

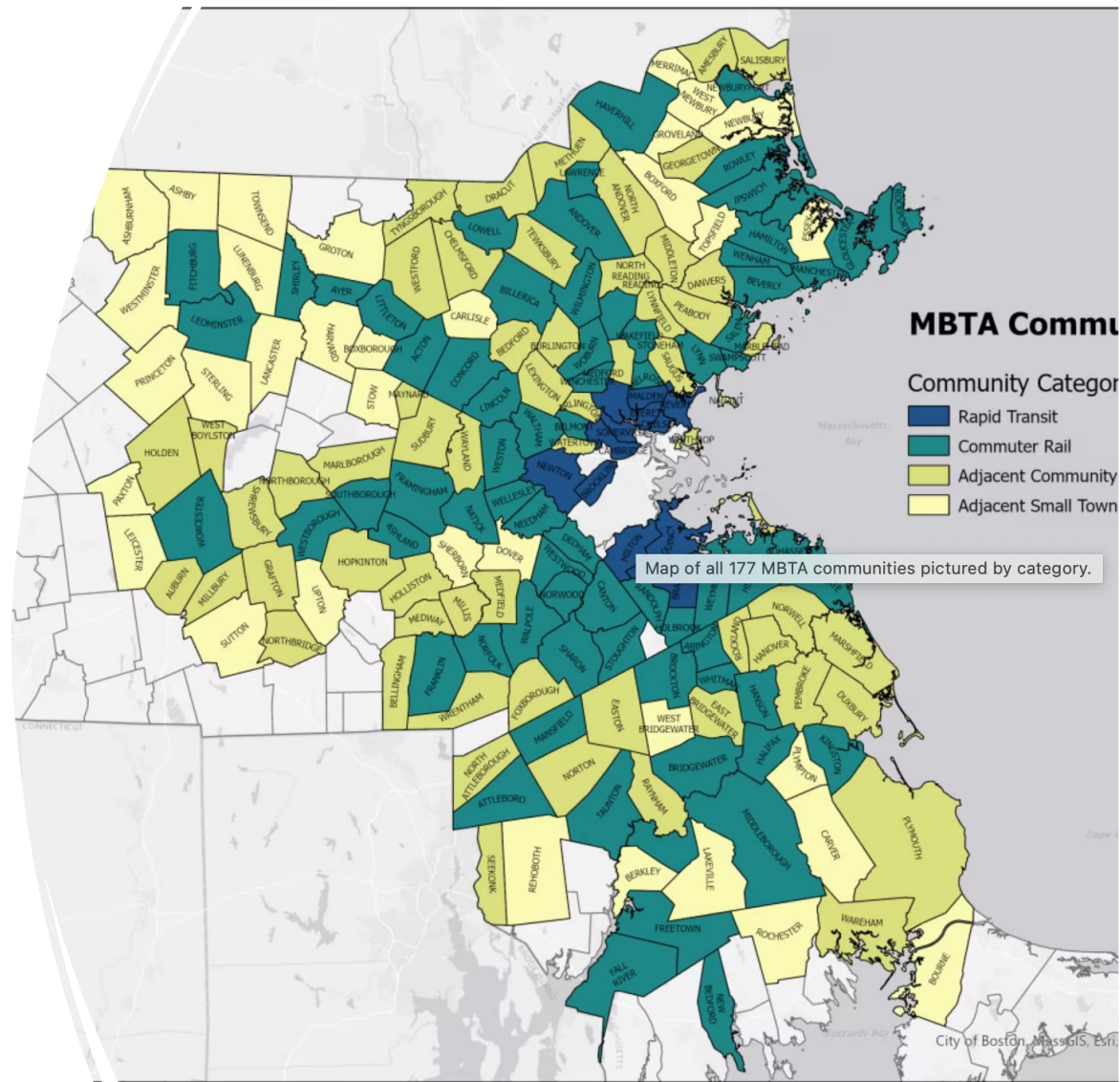
A photograph showing several hands of different skin tones holding and fitting together dark-colored puzzle pieces. The scene is dimly lit, with a warm, golden light source from the upper right, creating a soft glow on the hands and pieces. The puzzle pieces are arranged in a circular pattern, with some being held up and others being placed into the center.

Consensus Plan  
MBTA Communities Act  
STM 4, Article 1

Paul Warren  
Brookline Select Board

# What the Law Requires

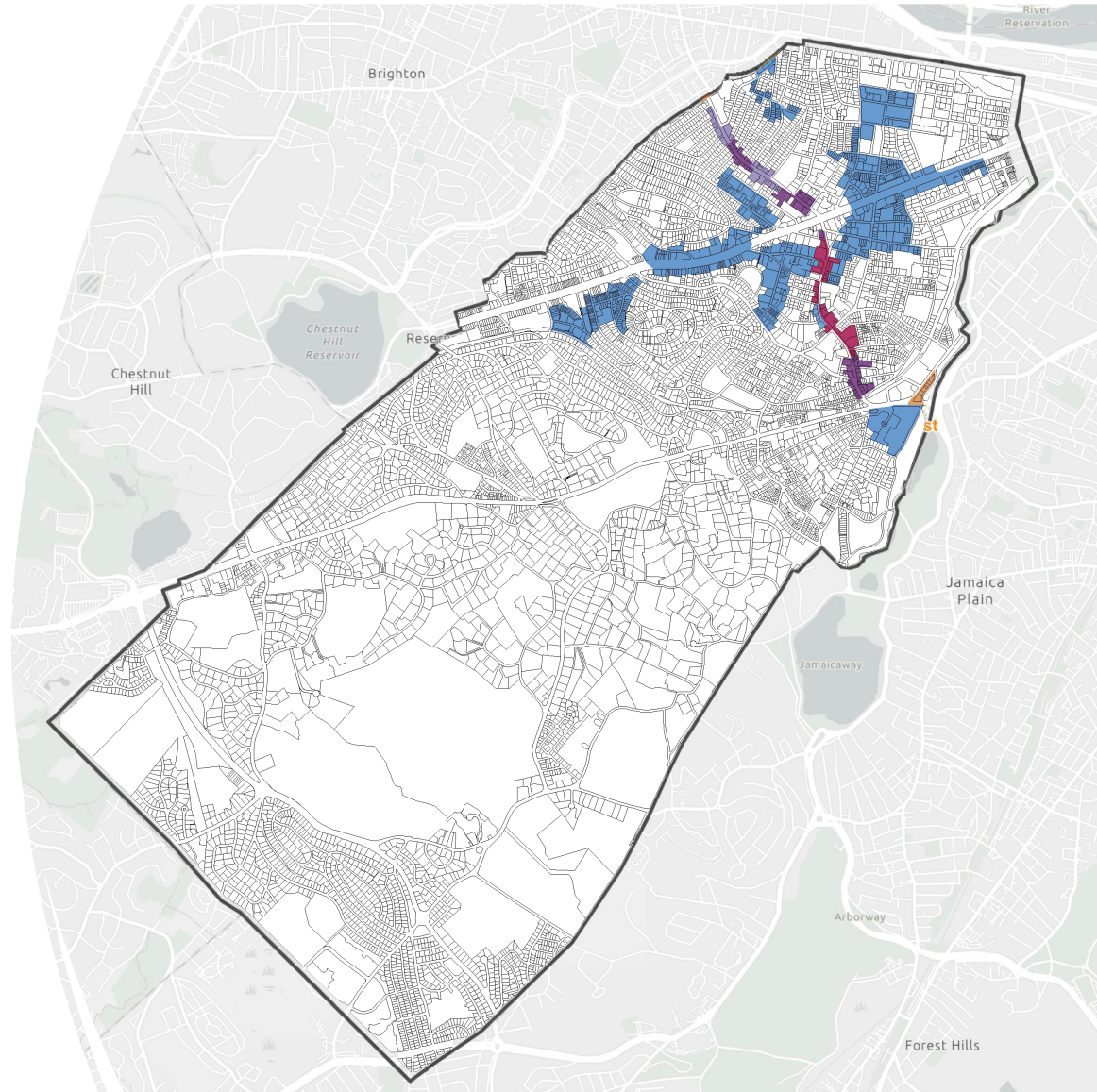
MBTA community shall have at least one zoning district of **reasonable size** in which **multi-family** housing is permitted as of right.



# The Consensus Plan

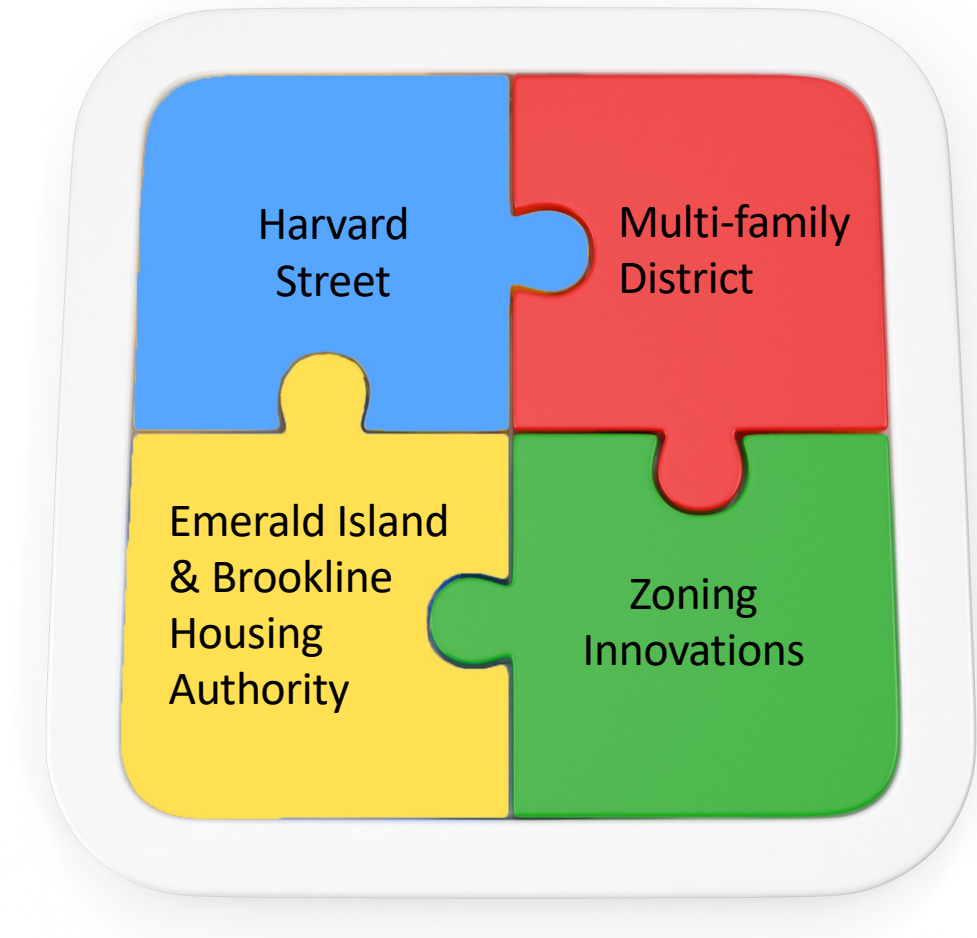
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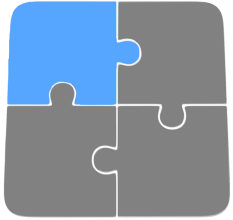
- Family-housing near transit
- Affordable and middle-income
- Strengthen our businesses
- Fight climate crisis
- Economic and social diversity



# Consensus Plan Framework

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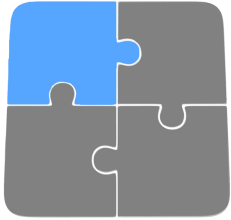




# Harvard Street

- Brookline Village to JFK Crossing
- Retains maximum of four stories
- Required ground floor commercial
- Developers can no longer buy their way out of including affordable units

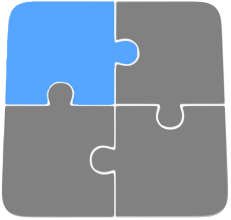




# Diverse Streetscape

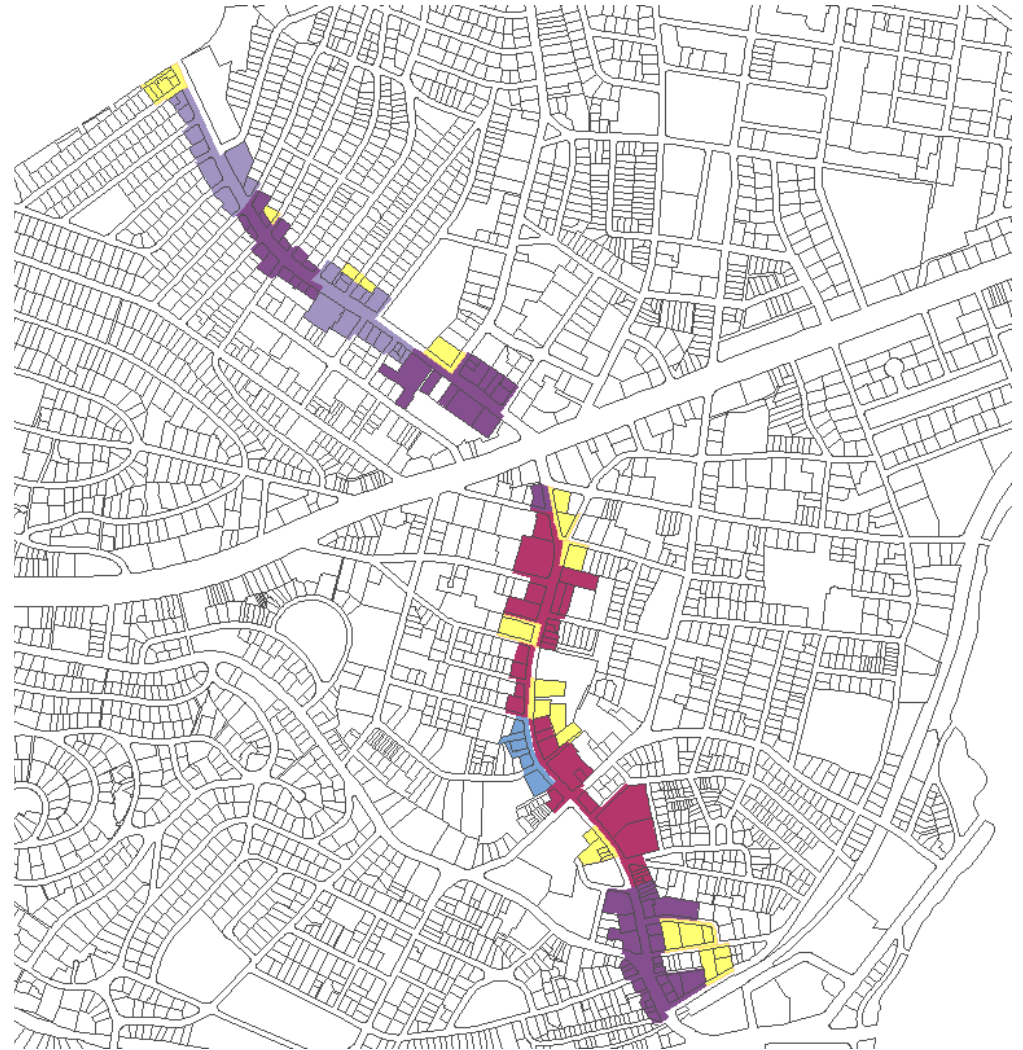
- Three new zoning districts
- Updated table of use
- Site plan and design review





# BBD / YIB Compromise

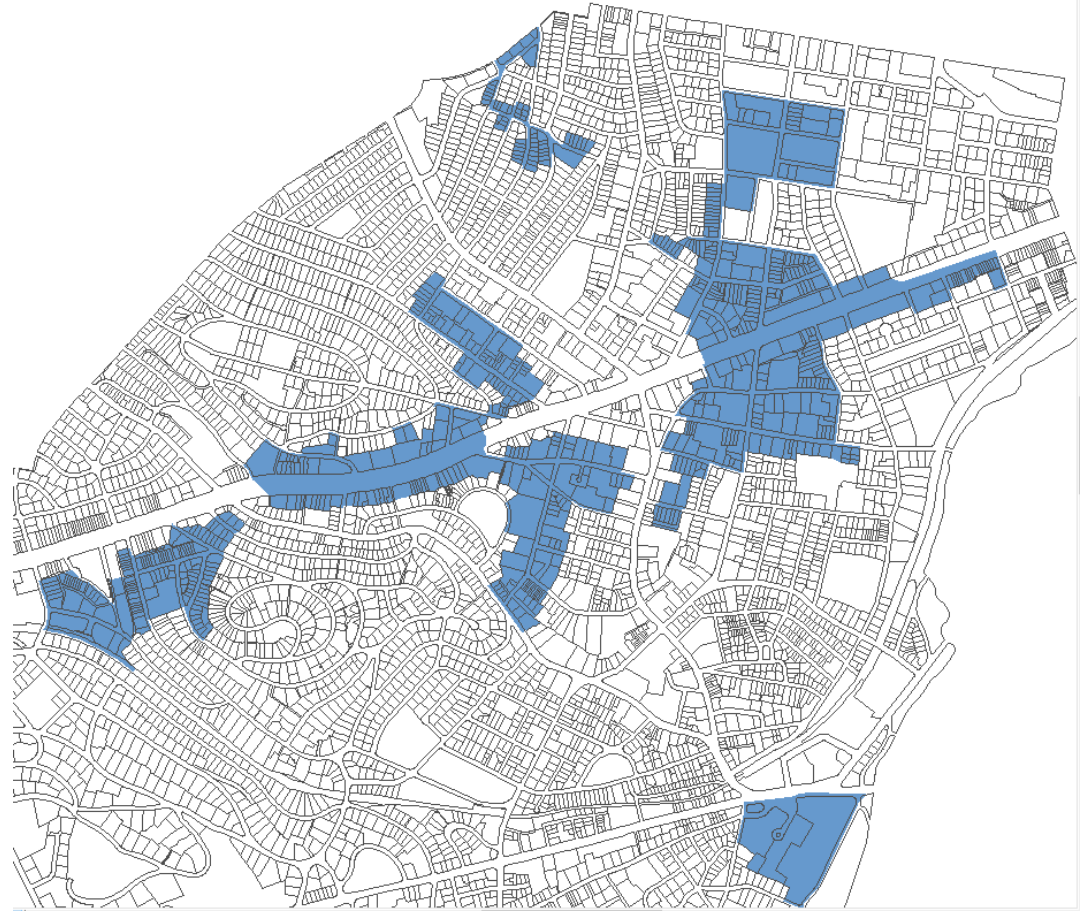
- Reduce incursion into neighborhoods
- Limit impact on total commercial square footage
- Preserve architecturally significant buildings
- Secure municipal parking and large parcels
- Increase setbacks to protect abutters





# Multi-family District

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- Includes M1.5 – M2.5 districts
  - Objective design standards
  - Legal compliance with MBTA Communities Act
  - Limited number of new housing units







# Brookline Housing Authority

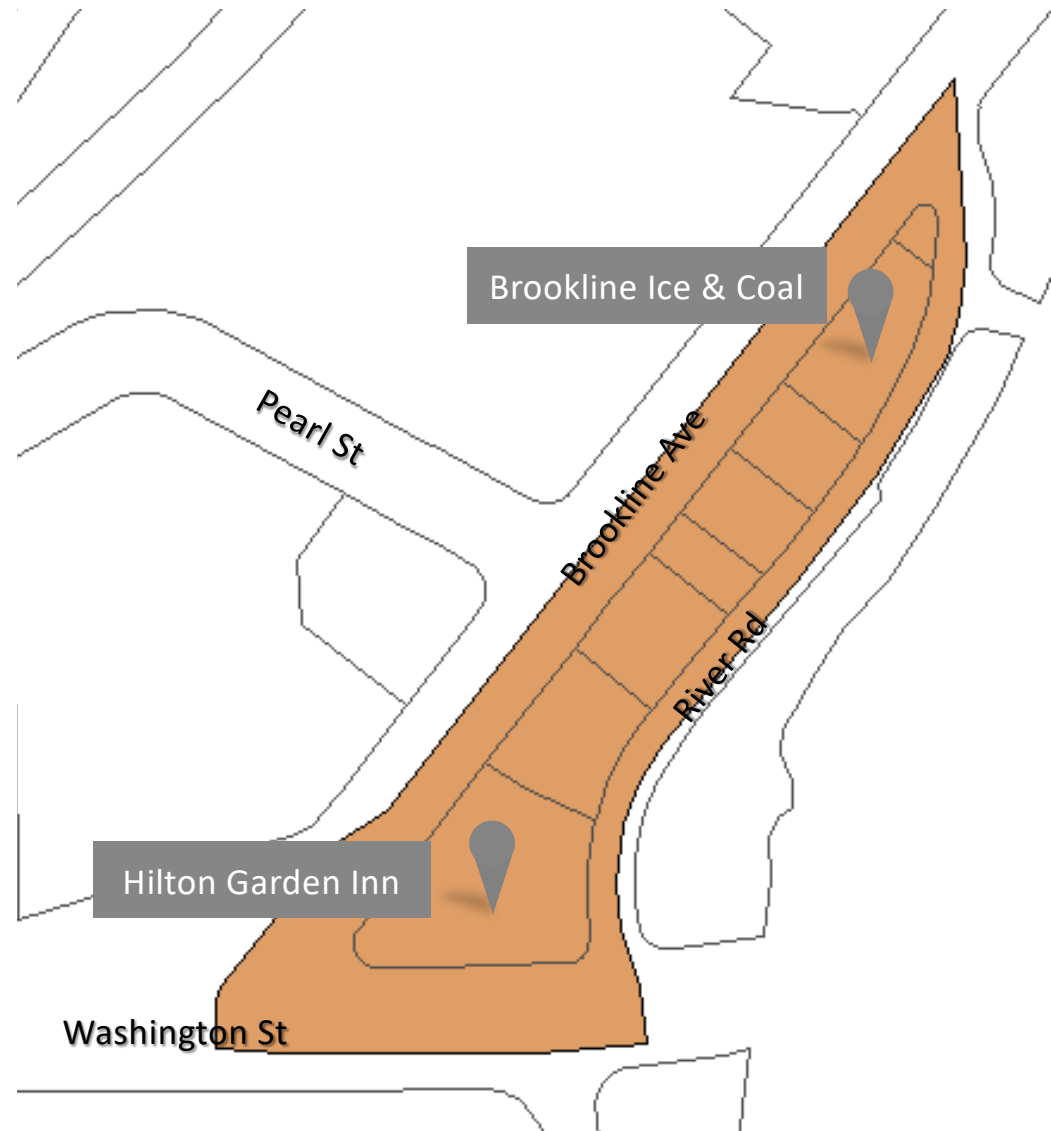
- 
- BHA site at Walnut Street and High Street
  - As-of-right instead of 40B
  - Shorter permitting period, greater cost certainty, and improved funding





# Emerald Island

- 2016 Emerald Island Special District
- Existing bonus height has not generated housing
- Amend to include family housing





# More Housing Near Transit

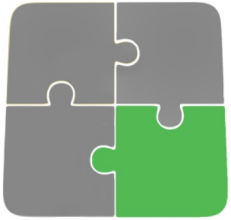
- Affordable
- Middle Income
- Market Rate

<u>Area</u>	Total Units	Total Affordable
Harvard St	800	120
M-District	500	75 <sup>1</sup>
Walnut	125	125
Emerald Island	115	17
Consensus Plan	1540	337
M-District Plus Alone	740	217

(1) The M-District may produce very few affordable units due to smaller lot and building sizes.

# Financial Impacts



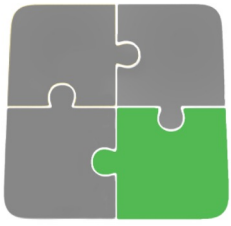


# Innovation



- Form-based zoning
- Ground floor commercial incentive
- Required onsite affordable housing





# Form-based Zoning

- Building size and shape
- Relationship to public realm
- Eliminates discretionary approval process



**Key**

--- 8 ft Above Finished Floor  
 --- Finished Floor Line  
 --- Facade Surface Area  
 .... 2 ft Above Finished Floor  
 Window

### F. Frontages

Private Frontage Type	Front	Side St.	Standards
Shopfront	A	A	11-3.04
Common Entry	A	A	11-3.05
Stoop	A	A	11-3.06
Dooryard	X	A	11-3.07
Forecourt	X	X	11-3.08
Porch Projecting	X	X	11-3.09

**Key** A = Allowed X = Not Allowed

### G. Facade Standards

Facade Transparency	Front	Side St.
Ground Floor Facade	65% min.	40% min.
Upper Floor Facade	15% min.; 50% max.	15% min.; 50% max.
Ground floor blank wall length	8 ft max.	32 ft max.

See Section 11-4.12 for Blank Wall Treatment Standards

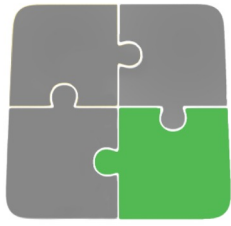
### H. Active Ground Floor Standards

#### Requirements by use<sup>1</sup>

Residential Uses	Front	Side St.
Private residence	not req'd	not req'd
Common Space	required	15 min from corner
Non-Residential Uses <sup>2</sup>	required	15 min from corner

<sup>1</sup> See Section 11-4.03 for Active Ground Floor design standards

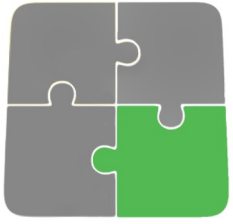
<sup>2</sup> For commercial uses on the ground floor, the dimensions of the commercial space shall be a minimum of 30' deep from the front facade for a minimum of 60% of the front facade.



# Commercial Incentive

- Creates Middle-Income Housing
- Underwrite build out of commercial space
- Lowers startup cost for commercial tenant





# On-site Affordable Housing

- 15% of all units
- No "cash-buyout" of affordable units
- Mix of ranges from 30% to 100% of Area Medium Income





# Extensive Community Engagement

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- **40+** presentations workshops with all stakeholders
- **300~** design workshop participants
- **260+** people attend Kick-Off
- **200~** responses to pre-workshop surveys
- Site visits with multiple merchants
- **100+** dedicated staff walk-in office hours
- **15+** hours site walks and precinct meetings
- **28,400** Postcards to property owners, merchants, and residents



# Community Feedback



# Support

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## Boards

- ✓ Select Board
- ✓ Advisory Committee
- ✓ Advisory Council on Public Health
- ✓ Economic Development Advisory Board
- ✓ Housing Advisory Board
- ✓ Planning Board
- ✓ Preservation Commission
- ✓ Commission on Disability
- ✓ Zero Emissions Advisory Board

## Civic Organizations

- ✓ Chamber of Commerce
- ✓ Brookline by Design & Brookline For Everyone
- ✓ Greater Boston Interfaith Organization
- ✓ Brookline Community Development Corporation
- ✓ PAX
- ✓ Brookline Equity Coalition
- ✓ Businesses Serving the Jewish Community
- ✓ Climate Action Brookline
- ✓ Mothers Out Front
- ✓ Coolidge Corner Merchants Association

# Consensus Plan Delivers More for Brookline

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## Consensus Plan STM 4, Article 1

- MBTA-CA Compliance
- Up to 337 additional Affordable units
- Up to 1,540 total additional units
- Expand and protect commercial tax base
- Fight climate crisis with more density near transit
- Increase social and economic diversity
- New zoning and policy innovations
- Inform our comprehensive plan

## M-District Plus STM 1, Article 4

- MBTA-CA Compliance
- Up to 217 additional Affordable units
- Up to 740 total additional units



Do we  
really need  
more  
study?



