



Residences of South Brookline - Project Team

- **Edward Zuker**, founder and CEO, Chestnut Hill Realty
 - **Marc Levin**, Director of Development and Project Manager, Chestnut Hill Realty
 - **Robert Zuker**, COO, Chestnut Hill Realty
 - **Thomas Pennell**, Senior Project Manager, Chestnut Hill Realty
 - **Steven Schwartz**, Director and Co-Chair of Goulston, & Storrs P.C., Real Estate Group, 40B Attorney
 - **Joseph Geller**, FASLA, Stantec Consulting Services, Inc. Site Planner
 - **Theo Kindermans**, RLA, AICP, Stantec Consulting Services Inc. Site Planner
 - **Frank Holmes**, P.E., Stantec Consulting Services Inc. Civil Engineer
 - **Gary Lowe**, AIA, Lowe Associates-Architects, Inc. Architect
 - **Edward H. Marchant**, EHM/Real Estate Advisor, 40B Consultant
 - **Margaret Murphy**, Community Resources Group, Inc., Real Estate Advisor
 - **Robert J. Michaud**, P.E., MDM Transportation Consultants, Traffic Engineer
-

Chestnut Hill Realty

- Founded by Brookline native, Edward Zuker, in 1969.
 - Chestnut Hill Realty is one of New England's leading full service real estate companies.
 - Chestnut Hill Realty owns and manages 27 quality apartment home properties comprising approximately 4,700 homes throughout the Greater Boston area and Rhode Island.
 - Five generations of the Zuker family have been or are active in real estate.
-

“Managing People’s Homes with Pride”

- Industry Leader in property management.
 - Professional on-site management.
 - Resident retention programs fostering long term tenancies.
 - Extensive, comprehensive capital improvement/upgrade programs.
 - 24 hour maintenance response guarantee.
 - Private contractors for trash and snow removal at no cost to municipalities.
-

CHR Award Winning Employees

- Exceptional staff, many of whom have been recognized by their peers with industry awards.
- Over 50% have been with Chestnut Hill Realty for more than 5 years. Over 30% have been with CHR for 10 years or longer.

Residential Housing Association Annual Awards

Mike McHugh- On Site Leasing Agent
Nick Nelson-Maintenance Mechanic
Kelly Higgins-On Site Property Manager
Kelly Fichtner-Regional Property Manager
Lillian Palermo (Retired)- On Site Property Manager
Ivan Pena- Maintenance Supervisor
Manny Picano-Maintenance Mechanic
Justin Reilly-On Site Leasing Agent, also winner of the NAA Paragon Award
Hollie Gilpin-Onsite Leasing Agent
Sam Smart-Regional Property Manager
Ray Tomasso-Maintenance Mechanic
Joe Branco-Maintenance Mechanic
Kyetta Haney-On Site Leasing Agent

RHA Property Awards

Hancock Village-Community of Excellence – 2009
Village Green-Community of Excellence - 2013

CHR – 2013 Industry Award Winners



Chestnut Hill Realty “Living Green”- Sustainability

- With a focus on green living, we help not only reduce the environmental footprint left by CHR, but help our residents to do the same.
 - High efficiency heating and cooling systems, windows and extensive insulation are utilized in new construction and renovation of existing properties.
 - Our properties feature low water use fixtures, recyclable carpet and Energy Star appliances - little ways to save our residents money and save the environment harm.
 - We provide recycling options at all of our locations.
 - We offer education on recycling and energy conservation to employees and residents.
 - We have on-site Zip Cars and shuttle bus services at many sites.
 - From 2006 to 2012, CHR has reduced its carbon footprint a total of 3,476 metric tons of CO₂. Around 545,000 therms of energy have been conserved by replacing older inefficient equipment and improving efficiencies throughout the portfolio of apartment communities. This is equivalent to taking 724 passenger vehicles off the road!
-

Ongoing Investment in Our Properties

- CHR makes substantial investments in our properties every year.
 - Upgrade infrastructure.
 - Update units.
 - Upgrade landscaping.
 - Our annual investment in our buildings and units are double the industry standard.
-

Chestnut Hill Realty owns nearly 1000 units in Brookline

- Auburn & Harris, 37-41 Auburn Street
 - Beacon & Fairbanks, 1539 Beacon Street
 - Hampton Court, 1223 Beacon Street
 - St. Paul Gardens, 70-86 St. Paul Street
 - Harvard Terrace, 40-46 Harvard Avenue
 - Longwood Towers, 20 Chapel Street
 - Hancock Village, 298 Independence Drive
-



Auburn & Harris



Beacon & Fairbanks



Hampton Court



St. Paul Gardens



Harvard Terrace



Longwood Towers – Alden Tower



CHR - Involvement in Brookline

- Chestnut Hill Realty and the Zuker family supports many local and national charities, and encourages its employees and residents to be active through annual drives, year-round fund raising activities and volunteerism. The charities include:
 - Brookline Teen Center
 - Longwood Symphony Orchestra
 - Team Brookline
 - Baker School PTO
 - Brookline Youth Baseball
 - Brookline Rotary Club
 - Temple Ohabei Shalom
-

CHR - Involvement in Brookline

- Studios without Walls
 - Brookline Recreation Department
 - Jewish Community Centers of Greater Boston
 - Barry L. Price Rehab Center
 - Marathon Daffodils
 - Brookline Firefighters Assoc.
 - Pals
 - Brookline Education Foundation
 - Brookline Library Music Association
 - Temple Emeth
 - Brookline Community Foundation
 - Brookline Emergency Food Pantry
 - Toys for Tots
 - Pine Street Inn
 - ArtBarn
 - Brookline Youth Hockey
 - Pierce School PTO
 - Boston Children's Hospital
 - Yawkey Family Inn
 - Brookline Greenspace Alliance
-

Chestnut Hill Realty Community Landscaping

Full service, Spring and Fall clean ups, 26 weekly service visits, mowing, trimming, blowing, weeding and debris removal, all shrub pruning, seasonal flowers, and management of tree work at the following locations:

- Brookline Adopt-A-Spot, 648 Newton Street
 - Baker School Island, 205 Beverly Road
 - Baker School Tennis Courts
 - Aspinwall Rotary, Aspinwall St. and St. Paul St.
 - Brookline – Street Tree Plantings, Independence Drive
 - Hoar Sanctuary Earth Day clean-ups
-

Baker School Island



CHR - Recent Development Activity

Much of our recent apartment development has focused on upgrading and enhancing our existing apartment communities.

- Norwest Woods, Norwood
- Norwood Gardens, Norwood
- Ridgecrest Village, West Roxbury
- Village Green, Plainville

- Longwood Towers, Brookline
- Miner Street, Boston

- Hancock Village at Chestnut Hill Shopping Center

Norwest Woods Norwood, MA



**Norwest Woods
Norwood, MA**



**Norwood Gardens
Norwood**



**Norwood Gardens
Clubhouse**



**Ridgecrest Village
West Roxbury**



**Ridgecrest Village
West Roxbury**



**Village Green, Plainville
Proposed Office & Amenity Center**



Longwood Towers Alden Tower



Miner Street, Boston



Hancock Village at Chestnut Hill Shopping Center



Hancock Village at Chestnut Hill Shopping Center



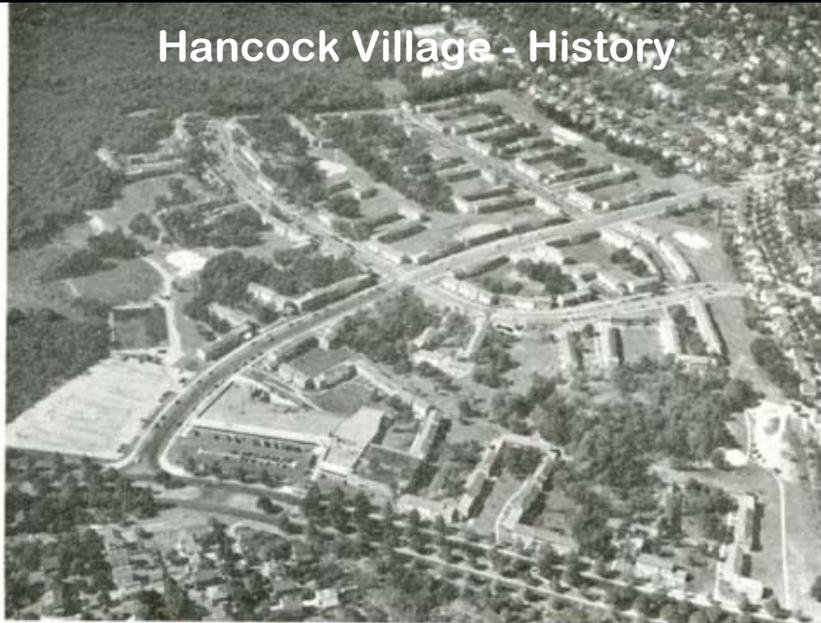
CHR Corporate Headquarters



Hancock Village History

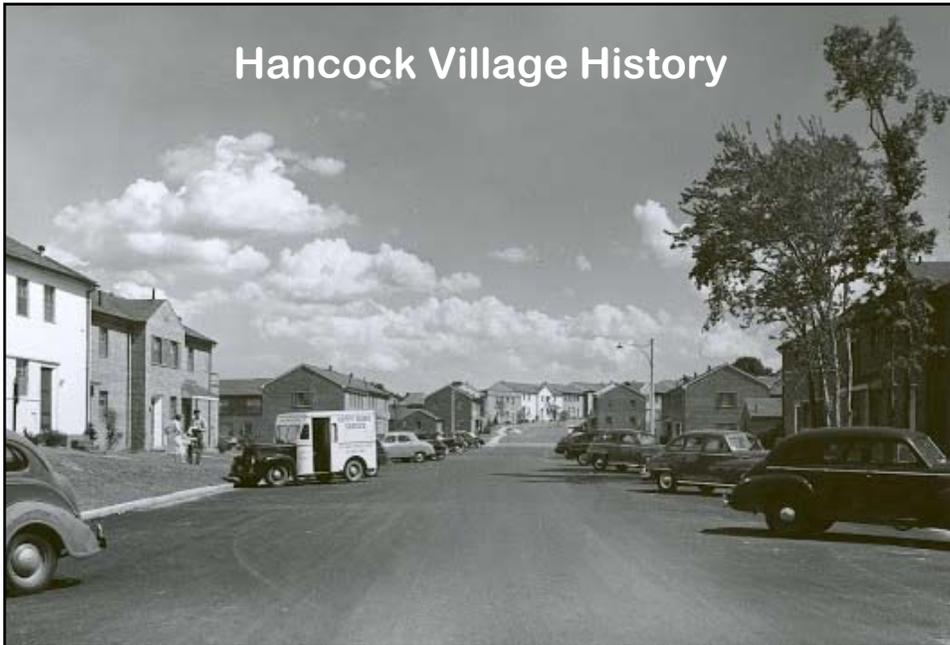
- Built between 1946 and 1949 to house returning veterans and their families.
- Built by John Hancock Mutual Life Insurance Company.
- Purchased by Chestnut Hill Realty in 1986.
- Since the purchase, Chestnut Hill Realty has upgraded and enhanced the apartment homes as well as improved the landscaping significantly.

Hancock Village - History



AERIAL VIEW HANCOCK VILLAGE

Hancock Village History



Hancock Village Landscaping



Hancock Village Landscaping



Hancock Village

- Hancock Village is one of the least dense apartment communities in Brookline.
 - The current Floor Area Ratio (FAR) is only .29
 - The FAR allowed in the M.5 district for this property is .50
 - Hancock Village is the only M.5 district in Brookline
-

Hancock Village Prior Development Efforts

- In 2005 Brookline's Comprehensive Masterplan identified Hancock Village as a suitable location for additional rental housing
 - Late 2008 the Hancock Village Planning Committee was formed to work with CHR to add much needed rental housing units to Hancock Village.
 - Over the past 5 years, CHR has presented several development options to add market rate and affordable apartments to Hancock Village.
 - All suggested plans were rejected by the Planning Committee with no alternative plans suggested.
-

Hancock Village Neighborhood Conservation District

- In the Fall of 2011, a Brookline Selectman put two warrant articles on the Town Meeting Warrant to place a Neighborhood Conservation District (NCD) overlay on all of Hancock Village.
 - This was done with no input from any town board or the owner of Hancock Village.
 - The NCD places zoning restrictions on Hancock Village that do not exist on any other piece of land in Brookline.
 - There are no other Neighborhood Conservation Districts in Massachusetts that have been forced on a single owner.
-

The Residences of South Brookline

- In August of 2012, CHR applied for a PEL with MassDevelopment for a 271 unit 40B development.
 - This application was withdrawn in February of 2013.
 - In June of 2013, CHR applied for a PEL for a 192 unit apartment home development.
 - MassDevelopment issued a site approval letter on October 8, 2013.
-

The Residences of South Brookline



Residences of South Brookline Apartment Building



Residences of South Brookline Apartment Building

116 homes in 3 and 4 story apartment building

- 92 market rate and 24 affordable homes
 - 56 one-bedroom homes
 - 60 two-bedroom homes

Parking

- 144 Covered Garage Parking Spaces on two levels
- 2 Surface Spaces
- 23 parking spaces in a nearby surface lot

Amenities

- Elevator access
- Media room
- Wi-Fi lounge
- Exercise facility
- In-home washer and dryer
- High-end finishes

On site leasing, management and maintenance office.

Residences of South Brookline Apartment Building Target Residents

- Residents who want one floor living
 - Residents who want an elevator building
 - Seniors
 - Empty Nesters
 - Single professional and couples
 - Residents who have mobility issues
 - Residents who want indoor parking
 - Existing Brookline residents who are selling a home or want to move to a nicer apartment.
-

Residences of South Brookline Apartment Building

Projected Average Market Rate Rents

- One bed/one bath \$2,486
 - Two bed/one bath \$3,093
 - Two bed/two bath \$3,238
-

Residences of South Brookline Apartment Building Affordable Rents

- Monthly Projected Affordable Rents
30% of annual household income including utilities
 - One bedroom - \$882
 - Two bedroom - \$1058
 - Projected Income for affordable apartments
At 50% of 2014 Area Median Income, by household size
 - Projected Income for affordable homes
At 50% of median income, by Household size

1 person	2 person	3 person	4 person
\$32,950	\$37,650	\$42,350	\$47,050
-



Residences of South Brookline Infill Buildings

12 2½ story buildings

76 Apartments– 61 market and 15 affordable Apartment Homes

- 10 one-bedroom
- 10 two-bedroom
- 28 three-bedroom
- 28 four-bedroom

Parking

- 7 garages – 28 parking spaces
- 148 surface parking spaces

Amenities

- Existing Hancock Village Wi-Fi Lounge
- Existing Hancock Village Exercise room
- Existing Hancock Village Theater
- Existing Hancock Village Resident Lounge

On site leasing, management and maintenance office.

Residences of South Brookline Infill Buildings

Projected Average Market Rate Rents

- | | |
|-----------------|---------|
| • One bedroom | \$2,629 |
| • Two bedroom | \$3,204 |
| • Three bedroom | \$3,552 |
| • Four bedroom | \$3,991 |
-

Residences of South Brookline Infill Buildings Target Resident

- Families
 - Single professional and couples
 - Residents who want a yard
 - Residents who want easy access to outside
 - Residents who want a garden style apartment
 - Roommates
 - Existing Brookline residents who are selling a home or want to move to a nicer apartment.
-

Residences of South Brookline Infill Buildings Affordable Rents

- Projected Monthly Affordable Rents
30% of annual income including heat and hot water
 - One bedroom - \$882
 - Two bedroom - \$1,058
 - Three bedroom - \$1,223
 - Four bedroom - \$1,305
 - Projected Income for affordable units
At 50% of 2014 Area Median Income, by household size
 - 1 person 2 person 3 person 4 person 5 person 6 person 7 person 8 person
\$32,950 \$37,650 \$42,350 \$47,050 \$50,850 \$54,600 \$58,350 \$62,150
-

Hancock Village Shared Amenities



Hancock Village Shared Amenities

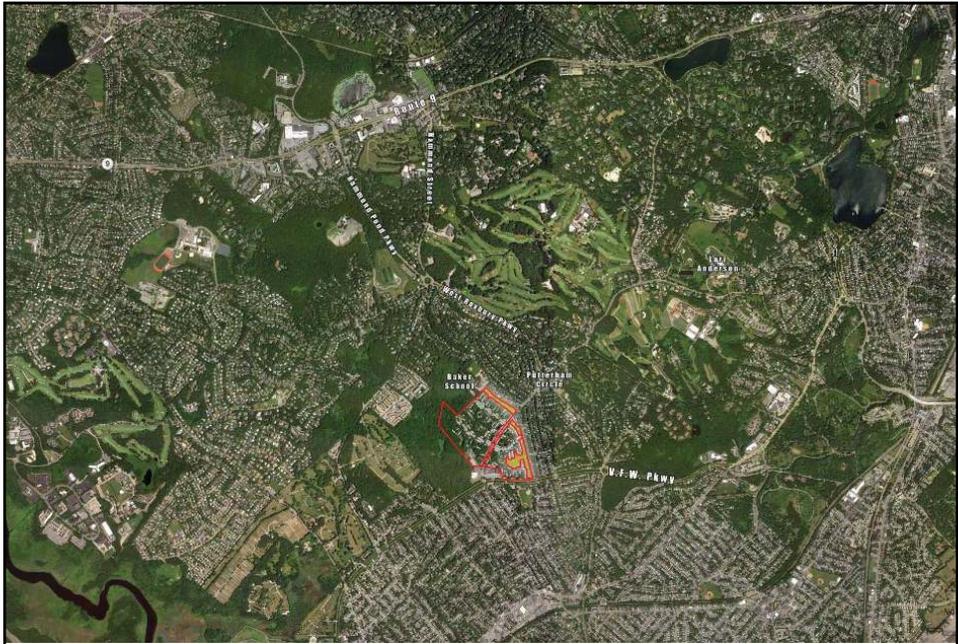


The Residences of South Brookline

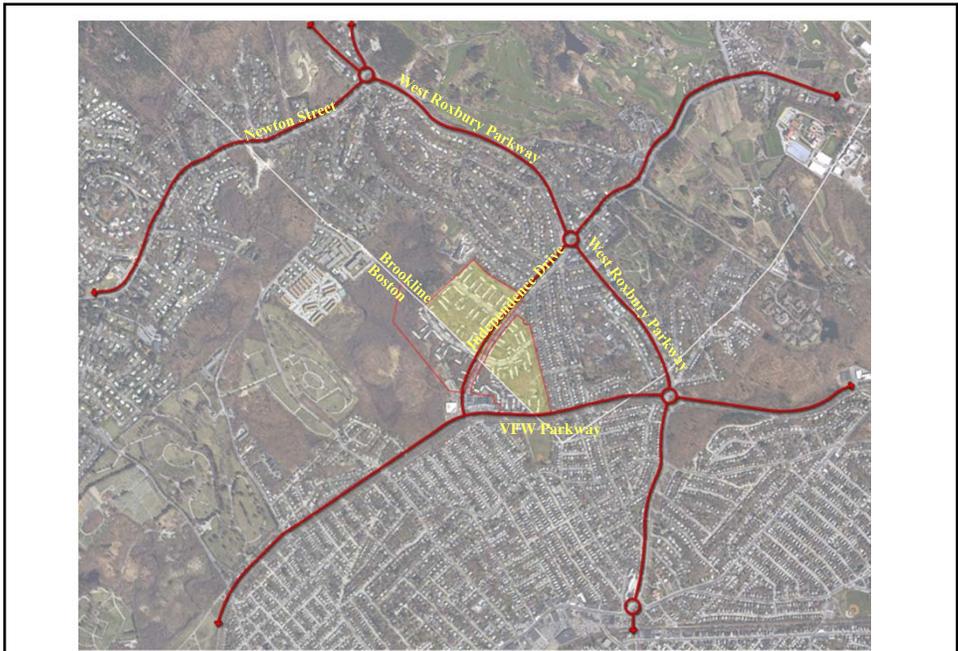
	1BR	2BR	3BR	4BR	Total Units
Infill Buildings (1/ 1/2 Story Units over Flats)					
Flats - Market Rate	8	8	12	0	28
Flats - Affordable	2	2	6	0	10
Flats - Total	10	10	18	0	38
1 1/2 Story - Market Rate	0	0	10	23	33
1 1/2 Story - Affordable	0	0	0	5	5
1 1/2 Story - Total	0	0	10	28	38
Infill - Total	10	10	28	28	76
Apartment Building					
Flats - Market Rate	45	47	0	0	92
Flats - Affordable	11	13	0	0	24
Apartment Building - Total	56	60	0	0	116
Total Development					
Flats - Market Rate - Total	53	55	12	0	120
Flats - Affordable - Total	13	15	6	0	34
1 1/2 Story - Market Rate - Total	0	0	10	23	33
1 1/2 Story - Affordable - Total	0	0	0	5	5
Total - Market	53	55	22	23	153
Total - Affordable	13	15	6	5	39
Total Development	66	70	28	28	192
	34%	36%	15%	15%	100%

Residences of South Brookline

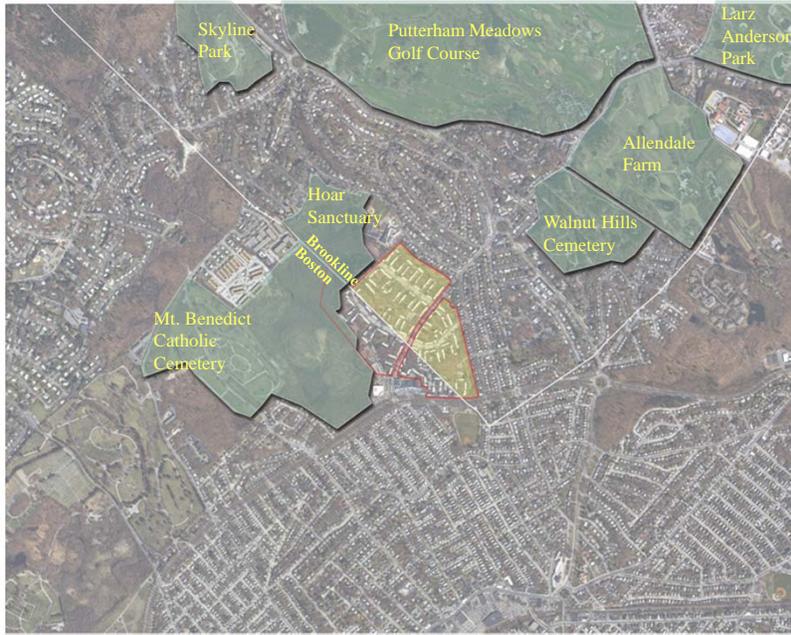
Site and Community Context



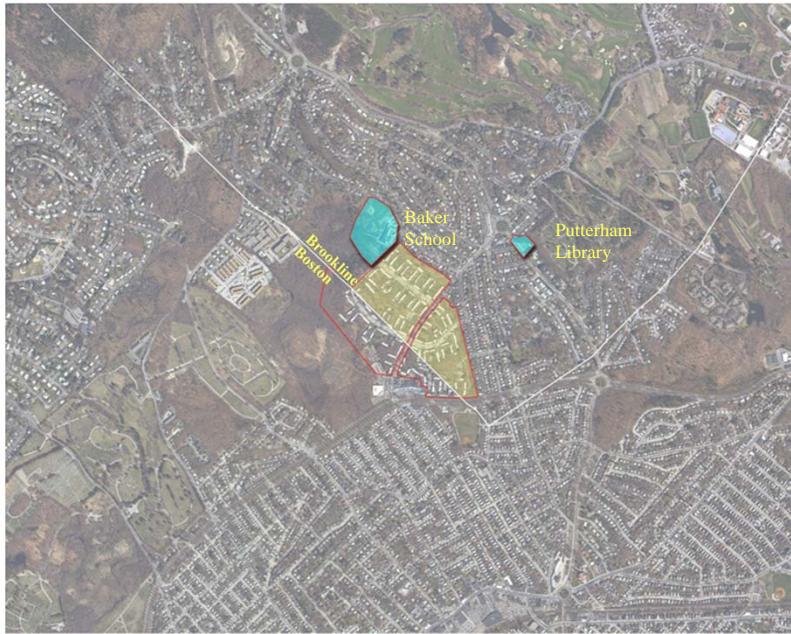
Location



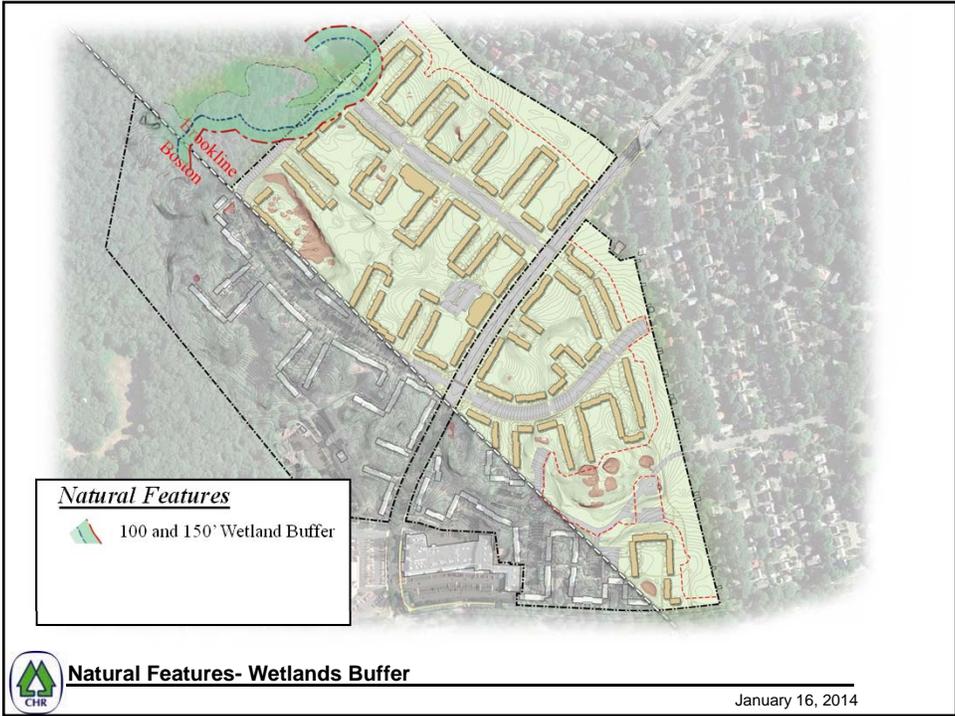
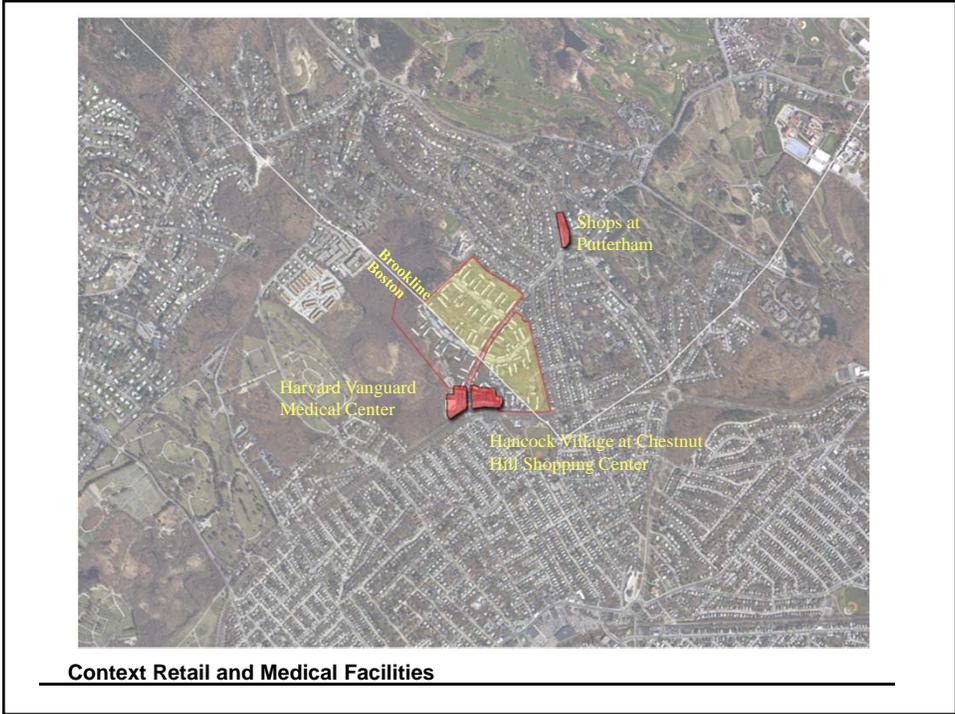
Context Major Roads

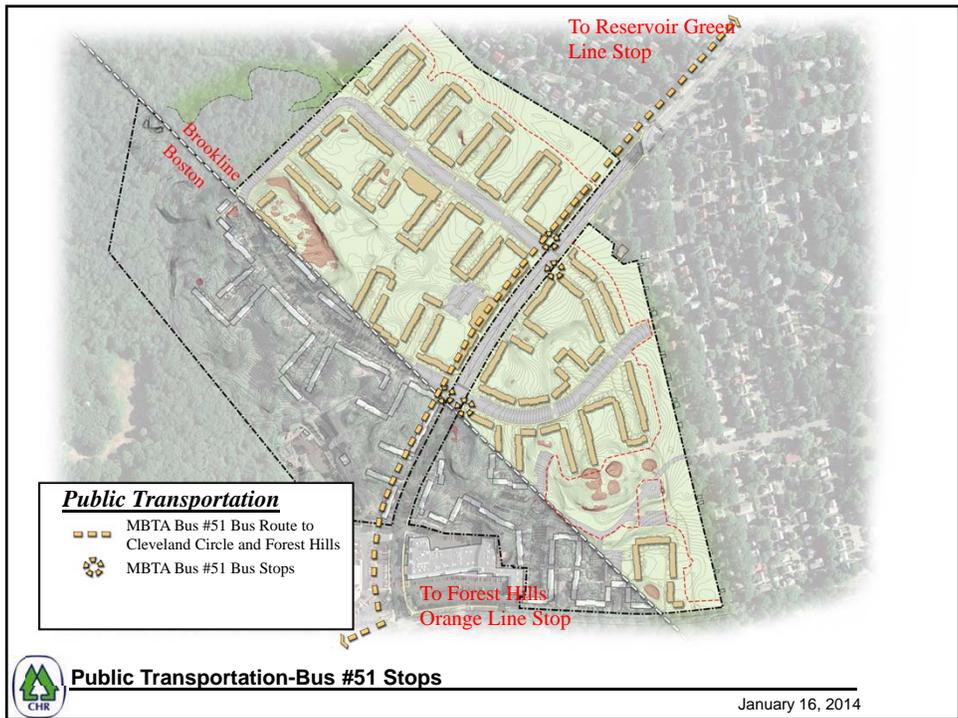
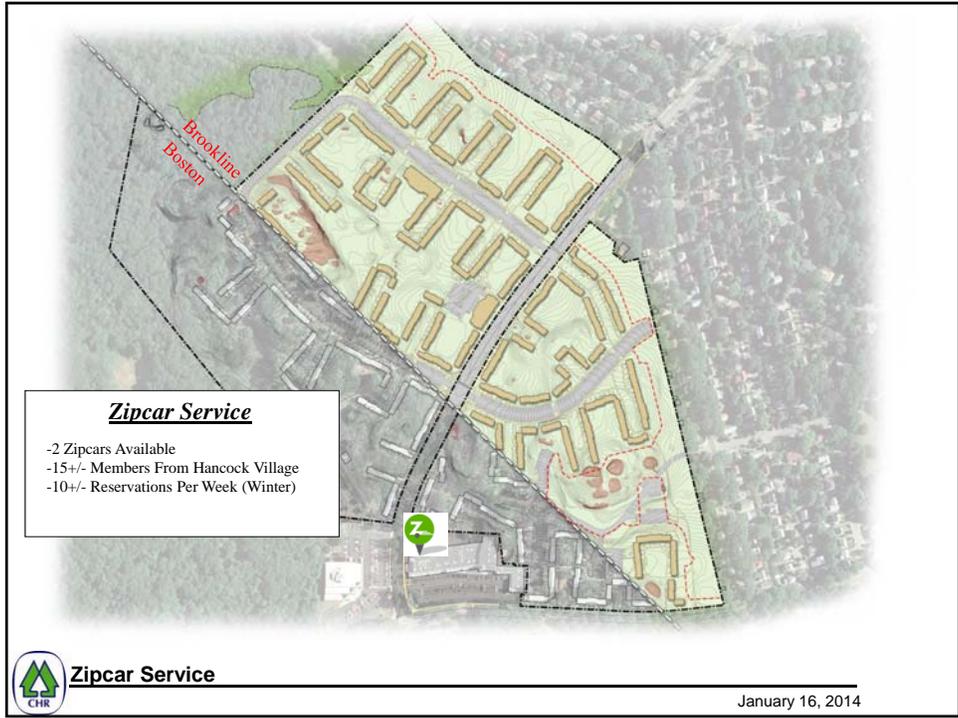


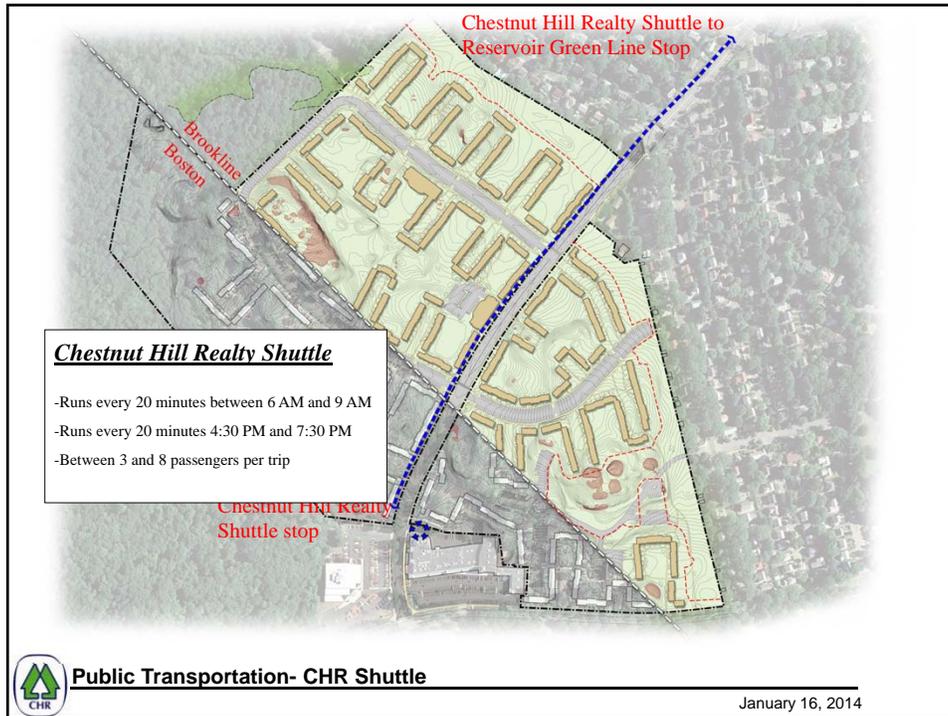
Context Parks and Open Space



Context Schools and Libraries







Hancock Village:

Total Acreage in Brookline = +/- 49.72

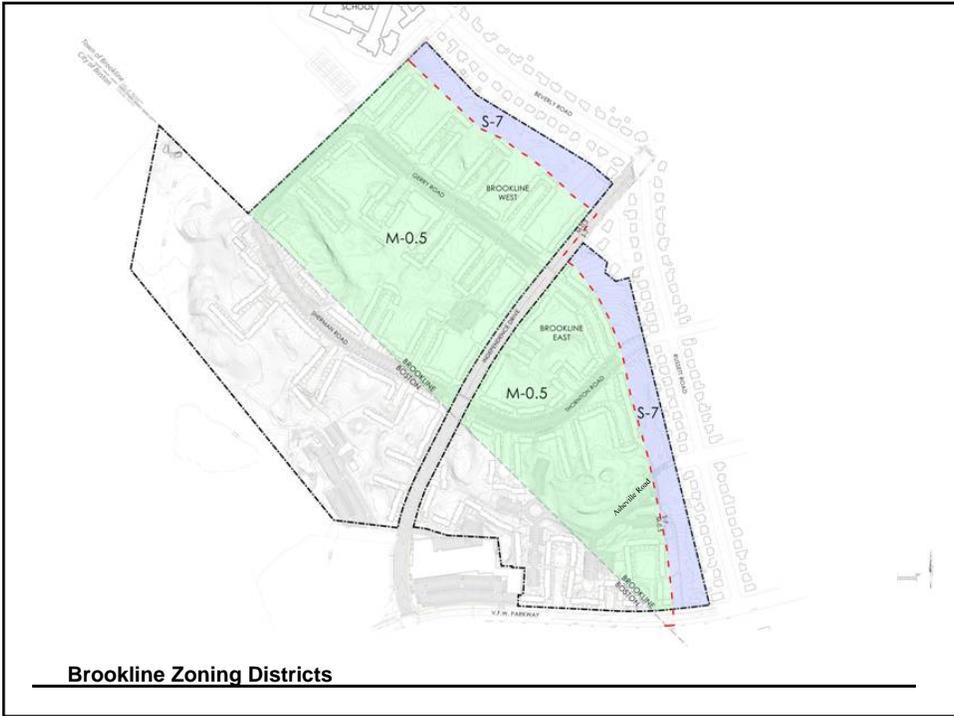
- Acreage in Brookline, West of Independence Dr = +/- 28.89
- Acreage in Brookline, East of Independence Dr = +/- 20.83

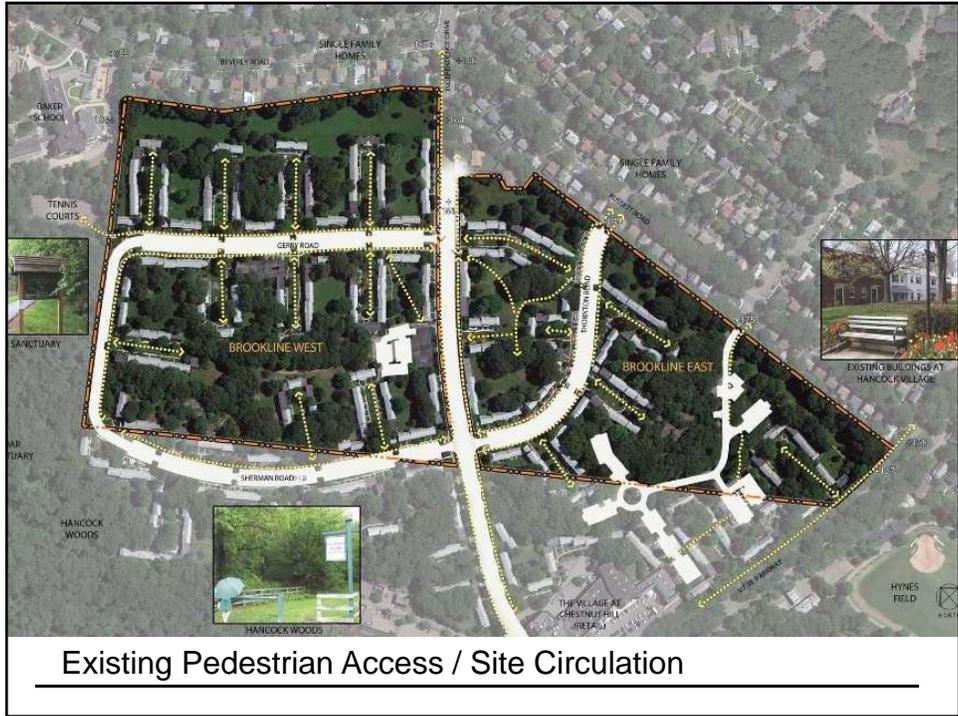
Total Units in Brookline =530

- Total Units in Brookline, West of Independence Dr = 338
- Total Units in Brookline, East of Independence Dr =192



Site Statistics







Hancock Village - Site Photographs

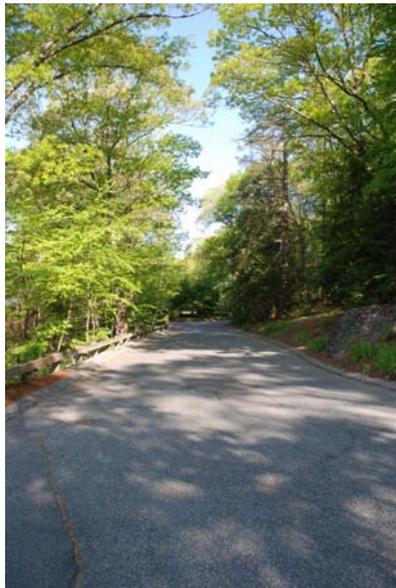


Hancock Village - Site Photographs



Hancock Village – Site Photographs

January 16, 2014



Site Photographs

S-7 Brookline East and West Assessment History and Site Restrictions

Town Assessor's letter stating S-7 area to be taxed assuming 28 lot development valued at \$8,910,000:



BROOKLINE BOARD OF ASSESSORS
333 Washington Street, Brookline, MA 02445 (617) 735-2060

To: George McHugh, President Property Management, Chestnut Hill Realty
From: Lillian A. Harrison, MAJ, Senior Assistant Assessor
cc: Gary McCabe, Chief Assessor
Date: December 22, 2010
Subject: Fiscal Year 2010 Hancock Village Assessment

Per our discussion and your request for additional information, I have prepared the following summary of my valuation analysis.

On the Income & Expense, I used actual reported income and expenses provided by your office. The average rent for the 530 units, for calendar year 2008 (FY 10) was \$1,772 per unit, per month.

For vacancy, I used 7% taking into account rent concessions in calendar year 2008. Vacancy may be higher in the HV area, but there is still demand in Brookline. A survey of rental apartment vacancies closer into town indicates a 2% vacancy. However, it is a different sub-market.

I included all the expenses provided by your office, including "other expenses" at \$400,000. Capital Improvements for FY10 I amortized the Capital Improvements over 10 years, with an estimate of \$155,490 (per year) for FY10. The estimated NOI was concluded at \$5,440,873.

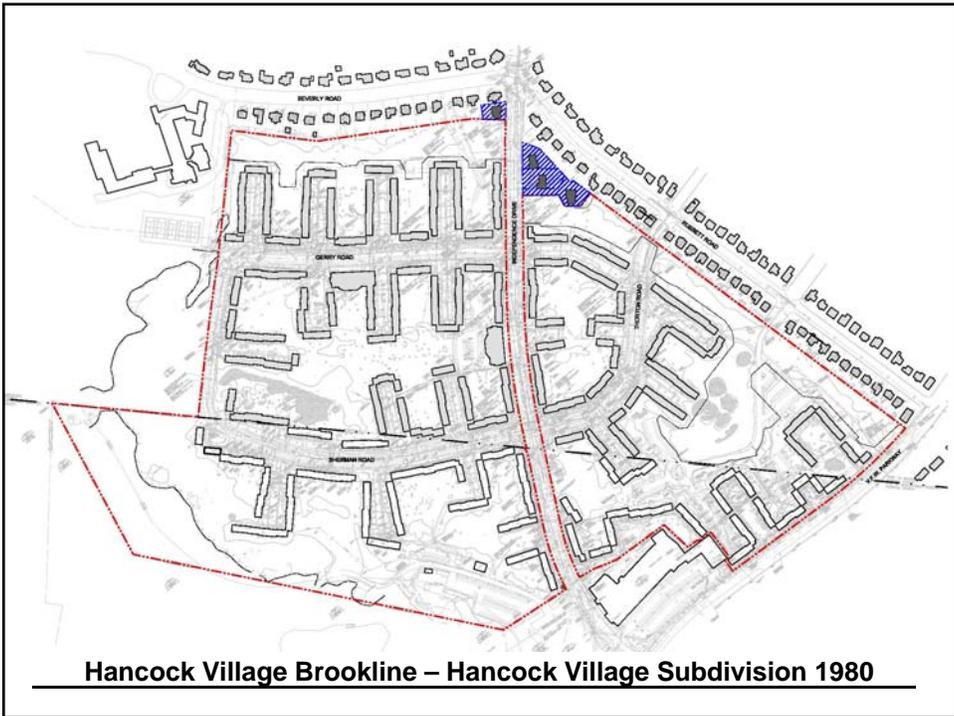
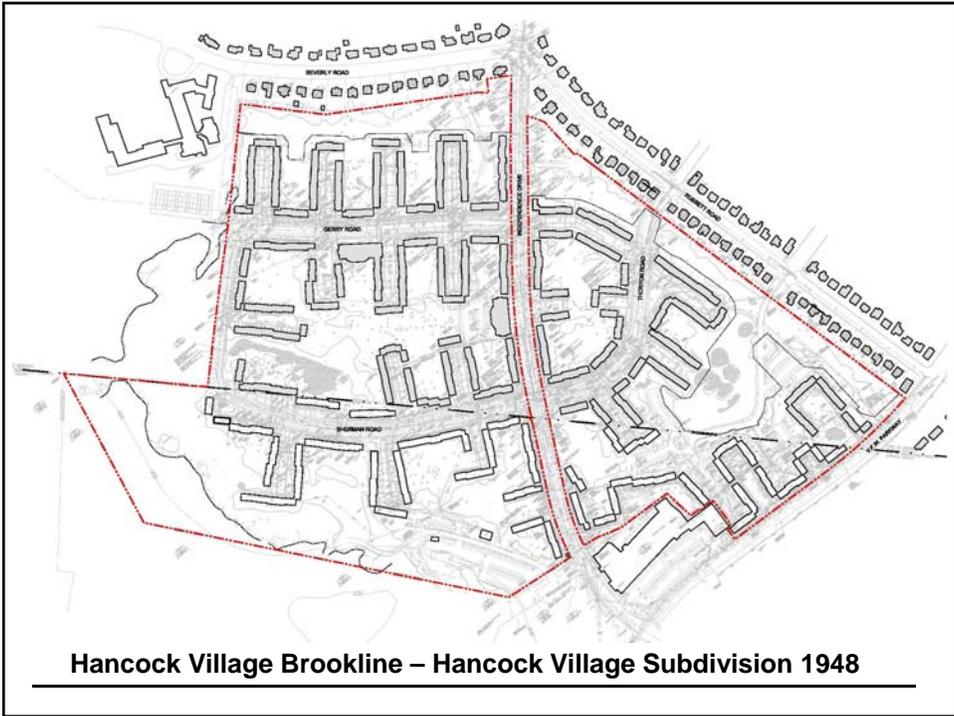
Cap rates in Brookline are very low. Typical cap rates are in the 5%to 6% range for rental apartment buildings (without the tax rate).

Page | 1

Excerpt from Town Counsel's Letter stating no restrictions on the S-7 dated 12/8/2010:

- Finally, it has been suggested that some of the agreements between the Town and the original developer (John Hancock Mutual Life Ins.) created enforceable restrictions on the property. The Town has located no recorded documents that evidence such an agreement. and, even if such documents do exist, they would amount to a restriction on the use of property that, as set forth above, would be valid only for thirty years. At this point in time, those restrictions would have expired automatically.

Hancock Village- Brookline's Assessor and Town Counsel's Letters

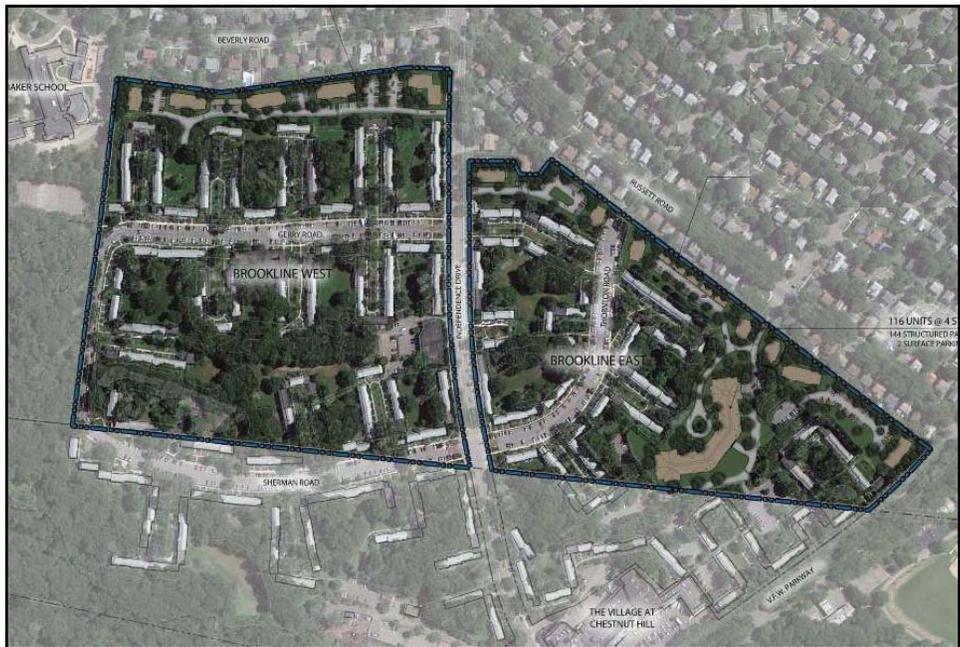
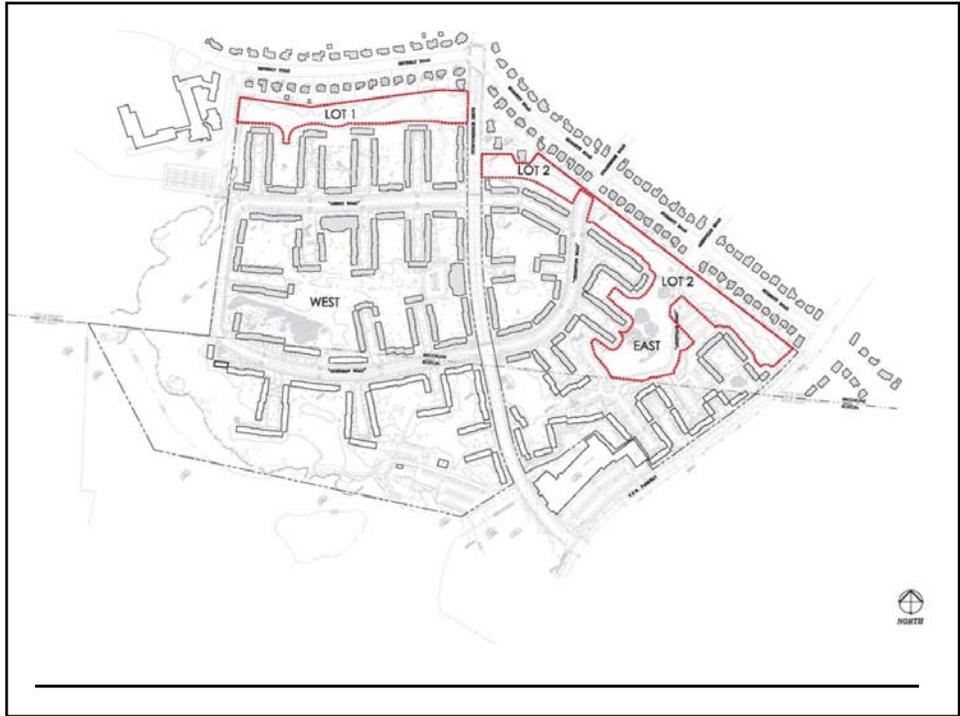


Residences of South Brookline

The Proposed Project

Residences of South Brookline Existing Conditions

- The Site consists of two parcels collectively comprising 9.32-acres of land located on the easterly and westerly sides of Independence Drive
 - Parcel One on the western portion of the land, on the western side of Independence Drive, consists of approximately 2.7 acres of land.
 - Parcel Two on the portion of the land located on the east side of Independence Drive consists of approximately 6.6 acres.
-



Total of 192 Rental Apartments and 345 Parking Spaces

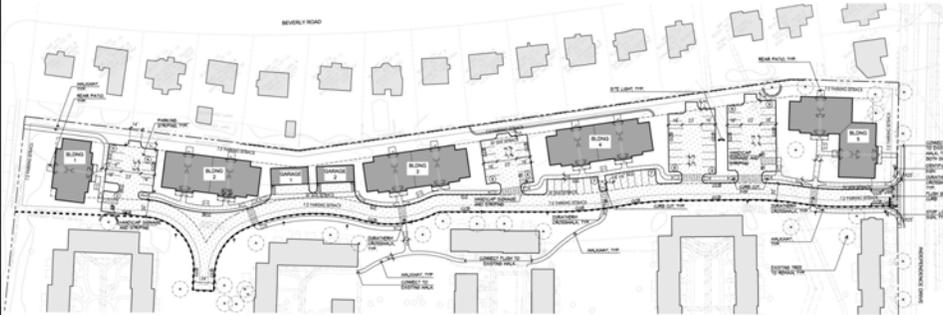
36 Units
Five 2½ story buildings
8 garage parking spaces
74 surface parking spaces



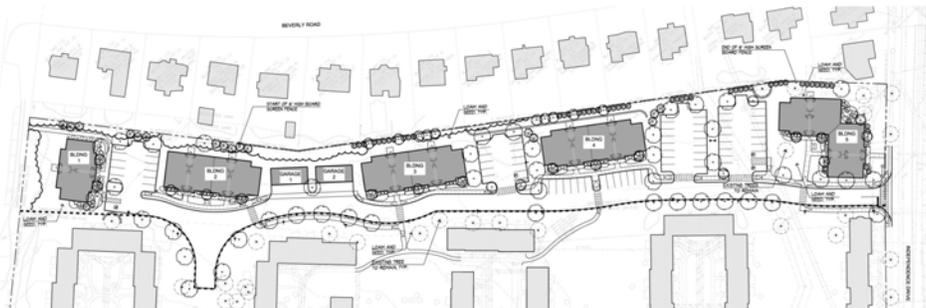
Residences of South Brookline , West Site Plan



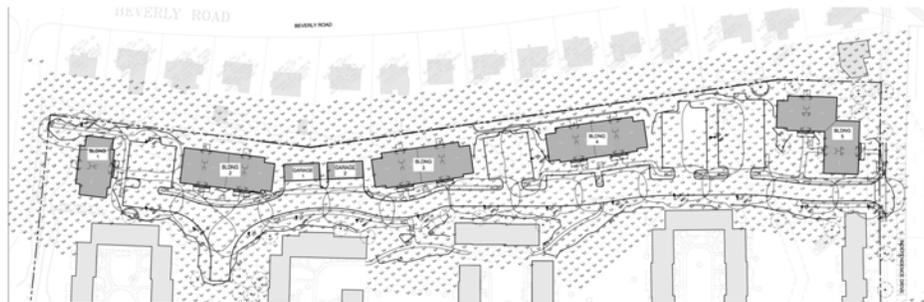
Residences of South Brookline , West Site Layout

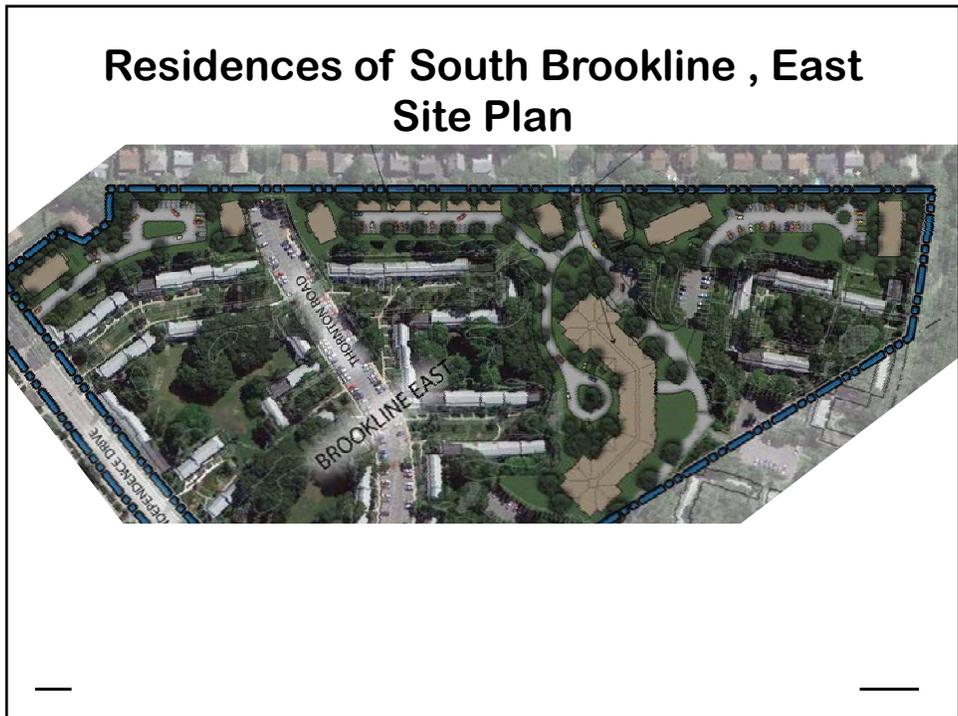


Residences of South Brookline , West Planting Plan

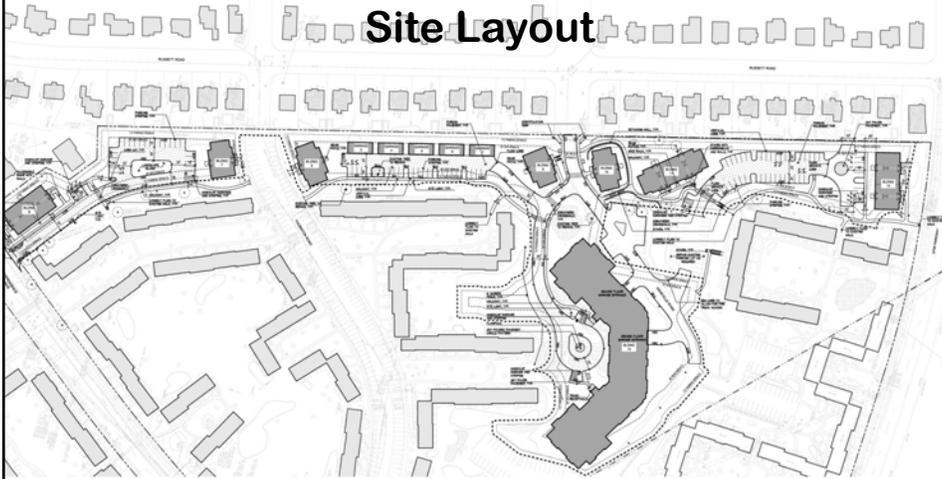


Residences of South Brookline , West Photometric Plan





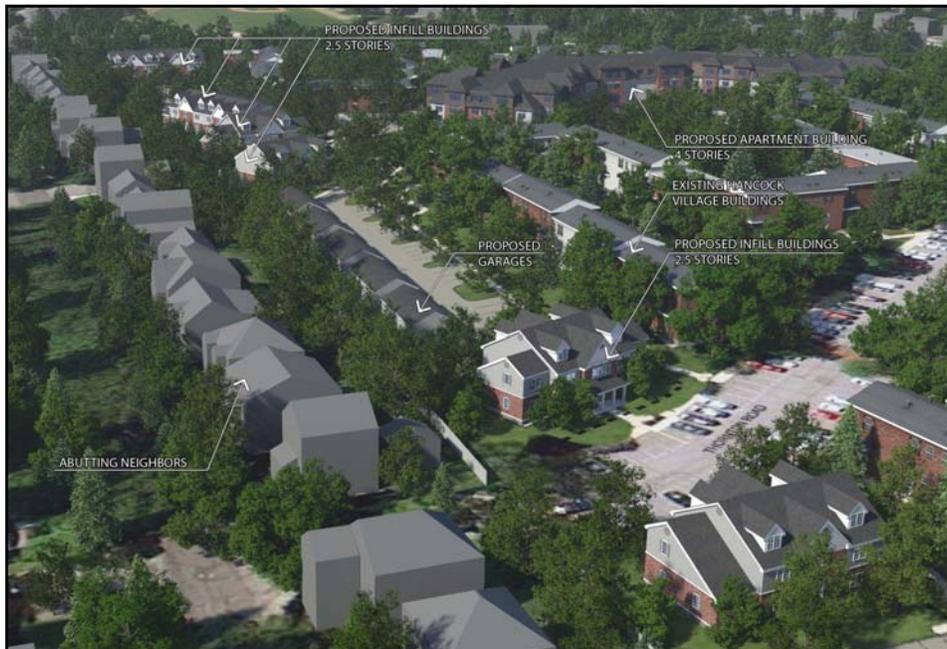
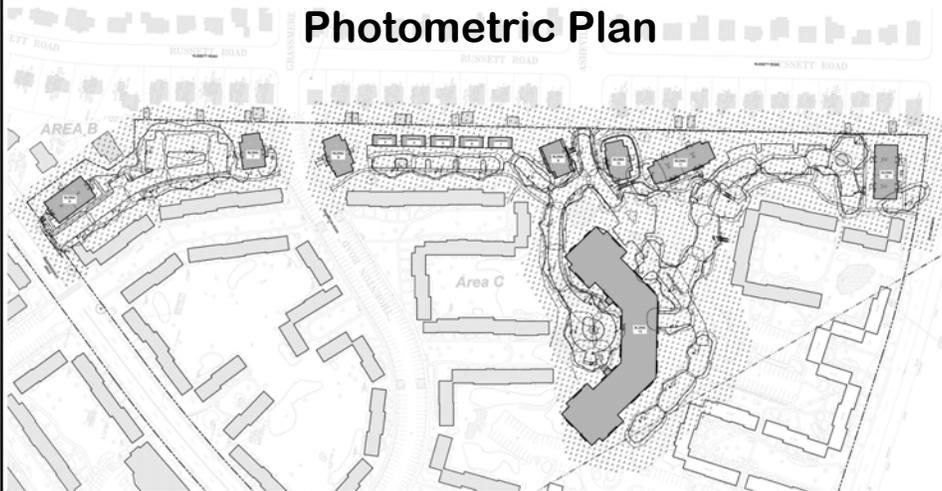
Residences of South Brookline , East Site Layout



Residences of South Brookline , East Planting Plan



Residences of South Brookline , East Photometric Plan



The Residences of South Brookline

Architectural

The Residences of South Brookline

Design Objectives

- Create “infill design” compatible with both Hancock Village and Beverly/Russett homes
- New buildings to be compatible in height and scale
- Utilize compatible materials and forms
- Support Environmental Sustainability

Architecture – Design Objectives

The Residences of South Brookline



Architecture – Context

- Built 1st half 20th century
- 2 story townhouses
- All brick with white trim; some white painted brick
- Roof pitches 6:12; some flat; some with porches

The Residences of South Brookline



Architecture – Precedents

Beverly and Russett Roads

- Built 1930's – 1940's.
- 2 and 3 story
- Small lots-(50' on Russett)
- Brick, clapboard, & shingles
- Numerous houses with white clapboard & brick
- Many 1 car garage
- Varied roofs 6:12 to 18:12
- Dormers; some porches
- Numerous additions and 3rd floor conversions.

Residences of South Brookline



Architecture – Precedents

The Residences of South Brookline Infill Buildings Architecture



- 2½-story with 2-story step down to 1-story at ends
- Brick & clapboard exteriors
- Design elements: gables, dormers and porches .
- Various roof pitches 6:12, 8:12, 12:12.

Architecture – Objectives Met

The Residences of South Brookline Apartment Building Architecture



Architecture

The Residences of South Brookline Apartment Building Architecture



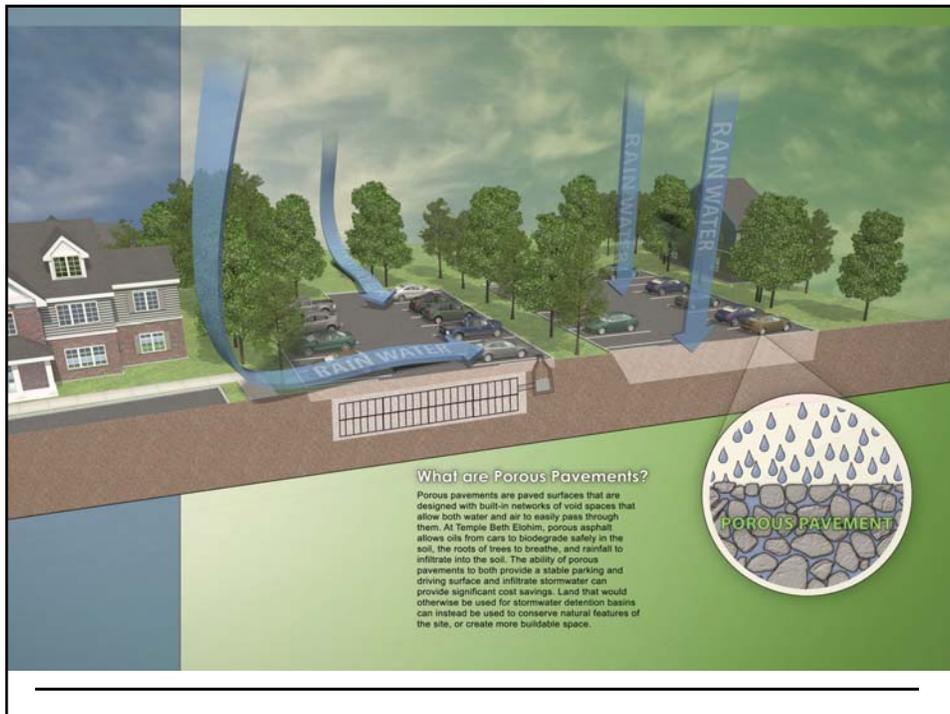
- 3 stories at corners with step up to 4 stories
- Brick & clapboard exteriors, gray and white trim
- Design elements: angled façade with projected bays and pitched roofs

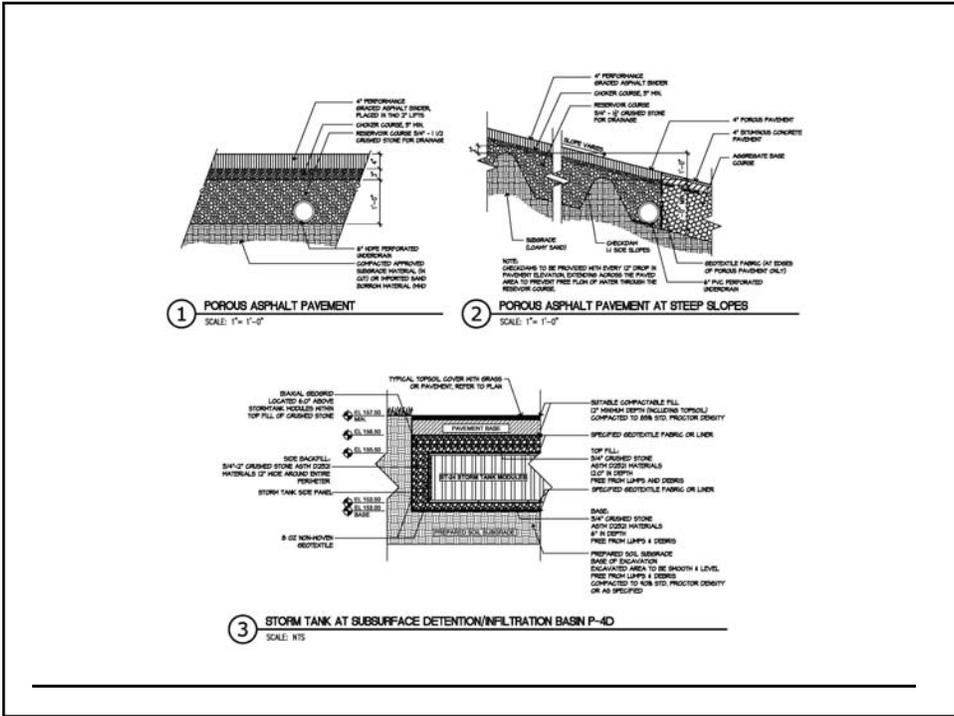
Architecture – Apartment Building

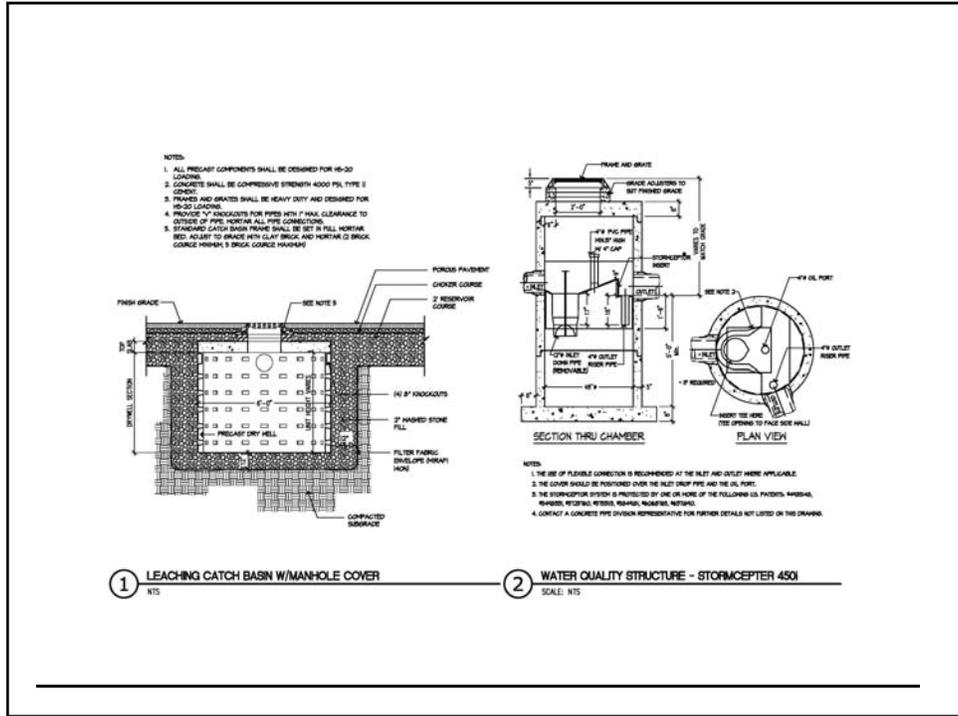


Residences of South Brookline Site Engineering

- No portion of the developed area is located in a State or locally regulated resource area
- The project has been designed to effectively meet the State and local Stormwater by-laws and uses low impact development techniques to minimize environmental impacts.
- Utilities connect into the existing systems in the abutting streets or on the abutting Hancock Village property.







Residences of South Brookline Stormwater Management Standards

- **Standard 1: No New Untreated Discharges**

The project does not have direct discharge of stormwater to waters or wetlands. Standard 1 is therefore met.

- **Standard 2: Peak Rate Attenuation**

The stormwater management system has been designed so that the post-development peak discharge rates do not exceed pre-development peak discharge rates.

- **Standard 3: Recharge**

The three components of Standard 3 are met as follows:

- The annual recharge from the post-development condition will approximate the annual recharge from the pre-development conditions.
- The proposed infiltration structures are designed to drain fully within 72 hours.
- A minimum two-foot separation between the bottom of the porous asphalt, where credit is taken for infiltration volume, and below subsurface detention/infiltration chambers, is provided.

Residences of South Brookline Stormwater Management Standards

- Standard 4: Water Quality

The three components of Standard 4 are met as follows:

- Appropriate practices for source control and pollution prevention are identified and a Long Term Pollution Prevention Plan will be implemented.
- Crushed stone reservoirs beneath porous asphalt and subsurface detention/infiltration chambers are sized to capture the required water quality volume.
- Pretreatment of stormwater is provided.

- Standard 5: Land Uses with Higher Potential Pollutant Loads

The project does not meet the criteria for a Land Use with Higher Potential Pollutant Loads, and accordingly Standard 5 is not applicable.

- Standard 6: Critical Areas

The project is not considered to be within a critical area, and accordingly Standard 6 is not applicable.

Residences of South Brookline Stormwater Management Standards

- Standard 7: Redevelopment

The project does not meet the criteria for Redevelopment as defined by the DEP's Stormwater Management Standards, and accordingly Standard 7 is not applicable.

- Standard 8: Construction Period Pollution Prevention and Erosion & Sedimentation Control

Construction period pollution prevention and erosion and sedimentation control measures will be implemented at the project site to control construction related impacts during construction and land disturbance activities.

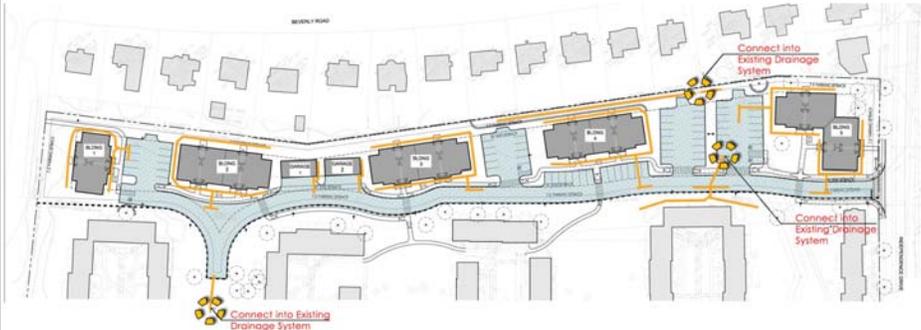
- Standard 9: Operation and Maintenance Plan

An Operation and Maintenance Plan has been developed for the project.

- Standard 10: Prohibition of Illicit Discharges

Prior to the occupancy of any of the proposed buildings, dye testing will be conducted to confirm that all sanitary sewage discharges are connected to the sewer system on the site, and are not connected to the stormwater system.

Residences of South Brookline , West Stormwater Management



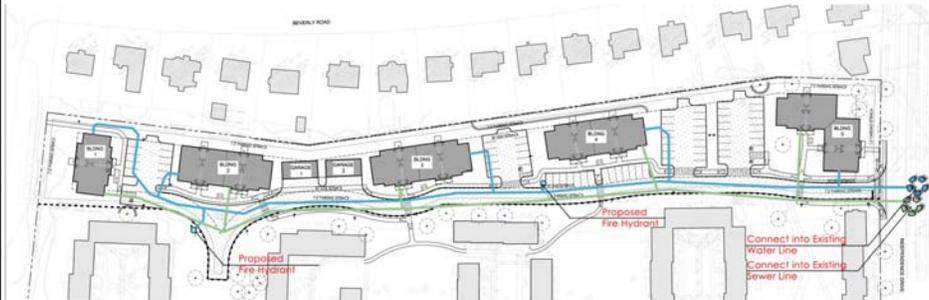
- Porous pavement to be utilized for majority of paved areas
- Roof drains connect to crushed stone below porous pavement
- Drainage connections to existing stormwater infrastructure

Residences of South Brookline , East Stormwater Management



- Porous pavement to be utilized for majority of paved areas
- Subsurface chambers utilized to store, detain and infiltrate stormwater
- Drainage connections to existing stormwater infrastructure

Residences of South Brookline , West Site Utilities



- Sewer connection to existing sewer in Independence Drive
- Water connection to existing water main in Independence Drive

Residences of South Brookline , East Site Utilities

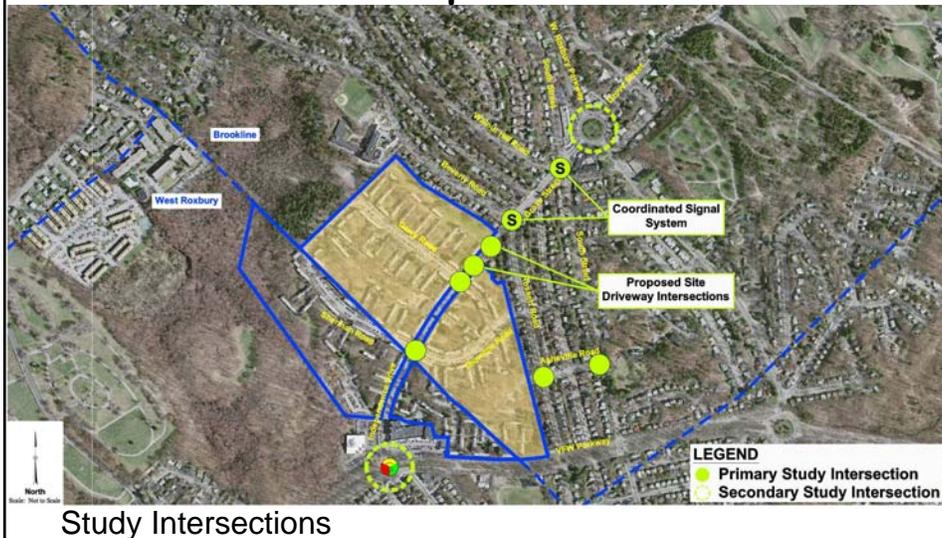


- Sewer connections to existing sewers in Independence Drive, Thornton Road, Ashville Road, at East End of Site
- Water connections to existing mains in Independence Drive, Thornton and Ashville Road.

Residences of South Brookline Transportation

- **Adequate Capacity**
The roadway network servicing the Development is adequate to handle both existing traffic demand and additional development traffic.
- **Modest Traffic Increases**
The Development's trip generation is estimated at approximately 98 vehicle-trips during the weekday morning peak hour and 123 vehicle-trips during the weekday evening peak hour.
- **No Capacity Degradation**
No change in overall level of service at the nearby intersections is expected as a result of the Development.
- **Safe, Efficient Access**
The Development's driveway and roadway improvements are designed to ensure efficient traffic operations, adequate sight lines are provided that meet or exceed recommended safety standards, and provide dedicated pedestrian crossings.
- **Site Circulation**
Development roadways are designed to accommodate fire apparatus with improved accessibility to existing residences. ADA-compliant pedestrian sidewalks connect all proposed units with the existing network of on-site and public walkways.

Residences of South Brookline Transportation



Residences of South Brookline Transportation



Area Amenities

Residences of South Brookline Transportation



Intersection Crash Summary – 2009 through 2011

Residences of South Brookline Transportation



Existing Weekday Daily Traffic Volumes

Residences of South Brookline Transportation

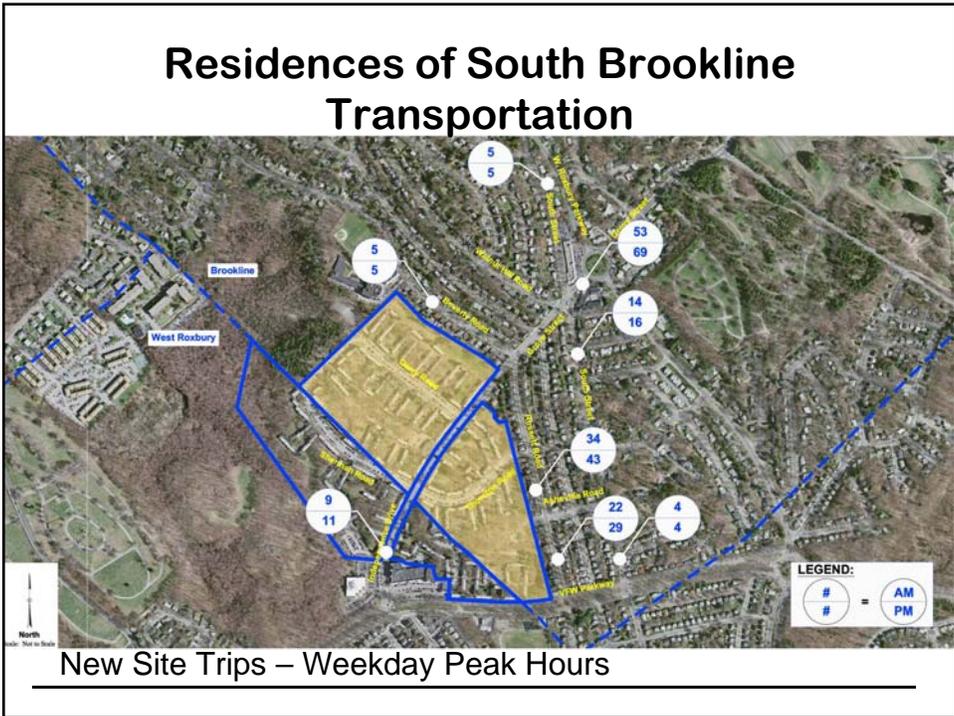
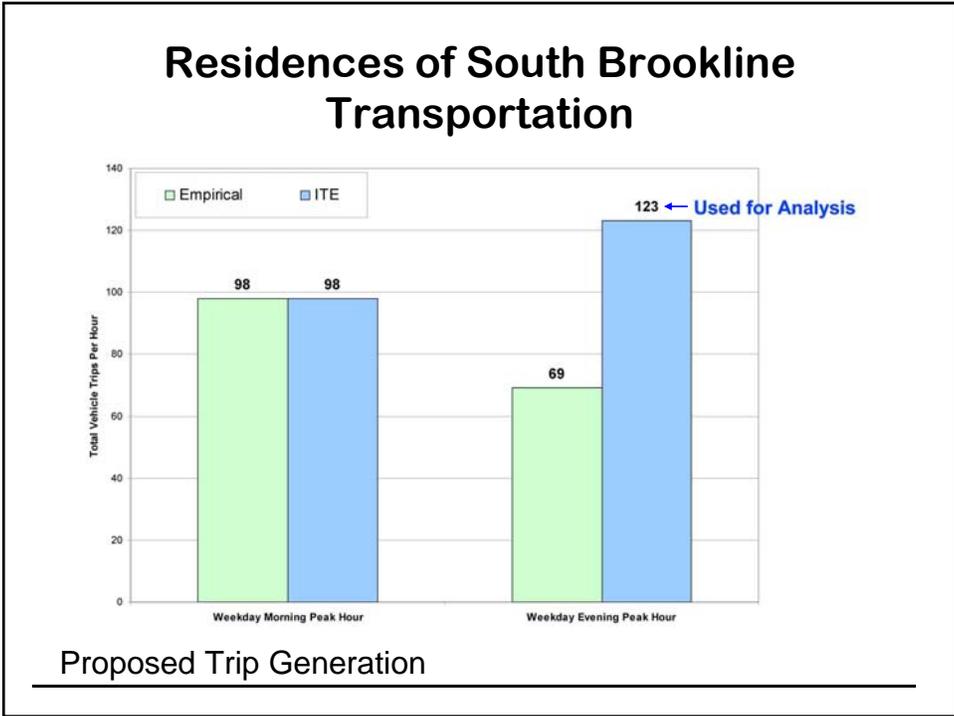


Existing Weekday Peak Hour Traffic Volumes

<u>Period/Direction</u>	<u>Observed Apartment Trips</u>	<u>ITE Estimated Apartment Trips</u>
<i>Weekday Morning Peak Hour</i>		
Entering	93	69
<u>Exiting</u>	<u>263</u>	<u>278</u>
Total	356	347
<i>Weekday Evening Peak Hour</i>		
Entering	146	262
<u>Exiting</u>	<u>108</u>	<u>141</u>
Total	254	403
Source: ITE <i>Trip Generation</i> , Ninth Edition; 2012.		
Existing Hancock Village Traffic, Trip Generation Comparison		

Residences of South Brookline Transportation

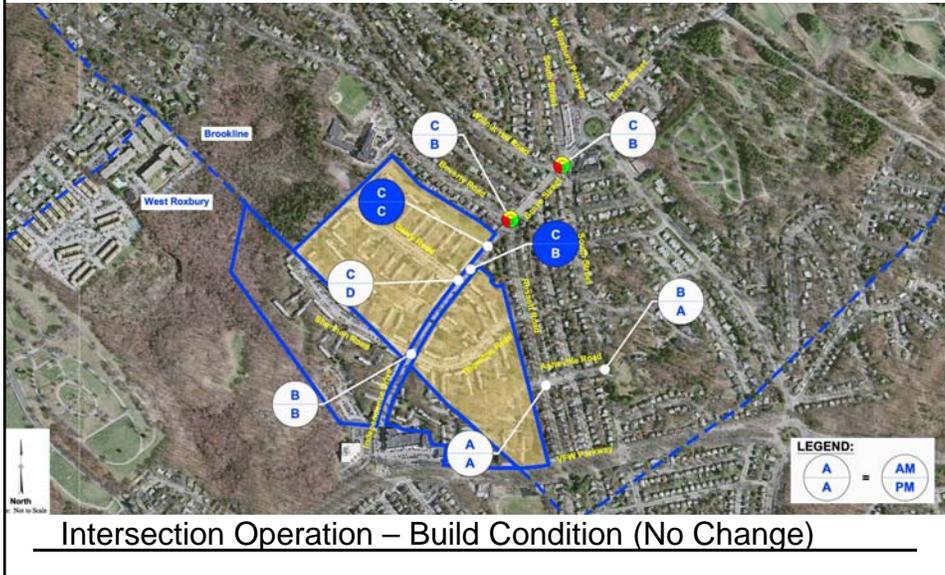
<u>Travel Mode</u>	<u>Census Tract 1301 & Census Tract 4012 (West Roxbury) (Brookline)</u>
Transit	13% - 15%
Carpool	9% - 10%
Other (Walk/Bike)	6% - 9%
	30% - 32% <i>Non-Single Occupant Vehicle</i>
Average Vehicle Ownership (per rental unit)	1.2 - 1.3
Source: US Census data	
Neighborhood Travel Modes	

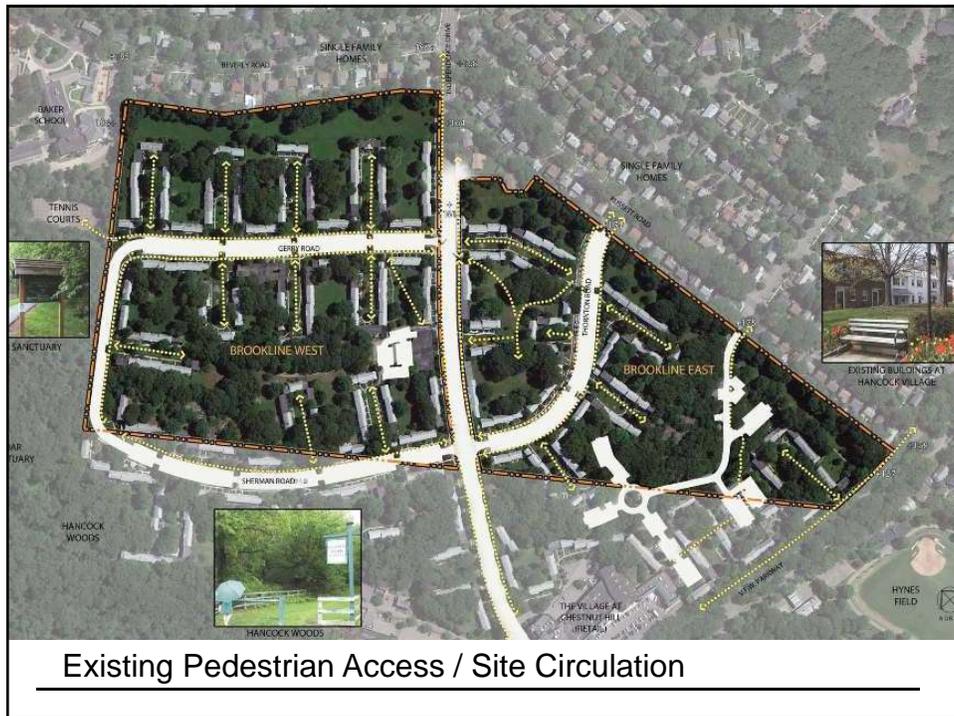
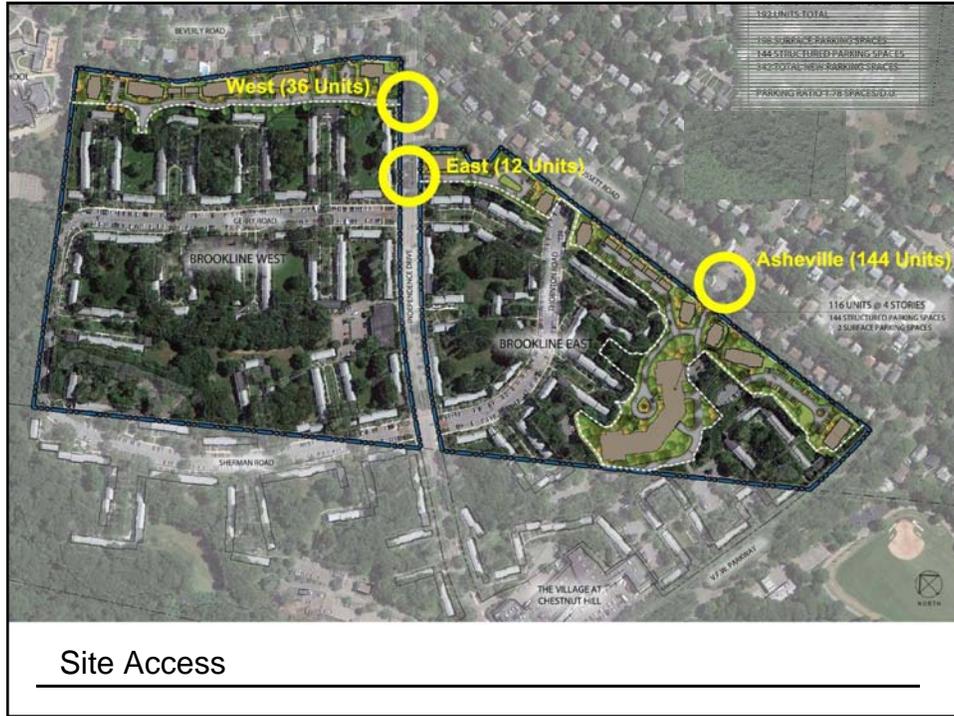


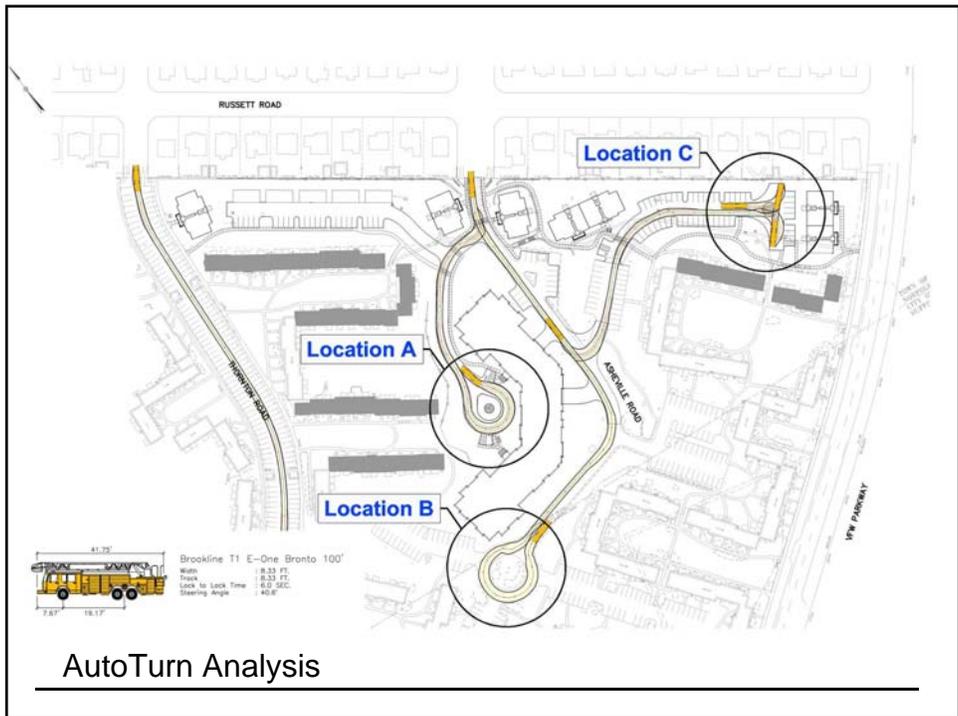
Residences of South Brookline Transportation

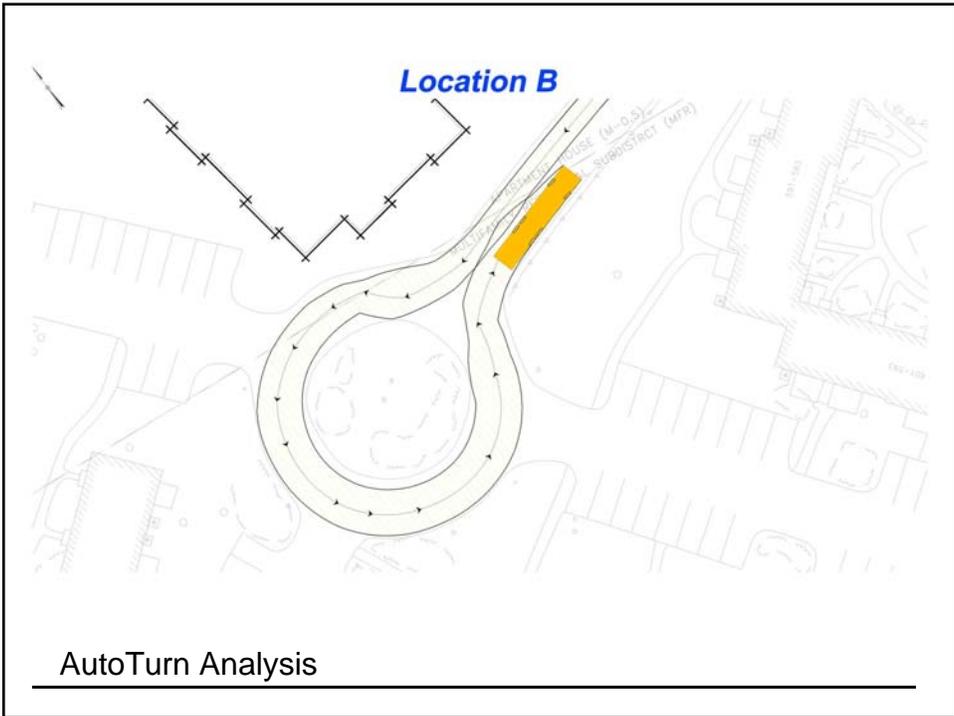
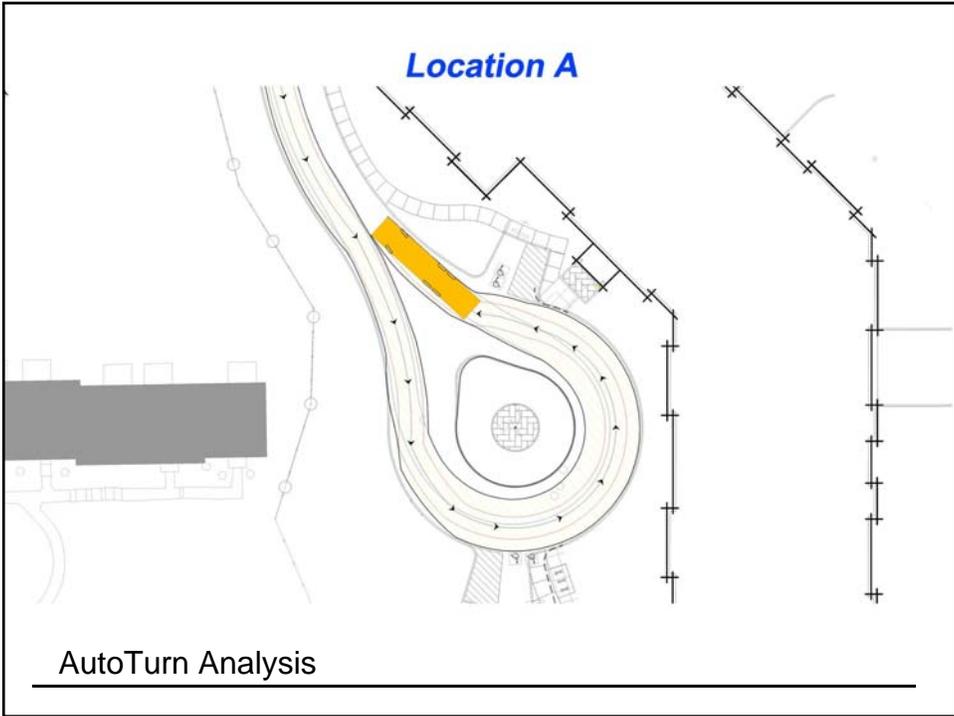


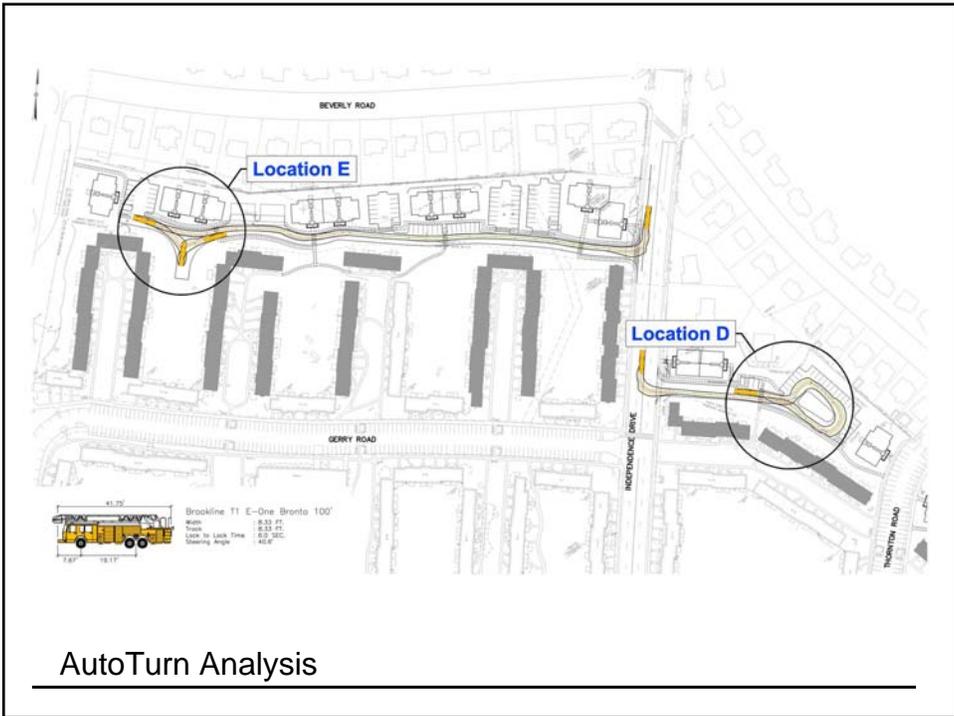
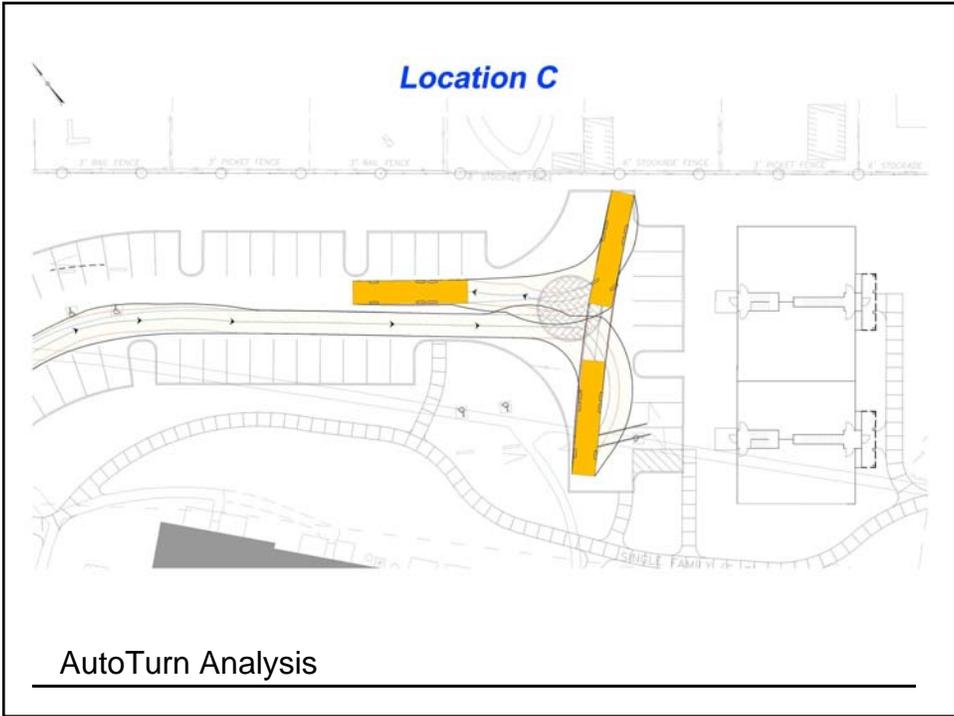
Residences of South Brookline Transportation

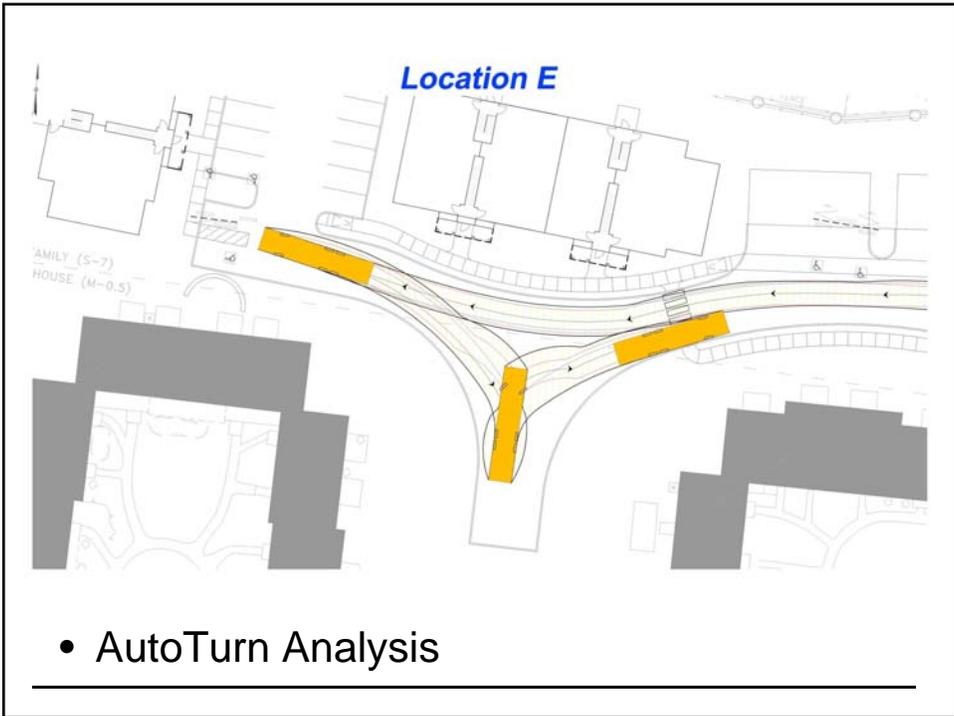
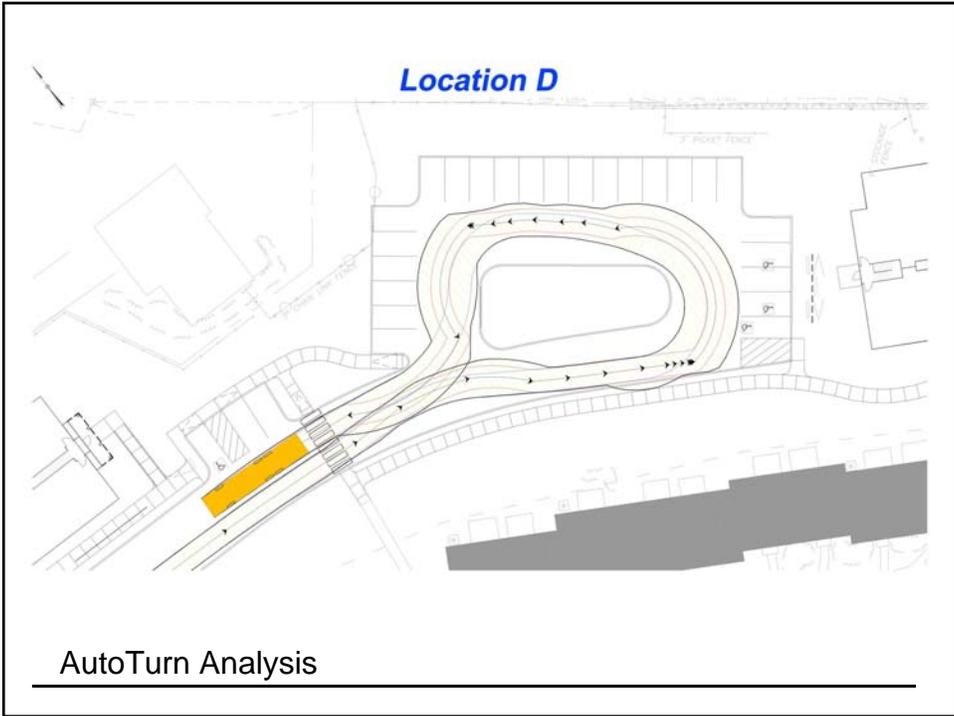














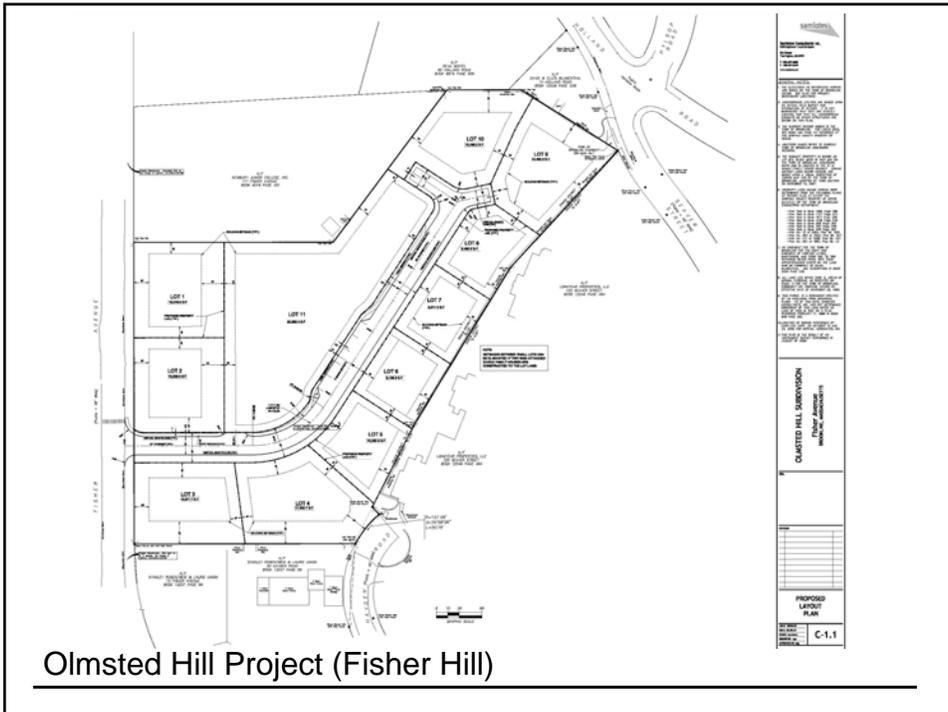
Hammondswood at Chestnut Hill



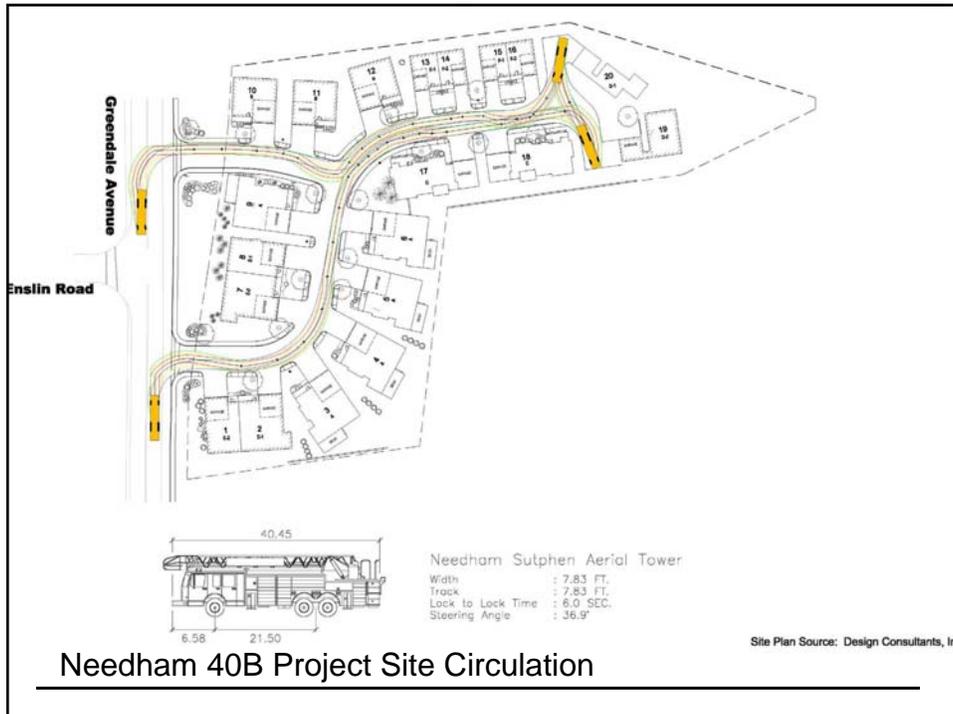
Olmsted Hill Project (Fisher Hill)



Olmsted Hill Project (Fisher Hill)



Olmsted Hill Project (Fisher Hill)

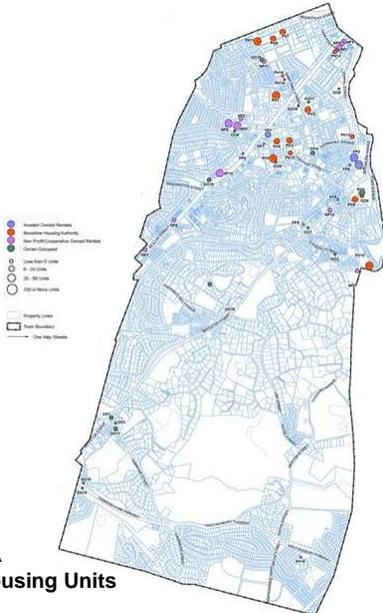


Residences of South Brookline Transportation

- Proximity to retail/service plazas
- CHR will expand upon the existing Hancock Village TDM program to promote non-auto travel by residents of the Development (shuttle service hours, potential weekend service, frequency of service).
- CHR will provide additional ADA-compliant sidewalk connections within the Development.
- CHR will provide on-site secure bicycle storage facilities within the Development.
- CHR may provide additional ZIPCAR spaces within the Site to accommodate additional anticipated resident demand.

Transportation Demand Management

Residences of South Brookline



Town of Brookline, MA
Existing Affordable Housing Units
as of January 2011

Source: Town of Brookline
Affordable Housing website



Residences of South Brookline Affordable Housing

39 (20%) of the apartments will be affordable and will be distributed evenly throughout the buildings and unit types.

All 192 units will count towards the Subsidized Housing Inventory.

The most recent SHI indicates Brookline has 26,201 units of which 2,104 units are qualifying SHI Units

The Town is now at 8% and needs to add 516 units to reach 10% based upon the current DHCD Subsidized Housing Inventory count.

After the Residences of South Brookline are approved, the town of Brookline will need 324 units to reach 10%.

The Affordable units proposed will be affordable in perpetuity. Up to 70% of the affordable units will be made available to Brookline residents.

Residences of South Brookline MA Housing Creation Policy

- Governor Patrick has set a goal of creating 10,000 multi-family units a year under a plan that his administration is calling “Compact Neighborhoods” - designed to encourage and create well-planned multi-family housing that fulfills the demand for homes near jobs, transit and the vitality of city and town centers.
 - Just Released Metropolitan Area Planning Council (MAPC) Study says that Greater Boston will need 435,000 new housing units by 2040 to attract younger workers while also accommodating the state’s growing senior population. The report suggests the new units would mostly be situated in existing multi-family settings and in urban areas. Hancock Village is precisely such an existing multi-family property.
-

Residences of South Brookline Smart Growth

The development meets many of the Smart Growth and Sustainable Development principles that have been promoted in the Commonwealth

- Creative infill use of existing multifamily site
 - Providing a range of housing opportunities for a diverse population including families with children, seniors, empty nesters and young professionals, including affordable housing units of various sizes and configurations
 - Use of existing roads, utility and other infrastructure
 - Promotion of non-single vehicle transit options, including buses, shuttle bus, carpools, Zipcar
 - Low impact development from an environmental perspective – limiting the creation of new impervious area and no impact to resource areas.
 - Energy efficient building design and appliances
-

