

From the warrant report for the 2014 annual town meeting, Article 15, pp. 15-15, 16

Selectmen Ken Goldstein and Neil Wishinsky co-chaired the Brookline Place Advisory Committee (BPLAC) and are proud of the committee's extensive work that led to the BPLAC submission by a 9-0-1 vote of zoning Warrant Article 15. Committee members included Debbie Anderson, John Bassett, Edie Brickman, Guus Driessen, Cynthia Gunadi, Linda Hamlin, Steve Lacker, Ken Lewis, Ali Mahajer, Arlene Mattison, Linda Olson Pehlke and Mark Zarrillo.

The Board of Selectmen heard presentations throughout BPLAC's six month process, both from Boston Children's Hospital as well as BPLAC members and town staff and several consultants (financial, parking and environmental). In its review of these:

- Is this site appropriate for the scale of development being proposed?
- Is the proposal right for Brookline?
- Will the proposal improve Brookline Village?
- Is the proposal financially feasible?
- Have the key assertions and assumptions of the developer been peer reviewed by Town hired consultants and/or BPLAC members with specific expertise?
- Have we considered the various approaches to safely dealing with the environmental conditions and high water table of the site combined with the question of financial feasibility?
- Have the impacts on neighbors (including shadows) been considered, minimized and mitigated as much as possible?
- Has the proposal considered the confluence of public transportation options available at the site including a robust Transportation Demand Management program?
- Does the proposed zoning promote a pedestrian orientation, design congruent with the Brookline Village Green Line station and guaranteed additional open space?
- Has the proposed zoning been drafted in a way to insure, as much as possible, that the vision of the site we are being shown will be what is delivered while providing some flexibility in the design review process to respond to issues unforeseen at this time?
- Have we done all that we prudently can to draft the zoning so the pedestrian access "desire line" between the Brook House and Brookline Village is maintained?
- Will the Town receive the benefits, mitigation payments, and increases in tax payments in conjunction with tax certainty necessary to mitigate the impacts of the project?
- Will the Memorandum of Agreement contain incentives to meet agreed upon timelines and protections against an incomplete project? (We don't want a Brookline version of Filene's)
- Have the concerns of BPLAC members over the 6-months of deliberation been addressed as much as possible?