



Project Team

Chestnut Hill Realty:
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 Marc Levin- Director of Development Chestnut Hill Realty

Project Team:
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 Robert Michaud, P.E.

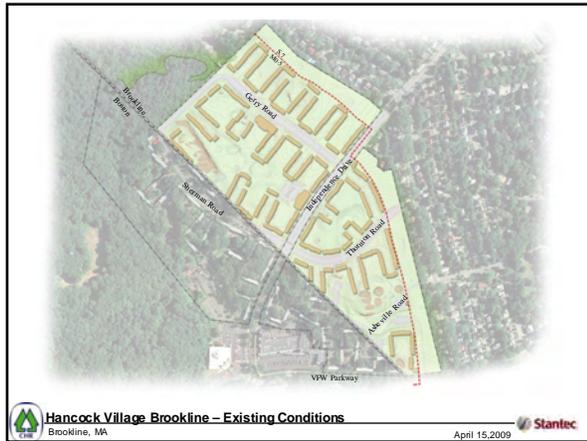
Choate, Hall, Stewart LLP:
 James Shea, ESQ.

Connery Associates:
 John Connery

Project Team
 Brookline, MA April 15, 2009 Stantec

Goals Expressed in Brookline's Comprehensive Plan related to the Hancock Village Site:	Chestnut Hill Realty's Goals for the Hancock Village Site:
<ul style="list-style-type: none"> "Brookline in the twenty-first century shapes and guides change to promote the community's environmental, human, and financial sustainability: <ul style="list-style-type: none"> 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" 	<ul style="list-style-type: none"> 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

Hancock Village - Brookline's and Chestnut Hill Realty Goals
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Hancock Village Brookline – Existing Conditions
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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 April 15, 2009 Stantec

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

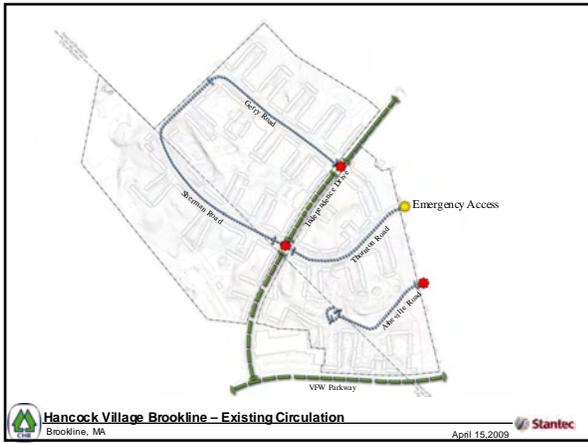
Total Units in Brookline = 530

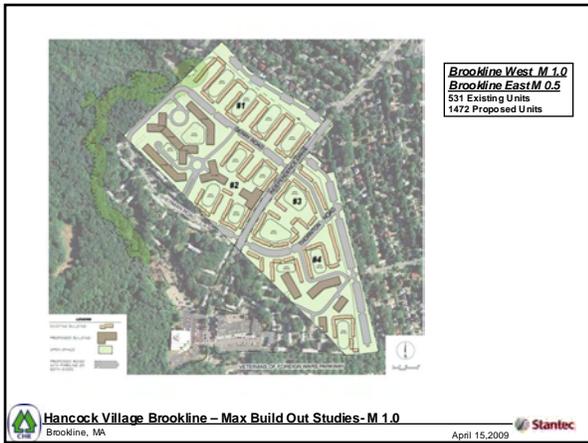
- Total Units in Brookline, West of Independence Dr = 338
- Total Units in Brookline, East of Independence Dr = 192

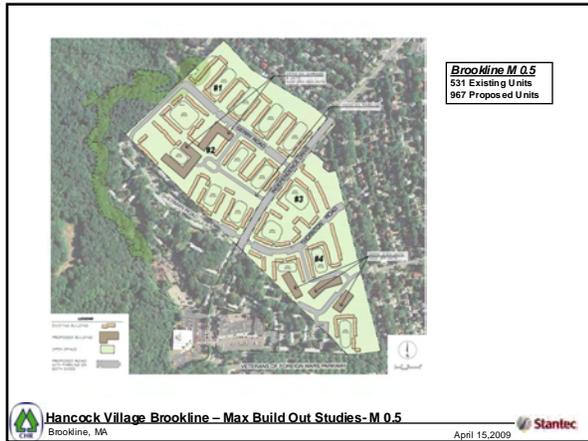


Hancock Village – Site Statistics
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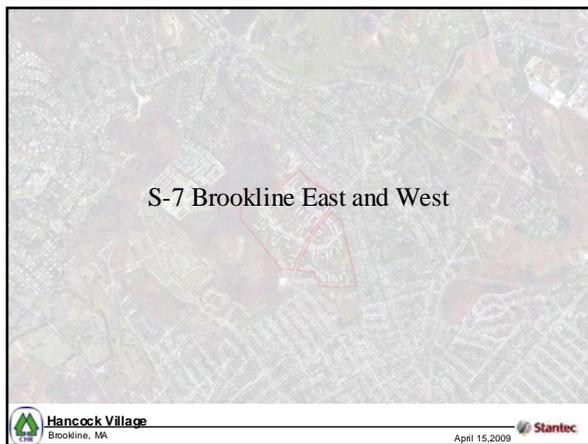






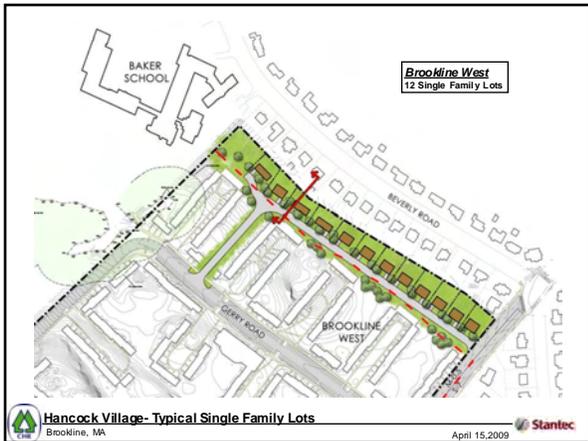








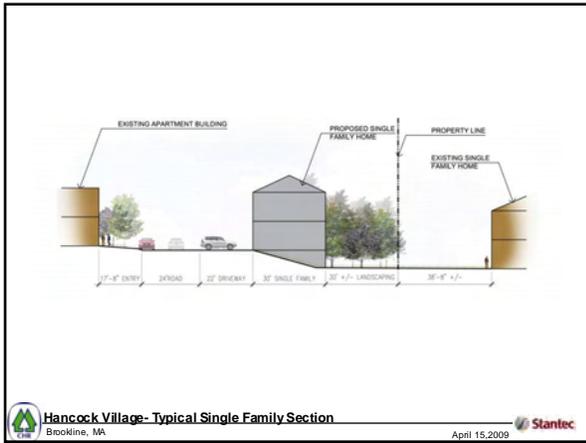








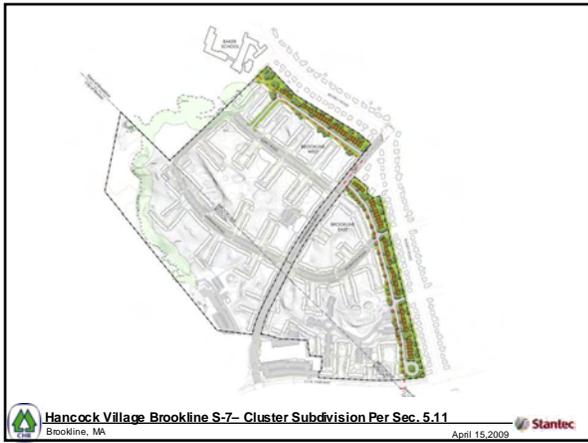


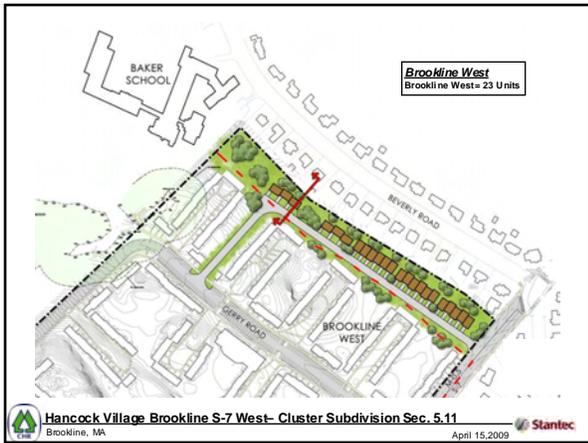


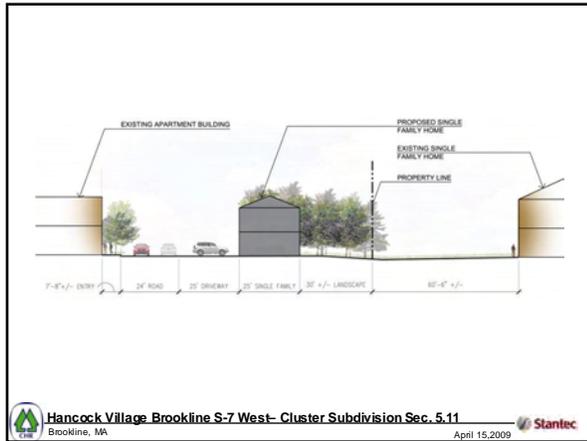








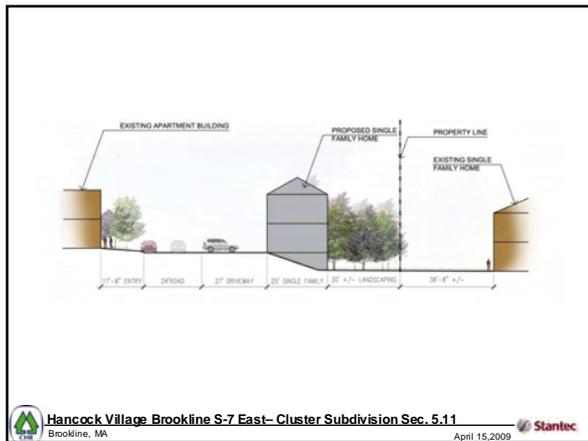






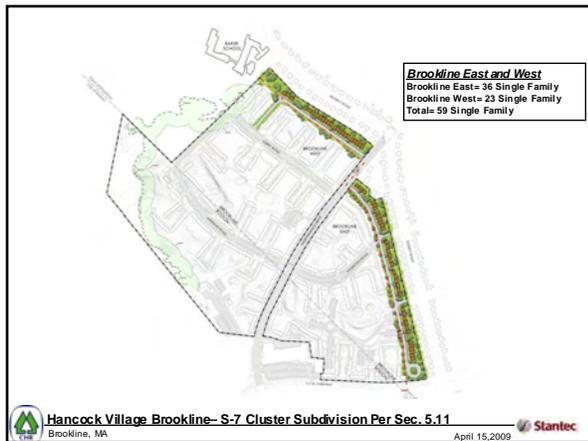


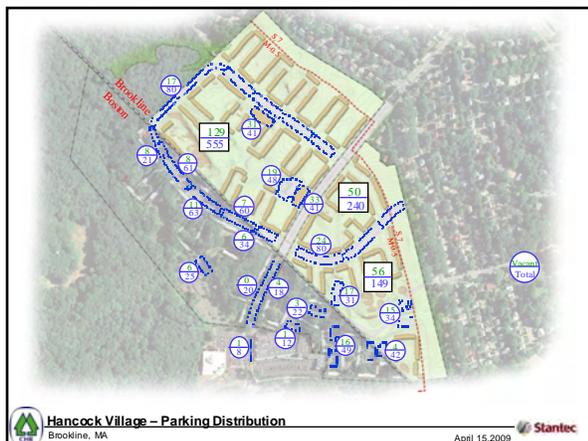


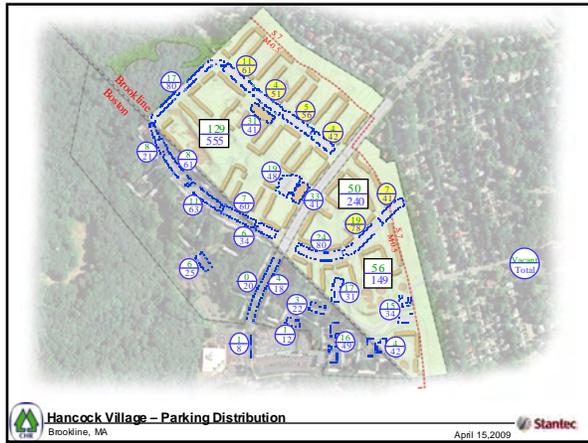


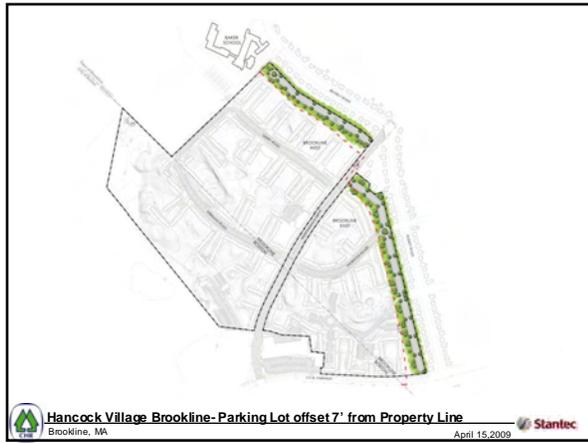




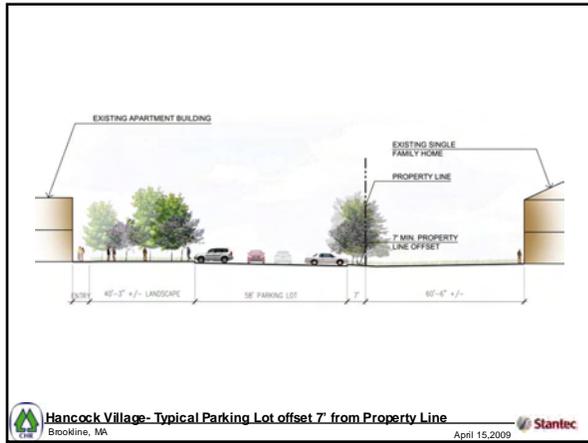












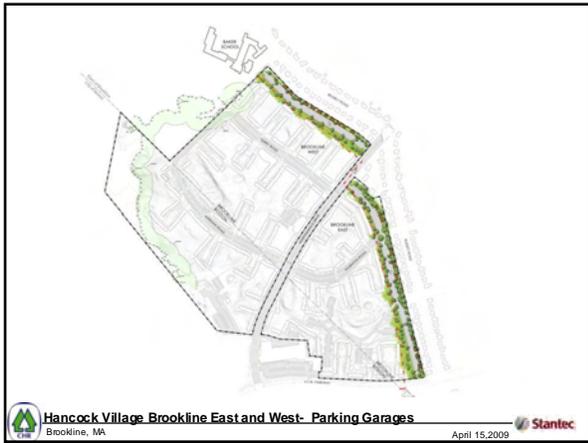






























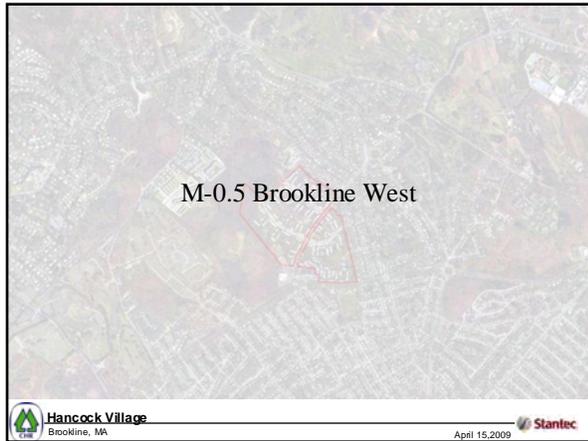


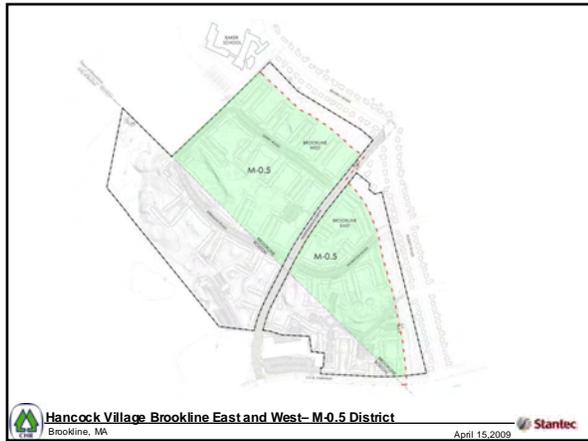


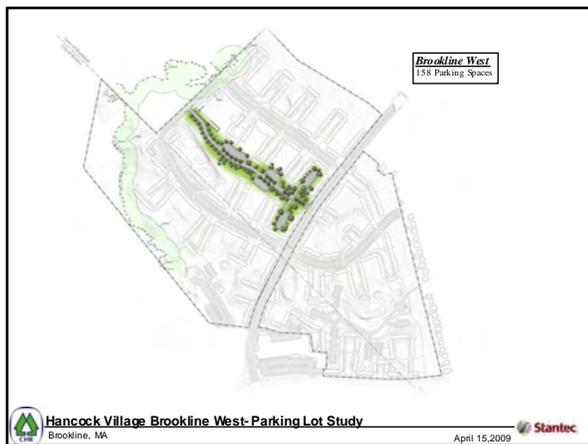


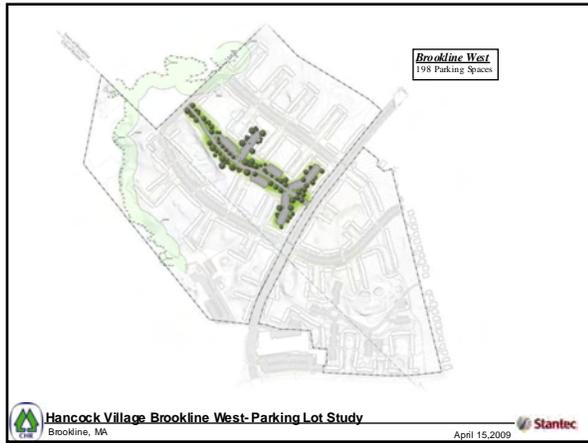






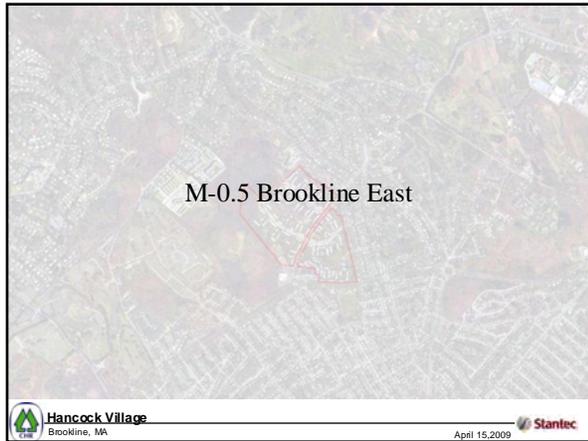


















 **Hancock Village Brookline East- Early Building Idea Block Model** 
Brookline, MA April 15, 2009



 **Hancock Village- East** 
Brookline, MA April 15, 2009



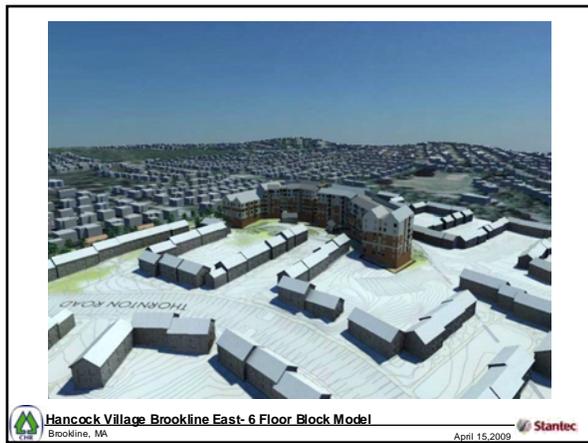
 **Hancock Village- East** 
Brookline, MA April 15, 2009



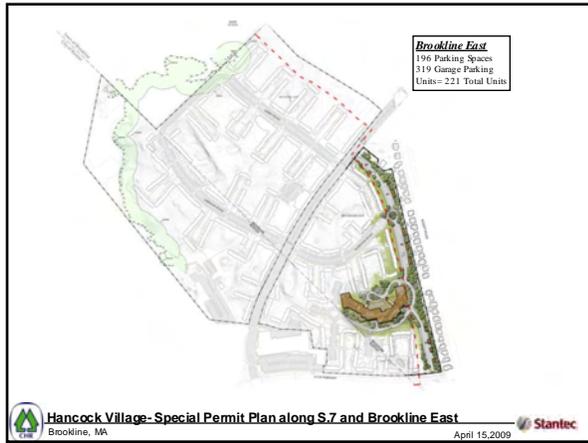


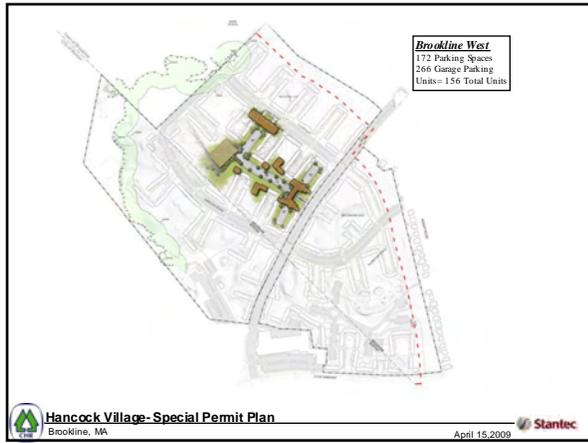




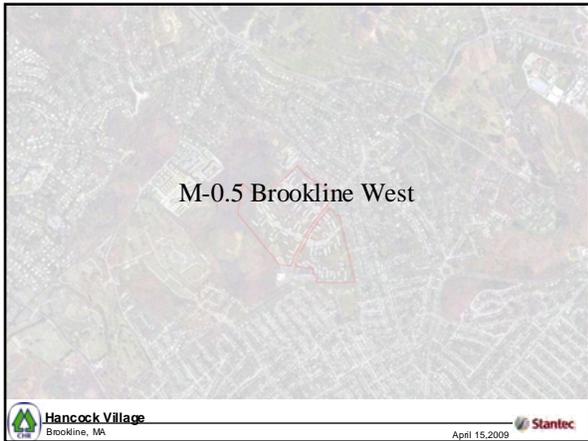








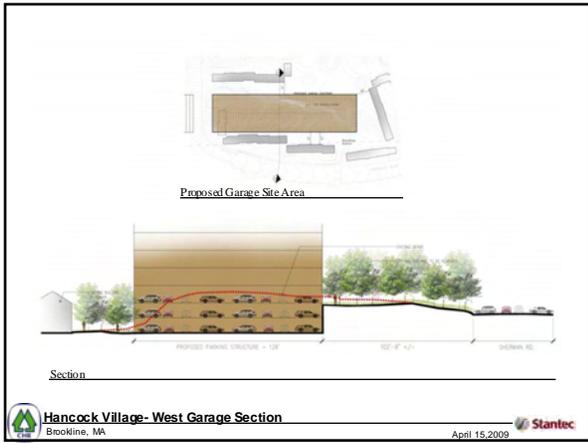










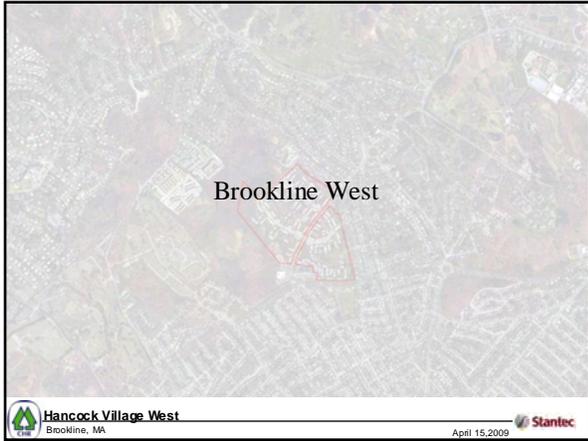


















 **Hancock Village Brookline West Block Model**
Brookline, MA April 15, 2009 



 **Hancock Village Brookline West Block Model**
Brookline, MA April 15, 2009 



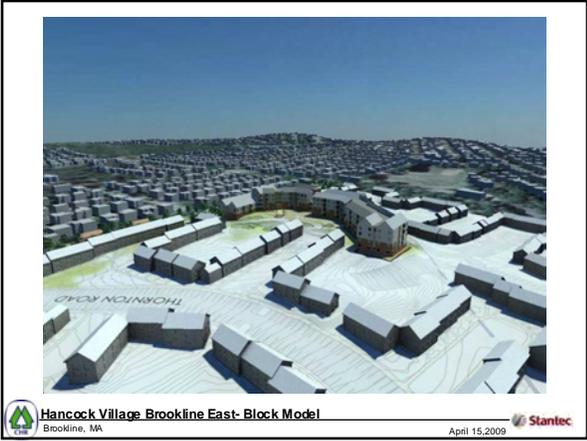
 **Hancock Village Brookline West Parking Garages and Infill Block Model**
Brookline, MA April 15, 2009 



 **Hancock Village Brookline West- Parking Garages and Infill Block Model** 
Brookline, MA April 15, 2009



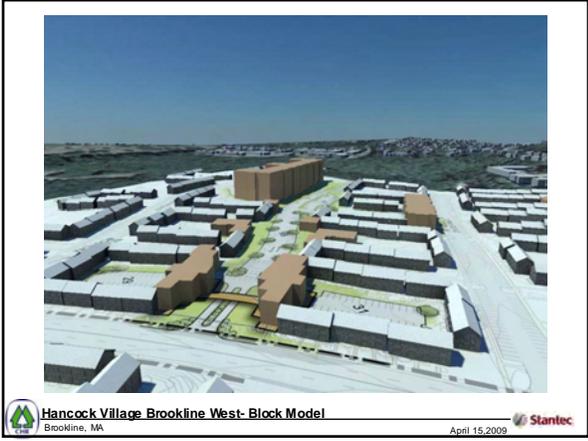
 **Hancock Village Brookline East- Block Model** 
Brookline, MA April 15, 2009



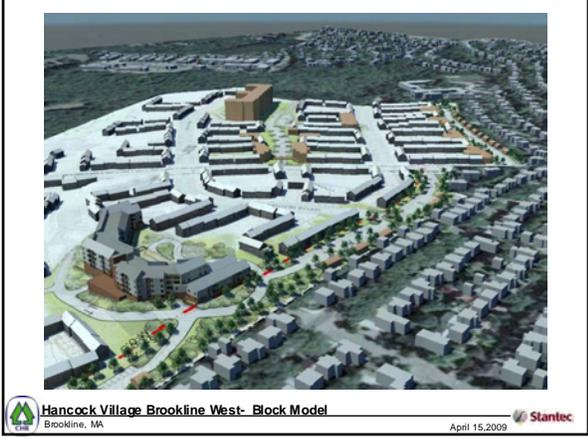
 **Hancock Village Brookline East- Block Model** 
Brookline, MA April 15, 2009



 **Hancock Village Brookline West- Block Model**
Brookline, MA  April 15, 2009



 **Hancock Village Brookline West- Block Model**
Brookline, MA  April 15, 2009



 **Hancock Village Brookline West- Block Model**
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