



Chestnut Hill Realty

June 10, 2013

Betsy DeWitt, Chair
Board of Selectmen
Town of Brookline
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

Dear Ms. DeWitt:

Chestnut Hill Realty (CHR) is pleased to submit a copy of its Project Eligibility letter (PEL) application for The Residences of South Brookline to the Town of Brookline. The Project Eligibility Letter application was submitted to MassDevelopment on June 10, 2013.

The Residences of South Brookline has been designed to provide 192 units of multifamily, rental housing under the state's Comprehensive Permit program. This development will greatly expand mixed-income housing choices in South Brookline.

We have listened to the comments of Brookline residents and are pleased to propose a program that is consistent with the design elements of many of the neighboring properties. We look forward to sharing our proposal for new market rate and affordable housing with the town of Brookline.

Detailed site, engineering, design and financial information is included in the Project Eligibility Letter application. If you have any questions or desire additional information, please do not hesitate to contact me or our Chapter 40B Advisor, Edward Marchant (617) 739-2543 or emarchant@msn.com.

Sincerely yours,

Marc L. Levin
Director of Development

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TOWN OF BROOKLINE
JUN 13 10 12

617-323-8800

Executive Offices

Box 67377, Chestnut Hill, MA 02467-0004

FAX 617-323-8801

The Residences of South Brookline



MassDevelopment
Application for Comprehensive Permit Site Eligibility

Chestnut Hill Realty
June 10, 2013



Chestnut Hill Realty

June 10, 2013

Marty Jones, President and CEO
MassDevelopment
160 Federal Street
Boston, MA 02110

Dear Ms. Jones:

Chestnut Hill Realty (CHR) is pleased to submit five copies of its Project Eligibility Letter (PEL) application for The Residences of South Brookline.

The Residences of South Brookline has been designed to provide 192-units of multifamily rental housing under the state's Comprehensive Permit program. We feel that The Residences of South Brookline will serve as an excellent model for "Smart Growth through Creative Infill," in that the proposed building sites are located on underutilized land in our Hancock Village rental development at Independence Drive in South Brookline.

In addition to utilizing existing public water, sewer, road and public transportation infrastructure, our proposed development will benefit from the still significant remaining open space at our own low density Hancock Village development, the protected open space at the adjacent D. Blakely Hoar Sanctuary, the adjacent five public tennis courts, and the adjacent Baker Elementary School playground. The D. Blakely Hoar Sanctuary is a 25-acre Brookline conservation area that includes a trail with several boardwalks circling the sanctuary. In addition, the sanctuary connects with conservation lands in Boston and Newton.

We have wisely utilized these existing utility, roadway, public transportation, recreation and open space resources to help create a mixed-income community that addresses the Commonwealth's sustainability principles.

We are very proud of our proposed building design that is in harmony with our current buildings as well as neighboring residential homes. We have incorporated many of the suggestions we have heard in the past. The buildings closest to our residential single family neighbors are landscaped, 2½ story, infill buildings within a minimum property line setback of twenty feet.

They share many of the design and planning elements found in our adjacent neighborhood. Our apartment building is sited farther into our site than the 2½ story buildings and also reflects many of these design elements and materials.

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chestnuthillrealty.com

The new development will greatly expand mixed-income housing opportunities in South Brookline given that almost all DHCD-40B qualified affordable housing in Brookline has been concentrated in North Brookline.

Public transportation will be available at three public bus stops on Independence Drive adjacent to the site, serviced by the MBTA route running between Forest Hills Station in Jamaica Plain and Reservoir Station in Brookline. In addition, CHR provides free van shuttle service for commuting residents on weekday mornings and evenings to the MBTA Reservoir Green D-Line station.

We have assembled a very capable and experienced Development Team to complement CHR's in-house development, financing, construction and property management skills. CHR's Company Profile is provided in the attached materials.

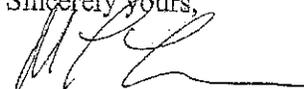
Members of the Development Team include Stantec (land planning, engineering and landscape architecture); Lowe Associates-Architects, Inc. (architecture); Bernkopf Goodman LLP (legal services); Goulston & Storrs, P.C. (legal services); and Edward Marchant (Chapter 40B advisory services).

Detailed site, site control, engineering, design and financial information has been included in the Project Eligibility Letter application. We have also included multiple exhibits to demonstrate our careful approach to the planning of this development. We have also included a detailed history of our discussions to date with Brookline Town Boards and Committees in regard to the development of the subject site.

The required \$2,500 application fee payable to MassDevelopment is attached.

We look forward to assisting you and your staff in any manner necessary for you to complete MassDevelopment's review of our Project Eligibility Letter application. If you have any questions or desire additional project information, please do not hesitate to contact me or our Chapter 40B Advisor, Edward Marchant (617) 739-2543 or emarchant@msn.com.

Sincerely yours,



Marc L. Levin
Director of Development

Cc: Anthony E. Fracasso
Senior Vice-President, MassDevelopment

MassDevelopment
PROJECT ELIGIBILITY APPLICATION
Projects Applying for Comprehensive Permits pursuant to M.G.L. c. 40B

Under MassDevelopment's Tax-Exempt Bond Financing Program

RENTAL PROJECT

General Information

Name of Development: The Residences of South Brookline
Location of Site: Map/Block/Lot: Map 108/Block 388 0100; Map 108/Block 388A/Lot 0100;
Map 110/Block 388C/Lot 0100

Street Address: Independence Drive
City/Town; Zip Code: Brookline, Massachusetts 02467
Cross Streets (if Applicable):

Applicant: The Residences of South Brookline, LLC
 c/o Chestnut Hill Realty
300 Independence Dr.
Brookline, MA 02467

Contact name: Marc Levin
Telephone: (617) 323 - 8800 Fax: (617) 323 - 8801
Email address: mlewin@chestnuthillrealty.com

Applicant's Entity Structure:

- a.) What type of entity is Applicant? Limited Liability Company
- b.) Is the applicant a non-profit entity? No
- ▶ Does the Applicant have an identity of interest with any other party to the project? Yes. The Applicant will be leasing the land from a related party, Hancock Village I LLC. A related party to the Applicant will serve as the General Contractor, Property Manager, and Lottery Agent.
- ▶ Projected date for filing comprehensive permit: within 30 days of receipt of Project Eligibility Letter.
- ▶ Bond Program under which application is submitted: Tax-exempt
- ▶ Type of financing applying for: Construction to Permanent
- ▶ Total Gross Area of Site: 9.32 Acres (405,789 Square Feet)
- ▶ Total Buildable Area of Site: 9.32 Acres (405,789 Square Feet)
- ▶ Is the site located entirely within one community? Yes (Brookline)

The Residences of South Brookline

Project Summary

The following discussion focuses on the conceptual development plan and how it relates to its surroundings including the abutting single-family homes and the existing apartment community at Hancock Village. Context plans, illustrative site plans and photos are included to demonstrate how the project fits within the area environment. The required legal, financial and procedural information is also included.

The proposed development project of 192 rental apartment units is located off of Independence Drive on a 9.32 acre portion of the Hancock Village property located in Brookline. Access to the site will be from Independence Drive and from the existing driveway at the end of Asheville Road.

The development consists of two main parts; 76 units in twelve 2½-story infill buildings with 10 one-bedroom units; 10 two-bedroom units; 28 three-bedroom units; and 28 four-bedroom units and a single 4-story 116 unit apartment building with 56 one-bedroom units and 60 two-bedroom units. Parking for the 2½ story buildings will be provided adjacent to the units in surface parking lots and free standing parking garages. Parking for the apartment building will be provided in two levels of garage parking and a nearby surface parking lot.

The Exhibit Packet contains existing conditions of the development parcels; the location of the access drives to the site as well as the site plans of the layout of the buildings, parking, preliminary grading, utility locations and other improvements. The packet also includes architectural drawings for each building type including elevations, floor plans and sections.

Site Location

The best GPS addresses to reach the proposed access points to the site are 46 Independence Drive and 45-46 Asheville Road.

Directions to the site: The project is located on the easterly (towards Route 9) and westerly (towards VFW Parkway) sides of Independence Drive in Brookline, MA on a portion of the property known as Hancock Village. Directions to the site **from the south** require one to get onto VFW Parkway (Route 1A) and turn onto Independence Drive. Immediately on your right will be the Hancock Village at Chestnut Hill shopping center and Chestnut Hill Realty's offices. Proceeding down Independence Drive you will see the existing Hancock Village apartments on your left and right. When you see the last apartments on either side you will be at two of the access points to the new development (see photo). **From the north** if you proceed down Route 9 through Brookline, heading west, you will turn left on Hammond Street and then proceed three quarters of the way around the Horace James rotary and take a right onto Lagrange Street. You will make a left turn onto Beverly Road. At your first traffic light you will turn right onto Independence Drive. Once you have turned right onto Independence Drive you will see the signs for Hancock Village on brick walls on either side of the street. The access to the site will be just past these signs on either side.





LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

BUILDING TYPE G 8 units / building

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NUMBER	DATE

LOWE ASSOCIATES - Architects, Inc.

647 VFW Parkway, Suite 200
 Chestnut Hill, Massachusetts 02167
 Tel: (617) 323-0078 Fax: (617) 323-8670

**THE RESIDENCES
 OF SOUTH BROOKLINE**
 BROOKLINE, MASSACHUSETTS

**2 1/2 STORY INFILL
 BUILDINGS**

**EXHIBIT
 21**

