



Brookline for Everyone
411 Washington Street
Brookline, MA 02446

Members of the Board: As of October 18, 2023

Amanda Zimmerman
Paul Saner
Jeff Wachter
Jonathan Klein
Alden Raine
Katha Seidman
Deborah Brown
Katherine Haenschen

**Via email in care of
Polly Selkoe (pselkoe@brooklinema.gov)**

Steve Heikin, Chair
Brookline Planning Board
Town Hall, 333 Washington Street
Brookline, MA 02445

Re: Warrant Article 6

Dear Chair Heikin and Planning Board:

Brookline for Everyone (B4E) is a grassroots organization of Brookline residents who want Brookline to be economically thriving, racially inclusive and environmentally sustainable. To accomplish these goals, we believe that Brookline needs more housing – affordable housing, subsidized housing, work-force housing, and market rate housing. As has been well-documented, the demand for housing in the greater Boston area including Brookline far outstrips supply, leading to a cost of housing that is unaffordable for most families.

As a small step in the right direction of more housing opportunity in Brookline, B4E strongly supports WA 6, a proposed rezoning of 3 parcels along on Mason Terrace to M1.5 which would (i) create zoning consistency with the adjacent lots on the south side of Mason Terrace, and (ii) allow additional development on the petitioner's lot to accommodate a new home for part of their family. This will be a modest, but meaningful, step to allow creation of additional homes in this transit rich location.

While not the immediate intent, we support WA 6 with the full knowledge that the zoning change could in the future allow development of an apartment building at 99 Mason Terrace of up to 20,000 sf, and additional smaller apartment buildings at 111 and 117 Mason Terrace. Building of that scale would be completely appropriate to the scale of other adjacent buildings, and would create additional opportunities for more homes, including more affordable homes under the terms of our

Inclusionary Zoning ordinance. These new homes would be near our commercial districts and transit, benefitting the Town, our businesses, the climate, as well as the potential future residents.

Finally, as supporters of the Planning Process Study Committee (on which two of our Board members serve) and of Brookline's upcoming comprehensive planning process, we want to emphasize that a zoning change such as this one is not inconsistent with Brookline's longer term goal to create and implement a Comprehensive Plan. Throughout the discussion of the Comprehensive Plan over the last two years, we have consistently pointed out that we can not put everything on hold waiting for the outcome of a 3-5 year planning/rezoning process. Freezing everything in place is looking backward; as a Town, we need to look forward, plan for the future, and at the same time make some changes now to address the urgent challenges of climate and housing affordability in Brookline.

Thank you for your consideration of these comments.

Sincerely,

Brookline for Everyone