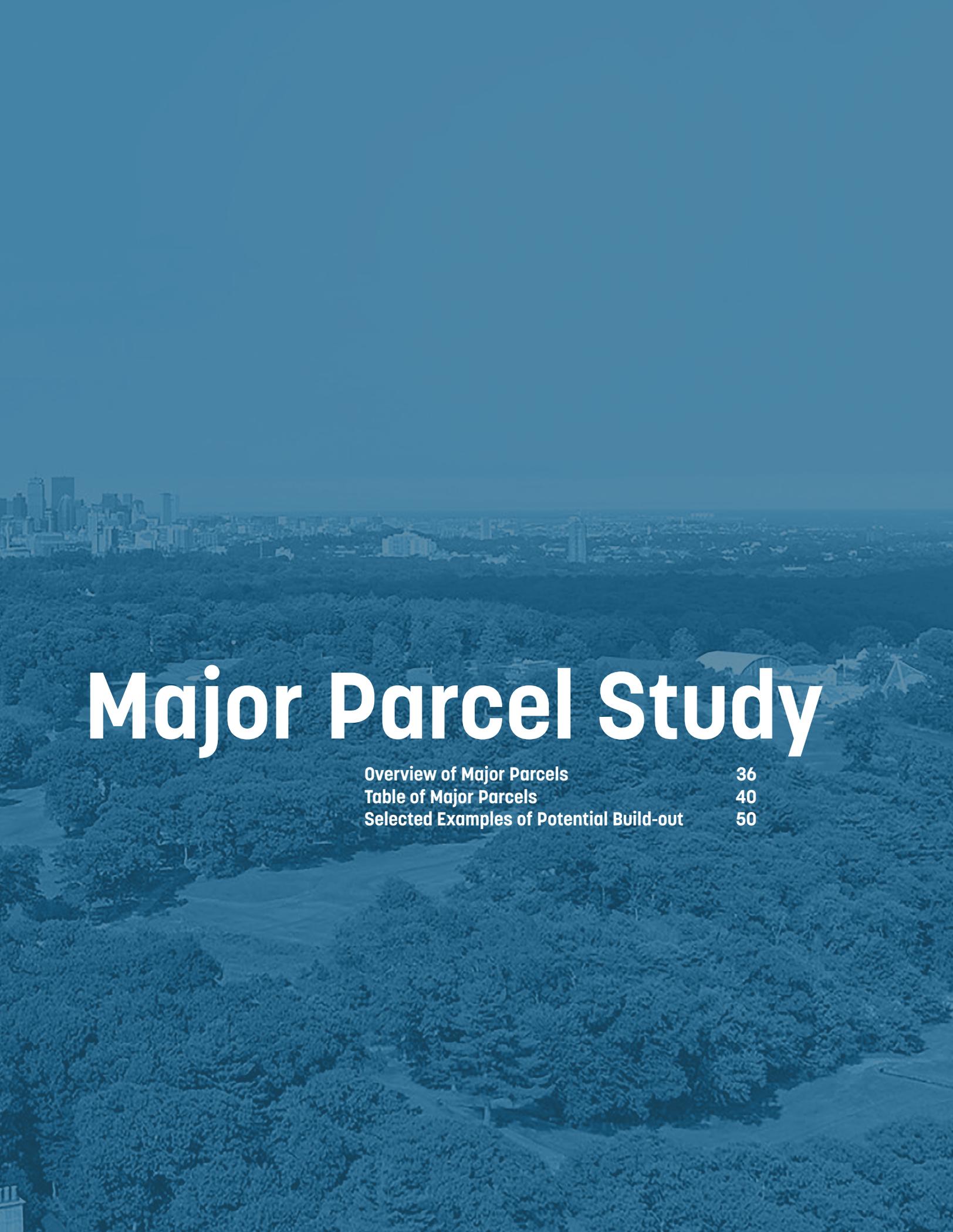


3





Major Parcel Study

Overview of Major Parcels	36
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Overview of Major Parcels

The Brookline Major Parcel Study is a strategic and analytical planning effort designed to better understand future options for many of the Town's largest parcels of land.

The Town commissioned the MPS to help Brookline officials and members of the community understand the current and potential future role of large publicly and privately owned parcels throughout Brookline. The goal of the Town Planning Board and administrative staff is to develop this understanding in order to enable the Town to be proactive in planning for future impacts on public services such as infrastructure, roads, and schools. This also helps the Town maintain a strategy for ensuring any major changes for large properties are anticipated and considered in the context of community needs, should an opportunity arise for a change of ownership or use. A variety of analytical exercises provides information to the Town to support future planning.

The MPS serves as both a catalog of Brookline's largest parcels — complete with data revealing future development potential — and a tool to help the Town's staff and decision-makers to work with current property owners. As was discussed in the SAP, many of the community's existing and future needs require substantial areas of contiguous land to be used for the construction of schools and community facilities, neighborhood and regional parks, formal recreation fields and courts, diverse and accessible housing, and economic development projects. By understanding the potential of these properties and the tools available for land use planning, officials will be equipped to proactively meet the Brookline community's needs now and in the future.

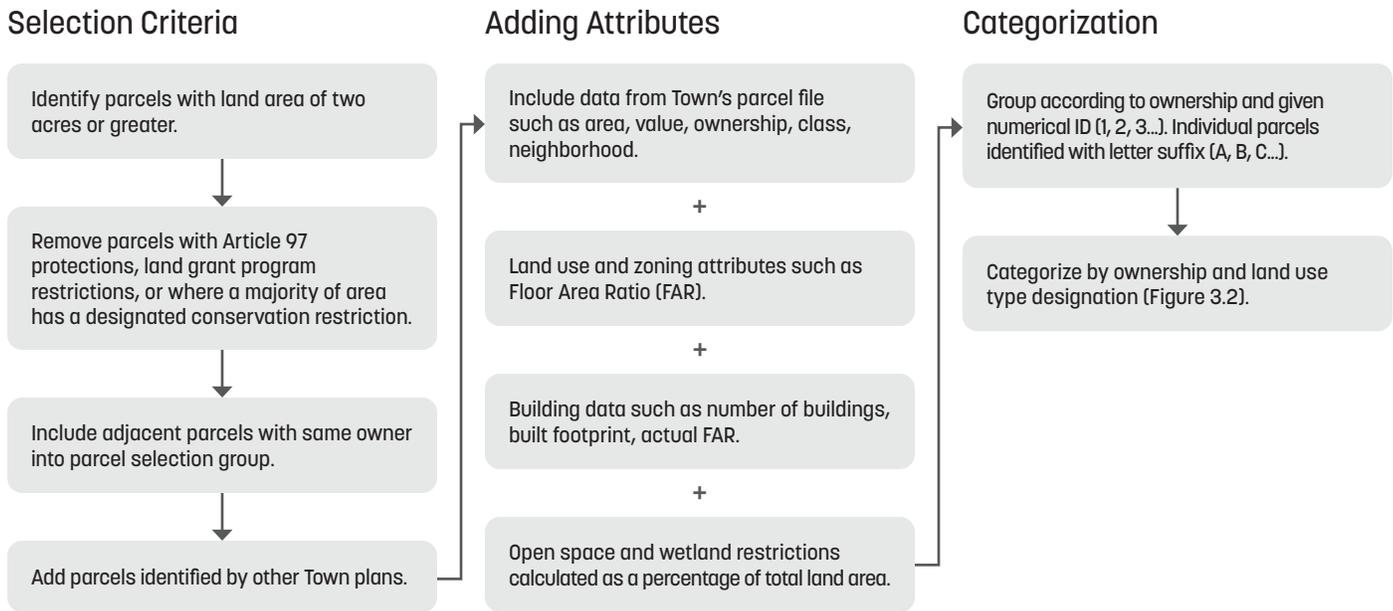
The map on the following page (Figure 3.3) identifies each of the 124 parcel groups analyzed as part of this effort. Each parcel group is organized by predominant use into one of five categories—agriculture, commercial, residential, institutional, and municipal. Parcels were selected based on a methodology designed to identify

large sites whose future may impact the community's economic and quality of life needs, as well as the Town's ability to deliver services. That methodology is described below and in Figure 3.1.

In the table on page 38 (Figure 3.4), each of the identified parcels is described in terms of its existing physical and regulatory characteristics, including parcel size, ownership, land use category, zoning district, floor area ratio (FAR) of existing development, lot coverage ratio by existing development, transit proximity, and existing uses. Town-wide analysis of each land use category describes the existing conditions of large sites throughout Brookline and imagines the potential scale and impact of a full build-out under existing zoning and development regulations on selected parcels (please see the note on selected parcels on page 49). These scenarios represent one potential and currently allowable future for these parcels if no additional action is taken by the Town, community leaders, or owners should current or future owners decide to sell or redevelop. These development scenarios are conceived under the assumption of continued high market pressure on Brookline. The planning team has included descriptions of the potential impacts resulting from these build-out scenarios on public services, community character, and tax revenue.

Parcel Analysis Methodology

The MPS developed a methodology and criteria for selecting and evaluating major parcels that is as objective as possible while taking into consideration practical elements of ownership and physical characteristics of each parcel. The methodology built on the primary criteria established by the Town's Request for Proposals that defined a major parcel as two acres or greater in size.

Figure 3.1: Methodology

With this basic qualification, all parcels over two acres were initially selected and examined for other physical, environmental, and regulatory attributes. Parcels were then grouped by ownership and land use type, and evaluated in greater detail according to specific, identifying information.

In addition, parcels with Article 97 protections, state restrictions, and deed restrictions were noted and removed from the list. Adjacent, but distinct, parcels with the same owner were grouped together into one parcel group. This ownership analysis resulted in the inclusion of parcels smaller than one acre that were adjacent to other parcels with the same owner and reached the two-acre threshold collectively. Unbuilt residential parcels of one acre or greater were added to the list. Finally, the major parcel list was cross-checked against other studies that identified parcels as significant by other criteria, such as adjacency to key municipal parcels. Any significant parcels identified in other studies were also added to the Major Parcel list.

A table was created for each site that evaluated additional data from the Town's parcel database including site area, market value, ownership class, neighborhood, and land use (Figure 3.4). Zoning attributes, including allowable FAR, were added as well as development information such as built square footage, footprint and existing FAR. A parcel or parcel group's FAR utilization was calculated by comparing the site's existing built FAR to the FAR currently allowed under zoning. As illustrated in Figure 3.3, some properties extend beyond Brookline's boundaries into Boston and Newton. Note that the site area and FAR listed in the tables represent only the Brookline portion. Finally, a parcel's open space, wetland, or other known

development restrictions were calculated as a percent of total land area related to a parcel's lot coverage ratio (LCR), which is a factor of the parcel's built footprint to the total lot area. LCR is important in calculating a parcel's build-out capacity based on its shape, location, and physical features that limit how and where structures can be built.

Within the dataset of major parcels, individual parcels or parcel groups (adjacent parcels with identical ownership) were given a numerical ID unique to this study. Within a group, separate parcels were described with a letter suffix to the ID. Ultimately, this analysis resulted in 124 parcel groups, or 202 distinct parcels that were reviewed as part of the MPS. See pages 40-49 for the outcomes of this analysis and information on each parcel.

Early in the process, each parcel was assessed for its potential to be transformed in order to pursue further analysis and conversations with property owners. Factors for sites with high potential for change included FAR utilization, municipal ownership of non-school sites and parking lots, specific multi-family parcels, and commercial parcels with non-institutional operators. The FAR utilization criteria captured most large and underutilized (<0.5 FAR utilization) institutional parcels in Brookline. Sites with medium potential to be changed included large same-owner, single-family parcel groups; other multi-family parcels; and school parcels and other institutional parcels such as primary schools, secondary schools, and otherwise well-utilized (>0.5 FAR utilization) institutional parcels.

Figure 3.2 Owner Type Correlation to Land Use Code

Owner/Land Use Type	Land Use Code	Total Major Parcels	
Agriculture	15 Agriculture	2	
	<i>Total</i>	2	
Business/Commercial	09 Retail	3	
	10 General Office	5	
	11 Other Commercial	2	
	12 Gas Station And Other Car Related	1	
	<i>Total</i>	11	
	Institutional/Recreation (excluding Municipal)	01 Single Family*	7
04 4-8 Family*		1	
05 Multi Family*		2	
06 Non-Transient Lodging		1	
08 Residential Vacant*		1	
14 Private Recreation and Open Space		2	
19 Nursing Homes, Hospitals, and Charity		2	
20 Educational, Playgrounds, and Museums		32	
21 Religious		13	
<i>Total</i>		61	
Multi-family Residential		00 Condo	7
		05 Multi Family	14
		<i>Total</i>	21
Municipal	11 Other Commercial	1	
	17 Muni Gov	22	
	<i>Total</i>	23	
Single-family Residential	01 Single Family	38	
	05 Multi	12	
	08 Residential Vacant	34	
	<i>Total</i>	84	
<i>Not Included in MPS</i>	02 Two Family	NA	
	03 Three Family	NA	
	07 Mixed Use	NA	

* Land use code included in Institutional/Recreation due to institutional ownership of parcel

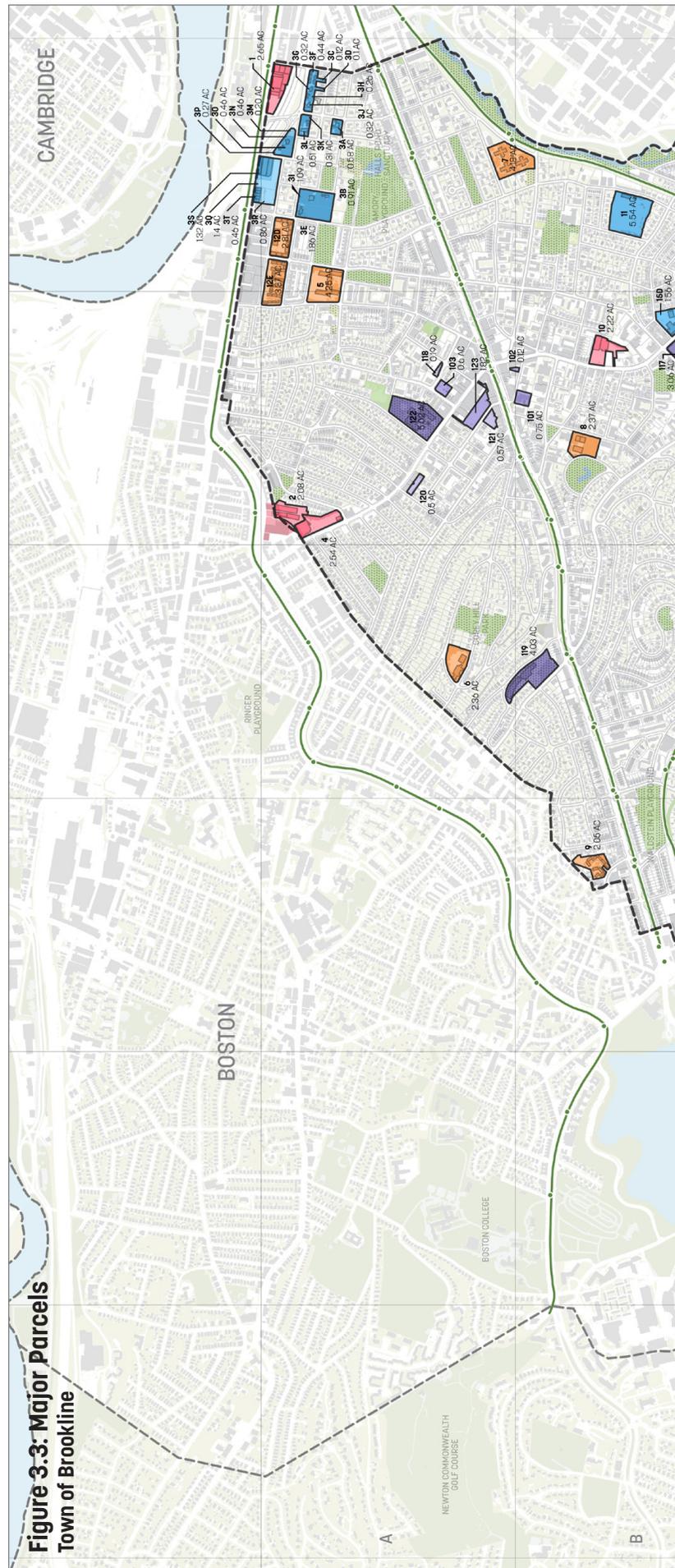
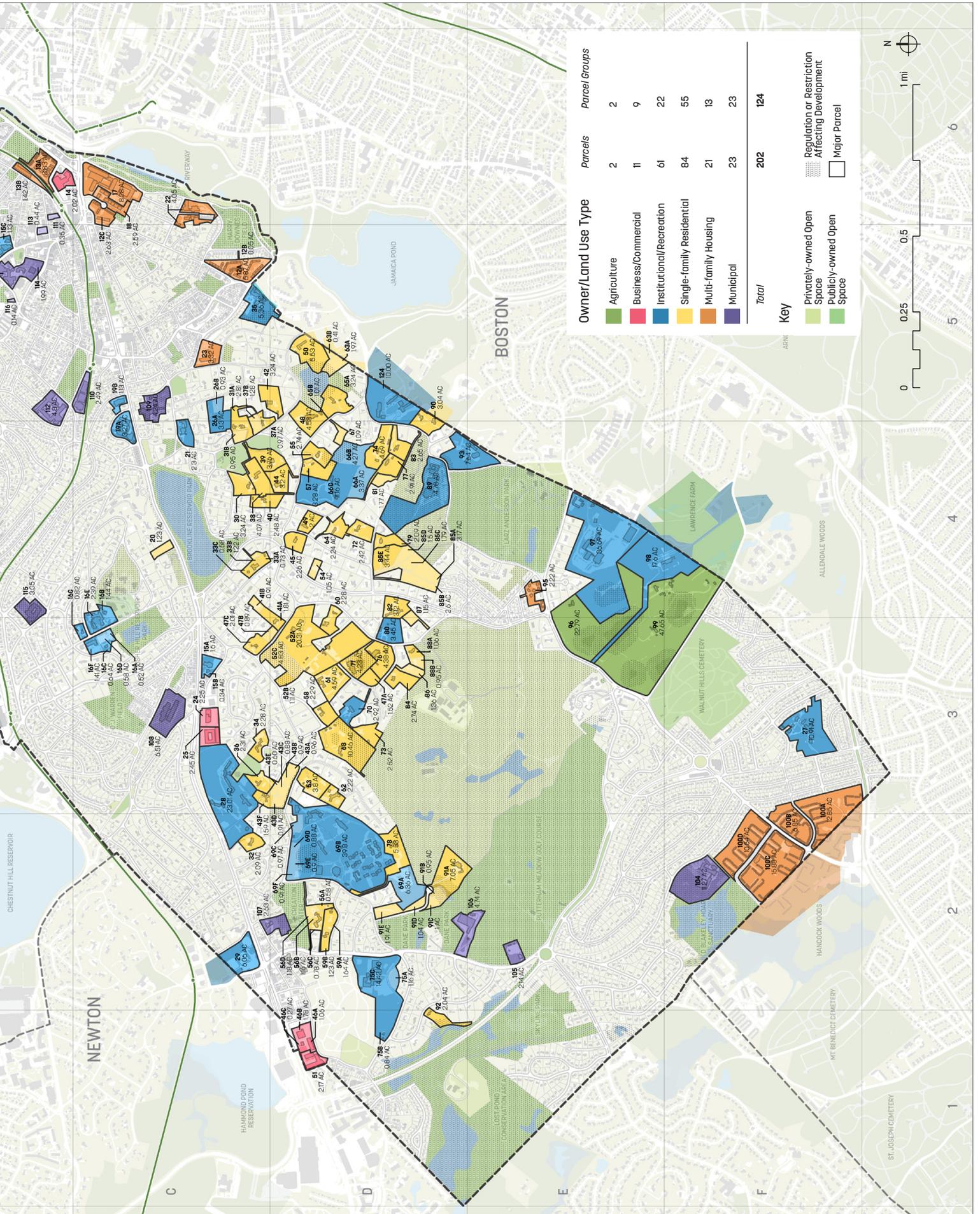


Figure 3.3: Major Parcels Town of Brookline



Owner/Land Use Type	Parcels	Parcel Groups
Agriculture	2	2
Business/Commercial	11	9
Institutional/Recreation	61	22
Single-family Residential	84	55
Multi-family Housing	21	13
Municipal	23	23
Total	202	124

Key	
	Privately-owned Open Space
	Publicly-owned Open Space
	Regulation or Restriction Affecting Development
	Major Parcel



Figure 3.4: Major Parcel Study List

Owner ID	Name	No. of Parcels	Key	Owner/Land Use Type	Zone	Restrictions**
1	Harley Realty Co	1	A6	Business/Commercial	G-2.0 General Business	E
2	Herb Chambers*	1	A5	Business/Commercial	G-2.0 General Business	
3	Boston University Trust	20	A6	Institutional/Recreation	Multiple (S, M and G)	LHD, NRSR
4	TJ Maxx	1	A5	Business/Commercial	L-1.0 Local Business	
5	Hamilton Park Towers LLC	1	A6	Multi-family Residential	M-2.0 Apartment House	
6	Grand Condominium Trust	1	A4	Multi-family Residential	S-7 Single-Family	
7	Longwood Towers Condominium	1	A6	Multi-family Residential	M-2.0 Apartment House	NRSR
8	70/80 Condominium Assoc	1	B5	Multi-family Residential	M-2.0 Apartment House	E
9	Brookline Garden Condo Trust	1	B3	Multi-family Residential	M-1.0 Apartment House	
10	Stop & Shop Supermarket	1	B5	Business/Commercial	L-1.0 Local Business	
11	Northeastern University	1	B6	Institutional/Recreation	T-5 Two-Family & Attached Single-Family	
12	Brookline Housing Authority	5	A6, C5, C6	Multi-family Residential	Multiple (M)	
13	The Village At Brookline LP	2	B6	Multi-family Residential	Multiple (M)	
14	Bch Washington Street LLC	1	B6	Business/Commercial	GMR-2.0 General Business and Medical Research	
15AB	St. Lawrence Church	2	C3	Institutional/Recreation	T-6 Two-Family & Attached Single-Family	
15BC	St. Mary's School	2	B5	Institutional/Recreation	M-1.0 Apartment House	NRSR
16	Newbury College	7	C3, C4	Institutional/Recreation	Multiple (S)	NRSR, W
17	Brook House Condo Trust	1	C6	Multi-family Residential	M-2.0 Apartment House	E
18	Juniper Gardens Condominium	1	C6	Multi-family Residential	M-2.0 Apartment House	E
19	Maimonides School	2	C4, C5	Institutional/Recreation	Multiple (S and T)	
20	605 Boylston St	1	C4	Single-family Residential	S-15 Single-Family	NRSR, E
21	First Parish	1	C4	Institutional/Recreation	S-25 Single-Family	NRSR
22	Olmsted Park Condo Trust	1	C6	Multi-family Residential	S-0.75P Special District	LHD
23	Sargent Estates Condo Trust	1	C5	Multi-family Residential	M-1.0 Apartment House	

FAR = Floor Area Ratio
 LCR = Lot Coverage Ratio
 GFA = Gross Floor Area

*For properties that cross municipal boundaries, information is shown concerning only land area within Brookline

**Restrictions:
 LHD = Local Historic District
 NCD = Neighborhood Conservation District
 NRSR = National Register/ State Register Historic District or Place
 CR = Partial or Full Conservation Restrictions
 W = Wetlands Jurisdiction
 E = Utility or Access Easement
 A97 = Partial Article 97 Designation (from Town GIS database)
 DR = Development Restriction* (partial list)
 61A = Chapter 61A Classification

Average Max FAR	Average Actual FAR	Average LCR	Total Land Area (acre)	Total GFA (sqft)	Nearest T Station (<2000 ft)	Uses
2.00	1.52	0.70	2.72	175,551	BU Central	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
2.00	0.96	0.41	2.12	87,310	Fordham Rd	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
1.09	0.57	0.21	12.19	329,996	BU West, BU Central	Single-family Residential, Cluster Residential (SP), Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Agriculture, Utility
1.00	0.30	0.30	2.53	33,112	Fordham Rd	Single-family Residential, Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
2.00	2.09	0.23	4.24	387,224	St.Paul St	Single-family Residential, Multi-family Residential, Institutional, Recreation
0.35	0.79	0.20	2.36	81,500	Washington Sq.	Single-family Residential, Institutional, Recreation
2.00	2.54	0.80	4.16	460,000	Longwood	Single-family Residential, Multi-family Residential, Institutional, Recreation
2.00	1.34	0.17	2.37	138,468	Summit Ave.	Single-family Residential, Multi-family Residential, Institutional, Recreation, Agriculture
1.00	0.67	0.22	2.07	59,970	Englewood Ave	Single-family Residential, Multi-family Residential, Institutional, Recreation
1.00	0.32	0.32	2.15	31,037	Coolidge Corner	Single-family Residential, Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
1.00	0.03	0.03	5.55	6,281	Longwood	Single-family Residential, Two-family Residential, Institutional, Recreation, Agriculture
1.20	0.73	0.22	13.60	559,650	Multiple	Single-family Residential, Multi-family Residential, Institutional, Recreation, Agriculture
1.75	1.51	0.32	5.38	370,363	Brookline Village	Single-family Residential, Multi-family Residential, Institutional, Recreation, Agriculture
2.00	3.07	0.51	2.03	270,471	Brookline Village	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Research Laboratory (SP), Retail, Utility
0.75	0.45	0.18	1.99	19,304		Single-family Residential, Two-family Residential, Institutional, Recreation
1.00	0.82	0.32	2.73	112,979	Brookline Village	Single-family Residential, Multi-family Residential, Institutional, Recreation
0.21	0.31	0.09	7.87	168,132	Beaconsfield, Reservoir	Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
2.00	4.46	0.37	8.29	1,609,360	Brookline Village	Single-family Residential, Multi-family Residential, Institutional, Recreation, Agriculture
2.00	0.79	0.26	2.56	88,733	Brookline Village	Single-family Residential, Multi-family Residential, Institutional, Recreation
0.53	0.77	0.31	4.43	139,054	Brookline Hills	Single-family Residential, Two-family Residential, Institutional, Recreation
0.25	0.00	0.00	1.22	0	Brookline Hills	Single-family Residential, Institutional, Recreation
0.20	0.16	0.16	2.25	15,644	Brookline Hills	Single-family Residential, Institutional, Recreation
0.75	0.83	0.21	4.86	146,047	Heath St	Single-family Residential, Institutional, Recreation
1.00	0.86	0.14	3.33	123,690	Brookline Hills	Single-family Residential, Multi-family Residential, Institutional, Recreation

Figure 3.4: Major Parcel Study List (continued)

Owner ID	Name	No. of Parcels	Key	Owner/Land Use Type	Zone	Restrictions**
24	Lown Cardiovascular Center	1	C3	Business/Commercial	0-1.0 Business And Professional Office	
25	Brigham and Women's Hospital	1	C3	Business/Commercial	0-1.0 Business And Professional Office	
26	Holy Nativity Convent Inc	2	C5	Institutional/Recreation	S-40 Single-Family	
27	Bournewood Hospital	1	F3	Institutional/Recreation	S-7 Single-Family	
28	Chestnut Hill Benevolent Assoc	1	C3	Institutional/Recreation	S-25 Single-Family	
29	Longwood Cricket Club*	1	C2	Institutional/Recreation	T-6 Two-Family & Attached Single-Family	
30	F David Dassori et al Trust	1	C4	Single-family Residential	S-15 Single-Family	NRSR
31	Bella Violet LLC	1	C4	Single-family Residential	S-40 Single-Family	NRSR, E
32	1014 Boylston St	1	C2	Single-family Residential	S-25 Single-Family	
33	Heiam Alsawalhi	3	C3, C4	Single-family Residential	S-15 Single-Family	
34	55 Singletree Rd	1	C3	Single-family Residential	S-25 Single-Family	
35	Home For Aged Women	1	C5	Institutional/Recreation	S-25 Single-Family	A97
36	100 Cabot St	1	C3	Single-family Residential	S-25 Single-Family	
37	Julia D Cox	2	C4, C5	Single-family Residential	S-40 Single-Family	E
38	111 Warren St	1	C4	Single-family Residential	S-25 Single-Family	NRSR
39	135 Warren St	1	C4	Single-family Residential	S-25 Single-Family	NRSR
40	44 Green Hill Rd	1	C4	Single-family Residential	S-15 Single-Family	
41	Irina Kritchever	2	C4, D4	Single-family Residential	S-40 Single-Family	
42	209 Sargent Rd	1	C5	Single-family Residential	S-40 Single-Family	NRSR
43	Michael Couture Trust	6	C3, D3	Single-family Residential	Multiple (S)	NRSR, CR, E
44	255 Warren St	1	D4	Single-family Residential	S-25 Single-Family	NRSR
45	342 Warren St	1	D4	Single-family Residential	S-40 Single-Family	
46	Paul Stanzler Trust	3	D1	Business/Commercial	0-2.0(CH) Business And Professional Office	
47	Marc J Bloostein Trust	4	C3, D3	Single-family Residential	S-40 Single-Family	W
48	40 Cottage St	1	D5	Single-family Residential	S-40 Single-Family	
49	226 Dudley St	1	D4	Single-family Residential	S-40 Single-Family	
50	53 Sargent Cswy	1	D5	Single-family Residential	S-40 Single-Family	W
51	1330 Boylston St	1	D1	Business/Commercial	0-2.0(CH) Business And Professional Office	
52	Poss Property	3	C4, D3, D6	Single-family Residential	S-40 Single-Family	NRSR, W, DR

FAR = Floor Area Ratio
 LCR = Lot Coverage Ratio
 GFA = Gross Floor Area

*For properties that cross municipal boundaries, information is shown concerning only land area within Brookline

**Restrictions:
 LHD = Local Historic District
 NCD = Neighborhood Conservation District
 NRSR = National Register/ State Register Historic District or Place
 CR = Partial or Full Conservation Restrictions
 W = Wetlands Jurisdiction
 E = Utility or Access Easement
 A97 = Partial Article 97 Designation (from Town GIS database)
 DR = Development Restriction* (partial list)
 61A = Chapter 61A Classification

Average Max FAR	Average Actual FAR	Average LCR	Total Land Area (acre)	Total GFA (sqft)	Nearest T Station (<2000 ft)	Uses
1.00	0.37	0.18	2.29	36,022		Single-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Utility
1.00	2.19	0.44	3.08	234,599		Single-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Utility
0.15	0.02	0.01	4.19	7,033	Brookline Hills	Single-family Residential, Institutional, Recreation
0.35	0.13	0.06	12.36	60,330		Single-family Residential, Institutional, Recreation, Agriculture
0.20	0.12	0.05	24.20	119,407	Chestnut Hill	Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.75	0.00	0.00	5.75	412	Chestnut Hill	Single-family Residential, Two-family Residential, Institutional, Recreation, Agriculture
0.25	0.06	0.03	3.27	9,120		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.05	0.03	3.70	12,494	Brookline Hills	Single-family Residential, Institutional, Recreation
0.20	0.13	0.07	2.11	11,859	Chestnut Hill	Single-family Residential, Institutional, Recreation
0.25	0.15	0.08	2.55	19,779		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.20	0.17	0.08	2.06	16,510		Single-family Residential, Institutional, Recreation
0.20	0.37	0.12	5.42	85,659	Brookline Hills	Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.20	0.08	0.04	2.30	7,699		Single-family Residential, Institutional, Recreation
0.15	0.07	0.04	2.36	6,283		Single-family Residential, Institutional, Recreation
0.20	0.08	0.04	4.01	13,707		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.20	0.06	0.03	3.68	9,879		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.25	0.10	0.04	2.49	10,836		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.08	0.03	2.70	12,806		Single-family Residential, Institutional, Recreation
0.15	0.09	0.05	3.27	12,885		Single-family Residential, Institutional, Recreation
0.17	0.03	0.01	6.11	12,321		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.20	0.09	0.05	3.17	12,665		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.08	0.04	2.23	7,567		Single-family Residential, Institutional, Recreation
2.00	0.40	0.24	3.18	59,091	Chestnut Hill	Single-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Utility
0.15	0.02	0.01	4.44	5,612		Single-family Residential, Institutional, Recreation
0.15	0.16	0.09	4.53	31,618		Single-family Residential, Institutional, Recreation
0.15	0.08	0.04	2.04	7,419		Single-family Residential, Institutional, Recreation
0.15	0.03	0.03	5.84	8,392		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
2.00	2.36	0.39	2.16	222,781	Chestnut Hill	Single-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Utility
0.15	0.02	0.01	26.57	43,209		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture

Figure 3.4: Major Parcel Study List (continued)

Owner ID	Name	No. of Parcels	Key	Owner/Land Use Type	Zone	Restrictions**
53	260 Heath St	1	D3	Single-family Residential	S-40 Single-Family	
54	220 Lee St	1	D4	Single-family Residential	S-40 Single-Family	E
55	222 Warren St	1	D4	Single-family Residential	S-40 Single-Family	NRSR
56	Jonathan A & Patricia L Kraft	4	D3	Single-family Residential	S-25 Single-Family	
57	230 Warren St	1	D4	Single-family Residential	S-40 Single-Family	NRSR
58	60 Cramond Rd	1	D3	Single-family Residential	S-40 Single-Family	
59	Alan M & Sherry M Leventhal Trust	2	D2	Single-family Residential	S-25 Single-Family	
60	57 Clyde St	1	D3	Single-family Residential	S-40 Single-Family	
61	106 Fernwood Rd	1	D3	Single-family Residential	S-40 Single-Family	
62	85 Yarmouth Rd	1	D3	Single-family Residential	S-40 Single-Family	
63	Gary L Saunders*	2	D5	Single-family Residential	S-40 Single-Family	W
64	Edward J Jr Bartlett Trust	1	D4	Single-family Residential	S-40 Single-Family	
65	Baohong Yin	2	D5	Single-family Residential	S-40 Single-Family	W
66	Society Of The Holy, Transfiguration Monestary	3	D4	Institutional/Recreation	S-40 Single-Family	NRSR
67	63 Cottage St	1	D4	Single-family Residential	S-40 Single-Family	NRSR, E
68	David Bakalar Trust	1	D3	Single-family Residential	S-40 Single-Family	CR
69	Pine Manor College	6	D2	Institutional/Recreation	S-40 Single-Family	NRSR, E, W
70	Syda Foundation	1	D3	Institutional/Recreation	S-40 Single-Family	NRSR, E
71	Daniel E Rottenberg Trust	1	D4	Single-family Residential	S-40 Single-Family	W, E
72	80 Sears Rd	1	D4	Single-family Residential	S-40 Single-Family	
73	76 Fernwood Rd	1	D3	Single-family Residential	S-40 Single-Family	NRSR
74	63 Goddard Ave	1	D4	Single-family Residential	S-40 Single-Family	E
75	Beaver Country Day School	3	D1, D2	Institutional/Recreation	S-15 Single-Family	E
76	145 Clyde St	1	D3	Single-family Residential	S-40 Single-Family	W
77	Peter O Wilde Jr Trust	1	D6	Single-family Residential	S-40 Single-Family	
78	112 Woodland Rd	1	D2	Single-family Residential	S-40 Single-Family	NRSR, E
79	71 Sears Rd	1	D4	Single-family Residential	S-40 Single-Family	NRSR
80	The Government Of Japan	1	D3	Institutional/Recreation	S-40 Single-Family	
81	99 Goddard Ave	1	D5	Single-family Residential	S-40 Single-Family	
82	333 Lee St	1	D3	Single-family Residential	S-40 Single-Family	
83	65 Goddard Ave	1	D4	Single-family Residential	S-40 Single-Family	E
84	50 Fernwood Rd	1	D3	Single-family Residential	S-40 Single-Family	
85	The Mildred Trust	5	D3	Single-family Residential	S-40 Single-Family	E
86	28 Fernwood Rd	1	D3	Single-family Residential	S-40 Single-Family	
87	204 Clyde St	1	D3	Single-family Residential	S-40 Single-Family	

FAR = Floor Area Ratio
 LCR = Lot Coverage Ratio
 GFA = Gross Floor Area

*For properties that cross municipal boundaries, information is shown concerning only land area within Brookline

**Restrictions:
 LHD = Local Historic District
 NCD = Neighborhood Conservation District
 NRSR = National Register/ State Register Historic District or Place
 CR = Partial or Full Conservation Restrictions
 W = Wetlands Jurisdiction
 E = Utility or Access Easement
 A97 = Partial Article 97 Designation (from Town GIS database)
 DR = Development Restriction* (partial list)
 61A = Chapter 61A Classification

Average Max FAR	Average Actual FAR	Average LCR	Total Land Area (acre)	Total GFA (sqft)	Nearest T Station (<2000 ft)	Uses
0.15	0.05	0.03	3.79	8,960		Single-family Residential, Institutional, Recreation
0.15	0.00	0.00	1.05	0		Single-family Residential, Institutional, Recreation
0.15	0.07	0.04	2.40	8,691		Single-family Residential, Institutional, Recreation
0.20	0.14	0.07	3.74	24,043	Chestnut Hill	Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.04	0.02	3.50	5,159		Single-family Residential, Institutional, Recreation
0.15	0.12	0.06	2.00	11,739		Single-family Residential, Institutional, Recreation
0.20	0.14	0.05	2.73	16,129	Chestnut Hill	Single-family Residential, Institutional, Recreation
0.15	0.20	0.07	2.38	20,219		Single-family Residential, Institutional, Recreation
0.15	0.12	0.06	4.28	24,103		Single-family Residential, Institutional, Recreation
0.15	0.25	0.13	2.42	24,374		Single-family Residential, Institutional, Recreation
0.15	0.00	0.00	2.32	0		Single-family Residential, Institutional, Recreation
0.15	0.12	0.04	2.41	11,233		Single-family Residential, Institutional, Recreation
0.15	0.04	0.02	4.04	9,947		Single-family Residential, Institutional, Recreation
0.15	0.03	0.01	19.10	39,935		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.00	0.00	1.04	0		Single-family Residential, Institutional, Recreation
0.15	0.04	0.02	10.05	19,925		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.03	0.02	45.92	359,175	Chestnut Hill	Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture (>5AC)
0.15	0.10	0.05	2.83	12,998		Single-family Residential, Institutional, Recreation
0.15	0.11	0.11	3.72	20,166		Single-family Residential, Institutional, Recreation
0.15	0.13	0.05	2.43	13,620		Single-family Residential, Institutional, Recreation
0.15	0.03	0.01	2.45	3,671		Single-family Residential, Institutional, Recreation
0.15	0.10	0.03	4.50	19,634		Single-family Residential, Institutional, Recreation
0.25	0.12	0.05	16.53	175,970		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.15	0.08	4.79	28,351		Single-family Residential, Institutional, Recreation,
0.15	0.07	0.04	2.47	9,257		Single-family Residential, Institutional, Recreation
0.15	0.05	0.03	5.24	12,954		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.12	0.04	2.03	11,169		Single-family Residential, Institutional, Recreation
0.15	0.13	0.04	3.38	19,537		Single-family Residential, Institutional, Recreation
0.15	0.00	0.00	1.90	0		Single-family Residential, Institutional, Recreation
0.15	0.18	0.09	3.10	23,895		Single-family Residential, Institutional, Recreation
0.15	0.08	0.04	2.59	9,805		Single-family Residential, Institutional, Recreation
0.15	0.03	0.03	1.27	3,134		Single-family Residential, Institutional, Recreation
0.15	0.03	0.01	12.13	22,284		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.00	0.00	1.26	0		Single-family Residential, Institutional, Recreation
0.15	0.00	0.00	1.04	0		Single-family Residential, Institutional, Recreation

Figure 3.4: Major Parcel Study List (continued)

Owner ID	Name	No. of Parcels	Key	Owner/Land Use Type	Zone	Restrictions**
88	Residential Lots	2	D4, D5	Single-family Residential	S-40 Single-Family	
89	Park School	1	D4	Institutional/Recreation	S-40 Single-Family	E, CR
90	100 Goddard Ave*	1	D4	Single-family Residential	S-40 Single-Family	E
91	Paul Fireman	5	D2	Single-family Residential	S-40 Single-Family	W
92	73 Laurel Rd	1	D1	Single-family Residential	S-15 Single-Family	E
93	Hellenic Association Of Boston	1	D4	Institutional/Recreation	S-40 Single-Family	E, CR
94	The Country Club	1	D3	Institutional/Recreation	S-40 Single-Family	E, W, DR
95	The Park Place Condominium	1	E4	Multi-family Residential	S-15 Single-Family	
96	Allendale Farm North	1	E3	Agriculture	S-40 Single-Family	W, 61A
97	Dexter School	1	E4	Institutional/Recreation	S-40 Single-Family	W
98	Brandegee Charitable Foundation*	1	E4	Institutional/Recreation	S-40 Single-Family	NRSR, W
99	Allendale Farm South*	1	E3	Agriculture	S-40 Single-Family	NRSR, W, E, 61A
100	Hancock Village I*	4	F2, F3	Multi-family Residential	M-0.5 Apartment House	NCD, W, E
101	Marriott Courtyard	1	B5	Municipal	G-1.75(LSH) Limited Service Hotel	
102	Webster St Parking Lot	1	A5	Municipal	G-1.75(CCC) General Business	
103	Babcock St Parking Lot	1	A5	Municipal	M-2.0 Apartment House	
104	Baker School Playground	1	F2	Municipal	S-10 Single-Family	W
105	Fire Station #6	1	E2	Municipal	S-15 Single-Family	
106	DPW Garage	1	D2	Municipal	I-1.0 Industrial Services	
107	Baldwin School	1	D2	Municipal	T-6 Two-Family & Attached Single-Family	NRSR, A97
108	Heath School	1	C3	Municipal	T-5 Two-Family & Attached Single-Family	
109	Lincoln & Brookline Music	1	C5	Municipal	S-10 Single-Family	NRSR
110	Unified Arts	1	C5	Municipal	T-6 Two-Family & Attached Single-Family	
111	Kent-Station Parking Lot	1	B6	Municipal	G-2.0 General Business	

FAR = Floor Area Ratio
 LCR = Lot Coverage Ratio
 GFA = Gross Floor Area

*For properties that cross municipal boundaries, information is shown concerning only land area within Brookline

**Restrictions:
 LHD = Local Historic District
 NCD = Neighborhood Conservation District
 NRSR = National Register/ State Register Historic District or Place
 CR = Partial or Full Conservation Restrictions
 W = Wetlands Jurisdiction
 E = Utility or Access Easement
 A97 = Partial Article 97 Designation (from Town GIS database)
 DR = Development Restriction* (partial list)
 61A = Chapter 61A Classification

Average Max FAR	Average Actual FAR	Average LCR	Total Land Area (acre)	Total GFA (sqft)	Nearest T Station (<2000 ft)	Uses
0.15	0.10	0.05	2.07	8,372		Single-family Residential, Institutional, Recreation
0.15	0.41	0.10	14.59	262,913		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.14	0.07	3.17	18,714		Single-family Residential, Institutional, Recreation
0.15	0.00	0.00	12.30	22,859		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.25	0.05	0.03	2.05	4,486		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.13	0.07	7.70	43,555		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.99	0.01	236.88	169,360		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.30	0.29	0.15	2.24	28,211		Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.15	0.01	0.00	22.99	8,727		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.13	0.06	35.28	204,468		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.04	0.01	16.61	34,417		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.15	0.02	0.01	48.70	40,138		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.50	0.29	0.15	44.57	592,110		Single-family Residential, Multi-family Residential, Institutional, Recreation, Agriculture
3.30	3.53	0.44	0.77	114,747		Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Limited Service Hotel, Retail, Utility
1.75	0.00	0.00	0.14	0		Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
2.00	0.00	0.00	0.61	0		Single-family Residential, Multi-family Residential, Institutional, Recreation
0.30	0.21	0.10	11.48	101,885		Single-family Residential, Cluster Residential (SP), Institutional, Recreation, Agriculture
0.25	0.11	0.05	1.84	10,168		Single-family Residential, Institutional, Recreation
1.00	0.69	0.23	4.71	141,602		Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility, Industrial
0.75	0.09	0.06	2.70	9,988	Chestnut Hill	Single-family Residential, Two-family Residential, Institutional, Recreation
1.00	0.19	0.19	6.63	55,030	Reservoir	Single-family Residential, Two-family Residential, Institutional, Recreation, Agriculture
0.30	0.71	0.24	4.34	130,690	Brookline Hills	Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.75	1.47	0.49	2.52	159,082	Brookline Hills	Single-family Residential, Two-family Residential, Institutional, Recreation
2.00	0.00	0.00	0.34	0	Brookline Village	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility

Figure 3.4: Major Parcel Study List (continued)

Owner ID	Name	No. of Parcels	Key	Owner/Land Use Type	Zone	Restrictions**
112	Brookline High School	1	B5	Municipal	T-6 Two-Family & Attached Single-Family	
113	Kent-Webster Pl Parking Lot	1	B5	Municipal	G-2.0 General Business	
114	Town Hall	1	B5	Municipal	G-2.0 General Business	NRSR
115	Runkle School Playground	1	B4	Municipal	S-7 Single-Family	
116	School St Parking Lot	1	B5	Municipal	L-0.5 Local Business	
117	Pierce School	1	B5	Municipal	G-2.0 General Business	
118	John St Parking Lot	1	A5	Municipal	M-1.0 Apartment House	
119	Driscoll School Playground	1	B4	Municipal	T-5 Two-Family & Attached Single-Family	E
120	Fuller St Parking Lot	1	A5	Municipal	L-1.0 Local Business	
121	Centre St Parking Lot West	1	A5	Municipal	G-1.75(CC) General Business	
122	Edward Devotion School	1	A5	Municipal	T-5 Two-Family & Attached Single-Family	NRSR
123	Centre St Parking Lot East	1	A5	Municipal	G-1.75(CC) General Business	
124	Hellenic College	1	D5	Institutional	S-40 Single-Family	

FAR = Floor Area Ratio
 LCR = Lot Coverage Ratio
 GFA = Gross Floor Area

*For properties that cross municipal boundaries, information is shown concerning only land area within Brookline

**Restrictions:
 LHD = Local Historic District
 NCD = Neighborhood Conservation District
 NRSR = National Register/ State Register Historic District or Place
 CR = Partial or Full Conservation Restrictions
 W = Wetlands Jurisdiction
 E = Utility or Access Easement
 A97 = Partial Article 97 Designation (from Town GIS database)
 DR = Development Restriction* (partial list)
 61A = Chapter 61A Classification

Average Max FAR	Average Actual FAR	Average LCR	Total Land Area (acre)	Total GFA (sqft)	Nearest T Station (<2000 ft)	Uses
0.75	1.40	0.47	4.76	291,764	Brookline Hills	Single-family Residential, Two-family Residential, Institutional, Recreation
2.00	0.00	0.00	0.45	0	Brookline Village	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
2.00	0.72	0.10	2.05	62,243	Brookline Village	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
0.35	0.71	0.35	3.06	93,801	Beaconsfield	Single-family Residential, Cluster Residential (SP), Institutional, Recreation
0.50	0.00	0.00	0.15	0	Brookline Hills	Single-family Residential, Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
2.00	0.94	0.47	3.17	125,453	Brookline Village	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
1.00	0.00	0.00	0.17	0	Coolidge Corner	Single-family Residential, Multi-family Residential, Institutional, Recreation
1.00	0.61	0.22	3.97	105,400	Washington Sq.	Single-family Residential, Two-family Residential, Institutional, Recreation
1.00	0.00	0.00	0.50	0	Summit Ave.	Single-family Residential, Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
1.75	0.00	0.00	0.60	0	Summit Ave.	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
1.00	0.72	0.24	5.12	156,676	Coolidge Corner	Single-family Residential, Two-family Residential, Institutional, Recreation, Agriculture
1.75	0.02	0.01	1.88	1,836	Coolidge Corner	Multi-family Residential, Institutional, Recreation, Office, Large Parking Garage or Area, Retail, Utility
0.15	0.25	0.10	10.00	107,047		Single-family Residential, Cluster Residential (SP), Institutional, Recreation

Note on Illustrations through page 65

The following selected illustrations of parcels were chosen to be representative of each use category. Selection is for illustration and should not be interpreted as an effort to prioritize any parcel or owner for any reason. Further, the build-out scenarios are intended to illustrate one possible future development to which a parcel's potential has been maximized under existing development regulations. These illustrations should not be seen or interpreted as a recommended or preferred use or development scenario for any parcels discussed in this study.

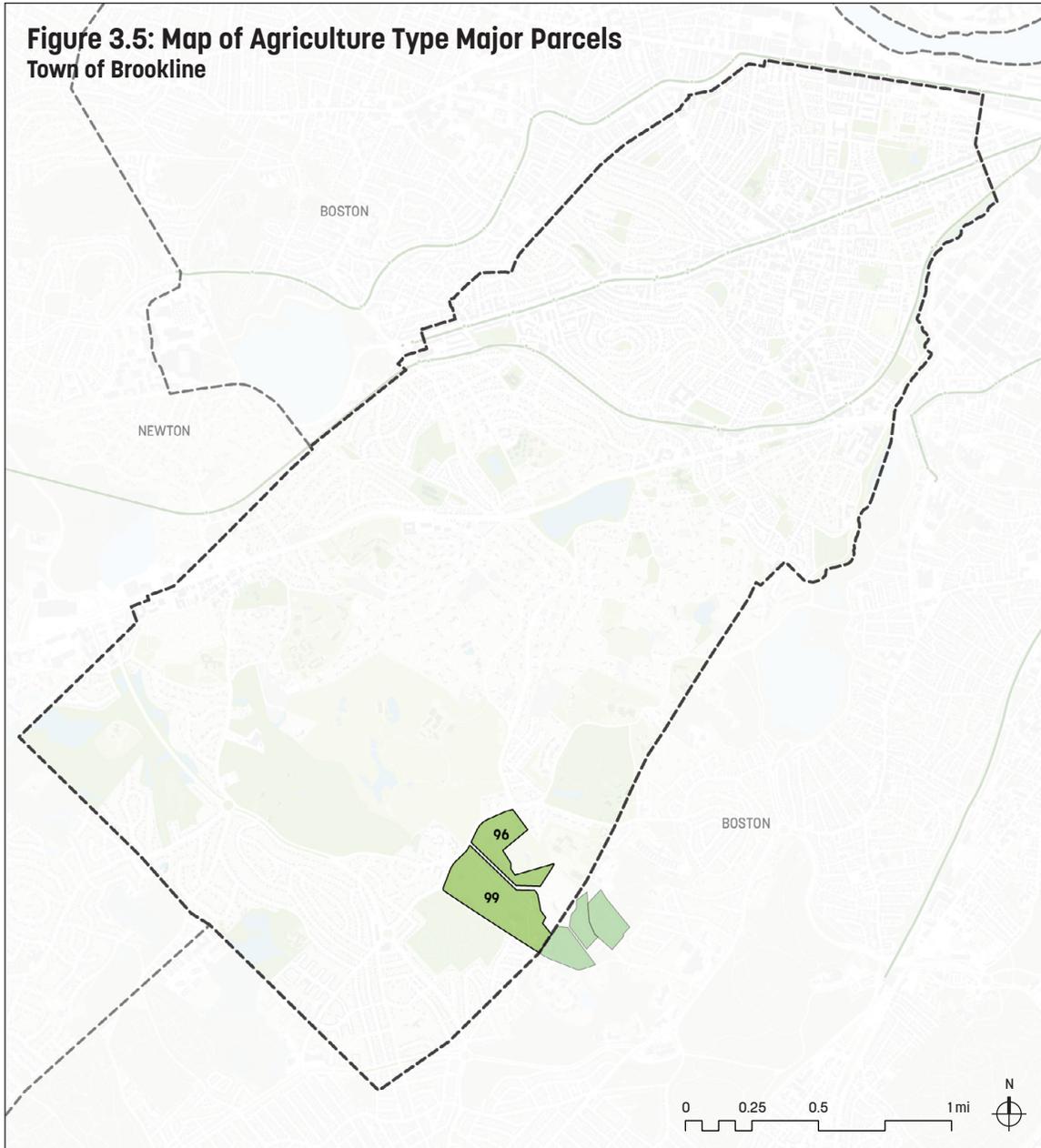
Future Engagement with Property Owners

The MPS began the process of discussion with major parcel property owners. Such dialogue will continue through the next steps and any implementation plans that might evolve.

Major Parcels: Agriculture Type

The agriculture use category contains only two major parcels in Brookline, both under the same ownership. Parcels 96 and 99 comprise Allandale Farm, a privately-owned community farm. This property is located in South Brookline, divided by the Brookline-Boston municipal boundary with 72 acres total within Brookline and 33 acres in Boston. It is one of the largest privately-owned parcels in Brookline and is highly valued. The farm operates as a commercial farm, providing fruits and vegetables to local eateries and offering a community-supported agriculture (CSA) program to locals, as well as retail sales to individuals. The farm also provides events and programs such as classes, tastings, summer camp, etc.

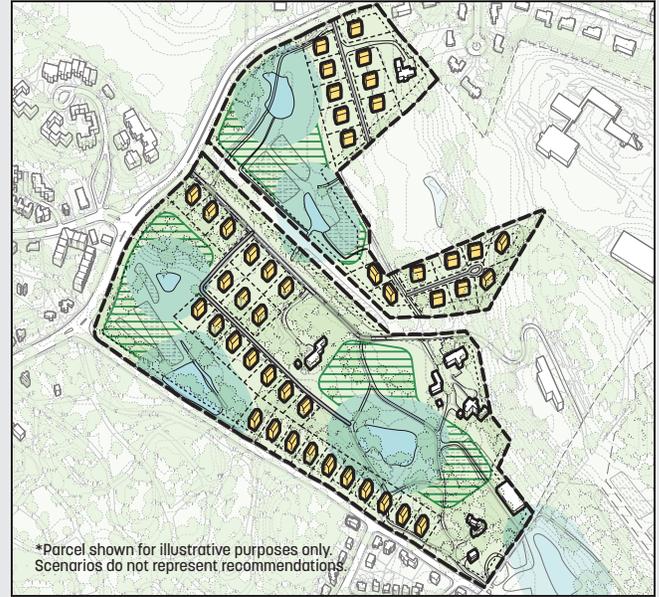
While Allandale Farm operates as a family-run commercial farm, it is zoned as the S-40 single family residential district, making it subject to potential redevelopment. The scenario in Figure 3.6A shows the existing condition and Figure 3.6B shows a possible future of this site, while the following descriptions outline the potential impact on public services, community character, and tax revenue that could result from redevelopment. Each parcel is also subject to Chapter 61A, which governs the protection, valuation, taxation and disposal of agricultural land over 5 acres. Importantly, a right of first refusal (ROFR) can be exercised by the Town in the event that the land's use is planned to be converted from agricultural.





**Figure 3.6A: Parcel 96 & 99
Existing Conditions**

Representatives from Allandale Farm attended the open house forum and noted the broad offerings that the farm offers the community: agricultural activities, innovative early childhood school, community programs for all ages, annual festivals and traditions. They noted that they want to keep Allandale a working farm as long as they possibly can.



**Figure 3.6B: Parcel 96 & 99
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- A total of 44 single-family house lots could be added to the site through a cluster subdivision permit.
- Existing uses would be threatened as the restricted area is limited to a wetland buffer.
- Significant portions of the site would have to be preserved even though new development reaches full capacity under zoning.

Public Service Impact

The potential build-out scenario (Figure 3.6B) reveals the dramatic change that is possible on a large agricultural property when it exists within a zoning district designed to accommodate more traditional suburban development. Using cluster zoning allowances from the Town's zoning bylaws, this build-out scenario takes advantage of Allandale Farm's extensive area to add approximately 44 new households to Brookline's southernmost neighborhood. It is estimated that the addition of these households would bring approximately 100 new residents to Brookline (derived from the U.S. Census Bureau's 2016 QuickFacts dataset; 2.32 persons per household for the Brookline Census Designated Place). Under the Town's existing zoning bylaws, a development of this type and scale would require space for as many as 200 cars, adding hundreds more daily vehicle miles traveled on Brookline's streets. Should these new households conform to the latest demographic profile of residents in Brookline, approximately a quarter of them will include children under the age of 18, potentially adding dozens of new students to the Brookline public school system. Finally, these additional residential properties would require fairly limited new utility services since the site is already connected to sewer, power, water, and gas for residential and commercial usage levels.

Community Character Impact

The scenario illustrated above represents a fundamental change in Brookline's only predominantly agricultural parcel. By transforming this land from a commercial and community farm to a residential subdivision, both visual and usable open space will be impacted by development, thereby changing the overall density and visual character of the surrounding area. However, should a potential redevelopment utilize cluster zoning allowances, as is represented in the scenario, these visual impacts can be limited by creating buffers of conservation land between existing and new development.

Tax and revenue impact

Today, properties like Allandale Farm are taxed as agricultural operations which yields little in tax revenue per acre for the Town. While it is undeniable that this property provides a unique and valuable community benefit for Brookline, a residential redevelopment scenario would increase the overall tax revenue, as well as municipal costs to the Town.

Major Parcels: Business/Commercial Type

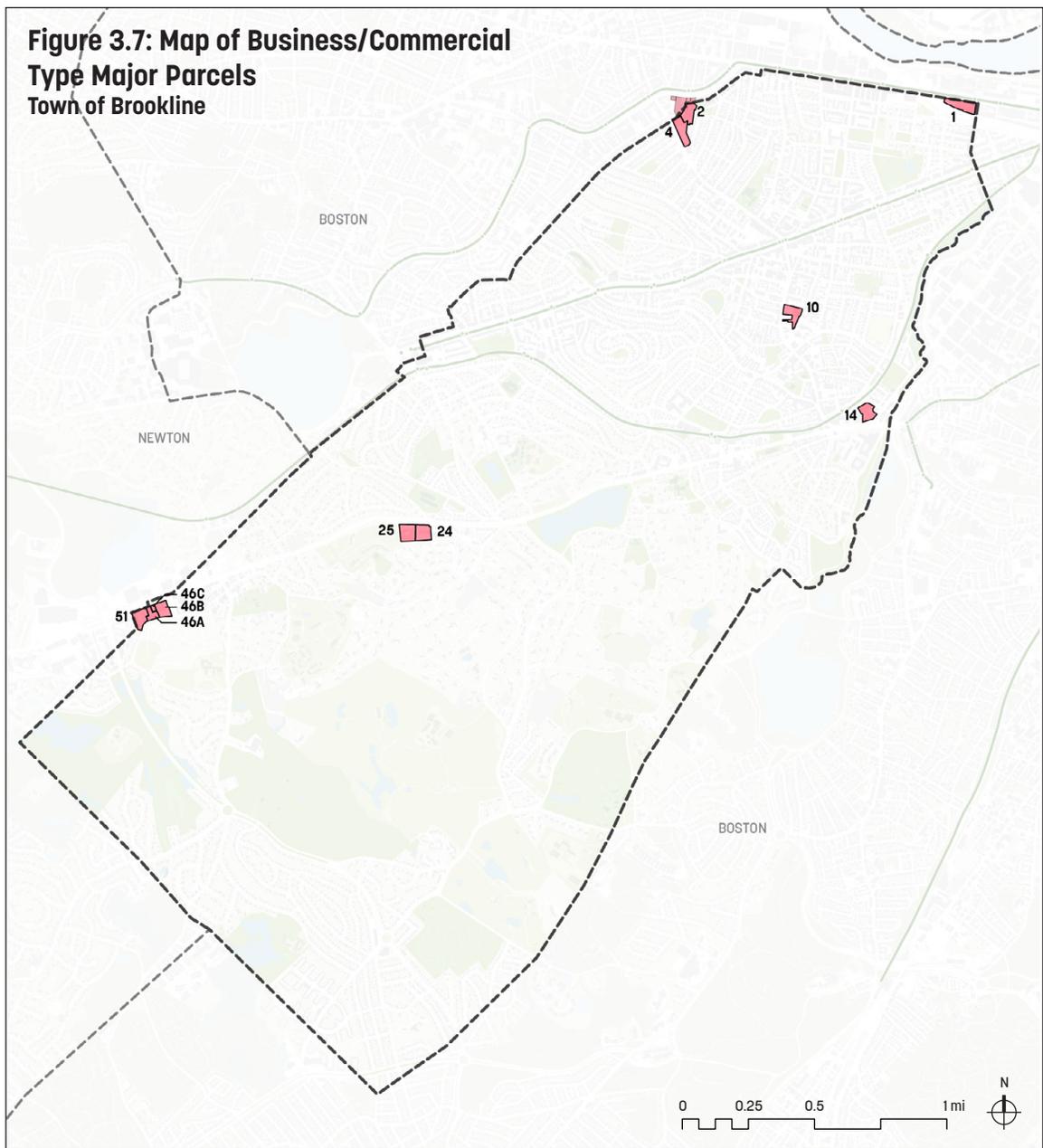
Brookline’s commercial properties are largely concentrated within its commercial centers, such as Brookline Village, Coolidge Corner, Washington Square, and along its commercial corridors, such as Harvard Street, Commonwealth Avenue, Route 9, Beacon Street, and Washington Street. Brookline’s commercial major parcels constitute a small fraction of the total number of commercial properties which tend to occupy smaller lots than other predominant uses.

Brookline’s commercial major parcels contain larger businesses, such as office facilities, a car dealership, discount retail, and grocery stores. Given their situation at and along high traffic areas of Brookline, these properties tend to have a higher FAR than other parcel group categories. This also

makes them prime targets for redevelopment as market conditions and consumer priorities shift and change. Brookline’s local commercial tax base and the economic benefits that come from local employment are meaningful to Brookline’s continued success and high quality of life. It is important that investments be made to incentivize small business development and that partnerships between the Town and business owners be strengthened to achieve community goals.

Public Service Impact

In most cases, commercial major parcels discussed in this study are currently at or near full capacity, leaving little





**Figure 3.9A: Parcel 10
Existing Conditions**

Over the past five years, the Town has intermittently studied this property as a potential elementary school site. Brookline officials as well as Stop & Shop management have heard clearly from the community that the Stop & Shop grocery store is a crucial service to the neighborhood. Stop & Shop is committed to serving the Brookline community and has been open to hearing creative ideas from the Town and other community partners regarding reinvestment opportunities. Stop & Shop continues to evaluate the site and study redevelopment scenarios. Safety is a top priority for Stop & Shop and it was evident the site could not safely accommodate the grocery store operations, customer and truck circulation along with a fully functioning elementary school and its circulation needs.



**Figure 3.9B: Parcel 10
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- Parcel 10 is currently developed at only one-third of its total potential FAR under existing zoning. Any future redevelopment is likely to increase total development square footage.
- In addition to greater density, redevelopment of Parcel 10 could result in increases in traffic and utilization of off-site parking.
- New mixed-use development could bring more housing to Brookline.

potential for further development. However, as these sites vary greatly in the age and type of development, it is likely that redevelopment efforts will have an impact on much of Brookline's business community over the next decade. While this does not suggest any substantial effects on the delivery of public services—depending on the kind of transitions that take place—it does suggest an opportunity to enhance the effectiveness and sustainability of publicly- and privately-delivered services through public-private partnerships and development regulation.

Community Character Impact

Transitions in commercial properties that respond to market pressures will take on a great variety of forms and uses over the next several years. While the Town and the community can do little to shape or predict these developments, it can do a great deal to ensure whatever redevelopment takes place does so with community dialogue and clear tools for ensuring compatibility with the existing development context of Brookline's neighborhoods and centers. This involves empowering Brookline to engage with lawmakers and private landowners to institute a community culture of neighborhood vision planning, and to use the products of these community

exercises to develop a zoning by-law that respects the community's priorities and reflects its vision for the future.

Tax and revenue impact

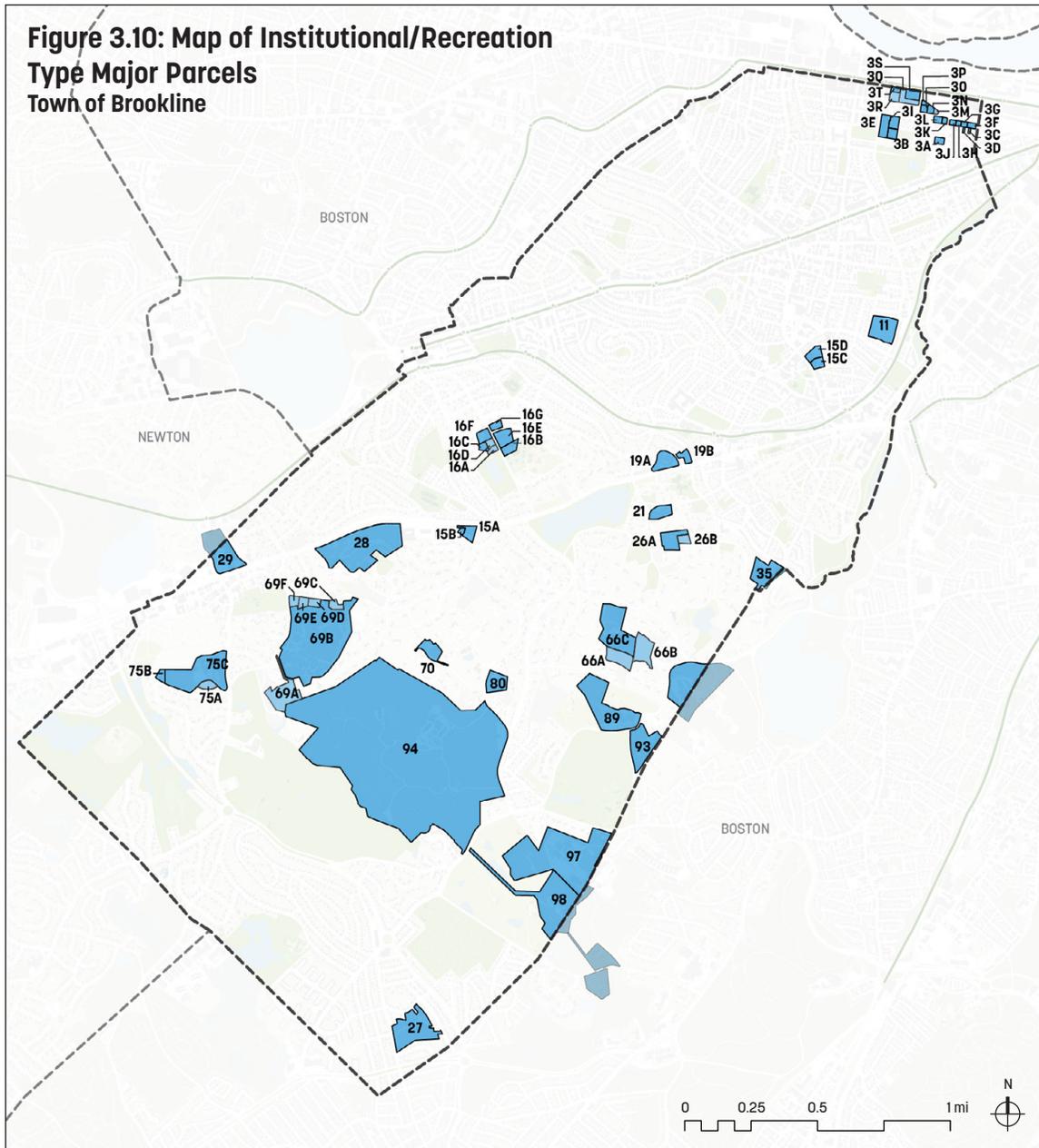
The Town's long-term fiscal health and ability to provide essential services to residents relies on maintaining a diversified tax revenue stream. A robust commercial tax base is fundamental to this diversity. Redevelopment is good for the Town and the health of its economy when the commercial tax base remains constant or increases. The Town should work to ensure that its development regulations, zoning, and tax incentives work together to preserve the commercial tax base and prevent commercial uses migrating away from areas where they have historically been located. This is particularly important when residential market demand is heightened above normal levels. Additionally, there are measures the Town can take to ensure shifts in use and commercial redevelopment are more financially feasible. This includes support from principles that make for great streets and urban centers, minimizing parking where it is unnecessary, and creating rich and diverse interplays between development, streetscapes, and public spaces.

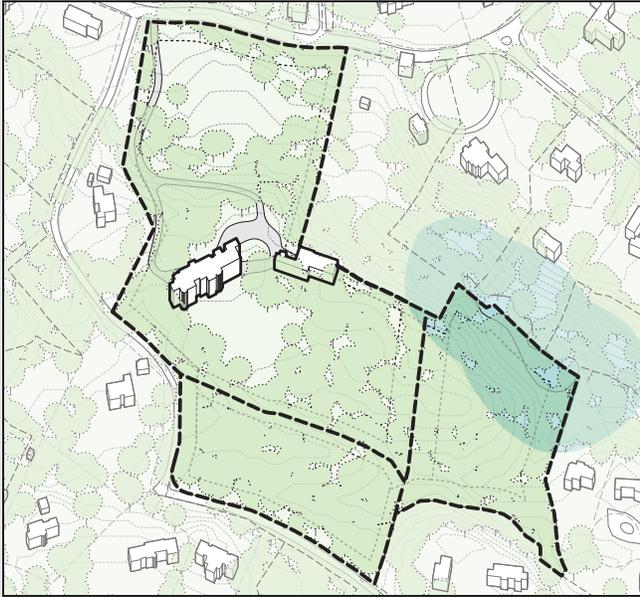
Major Parcels: Institutional/Recreation Type

Institutional/recreation major parcels comprise some of the largest sites in all of Brookline. Institutional uses (see Figure 3.2) make up 556 acres or 15% of the total land area of Brookline. These institutional uses include hospitals, religious campuses, schools, churches, organizations, and recreation centers. For the purposes of this report they do not include municipal properties. Some of these facilities have continued in their original or modified uses over the course of decades or centuries. These institutional campuses are spatially defined by their irregularity, with no inherent organizational logic of built and open space within the context of the surrounding neighborhoods. The spaces are often microcosms of programmatic uses and stakeholders, but play a big

role in the various municipal systems that surround and support them.

These uses are scattered throughout Brookline, responding to the overall development era and density of surrounding uses (more dense institutional uses can be found in North Brookline, while more rural settings are found in South Brookline). The 61 institutional parcels (23 parcel groups) vary in size, ranging from a two-acre church site (the minimum MPS threshold) to a 46-acre college campus and a 237-acre country club. The uses provide an essential mix of services and resources to the Brookline community and contribute greatly to the physical character of the its neighborhoods.





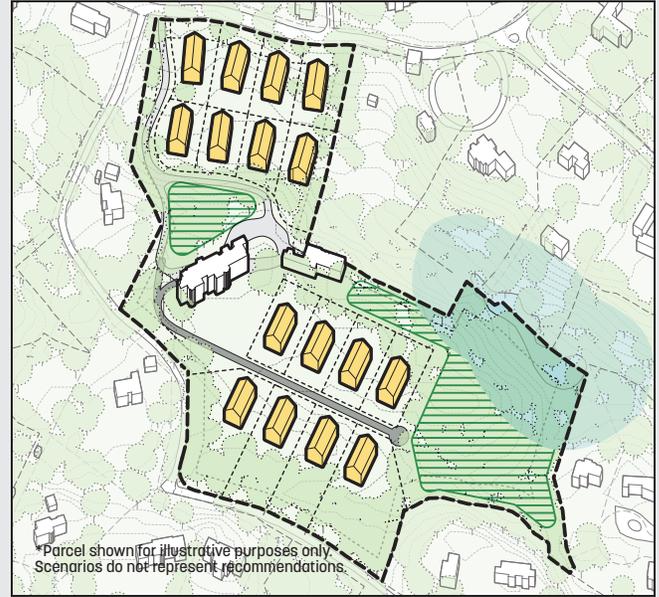
**Figure 3.11A: Parcel 66
Existing Conditions**

This parcel is one of the largest parcels with institutional use containing two institutional facilities and great extents of open space with significant tree cover.

“We can assure you that we have no intention of dividing up our property or selling any portion of it. As a monastery we very much require the quiet and privacy that our acreage affords us. We also use it for taking walks: one of our principal means of getting good exercise.

Over the years our neighbors also have expressed concern that we would ever break up our property and subdivide it to sell to others, because they also value the privacy of the woods that border on their properties. Many of our neighbors also take walks through our woods regularly, some of them with their dogs.

I would also add that having a few good wooded acres also helps the local wildlife considerably. We have many chickadees, blue jays, woodpeckers, and so forth that thrive in the area, and we believe that the wooded area, with a number of ancient oaks, contributes to this significantly.” - Representative of Property Owner



**Figure 3.11B: Parcel 66
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- With clustered development, a future landowner could designate areas of ecological value and protection as shared open spaces and redevelop and subdivide the parcel group for residential uses.
- Residential redevelopment of this property could result in more cars on the neighborhood's streets, additional students attending public schools, and increased draws on public utilities.

Many of these higher education and religious facilities have developed, and will continue to develop, their properties free from the constraints and processes defined in the Town's zoning bylaws and development regulations, since their operational purposes make them exempt by the state law commonly referred to as the Dover Amendment. Such status must be considered in any effort that projects future development or imagines changes to the predominant uses of these parcels.

Public Service Impact

Recognizing that the Town of Brookline is paying particular attention to these large institutional parcels to understand the impacts of potential growth and redevelopment, the planning team selected several parcels for further analysis and generated potential build-out scenarios for each.

This revealed the range and extent of remaining capacity available to these users under current zoning. In some cases, this results in extensive redevelopment potential, whereas in others, there is little or no remaining capacity beyond existing development. In those cases where the planning team has hypothesized a significant change in land use (i.e., from religious or recreation use to single family residential subdivision), the Town can expect increases in personal vehicle traffic commensurate with the number of new housing units. Additional housing (the most common build-out scenario due to zoning) will also bring added strain to the public infrastructure.

Any new uses should be carefully evaluated in terms of public services capacity. Where improvements are needed to increase the capacity of utility infrastructure to accommodate new development, the Town should work



**Figure 3.12A: Parcel Group 15(A+B)
Existing Conditions**

“The Catholic community, which includes two churches, school, seminary, and the headquarters for a major educational organization, is in a major growth period. We have done studies on our parcels of land which we need for our celebrations of the sacraments, faith development, and community building. We intend to maintain and enhance our use of them.” – Father Brian Clary, Saint Mary of the Assumption Parish



**Figure 3.12B: Parcel Group 15(A+B)
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- Future owners of this property may wish to maximize the parcel’s revenue-generating potential. This scenario would likely involve the demolition of the church and subdivision and redevelopment for dense residential uses.
- New residential uses in this neighborhood will likely increase traffic, students in Brookline schools, and the use of public utilities.

closely with the developer to offset the public cost of these improvements through mechanisms such as mitigation funds. In some cases, redevelopment efforts may replace existing institutional uses with new uses that do not substantially increase the demand on public utilities and infrastructure systems. A close review of industry-accepted benchmarks for public service impacts will reveal a fairly accurate estimation of the expected impact of new uses.

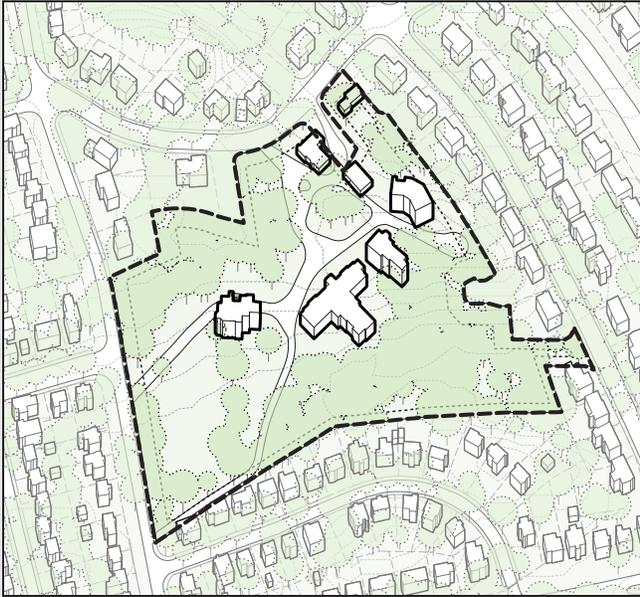
Community Character Impact

The impact of institutional major parcel redevelopments on community character depends on the scale of the redevelopment. In many cases, these institutional major parcels exist at or near build-out capacity. In these same instances, it is unlikely that a wholesale redevelopment scheme would raze existing structures, many of which have significant historic or architectural value and/or protection. Where redevelopment schemes add new facilities or additions to existing structures, and largely maintain and reuse existing facilities, the resulting impact on community character will be minimal. Depending on the type of redevelopment, it can have either positive or detrimental effects on the community’s relationship to a particular parcel’s open spaces. New uses and/or landowners could either enhance or lessen public access to these significant open space resources. It is

recommended that the Town take a proactive approach in partnering with these landowners to explore options for maintaining or expanding public access to open space resources, in particular.

Tax and Revenue Impact

In most cases, Brookline’s institutional major parcels are owned and operated by not-for-profit religious and/or higher education institutions and are exempt from local property taxes. Should they change hands or should their current owners explore new complementary, revenue-generating uses, any proposed redevelopment of these properties could result in a net increase in property tax revenue for the Town, most likely in the form of new residential or commercial development. However, these scenarios may also result in the loss of large, unitary parcels and could generate negative economic effects, such as the loss of formerly permanent local jobs or potentially increased school enrollment.



**Figure 3.13A: Parcel 27
Existing Conditions**

Bournewood Hospital continues to invest in their existing property; they recently applied to build two small additions to one of their existing buildings and add 12 inpatient beds. Zoning in the region makes siting this use extremely difficult, so this location as an existing operation is extremely valuable to the hospital.



**Figure 3.13B: Parcel 27
Example of Build-out to Zoning Capacity**

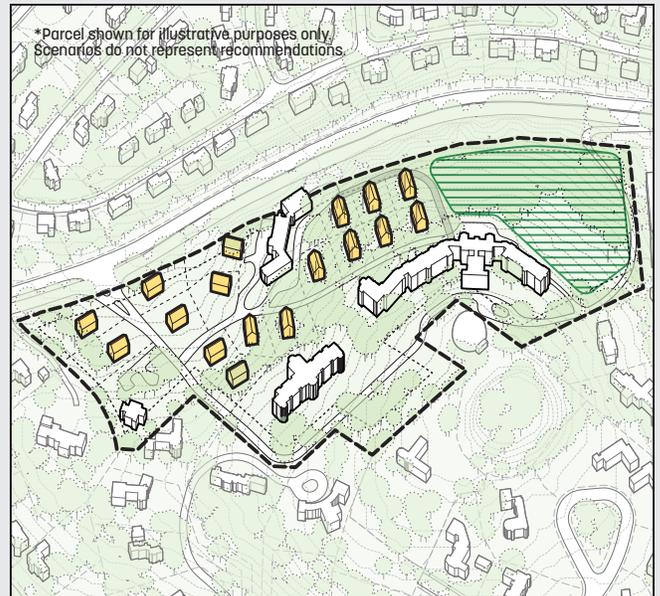
Summary of Potential Impacts:

- Bournewood Hospital is a well-established medical facility and is unlikely to see a change of use in the near future, given the need for this use and regional zoning restrictions against this use.
- The existing facilities do not yet maximize development potential based on existing zoning. Any additional development on campus is likely to extend the institutional use.



**Figure 3.14A: Parcel 28
Existing Conditions**

“Chestnut Hill Benevolent Association was established in 1916 and opened its doors in 1919. We are looking toward our next decades as we work with Beals Associates to prepare a master plan for our campus. The master plan incorporates our Master Exterior Plan which extends the refuge for healing of the BA to the entire 24.2 acres.” –Janiva Toler, Executive Director



**Figure 3.14B: Parcel 28
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- Parcel 28 is zoned, in alignment with its immediate context, as a medium-density single family residential district. This creates pressure for potential future redevelopment and subdivision.
- New residential uses on site will likely create slight increases in traffic and the draw on public utilities.

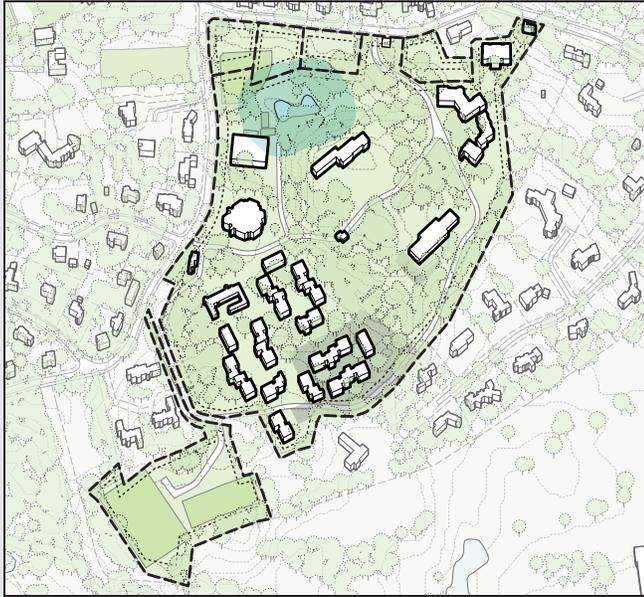


Figure 3.15A: Parcel Group 69 Existing Conditions

While Pine Manor has sold individual house lots in the last decade, the current president has stated in multiple public meetings that there is no desire to sell any additional parcels of the property. Further they have noted that they view all of their property as integral to their operations.



Figure 3.15B: Parcel Group 69 Example of Build-out to Zoning Capacity

Summary of Potential Impacts:

- Pine Manor College is an established institution that has made right-of-first-refusal agreements with nearby residents.
- One possible future use of the Pine Manor’s outlying parcels could be single family development, in adherence to the site’s zoning and context. This scenario is unlikely to result in significant impacts.

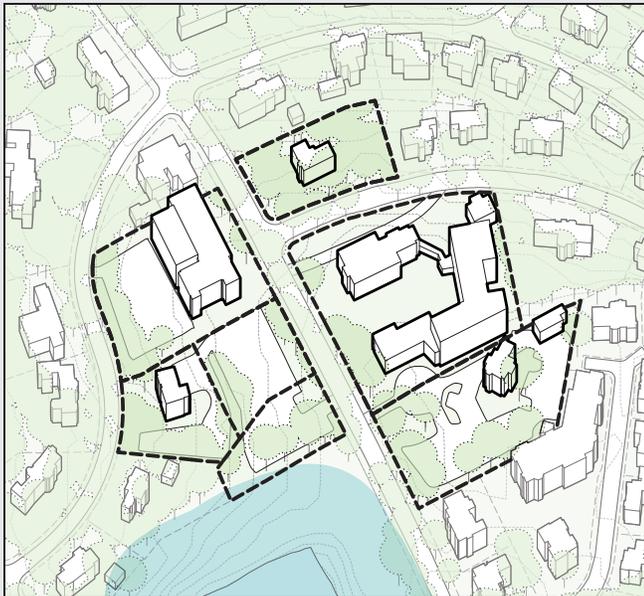


Figure 3.16A: Parcel Group 16 Existing Conditions

“Newbury College engages students in a career-focused education with a strong liberal arts and sciences foundation. The College recently entered into an athletic partnership with Hellenic College Holy Cross for the expansion of its NCAA Division III athletic program. Through a campus master plan, the College has decided to sell an administrative building on Hyslop Road so that the institution can invest additional resources in the enhancement of its campus to ensure a dynamic student experience.” –Newbury College President Joseph L. Chillo

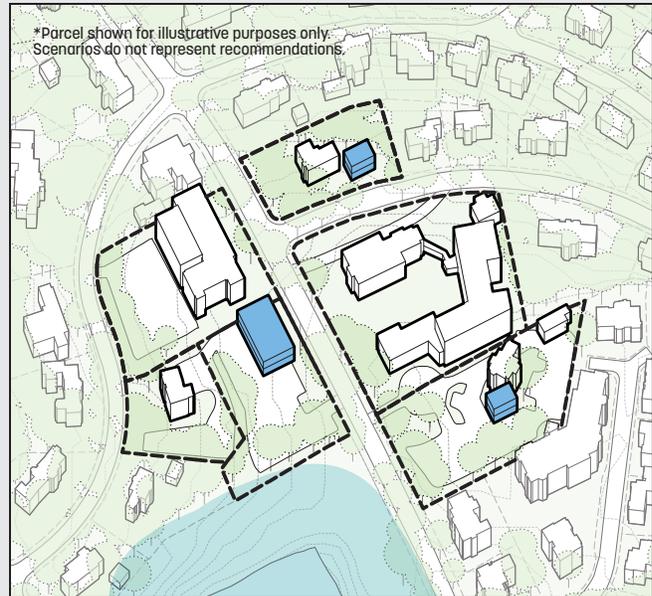


Figure 3.16B: Parcel Group 16 Example of Build-out to Zoning Capacity

Summary of Potential Impacts:

- Newbury College is a well-established institution and is unlikely to see significant changes in use or ownership in the near future.
- Newbury College’s parcels are already developed beyond the maximum allowed FAR under existing zoning. Since institutional uses have some flexibility with these regulations, this scenario imagines moderate growth similar to what exists today.



**Figure 3.17A: Parcel 29
Existing Conditions**

Parcel 29 straddles the Brookline-Newton boundary in Chestnut Hill with 5.75 acres within Brookline and 3.80 acres in Newton. It is home to various facilities and tennis courts of the Longwood Cricket Club. Now open mid-April through the first Sunday in November, the club is currently surveying membership to gauge interest in becoming a yearlong club, possibly adding a fitness facility or paddle tennis. The tennis club moved here from the Longwood Medical Area in 1919, and there has not been any conversation about moving locations since 1960.



**Figure 3.18B: Parcel 29
Example of Build-out to Zoning Capacity**

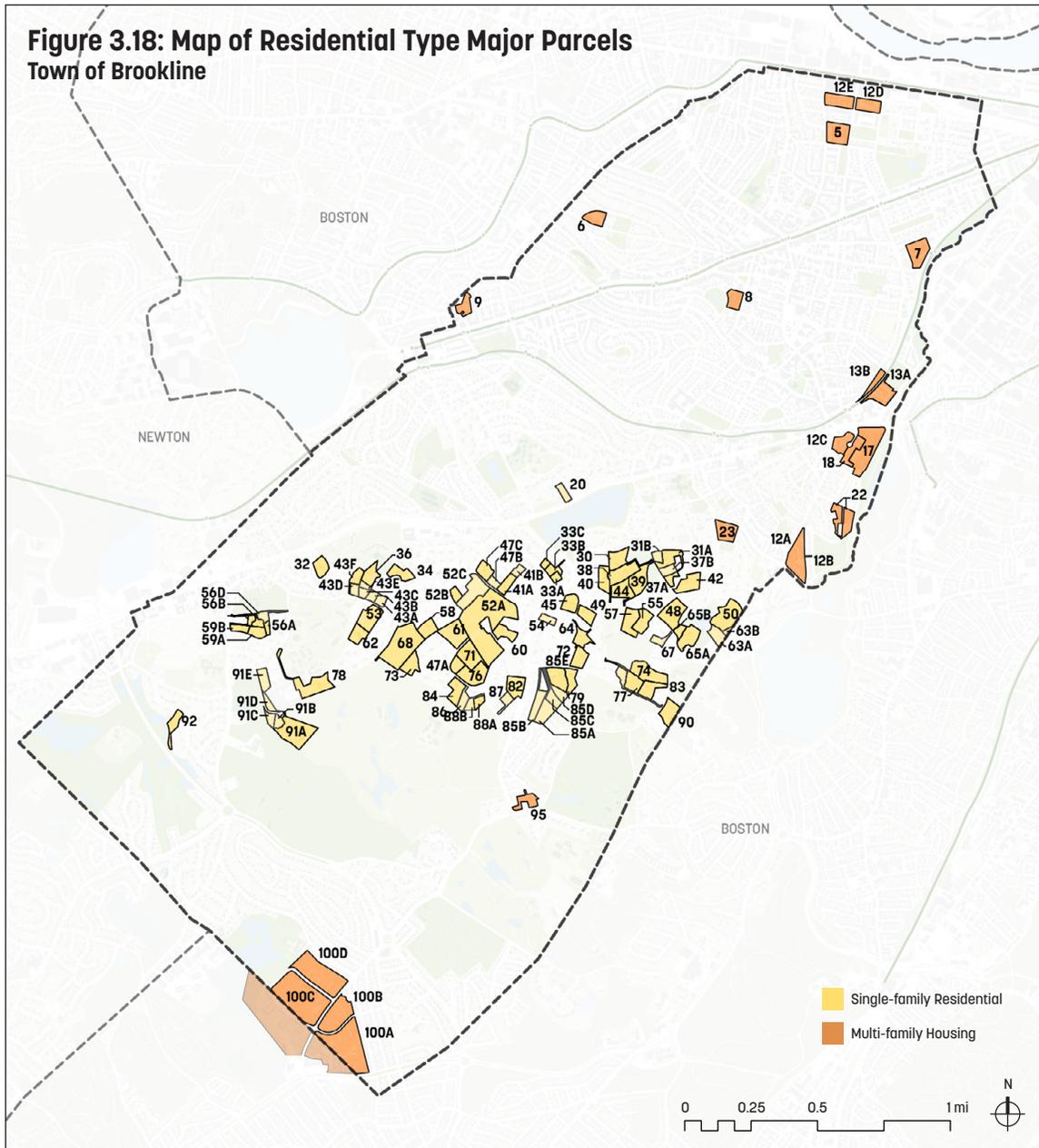
Summary of Potential Impacts:

- Parcel 29 is zoned in a dense residential district, which increases market pressure for conversion to residential uses in the future.

Major Parcels: Residential Type

For the purposes of the MPS, the planning team looked at all single family and multi-family properties above two acres in total area and all vacant residential parcels above one acre. This revealed patterns of concentrated major parcels based on property type. Currently, Brookline maintains a great diversity of housing, ranging from large historic mansions on estate lots clustered in south-central Brookline to tall and dense apartment towers in the north and along Brookline’s eastern boundary shared with Boston. These properties provide a range of values and neighborhood experiences to Brookline’s residents, and each provides a different opportunity for future expansion or redevelopment.

An examination of Brookline’s multi-family major parcels reveals that all of the thirteen included in the study are above, at, or near development capacity, suggesting redevelopment in the near future is unlikely. The single family parcels examined in this study contain development that is significantly below the full site development capacity. This reality, in an economic environment that yields historically elevated real estate values, creates a strong incentive for parcel subdivision and/or redevelopment. The single family scenario on the following pages (Figure 3.19B) shows the redevelopment potential of these properties under existing zoning and development regulations.





**Figure 3.19A: Parcel 20
Existing Conditions**

Originally part of the Richardson estate, this property has been investigated by developers for potential townhome residential development, in combination with the adjacent property to the east.



**Figure 3.19B: Parcel 20
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- Parcel 20 and its immediate context are zoned in a suburban residential district. Any future development on this parcel is likely to develop in keeping with the neighborhood character.
- Piecemeal infill development of this kind will not have significant impacts on public services.

Public Service Impact

The greatest potential for impacts on public services results from an increase in parcel density that maximizes the economic productivity of the land. An overall increase in housing within Brookline's neighborhoods will also impact the school system by bringing more students to local schools. This impact will vary based on housing product; traditional suburban development is likely to yield an increase commensurate with Brookline's overall student per capita estimates. Other impacts will come from increased traffic demand on public streets and increased use of water, waste, and electric utilities.

Tax and Revenue Impact

Any redevelopment efforts that take place on currently underutilized residential parcels in Brookline will likely be driven by an increase in the overall value of the properties. As such, it is expected that most changes to these parcels under existing zoning provisions will result in increased tax revenue for Brookline. As discussed above, this will be coupled with increases in public service demand. Where appropriate, officials should explore opportunities for collecting mitigation funds to help mitigate additional impacts on public services.

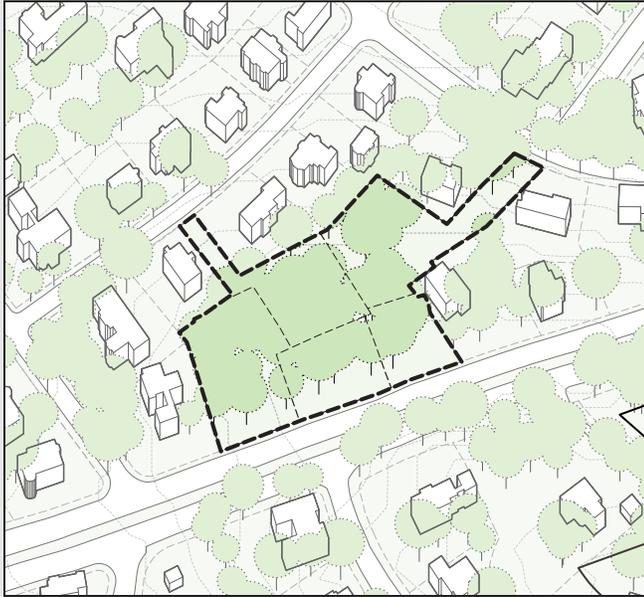


Figure 3.20A: Edinburgh Property (not in MPS) Existing Conditions

The Edinburgh Property was a subdivision creating five vacant parcels in South Brookline along Route 9.

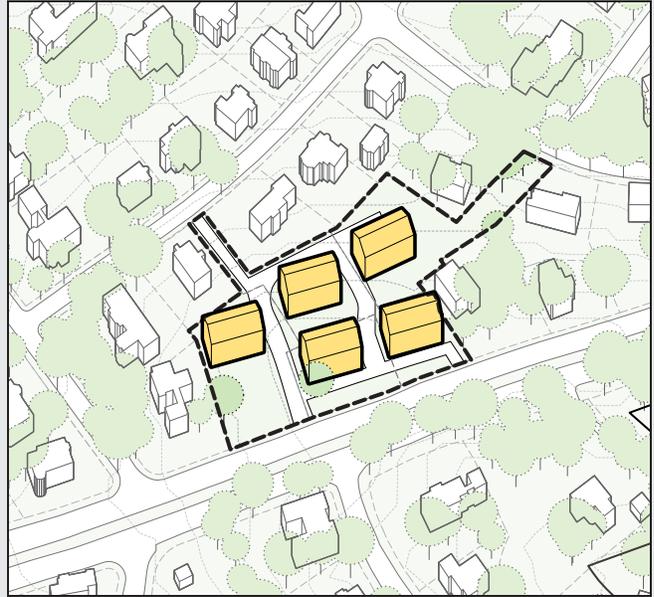


Figure 3.20B: Edinburgh Property (not in MPS) Example of Build-out to Zoning Capacity

Although regulated as a Local Historic District, five large houses were built and a significant portion of the tree coverage has been removed.

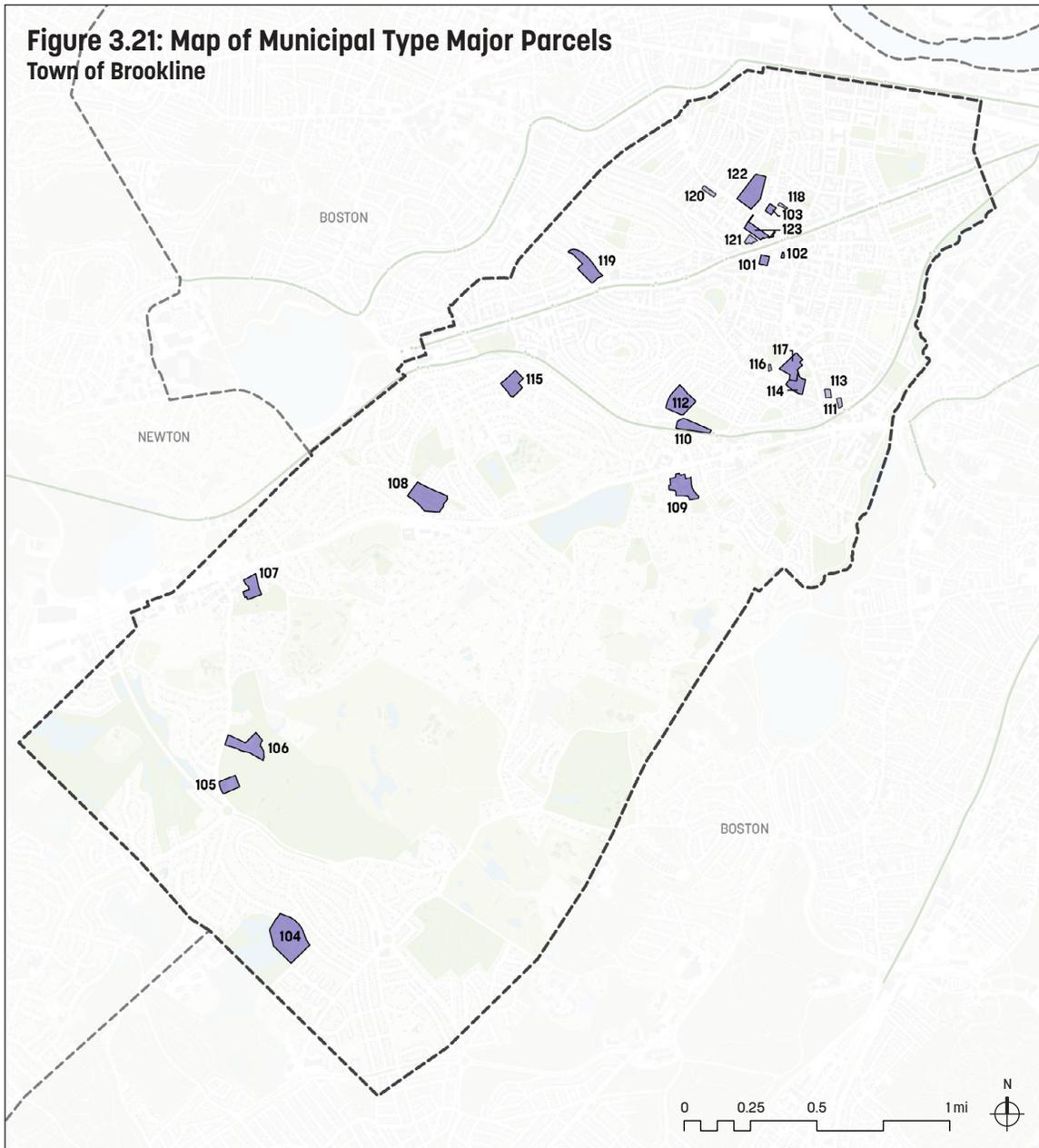
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Major Parcels: Municipal Type

The Town of Brookline owns and operates dozens of properties and facilities throughout the community, including recreation, parks, cemeteries, historic properties, schools, municipal offices, libraries, storage and maintenance facilities, health and safety facilities, and parking lots. For the purposes of the MPS, the planning team identified 23 parcels for further analysis. Particular attention was paid to these parcels because of their potential usefulness to the Town as it works to meet its existing and anticipated future needs relative to service delivery, community resources, and the overall quality of life of Brookline residents.

The municipal major parcels are evaluated in several different ways. In most cases, existing uses and facilities

are unlikely to change in any significant way in the near- or long-term. As discussed in the SAP, Brookline’s growth projections anticipate only increased demand on public resources. Prior to restricting, leasing out, or selling property, the Town should demonstrate that there are no known future municipal uses that could partially or fully be accommodated on that property, and secondly, that use accommodated on the property is no longer needed by the Town or can be better accommodated on another Town-controlled site. The planning team assembled recommendations for the expansion of existing uses. In some cases, the team explored opportunities for public-private partnerships on underutilized public parcels (parking lots) and hypothesized redevelopment scenarios





**Figure 3.22A: Parcel 103
Existing Conditions**

The Town of Brookline owns several parcels within Coolidge Corner that are currently used for public surface parking. Parcel 103 is one such lot. The parking lots are located behind major streets and development and largely service the commercial and retail businesses within Coolidge Corner.



**Figure 3.22B: Parcel 103
Example of Build-out to Zoning Capacity**

Summary of Potential Impacts:

- Given the prime location of these publicly-owned parcels, the Town of Brookline may determine that these could continue to accommodate parking needs and additionally see redevelopment.
- Given the multi-family zoning district this parcel sits within, a high-density residential use would be a likely redevelopment scenario.

that aim at maximizing the Town's ability to generate revenue from these strategically-located properties.

Public Service Impact

For most municipally-owned major parcels in Brookline, the planning team does not anticipate significant redevelopment, change of ownership, or change of use in the near- or long-term future. Additionally, any efforts to expand development on these properties is likely to result in small, incremental changes. As such, no major public service impacts are expected from these initiatives. However, in some cases, larger-scale redevelopment can take place. In instances where underutilized municipal parcels are strategically located in business centers and have close proximity to desirable amenities, such as transit, it may be in the best interest of the Town to sell or lease these properties for redevelopment. Several of these parcels are parking lots, which can be found in commercial centers like Coolidge Corner. These parcels are likely to attract dense residential, commercial, and mixed-use development, resulting in increased demand on public services and utilities. As most of these sites are relatively small and located within existing centers hosting dense development, the Town's existing road and utility infrastructure is likely sufficient to handle the increased development.

Tax and Revenue Impact

In the context of tax and public revenue impacts resulting from redevelopment and/or changes of use, municipal parcels are unique. Any additions/expansions of existing facilities will create new capital and maintenance obligations for the Town. Should the Town decide to sell or lease underutilized properties, such as parking lots, this could be a significant generator of revenue to the general fund as the local real estate market is generally quite strong.