



Project Team

Chestnut Hill Realty:
Edward Zuker- Founder of Chestnut Hill Realty
Robert Zuker- COO Chestnut Hill Realty

Project Team:

Stantec Consulting:
Joe Geller, ASLA
Matthew Giacchi, RLA

MDM Transportation Consultants:
Robert Michaud, P.E.

Choate, Hall, Stewart LLP:
James Shea, ESQ.

Connery Associates:
John Connery

Project Team
Brookline, MA

March 04, 2009

About Chestnut Hill Realty:

- Founded in 1969 by Edward Zuker, a Baker School and Brookline High School graduate and Brookline native
- Family owned and operated business
- Brookline based company
- CHR owns and manages 4,000 residential units in the Greater Boston area and Rhode Island, Over 800 units managed in Brookline
- CHR manages nearly 250,000 square feet of retail and commercial space

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About Chestnut Hill Realty:

- CHR and its employees actively volunteer in the community and support many organizations and charities including:
 - » Brookline Arts Center
 - » Brookline GreenSpace Alliance
 - » West Suburban YMCA
 - » After the Prom
 - » Brookline Education Foundation
 - » Brookline-JP Pop Warner Football
 - » Rotary Club of Brookline
 - » Brookline Youth Baseball
 - » Brookline Community Foundation
 - » Brookline HS 21st Century Fund
 - » Dana-Farber Cancer Institute
 - » Kent Street House
- Chestnut Hill Realty donates landscaping services to:
 - » Brookline Senior Center
 - » Brookline Chamber of Commerce
 - » Town Flag Day
 - » Studio without Walls
 - » Brookline Recreation Department
 - » Brookline Community Mental Health Center
 - » Brookline 300
 - » Brookline Police
 - » Hebrew Senior Life (Center Street)
 - » Beth Israel Hospital
 - » Brigham and Women's Hospital
 - » Children's Hospital

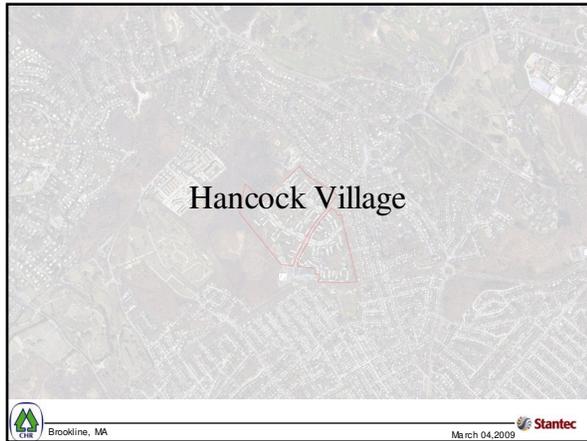
Chestnut Hill Realty's Community Outreach:



The Baker School Memorial Sculpture Garden, Brookline, MA

Chestnut Hill Realty Green Initiatives:

- Landscaping
- Company Wide Goal to Reduce BTUs Company Wide by 11% by 2010
- Automotive
- Recycling
- Contests and Events
- Chestnut Hill Realty Green Apartment Homes
- Education
- Chestnut Hill Realty Employee Benefits



Goals Expressed in Brookline's Comprehensive Plan related to the Hancock Village Site:

- "Brookline in the twenty-first century shapes and guides change to promote the community's environmental, human, and financial sustainability:
 - as a group of residential neighborhoods, maintaining local character and a high quality of life while accommodating change
 - as a diverse place, where individuals enrich community life"
- "Promote affordable housing Town-wide"
- "Be sensitive to neighborhood character"
- "Any new development should have no net impact on the Town's finances unless it provides other community benefits, especially affordable housing."
- "Preserve the visual character and contribution of privately owned open space throughout Brookline"
- "Include neighborhood residents in the development review process"
- "Create Planned Development Districts (PDD) as special permit zoning overlays for institutional properties and large multifamily properties such as Hancock Village"

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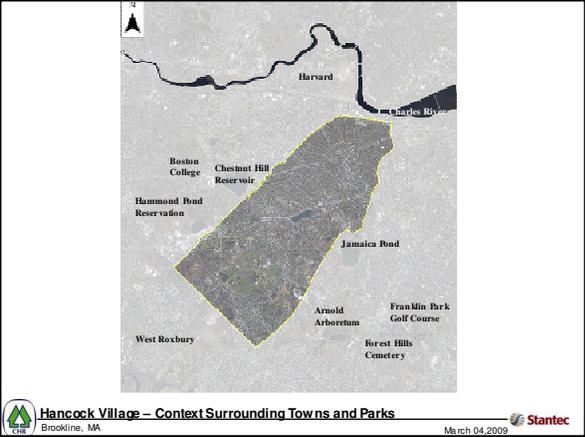
Chestnut Hill Realty's Goals for the Hancock Village Site:

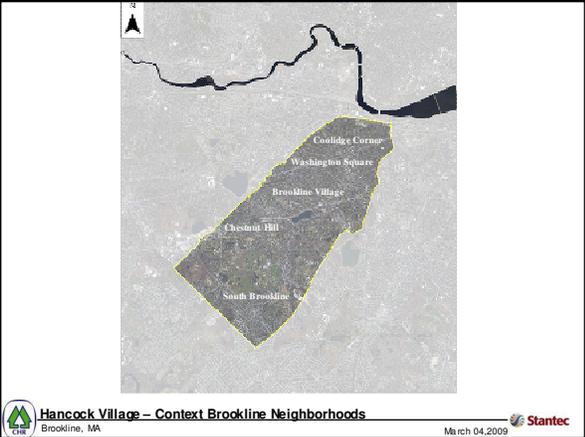
- Enhance the "Village of South Brookline" by providing a mix of housing opportunities for all residents, a continuum of housing opportunity. Design a village concept compatible with the neighborhood context
- Minimize the impacts from development on the Baker School district
- Create affordable housing in South Brookline to meet the Town's goals
- Generate significant new tax revenue and fees to the Town
- Develop a sustainable financial model while preserving the beauty and quality of the site and the surrounding conservation land

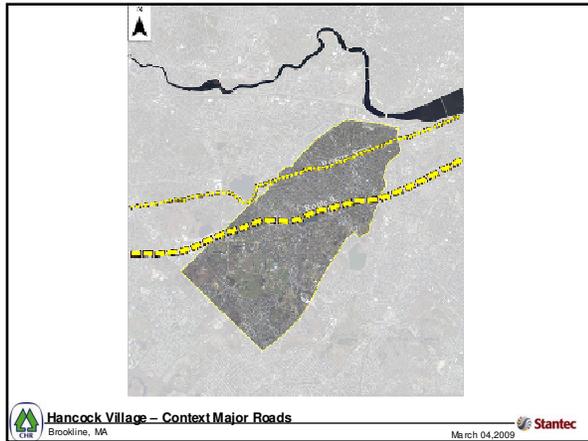
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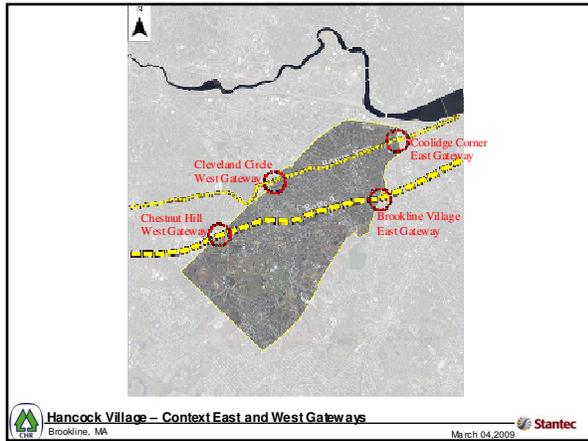
About Hancock Village:

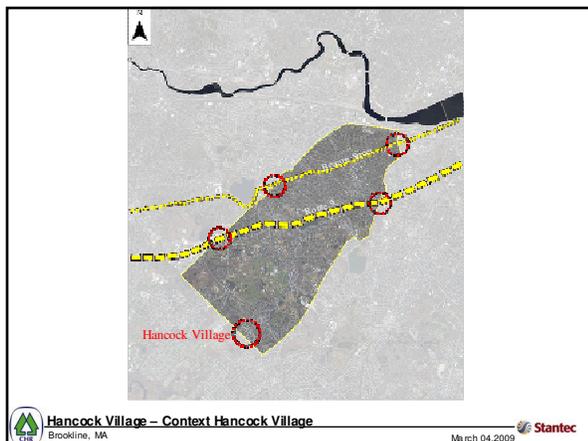
- Constructed in 1946 on a former golf course
- Built by John Hancock Life Insurance Co. after World War II to house returning veterans and their families.
- Progressive mixed use design with townhouse units with large open courtyards and green spaces, adjacent shopping center with a movie theater and grocery store.
- Became know as "Westbrook Village" under the ownership of the Niles Corporation.
- Purchased by Chestnut Hill Realty in 1986 and the name was changed back to "Hancock Village".
- Chestnut Hill Realty has made many improvements to the units, landscaping and residential property. The shopping center was completely revitalized to create a neighborhood convenience shopping center.

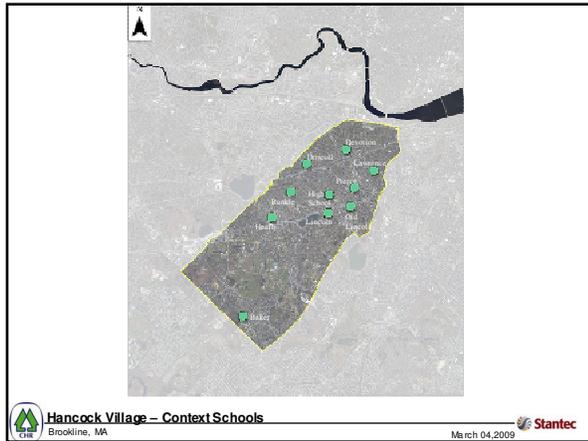


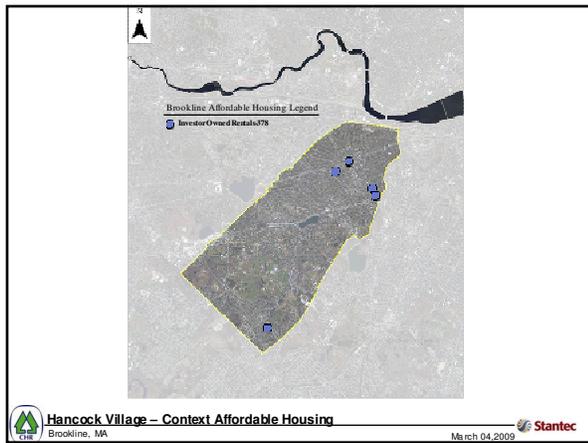


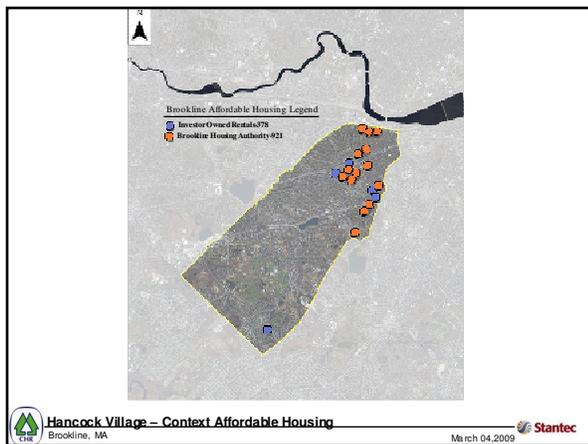


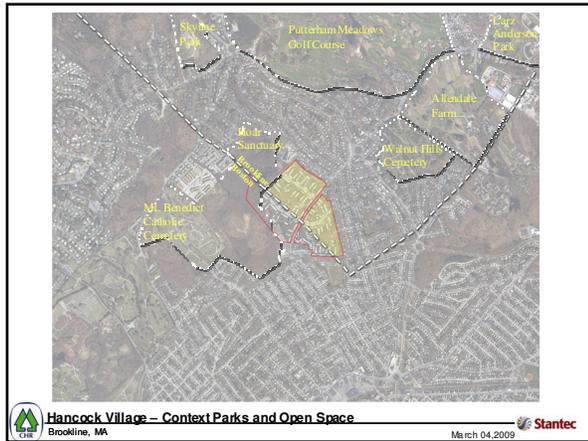


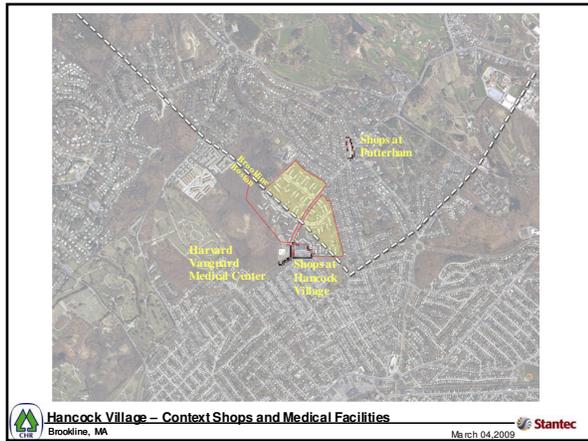


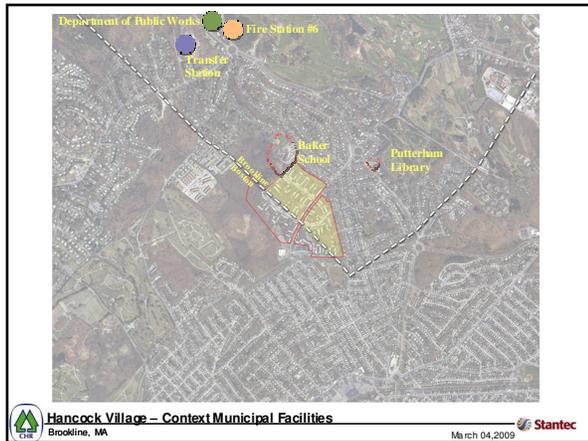


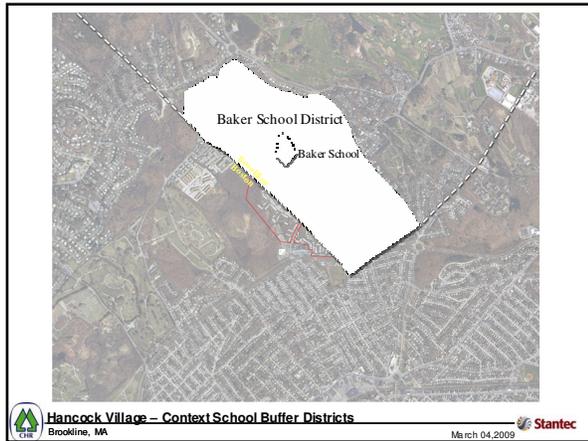




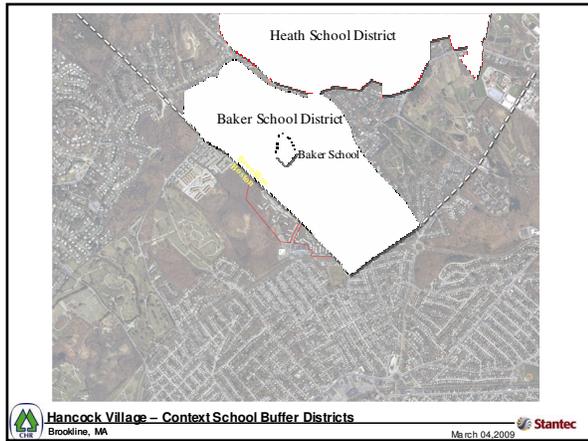




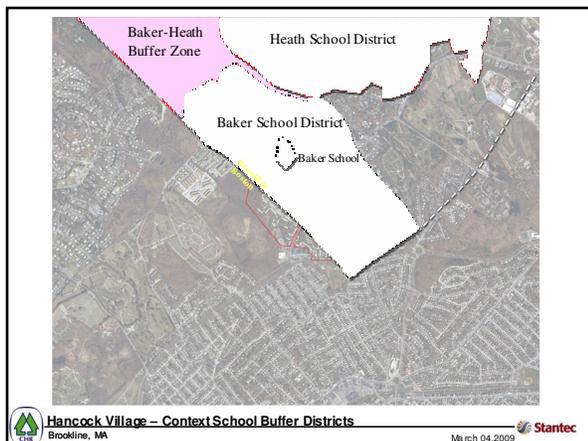




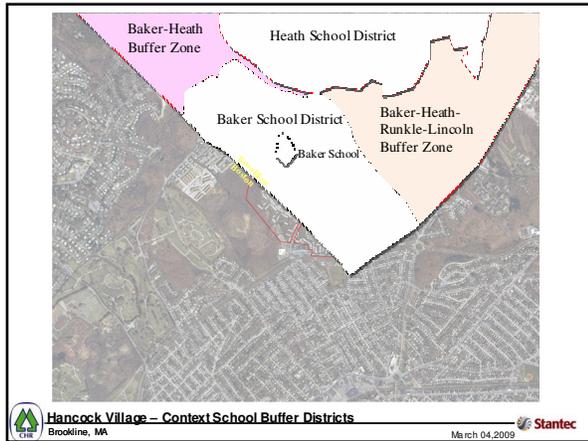
 **Hancock Village – Context School Buffer Districts**
Brookline, MA  March 04, 2009

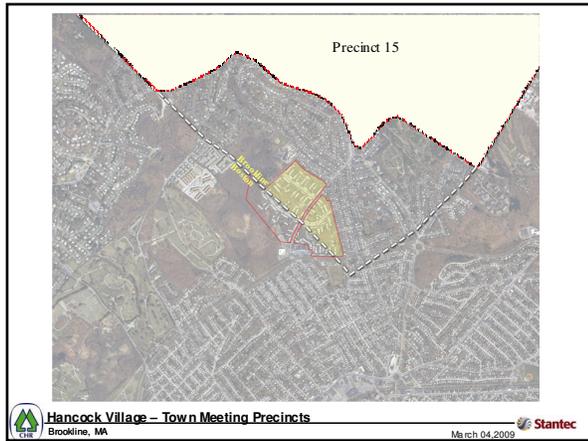


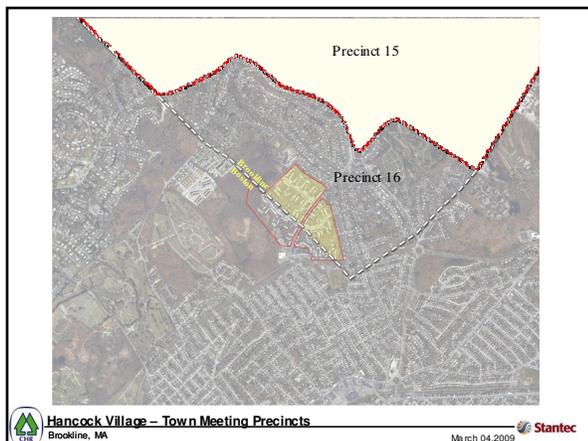
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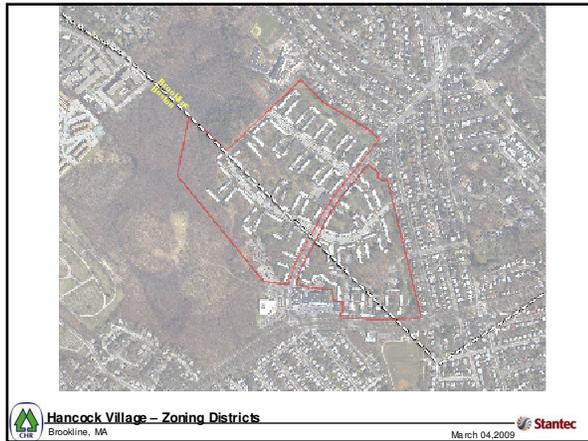


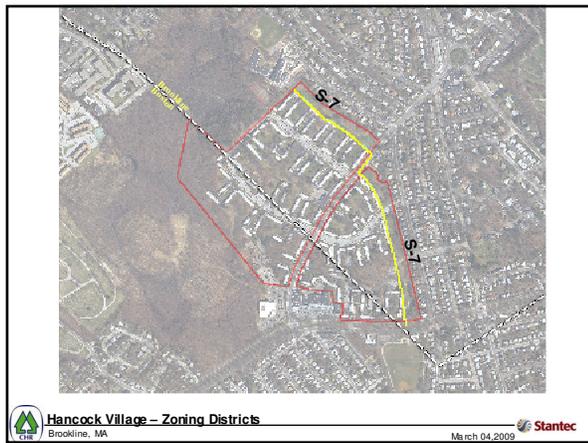
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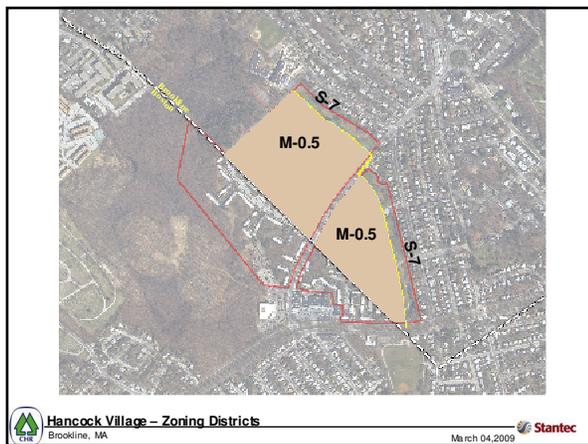












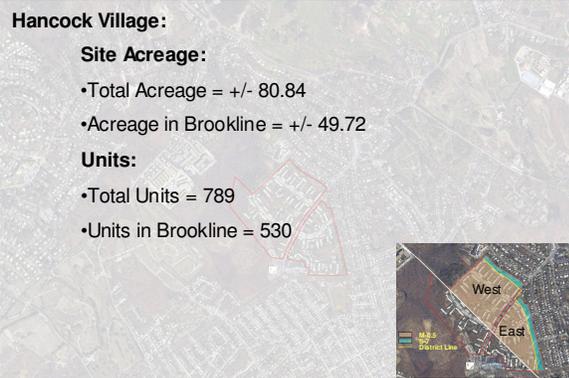
Hancock Village:

Site Acreage:

- Total Acreage = +/- 80.84
- Acreage in Brookline = +/- 49.72

Units:

- Total Units = 789
- Units in Brookline = 530



Hancock Village – Site Statistics
Brookline, MA

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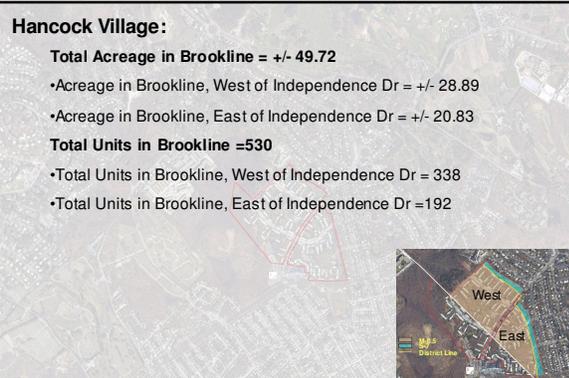
Hancock Village:

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



Hancock Village – Site Statistics
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Hancock Village:

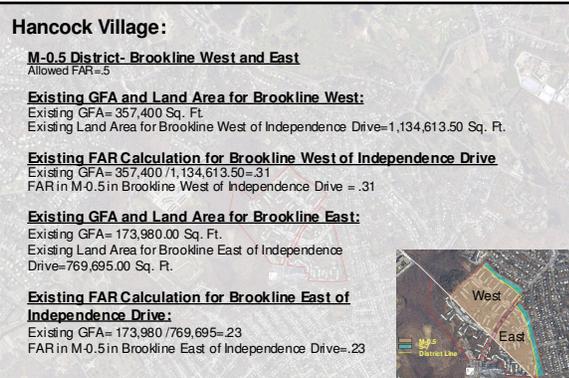
M-0.5 District- Brookline West and East
Allowed FAR=5

Existing GFA and Land Area for Brookline West:
Existing GFA= 357,400 Sq. Ft.
Existing Land Area for Brookline West of Independence Drive=1,134,613.50 Sq. Ft.

Existing FAR Calculation for Brookline West of Independence Drive
Existing GFA= 357,400 /1,134,613.50=.31
FAR in M-0.5 in Brookline West of Independence Drive = .31

Existing GFA and Land Area for Brookline East:
Existing GFA= 173,980.00 Sq. Ft.
Existing Land Area for Brookline East of Independence Drive=769,695.00 Sq. Ft.

Existing FAR Calculation for Brookline East of Independence Drive:
Existing GFA= 173,980 /769,695=.23
FAR in M-0.5 in Brookline East of Independence Drive=.23



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Hancock Village:

S-7 District for Brookline West and East
 Allowed FAR=.35

Existing GFA and Land Area for Brookline West:
 Existing GFA= 0 Sq. Ft.
 Existing Land Area for Brookline West of Independence Drive=123,835.00 Sq. Ft.

Existing FAR Calculation for Brookline West of Independence Drive
 Existing GFA= 0 /123,835.00=.00
 FAR in M-0.5 in Brookline West of Independence Drive = .00

Existing GFA and Land Area for Brookline East:
 Existing GFA= 0 Sq. Ft.
 Existing Land Area for Brookline East of Independence Drive=201,660.00 Sq. Ft.

Existing FAR Calculation for Brookline East of Independence Drive:
 Existing GFA= 0 /201,660=.00
 FAR in M-0.5 in Brookline East of Independence Drive=.00



Hancock Village – Site Statistics
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Hancock Village:

West Lot
Dwelling Units (DU) M0.5
 Land Area =1,134,614 SF
 Less 3,000 SF for 1st DU = 1,131,614
 1,131,614 / 2,000 = 565
 Total allowable DU for west lot M0.5 = 566

Dwelling Units (DU) S.7
 Land Area =123,835 SF
 123,835 / 7000 SF/DU = 18
 Total allowable DU for west lot M0.5 and S7 = 584

East Lot
Dwelling Units (DU) M0.5
 Land Area =769,695 SF
 Less 3,000 SF for 1st DU = 766,695
 766,695 / 2,000 = 383
 Total allowable DU for east lot M0.5 = 384

Dwelling Units (DU) S.7
 Land Area =201,660 SF
 201,660 / 7000 SF/DU = 29
 Total allowable DU for east lot M0.5 and S7 = 413

Total Units Allowed:997 Units

Total Existing Dwelling Units
 West Side=338
 East Side=192
 Total West and East=530 DU

Additions Units Allowed:
 997 DU Allowed-530 Existing=467 DU

Additional Units Allowed by Section 3.02-4:
 22 Additional Units for a total of= 489 DU



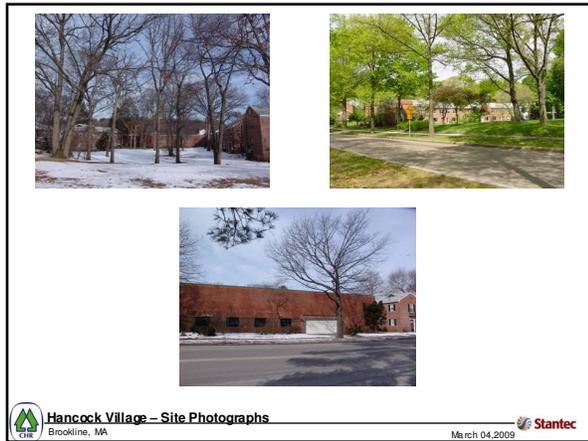
Hancock Village – Dwelling Units
 Brookline, MA

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Hancock Village – Site Photographs
 Brookline, MA

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Hancock Village – Site Photographs

March 04, 2009





Hancock Village Improvements: The Shops at Hancock Village



Before Renovation



Post Renovation by Chestnut Hill Realty

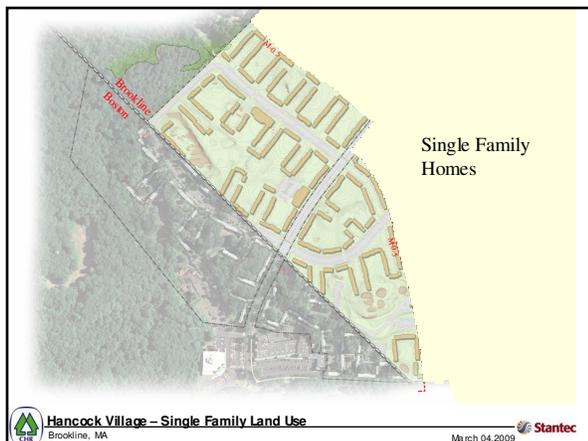


Hancock Village

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Hancock Village – Single Family Land Use

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