The Comprehensive Plan will be a reference for the Town for prioritizing future investment, including operating and capital funds, as well as staff and volunteer time.



Ongoing Community Discussions

The Comprehensive Plan process will include many ways to share your input, with a goal to continue transparency and engagement beyond approval of the plan and into implementation.

Timeline



Framework



Framework

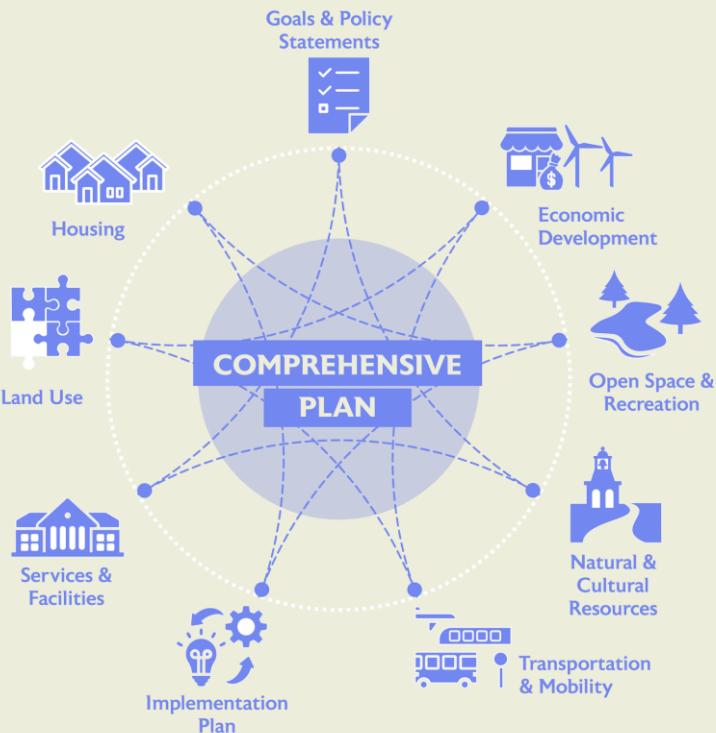


American Planning Association's
*Sustaining Places: Best Practices for
Comprehensive Plans*, published 2015



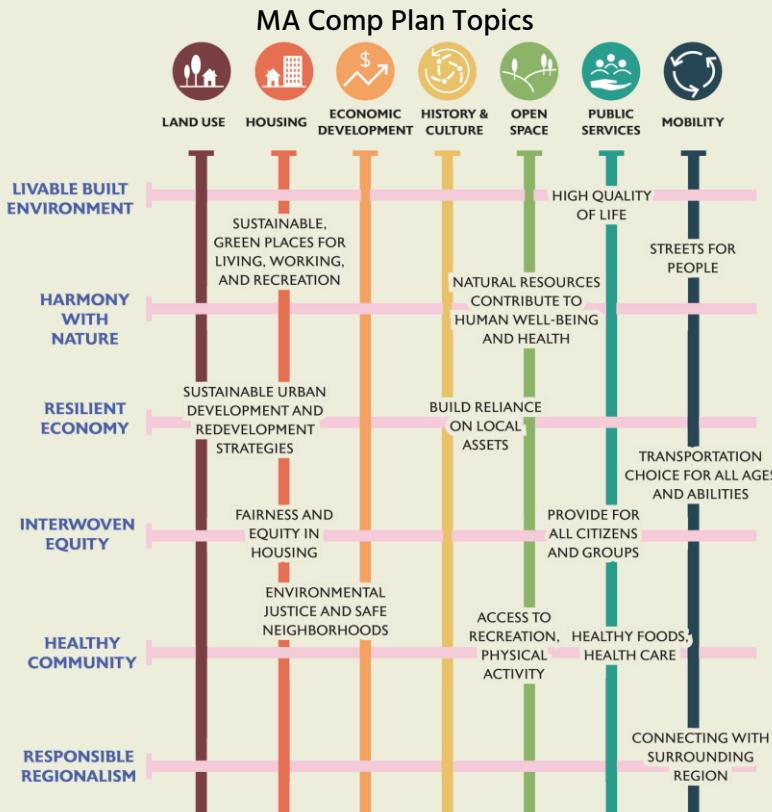
APA's *Sustaining Places* framework centers on
the Triple Bottom Line: Economy,
Environment, and Equity

Framework



Elements a comprehensive plan must address under Massachusetts General Law [Chapter 41, Section 81D](#).

APA Sustaining Places Guiding Principles



Plan Alignment

Working in Alignment

✓ Working together

The Comprehensive Plan will align with and support the goals of community plans, while also setting its own direction.



Data Sharing

BROOKLINE URBAN FOREST CLIMATE RESILIENCY MASTER PLAN

June 2021

DPWorks A division of DPW

TOWN OF BROOKLINE

CLIMATE ACTION PLAN 2018

1. Greater Energy Efficiency
Investment and innovation in energy use are nearly 50% of the climate action plan. This includes energy efficiency, energy saving measures, and increasing individuals to reduce energy usage.

2. Increased Renewable Energy
Promoting the use of renewable energy sources and finding reliable carbon-free energy sources or reusing existing fossil fuels. Integrating the Brookline community into the production of renewable energy by individuals, organizations, and companies.

3. Improved Transportation Options
Promoting transportation options that the public may not expect or consider. This includes electric vehicles, bicycles, walking, and public transportation. Reducing greenhouse gas emissions through a concrete plan and encouraging individuals to use alternative modes of transportation.

4. Reduced Waste
It is one of the largest emissions sources from Brookline. Reducing waste is a priority for the town. This includes reducing, reusing, and recycling materials, and reducing greenhouse gas emissions over time. Projects like Pay As You Throw have been implemented to reduce waste.

5. Enhanced Tree Canopies, Open Space
Promoting the growth of trees and green spaces throughout the town. This includes increasing tree canopy coverage, reducing urban heat island effect, and reducing surface temperatures, which can lead to flooding and stormwater issues.

6. Adaptation
The adaptation section of the Climate Action Plan is where the town looks at how climate change will affect the land area over the next century. Major focus areas include sea level rise, extreme weather events, and increasing temperatures. These factors will lead to increased flooding, including individual over-the-top flooding, coastal flooding, and flooding of transit and community facilities.

Baseline Assessment : Policy & Plan Review

DPWorks
Brookline Department of Public Works
dpw.brookline.ma.us

Climate Action Plan (2018)
Urban Forest Climate Resiliency Master Plan (2021)
Transport & Mobility Plan (2022)
Open Space & Recreation Plan (2018 & 2025)
Hazard Mitigation Plan (2023)
Zero Waste Framework (2022)
Emissions Reduction Plan (2024)
Fossil Fuel Free Bylaw
Stormwater Management Plan
Green Routes Bike plan
Complete Streets Policy
Sidewalk and Ramp Policy Memo
Traffic Calming Policy
Roadway Management and Maintenance
Walkable Street Priorities

DPWorks
Brookline Department of Public Works
dpw.brookline.ma.us

Presentations, Q&A Sessions, & Department Interviews



OPEN SPACE 2018

Open Space and Recreation Plan for the Town of Brookline

FINAL DRAFT

Town of Brookline Climate Vulnerability Assessment and Action Plan

December 2017

MAPC

Prepared for
Department of Environment
State of Massachusetts
Town of Brookline, Massachusetts 02441
Prepared by
Urban Planner, Town Administrator
Urban Planner, Town Administrator

✓ Building on your progress

We will draw inspiration from the important work already underway, weaving connections without replacing your goals.

✓ Learning from each other

Your experiences and insights will guide us, helping ensure the Comprehensive Plan reflects shared values across all efforts.

Plan Review

Working in Alignment

Enhance Climate Resilience

Green
Infrastructure
& Stormwater
Management

Heat Resilience

Strengthen Community Equity

Equitable Climate Action

Reduce Greenhouse Gas Emissions

Decarbonization & Clean Energy

Green
Infrastructure
& Stormwater
Management

Sustainable Land Use &
Transportation Planning

Key:
CARP Goal
Comprehensive
Plan
Sustainability
Topic

Visioning

Visioning Engagement Participation

10,900+ comments overall!

Visioning Workshops (In-person & virtual)



120

Participants



Brookline Day

59

Participants

Farmers Market



10

Participants

Online Survey



571

Participants

Small Group Conversations



44

Participants

Climate + Sustainability



"A stronger town climate campaign and citizen engagement/involvement "



"I'd love for Brookline to lead in net-zero fossil fuel usage and set an example for other towns"



Photo: Climate Action Brookline



Photo by Ashley D'Souza

"Resiliency - tree canopy, stormwater management, healthy, sustainable landscapes "



"more walkability, bike lanes, public transit"



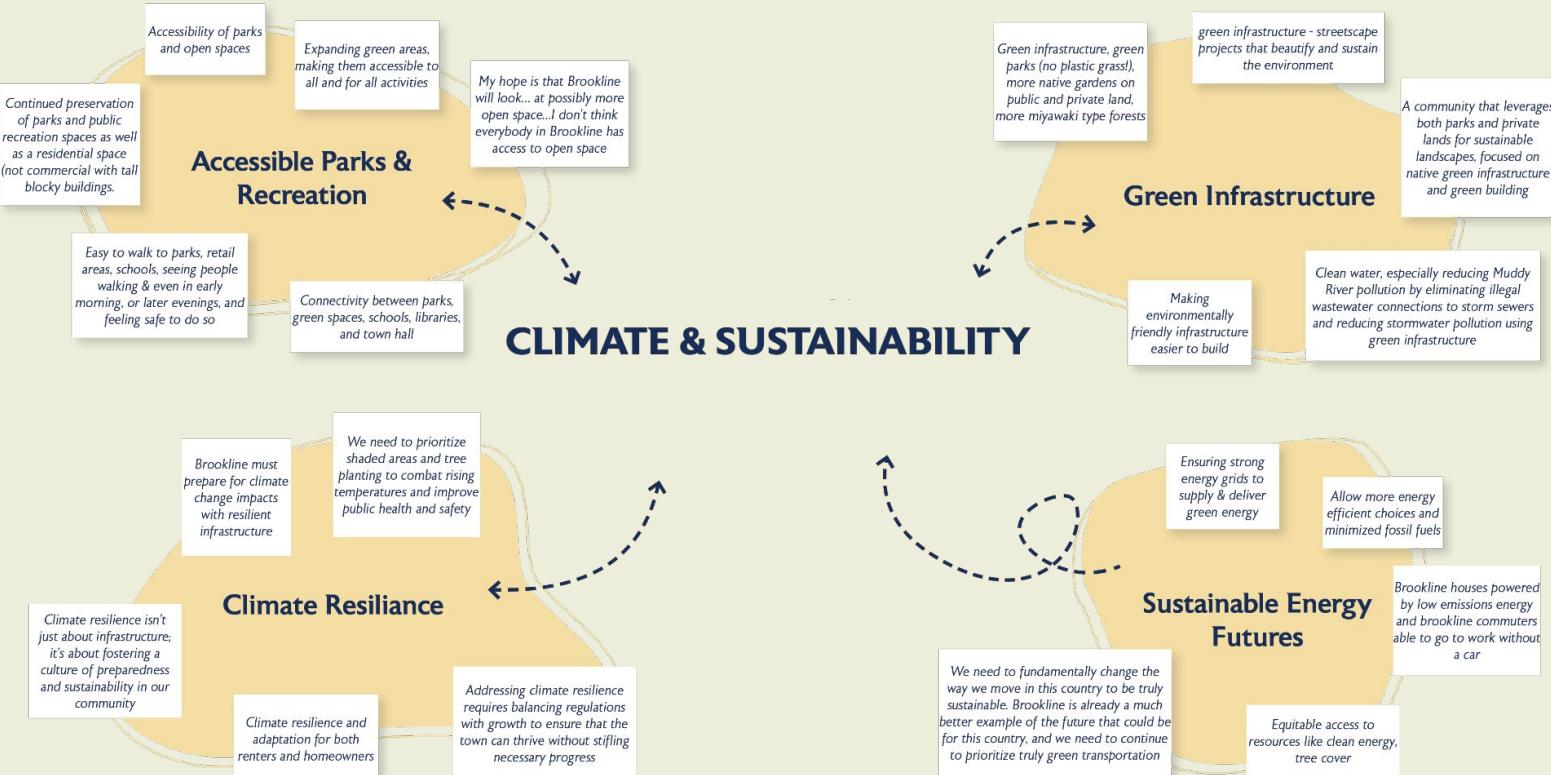
Photo: Mothers Out Front



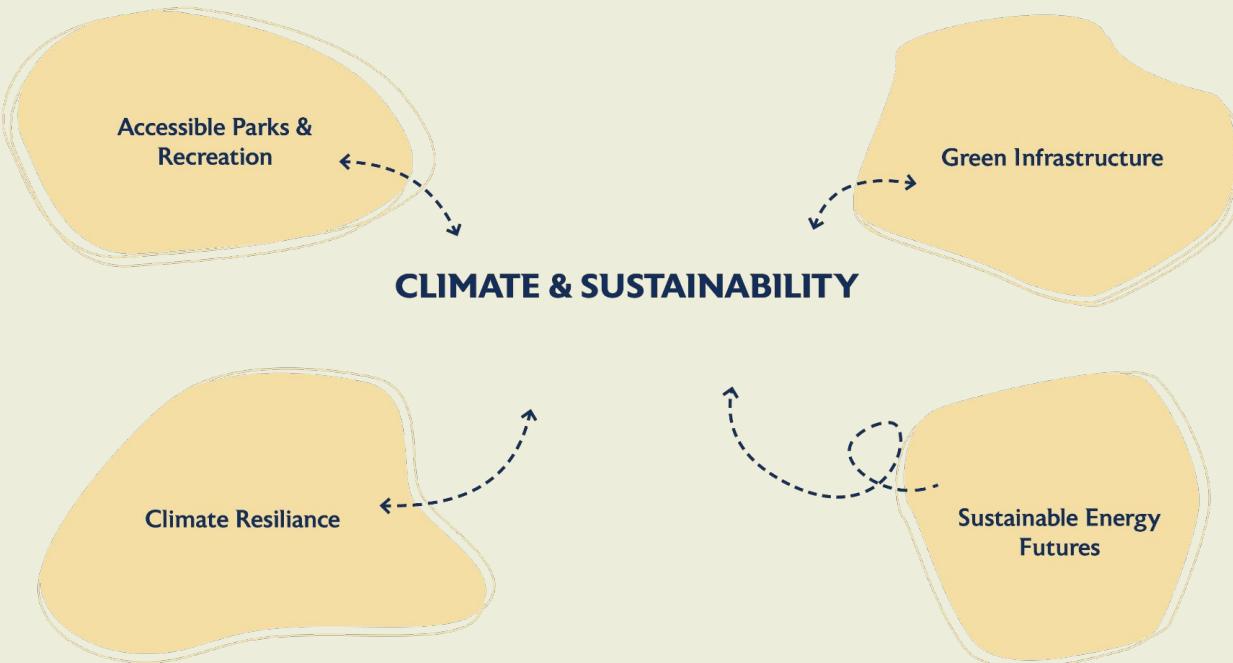
"Reducing reliance on fossil fuels -- by homeowners, landlords, and the Town through its future investments "

Photo: Mothers Out Front

Climate + Sustainability



Climate + Sustainability



Areas of Agreement:

- Reduce reliance on fossil fuels and increase the use of renewable energy sources
- Improve bike lanes, pedestrian safety and reduce car dependency
- Preserve and expand green spaces
- Expand access to composting the recycling programs

Areas of Debate:

- More dense housing near transit vs. avoid overbuilding
- Ambitious sustainability goals vs. a more pragmatic approach
- Reduce car use vs. accommodate residents who rely on cars
- Town-wide electrification/sustainability measures vs. potential burden on lower-income residents

Plan Themes & Topics



Comprehensive Plan Themes + Topics



Theme: Expanded Housing Options

Topics: Supply
Affordable / Attainable
Housing Options Across All Life Stages
Regional Housing Context



Theme: Community Wellbeing

Topics: Historic & Cultural Resources (public art, historic preservation)
Public Services, Education & Facilities Infrastructure
Parks, Natural Resources, and Recreation
Town Fiscal Sustainability



Theme: Thriving Commercial Areas

Topics: Expand Commercial Activities
Enrich Each Commercial Center's Identity
Equitable Employment



Theme: Livable Neighborhoods

Topics: Connected, Safe Communities
Walkability & Car-Optional Living
Unique Neighborhood Character
Healthy, Attractive Environments



Theme: Climate Action & Resiliency

Topics: Decarbonization & Clean Energy
Heat Resilience
Green Infrastructure & Stormwater Management
Equitable Climate Action
Sustainable Land Use & Transportation Planning



Theme: Mobility & Accessibility

Topics: Complete Streets
Universal Accessibility
Multi-modal Intra-town connectivity
Well Maintained Streets and Sidewalks

Current Path

Current Path to 2035

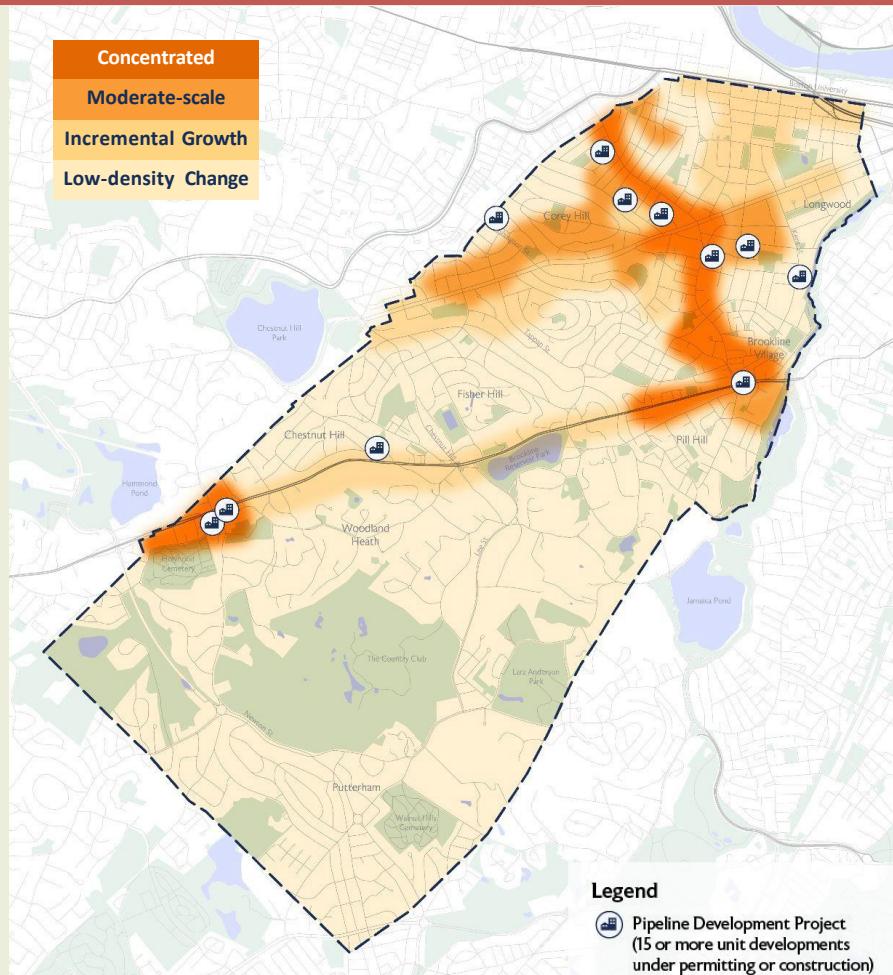
Shows how development could occur, based on trends, pipeline, and population projections.

Development projections:

- ~3,000 new residents
- 1,600 net new housing units
- 510 net new jobs

Current trends suggest that:

- Concentrated development likely focused in North Brookline, **particularly around Harvard Street and the Chestnut Hill area**, including pipeline projects.
- Moderate-scale development could occur around **Corey Hill, Washington Square, and south of Brookline Village**
- Incremental growth could take place **along major corridors** like Beacon Street, Route 9, and Commonwealth Avenue.
- Low-density changes could continue **across the Town**, including replacement homes and scattered new single-family houses.



Existing Conditions



Cross-section is conceptual to show differences in the future paths; it is not an exact location in Brookline

Existing development

Future Paths



Purpose of Exploring Different Future Paths

Futures are intended to ...

- Test the impacts of different population and housing trajectories
- Explore how to achieve greater Town fiscal balance through commercial property tax growth
- Explore where growth is possible and where it's desirable, according to different values and goals

Key questions the Different Future Paths will explore

Should growth and change be:

- Spread out across more areas with less intensity?
- Or focused in fewer, more compact areas?

What's the desired balance between new housing and new jobs/commercial space?

What are the community's preferred strategies for improving/adding open space, recreation access, services, and transportation?

Overview of the 3 Future Paths*

Complete Neighborhoods

Support existing residents at all stages of life

Healthy Economy

Grow the Town's economic base and retail offerings

Sustainability

Embed sustainability best practices and climate action across Brookline

Blended future: To be developed after fall input.

This community-informed vision will combine preferred aspects from all future paths.

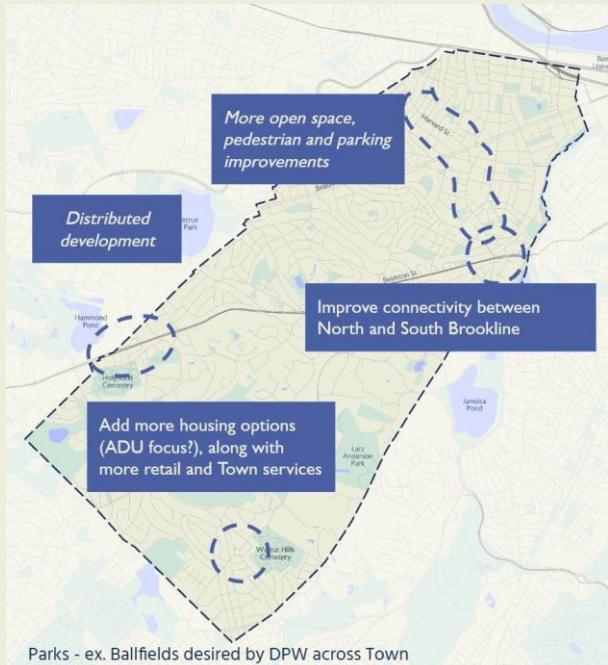
*All futures have a focus on housing.

The Future Paths test different population and job projections

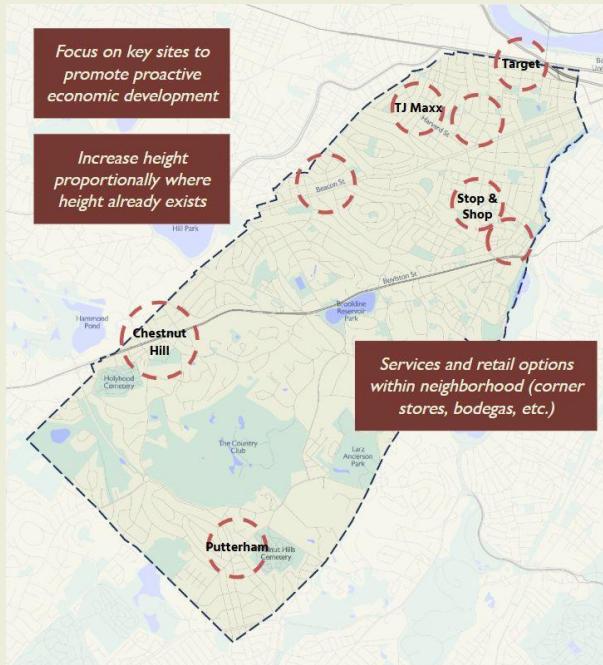
	Current Path	Complete Neighborhoods Trend Projections	Higher Growth	Healthy Economy	Sustainability
Population	+3,000 (65k total)	+3,000	+5,000 (67k total)	+3,000	+4,000
Housing Units	+1,600	+1,600	+2,400	+1,600	+1,900
Employment	+510	+510	+510	+1,200	+1,200
Higher Growth Homes		Higher Growth Jobs		Medium Growth Homes + Higher Growth Jobs	

Steering Committee Guidance for the Future Paths

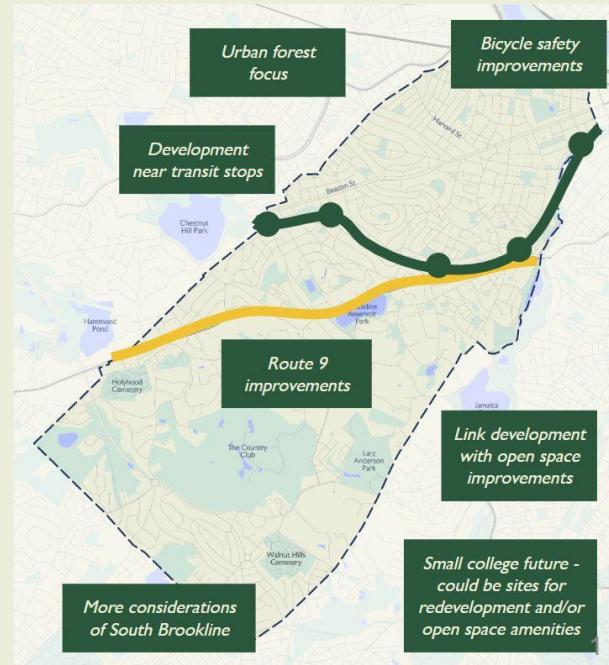
Complete Neighborhoods



Healthy Economy



Sustainability



Sustainability

Low carbon living choices that concentrate new housing options in close proximity to key transit nodes

Support car-free lifestyles

Directly link new development with open space improvements



Sustainability Key Changes



Climate Action & Resiliency



- Model sustainable development on repurposed institutional sites
- Expand green infrastructure



Mobility & Accessibility



- Promote redevelopment near transit stations
- Expand multimodal transportation choices
- Prioritize complete street principles



Livable Neighborhoods



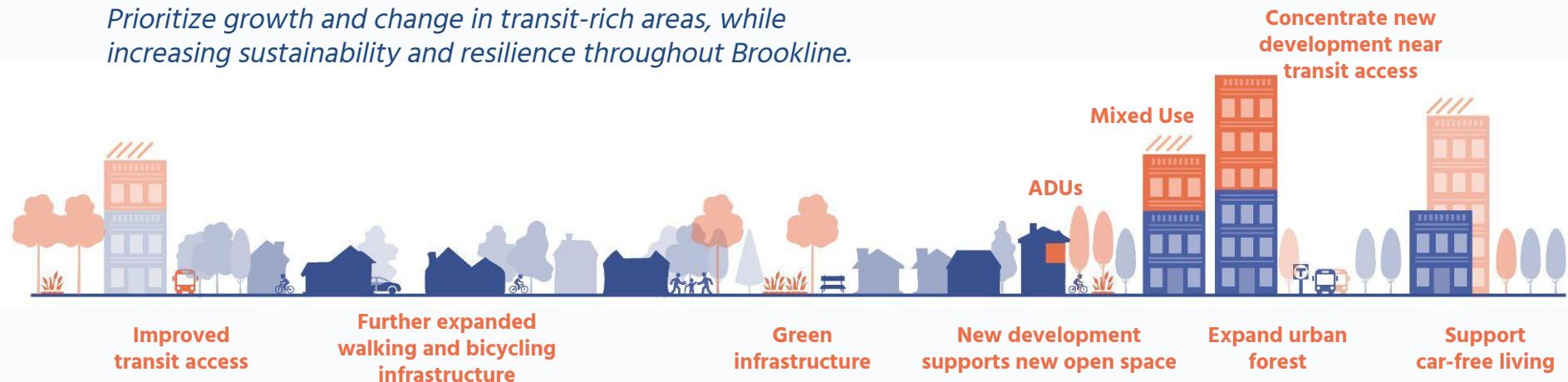
- Support car-free living
- Encourage ADUs in transit-rich locations

Sustainability Key Ideas

New housing = 1,900 units

New jobs = 1,200

Prioritize growth and change in transit-rich areas, while increasing sustainability and resilience throughout Brookline.



Cross-section is conceptual to show differences in the future paths; it is not an exact location in Brookline

Existing development

New development



Climate Action & Resiliency

Decarbonization and Clean Energy

- Model sustainable development on repurposed institutional sites

Heat Resilience, Green Infrastructure, and Stormwater Management

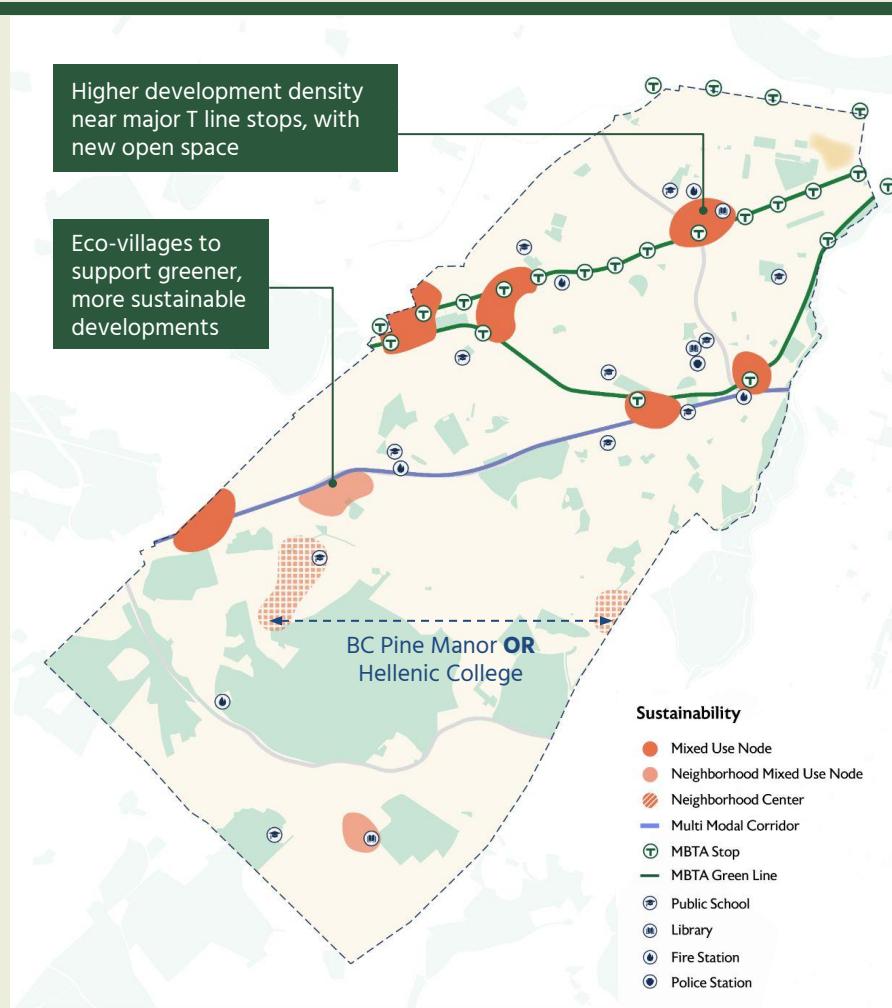
- Expand and diversify Town's urban forest, especially in heat island areas
- Pilot enhanced stormwater standard on any redeveloped institutional sites
- Integrate green stormwater with road projects

Equitable Climate Action

- Increase affordable housing that supports sustainable living choices and reduced transportation costs
- Increase tree canopy in and near BHA sites, areas with more affordable housing, and other heat-island areas

Sustainable Land Use and Transportation Planning

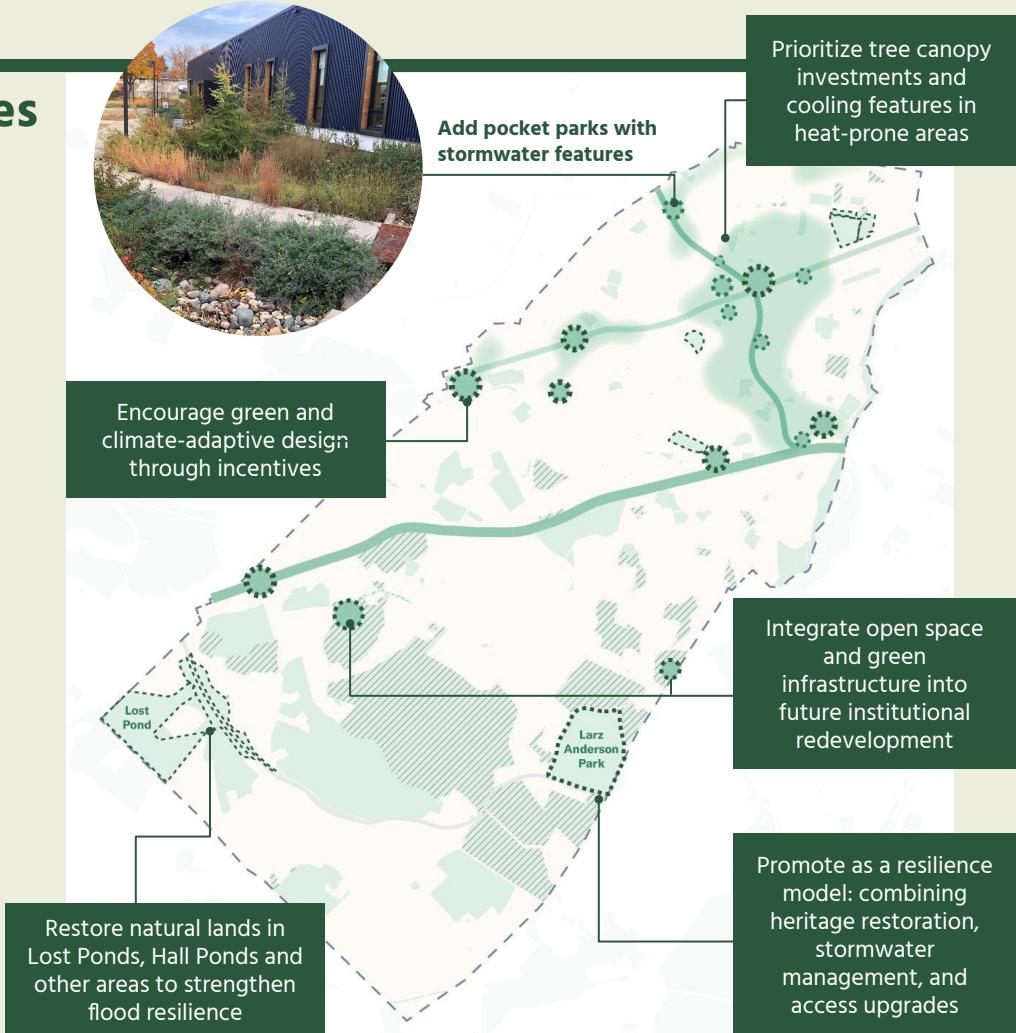
- Encourage new development in higher density nodes near high frequency transit
- Increase transit access to Chestnut Hill
- Explore shuttle service options





Open Space & Recreation Strategies

- Incentivize **public green space** and green infrastructure **in new development**
- Pilot **enhanced stormwater standards** on large parcel redevelopments, such as institutional campuses
- Create an **Emerald Bracelet** of connected green spaces and green streets
- **Expand low mow areas**
- **Plant more trees**, especially in heat island areas
- Increase **car-free access to parks**

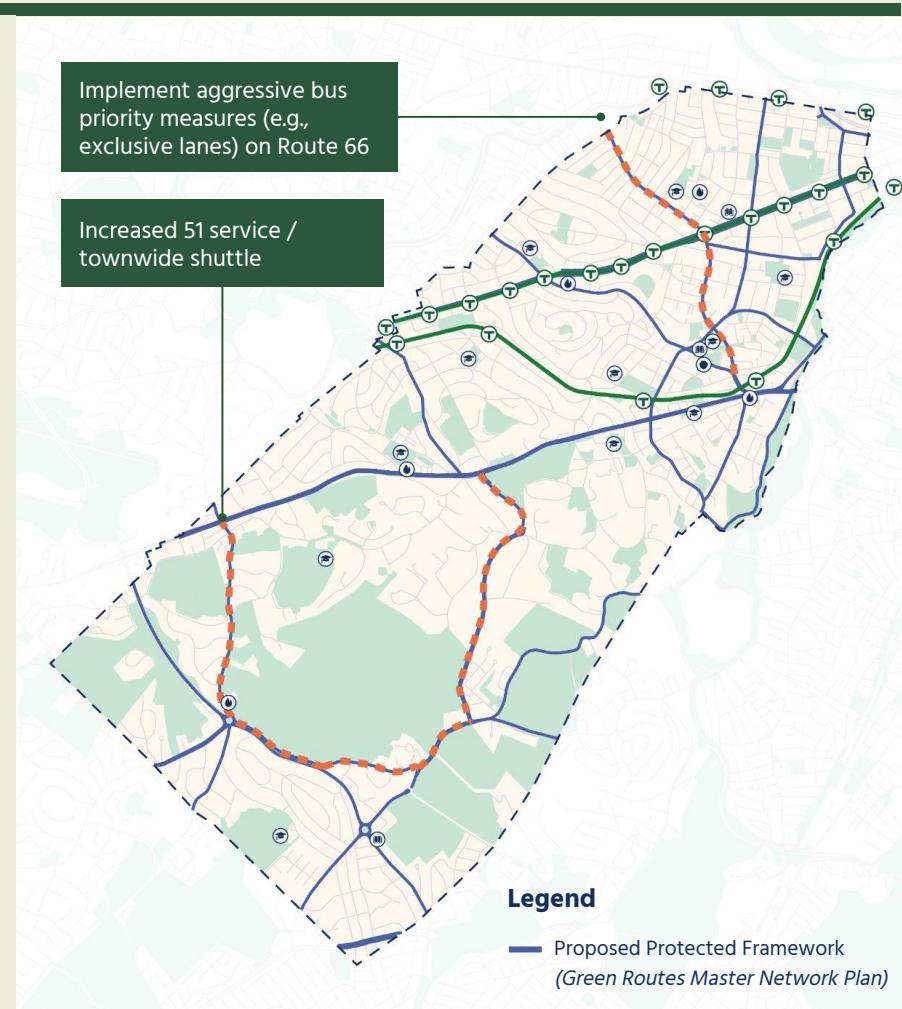




Transportation Strategies

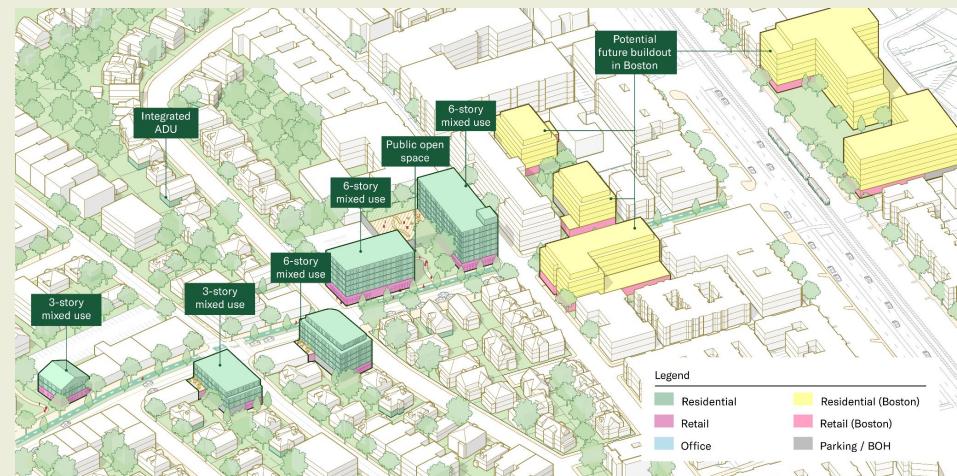
All baseline strategies from Complete Neighborhoods, plus ...

- **Improve transit options and connectivity** including South Brookline Rt 51 or townwide microtransit shuttle
- **Create a low-stress bike network** to support transit connections (per Green Routes Master Network Plan)
- **Eliminate parking minimums** and explore updates to Transport Access Plan Guidelines (e.g., VMT as a performance measure)



Sustainability Possibilities

These images are not exact places in Brookline but include a mix of representative sites to show examples of how the different future paths compare.



Examples of sites that could see redevelopment; most likely only some of these would be redeveloped in this future path.

Comparing Fiscal Impacts

- A fiscal impact analysis estimates the municipal revenues and costs associated with new development.
- Revenues include local taxes (property, excise, etc.) and various fees and other payments, while costs include the provision of municipal services (public safety, education, public works, general government, etc.).
- **The fiscal impact analysis only considers local public revenues and expenditures, not state or other jurisdictional funding.**

KEY MODEL ASSUMPTIONS

- Town tax rates
- Assessed valuation assumptions
- Incremental governmental expenditures
 - General government
 - Police
 - Fire
 - Public works
 - Facilities
 - Recreation
 - Library
 - Council on Aging
 - Schools
 - Other
- Student generation rates per residential unit
- Development scenario inputs

Total revenue and costs are based on the assumption that the scenario is fully built out and the development is occupied.

Comparing Relative Fiscal Impacts

	Total Revenue	Total Costs	Net Fiscal Impact
Current Path	\$8.7M	\$6.8M	(Baseline)
Complete Neighborhoods Trend	\$8.7M	\$6.8M	Same as Current Path
Complete Neighborhoods Growth	\$13.9M	\$10.4M	+\$1.6M than Current Path
Healthy Economy	\$11.6M	\$7.2M	\$2.5M than Current Path
Sustainability	\$13.5M	\$8.9M	\$2.8M than Current Path

All numbers are approximate and based on input assumptions.
It's meant to show relative impacts between the scenarios.

While all futures have net positive fiscal impacts,
Healthy Economy and **Sustainability** have greater
positive impact than Complete Neighborhoods.