



An aerial photograph of a residential neighborhood, showing houses, trees, and roads, overlaid with a semi-transparent green filter. The text is centered on the page.

Community Goals & Priorities

Strategic Asset Plan	19
Market Analysis	20
Zoning Capacity Analysis	29



Community Goals & Priorities

Strategic Asset Plan

The Major Parcel Study identifies a variety of possible future scenarios for some of Brookline's largest properties based on an analysis of market conditions and the Town's needs.

The MPS builds on previous town plans. General studies including the 2005 Comprehensive Plan, the 1983 Preservation Plan, the 2010 Open Space Plan, and the 2016 Housing Production Plan gave insight into the Town's competing needs in terms of growth, preservation, and open space. Departmental documents, particularly from the Department of Public Works and the School Department, offered direction about the Town's needs. Similarly, the SAP, which included comprehensive department interviews, gives direction to the MPS about the space and land required to deliver public services, both today and in the future.

Previous plans provided important background about the Town's goals that may be impacted by future development of public and private parcels. Still, it is important to note the scope of the MPS does not include all of the Town's goals. The key objectives of the MPS are as follows:

- Address current and future municipal needs (facilities and open space), including preservation/expansion of existing open space
- Understand the impact of new development on public services/resources and community character
- Identify ways for the Town to act on land opportunities as they arise

Strategic Asset Plan Needs

The SAP identified a number of the Town's needs, both operational and physical. The MPS incorporated and considered the Town's building and land space needs as part of its test-fit of sites across the community. The primary space needs identified by the SAP include the following:

- **Additional Community Building and Land Space:** The SAP noted a consistent request for new or expanded community facilities, particularly in South Brookline. The exact nature and size of other facilities would

need to be determined through further study. The MPS tests whether sites are able to support facilities of different sizes: 12,000 square feet, 40,000 square feet and 140,000 square feet.

- **Additional Municipal/Administrative Space:** The SAP identified needs across several departments for additional space. These facilities could house a variety of uses including space for personnel expansion, training spaces, additional conference spaces, additional after-school programs, and climate-controlled document storage. The MPS tests sites that could expand by approximately 12,000 square feet to represent incremental growth of existing departments. Larger sites of 40,000 and 140,000 square feet are tested as well.
- **Centralized Facility for Building Department:** The Building Department has identified and studied the need for a centralized material and vehicle storage facility to minimize operational inefficiencies of a dispersed system. A 40,000 square foot facility has been recommended for this purpose. This building could also meet some of the needs of the Public Works Department for a dedicated equipment storage facility.
- **New Conservation and Recreation Land:** The SAP affirmed the findings of other studies that, particularly as Brookline grows, additional land needs to be set aside for active and passive open space uses. In particular, the study identified the need for six rectangular sports fields, six baseball fields and additional conservation/designated open space. For the purposes of this study, small spaces of 15,000 square feet (or just over one-third acre) were tested.

Market Analysis

The Major Parcel Study is designed to help the Town understand a variety of possible futures for some of Brookline's largest properties. To help inform our understanding of private market forces impacting these properties, as well as the Town's residential and commercial real estate market more generally, the team performed a market analysis.

General Market Conditions

Brookline is a community with property in high demand. With great schools, an abundance of natural and built assets, a celebrated and historic community character, and close proximity to Boston, it is easy to understand why. This high demand for residential and commercial property has clear implications on property values and the affordability of Brookline. When it comes to the Town's largest properties—many of which are owned by institutional and/or not-for-profit entities, these market conditions create a great deal of pressure to maximize the revenue potential of landholdings by renting space, subdividing large properties, or entering into shared-use agreements. To better understand how market forces may impact future redevelopment of Brookline's major parcels, the Sasaki/RKG team took a close look at the real estate market today and projections for the near future. This chapter outlines the findings of this analysis.

Residential Market

Existing Land Use

Brookline's housing market is diverse, consistent with an inner-suburban community adjacent to a large city. Based on the Town's property assessment data, there are over 26,464 housing units¹ within Brookline. Less than 20% are single-family detached units (Figure 2.1). Multi-family housing accounts for more than two-thirds of the Town's

¹ Brookline Assessor's Data FY 2017. This number reflects the total number of units represented in the data. However, hotels and health facilities were included in the commercial analysis, therefore units listed under these use categories were not included in the residential analysis.

housing supply, with condominiums accounting for the largest share of the market at 42%.

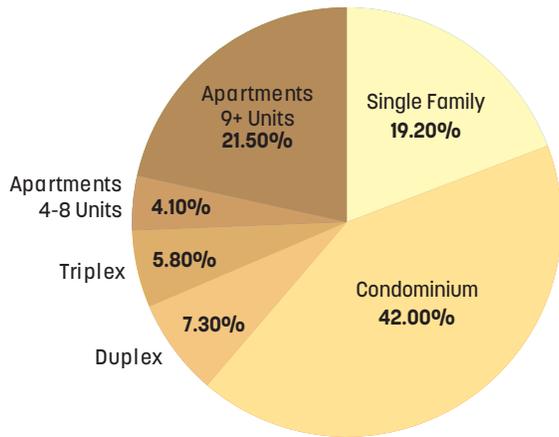
Development Trends

The Town's property assessment data reveal 749 new residential units have been built since 2002, constituting a 3.4% increase in total residential units during this period (Figure 2.2). Development primarily has been owner-occupied housing, with 20.4% being single-family detached and 68.8% being condominiums. This finding is not surprising, as Brookline price points have been steadily rising due to an imbalance in the supply/demand equilibrium.

Pipeline Development

The Town's Zoning Board of Appeals decision database shows approvals for 187 new units since the conclusion of 2015 (Figure 2.3). Most approvals are for the development of single-family units (nine decisions) or the expansion of existing residential properties to include more units (eight decisions). During 2016 and 2017, applications for fewer than five units totaled a net increase of 28 units. However, four Chapter 40B projects were approved during this period totaling 138 units (80% of the approved net new units). Recent residential development approvals have been predominantly multi-family rental projects. This counters recent development history where owner-occupied housing was the predominant housing type. At the date of this report, the Town remains below the 10% affordable housing threshold. Therefore, 40B comprehensive permit applications exceeding current zoning restrictions remain a possibility for the Town.

**Figure 2.1: Existing Residential Uses
Town of Brookline**



Ownership Pricing

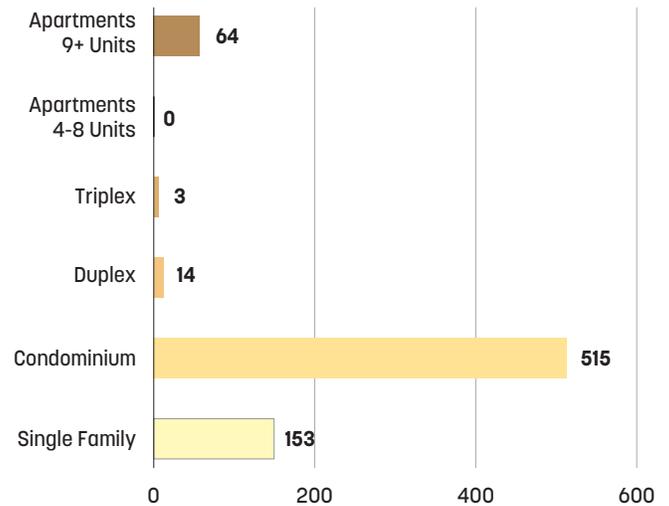
Housing sale prices in Brookline have grown at a steady annual rate of 5.15% per year between 2005 and 2015. Both single-family and condominium sale prices, which are good indicators of the for-sale market, increased by 4.17% and 4.19% annually during this period. In 2015, the median sale price for a single-family home was \$1,587,500 and for condominiums, \$660,000 (Figure 2.4). Brookline is second to Boston in both median single-family and condominium sale prices. As one of the Metro Boston’s leading generators of condominium sales, Brookline’s condo sales volume per year has consistently ranked fourth out of 20 inner-core submarkets.²

Rental Pricing

The 2005-2015 Comprehensive Plan for Brookline reveals that median market rents are 37% to 200% above what a household earning 100% of regional Area Median Income (AMI)³ could afford (Figure 2.5). The comparably slow development of apartment units locally and regionally continues to strain housing affordability, with market data indicating rents have been steadily rising in most of Brookline.⁴ The increased activity of 40B developments will add rental units to the market until the threshold of 10% has been reached.

² Barry Bluestone, et al., The Greater Boston Housing Report Card: 2017, p. 22. Brookline has ranked fourth until 2017 when it has been estimated to be ranked fifth.
³ The Boston Area Median Income (AMI) was \$98,100 as of the writing of the 2005-2015 Comprehensive Plan.
⁴ Brookline Housing Production Plan, 2016.

**Figure 2.2: Residential Development 2002-2017
Town of Brookline**



Residential Conclusions

Numerous studies in and around Brookline have detailed the imbalance between supply and demand. To summarize, Boston metropolitan residents are substantially underserved, particularly at income levels below 100% of AMI. Brookline’s location and amenities make it a highly desirable market for people to live in, driving housing prices above other inner-suburban communities. As noted, the 2015 median single-family sale price was slightly below \$1.6 million; with the median condominium sale at approximately \$660,000. The market analysis reveals less than 3% of market-rate (non-income controlled housing) housing in Brookline is affordable to households earning below 100% of AMI.⁵

Market demand reaches across all housing types and incomes. From an affordability perspective, the Town should balance market rate and income controlled units (whether ownership or rental) to balance development costs while enhancing price diversity. The 2016 Housing Production Plan includes specific recommendations on how to best accommodate this.

⁵ There are 500 units under the Brookline Housing Authority.

**Figure 2.3: Residential ZBA Approvals 2016-2017
Town of Brookline**

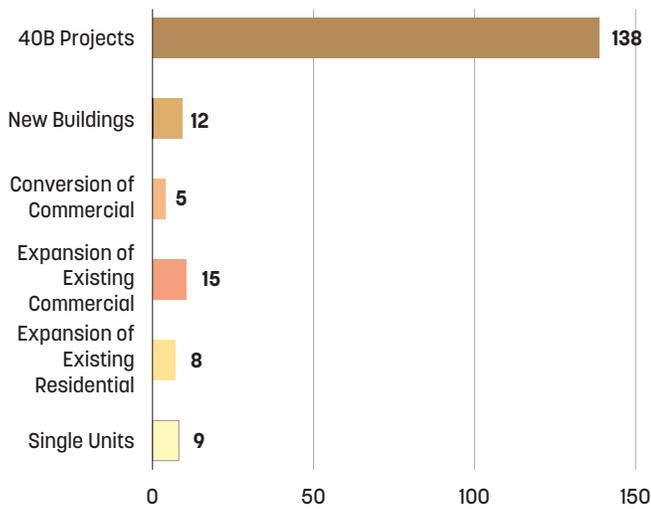
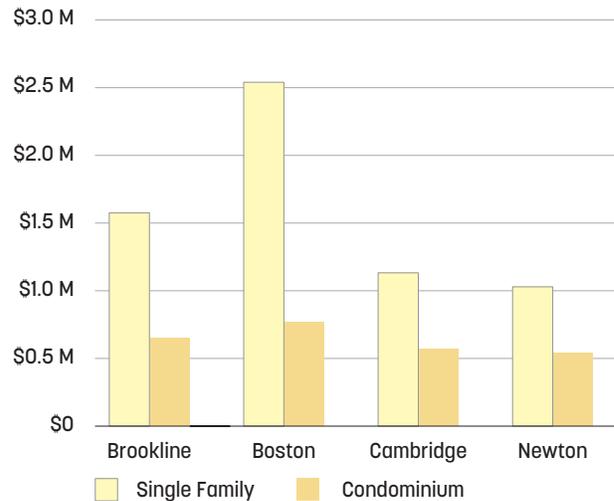


Figure 2.4: 2015 Median Sales Price⁶



Source: The Warren Group

Commercial Market

Existing Land Use

Brookline’s commercial space is consistent with an inner-suburb community in the Boston metro area. Mixed-use development (a combination of retail, service, office, and residential development) accounts for the largest share of square footage at 34.8% (Figure 2.6). This finding is not surprising, as vertical integration of commercial and residential was common as Brookline initially settled, compared to the more separated commercial land use patterns of the 1950-1960s and beyond. Office space constitutes a slightly smaller, but sizable, share at 33.7%. While Brookline’s commercial development is reflective of an inner-suburb community, it’s comparable size to residential development is a reminder that Brookline is a suburban community. Commercial uses comprise approximately 13% of the Town’s non-exempt building space, totaling approximately 5.9 million square feet (compared to 38.2 million of residential square feet).

Development Trends

Recent development trends indicate that Brookline is retaining its suburban character due to market forces. Based on Brookline assessment data, 285,045 commercial square feet were developed since 2002 (Figure 2.7). This reflects 14.0% of all non-exempt development during that period. The continued disparity in commercial development most likely is due to redevelopment values for underutilized parcels being much greater as a residential project. This is particularly true given the high concentration of owner-occupied housing developed during this period. Hospitality experienced the largest share of the growth (75.2%) due to the development of the Courtyard Boston Brookline

in 2002 and the Homewood Suites in 2015. Retail space (35,641 square feet) and office space (35,172 square feet) comprised the rest of the commercial development.

Pipeline Development

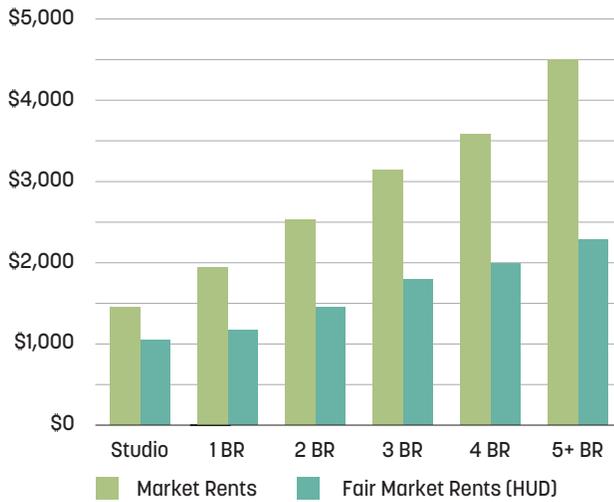
Pipeline development data provided by the Town indicates hotel interest in Brookline has increased, as there are three projects totaling 372 rooms under development or in permitting. A 250,000-square foot medical facility for Children’s Hospital Boston is under construction. The Zoning Board of Appeals (ZBA) meeting minutes indicate there are other, much smaller projects of interest, particularly around expanding existing dining establishments. However, the ZBA data also indicated a few existing commercial properties were being considered for adaptive reuse to residential. As noted earlier, the value of properties for residential is much higher than for commercial, prompting this interest.

Existing Availability

According to the brokerage database LoopNet, 18 commercial properties (not including apartments) are for lease and three (not including apartments) are for sale (Figure 2.8). Rent rates are highest for office space, with some medical office reaching \$54 per square foot per year. The currently available office properties with advertised pricing range from \$25 to \$54. LoopNet only has two listings for retail space being leased in Brookline. Given the even smaller amount of for sale space, it is difficult to draw conclusions about pricing. However, the comparative lack of availability for office and retail space in Brookline reflects the strong market conditions here.

⁶ Pricing in Boston proper varies greatly, see: The Warren Group, Town Stats, 2015.

Figure 2.5: 2015 Market vs. Fair Market Rents



Source: Brookline Comprehensive Plan 2015

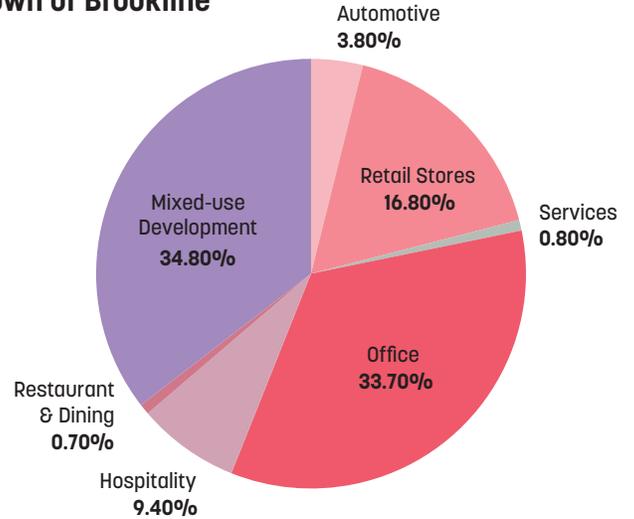
Retail Market Opportunity

The retail opportunity analysis focused on both Brookline alone and the immediate market area around it. This was done because Brookline has substantial retail leakage (i.e. residents spending money outside Brookline). This initial analysis indicated there is greater demand than sales capture in 24 of 25 sectors measured for Brookline, with only jewelry, luggage, and leather goods having sales surplus (Figure 2.9). In total, residents spend approximately \$926 million outside of Brookline in these sectors.⁷

However, sales capture for the immediate surrounding area has been more balanced due to the presence of large shopping centers located on the border of Brookline (Figure 2.10) including Chestnut Hill Square (340,000 square feet) and The Street (406,000 square feet). Simply put, market forces have enabled retail developers to build regional centers on the edge of Brookline. This capture of retail sales partially explains why less than 36,000 square feet of retail has been delivered since 2002.

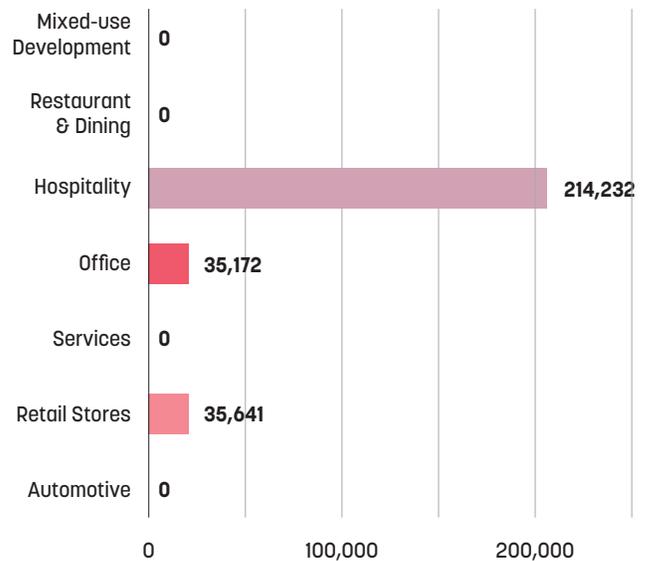
That said, opportunities exist to expand retail offerings in Brookline, particularly for neighborhoods serving sectors that will capture the sales to new residents. Categories with the greatest potential include a small grocery/convenience store (under 30,000 square feet), pharmacies, personal services (i.e., dry cleaners), and niche dining establishments (Figure 2.11). Commercial corridors/transit-station mixed-use developments are the most likely locations for success, particularly along Harvard Street, Beacon Street, Boylston Street, and Commonwealth Avenue.

Figure 2.6 Existing Commercial Uses Town of Brookline



Total Square Footage: 5,929,843

Figure 2.7: Commercial Development 2002-2017



⁷ Leakage also includes online sales, not just outside of Brookline sales.

New commercial development most likely will be delivered as part of vertically integrated mixed-use projects. Given the marketing need for visibility as well as access to transportation, existing commercial corridors/nodes and locations near transit stations are the most logical opportunities.



Figure 2.8: LoopNet Available Commercial Properties, Town of Brookline

Address	Type	Price (Sale or PSF)	Cap Rate
For Sale			
322 Washington Street	Medical Office	\$13,020,647	5.3%
224 Washington Street	Retail Storefront	\$1,049,996	5.9%
1842 Beacon Street	Medical Office	\$2,375,000	N/A
For Lease			
1842 Beacon Street	Medical Office	\$40	
1180 Beacon Street	Medical Office	\$50	
1 Harvard Street	Office	\$22	
824 Boylston Street	Medical Office	N/A	
822 Boylston Street	Medical Office	N/A	
209 Harvard Street	Medical Office	\$35	
30 Webster Street	School	\$25-\$35	
1093 Beacon Street	Medical Office	\$54	
610 Brookline Avenue	Warehouse	N/A	
1309 Beacon Street	Office	N/A	
316 Washington Street	Office	N/A	
358 Boylston Street	Retail Storefront	N/A	
229 Harvard Street	Office	\$28	
3 Harvard Street	Office	\$31.03-\$32.73	
224 Harvard Street	Retail Storefront	N/A	
1051 Beacon Street	Office	N/A	
275 Harvard Street	Retail Storefront	N/A	
1685 Beacon Street	Office	\$49.50	

Source: LoopNet 2017

Office Market Opportunity

The suburban Boston office market has experienced some fluctuations, but remains relatively soft compared to pre-recession levels. Vacancy levels have remained between 16.5% and 18.5% since the first quarter of 2013 (Figure 2.12). Average asking rent levels have steadily increased during this same period, indicating that market activity has been steadily, but slowly, improving. However, the cost of new office construction remains higher than can be supported by market rents (unless a tenant is identified prior to construction).

The Route 128 West submarket (of which Brookline is a part) has performed slightly better than the greater suburban marketplace. As of first quarter 2017, the submarket vacancy rate was 14.7% as compared to the Metro West as a whole (17.0%) and the suburban Boston market altogether (18.1%). In fact, the Metro West market, and the Route 128 West submarket specifically,

has led much of the suburban Boston recovery as of late, experiencing positive absorption during the first three months of 2017 (Figure 2.13). Metro West is increasingly viewed as a value alternative to Boston proper due to steadily escalating costs.

When average asking rent rates are considered, no correlation exists between price and performance among the suburban submarkets. The Metro West submarkets have comparably higher asking rents—particularly the Route 128 West submarket—and are outperforming other submarkets.

Brookline's office market performance is stronger than the Route 128 West submarket and the suburban Boston market altogether. However, Brookline's total office market is slightly less than 2.0 million square feet, or approximately 6.6% of the Route 128 West submarket and 2.5% of the larger Metro West market. In other words, the local office availability constitutes a very small portion of the Route 128 West market's 29.9 million square feet of availability. Given the lack of availability and the competitive asking rents in Brookline, it is reasonable to conclude that the office market in town is healthy. To this point, it is prudent to not overstate the market potential in Brookline, given its focus on community services and smaller-scale office space (i.e., predominantly under 5,000 square foot spaces).

Overall, Brookline's strength of location and transit access/proximity to Cambridge/Boston are valuable for future office growth. Brookline's limited land availability and existing development patterns make it more conducive to smaller-scale office development (typically under 50,000 square feet). The value disparity between residential and commercial growth makes office-only development challenging, being more appropriately integrated into vertical mixed-use development. Based on existing market research, Brookline's target markets are consistent with regional strengths in the life sciences, computer technology, and professional services sectors. Brookline also has potential to accommodate entrepreneurial opportunities (i.e., co-working space), especially tied into a live-work opportunity near public transportation.

**Figure 2.9: Retail Sales Gap (Surplus) Analysis
Town of Brookline**

Category	NAICS	Demand	Sales	Gap (Surplus)
Auto Parts, Accessories & Tire Stores	4413	\$24,957,952	\$313,478	\$24,644,474
Furniture Stores	4421	\$26,230,060	\$6,329,797	\$19,900,263
Home Furnishings Stores	4422	\$21,780,261	\$18,092,904	\$3,687,357
Electronics & Appliance Stores	443	\$68,863,110	\$12,960,318	\$55,902,792
Building Material & Supplies Dealers	4441	\$88,283,267	\$9,246,301	\$79,036,966
Lawn & Garden Equipment & Supply Stores	4442	\$7,449,438	\$0	\$7,449,438
Grocery Stores	4451	\$271,742,400	\$152,983,458	\$118,758,942
Specialty Food Stores	4452	\$12,008,163	\$2,052,973	\$9,955,190
Beer, Wine & Liquor Stores	4453	\$37,103,799	\$9,085,046	\$28,018,753
Health & Personal Care Stores	4461	\$100,696,646	\$51,406,907	\$49,289,739
Gasoline Stations	4471	\$136,666,145	\$16,018,683	\$120,647,462
Clothing Stores	4481	\$89,065,739	\$29,434,970	\$59,630,769
Shoe Stores	4482	\$15,155,433	\$2,518,963	\$12,636,470
Jewelry, Luggage & Leather Goods Stores	4483	\$23,407,044	\$172,216,798	(\$148,809,754)
Sporting Goods, Hobby & Musical Instrument Stores	4511	\$57,258,401	\$15,594,505	\$41,663,896
Book, Periodical & Music Stores	4512	\$8,318,031	\$2,158,161	\$6,159,870
Department Stores (Excluding Leased Departments)	4521	\$145,754,914	\$45,506,844	\$100,248,070
Other General Merchandise Stores	4529	\$57,349,206	\$1,771,900	\$55,577,306
Florists	4531	\$5,189,882	\$1,600,749	\$3,589,133
Office Supplies, Stationery & Gift Stores	4532	\$21,679,633	\$6,656,965	\$15,022,668
Used Merchandise Stores	4533	\$5,541,921	\$1,480,720	\$4,061,201
Other Miscellaneous Store Retailers	4539	\$31,807,801	\$10,626,153	\$21,181,648
Special Food Services	7223	\$6,784,816	\$2,865,773	\$3,919,043
Drinking Places: Alcoholic Beverages	7224	\$10,438,304	\$779,272	\$9,659,032
Restaurants & Other Eating Places	7225	\$175,297,898	\$99,664,312	\$75,633,586

Source: ESRI 2017

Commercial Conclusions

Brookline has the market capacity to accommodate new retail, service, and office development, especially through redevelopment in existing commercial areas. It's best opportunities lie in building up existing and potential regional business growth initiatives. The scale of development and scarcity of real estate will make it challenging for Brookline to compete head-to-head for large-scale development. As noted, the local market can support limited neighborhood serving retail/personal services development. From an office perspective, Brookline could serve as the value option for Longwood Medical Area institutions.

The cost of land/development hinders delivery of commercial uses as stand-alone projects. New commercial development most likely will be delivered as part of vertically integrated mixed-use projects. Given the marketing need for visibility as well as access to transportation,

existing commercial corridors/nodes and locations near transit stations are the most logical opportunities. Existing single-story commercial centers already are a target for redevelopment, and likely will remain so.

If stand-alone commercial development is a priority for the Town, using public land to attract private commercial growth is an option. The Town can mitigate the cost/revenue gap for the development community by discounting the price of land, making it more competitive with a residential-only or mixed-use development. Another approach is through regulatory controls, prohibiting/refusing rezoning of land that currently is zoned for only commercial/industrial uses.

**Figure 2.10: Retail Sales Gap (Surplus) Analysis
15-minute Drive Time, Town of Brookline**

Category	NAICS	Demand	Sales	Gap (Surplus)
Auto Parts, Accessories & Tire Stores	4413	\$160,305,147	\$59,358,176	\$100,946,971
Furniture Stores	4421	\$166,466,053	\$116,445,888	\$50,020,165
Home Furnishings Stores	4422	\$136,355,953	\$114,611,601	\$21,744,352
Electronics & Appliance Stores	443	\$436,546,018	\$309,841,049	\$126,704,969
Building Material & Supplies Dealers	4441	\$542,677,657	\$240,868,051	\$301,809,606
Lawn & Garden Equipment & Supply Stores	4442	\$44,630,556	\$5,238,815	\$39,391,741
Grocery Stores	4451	\$1,757,569,614	\$1,120,398,989	\$637,170,625
Specialty Food Stores	4452	\$77,614,942	\$45,220,776	\$32,394,166
Beer, Wine & Liquor Stores	4453	\$231,059,586	\$162,617,179	\$68,442,407
Health & Personal Care Stores	4461	\$644,810,249	\$619,229,867	\$25,580,382
Gasoline Stations	4471	\$895,781,360	\$346,344,281	\$549,437,079
Clothing Stores	4481	\$563,166,071	\$740,429,664	(\$177,263,593)
Shoe Stores	4482	\$95,897,406	\$115,729,028	(\$19,831,622)
Jewelry, Luggage & Leather Goods Stores	4483	\$142,169,361	\$348,850,988	(\$206,681,627)
Sporting Goods, Hobby & Musical Instrument Stores	4511	\$363,249,917	\$195,927,795	\$167,322,122
Book, Periodical & Music Stores	4512	\$53,085,195	\$279,887,080	(\$226,801,885)
Department Stores (Excluding Leased Departments)	4521	\$927,709,195	\$436,613,274	\$491,095,921
Other General Merchandise Stores	4529	\$369,988,700	\$29,431,955	\$340,556,745
Florists	4531	\$30,265,686	\$19,175,235	\$11,090,451
Office Supplies, Stationery & Gift Stores	4532	\$137,383,086	\$237,268,554	(\$99,885,468)
Used Merchandise Stores	4533	\$34,204,813	\$25,818,606	\$8,386,207
Other Miscellaneous Store Retailers	4539	\$204,487,121	\$232,365,701	(\$27,878,580)
Special Food Services	7223	\$42,718,165	\$54,080,145	(\$11,361,980)
Drinking Places: Alcoholic Beverages	7224	\$63,412,987	\$116,942,374	(\$53,529,387)
Restaurants & Other Eating Places	7225	\$1,107,288,815	\$1,528,501,831	(\$421,213,016)

Source: ESRI 2017

Figure 2.11: Short-term Potential Supportable Square Footage, Town of Brookline

Address	Supportable SF (Conservative)*	Supportable SF (Aggressive)*
Auto Parts, Accessories & Tire Stores	9,786	19,571
Furniture Stores	28	56
Building Material & Supply Dealers	13,138	26,276
Lawn & Garden Equipment & Supply Stores	2,180	4,360
Grocery Stores	19,107	38,213
Specialty Food Stores	1,577	3,153
Gasoline Stations	18,088	36,177
Sporting Goods, Hobby & Musical Instrument Stores	20,981	41,961
Department Stores (Excluding Leased Departments)	29,746	59,491
Other General Merchandise Stores	9,131	18,261
Florists	637	1,274
Restaurants & Other Eating Places	6,913	13,827

Source: RKG Associates 2017

*Potential supportable square footage in the table above is calculated based on "local" demand within a 5-minute drive time.

Figure 2.12: Suburban Boston Office Vacancy/Lease Rates



Source: CBRE

Figure 2.13: CBRE Submarket Statistics Q1 2017

Suburban Boston office	Available Buildings	Total SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Net Absorption	YTD Net Absorption	Avg Asking Rent (Gross)
Close-in Suburbs - North	58	4,584,366	15.0	12.0	1.3	(52,712)	(52,712)	\$22.81
Route 128 - North	183	20,218,645	16.3	14.6	2.1	95,695	95,695	\$25.06
Route 495 - Northeast	47	6,373,988	28.6	26.8	1.2	(24,869)	(24,869)	\$17.43
Route 3 - North	170	15,644,327	30.8	24.7	2.9	(30,569)	(30,569)	\$17.81
<i>Metro North</i>	<i>458</i>	<i>46,821,326</i>	<i>22.7</i>	<i>19.4</i>	<i>2.1</i>	<i>(12,455)</i>	<i>(12,455)</i>	<i>\$20.11</i>
Route 128 - West	342	29,922,886	16.5	14.7	2.6	185,559	185,559	\$34.01
Framingham-Natick	86	7,399,289	14.0	13.2	0.8	20,478	20,478	\$24.17
Route 495 - Route 2 West	58	5,016,978	21.9	21.3	3.1	187,432	187,432	\$16.58
Route 495 - Mass Pike West	135	13,908,205	23.7	22.2	4.7	120,962	120,962	\$16.94
<i>Metro West</i>	<i>621</i>	<i>56,247,358</i>	<i>18.4</i>	<i>17.0</i>	<i>2.9</i>	<i>514,431</i>	<i>514,431</i>	<i>\$25.55</i>
Route 128 - South	178	13,561,696	18.9	17.1	2.4	(99,665)	(99,665)	\$21.51
Route 495 - South	39	2,688,189	32.2	25.9	2.4	(81,923)	(81,923)	\$17.62
<i>Metro South</i>	<i>217</i>	<i>16,249,885</i>	<i>21.1</i>	<i>18.5</i>	<i>2.4</i>	<i>(181,588)</i>	<i>(181,588)</i>	<i>\$20.83</i>
Overall Suburban Office	1,296	119,318,569	20.5	18.1	2.5	320,388	320,388	\$22.78

Community Needs & Priorities

Zoning Capacity Analysis

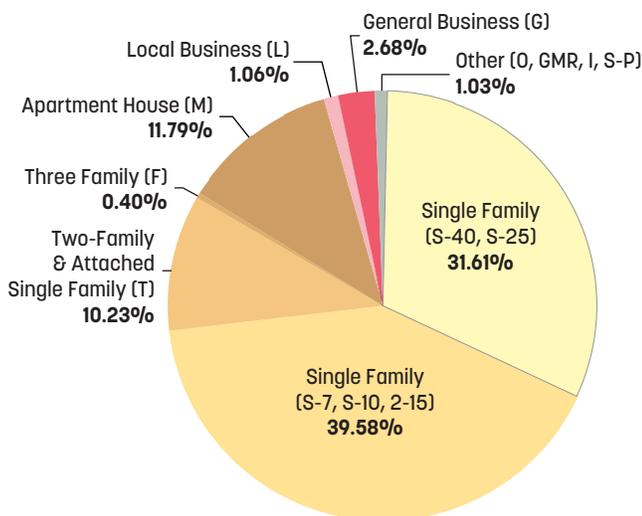
Town zoning is one of the most important factors in the Major Parcel Study analysis. Zoning indicates a site’s latent regulatory capacity to grow or change, and helps the Town anticipate the potential for greater demand on public services and infrastructure with this growth in the future.

To better understand Brookline’s current zoning and its implications, the zoning analysis includes a map and table with allowable uses based on zone (Figures 2.16 and 2.17) and maps that illustrate the latent capacity in selected residential and commercial districts (Figures 2.18 and 2.19). In addition to the zoning capacity analysis, data sheets (see Appendix) indicate general zoning restrictions and dimensions; provide a statistical overview of aggregate development within the zone according to average Floor Area Ratio (FAR), FAR utilization, and average parcel size; and show an illustrative analysis of a randomly selected parcel within the MPS.

Despite the scarcity of undeveloped parcels, a considerable capacity for growth still exists throughout Brookline. The

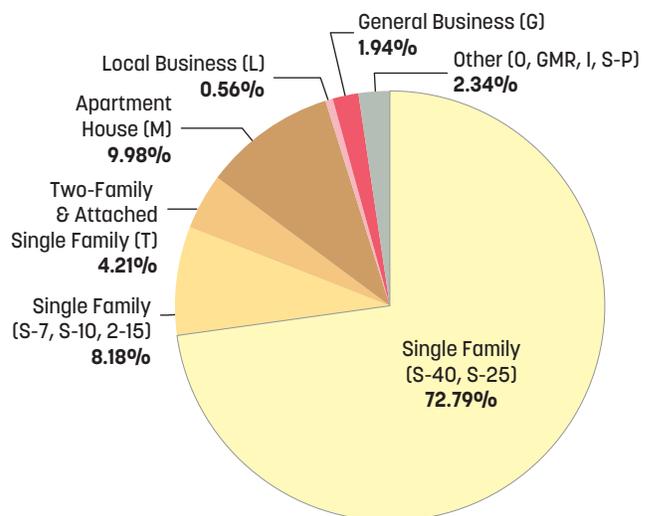
analysis has indicated an additional 5,571 residential units can be accommodated in S, SC, T, and M zoning districts, while the commercial zoning district G-2.0 alone can accommodate an additional 1,961,978 square feet of commercial space. The district S-40 is particularly representative within the MPS as it makes up just under 29% of the total land area with an average parcel area of 3 acres. Significantly large parcels are also located in other districts zoned for institutional and recreational uses. Many of these parcels have large areas of unbuilt, unrestricted open space that could support future growth. Therefore they are crucial to implementing the Town’s competing planning goals.

Figure 2.14: Total Zoning Area in Town of Brookline



Total Area: 3,672 acres

Figure 2.15: Total Zoning Area in MPS

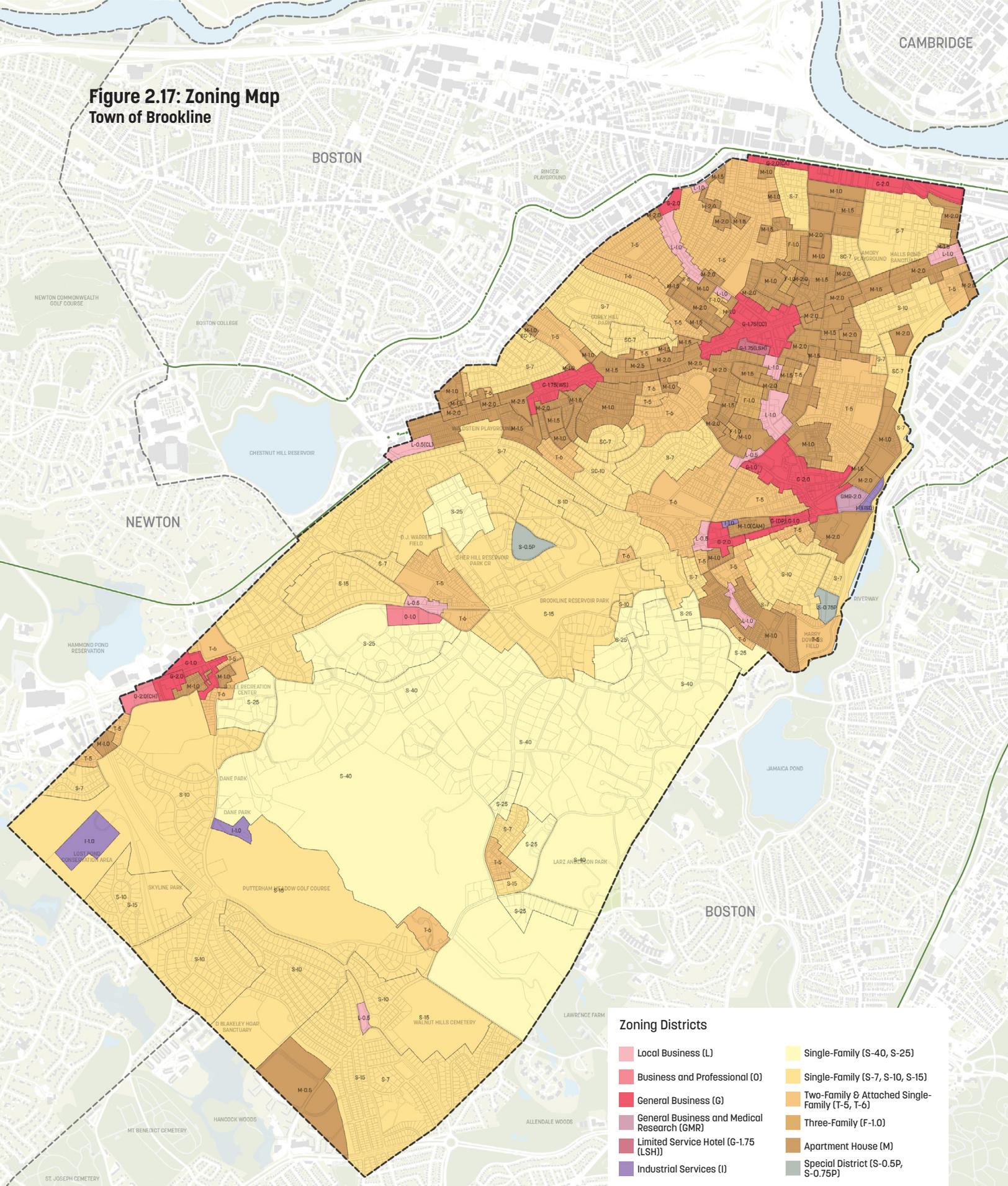


Total Area in MPS: 953 acres

Figure 2.16: Zoning District Overview

Zone	Uses	District	Total Parcels	Total Area (acres)
S	Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture (>5AC)	S-0.5P Special District	1	8.02
		S-0.75P Special District	2	5.38
		S-10 Single-Family	1,100	459.45
		S-15 Single-Family	659	648.37
		S-25 Single-Family	163	181.88
		S-40 Single-Family	303	975.03
		S-7 Single-Family	1,611	353.33
SC	Single-family Residential, Detached Residential (SP), Cluster Residential (SP), Institutional, Recreation, Agriculture (>5AC)	SC-10 Single-Family Conversion	67	21.28
		SC-7 Single-Family Conversion	167	37.74
T	Single-family Residential, Two-family Residential, Institutional, Recreation, Agriculture (>5AC)	T-5 Two-Family & Attached Single-Family	1,614	254.97
		T-6 Two-Family & Attached Single-Family	533	116.78
F	Single-family Residential, Two/Three-family Residential, Institutional, Recreation, Agriculture (>5AC)	F-1.0 Three-Family & Attached Single-Family	107	14.55
M	Single-family Residential, Multi-family Residential, Institutional, Recreation, Agriculture (>5AC)	M-0.5 Apartment House	4	44.57
		M-1.0 Apartment House	695	174.59
		M-1.0(CAM) Apartment House	31	3.57
		M-1.5 Apartment House	483	99.85
		M-2.0 Apartment House	449	107.85
		M-2.5 Apartment House	56	10.61
L	Single-family Residential, Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Agriculture (>5AC), Utility	L-0.5 Local Business	31	7.94
		L-0.5(CL) Local Business	5	5.24
		L-1.0 Local Business	85	24.32
G	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Agriculture (>5AC), Utility	G-(DP) General Business	4	0.77
		G-1.0 General Business	51	11.39
		G-1.75(CC) General Business	68	19.02
		G-1.75(LSH) Limited Service Hotel	4	2.76
		G-1.75(WS) General Business	40	8.14
		G-2.0 General Business	134	57.38
		G-2.0(CA) General Business	14	3.90
		GMR-2.0 General Business And Medical Research	3	3.65
O	Single-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Agriculture (>5AC), Utility	O-1.0 Business And Professional Office	4	7.49
		O-2.0(CH) Business And Professional Office	4	5.34
I	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Agriculture (>5AC), Utility, Industrial	I-(EISD) Industrial Services	8	1.24
		I-1.0 Industrial Services	3	5.33
<i>Total</i>			<i>8,503</i>	<i>3,672.72</i>

**Figure 2.17: Zoning Map
Town of Brookline**



Zoning Districts

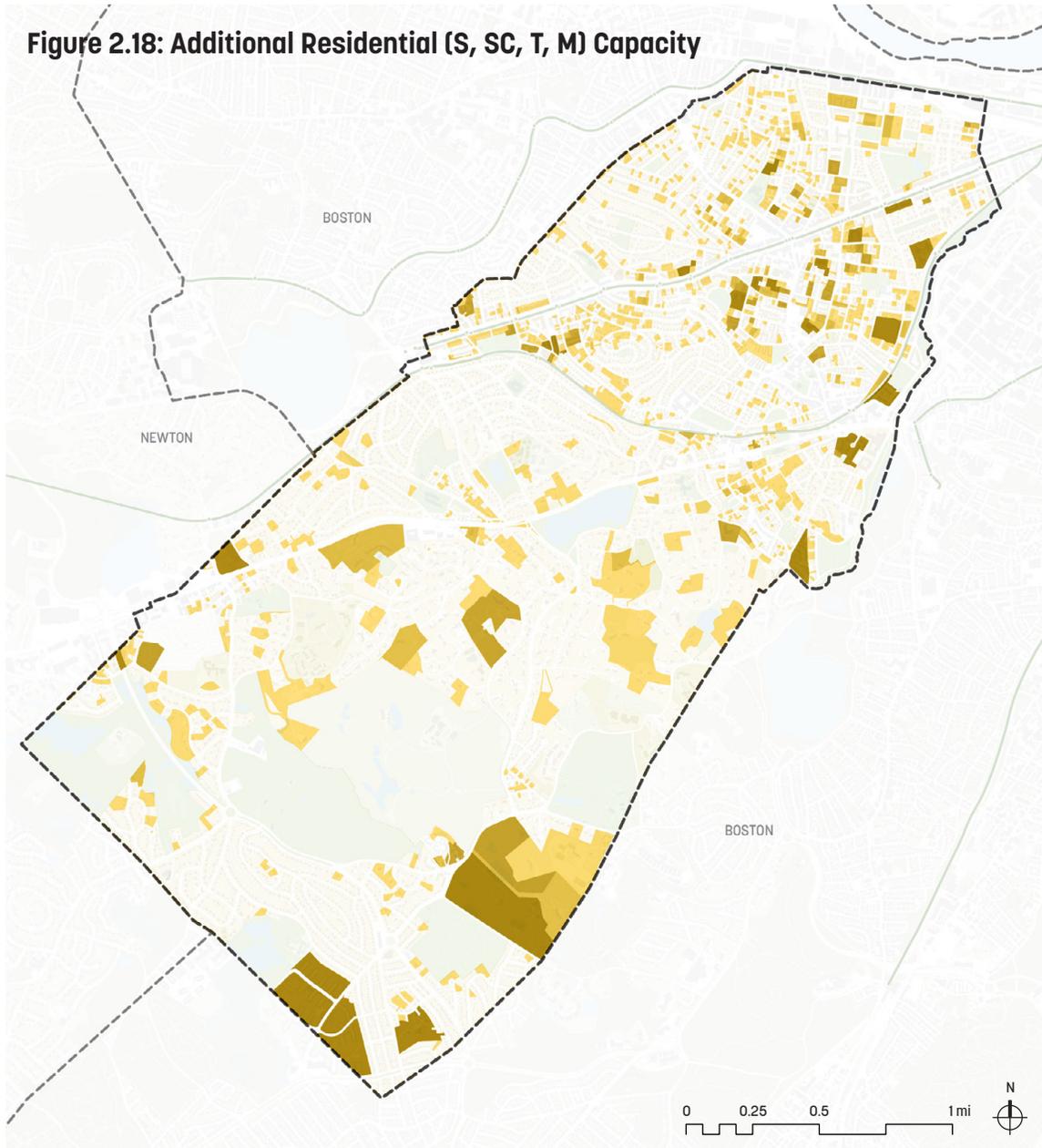
- Local Business (L)
- Business and Professional (O)
- General Business (G)
- General Business and Medical Research (GMR)
- Limited Service Hotel (G-1.75 (LSH))
- Industrial Services (I)
- Single-Family (S-40, S-25)
- Single-Family (S-7, S-10, S-15)
- Two-Family & Attached Single-Family (T-5, T-6)
- Three-Family (F-1.0)
- Apartment House (M)
- Special District (S-0.5P, S-0.75P)



Residential Zoning Capacity (S, SC, T & M)

The analysis of residential zoning districts includes all parcels that fall within the districts S, SC, T, and M districts irrespective of current land use. Residential capacity is calculated by taking the availability of space within each parcel to assess the ability for subdivision based on zoning regulations regarding maximum floor area ratios, minimum lot size (S), additional space for detached units where allowed (SC and T), and additional floor area allowed within multi-family districts (M). Parcels are excluded from this calculation if there are conservation restrictions or other protections that might otherwise limit the residential use or development of the site. Designations such as Local Historic Districts (LHD), Neighborhood Conservation

Districts (NCD), and National Historic Districts (NHD) were not taken into account for this general analysis. As the Town experienced with the recent development of the Edinburgh parcel (see page 62), these designations do not necessarily affect the build-out of properties. Below is a map that illustrates the capacity for each parcel to permit the number of potential residential units based on the aforementioned zoning restrictions. Within the analysis, parcels in residential districts T-5, T-6, and S-40 have the highest capacity for additional residential construction.



5,451
additional residential units can be accommodated in S, SC, T, and M zoning districts

- >20 units
- 11-20 units
- 6-10 units
- 1-5 units

Commercial Zoning Capacity (G-2.0)

The analysis of the commercial zoning district G-2.0 illustrates the large amount of additional capacity for commercial and office use. Commercial capacity is calculated by summing the total amount of additional floor area allowed under zoning restrictions for each parcel. The map below illustrates the cluster of parcels where additional square footage of commercial space can be accommodated. The majority of space resides in large parcels in North Brookline along Commonwealth Avenue (predominantly owned by Boston University), and several other large parcels in Brookline Village (predominantly owned by the Town).

