



TOWN OF BROOKLINE, COMPREHENSIVE PLAN 2005-2015

JANUARY 2018 STATUS UPDATE

Brookline's Comprehensive Plan was adopted in 2005 as the road map for the Town's future. It served as a guiding tool for the actions of the Town as well as the Town's official comprehensive, or master, plan under Massachusetts General Laws chapter 41, sections 81D. The Plan was the product of over two years of work by Town staff, the Comprehensive Plan Committee, and members of the public.

In addition to the Plan itself, the process led to the development of an Action Plan that outlined the who, what, where, when, and why of implementing the recommendations of the Comprehensive Plan. This information provided in this document serves as an update on the status of each project or recommendation contained in the Action Plan.

This document will be updated on an ongoing basis as project statuses change.

Project Status Key

	Completed and/or Ongoing
	In Progress
	Scheduled and/or not Completed

ELEMENT: Historic Resources

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Consider use of Neighborhood Conservation Districts	78	Completed	Planning, Preservation Commission	General By-Law updated with two districts in place.
Make demolition delay By-Law more effective	78	Completed & Ongoing	Planning, Preservation Commission	By-Law revised in 2012, with another update in progress.
Evaluate potential of a landmarks By-Law to give additional protection to historic sites outside of the Town's local historic Districts	78	In progress	Planning, Preservation Commission	To be studied further following the demolish delay By-Law update.
Support programs for historic markers and plaques	79	Not Completed	Planning, Preservation Commission	Not deemed a priority given competing demands on staff resources.

ELEMENT: Town, School & Cultural Facilities

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Advance Health Department renovations	152	Completed	Building	
Advance Town Hall renovations	152	Completed	Building	
Consider telecommunication leases on Town-owned property	149	Completed & Ongoing	BOS	Town has recently created a master template licensing agreement for the leasing of Telecommunications infrastructure (Telephone poles, street light arms, etc.) which will now be incorporated into future terms and conditions.
Advance relocation of DPW facility located at the Town reservoir	149	Completed	DPW	

ELEMENT: Economic Development

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Revise zoning at Brookline Place	128	Completed	Planning, EDAB	
Revise zoning to establish limits on development of residential use on the ground floor in commercial districts	128	Completed	Planning, Planning Board	
Revise zoning to require special permits for the development of retail/restaurants over 10,000 square feet in G Districts	128	Completed	Planning, Planning Board	
Adopt By-Law standardizing placement and maintenance of news racks	128	Completed	Economic Development, EDAB	
Examine incentives for office development in Brookline Village and Coolidge Corner	128	In progress	Economic Development, EDAB	Renewed consideration as part of ED/LT Five-Year Strategic Plan.
Consider feasibility of establishing a Business Improvement District in Coolidge Corner	131	Completed	EDAB	Feasibility was studied. Information on organizational models and financing strategies is available to area merchants if implementation is desired.
Revise zoning along Route Nine in Chestnut Hill	70, 71, 128	Scheduled	Planning, Planning Board, EDAB	Rezoning will be considered in coordination with area property owners as part of ED/LT Five-Year Strategic Plan.
Explore zoning incentives to support development of mixed-use infill in commercial areas	128-129	In progress	EDAB	Renewed consideration as part of ED/LT Five-Year Strategic Plan.

ELEMENT: Natural Resources, Open Space, Parks & Recreation

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Adopt local wetlands By-Law	92	Completed	ConCom, Parks & OS	
Analyze, improve, and repair the storm drain system	91	Completed & Ongoing	Engineering & Transportation	
Create a Street Tree Master Plan	90	Completed & Ongoing	Street Tree Planting Committee/ Parks & OS	Completed GIS mapping of street trees, with an updated master plan in progress.
Develop and disseminate trail maps, including maps for the proposed Heritage Greenway Trail	98	Completed	Parks & OS	Trail maps and/or wayfinding completed for Hall's Pond Sanctuary, D. Blakely Hoar Sanctuary, Lost Pond Reservation, and Dane Parks.
Identify and certify vernal pools	91	Completed & Ongoing	ConCom	
Prepare Parks and Recreation facilities master plan	102	Completed	Parks & Rec Commission, Parks & OS	Strategic Master Plan completed in 2006.
Promote & disseminate information on permeable alternatives to asphalt for parking	91	Completed & Ongoing	Parks & OS, Planning	Addressed on a project-by-project basis: River Road and 700 Brookline Ave complete.
Reconsider Heritage Tree By-Law	93	In progress	ConCom, Parks & OS	Will be considered in conjunction with revisions to Site Plan Review process.
Restore and improve small green open spaces program	91	Completed & Ongoing	Parks & OS	Improvements being undertaken incrementally on annual basis; many investments complete.
Update Open Space Plan	99	Completed	Parks & OS, ConCom	Update complete in 2018.
Work with "friends groups" to raise funds for improvements and protection	98	Completed & Ongoing	Parks & OS, ConCom	Town works closely with range of Friends groups on numerous initiatives, including fundraising.
Consider sanctuary buffer zone By-Law	90	Completed	Planning, ConCom	Not implemented as such, but background work contributed to passage of local wetlands protection By-Law.
Promote formation of more "friends" groups	90	Completed & Ongoing	Parks & OS	
Review setback requirements adjacent to sanctuaries	96	Completed	Parks & OS, Planning, Planning Board, ConCom	Sanctuary setbacks studied but not implemented; background work contributed to passage of local wetlands protection By-Law.

ELEMENT: Housing

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Increase funding for affordable housing through a formula in the CIP and by an increased allocation of CDBG funds	59	Completed	BOS, Planning	Changed formula for free cash set aside to Brookline Housing Trust. CDBG allocation is project specific, per federal guidelines.
Convert existing market rate units into affordable units	56	Completed & Ongoing	Planning, HAB	Eight projects completed; others may be pursued as opportunities arise.
Develop a Planned Production Plan for affordable housing production	46	Completed	Planning, HAB	Completed in 2016.
Preserve existing affordable units	56	Completed	Planning, HAB	Affordability extended on expiring use projects. Town is working with Brookline Housing Authority and local nonprofits to pursue additional preservation opportunities.
Seek amendments to Chapter 40B that take into consideration the accomplishments and challenges of Brookline	60	Completed	Planning, BOS, HAB	Town participated in Governor's 40B Task Force; no changes resulted.
Use Town or other publicly owned land as potential sites for affordable housing	57	Completed	BOS, Planning	Developments include Kendall Crescent and Fisher Hill. Strategic Asset Plan has identified a range of Town uses and facilities for consideration given evolving needs.
Designate UCH-TIF districts	59	Completed	HAB, EDAB	Feasibility explored but no direct application pursued.
Explore use of Chapter 40R	59	In progress	HAB, EDAB	Consideration of feasibility for Brookline is ongoing.
Include affordable housing in the Public Benefits sections of the Zoning By-Law	59	Completed	Planning, Planning Board, HAB	Public Benefits section will be updated again with zoning By-Law rewrite.
Produce 25 new affordable units a year	46	Completed	Planning, HAB, Planning board	174 affordable units produced since 2005 with an additional 124 permitted.
Pursue alternative local funding programs	59	Completed	HAB	Variety of programs evaluated – free cash formula changes and tax title for affordable housing implemented.

ELEMENT: Transportation and Mobility

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Address traffic calming needs	142	Completed & Ongoing	Transportation Board, DPW	Adopted Town Traffic Calming Policy in 2012; Launched website with full project status overview document.
Repair and reopen Carlton Street footbridge	143	In progress	DPW, BOS	Project funding included in FY 2018-2022 Statewide Transportation Improvement Program.
Improve the Town's transportation planning capacity	141	Completed	DPW, Planning, Transportation Board, Planning Board	Town hired a Transportation Administrator and Engineer, as well as additional administrative staff.
Require Transportation Demand Management progress as part of large commercial developments	138	Completed	Planning, Planning Board, Transportation Board	Town is working to adopt policy for medium-sized residential projects.
Revise transportation studies section of Town By-Law	138	Completed	DPW, Transportation Board, Planning Board	Updated Transportation Access Plan Guidelines to be released in early 2018.
Seek Transportation Board review of current parking strategies and needs	141	Completed & Ongoing	Transportation Board, DPW	Ongoing adjustments to parking program. Investments have included Commercial and Resident Parking Permit Programs, parking meter timing and price adjustments, and adoption of new metering technology.

ELEMENT: Historic Resources and Economic Development

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Develop long-term plan for burying utilities	80, 131, 149	In progress	BOS	Town continues to discuss the overall strategy; a long term plan with cost estimates is still under development

ELEMENT: Natural Resources; Economic Development; Town, School & Cultural Facilities

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Maintain and improve commercial area open spaces through implementation of Commercial Areas Streetscape Master Plan	100, 131, 149	Completed	EDAB, Planning	Mostly complete with remaining items to be assessed through ED/LT Five-Year Strategic Plan

ELEMENT: Affordable Housing; Natural Resource's, Open Space, Parks & Recreation

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Consider creation of standing housing/open space/commercial interest task force	58, 99, 130	Under renewed consideration	ConComm, EDAB, HAB	Chairs agreed to meet annually.

ELEMENT: Neighborhood and Districts, Land Use & Housing

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Create District Plans for Coolidge Corner, Brookline Village and Chestnut Hill	31, 115	Coolidge Corner completed, but not adopted	BOS	Brookline Village and Chestnut Hill to be considered as part of ED/LT Five-Year Strategic Plan.
Planning and managing the challenges and opportunities associated with growth within and outside the Longwood Medical and Academic Area		Completed	BOC, Planning, Planning Board	Growth needs from LMA have been evaluated in context of previous development projects, but requires ongoing monitoring and updating.

ELEMENT: Route Nine

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Create Gateway East	71	Scheduled for construction starting in CY 2018	Planning, DPW	
Create Gateway West	71	Ongoing	Planning, DPW	Feasibility will be evaluated in conjunction with long-term planning for Chestnut Hill as part of ED/LT Five-Year Strategic Plan.
Develop Route Nine Plan	70, 129, 139	Completed for Route 9 East	Planning, DPW	Roadway improvements will be addressed as part of Town-wide Complete Streets Prioritization Plan.

ELEMENT: Affordable Housing; Land Use & Housing; Natural Resources, Open Space, Parks & Recreation

ACTION	Pages	Status	Responsible Party	Notes (where applicable)
Create Planned Development Districts as zoning overlays for institutional properties	58, 95, 112, 116	Completed	Planning, Planning Board	PDDs considered but not implemented due to lack of support from property owners. Large development parcels analyzed as part of Major Parcel Study. Strategies will be developed in coordination with institutional plans and Town needs.