

# Brookline

## COMPREHENSIVE PLAN

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Livable Communities Advocacy Committee  
November 4, 2024

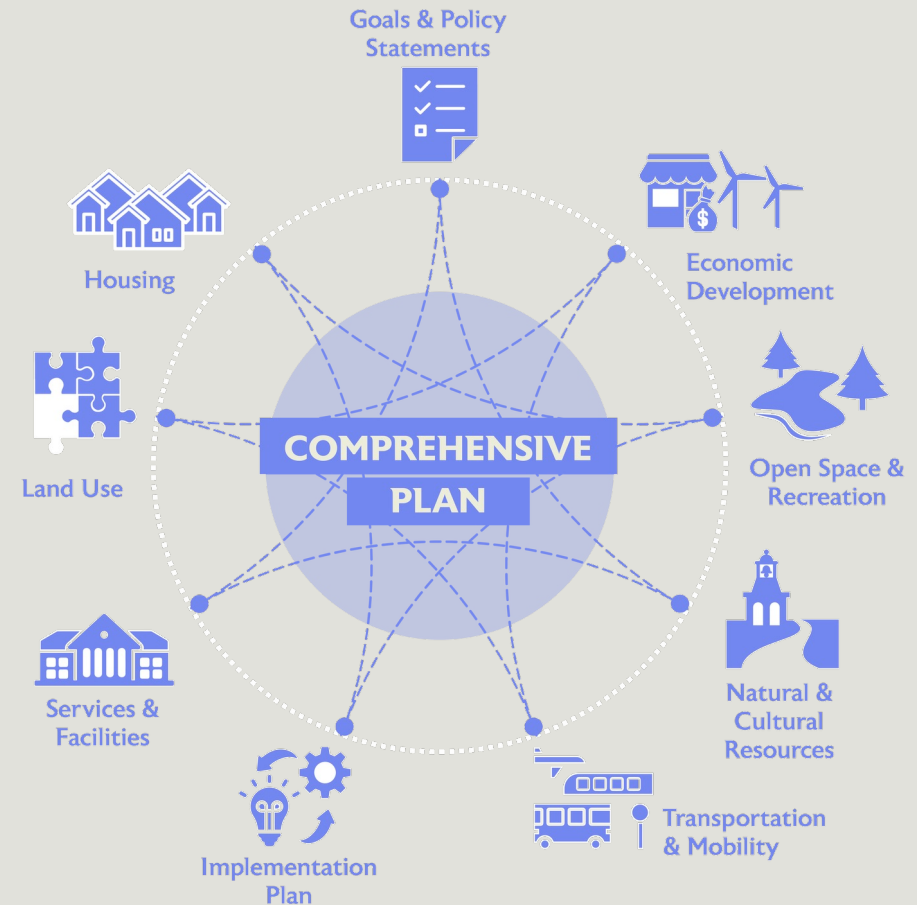
# What is a Comprehensive Plan?

- A strategic framework that guides the future of a town or city based on the community's vision and goals. Comprehensive Plans create a broad, long-term (typically 15-20 yrs) vision for future land uses and the built environment of communities.

Serves as a policy guide

A comprehensive plan lays the foundation for zoning codes, the legal tool for implementing the vision of the future contained in the comprehensive plan.

- Result of a twenty-four month long, community-led planning process
- Massachusetts General Law requires that the plan address the nine elements shown in the graphic on the right
- Drafting will be overseen by the Comprehensive Plan Steering Committee
- Must be adopted by both the Planning Board and Select Board



# 600 Residents Ask Select Board to Initiate Community Planning

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We are a group of Brookline residents seeking greater community oversight of **Brookline's most significant asset – its built environment.**

We are advocating for a **comprehensive and inclusive community planning process that takes into account the long-range impacts of possible land-use scenarios** on the Town's character, infrastructure, quality of life, commercial vitality, sustainability, housing affordability and historic assets.

We also **support modernizing Brookline's antiquated land-use regulations to incorporate progressive regulatory tools and techniques** that promote new growth and development that is both predictable and appropriate.

# MANY PLANS NO VISION

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## **We have lots of plans:**

Open Space

Parks and Recreation

School Facilities

Housing Production Plan

Boylston Corridor Study

Major Parcel Study

Strategic Asset Plan

Climate Action Plan

Complete Streets

Economic Development

How do they fit together?

What's the overall vision for the Town?

What's realistic?

The Whole will be greater than the parts.

# Why Now?

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Focus on Zoning – Public Engagement Critical.

Housing Choice Bill – lowered TM voting threshold.

One-off Zoning by Town Meeting is not Planning.

Modern problems not addressed by our “antiquated” zoning & better tools available.

Need to balance competing agendas, find synergies, set priorities, anticipate impacts.

Zoning as Social Contract – Whose Voice? Need inclusive process.

Many other communities are recognizing need to update planning and zoning,  
Medford, Somerville, Newton, Lynn, Cambridge and Boston

# Benefits of a Comprehensive Plan

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- |  |   |
|--|---|
| • Manage growth and change   | Strengthen local identity   |
| • Provide for orderly and predictable development                                    | Create a framework for future policy decisions                          |
| • Protect environmental resources  | Promote open, democratic planning                                       |
| • Set priorities for developing and maintaining infrastructure and public facilities | Provide guidance to land owners, developers, and permitting authorities |

# Common Plan Elements

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CURRENT CONDITIONS,  
RECENT TRENDS AND  
FORECASTS  
(DEMOGRAPHICS,  
SOCIOECONOMIC, LAND  
USE, TRANSPORTATION,  
ETC.)



IDENTIFY CHALLENGES  
AND OPPORTUNITIES



COMMUNITY  
GENERATED VISION  
STATEMENTS



DEVELOP MULTIPLE  
FUTURE SCENARIOS



DEVELOP GOALS,  
OBJECTIVES &  
STRATEGIES

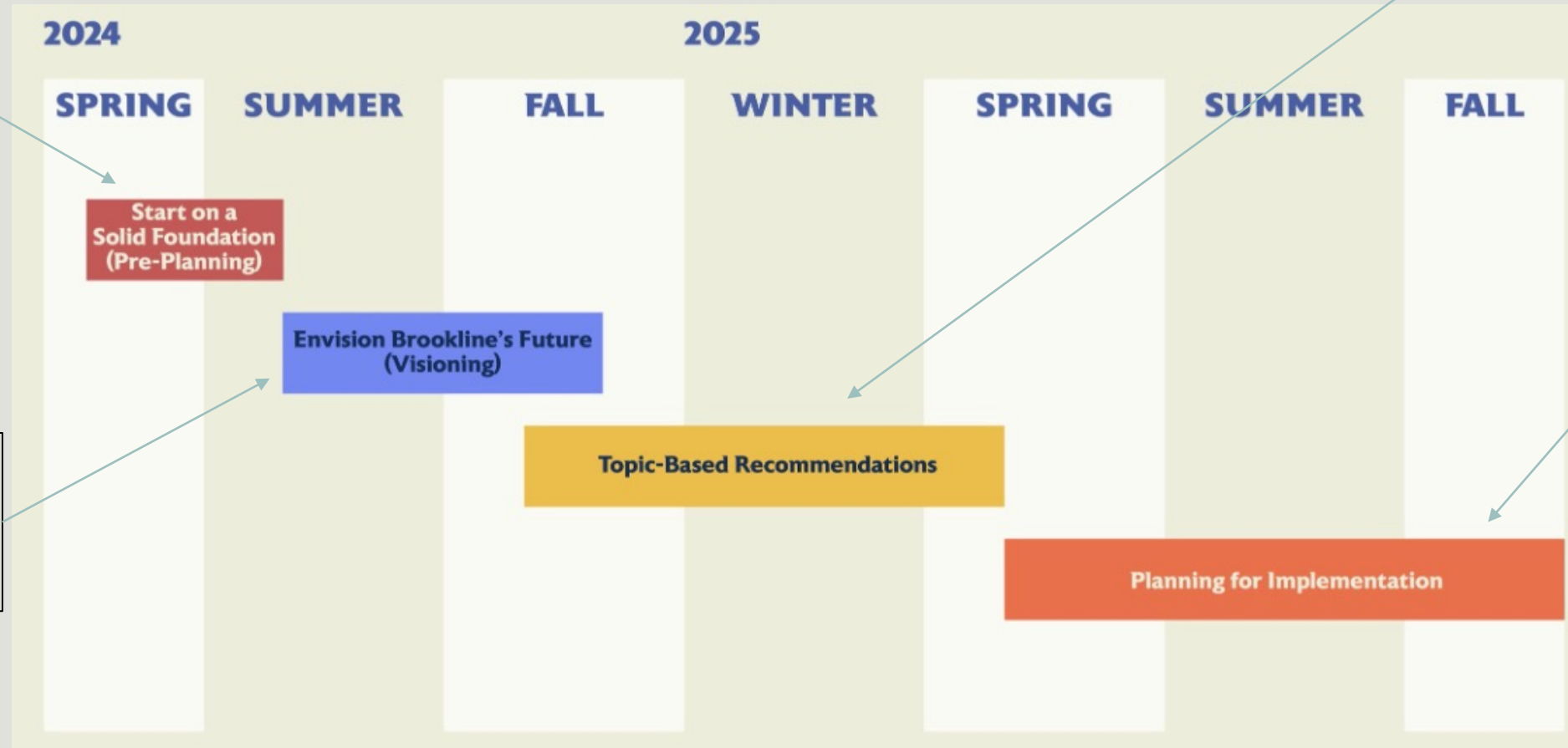


IMPLEMENTATION  
ACTION ITEMS



POST-PLAN  
MONITORING AND  
ADJUSTMENT TO  
STRATEGIES

# Timeline



the Town began with overall coordination and scheduling to ensure a smooth planning process.

The community-created vision will set the stage for the plan's topical themes, goals, and recommendations.

The Topic-Based Recommendations will bring together meaningful community feedback, analysis that aligns with the state's comprehensive planning requirements, and emerging cross-cutting themes.

The final phase will synthesize the previous phases into a cohesive, memorable vision for the future and develop an implementation strategy to bring the vision and recommendations to life.



# Great Places Don't Happen by Accident

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The intense, focused process used by great towns and cities happens through leadership, analytics, and broad engagement.

This process is THE KEY to great placemaking.

It is the key to success EVERYWHERE it is put to use.

A good example: our friends in Somerville, whose new plan and zoning ordinance is catapulting Somerville into a successful future.





### **Standard “Euclidian” Zoning**

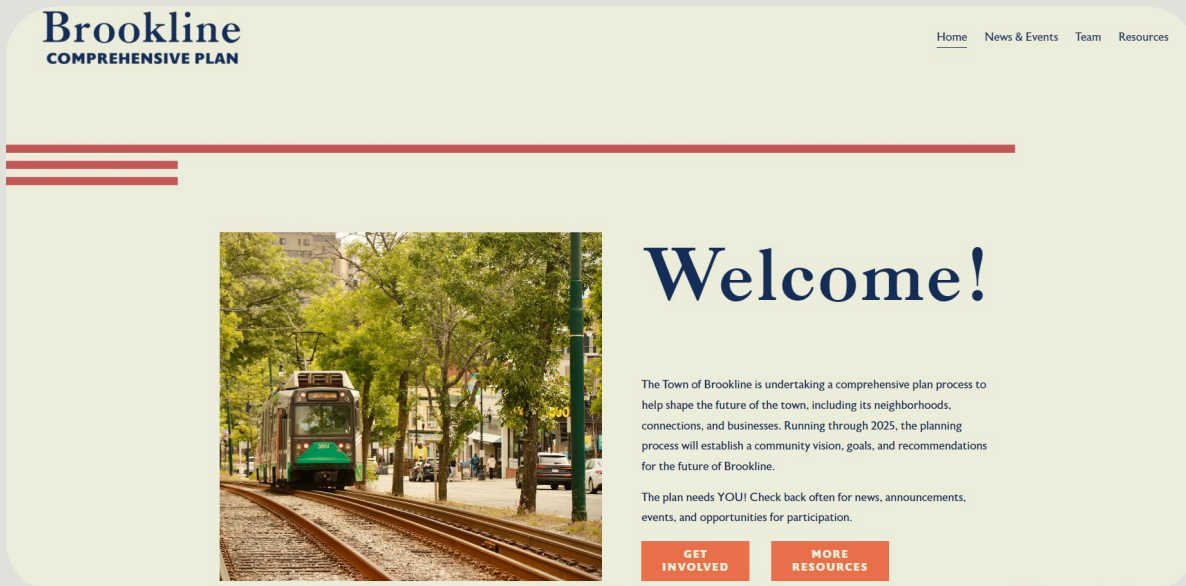
This form of zoning only regulates use, height, massing or bulk and set backs. Creates  
A place no one wants to be in



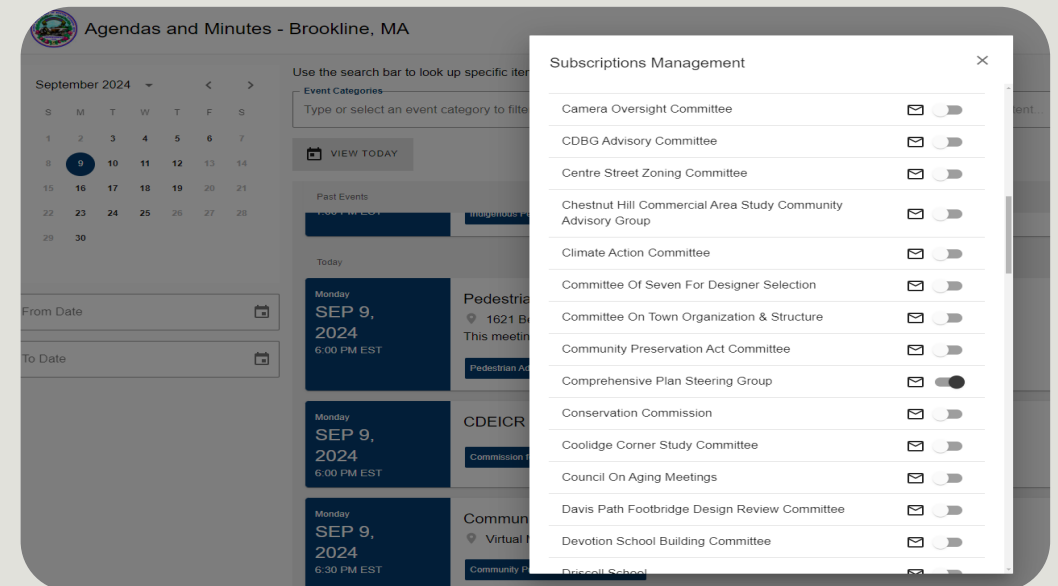
### **Form-Based Zoning**

Pedestrian-friendly  
Addresses Public Realm such as Wider sidewalks, people friendly facades and complete streets.  
Trees and other plantings enhance the environment  
A place intentionally made for everyone to enjoy

# Stay Updated!



Visit the Comprehensive Plan Website:  
<https://brooklinecompplan.com/>  
or Jacob Collins – [Jcollins@brooklinema.gov](mailto:Jcollins@brooklinema.gov)



Turn on Notifications for the Comprehensive Plan Steering Committee through Civic Engage