

Questions for petitioners WA 3, 4, & 5 + Special TM 4 WA 1
From: Linda Olson Pehlke
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Questions specifically about the Harvard St. proposal.

1. Parking - Why are there parking requirements for certain commercial uses and not others? Won't having parking requirements on certain commercial uses mean those uses will be at a disadvantage? Given the pedestrian nature of the corridor, shouldn't we be planning an expansion of public parking to accommodate new commercial uses?
2. What protections are there for architecturally significant buildings? How are these structures identified?
3. Please explain the assumptions behind the estimate of an additional 800 housing units on Harvard St. Are we double counting the already permitted 40B's on the corridor?
4. What supports the ground floor commercial requirement being based on encompassing 60% of the width of the frontage at a depth of 30 ft.? Why do we think this is sufficient and useful for most business uses? What does this mean for the potential for ground floor parking?
5. Has there been discussions about providing relocation assistance to displaced local businesses?
6. If redevelopment replaces buildings with two floors of viable commercial with structures with only part of the first floor with commercial, won't we be reducing the overall amount of commercial space in Brookline? What is the estimate of the overall loss of commercial square footage?
7. What changes have been made to the inclusionary affordable housing standards? What are the resulting affordable units rents and income limits?
8. Does the Planning Board have any flexibility in how they determine whether an applicant meets the FBZ standards?
9. Please explain how public benefits and mitigation payments are going to be determined and applied.
10. What improvements to the public realm are planned for the Harvard St. corridor? How are they going to be realized?
11. What about historic preservation?

12. Why are all these parcels that are not on Harvard St. included in the re-zoning? How does it make any sense to require commercial on the first floor on parcels that are within residential districts? Why expand into Brookline Village (Kent, Station and Webster Place)?

13. Why not include variable heights? The L-1 districts have a max. height of 40 ft. Why not keep these to 3 or 3.5 stories rather than up zoning to 4 stories?

14. Why not include a requirement for some smaller dwelling units?

15. What impacts to the Town's infrastructure, services and facilities are anticipated to result from this increase in population? What investments are needed to support this growth? (This may mean that the relevant department heads join the subcommittee, parks & rec, schools, DPW, Water & Sewer, Fire, Police).

16. Is the requirement for a 15' floor to ceiling height on the first floor applied to every parcel?