

Matt Hyatt - Chair
Andrea Brue - Clerk
Linda K. Hamlin
Steven A. Heikin
Blair Hines
Thomas Renkes
Mark J. Zarrillo



[Click Here to Register for Meeting](#)

Or call: [646-828-7666](tel:646-828-7666)

Planning Board Agenda
Morning Sign/Facade Meeting & Presentation on Centre Street Parking Lot
Wednesday, September 9, 2026 at 8:30 AM

After registering, you will receive a confirmation email containing information about joining the meeting.

- 1. Public Comment on Matters Not on the Agenda**
- 2. Sign/Façade Review Cases**
 - 2a. **12 Cypress Street** – (Brookline Beauty Nails & Spa) Install new façade sign for Veloz Barbershop Pct. 6
 - 2b. **1376 Beacon Street** – (OneZo) Install new façade sign for O’Poke. Pct. 9
- 3. PRESENTATION ON CENTRE STREET PARKING LOT**
 - 3a. Presentation by Economic Development Director Meredith Mooney

For help attending meetings on Zoom, go to BrooklineMA.gov/ZoomTips. If you need reasonable accommodations or modifications related to this meeting, please contact Sarah E. Kaplan, ADA Compliance Officer, at skaplan@brooklinema.gov or call [617-730-2329](tel:617-730-2329). ADA Information: BrooklineMA.gov/Town-Legal-Notice
Requests for language access may be sent to the Language Access Coordinator at ODEICR@brooklinema.gov.



EFP DESIGN
Signs & Graphics

EFP DESIGN | Signs & Graphics
120 Albion Street
Wakefield, MA 01880
781-213-2600
efpsigns@gmail.com

QUOTATION

CUSTOM EXTERIOR SIGN

PROJECT LOCATION

Brookline, Massachusetts

SIGN SIZE

8 ft x 3 ft
(96 in x 36 in)

QUOTE DATE

August 18, 2026

VALID FOR

30 Days

PROPOSED SIGN – DESIGN



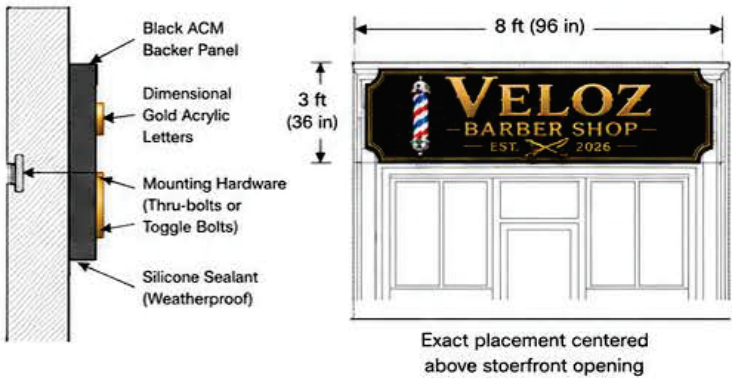
SIGN SPECIFICATIONS

- | | |
|-----------------|--|
| • Overall Size: | 8 ft x 3 ft (96 in x 36 in) |
| • Sign Cabinet: | Exterior-grade Black ACM Panel with decorative gold border |
| • Lettering: | Custom dimensional letters in Gold Mirror Acrylic |
| • Graphics: | Gold vinyl or acrylic details (Est. 2026 with scissors) |
| • Barber Pole: | Illuminated LED Barber Pole |
| • Illumination: | Gooseneck lights (3) – optional |
| • Installation: | Flush mount to facade with exterior-grade hardware |
| • Electrical: | By others (if illuminated) |

SIGN MOCKUP ON FACADE



INSTALLATION DETAIL (CONCEPTUAL)



SCOPE OF WORK

- ✓ Fabricate and install exterior sign as shown
- ✓ Custom dimensional gold mirror acrylic letters
- ✓ Illuminated barber pole
- ✓ Gooseneck lighting (3) – optional
- ✓ Professional installation with exterior-grade hardware
- ✓ City of Brookline sign permit application and processing included (permit fees NOT included)

NOTES

- Municipal permit fees are NOT included and will be billed separately.
- Any special engineering, electrical work, structural modifications, or additional municipal requirements are not included.
- This quotation is valid for 30 days from the quote date.

CLIENT APPROVAL

Authorized Signature: _____

Print Name: _____

Date: _____

Planning Board

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SIGN REVIEW

To: Brookline Building Commissioner
From: Brookline Planning Board
Date: September 9, 2026
Subject: Install new façade sign for Veloz Barbershop
Location: 12 Cypress Street

Atlas Sheet: 35

Block: 177

Lot: 37

Zoning: G-1.0

SITE AND NEIGHBORHOOD

12 Cypress Street is a one-story commercial space that shares a building with several restaurants. The space was formerly Brookline Beauty Nails & Spa. The property is located at the intersection of Cypress Street and Harvard Street across from the CVS in the Brookline Village area in the G -1.0 “General Business” zoning district.

APPLICANT’S PROPOSAL

The applicant is proposing to install a new façade sign above the transom window. The proposed sign would be 8’x3’ with a black background and gold lettering with the business name and a logo of a barbershop pole on the left.

The proposed logo would be internally illuminated with an LED and three goose neck lamps would be installed above the façade sign.

FINDINGS

Section 7.01: Signs in All Districts

All regulated façade alterations shall be subject to the design review process by the Planning Board.

PLANNING BOARD DECISION

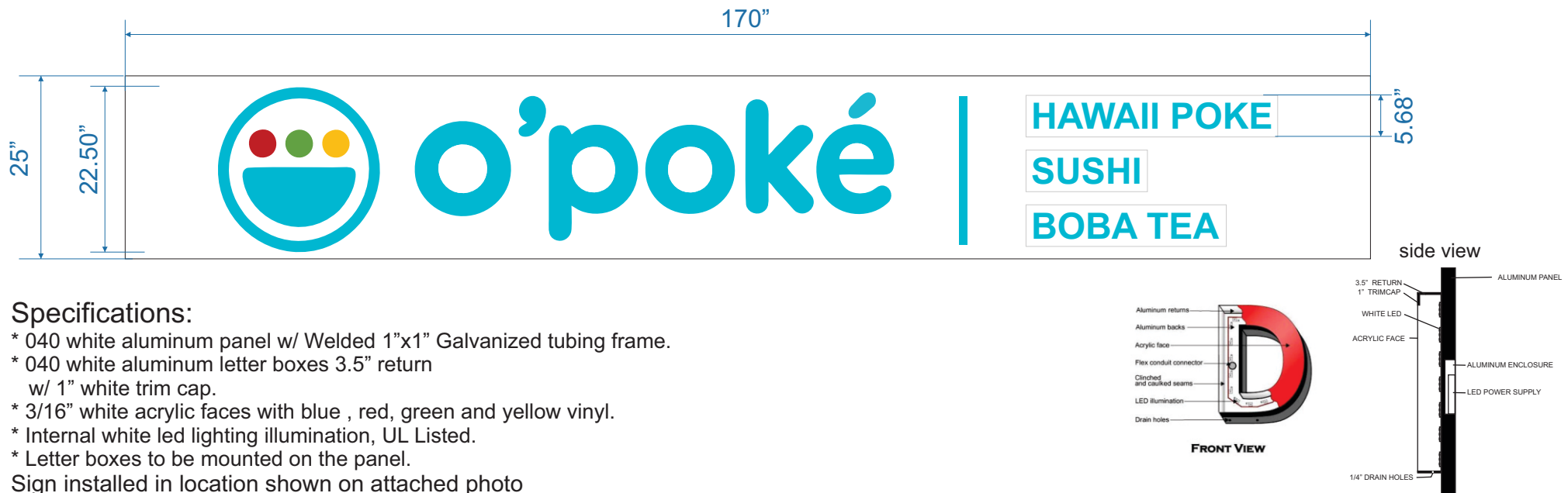
The Planning Board has no objection to the proposed façade sign and therefore approves the façade and sign plans by EFP Design dated August 18, 2026 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final sign plans, indicating all dimensions, letter heights, lighting details and materials, subject to the review and approval of the Director of Regulatory Planning or designee.
2. Lighting shall be controlled by a rheostat and limited to operating hours.

CDJ

MAP AND CONTEXT





Specifications:

- * 040 white aluminum panel w/ Welded 1"x1" Galvanized tubing frame.
- * 040 white aluminum letter boxes 3.5" return w/ 1" white trim cap.
- * 3/16" white acrylic faces with blue, red, green and yellow vinyl.
- * Internal white led lighting illumination, UL Listed.
- * Letter boxes to be mounted on the panel.

Sign installed in location shown on attached photo

This sign is intended to be installed in accordance with the requirement of Article 600 of the National Electrical Code and/or other applicable local code. This includes proper grounding and bonding of the sign.

Proposed

Existing



same sizes as existing sign



Channel Letter Sign

This image is for general reference only, and may not accurately represent the actual product.

Customer: **Olivia Yan**

Company: **O'Poke**

Phone: **732-910-0607**

Original: **08/24/2026** Revision:

Estimate(\$0 Means No Price):

Address: **1376A Beacon St.**

City: **Brookline**

State/Zip: **MA 02446**

File Name: **O Poke**

Job No: **15441**

The undersigned, in his or her individual and official capacity, hereby certifies that the quoted prices, designs, specifications, terms, and conditions are accepted. New CC Sign is authorized to perform the work as specified.

X _____ Date _____

Print Name _____

NEW CC SIGN

259 Quincy Ave. Quincy, MA 02169

TEL: 617.479.8552 / 617-210-7982

Fax: 617.479.4852

ccsignboston@gmail.com

NEW CC Sign ALL RIGHTS RESERVED



Planning Board

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SIGN REVIEW

To: Brookline Building Commissioner
From: Brookline Planning Board
Date: September 9, 2026
Subject: Install new façade sign for O’Poke
Location: 1376 Beacon Street

Atlas Sheet: 16

Block: 082

Lot: 09

Zoning: G – 1.75 (CC)

SITE AND NEIGHBORHOOD

1376 Beacon Street is a commercial space on the ground floor of a two-story multi-use building with residential units on the floor above. The property shares the building with several other restaurant and commercial spaces on the ground floor. It is located within the G – 1.75 Coolidge Corner zoning district.

APPLICANT’S PROPOSAL

The applicant is proposing to replace the existing black Mochinut and Onezo Sign with a white sign for “o’poke”. The sign would be 170” across and 25” tall with white backing and teal lettering with the business name, details on what they sell, and a logo on the left. The proposed sign would be the same size as the existing and would be internally illuminated.

FINDINGS

Section 7.01: Signs in All Districts

All regulated façade alterations shall be subject to the design review process by the Planning Board.

PLANNING BOARD DECISION

The Planning Board has no objection to the proposed façade sign and therefore approves the façade and sign plans by New CC Sign dated August 24, 2026 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final sign plans, indicating all dimensions, letter heights, lighting details and materials, subject to the review and approval of the Director of Regulatory Planning or designee.
2. Lighting shall be controlled by a rheostat and limited to operating hours.

CDJ

MAP AND CONTEXT



COOLIDGE CORNER
CENTRE
STREET
EXPLORATORY STUDY

PROJECT BACKGROUND
September 2026

OVERVIEW

- Quick reference links on project background and recommendations
- 21st Century Centre Street Lots Discussions
- Recap of Centre Street Lots Exploratory Study process and recommendations
- Select Board requested next steps (January 2026)
- Centre Street Lots Exploratory Committee next steps recommendations

QUICK REFERENCE LINKS

[Centre Street Lots Exploratory Study Project Page](#)

[Centre Street Lots Exploratory Committee Page](#)

Centre Street Lots Committee Study Reports

- [Centre Street Lots Study Final Report](#)
- [Centre Street Lots Committee Joint Minority Report](#)
- [Centre Street Lots Minority Report from Marion Freedman-Gurspan](#)

Presentations:

- **A More Walkable Brookline Event:** Follow this link for a [recording of the Sept. 10, 2025 engagement event](#) held on September 10, 2025 at the Coolidge Corner Theatre.
- [January 27, 2026 Centre Street Lots Committee Presentation to the Select Board \(Part 1\)](#) [Timestamp: 3:01:30 – 4:38:00]
- [February 3, 2026: Centre Street Lots Committee Presentation to the Select Board \(Part 2\)](#) [Timestamp: 2:41:30 – 3:32:00]

Centre Street Lots Exploratory Study Community Survey

- Analysis of the [results of the Community Survey](#).

CENTRE STREET LOTS TODAY

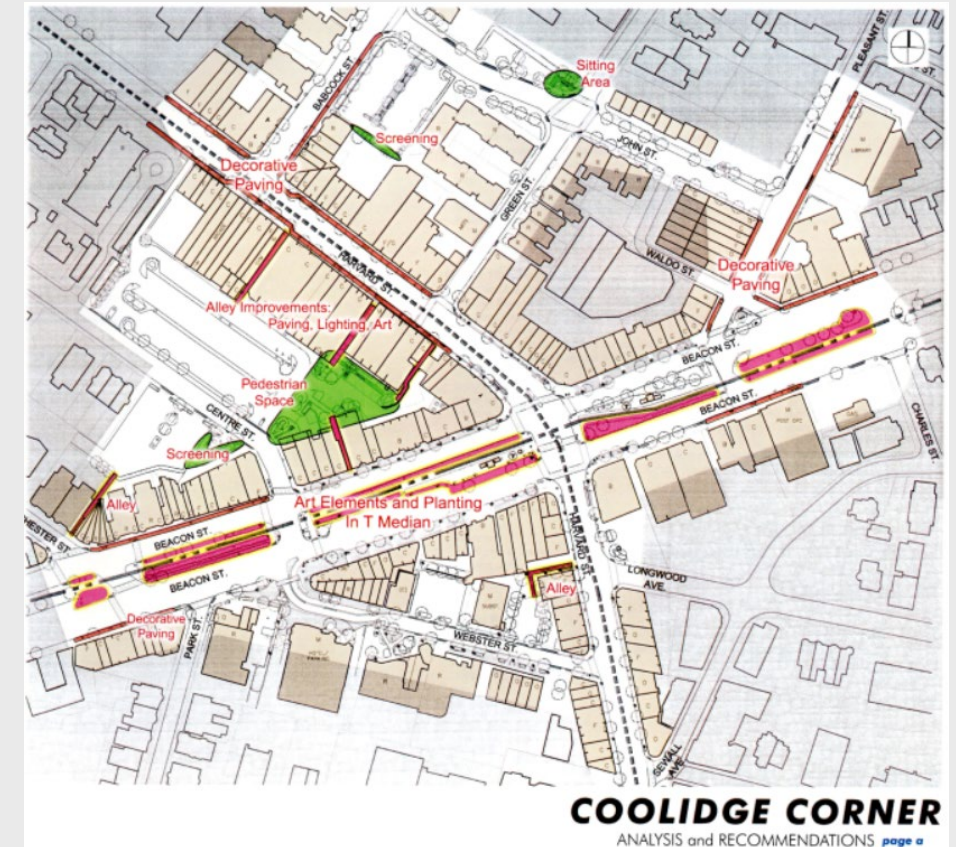


- **Combined:** 2.48 acres, 192 spaces
- **Centre Street East Lot:** 1.88 acres, 144 spaces
- **Centre Street West Lot:** 0.60 acres, 48 spaces

PREVIOUS PLANNING EFFORTS

- I. *Commercial Areas Streetscape Master Plan (2003)*
- II. *2005-2015 Comprehensive Plan (2005)*
- III. *Coolidge Corner District Plan (2007)*
- IV. *Commercial Vibrancy Coolidge Corner Open Space Walk (2013)*
- V. *Coolidge Corner Centre Street East Parking Lot Improvements: Alternative Reconfiguration Study / Draft (January 2014)*
- VI. *Coolidge Corner Consumer Survey (2014)*
- VII. *Climate Action Plan (2018)*
- VIII. **Coolidge Corner & JFK Crossing Rapid Recovery Plan (2021)**
- IX. *Electric Vehicle Charging Stations Inventory*

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COOLIDGE CORNER RAPID RECOVERY PLAN (2021)

The basis for the Centre Street Lot Re-envisioning ARPA project proposal



PROCESS

DATA COLLECTION

FOCUS GROUPS &
COMMUNITY FORUM

PROJECT DEVELOPMENT

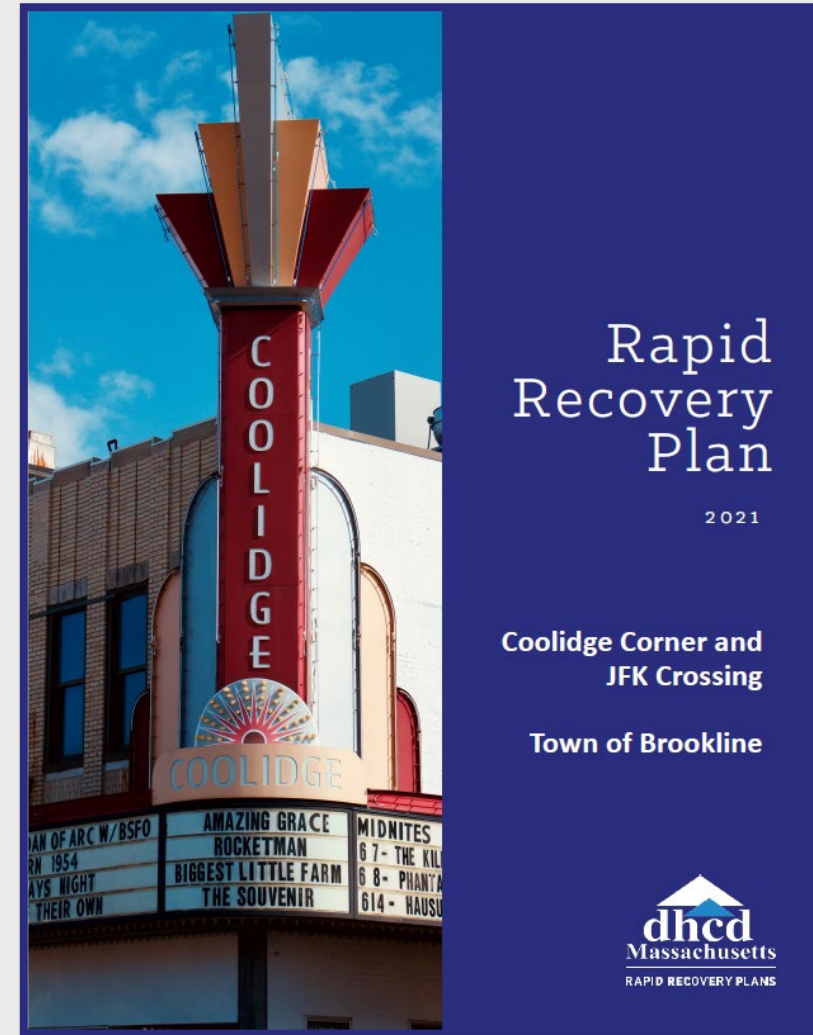
SUBJECT MATTER EXPERT
CONSULTATIONS

BEST PRACTICE RESEARCH

OVERSIGHT

Economic Development Advisory
Board (EDAB)

Small Business Development
Committee (SBDC)

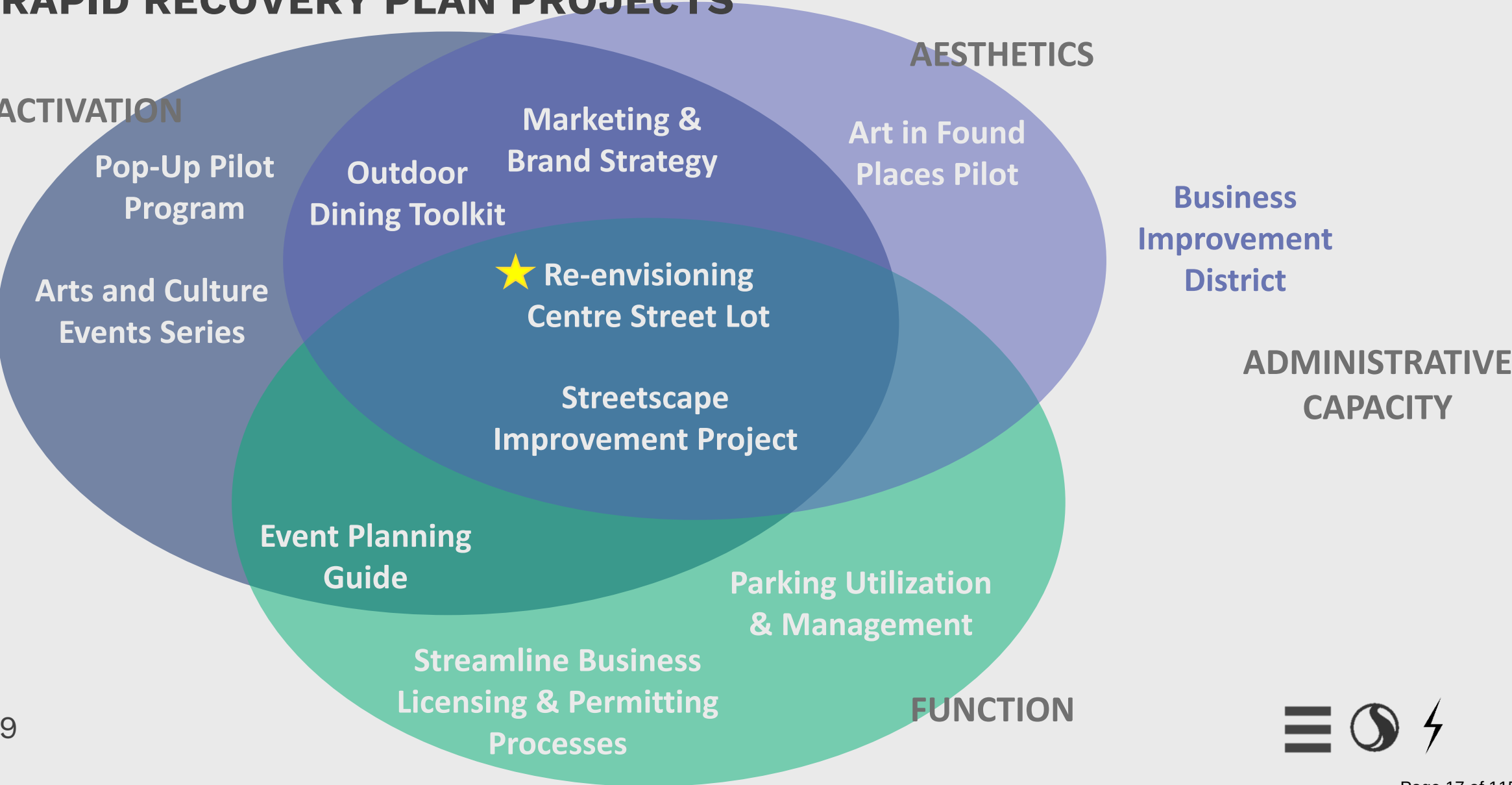


COOLIDGE CORNER RAPID RECOVERY PLAN

EXECUTIVE SUMMARY

Coolidge Corner & JFK Crossing's recovery will depend on building organizational capacity, fostering a stronger commercial area identity, and mastering parking utilization and management practices that will unlock the commercial core's full placemaking potential.

COOLIDGE CORNER & JFK CROSSING RAPID RECOVERY PLAN PROJECTS





CENTRE STREET LOT RE-ENVISIONING / PARKING STRUCTURE



Existing Condition: Centre Street Municipal Parking Lot, Brookline, MA (April 2021)



Existing Condition: Centre Street Municipal Parking Lot, Brookline, MA (April 2021)



CENTRE STREET LOT RE-ENVISIONING / PARKING STRUCTURE



Houston, TX

Houston Medical Center Parking Garage



6,000 sq. ft. ADA-accessible rooftop garden. Serves as open space and group meeting space.



Berkeley, CA

Center Street Parking Garage



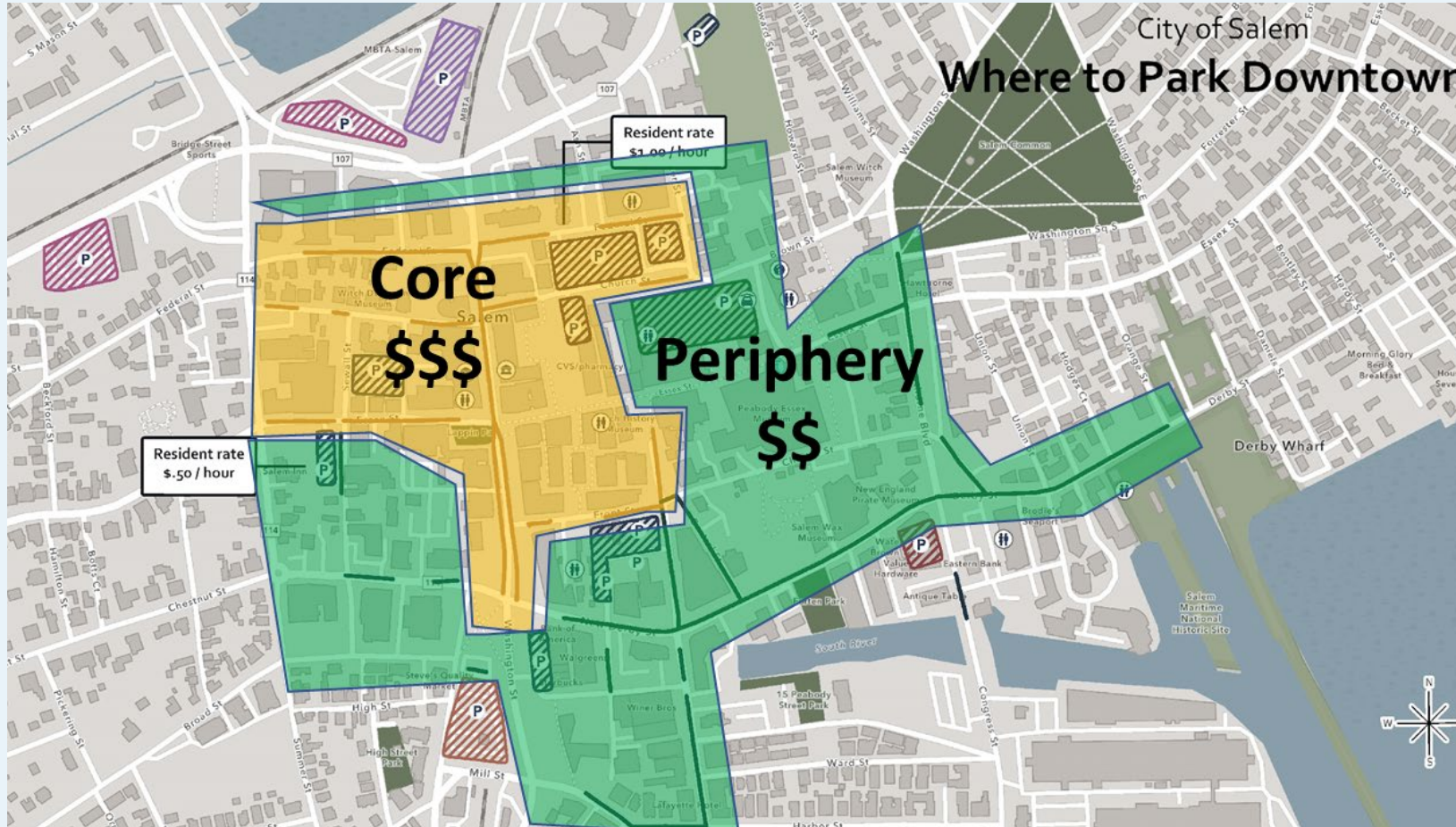
720-space garage with dynamic façade, ground-level art-exhibit space, café, with curbside parklet.



PARKING UTILIZATION AND MANAGEMENT



Salem, MA Parking Analysis



Parking management analysis in Salem



Beverly, MA Parking Implementation



Example of parking district signage in Beverly



Salem, MA Ped-level parking wayfinding signs



Stickers on parking meters tell pedestrians how their money will be used

CENTRE STREET LOTS EXPLORATORY STUDY (2025)

ARPA-funded project



Committee Charge

The Committee will work collaboratively with Town staff, as well as project consultants, to:

- evaluate how the Lots currently serve the community, and explore ways the Lots could better serve and benefit the community if redesigned
- engage diverse stakeholders regarding the future of the Centre Street Lots
- identify and adopt a vision for the site, including desired uses, and articulate further actions necessary to realize the vision which has been adopted

Committee Charge, continued...

Public engagement, visioning, and production of redesign concepts should be completed, summarized in a comprehensive report, and submitted to the Select Board no later than March 31, 2026. Upon completion of that report, the Committee will continue to collaborate with staff to identify a preferred redevelopment concept, and recommend implementation measures to realize the adopted vision for the site.

PROCESS AND COMMUNITY ENGAGEMENT

For the Centre Street Lots Exploratory Study



GUIDING PRINCIPLES



Ensure continued access for business owners and lot users

Coolidge Corner is a thriving mixed-use neighborhood and Brookline’s principal commercial district. Changes to the Centre Street Lots must ensure existing users, including local residents, continue to be supported.



Foster inclusive community engagement

A robust exploration of the future of the Lots necessitates deep community engagement with Brookline’s diverse constituencies, including small businesses, neighbors, visitors, civic institutions, and many more individuals and entities, with attention to those less vocal in Town policy-making.



Commit to environmental sustainability

Brookline takes its responsibility for sustainability seriously. This visioning exercise must reflect this commitment by prioritizing best environmental practices in its plan and approach.



Align with Brookline’s Plans and Priorities

To best address the needs of Brookline’s community members and their vision for the Town’s future, the vision for the Centre Streets Lots must mirror and complement the ongoing Comprehensive Plan process, and reflect established Town priorities.



Adopt a pragmatic fiscal approach

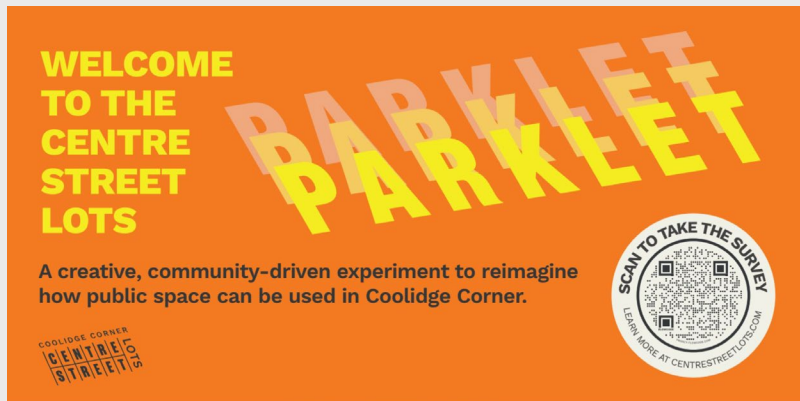
Given this exploratory exercise’s aim of producing a preferred, consensus-driven proposal with implementation potential, it must be grounded in Brookline’s fiscal realities and the economics of development and construction.





ENGAGEMENT + EVENTS

Small Business Roundtable
March 2025



**Parklet Active
Programming Events**
June 2025

Coffee at the Senior Center
May 5, 2025 at 2pm



Walkable City Talk
Coolidge Corner Theatre
September 10, 2025 at 7pm

**Brookline Farmers' Market
Tabling**
June 5, 2025



Tabling @ Brookline Day
September 14, 2025

CENTRE STREET LOTS EXPLORATORY STUDY COMMUNITY SURVEY

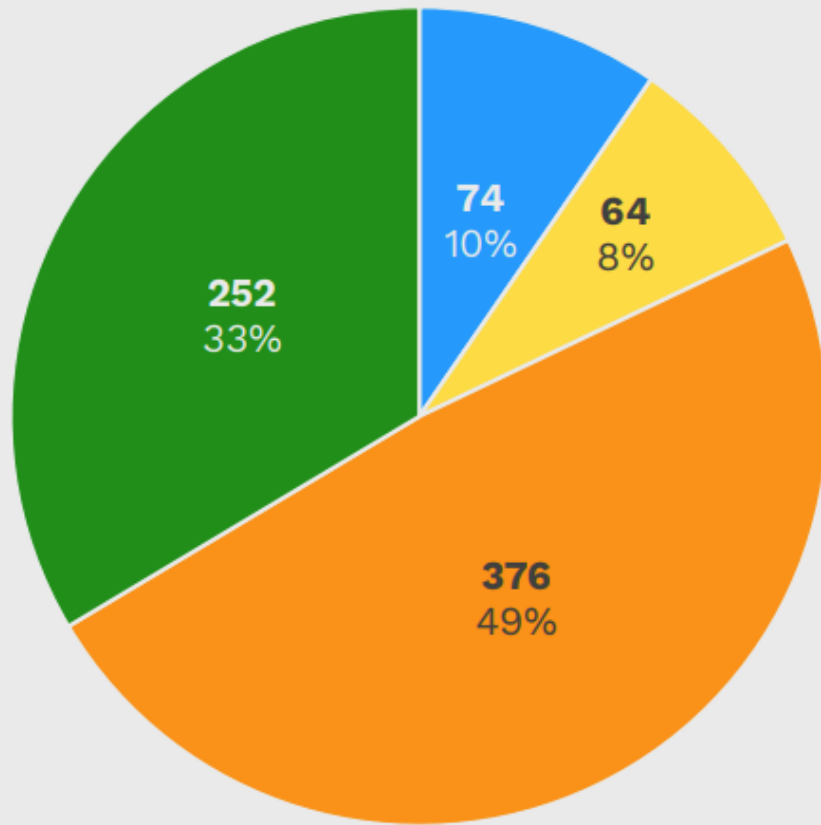
- Open 4/3/25 – 5/11/25
- Advertising:
 - A-frames in Lots
 - Soofa boards
 - Flyers
 - Website
 - Social media channels
 - Email listservs



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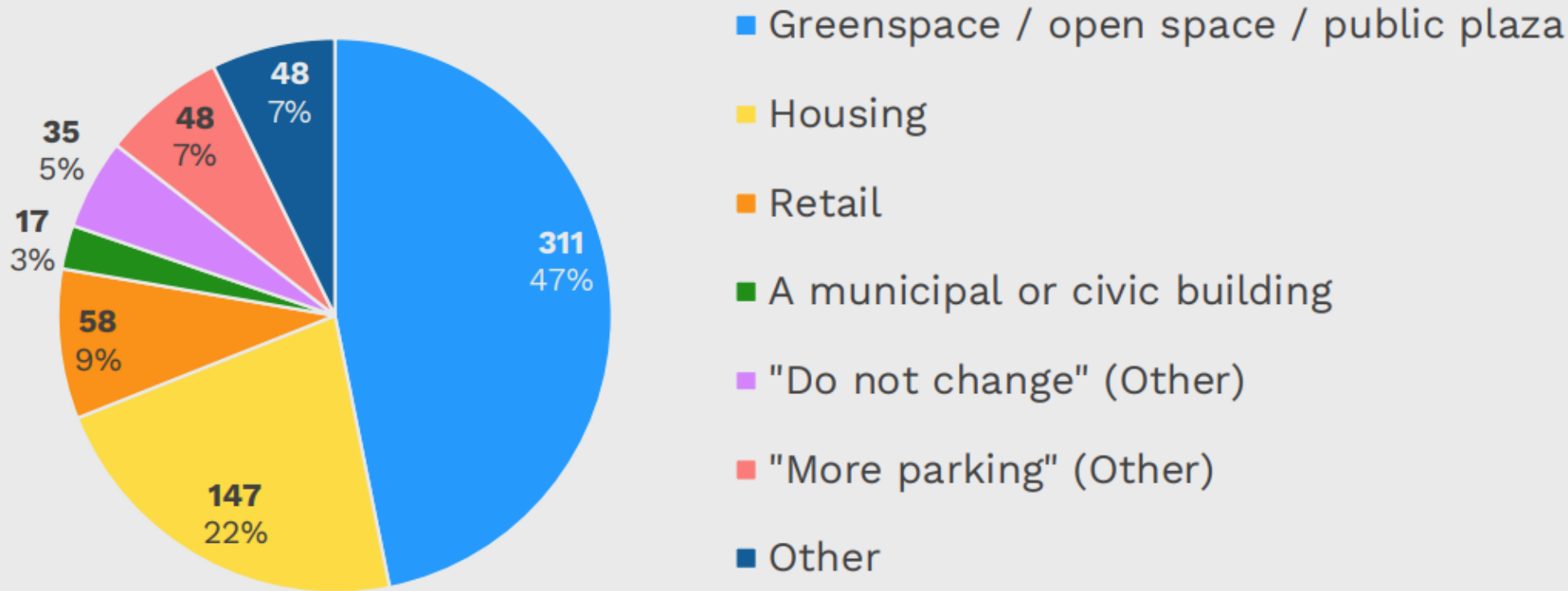
RESPONSES

CHOOSE WHICH OPTION BEST DESCRIBES YOUR PERSPECTIVE ON THE CENTRE STREET LOTS:



-  I don't think the Lots should change at all.
-  I think the Lots should be renovated to be nicer parking lots.
-  I'm open to the concept of changing the Lots, but not at the expense of less parking.
-  I'm open to the concept of changing the Lots and would be OK with some parking going away to accommodate other uses.

IF THE USE OF THE LOTS WERE CHANGED, MY **TOP PRIORITY** WOULD BE:



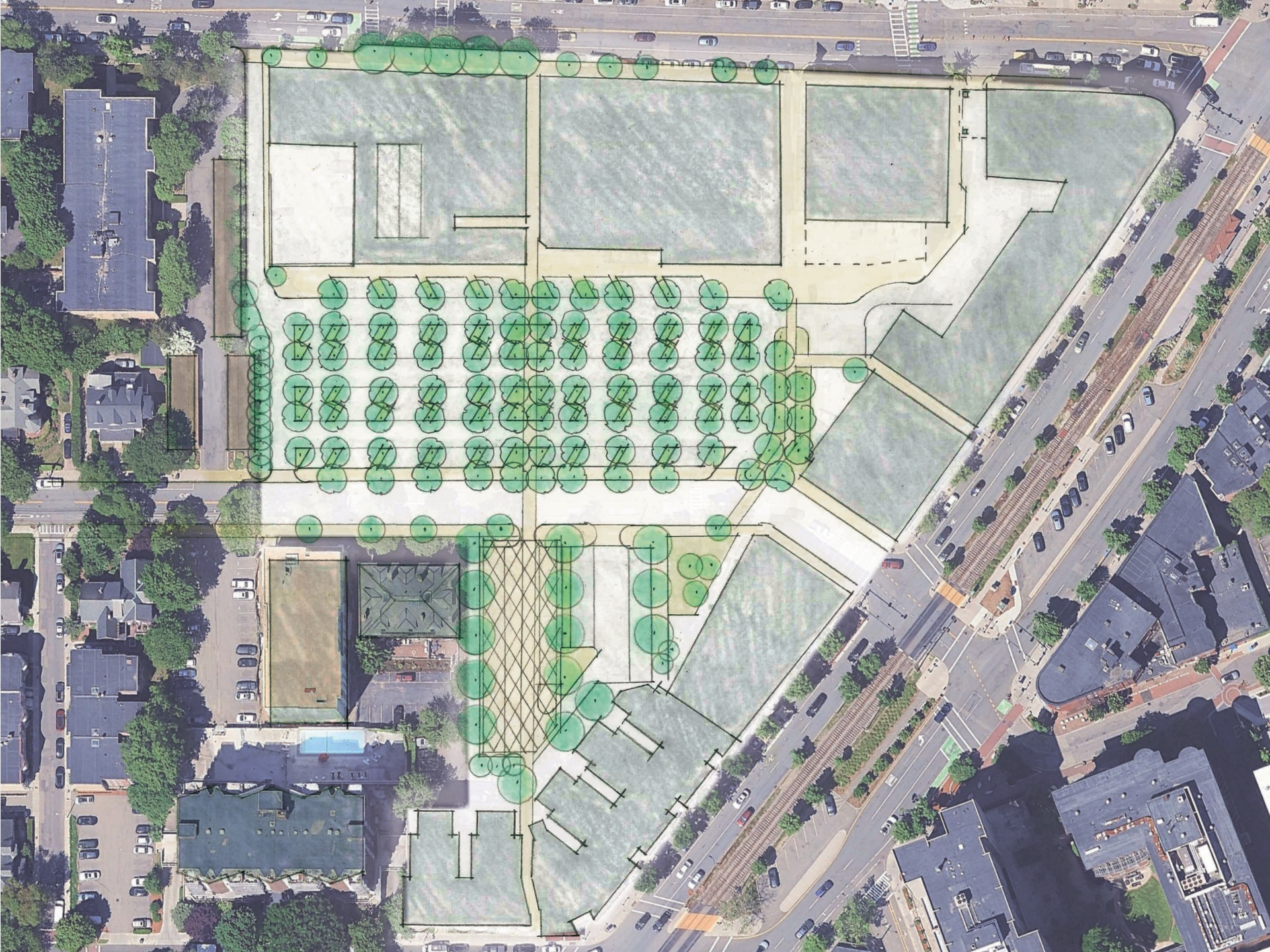
CONCEPTS

For re-envisioning the Centre Street Lots



THE GROVE

25



An aerial architectural rendering of a city block development. The central focus is a large, multi-story building complex with a mix of brick and modern glass facades. A prominent feature is a large, rectangular, multi-level parking structure with a green roof. The surrounding area includes various other buildings, some with flat roofs and others with more complex structures. The ground is a mix of paved areas, green spaces with trees, and a central plaza with a red brick pattern. The overall style is a detailed, colorful illustration that shows the proposed development in its urban context.

THE SIDE LOT



THE COLONNADE

An aerial architectural rendering of a city block development. The central focus is a cluster of modern, multi-story buildings with glass facades and green roofs. These buildings are surrounded by older, more traditional structures with brick and stone facades. The area is interspersed with trees and green spaces, including a large open area with a red brick pattern. The surrounding cityscape includes various other buildings, streets, and greenery, providing a context for the proposed development.

THE UNDERGROUND

SUMMARY OF OPTIONS

Option	Parking Spaces	Housing Units	Retail Space (Gross SF)	Estimated Cost	Estimated Cost + 20% Overrun	Estimated Cost + 40% Overrun
Existing	192	0	0	\$0	\$0	\$0
Option 1: “The Grove”	50 - 195	0 - 40	0	\$9,000,000 - \$11,000,000	\$12,000,000	\$14,000,000
Option 3: “The Side Lot”	300 - 335	80 - 110	6,000 - 10,000	\$29,000,000 - \$33,000,000	\$37,000,000	\$43,000,000
Option 4: “The Colonnade”	380 - 420	90 - 120	6,000 - 10,000	\$32,000,000 - \$38,000,000	\$42,000,000	\$49,000,000
Option 5: “The Underground”	375 - 415	190 - 270	10,000 - 15,000	\$47,000,000 - \$61,000,000	\$64,500,000	\$75,000,000

COMMITTEE RECOMMENDATIONS

“The Side Lot” and next steps for implementation

COMMITTEE RECOMMENDATION

Endorse “The Side Lot” Design Scenario

- Benefits include:
 - Restoration of housing in a transit-rich, walkable neighborhood
 - Improvement of the walkability and ADA accessibility of the site
 - Alignment with the Comprehensive Plan, MBTA Communities Act, Climate Action and Resilience Plan, and Housing Plan
 - Expansion of the commercial and residential tax base, plus revenue from a long-term lease through public private partnership

"THE SIDE LOT"



"THE SIDE LOT" DESIGN

Parking Spaces	300 – 335
Housing Units	80 – 100
Retail Space (Gross Square Feet)	6,000 – 10,000
Estimated Cost	\$29,000,000 – \$33,000,000
Estimated Cost + 20% Overrun	\$37,000,000
Estimated Cost + 40% Overrun	\$43,000,000

COMMITTEE RECOMMENDATION

Endorse “The Side Lot” Design Scenario

Sustain the Momentum built throughout the study by proceeding with the implementation phase

IMPLEMENTATION ROADMAP REQUEST FOR INFORMATION (RFI)

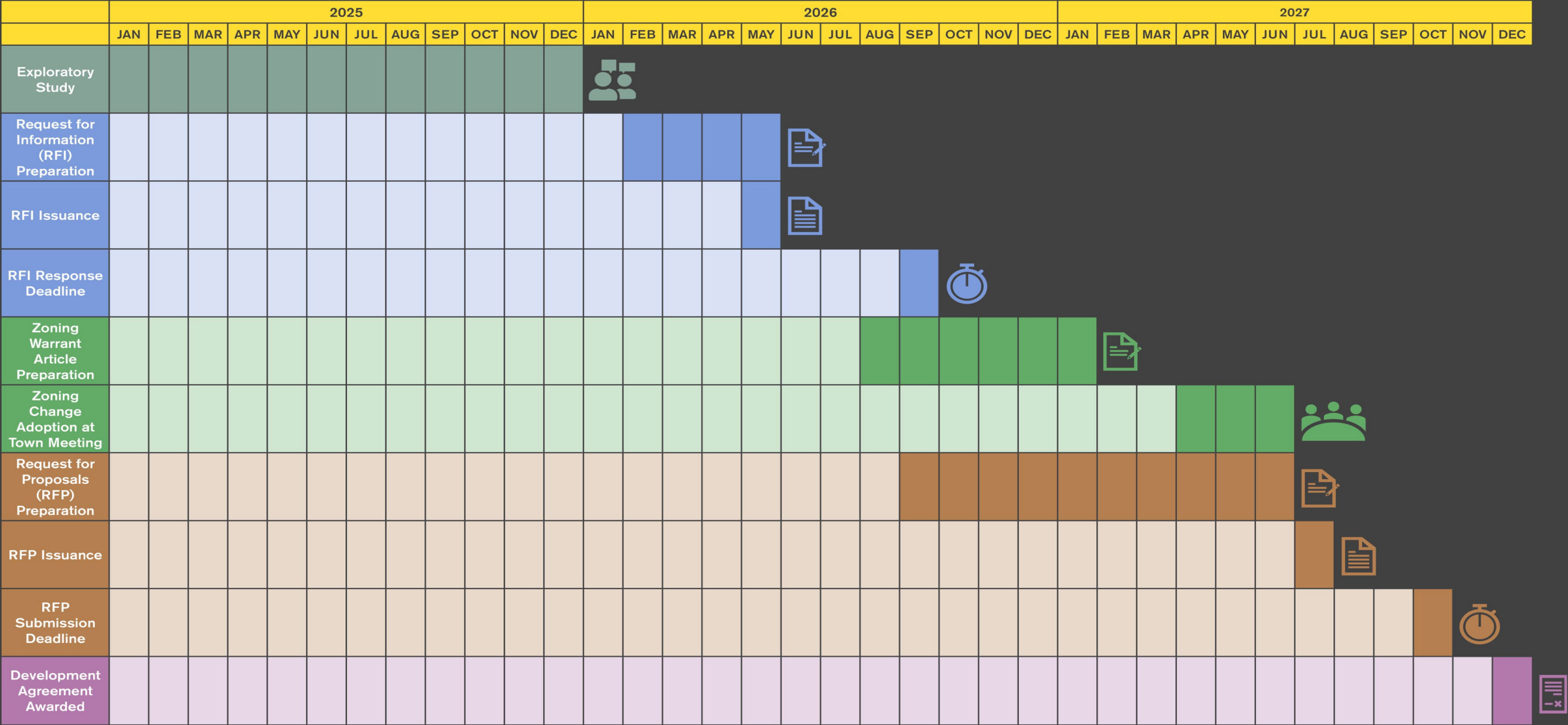
- The Committee requests Select Board approval to proceed with an RFI
- Recommend including the Babcock Street Lot in the RFI
- An RFI will gather responses from profit or non-profit developers to aid in preparation of an RFP for a public-private partnership. Topics will include:
 - Preferred financing and partnership structures
 - Zoning and permitting needs
 - Parking space allocation
 - Scope of site concern studies, e.g., soil and shade studies

DEVELOP AND IMPLEMENT A WAYFINDING SYSTEM

The Coolidge Corner Parking Study concluded there is sufficient parking in Coolidge Corner, however a wayfinding system needs to be created to aid in finding parking outside the Centre Street Lots.

- The Committee strongly recommends the prioritization of development and implementation of a wayfinding system which will:
 - Provide a clearer picture of parking demand
 - Inform the appropriate scale of future on-site parking
 - Address public concerns about overbuilding
 - Ensure the final designs are evidence-driven and fiscally responsible

Implementation Roadmap



NEXT STEPS

RFI and potential role for EDAB



Select Board Feedback (Jan 2026)

Concerns & Points of Confusion

- Misalignment with Comp Plan timeline
- Scope of community engagement
- Conceptual vision v. a specific development program for developers to respond to
- Committee charge and determination of priorities

Directive

- Share Centre Street Lot Study presentation with EDAB, HAB, Planning Board, and Transportation Board
- Ask board members submit their feedback, questions and concerns directly to the Select Board

Reference Slides

Existing Conditions











Reference Slides

Outreach & Engagement







COMMUNITY SURVEY

CENTRE STREET LOTS EXPLORATORY STUDY COMMUNITY SURVEY

- Open 4/3/25 – 5/11/25
- Advertising:
 - A-frames in Lots
 - Soofa boards
 - Flyers
 - Website
 - Social media channels
 - Email listservs



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RESPONSES

KEY OBSERVATIONS

- The survey was broadly successful at capturing an **array of perspectives** across the Brookline community (residents, employers, employees, visitors, and more), with some important exceptions.
- Respondents voiced the importance of this place in the context of Coolidge Corner and its role as a **facilitator of the neighborhood's success**.
- Many people feel the **Lots work well today**, and many people feel the Lots have **room for improvement**.
- When asked, **1/3 of respondents were open to reducing parking** to accommodate other uses, and **2/3 of respondents were cautious** about or opposed to reducing parking.

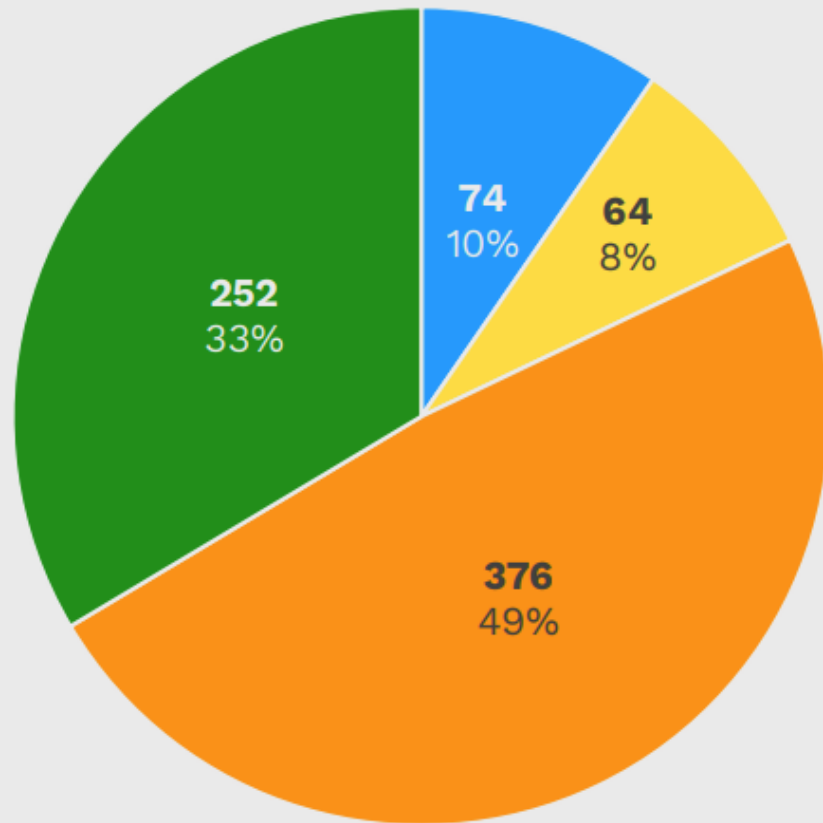
IN GENERAL, WHAT IS **WORKING WELL** IN THE LOTS AND WALKWAYS?

- “Cut through from Harvard St. along the Coolidge Corner Theater and the Creperie very useful for getting to Centre St. (both the road and the East lot).”
- “Available parking to frequent business in the area.”
- “Walking through is convenient. Farmers' Market is wonderful.”
- “The fact that they exist!”
- “Provides for an easy flow between parking lots to local businesses.”
- “They lead to all of the surrounding streets.”

IN GENERAL, **WHAT COULD BE IMPROVED IN THE LOTS AND WALKWAYS?**

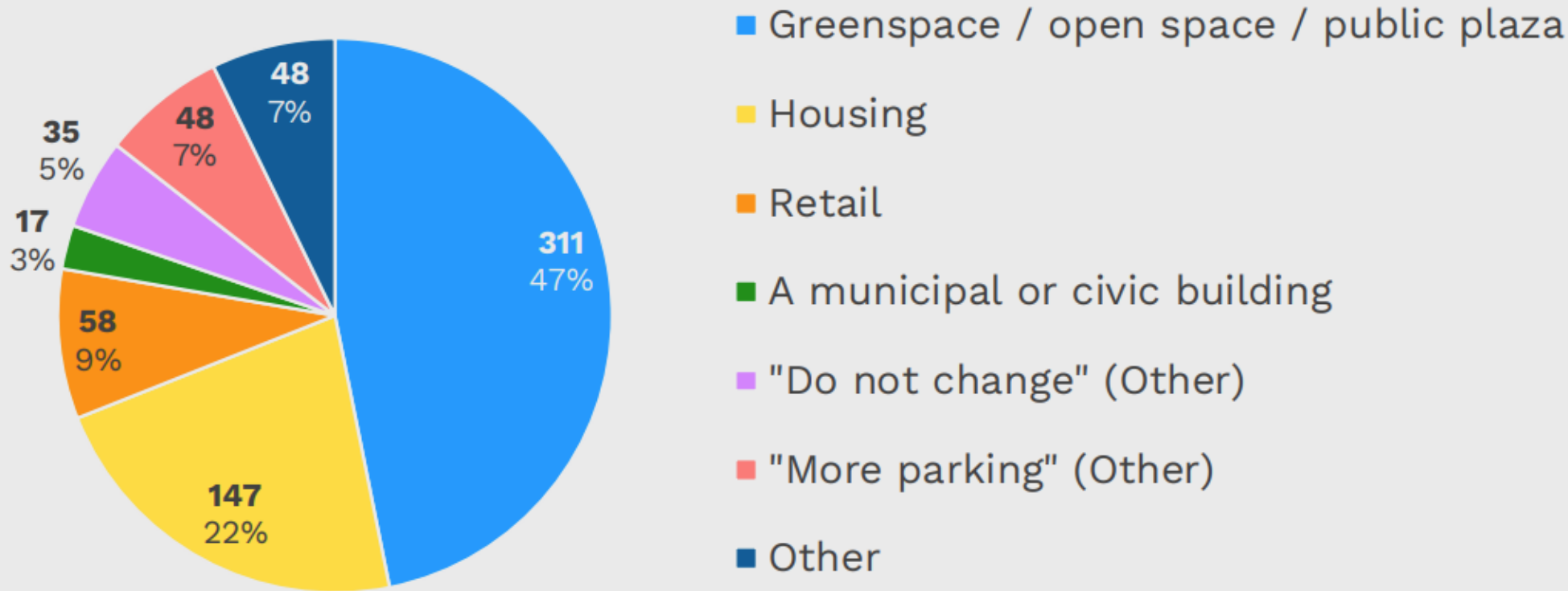
- “Lighting, seating, signage, handicap spots.”
- “Cleanliness! There is often litter all over the place. Get some easily visible trash cans and have them at both ends of the lot.”
- “The flow of traffic through the east lot is very challenging at times with cars just cycling around-especially because of the middle area.”
- “More parking.”
- “More electric car spots. And electric car spots that are closer to shops and theater.”
- “Signage, green space, access points, and entrances/exits to and from the lots.”
- “Needs life.”

CHOOSE WHICH OPTION BEST DESCRIBES YOUR PERSPECTIVE ON THE CENTRE STREET LOTS:



-  I don't think the Lots should change at all.
-  I think the Lots should be renovated to be nicer parking lots.
-  I'm open to the concept of changing the Lots, but not at the expense of less parking.
-  I'm open to the concept of changing the Lots and would be OK with some parking going away to accommodate other uses.

IF THE USE OF THE LOTS WERE CHANGED, MY **TOP PRIORITY** WOULD BE:

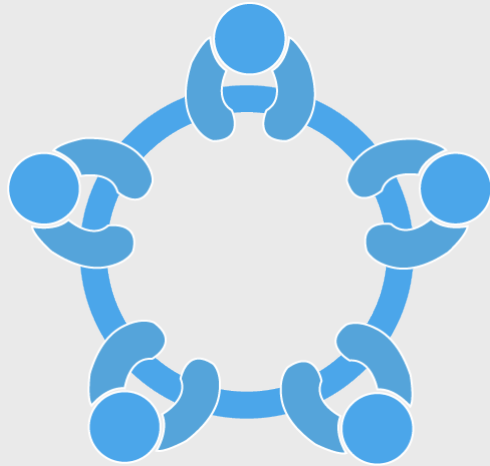


ADDITIONAL NARRATIVE RESPONSES

- “They shouldn't be changed because there would be so few places to park without them. They are essential.”
- “I’d be happy to see open space and more greenery for community and visitors to gather and have seating to eat/hangout/play...”
- “A mixed-use development with a parking garage would be a good course of action to appease all parties, this could provide some public space, give additional retail space, and add residential units while preserving parking.”
- “I can't believe I have so many thoughts about these lots!”

ENGAGEMENT EVENTS

ENGAGEMENT + EVENTS



Small Business Roundtable
March 2025



Coffee at the Senior Center
May 5, 2025 at 2pm



Walkable City Talk
Coolidge Corner Theatre
September 10, 2025 at 7pm

Brookline Farmers' Market
June 5, 2025

WELCOME TO THE CENTRE STREET LOTS

PARKKLEET

A creative, community-driven experiment to reimagine how public space can be used in Coolidge Corner.



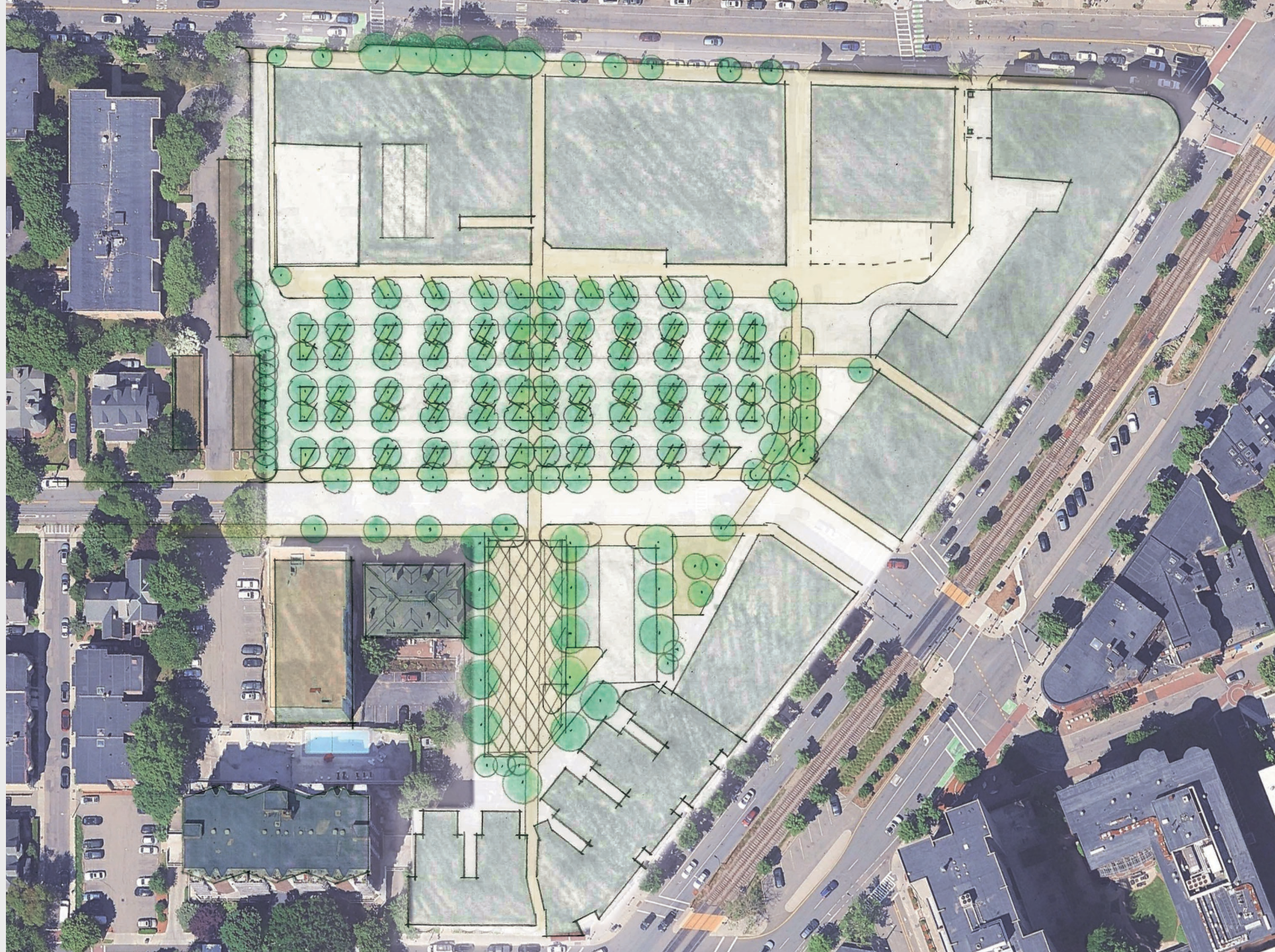
Reference Slides

Concepts/Scenarios

OPTION 1: "THE GROVE"

Improved Surface Parking Lot











OPTION 1 SUMMARY

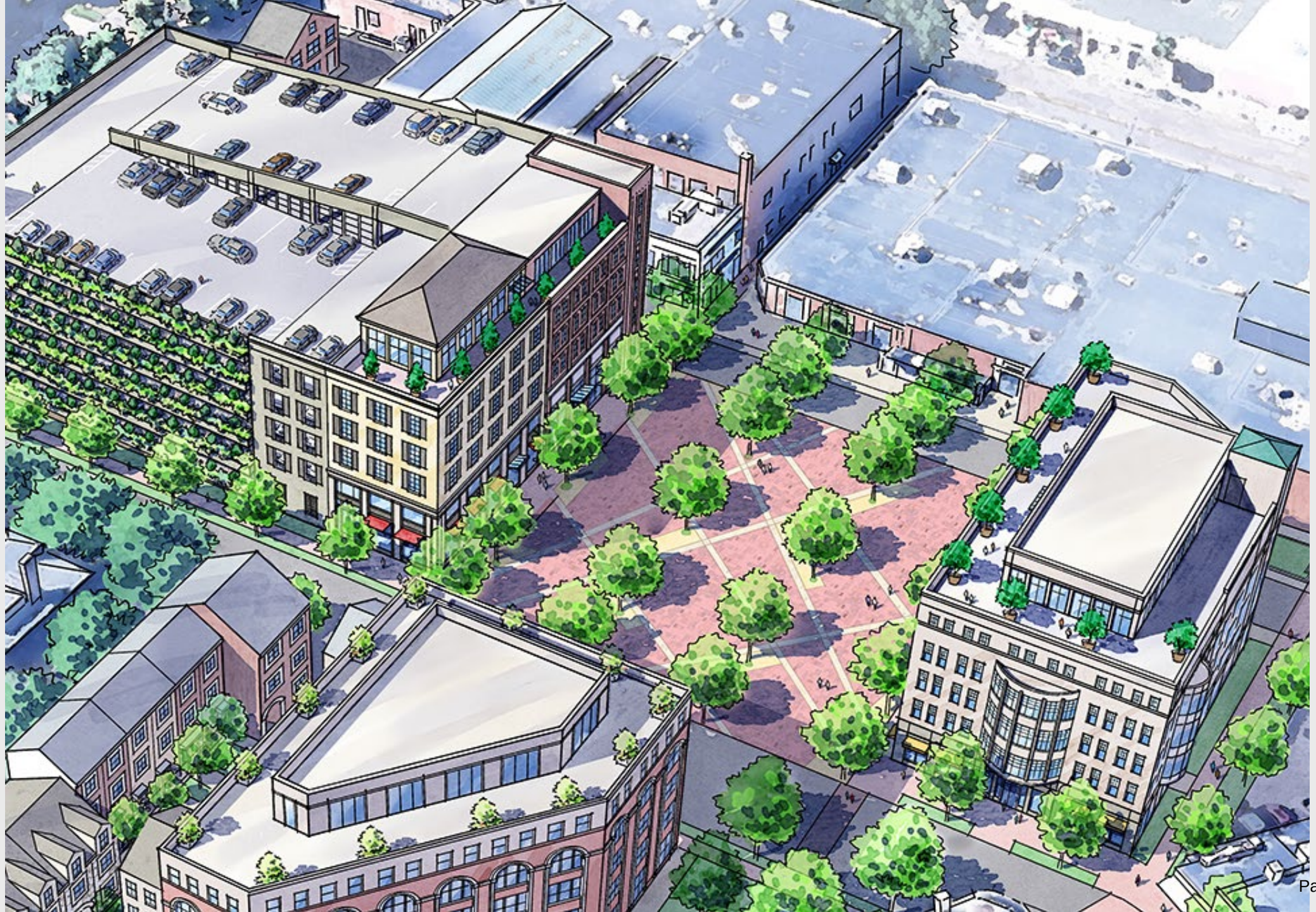
Option 1 (The Grove)	
Parking Spaces	150 - 195
Housing Units	0 - 40
Retail Space (Gross SF)	0
Estimated Cost	\$9,000,000 - \$11,000,000
Estimated Cost + 20% Overrun	\$12,000,000
Estimated Cost + 40% Overrun	\$14,000,000

OPTION 3: "THE SIDE LOT"

Structured Parking Deck









OPTION 3 SUMMARY

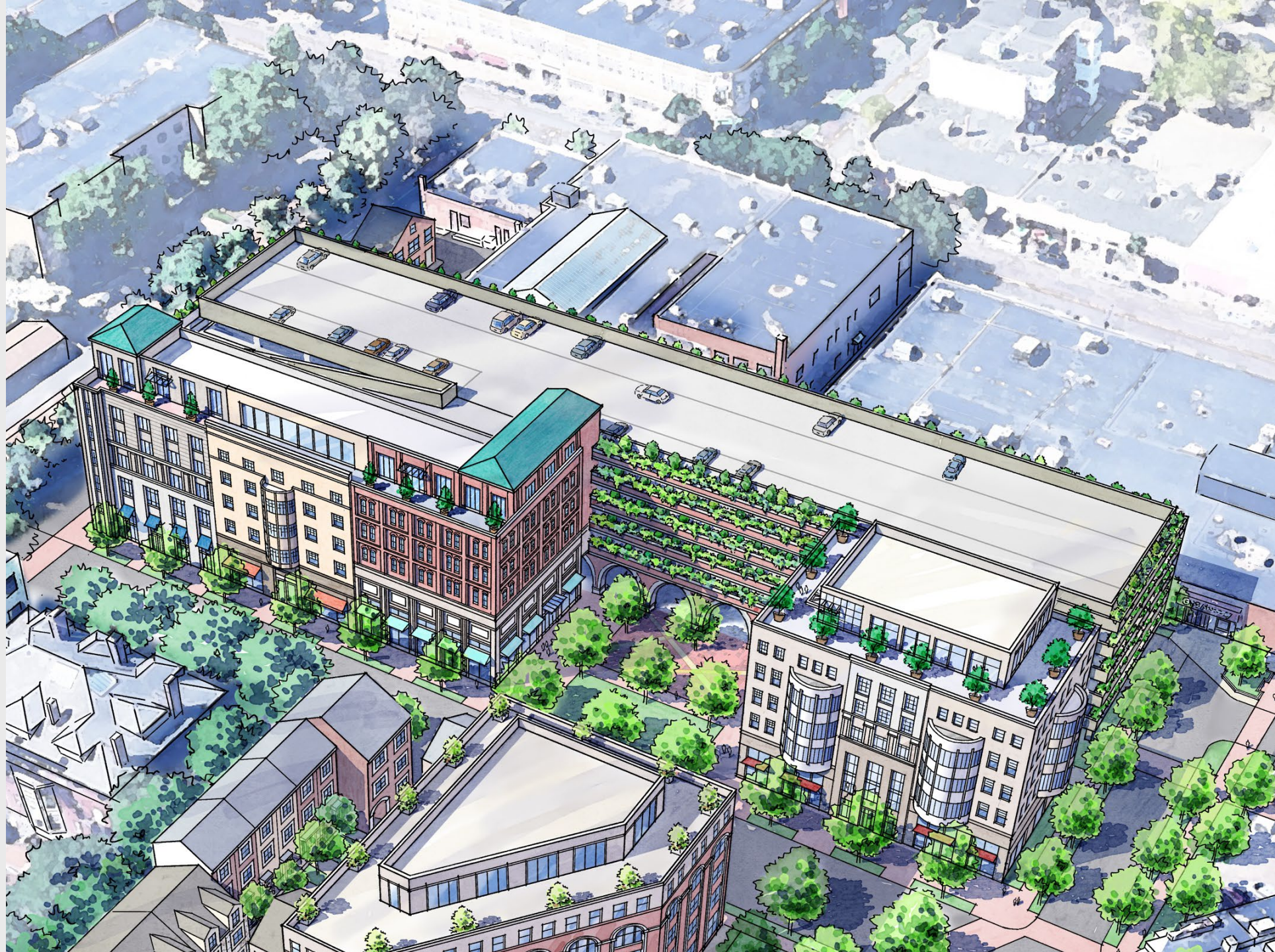
Option 3 (The Side Lot)	
Parking Spaces	300 - 335
Housing Units	80 - 110
Retail Space (Gross SF)	6,000 - 10,000
Estimated Cost	\$29,000,000 - \$33,000,000
Estimated Cost + 20% Overrun	\$37,000,000
Estimated Cost + 40% Overrun	\$43,000,000

OPTION 4: "THE COLONNADE"

Structured Parking Deck











OPTION 4 SUMMARY

Option 4 (The Colonnade)	
Parking Spaces	380 - 420
Housing Units	90 - 120
Retail Space (Gross SF)	6,000 - 10,000
Estimated Cost	\$32,000,000 - \$38,000,000
Estimated Cost + 20% Overrun	\$42,000,000
Estimated Cost + 40% Overrun	\$49,000,000

OPTION 5: "THE UNDERGROUND"

Underground Parking













OPTION 5 SUMMARY

Option 5 (The Underground)	
Parking Spaces	375 - 415
Housing Units	190 - 270
Retail Space (Gross SF)	10,000 - 15,000
Estimated Cost	\$47,000,000 - \$61,000,000
Estimated Cost + 20% Overrun	\$64,500,000
Estimated Cost + 40% Overrun	\$75,000,000

ALL OPTIONS

FACTORS TO CONSIDER

Criteria	Option 1: “The Grove”	Option 3: “The Side Lot”	Option 4: “The Colonnade”	Option 5: “The Underground”
Description	Surface Parking Lot	Structured Parking	Structured Parking	Underground Parking
Adds additional parking		*	*	*
Provides upgraded space for Farmers’ Market	*	**	***	**
Adds new development		*	*	***
Adds green space	*	***	**	***
Keeps parking edge off Centre Street			***	***
Creates continuous shaped public realm		***	***	***
Simplicity of construction	***	**	**	

Next Steps for the Centre Street Lots Exploratory Study

Planning Board Presentation
Meredith L. Mooney, Economic Development Director
September 9, 2026

Centre Street Lots Exploratory Study Project Timeline

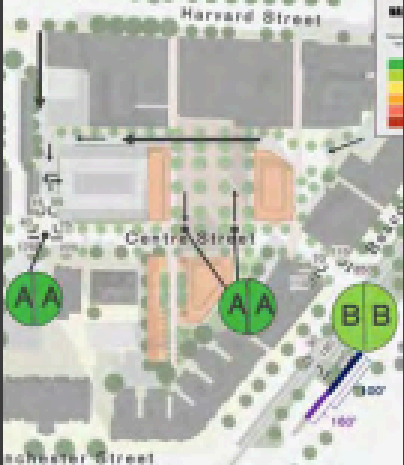
Project Kickoff
What is currently working at the Lots? What isn't?



Testing it Out
How can tactical urbanism interventions inspire the community to re-envision the potential of the Lots?



Select Preferred Scenario(s)
Which design scenario(s) work best for Brookline's future?



Final Report and Presentation
What findings did we arrive at? What comes next?

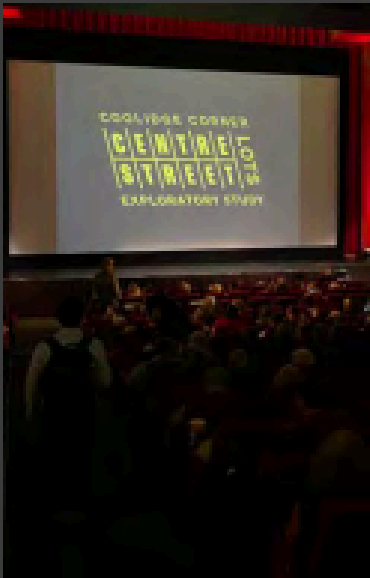
JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
---------	----------	-------	-------	-----	------	------	--------	-----------	---------	----------	----------



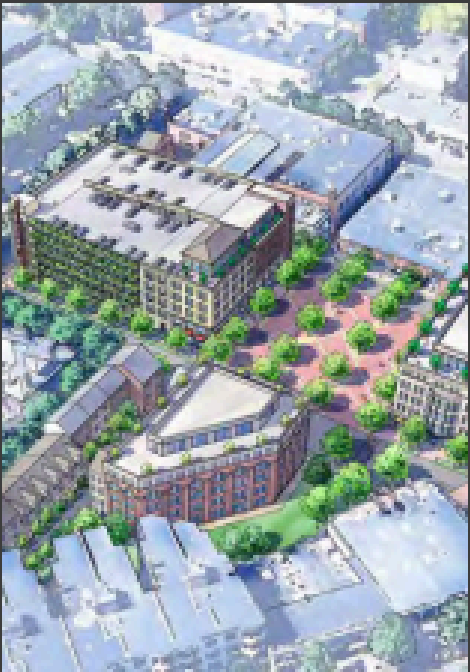
Gathering Input
What do the residents, employees, merchants, vendors, patrons, visitors, and others who use these Lots want to see in them?



Develop Scenarios
What are the 3-5 scenarios that make the most sense to present to the community?



Modeling and Analysis
How will the proposed scenario(s) impact traffic flow and parking capacity? What about economic viability?



Project Recap & Immediate Next Steps

2025: Centre Street Lots Exploratory Study & Recommendations

Jan 2026: CSL Committee presents a preferred concept and recommended next steps to the Transportation Board & Select Board

Feb 2026: Select Board raises questions and concerns, and tasks staff with follow-up conversations with the Land Use Boards

June & Aug 2026: Next steps discussions with EDAB

Early Sept 2026: Discussions HAB and Planning Board

Late Sept/Early Oct 2026: Return to Select Board with revised next steps

CSL Committee Recommendations

Recommended Implementation Roadmap

- Proceed with issuing a Request for Information (RFI) based on the Side Lot concept to gauge feasibility and developer interest in a public-private partnership redevelopment
- Include the Babcock Street Lot in that RFI
- Develop & implement a wayfinding system to help optimize the Coolidge Corner parking system



**Preferred Concept:
The Side Lot Design Scenario**

Select Board Feedback

January 2026

Concerns & Points of Confusion

- Conceptual vision v. a specific development program for developers to respond to: Is this the right scenario? Is an RFI the right next step?
- Scope of community engagement
- Misalignment with the Comp Plan timeline
- Committee charge and determination of priorities

Directive

- Share Centre Street Lot Study presentation with EDAB, HAB, Planning Board, and Transportation Board
- Ask board members to submit their feedback, questions and concerns directly to the Select Board

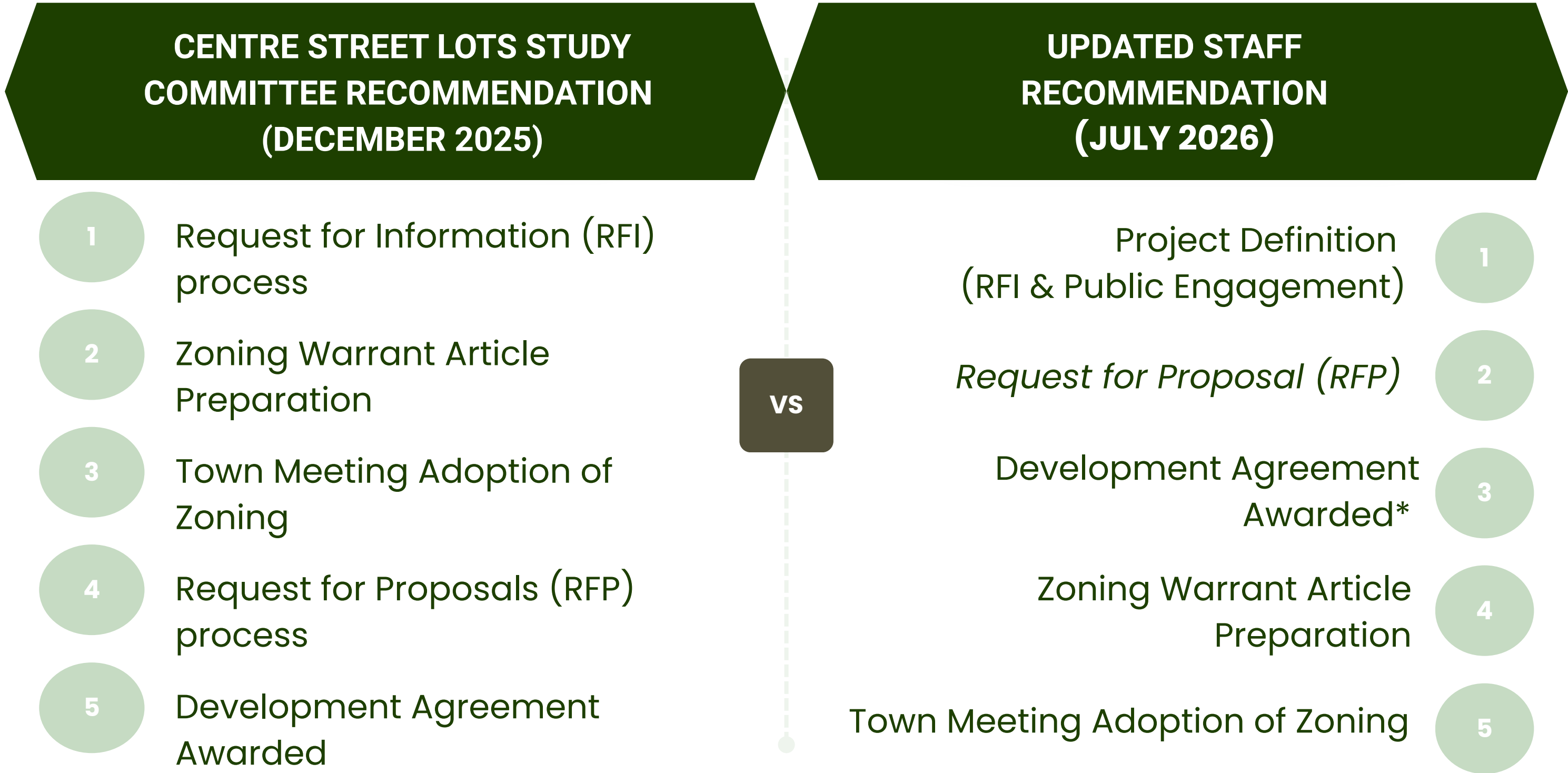
Key Changes & Updates

Proposed Next Steps

- Sequence of proposed next steps
- Refined draft project timeline
- Scope and sequencing of consultant work
- Proposed utilization of Babcock Street grant funding
- Work in progress: Public engagement strategy

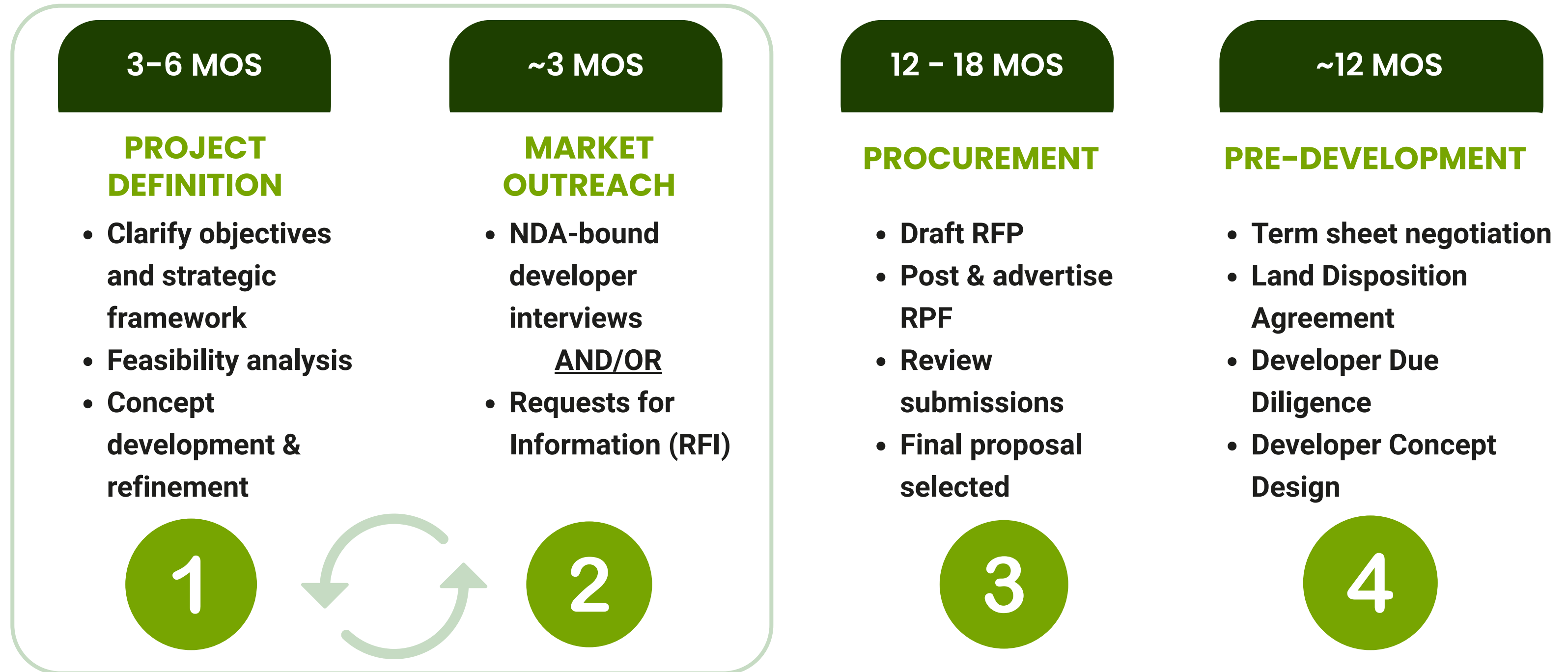


Centre Street Lots Recommended Next Steps



**Contingent upon Town Meeting rezoning & land disposition approval*

DRAFT PUBLIC PRIVATE PARTNERSHIP (P3) CSL REDEVELOPMENT RECOMMENDED PROCESS BY PHASE



Project Definition Phase*

Consultant-supported analysis needed to move from concept to a market-ready solicitation

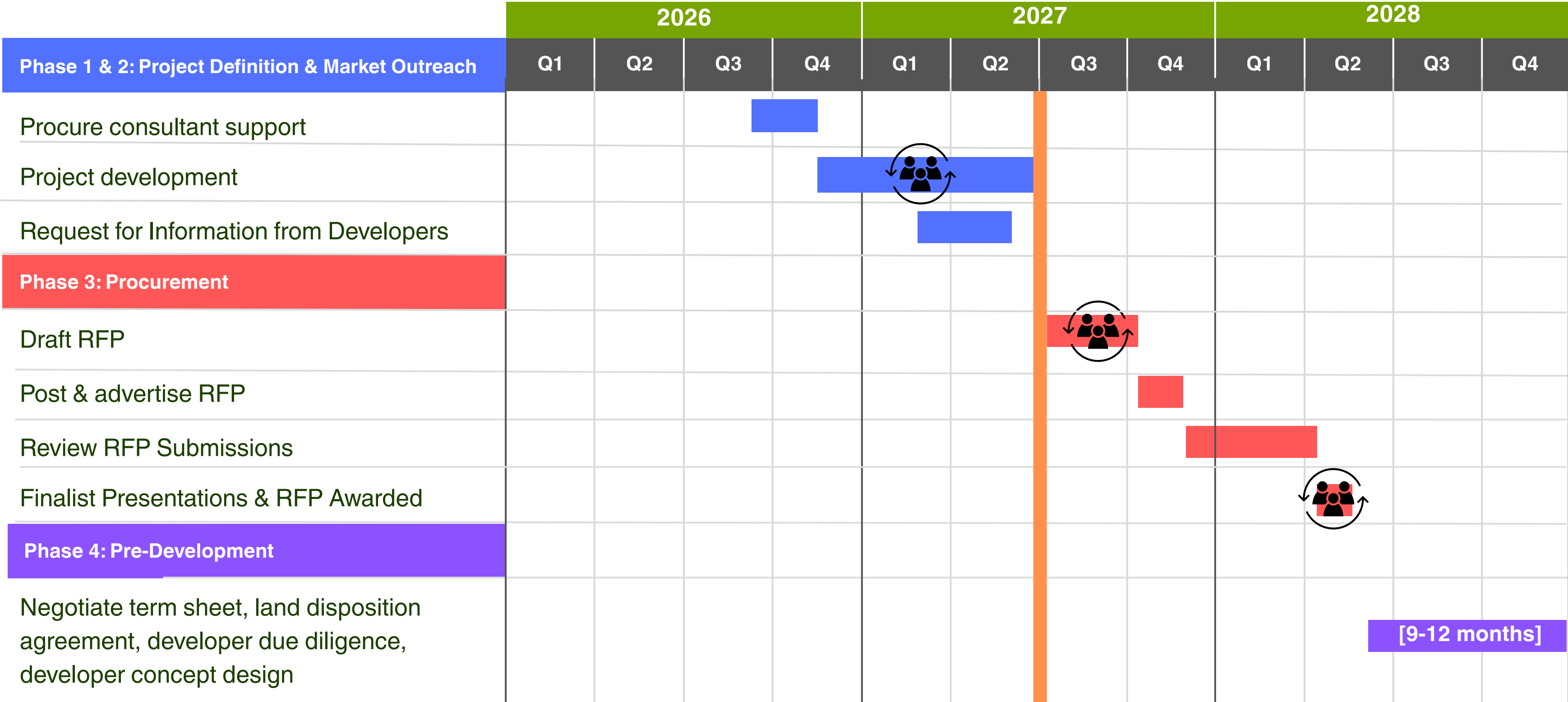
- **Strategic Prioritization:** Establish the success criteria for the Project and prepare the Town for making critical decisions about the direction it should take as the concept is confirmed.
 - Targeted stakeholder engagement plan
 - Strategic Framework & Program Criteria Development: Definition of the Town's desired risk tolerance as it relates to specific components of the development and operational process for the Project, including credit and balance sheet risk, delivery risk, cash flow risk, etc.
- **Research & Assessment:** Establish current context and quantify the market opportunities that can be leveraged to accomplish Brookline's strategic goals for the Project, building on the analysis already completed through the Exploratory Study.
 - Replacement parking strategy development
 - Market-induced demand drivers
 - Highest and best use financial analysis & "Value for Money"
 - Preliminary Site Capacity Analysis
- **Concept Definition:** Confirm, through an iterative and collaborative process, the optimal strategy for advancing Brookline's established vision for the Project.
 - Concept development and refinement
 - District Governance Strategy
 - Implementation Schedule & Phasing Plan

****Scope of work to be refined with input from EDAB's newly established Centre Street Lots Planning and Redevelopment Ad-Hoc Subcommittee***

Previously Identified Issues to Address in the Project Definition Phase

- Whether to bundle the Babcock Street Lot and Centre Street Lots into a single RFP
- An initial assessment how public parking would be impacted during future construction on the Centre Street Lots
- Identify opportunities to mitigate potential long-term operation and maintenance expenses for the Town for publicly available parking in a new parking structure
- Estimate potential fiscal impact of redeveloping the CSLs
- Determine feasibility of increasing the minimum amount of commercial use required for any future redevelopment of the CSLs

Draft CSL P3 Redevelopment Timeline



Select Board determines whether to advance to RFP Phase

 Public outreach/engagement

[9-12 months]

Draft CSL P3 Redevelopment Timeline, Continued...

	2029				2030				2031+			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 5: Develop Zoning												
Draft zoning												
Phase 6: Town Meeting Approval												
Approve zoning and land disposition					OR							
Phase 7: Implementation												
Permitting and construction												

Potential Next Steps for the Planning Board

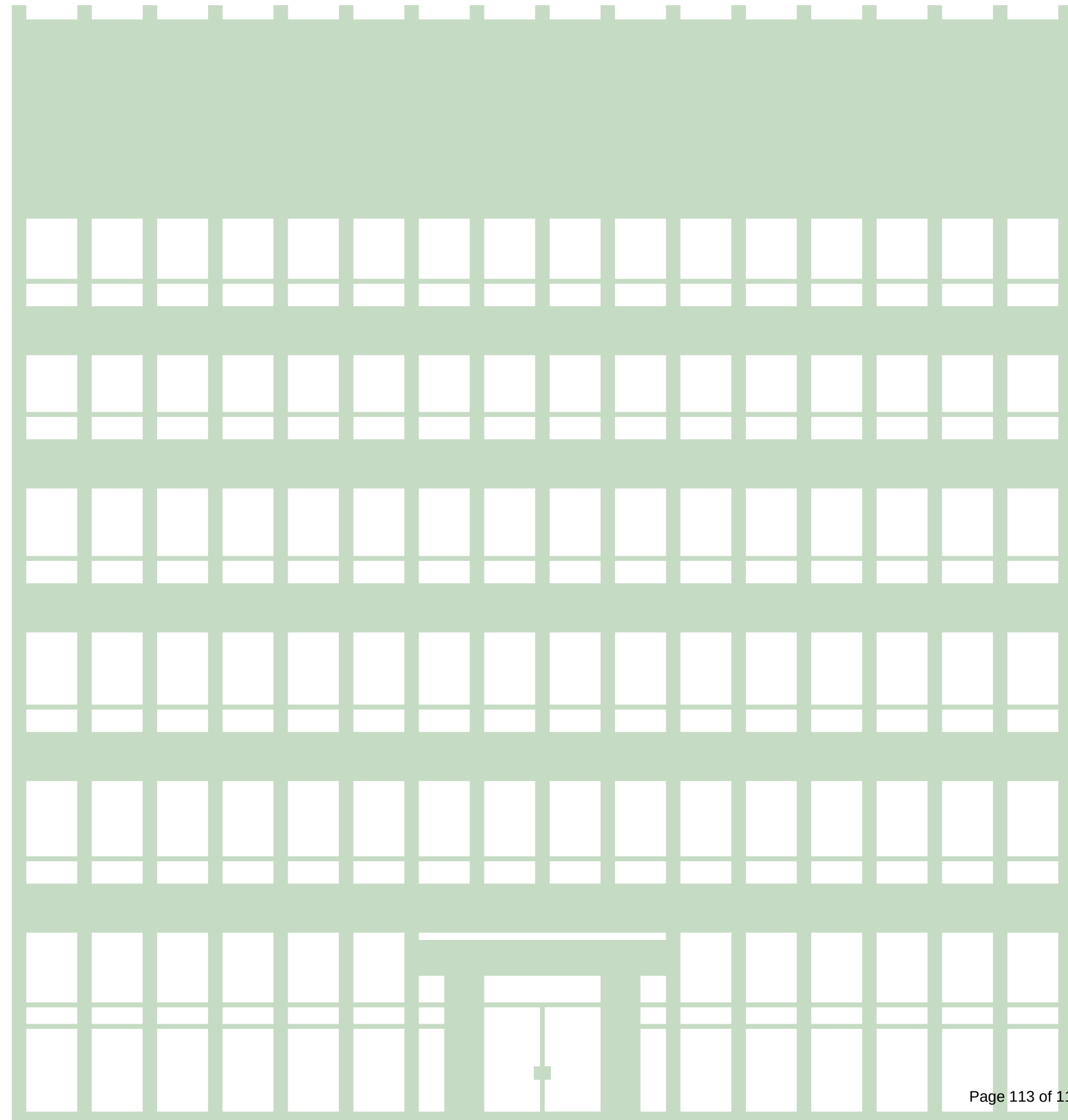
- Provide additional feedback on CSL Committee recommendations and revised next steps
- Inform all future phases of the CSL work



Questions and Discussion

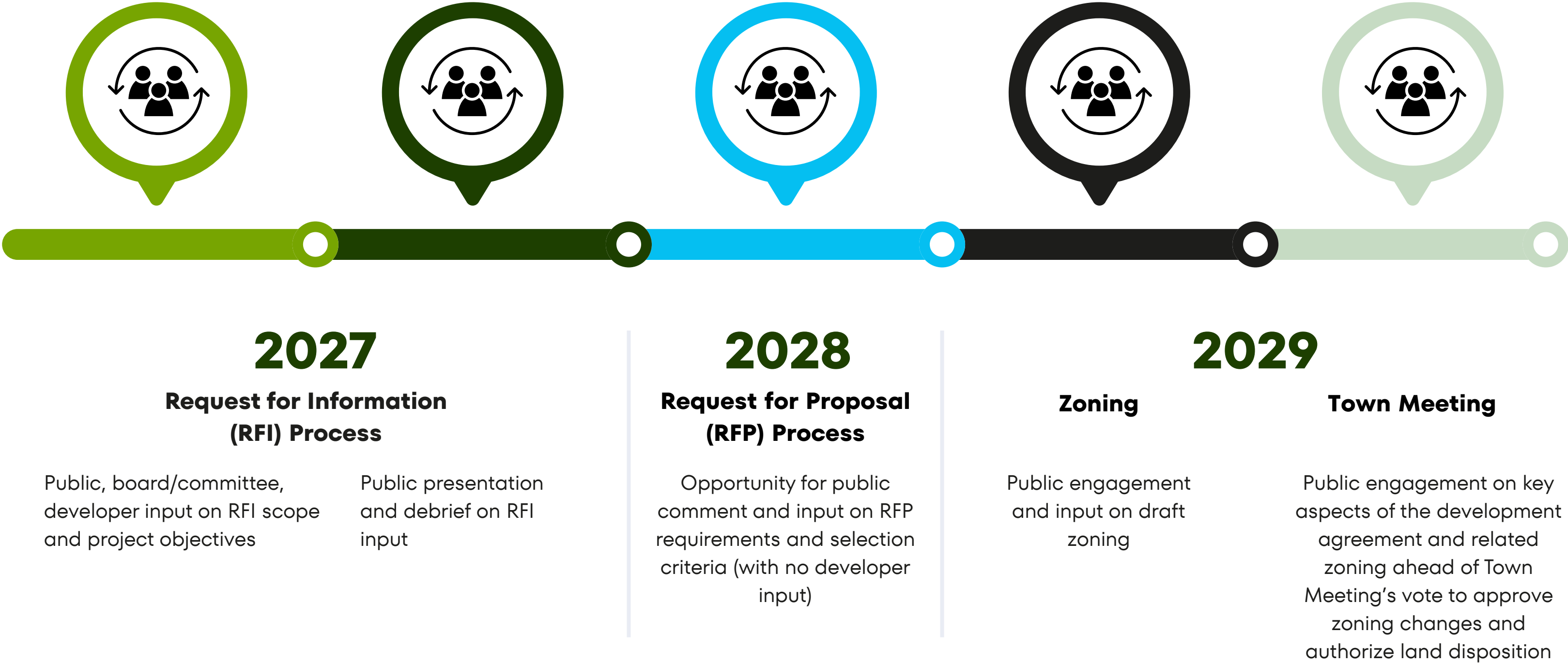


Additional Slides



Public Engagement Opportunities

Draft CSL P3 Redevelopment Timeline



CSL Redesign Strategy Options

Excerpted from Centre Street Lot Committee's 6.12.25 Precedent Research Presentation

