ARTICLE 15

X ARTICLE

Submitted by: Jeffrey P. Allen

To see if the Town will amend the Town of Brookline Zoning By-Law and Zoning Map as follows:

1. **By adopting the following map change, the Town hereby establishes a new overlay district entitled the *Pleasant Street Multifamily Overlay District* ("PSMOD").**

The PSMOD shall consist solely of Assessor's Parcel ID 046-20-00, known as 26 Pleasant Street, currently located in the M-1.0 zoning district. The boundaries of the Pleasant Street Multifamily Overlay District shall be as described above and depicted in **Figure A** below. Figure A is for illustrative purposes only and is intended to identify zoning boundaries; dimensional requirements and compliance shall be governed exclusively by the Zoning By-Law.

FIGURE A: Proposed 26 Pleasant Street Multifamily Overlay District Map

2. **By amending Section 3.01.4 of the Zoning By-Law by adding the following new subsection after the existing last subsection to incorporate the Pleasant Street Multifamily Overlay District into the list of recognized overlay districts:**

"*r. Pleasant Street Multifamily Overlay District.*"

3. **By amending Section 4.07, Table of Use Regulations, to modifying Use 6E – Multifamily Housing by adding the following sentence at the end of the use description:**

"*Within the Pleasant Street Multifamily Overlay District, Multifamily Housing shall be permitted by Special Permit, subject to compliance with Section 5.06.4.r.*"

4. **By amending Section 5.06.4 of the Zoning By-Law to add the following new subsection to establish governing standards, dimensional flexibility, and permitting authority for development within the Pleasant Street Multifamily Overlay District:**

"*r. Pleasant Street Multifamily Overlay District*

1. *Purpose and Intent*

It has been determined that 26 Pleasant Street represents an appropriate location for multifamily residential development due to its proximity to transit and established infrastructure. The purposes of this Overlay District are to:

- *Encourage transit-oriented residential development;*
- *Allow the option of commercial use on the ground floor while maintaining multifamily residential development as the principal use.*
- *Provide flexibility in height and density while maintaining oversight by the Planning Board and Zoning Board of Appeals;*
- *Ensure high-quality site planning, architectural design, landscape design and neighborhood compatibility.*

2. *Applicability*

The provisions of this Section shall apply to all development within the Pleasant Street Multifamily Overlay District, notwithstanding the requirements of the underlying M-1.0 district or any other provision of this By-Law to the contrary, except as expressly stated herein. All other applicable provisions of the Zoning By-Law, including provisions allowing dimensional or other relief by Special Permit, shall continue to apply.

3. *Permitted Use*

   Multifamily dwellings containing three (3) or more dwelling units shall be permitted by Special Permit granted by the Zoning Board of Appeal and subject to Design Review as set forth in Section 5.09 of the By-law.

   Ground-floor commercial uses may also be authorized as part of a mixed-use development by Special Permit. Such commercial space shall be optional and shall not be required as a condition of development within the Pleasant Street Multifamily Overlay District.

4. *Dimensional Standards*

   Notwithstanding the Dimensional Requirements set forth in Table 5.01, within the Pleasant Street Multifamily Overlay District:

   - *The maximum Floor Area Ratio (FAR) may be permitted up to **4.0**; and*
   - *The maximum building height may be permitted up to **85 feet** and shall be measured pursuant to § 5.30.*
   - *The minimum required setbacks will be reduced to allow for a front yard 10-foot setback (on Pleasant Street); a 15-foot setback (on John Street), a 10-foot side yard setback, and; a 0-foot rear yard setback. Any minimum required setback can be reduced by Special Permit granted by the Zoning Board of Appeals.*
   - *The minimum required useable open space will be reduced to three percent (3%) of the gross floor area, excluding parking areas. Notwithstanding § 5.91(2)(d), the requirement that usable open space serving a multiple dwelling be located at least ten (10) feet from the front lot line shall not apply within the Pleasant Street Multifamily Overlay District.*
   - *The minimum required landscaped open space will be reduced to five percent (5%) of the gross floor area, excluding parking areas. Any minimum required open space can be reduced by Special Permit granted by the Zoning Board of Appeals. Notwithstanding the definition of Landscaped Open Space in § 2.15 of the By-law, the limitation that hard-surfaced walks and terraces may not exceed thirty percent (30%) of the total required landscaped open space shall not apply within the Pleasant Street Multifamily Overlay District.*

5. *Parking*

   Notwithstanding any provision of the Coolidge Corner Overlay District or any other section of this By-Law to the contrary, above-grade, on-grade and below-grade parking located within a structure or at grade shall not be counted toward Floor Area Ratio calculations within the Pleasant Street Multifamily Overlay District. The minimum required within the

Pleasant Street Multifamily Overlay District shall be reduced to 0.5 of the number of units and can be further reduced by Special Permit granted by the Zoning Board of Appeals.

6. *Affordable Housing*

   All residential development within the Pleasant Street Multifamily Overlay District shall comply with Section 4.08 (Inclusionary Zoning).”

7. *Number of Units and Unit Sizes*

Units	Measurement
Number of Units	94-96
Minimum	485 GSF
Maximum	1,240 GSF

Table showing the total number of proposed units as well as the minimum and maximum GSF and NSF.

5. By amending Table 5.01, Table of Dimensional Requirements, by adding Footnote 22, which footnote shall read as follows:

“*See Section 5.06.4.r, Pleasant Street Multifamily Overlay District, with respect to applicable dimensional standards and permitted modifications*.”

…or act upon anything else relative thereto.

PETITIONER’S ARTICLE DESCRIPTION

This Article proposes to create a new Pleasant Street Multifamily Overlay District (“PSMOD”) encompassing 26 Pleasant Street, a severely underutilized property currently zoned M-1.0, in order to allow the development of a predominantly multifamily residential building, with an option of ground-floor commercial space, subject to Planning Board Special Permit and Site Plan Review. The overlay would permit multifamily residential development of up to seven (7) stories at 85 feet and a maximum floor area ratio (FAR) of 4.0, with reduced parking requirements consistent with transit-oriented development principles.

The proposed zoning amendment would enable the creation of approximately 96 new residential units, ranging from 1,240 GSF to 485 GSF, including required affordable housing, in close proximity to transit services. By concentrating housing growth in an appropriate, transit-accessible location, the Article advances the Town’s Housing Production Plan, supports compliance with the MBTA Communities Act, and aligns with

the scale and intent of nearby overlay districts, including the MBTA-CA Multifamily Overlay District and the Waldo-Durgin Overlay District. The proposed zoning amendment would also create 2,912 square feet of usable open space, including a 2,100 square foot pocket park in the front of the building and an 812 square foot roof deck on the 7th floor. The proposed zoning amendment would further create 7,565 square feet of landscape open space.

Importantly, the Article replaces a low-intensity, underperforming use with housing that responds to demonstrated community need, while maintaining strong Planning Board and Zoning Board of Appeals oversight to ensure high-quality design, neighborhood compatibility, and environmental sustainability. The redevelopment of 26 Pleasant Street is expected to significantly increase the Town's property tax base, contribute to long-term fiscal stability, and promote more efficient use of land and infrastructure, all while reinforcing Brookline's commitment to smart growth and housing opportunity.

COMMITTEE REPORT & RECOMMENDATION

<<ANY COMMITTEE REPORTS WILL BE INCLUDED IN THIS SECTION>>

SELECT BOARD'S RECOMMENDATION

<<LEAVE BLANK. THIS SECTION WILL BE POPULATED FOR THE COMBINED REPORTS>>

ROLL CALL VOTE:

Aye:
- Board Member
- Board Member

No:
- Board Member
- Board Member

Abstain:
- Board Member
- Board Member

ADVISORY COMMITTEE'S RECOMMENDATION

Leave blank. This section will be populated for the Combined Reports

Recommendation:

Executive Summary	
Voting Yes will...	
Voting No will...	
Financial impact	

Introduction

Discussion

Recommendation

ARTICLE X ADVISORY COMMITTEE VOTES [membership list to change]

Article Description	**Name of Article**
AC recommendation (Favorable Action unless indicated)	**VOTE X-X-X**
Michael Berger	Y
Ben Birnbaum	
Harry Bohrs	
Cliff Brown	

Anthony Buono	Y
Elise Couture-Stone	Y
John Doggett	
Harry Friedman	Y
David-Marc Goldstein	Y
Neil Gordon	Y
Susan Granoff	Y
Perry Grossman	Y
Kelly Hardebeck	
Alisa Jonas	Y
Janice Kahn	Y
Brian Ladd	Y
Alec Lebovitz	Y
Carol Levin	Y
Liz Linder	
Pam Lodish	Y
Joslin Murphy	Y
Donelle O'Neal, Sr.	Y
Linda Olson Pehlke	Y
Fran Perler	Y
David Pollak	Y
Carlos Ridruejo	Y
Margaret Robotham	Y
Lee Selwyn	
Christine Westphal	Y
Dennis Doughty *	
* Chairperson does not vote except to break a tie	

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