



Chestnut Hill Realty

July 15, 2009



Comments and Input from Last Committee Meeting:

- **Community Goals:**

- Maintain the suburban character of South Brookline, lack of density and traffic
- Protection of Open Space
- Hancock Village is integrated with the neighborhood now, want the same feeling
- Preserving the historical significance of the Hancock Village Development
- Transportation centric design with local services is desirable
- Sustainable model that improves water quality and provides responsible infrastructure
- Affordable housing/workforce housing.
- Do not impact the high quality of education provided by neighborhood schools particularly impacts on Baker, impacts should be mitigated.



Comments and Input from Last Committee Meeting:

- **Hotel:**

- Would like to see the Town benefit from Hotel tax
- Some people prefer the concept of a Extended Stay Hotel instead of Apartments that generate school children
- Concerns over traffic and access, prostitution and the use of an extended stay hotel for transient families from DSS
- Could change the character of the area, is it financially feasible?

- **Commercial:**

- Ideas such as local retail, street front cafes, grocery store, and medical office were suggested
- Concerns over traffic and trash, Town concerned over financial viability
- Parking for commercial uses is a big issue

- **Over 55 –Age Restricted Housing**

- Town expressed concern that age restricted housing may not be economically viable in the long run
- People did express desire for senior housing if in minimizes impacts on the schools





Hancock Village Brookline – Brookline Zoning Districts

Brookline, MA

July 15, 2009



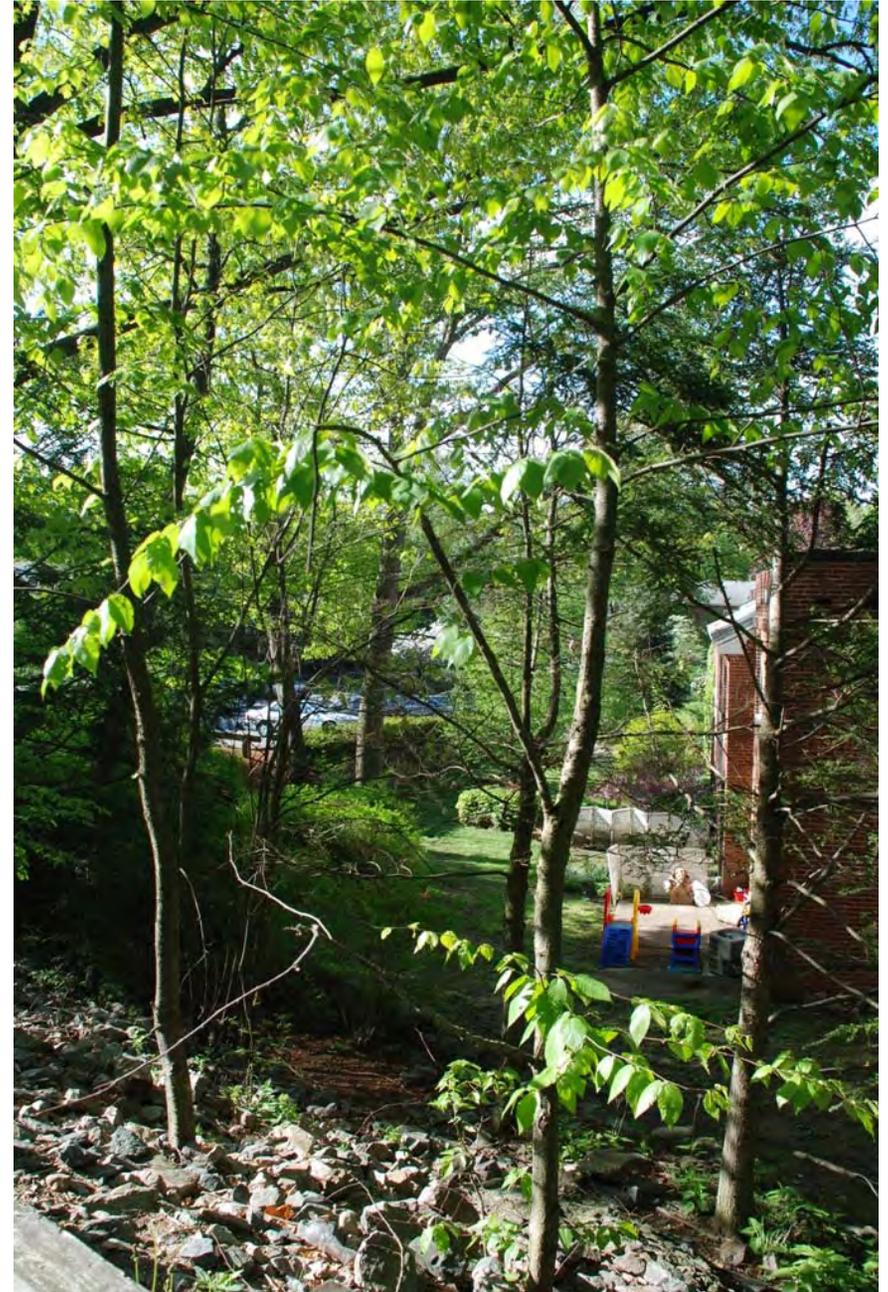


Hancock Village – Site Photographs

Brookline, MA

July 15, 2009



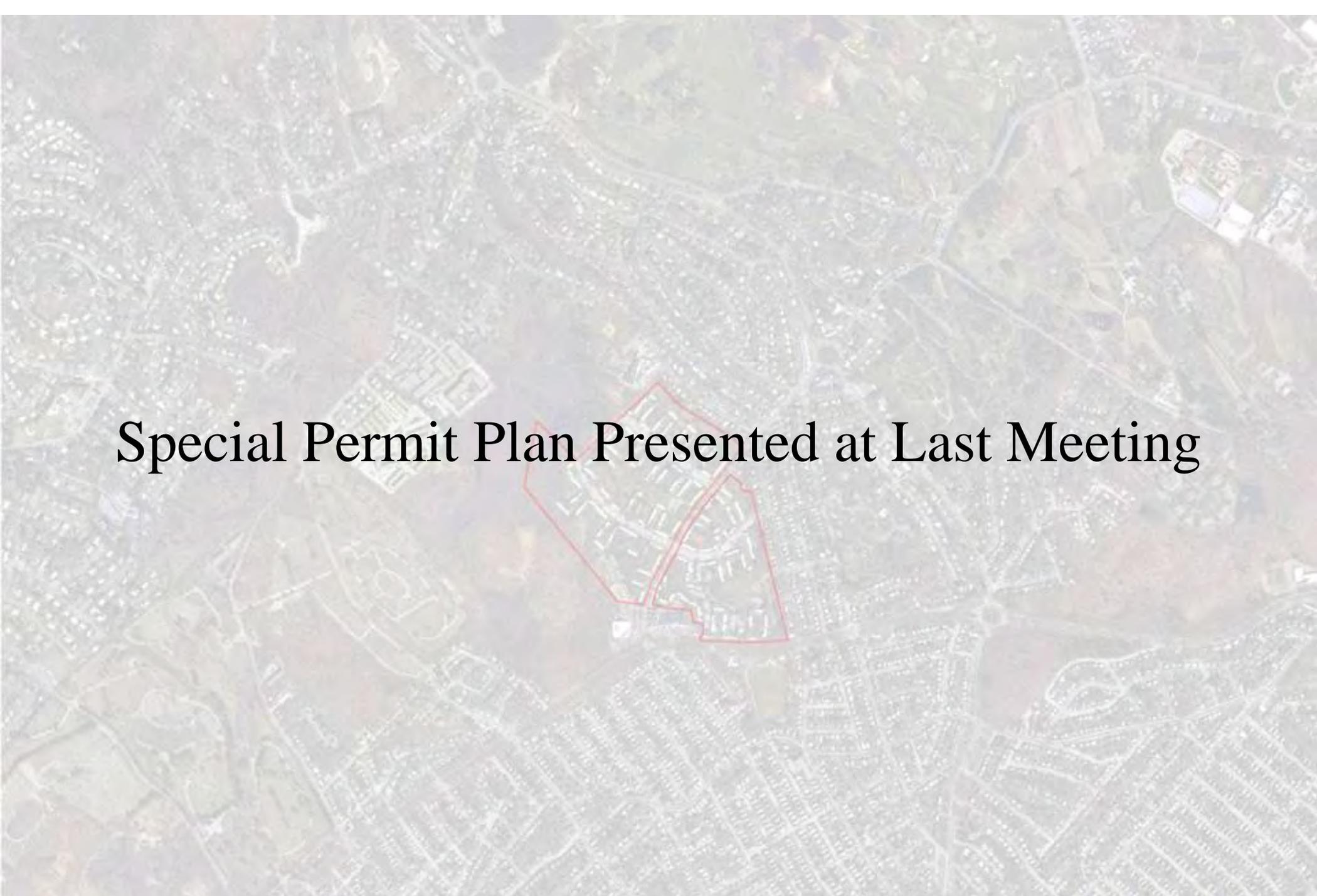


Hancock Village – Site Photographs

Brookline, MA

July 15, 2009





Special Permit Plan Presented at Last Meeting



Hancock Village

Brookline, MA

July 15, 2009





Hancock Village Brookline West- Parking Garages Block Model

Brookline, MA

July 15, 2009



Town of Brookline
City of Boston



Brookline East
196 Parking Spaces
319 Garage Parking
Units= 220 Total Units



Hancock Village- Special Permit Plan along S.7 and Brookline East

Brookline, MA

July 15, 2009





Hancock Village Brookline East- Parking Garages Block Model

Brookline, MA

July 15, 2009





Hancock Village Brookline East- 6 Floor Block Model

Brookline, MA

July 15, 2009





Brookline West
 172 Parking Spaces
 266 Garage Parking
 Units= 156 Total Units

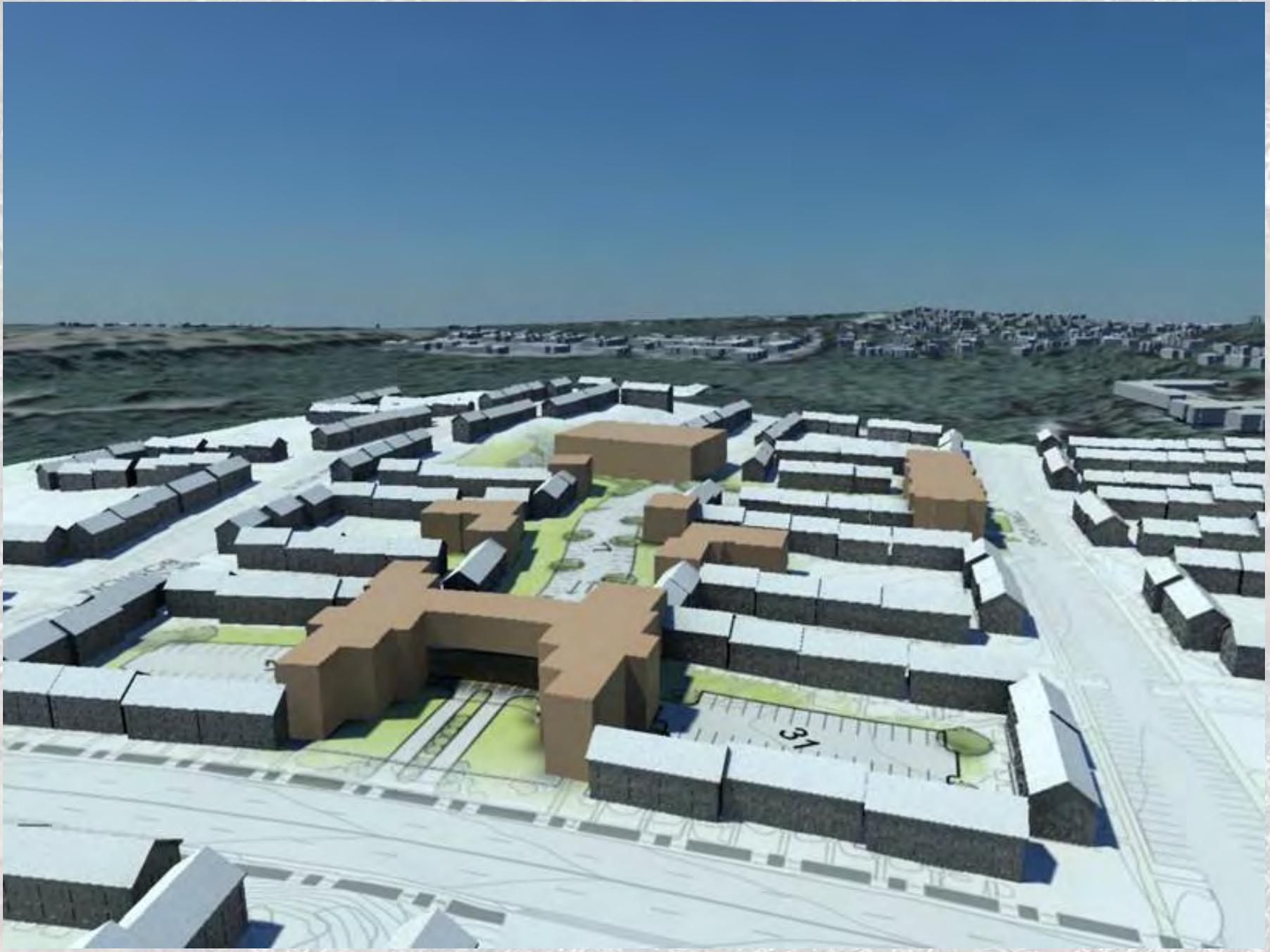


Hancock Village- Special Permit Plan

Brookline, MA

July 15, 2009





Hancock Village Brookline West- Parking Garages Block Model

Brookline, MA

July 15, 2009





Brookline East
 Total New Parking=450 Spaces
 Total New Units= 220 Units

Brookline West
 Total New Parking=492 Spaces
 Total New Units= 246 Units



Hancock Village- Special Permit Plan

Brookline, MA

July 15, 2009





M-0.5 Brookline West

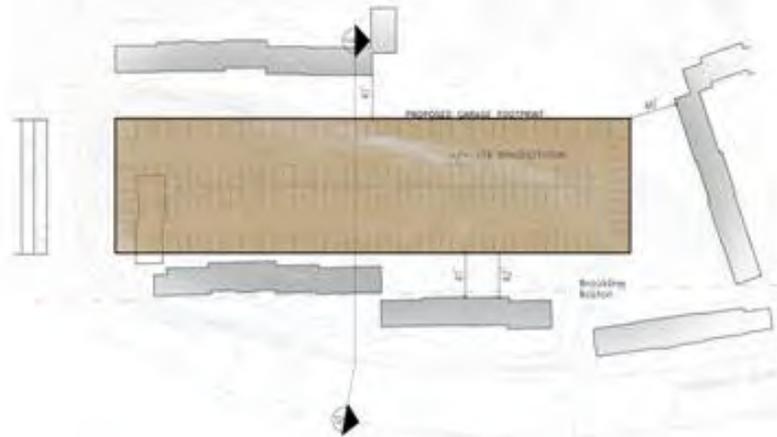


Hancock Village

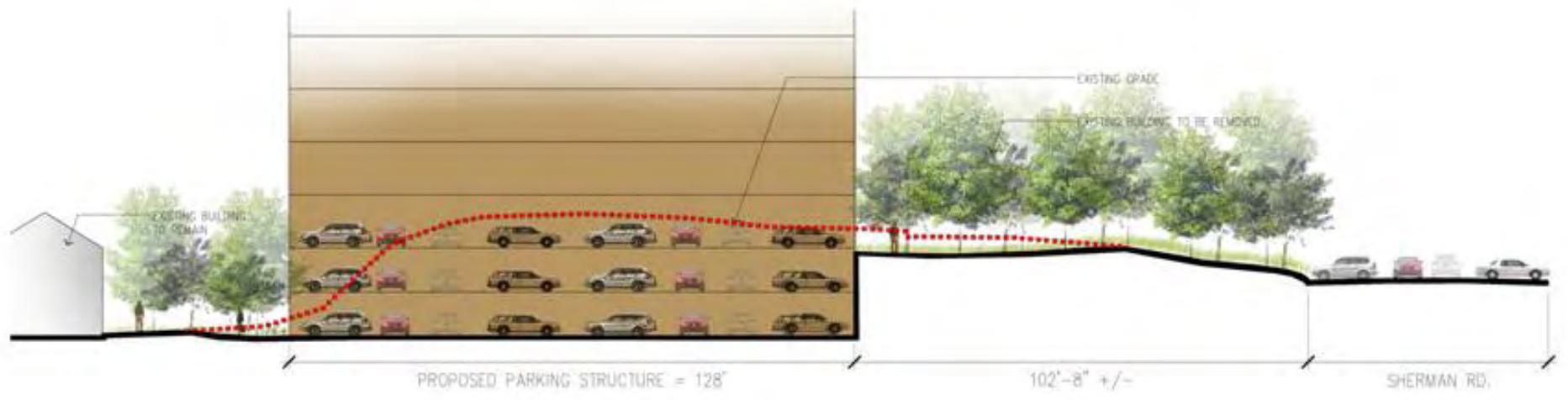
Brookline, MA

July 15, 2009





Proposed Garage Site Area



Section



Hancock Village- West Garage Section

Brookline, MA



July 15, 2009

Town of Brookline
City of Boston

Brookline West (15 & 9 Stories):
Units= 357



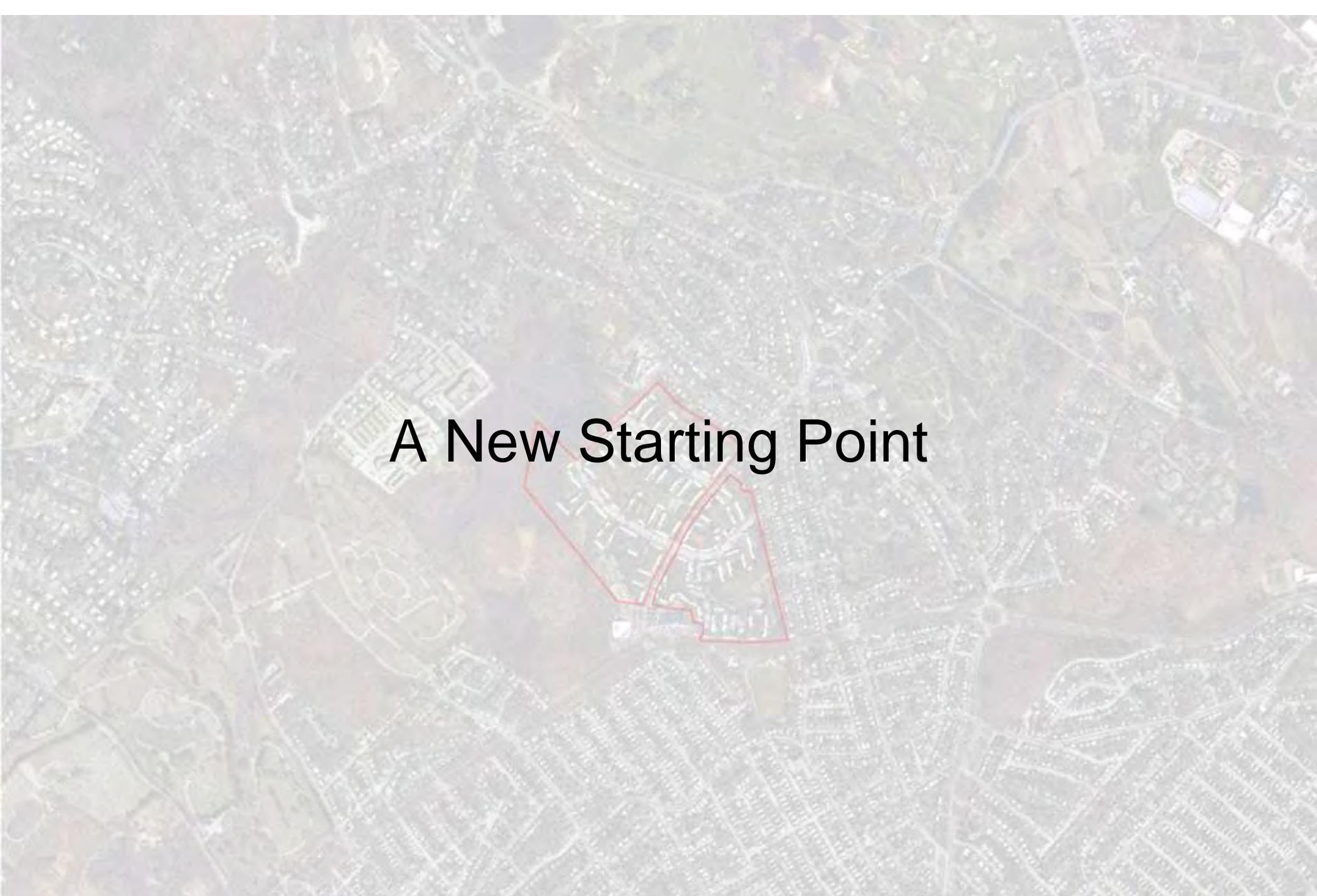


Hancock Village- West Block Model

Brookline, MA

July 15, 2009





A New Starting Point



Hancock Village West

Brookline, MA

July 15, 2009



Response to Comments and Input from Last Committee Meeting:

- Proposed plan will have no additional 3 bedroom units
- Proposed infill units behind Beverly Road and behind the Independence garage will all be one bedroom units with a maximum occupancy of two people.
- Elevator buildings (three stories and above) will be a mix of 50% one bedrooms and 50% two bedrooms



Response to Comments and Input from Last Committee Meeting:

- Parking proposed at 1.4 spaces for each proposed unit and minimum number of additional spaces to address CHR's desire to park closer to unit entrances.
- Development will not have significant traffic impact on neighborhood or ripple throughout the Town.
- Proposed plan would provide no more units than allowed by Special Permit plan develop by CHR, 467 maximum total new units.



Response to Comments and Input from Last Committee Meeting:

- Views of proposed development from the Russett, Beverly and Independence Drive will be scaled to match existing buildings and similarly proportioned.
- Taller buildings will be towards the interior or rear of the site
- Where practicable 20' green space will be provided between abutting properties and proposed parking; (6-7' is the required setback)



Response to Comments and Input from Last Committee Meeting:

- The site plan and all new construction will strive to meet criteria for LEED ND certification.
- Buildings will be designed for energy and water efficiency, alternative fuel sources such as solar, geothermal and wind will be explored.
- Green roofs will be considered for larger buildings.



Response to Comments and Input from Last Committee Meeting:

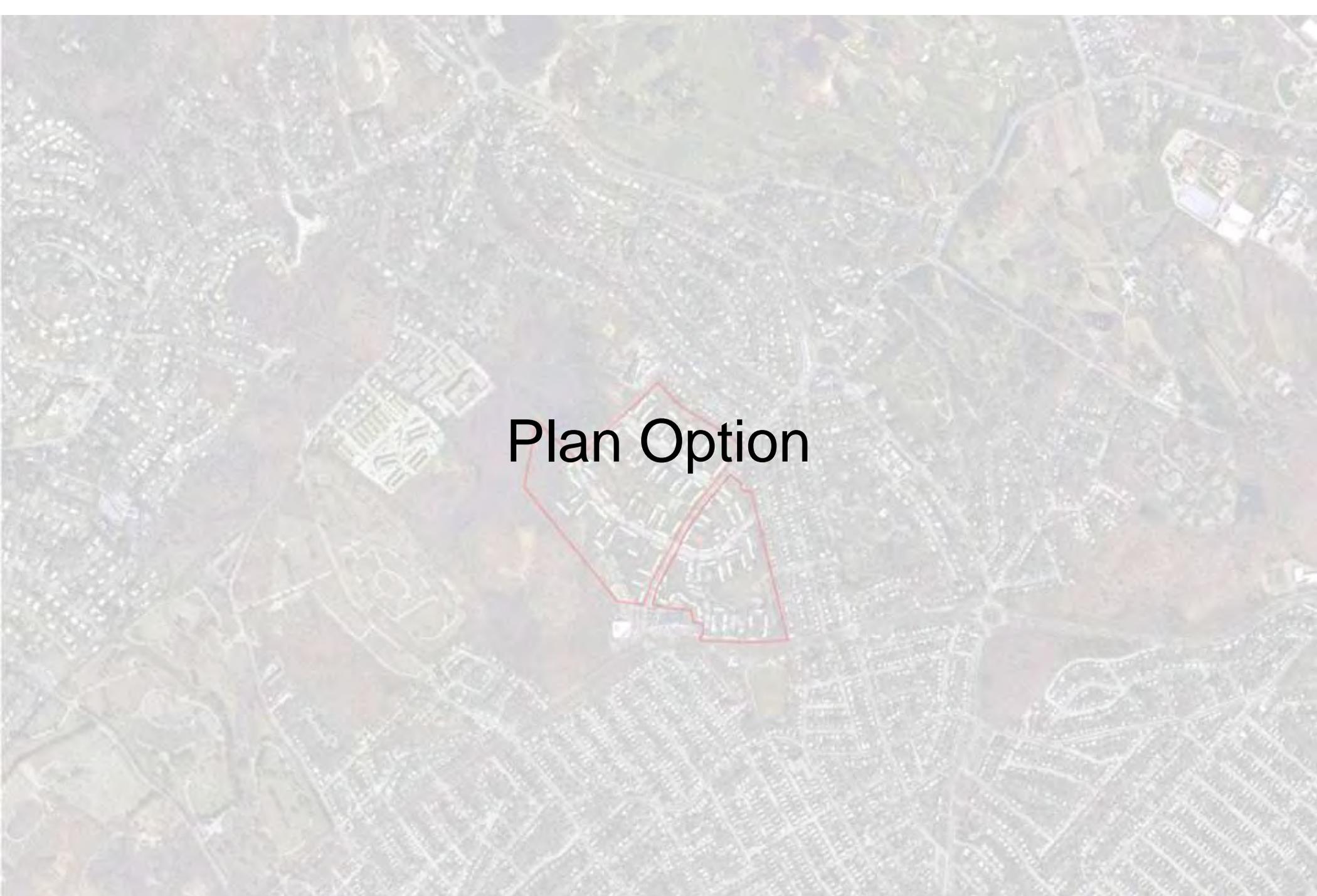
- Mature trees and landscape will be preserved wherever possible to maintain the quality and feel of the existing open space
- The plan will utilize Low Impact Development techniques and sustainable stormwater management design to provide a sustainable approach to redevelopment.
- Concepts such as pervious pavements, rain gardens, bio-swales and other techniques will be explored to further these goals.



Response to Comments and Input from Last Committee Meeting:

- Increased transportation demand management will be included in the final plan, (bicycle, increased shuttles, etc.
- The plan will incorporate pathways and trails throughout the development to connect the community and neighborhood to Hancock Village, Baker School, the Hoar Sanctuary and the Hancock Woods.
- Plan will create a more neighborhood friendly walkable community





Plan Option



Hancock Village West

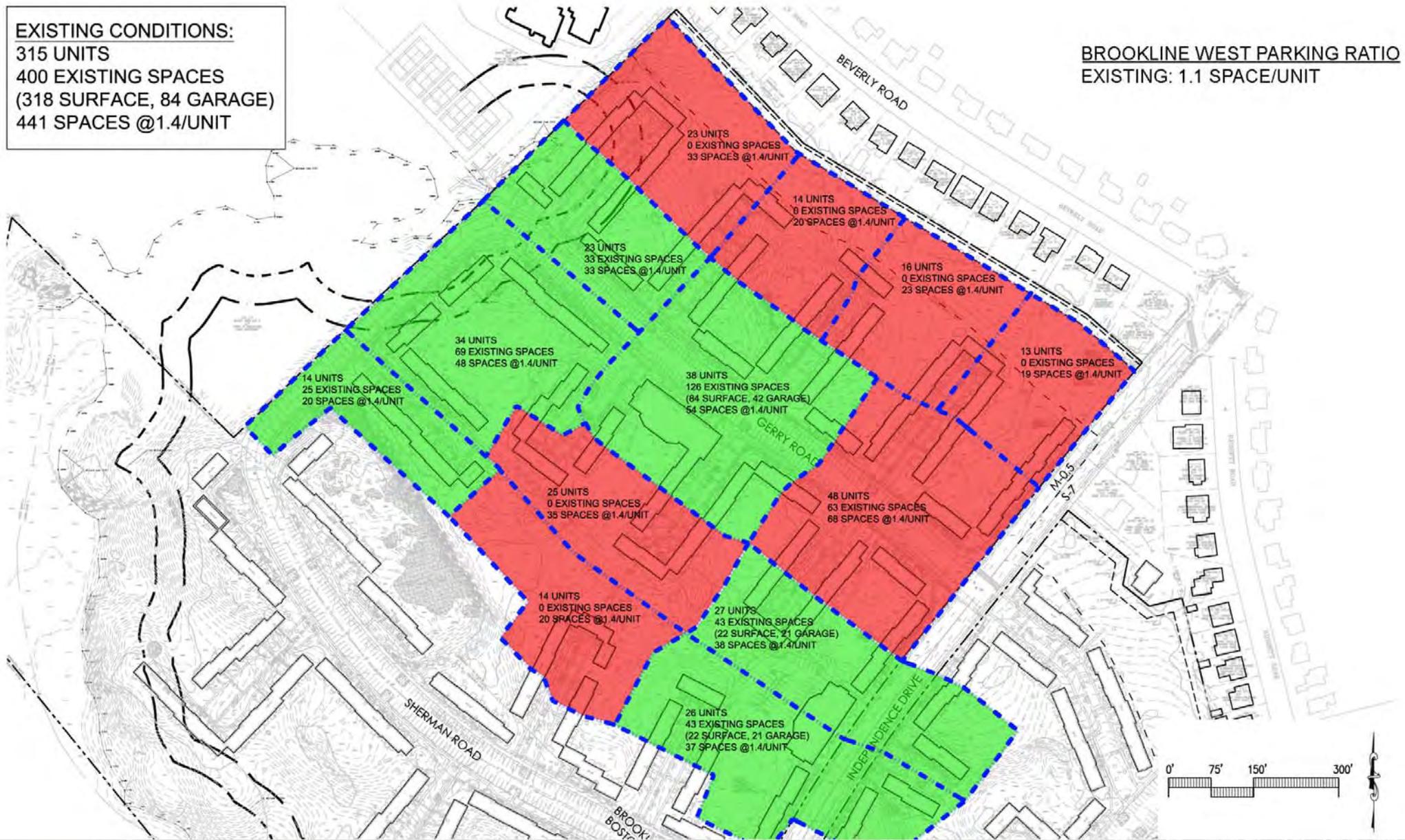
Brookline, MA

July 15, 2009



EXISTING CONDITIONS:
 315 UNITS
 400 EXISTING SPACES
 (318 SURFACE, 84 GARAGE)
 441 SPACES @1.4/UNIT

BROOKLINE WEST PARKING RATIO
 EXISTING: 1.1 SPACE/UNIT



Hancock Village- Existing Parking Analysis - West

Brookline, MA

July 15, 2009



EXISTING CONDITIONS:
173 UNITS
281 EXISTING SPACES
243 SPACES @1.4/UNIT

BROOKLINE WEST PARKING RATIO
EXISTING: 1.62 SPACE/UNIT



Hancock Village- Existing Parking Analysis - West

Brookline, MA

July 15, 2009



PROPOSED CONDITIONS:
 695 UNITS
 1,038 SPACES PROVIDED
 973 SPACES REQ. @1.4/UNIT

BROOKLINE WEST PARKING RATIO
 EXISTING: 1.1 SPACE/UNIT
 PROPOSED: 1.5 SPACE/UNIT



Hancock Village- Proposed Parking Analysis - West

Brookline, MA

July 15, 2009



PROPOSED:
273 UNITS
500 SPACES PROVIDED
383 SPACES REQ. @1.4/UNIT

BROOKLINE WEST PARKING RATIO
EXISTING: 1.62 SPACE/UNIT
PROPOSED: 1.83 SPACE/UNIT



Hancock Village- Proposed Parking Analysis - East

Brookline, MA

July 15, 2009



PROPOSED DEVELOPMENT PLAN

UNITS

NEW UNITS BROOKLINE WEST	366
NEW UNITS BROOKLINE EAST	100
REPLACEMENT UNITS	14
TOTAL NEW AND REPLACEMENT UNITS	480

PARKING

PARKING REQUIRED FOR NEW AND REPLACEMENT UNITS @ 1.4 SPACES/UNIT	673
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BROOKLINE WEST

GARAGE SPACES FOR NEW UNITS	370
SURFACE SPACES FOR NEW UNITS	163

BROOKLINE EAST

GARAGE SPACES FOR NEW UNITS	140
TOTAL NEW UNIT PARKING	673

OTHER ADDITIONAL PARKING ADDED BEYOND THE 1.4 RATIO

BROOKLINE WEST	103
BROOKLINE EAST	79
TOTAL ADDITIONAL PARKING	855





Hancock Village Brookline West-Garages and Infill Block Model - SPP

Brookline, MA

July 15, 2009





Hancock Village Brookline West-Infill Block Model

Brookline, MA

July 15, 2009





Hancock Village Brookline West- Block Model-SPP

Brookline, MA

July 15, 2009





Hancock Village Brookline West- Block Model

Brookline, MA

July 15, 2009





Hancock Village Brookline East- Parking Garages Block Model - SPP

Brookline, MA

July 15, 2009





Hancock Village Brookline West- Block Model

Brookline, MA

July 15, 2009



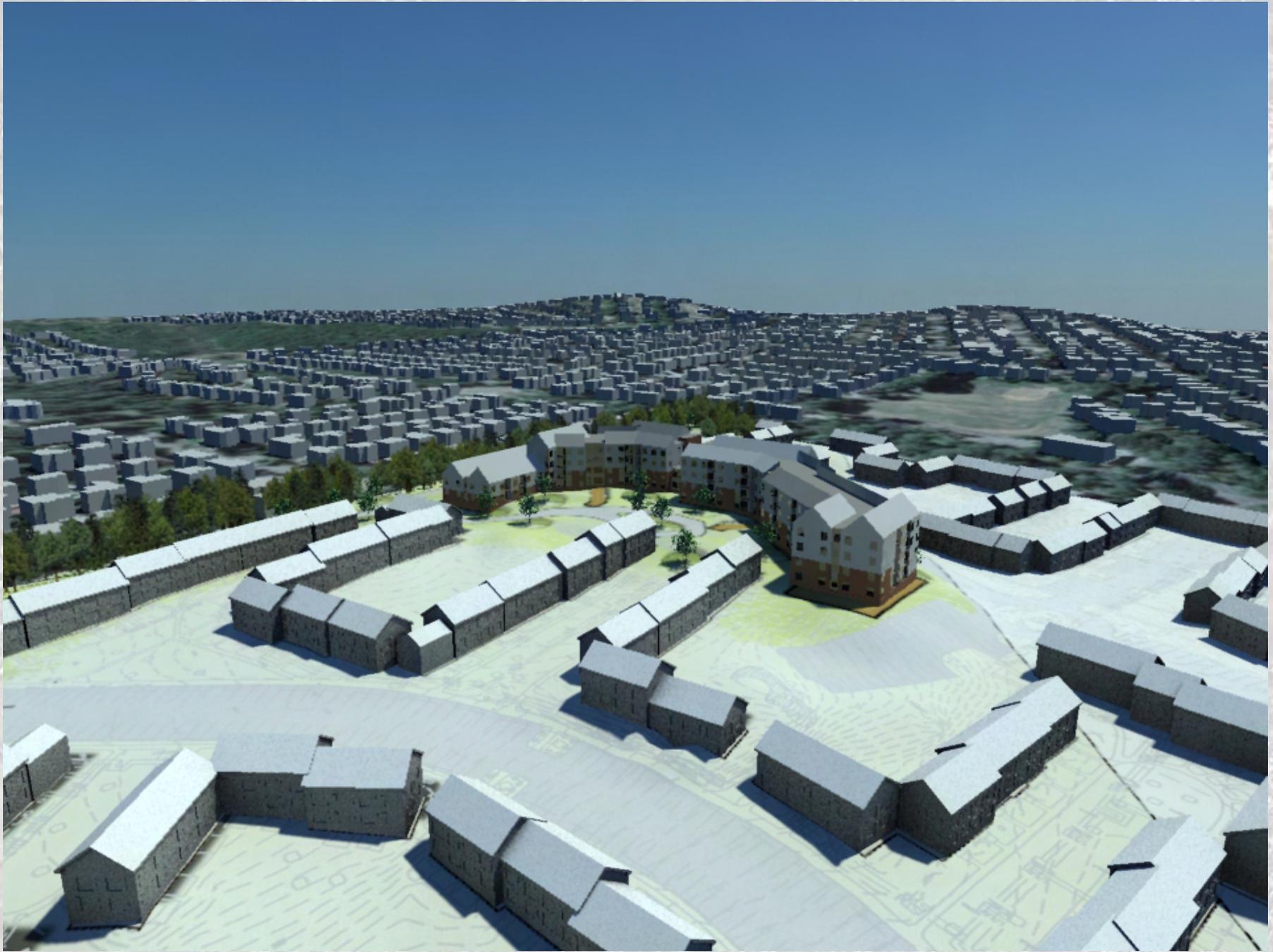


Hancock Village Brookline East- Block Model -SPP

Brookline, MA

July 15, 2009





Hancock Village Brookline East- Block Model

Brookline, MA

July 15, 2009





Hancock Village Brookline - Block Model

Brookline, MA

July 15, 2009



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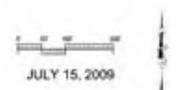
161 PARKING SPACES
50 INFILL UNITS @ 2 STORIES
62 INFILL UNITS @ 4 STORIES
1 LEVEL GARAGE PARKING
20 SPACES
251 PARKING SPACES

220 UNITS AT 7 STORIES, 2 LEVEL GARAGE PARKING
350 SPACES

36 INFILL UNITS @ 2 STORIES
12 GATEWAY INFILL UNITS @ 2 STORIES

62 PARKING SPACES
33 PARKING SPACES

100 UNIT BUILDING @ 2 AND 4 STORIES
2 LEVEL GARAGE PARKING, 140 SPACES
48 PARKING SPACES



Hancock Village- Proposed Site Plan July 15, 2009

Brookline, MA

July 15, 2009



Plan Comparison

Special Permit Plan

(466 Units)

- 220 Units on East Side
- 2 Parking spaces/unit
- No parking added for existing units
- Total parking added = 942 (554 Surface)
- 3 Bedroom units
- Infill: Mix of 1&2 BR units
- Infill Height: 3&4 Stories
- Parking offset approximately 7' of abutting properties

Current Proposal

(466 Units)

- 100 Units on East Side
- 1.4 Parking spaces/unit
- 182 parking spaces added for existing units
- Total Parking added = 855 (345 Surface)
- No 3 bedroom units
- Infill: only 1 BR units
- Infill Height: 2 stories
- Parking offset approximately 20' from abutting properties



Next Steps:

- Provide plan to Connery Associates and Town's consultant to prepare fiscal and impact analysis for baseline plan
- CHR to meet with additional Boards and Commissions as requested
- CHR to meet with direct abutters on Beverly and Russett to discuss specific concerns
- CHR to further develop architecture and site plan for review in the fall
- CHR to prepare preliminary zoning change for review with the committee in the fall
- CHR will meet with the School Department to discuss potential plans and mitigation for enrollment increases
- CHR will review traffic impacts generated from the revised plan



PROPOSED DEVELOPMENT PLAN

UNITS

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REPLACEMENT UNITS	14
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JULY 15, 2009



Hancock Village- Proposed Site Plan July 15, 2009

Brookline, MA

July 15, 2009





Chestnut Hill Realty

May 12, 2009

