





Town Action Plan

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Town Objectives & Action Options

The Major Parcel Study forecasts a variety of possible futures on significant parcels throughout Brookline in order to evaluate whether existing regulations, programs, and policies will serve the community in the future or whether alternative options are needed. Further engagement of property owners and the public, as well as discussion among staff and officials will be required before any new ideas are implemented. The overall purpose of this study is to provide a menu of options that have been successful in other communities like Brookline who are facing similar challenges and opportunities.

Town Objectives

The objectives of the study were introduced in Chapter 2 together with the Town's needs. The Town Action Plan includes action options that can be used to address these objectives across a variety of land uses, from institutions to open space to housing. While housing and schools are key issues for the Town, they were not a specific focus of this study. Rather, the MPS considers all of the Town's needs and goals equally and is meant to build on, and be used together with, specific topical studies like the Housing Production Plan. As each is considered, the action options will be studied further for legal issues, community support, and usefulness to the issues at hand. Suggestions for how to use the plan to address the objectives are below.

Address current and future municipal needs (facilities and open space), including preservation/expansion of existing open space

The SAP provided direction on different scales of facilities needed by the Town, including small buildings to accommodate growth and larger buildings to house major new facilities, like a community center or new school. A range of potential building sizes, from 12,000 to 140,000 square feet, have been test-fit on all major parcel sites to understand the potential for these uses to find accommodation across Brookline in the future. A series

of open space types — a small pocket park, baseball field, and rectangular field — were also test-fit to the parcels. The realities of environmental constraints, conservation zones and other deed-restrictions, zoning setbacks, and parcel geometry were considered in these test-fits. Additional study will be required on a parcel-by-parcel basis if any of these options move forward.

As Brookline grows, preservation and expansion of open space is important. Several action options are tied directly to policies and programs that will help enable the Town to plan for, pay for, and implement expanded open space services. A table at the end of this report provides details on each major parcel, its potential to fit identified needs, and potential recommendations that may be appropriate in the future (Figure 4.2).

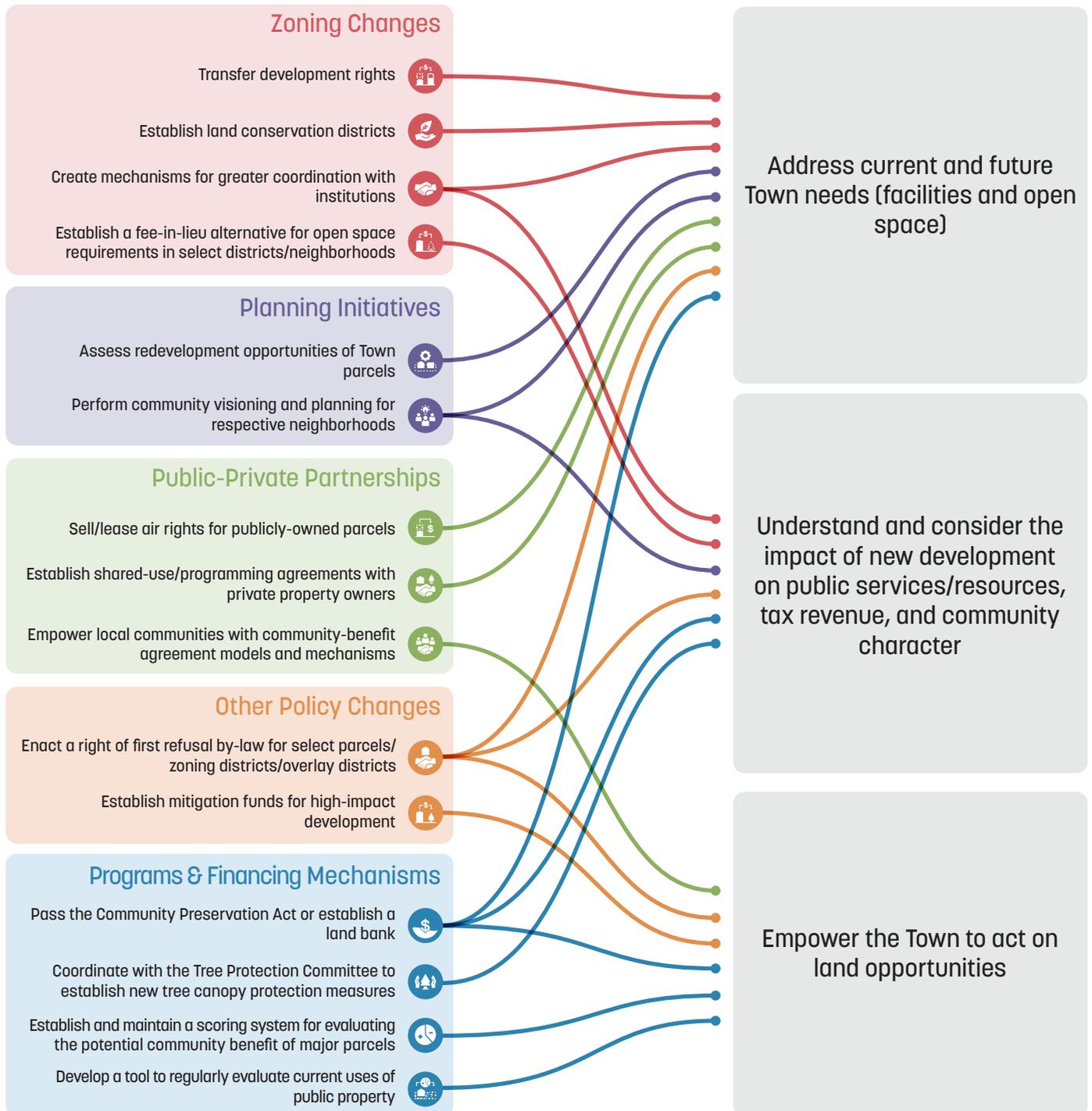
Understand the impact of new development on public services/resources and community character

The MPS reflects the understanding that continued growth and change in the community will result in impacts on population, tax base, traffic generation, and community character. An overview of these potential impacts is summarized in Chapter 3 by general land use.

Figure 4.1: Action Options and Objectives

Tools & Strategies

Town Objectives



Empower the Town to act on land opportunities as they arise

The action options and major parcel analysis are meant to expand the Town's information database and serve as a toolkit that the Town may use over time to respond more quickly, comprehensively, and creatively to land acquisition opportunities as they arise. Additional information is also needed related to existing development restrictions. This should also be added to the Town's database to get a fuller understanding of the desires of property owners and where development limitations may exist. In order to remain relevant and easily accessible, the parcel information in this report should be integrated with town records and databases to the extent possible.

Future engagement with property owners

The MPS began the process of formal dialogue with property owners of major parcels. This dialogue will continue through the next steps and any implementation that occurs.

Action Options: Zoning Changes

Zoning is one of the most powerful tools for determining development futures. Aside from changes to existing zoning districts or designations, Brookline can consider revisions that make existing zoning more flexible for current needs.



Transfer development rights

Brookline is a community with a great diversity of neighborhood types and development densities. Where the community has stated a preference for preserving open space and limiting development, a Transfer of Development Rights (TDR) program can be explored to enable reallocation of development potential out of neighborhoods where there is a clear preference for preservation and into neighborhoods where greater density and development is encouraged. For example, Cambridge uses a TDR to reduce density near existing neighborhoods and encourage the concentration of development near public transportation. For Brookline, it will be important to keep sending and receiving zones in close proximity to one another to ensure equitable distribution of new development throughout Brookline's neighborhoods.



Establish land conservation districts

Much of Brookline's undeveloped land is of high ecological or open space value to the community. The Town can evaluate the creation of a land conservation district that adds to the Town's existing zoning by-laws. Distinct from conservation restrictions or easement efforts, a land conservation district could prevent as-of-right development and provide welcome tax benefits to existing property owners. Designating privately-owned lands with such a designation would require community input and the participation of landowners.



Create mechanisms for greater coordination with institutions

Brookline does not currently have an institutional zoning category. Rather, many of its significant institutional parcels are zoned residential but function as institutions, leaving them subject to more intense development through a wholesale change in use. Brookline may consider exploring the creation of an institutional or educational zoning district that can be applied to sites it wishes to remain institutional for the foreseeable future. Institutional zoning can be crafted to offer flexibility to the property owner in their long-term use of the site if the consistency of use will have limited impacts on the character of the neighborhood and community. Alternatively, institutional zones can be established in concert with the existing residential zoning.

Requiring larger institutions to develop a master plan creates the opportunity for an ongoing dialogue between the municipality and the institution; it may be appropriate for larger institutional properties. In the City of Boston, an Institutional Master Plan (IMP) review is required by zoning for hospitals, colleges, and universities with more than 150,000 gross square feet of property. The IMP is created by the institution and requires municipal approval. It describes an institution's existing property and future development plans for the duration of the plan, typically 10 years. Proposed institutional projects must be consistent with an existing plan, although amendments may be possible. Within the plan, residential parcels may also be eligible for subdivision, thereby introducing greater densities and more housing stock in neighborhoods where demand is high.



Establish a fee-in-lieu alternative for open space requirements in select districts/neighborhoods

In many zoning districts Brookline requires that redevelopment and new development dedicate a portion of the property to usable open space. In some instances, the community may determine that the designation of additional open space on a particular property is not in the best interest of the community and may prefer a property owner to pay a commensurate fee in lieu of providing open space on site. These fees, the value of which can be determined by a formula or in negotiation between the Town and property owners, can be used for the acquisition or construction of new park/conservation land or the maintenance and operational costs of existing open spaces.

Action Options: Planning Initiatives

Beyond zoning, planning initiatives can enable the Town to have more control over the direction of future development. Formal partnerships and ongoing community engagement are important elements of this.



Assess redevelopment opportunities of Town parcels

If and when properties are determined to be suitable for private use (see evaluate current uses tool on page 73), the Town should analyze the highest and best use for its municipally-owned properties. Highest and best use means those uses that are reasonably probable, physically possible, financially feasible, and that results in the highest financial value to the landowner. The Town can then combine potential highest and best uses with non-financial goals usually provided by private partners, such as housing production and/or commercial tax growth. As a result of this two-step process, the Town will then have identified candidate properties best suited for redevelopment by private parties or public-private partnerships.



Perform community visioning and planning for respective neighborhoods

While continued town-wide planning is necessary for Brookline's efforts to maintain and enhance the quality of life of its residents, many development recommendations occur at the individual community or neighborhood levels. Decisions on meeting outstanding needs, providing public resources such as parks and open space, and steering development or preservation efforts are often most appropriately determined by those who live and work within the neighborhood. As such, long-term vision planning should start at the neighborhood level and can be facilitated by local stakeholders through local workshops. These vision plans can then feed into centrally-run town-wide planning efforts.

Action Options: Public-Private Partnerships



Sell/lease air rights for publicly-owned parcels

The Town owns numerous properties that have the potential to attract private developers who may be interested in developing the air rights above parking lots, existing municipal facilities, roadways, and other properties. The Town should explore the market demand for these development rights to determine if a sale or leasing strategy would support the Town's short- and long-term goals while resulting in positive economic development benefits.



Establish shared-use/programming owners agreements with private property

Brookline is home to many educational, religious, and non-profit institutions. Many of these large landowners possess designed landscapes, open space, and facilities that may be underutilized while many of the Town's space and recreation needs go unmet. In some cases (e.g., Parson's Field, owned by Northeastern University), the Town has entered into an agreement with the private landowner to enable public use of their property. Brookline can engage proactively with more of these institutional users to assess the potential for shared-use agreements that could satisfy existing and future needs.



Empower local communities with community-benefit agreement models and mechanisms

Communities hosting new proposed developments have substantial power to negotiate with private developers for their own priorities when new projects are proposed. Throughout the Boston region there are many examples of successful community benefit agreements that have provided community resources such as community centers, locally-based retail, education centers, public parks, and open space. Communities have asserted their preferences to widen support of a project through the various stages of public approval. An example of such agreements can be found in Brookline where Boston Children's Hospital has continued to offer benefits to the community through its development projects that include funding for improvements in the area, workforce development activities such as early employment opportunity notification for the local community, and additional public open space. Empowering local communities with toolkits and models that could support negotiations with private development can ensure that the public interest is included in all future development in Brookline.

Action Options: Other Policy Changes



Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts

For those properties deemed by the Town's staff and the larger Brookline community to be priorities for acquisition or enhanced community use, one strategy for ensuring public access upon sale by property owners is a Right of First Refusal (ROFR) by-law. Although not tested yet in Massachusetts, this would require any owners of property designated by the Town to notify the Town of their intent to sell and offer the Town the first opportunity to purchase the land at a price determined in agreement between the Town and property owner. A sample by-law is provided in the appendix.



Establish mitigation funds for high-impact development

Mitigation funds can create an opportunity for municipalities to recuperate some of the costs associated with additional development within communities. These funds must be commensurate with the estimated impact of new development on public resources, such as parks, roads, and utilities. Brookline could consider establishing a formal policy for mitigation funds to support the continued development and maintenance of open spaces and public infrastructure. Paid by a developer, mitigation funds are more likely to not be challenged if they are established with an analysis of expected future growth.

Action Options: Programs & Financing Mechanisms



Pass the Community Preservation Act or establish a land bank

- Pass the Community Preservation Act*
The Community Preservation Act (CPA) is a locally-enacted program created by the Commonwealth of Massachusetts that allows municipalities to collect and direct a percentage of local tax dollars to historic preservation, open space preservation, and the creation of affordable housing. The authority to designate these funds rests with a local commission, ensuring community priorities and preferences are acted upon. Nearly half of the communities in Massachusetts have adopted the CPA, resulting in thousands of projects across the state.
- Establish a land bank*
Land banks are mechanisms for communities to acquire, store, and dispose of real estate assets. Land banks can be used for a number of purposes, ranging from open space preservation to property assemblage for economic development. For Brookline, the land bank concept could do both. Controlling real estate assets enables the Town to control direct development, ensuring it meets community needs while remaining consistent with the surrounding neighborhood and maximizing land use efficiency to maintain open space. There are numerous ways for the Town to establish a land bank: we recommend an approach

that offers the greatest flexibility in implementation. Notes on land banks in Massachusetts and potential models are included in the Appendix.



Coordinate with the Tree Protection Committee to establish new tree canopy protection measures

Brookline is a community with significant old-growth tree coverage throughout its neighborhoods. Part of maintaining the overall quality and character of Brookline involves ensuring the protection of these natural resources from the impacts of development and growth. The Tree Protection Committee By-law Study is currently identifying best practices in development and conservation of recreational areas with significant tree coverage.



Establish and maintain a scoring system for evaluating the potential community benefit of major parcels

As Brookline continues to grow and municipal services meet the changing needs of the community, the Town could devise and maintain a system to acquire land to establish new community resources such as municipal offices, schools, parks, affordable housing, community centers, and other public spaces. To best prioritize parcels for acquisition in the future, the Town could devise a scoring system for evaluating the potential and value of private parcels with respect to the community's present and anticipated future needs. This scoring system could be tied to a land bank and acquisition fund to either respond to a property owner's intent to sell or proactively negotiate with property owners to acquire land.



Develop a tool to regularly evaluate current uses of public property

The Town owns, operates, and maintains 106 properties throughout Brookline. Most have a designated long-term use, such as schools, municipal offices, libraries, and protected open spaces. Others host uses that are less permanent, such as parking lots and storage/maintenance facilities. For this latter category of properties, the Town should determine whether those uses are still needed by the Town and whether those uses can be better accommodated on another Town-controlled site. The Town should then

look at the current set of public use needs and determine whether any can be accommodated on these sites prior to restricting, leasing out, or selling such property for private use. It is recommended that the Town set a regular interval at which these properties are evaluated to determine if their current use is serving the best interest of the community and yielding the highest benefits for the citizens of Brookline.





Figure 4.2: General Action Options & Test Fits

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
Agriculture	<ul style="list-style-type: none"> Transfer of development rights, Establish conservation districts, Establish shared-use/programming, agreements with private property owners, Establish conservation easement incentives, Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts, Pass the Community Preservation Act or establish a land bank, Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	96	1	Allendale Farm North*	E3
		99	1	Allendale Farm South*	E3
Business/Commercial	<ul style="list-style-type: none"> Establish a fee-in-lieu alternative for open space requirements in select districts/neighborhoods, Perform community visioning and planning for respective neighborhoods, Establish shared-use/programming agreements with private property owners, Empower local communities with community-benefit agreement models and mechanisms, Establish mitigation funds for high-impact development, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	1	1	Harley Realty Co	A6
		2	1	Herb Chambers*	A5
		4	1	TJ Maxx	A5
		10	1	Stop & Shop Supermarket	B5
		14	1	Bch Washington Street LLC	B6
		24	1	Lown Cardiovascular Center	C3
		25	1	Brigham and Women’s Hospital	C3
		46	3	Paul Stanzler Trust	D1
		51	1	1330 Boylston St	D1
Institutional/Recreation	<ul style="list-style-type: none"> Transfer of development rights, Establish land conservation districts, Create mechanisms for greater coordination with institutions, Perform community visioning and planning for respective neighborhoods, Establish shared-use/programming agreements with private property owners, Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts, Pass the Community Preservation Act or establish a land bank, Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	3	20	Boston University Trust	A6
		11	1	Northeastern University	B6
		15AB	2	St. Lawrence Church	C3
		15BC	2	St. Mary’s School	B5
		16	7	Newbury College	C3, C4
		19	2	Maimonides School	C4, C5
		21	1	First Parish	C4
		26	2	Holy Nativity Convent Inc	C5
		27	1	BourneWood Hospital	F3
		28	1	Chestnut Hill Benevolent Assoc	C3
		29	1	Longwood Cricket Club*	C2
		35	1	Home For Aged Women	C5
		66	3	Society Of The Holy, Transfiguration Monastery	D4
69	6	Pine Manor College	D2		

*Properties under the same ownership that cross municipal boundaries. Data and test-fits were done for Brookline only.

Land Area (acre)	Total GFA (sqft)	Restricted Area (acre)**	Zone	12,000 sqft Facility	40,000 sqft Facility	140,000 sqft Facility	15,000 sqft Open Park	30,000 sqft Baseball Field	60,000 sqft Soccer Field
22.99	8,727	8.88	S-40 Single-Family	X	X	X	X	X	X
48.70	40,138	17.89	S-40 Single-Family	X	X	X	X	X	X
2.72	175,551	0.41	G-2.0 General Business	X	0	0	X	0	0
2.12	87,310	0.00	G-2.0 General Business	X	X	0			
2.53	33,112	0.00	L-1.0 Local Business	X	X		X		
2.15	31,037	0.00	L-1.0 Local Business	X	X		X		
2.03	270,471	0.04	Gmr-2.0 General Business And Medical Research	0	0	0	0	0	0
2.29	36,022	0.00	O-1.0 Business And Professional Office	X	0		X	0	
3.08	234,599	0.00	O-1.0 Business And Professional Office	0	0		X	0	
3.18	59,091	0.00	O-2.0(CH) Business And Professional Office	X	0	0	X	0	
2.16	222,781	0.00	O-2.0(CH) Business And Professional Office	0	0	0	X	0	
12.19	329,996	0.20	G-2.0 General Business	X	X		X	X	X
5.55	6,281	0.00	T-5 Two-Family & Attached Single-Family	X	X	X	X	X	X
1.99	19,304	0.00	T-6 Two-Family & Attached Single-Family	X	0		X	0	0
2.73	112,979	0.00	M-1.0 Apartment House	0	0		X	0	0
7.87	168,132	0.03	Multiple	X	0		X	0	
4.43	139,054	0.00	Multiple	0	0		X	0	0
2.25	15,644	0.00	S-25 Single-Family	0			X		
4.19	7,033	0.00	S-40 Single-Family	X			X	0	0
12.36	60,330	0.00	S-7 Single-Family	X	X		X	X	0
24.20	119,407	0.00	S-25 Single-Family	X	X		X	X	
5.75	412	0.00	T-6 Two-Family & Attached Single-Family	X	X	X	X	X	X
5.42	85,659	0.00	S-25 Single-Family	0	0		X	0	
19.10	39,935	2.01	S-40 Single-Family	X			X	X	X
45.92	359,175	7.37	S-40 Single-Family	X	X	0	X	X	0

**Restricted area includes the total area of: conservation restrictions, utility and access easements, wetland buffer areas, and Article 97 designated areas

X Fits parcel under existing conditions
0 Fits parcel, but redevelopment needed
(blank) Does not fit parcel/not suitable

General Action Options & Test Fits (continued)

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
Institutional/Recreation (continued)		70	1	Syda Foundation	D3
		75	3	Beaver Country Day School	D1, D2
		80	1	The Government Of Japan	D3
		89	1	Park School	D4
		93	1	Hellenic Association Of Boston	D4
		94	1	The Country Club	D3
		97	1	Dexter School	E4
		98	1	Brandegee Charitable Foundation	E4
		124	1	Hellenic College Inc*	D5
Multi-family Residential	<ul style="list-style-type: none"> Establish a fee-in-lieu alternative for open space requirements in select districts/ neighborhoods, Perform community visioning and planning for respective neighborhoods, Empower local communities with community-benefit agreement models and mechanisms, Establish mitigation funds for high-impact development, Pass the Community Preservation Act or establish a land bank, Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	5	1	Hamilton Park Towers LLC	A6
		6	1	Grand Condominium Trust	A4
		7	1	Longwood Towers Condominium	A6
		8	1	70/80 Condominium Assoc	B5
		9	1	Brookline Garden Condo Trust	B3
		12	5	Brookline Housing Authority	A6, C5, C6
		13	2	The Village At Brookline LP	B6
		17	1	Brook House Condo Trust	C6
		18	1	Juniper Gardens Condominium	C6
		22	1	Olmsted Park Condo Trust	C6
		23	1	Sargent Estates Condo Trust	C5
		95	1	The Park Place Condominium	E4
		100	4	Hancock Village I*	F2, F3
Municipal	<ul style="list-style-type: none"> Perform highest and best use (HBU) planning for municipal properties, Perform community visioning and planning for respective neighborhoods, Air rights sale/leasing for publicly-owned parcels, Air rights sale/leasing for publicly-owned parcels, Establish and maintain a scoring system for evaluating the potential community benefit of major parcels, Develop a set of metrics to determine the best future uses of public property 	101	1	Marriott Courtyard	B5
		102	1	Webster St Parking Lot	A5
		103	1	Babcock St Parking Lot	A5
		104	1	Baker School Playground	F2
		105	1	Fire Station #6	E2
		106	1	DPW Garage	D2
		107	1	Baldwin School	D2
		108	1	Heath School	C3
		109	1	Lincoln & Brookline Music	C5
		110	1	Unified Arts	C5
		111	1	Kent-Station Parking Lot	B6
		112	1	Brookline High School	B5
		113	1	Kent-Webster Pl Parking Lot	B5
		114	1	Town Hall	B5
		115	1	Runkle School Playground	B4
		116	1	School St Parking Lot	B5
		117	1	Pierce School	B5

*Properties under the same ownership that cross municipal boundaries. Data and test-fits were done for Brookline only.

Land Area (acre)	Total GFA (sqft)	Restricted Area (acre)**	Zone	12,000 sqft Facility	40,000 sqft Facility	140,000 sqft Facility	15,000 sqft Open Park	30,000 sqft Baseball Field	60,000 sqft Soccer Field
2.83	12,998	0.07	S-40 Single-Family	0			X	X	
16.53	175,970	0.54	S-15 Single-Family	0	0	0	X	X	0
3.38	19,537	0.00	S-40 Single-Family	0			X	X	0
14.59	262,913	0.19	S-40 Single-Family	0	0		X	X	0
7.70	43,555	1.05	S-40 Single-Family	0	0		X	X	0
236.88	169,360	42.59	S-40 Single-Family	X	X	X	X	X	X
35.28	204,468	4.33	S-40 Single-Family	X	0	0	0	0	0
16.61	34,417	1.31	S-40 Single-Family	0			X		
10.00	107,047	0.00	S-40 Single-Family	0	0		X	X	0
4.24	387,224	0.00	M-2.0 Apartment House	0	0	0	X	0	0
2.36	81,500	0.00	S-7 Single-Family	0			X		
4.16	460,000	0.04	M-2.0 Apartment House	0	0	0	0	0	0
2.37	138,468	0.04	M-2.0 Apartment House	X	0	0	X	0	0
2.07	59,970	0.02	M-1.0 Apartment House	0	0		X	X	0
13.60	559,650	0.00	Multiple	X	X		X	0	0
5.38	370,363	0.04	Multiple	X	0	0	X	0	0
8.29	1,609,360	0.24	M-2.0 Apartment House	0	0	0	0	0	0
2.56	88,733	0.35	M-2.0 Apartment House	X	0	0	0	0	0
4.86	146,047	0.00	S-0.75P Special District	X	0	0	X	0	
3.33	123,690	0.00	M-1.0 Apartment House	X	0	0	X	X	0
2.24	28,211	0.00	S-15 Single-Family	0			0		
44.57	592,110	0.43	M-0.5 Apartment House	X	0	0	X	0	0
0.77	114,747	0.00	G-1.75(LSH) Limited Service Hotel	0			0	0	
0.14	0	0.00	G-1.75(CC) General Business						
0.61	0	0.00	M-2.0 Apartment House	X			0		
11.48	101,885	2.34	S-10 Single-Family	X	X	0	X	X	0
1.84	10,168	0.00	S-15 Single-Family	0			0	0	0
4.71	141,602	0.00	I-1.0 Industrial Services	X	0	0	0	0	
2.70	9,988	0.00	T-6 Two-Family & Attached Single-Family	X	0		X	X	
6.63	55,030	0.00	T-5 Two-Family & Attached Single-Family				X	X	0
4.34	130,690	0.00	S-10 Single-Family	0	0		X	0	0
2.52	159,082	0.07	T-6 Two-Family & Attached Single-Family	0	0		X	0	0
0.34	0	0.04	G-2.0 General Business	X					
4.76	291,764	0.00	T-6 Two-Family & Attached Single-Family	0	0	0	0	0	0
0.45	0	0.05	G-2.0 General Business	X			X		
2.05	62,243	0.00	G-2.0 General Business	X	0	0	0	0	0
3.06	93,801	0.00	S-7 Single-Family	0	0		X	X	X
0.15	0	0.00	L-0.5 Local Business						
3.17	125,453	0.00	G-2.0 General Business	X	0	0	0	0	0

**Restricted area includes the total area of: conservation restrictions, utility and access easements, wetland buffer areas, and Article 97 designated areas

X Fits parcel under existing conditions
0 Fits parcel, but redevelopment needed
(blank) Does not fit parcel/not suitable

General Action Options & Test Fits (continued)

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
Municipal (continued)		118	1	John St Parking Lot	A5
		119	1	Driscoll School Playground	B4
		120	1	Fuller St Parking Lot	A5
		121	1	Centre St Parking Lot West	A5
		122	1	Edward Devotion School	A5
		123	1	Centre St Parking Lot East	A5
Single-family Residential	<ul style="list-style-type: none"> • Transfer of development rights, • Establish land conservation districts, • Establish shared-use/programming agreements with private property owners, • Enact a right of first refusal ordinance for select parcels/zoning districts/overlay districts, • Pass the Community Preservation Act or establish a land bank, • Coordinate with the Tree Protection Committee to establish new tree canopy protection measures, • Establish and maintain a scoring system for evaluating the potential community benefit of major parcels 	20	1	605 Boylston St	C4
		30	1	F David Dassori et al Trust	C4
		31	1	Bella Violet LLC	C4
		32	1	1014 Boylston St	C2
		33	3	Heiam Alsawalhi	C3, C4
		34	1	55 Singletree Rd	C3
		36	1	100 Cabot St	C3
		37	2	Julia D Cox	C4, C5
		38	1	111 Warren St	C4
		39	1	135 Warren St	C4
		40	1	44 Green Hill Rd	C4
		41	2	Irina Kritchever	C4, D4
		42	1	209 Sargent Rd	C5
		43	6	Michael Couture Trust	C3, D3
		44	1	255 Warren St	D4
		45	1	342 Warren St	D4
		47	4	Marc J Bloostein Trust	C3, D3
		48	1	40 Cottage St	D5
		49	1	226 Dudley St	D4
		50	1	53 Sargent Cswy	D5
		52	3	Poss Property	C4, D3, D6
		53	1	260 Heath St	D3
		54	1	220 Lee St	D4
		55	1	222 Warren St	D4
		56	4	Jonathan A & Patricia L Kraft	D3
		57	1	230 Warren St	D4
		58	1	60 Cramond Rd	D3
		59	2	Alan M & Sherry M Leventhal Trust	D2
		60	1	57 Clyde St	D3
		61	1	106 Fernwood Rd	D3
		62	1	85 Yarmouth Rd	D3
63	2	Gary L Saunders	D5		
64	1	Edward J Jr Bartlett Trust	D4		
65	2	Baohong Yin	D5		
67	1	63 Cottage St	D4		

*Properties under the same ownership that cross municipal boundaries. Data and test-fits were done for Brookline only.

Land Area (acre)	Total GFA (sqft)	Restricted Area (acre)**	Zone	12,000 sqft Facility	40,000 sqft Facility	140,000 sqft Facility	15,000 sqft Open Park	30,000 sqft Baseball Field	60,000 sqft Soccer Field
0.17	0	0.00	M-1.0 Apartment House						
3.97	105,400	0.13	T-5 Two-Family & Attached Single-Family	X	X	0	X	X	0
0.50	0	0.00	L-1.0 Local Business	X			X		
0.60	0	0.00	G-1.75(CC) General Business	X			X		
5.12	156,676	0.00	T-5 Two-Family & Attached Single-Family	X	0	0	0	0	0
1.88	1,836	0.03	G-1.75(CC) General Business	X	X	X	X		
1.22	0	0.07	S-15 Single-Family	X			X		
3.27	9,120	0.00	S-15 Single-Family	X			X		
3.70	12,494	0.33	S-40 Single-Family	0			X	X	
2.11	11,859	0.00	S-25 Single-Family						
2.55	19,779	0.00	S-15 Single-Family	0			0		
2.06	16,510	0.00	S-25 Single-Family	0					
2.30	7,699	0.00	S-25 Single-Family						
2.36	6,283	0.25	S-40 Single-Family	0			X		
4.01	13,707	0.05	S-25 Single-Family						
3.68	9,879	0.00	S-25 Single-Family						
2.49	10,836	0.21	S-15 Single-Family						
2.70	12,806	0.00	S-40 Single-Family	0			0		
3.27	12,885	0.00	S-40 Single-Family	0			0	0	
6.11	12,321	0.77	Multiple				X		
3.17	12,665	0.00	S-25 Single-Family						
2.23	7,567	0.00	S-40 Single-Family	0			0	0	
4.44	5,612	0.50	S-40 Single-Family				X	X	
4.53	31,618	0.00	S-40 Single-Family	0			X	0	
2.04	7,419	0.00	S-40 Single-Family	0			X	0	
5.84	8,392	1.21	S-40 Single-Family	X			X	X	X
26.57	43,209	0.11	S-40 Single-Family	X	X		X	X	X
3.79	8,960	0.00	S-40 Single-Family	X			X	X	
1.05	0	0.13	S-40 Single-Family				X		
2.40	8,691	0.67	S-40 Single-Family	0			X	0	
3.74	24,043	0.00	S-25 Single-Family						
3.50	5,159	0.25	S-40 Single-Family	0			0		
2.00	11,739	0.00	S-40 Single-Family	0			X	X	
2.73	16,129	0.00	S-25 Single-Family	0			X	X	
2.38	20,219	0.00	S-40 Single-Family	0			0		
4.28	24,103	0.01	S-40 Single-Family	0					
2.42	24,374	0.00	S-40 Single-Family	0			0	0	
2.32	0	0.69	S-40 Single-Family						
2.41	11,233	0.00	S-40 Single-Family						
4.04	9,947	0.95	S-40 Single-Family	0			X	0	0
1.04	0	0.78	S-40 Single-Family						

**Restricted area includes the total area of: conservation restrictions, utility and access easements, wetland buffer areas, and Article 97 designated areas

X Fits parcel under existing conditions
 0 Fits parcel, but redevelopment needed
 (blank) Does not fit parcel/not suitable

General Action Options & Test Fits (continued)

Owner Type	Action Options	Owner ID	No. of Parcels	Name	Map Key
Single-family Residential (continued)		68	1	David Bakalar Trust	D3
		71	1	Daniel E Rottenberg Trust	D4
		72	1	80 Sears Rd	D4
		73	1	76 Fernwood Rd	D3
		74	1	63 Goddard Ave	D4
		76	1	145 Clyde St	D3
		77	1	Peter O Wilde Jr Trust	D6
		78	1	112 Woodland Rd	D2
		79	1	71 Sears Rd	D4
		81	1	99 Goddard Ave	D5
		82	1	333 Lee St	D3
		83	1	65 Goddard Ave	D4
		84	1	50 Fernwood Rd	D3
		85	5	The Mildred Trust	D3
		86	1	28 Fernwood Rd	D3
		87	1	204 Clyde St	D3
		88	2	Residential Lots	D4, D5
		90	1	100 Goddard Ave*	D4
		91	5	Paul Fireman	D2
		92	1	73 Laurel Rd	D1

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Land Area (acre)	Total GFA (sqft)	Restricted Area (acre)**	Zone	12,000 sqft Facility	40,000 sqft Facility	140,000 sqft Facility	15,000 sqft Open Park	30,000 sqft Baseball Field	60,000 sqft Soccer Field
10.05	19,925	0.00	S-40 Single-Family	0	0		0	0	0
3.72	20,166	4.09	S-40 Single-Family						
2.43	13,620	0.00	S-40 Single-Family						
2.45	3,671	0.00	S-40 Single-Family						
4.50	19,634	0.59	S-40 Single-Family	0			X	0	
4.79	28,351	0.12	S-40 Single-Family	0			X	X	0
2.47	9,257	0.00	S-40 Single-Family						
5.24	12,954	0.53	S-40 Single-Family						
2.03	11,169	0.00	S-40 Single-Family	0			0		
1.90	0	0.27	S-40 Single-Family						
3.10	23,895	0.00	S-40 Single-Family	0			X	X	0
2.59	9,805	0.26	S-40 Single-Family	0			0	0	0
1.27	3,134	0.00	S-40 Single-Family				0	0	
12.13	22,284	0.14	S-40 Single-Family	0	0		0	0	0
1.26	0	0.00	S-40 Single-Family						
1.04	0	0.00	S-40 Single-Family						
2.07	8,372	0.00	S-40 Single-Family	0			0		
3.17	18,714	0.64	S-40 Single-Family	0			X	0	0
12.30	22,859	3.31	S-40 Single-Family	X			X		
2.05	4,486	1.12	S-15 Single-Family	0			0		

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0 Fits parcel, but redevelopment needed
(blank) Does not fit parcel/not suitable