

Cleveland Circle Mixed Use Development

375-399 Chestnut Hill Avenue

Brookline Community Meeting - August 2nd 2012



Cleveland Circle Hotel Overlay District

-Limited Hotel use allowed

-More than one principal use allowed

-FAR of 2.2 to 2.5 (or approximately 40,000 to 45,000 sf)

-Overlay District requires 40 hotel rooms

-Dimensional Requirements:

- a) Front must be within 5' to 15' of Chestnut Hill Ave.**
- b) Above three stories, building must be set back 5' from lower floors**
- c) Minimum 5' setback from MBTA line**
- d) Maximum building height is 56'**

Cleveland Circle Hotel Overlay District (continued)

Vehicle Ingress/Egress

- 1) Limit to one curb cut that is two lanes wide
- 2) Demand controlled traffic signal
- 3) No turn on red signal
- 4) All hotel guest vehicles to exit via rear roadway to Beacon

St.

- 5) Hotel parking requirement: 60 segregated spaces; 30 shared
- 6) Provide taxi stands for both Brookline and Boston

Cleveland Circle Hotel Overlay District (continued)

Pedestrian Improvements

- 1) Improved signalization and markings for two pedestrian crossings
- 2) A third pedestrian crossing will be provided at signalized entry if approved by Brookline and Boston Transportation Dept.
- 3) Provide new 10' wide sidewalk along Chestnut Hill Avenue
- 4) Replace sidewalk from Clinton Road to MBTA bridge.

	PDA Site Area 92,853 SF		Brookline Site Area 18,176 SF		Project Site Area 111,029 SF				
Use	Building Area Boston	Parking Spaces	Building Area Brookline	Parking Spaces	Total Area	Total Parking	Parking Ratio (per zoning)	# reqd	Height in Feet
Hotel - 181 rms	92,500		17,800		110,300		.5/room	90	56'
Office			19,000		19,000		1/1000	19	56'
Residential (82 Units)	93,000				93,000		1/Unit	82	64.5'
Retail	6,700		7,500		14,200		1/1000	14	
Total SF	192,200		44,300		236,500			205	
FAR	2.07		2.44		2.13				
Parking Spaces		207		21		228			

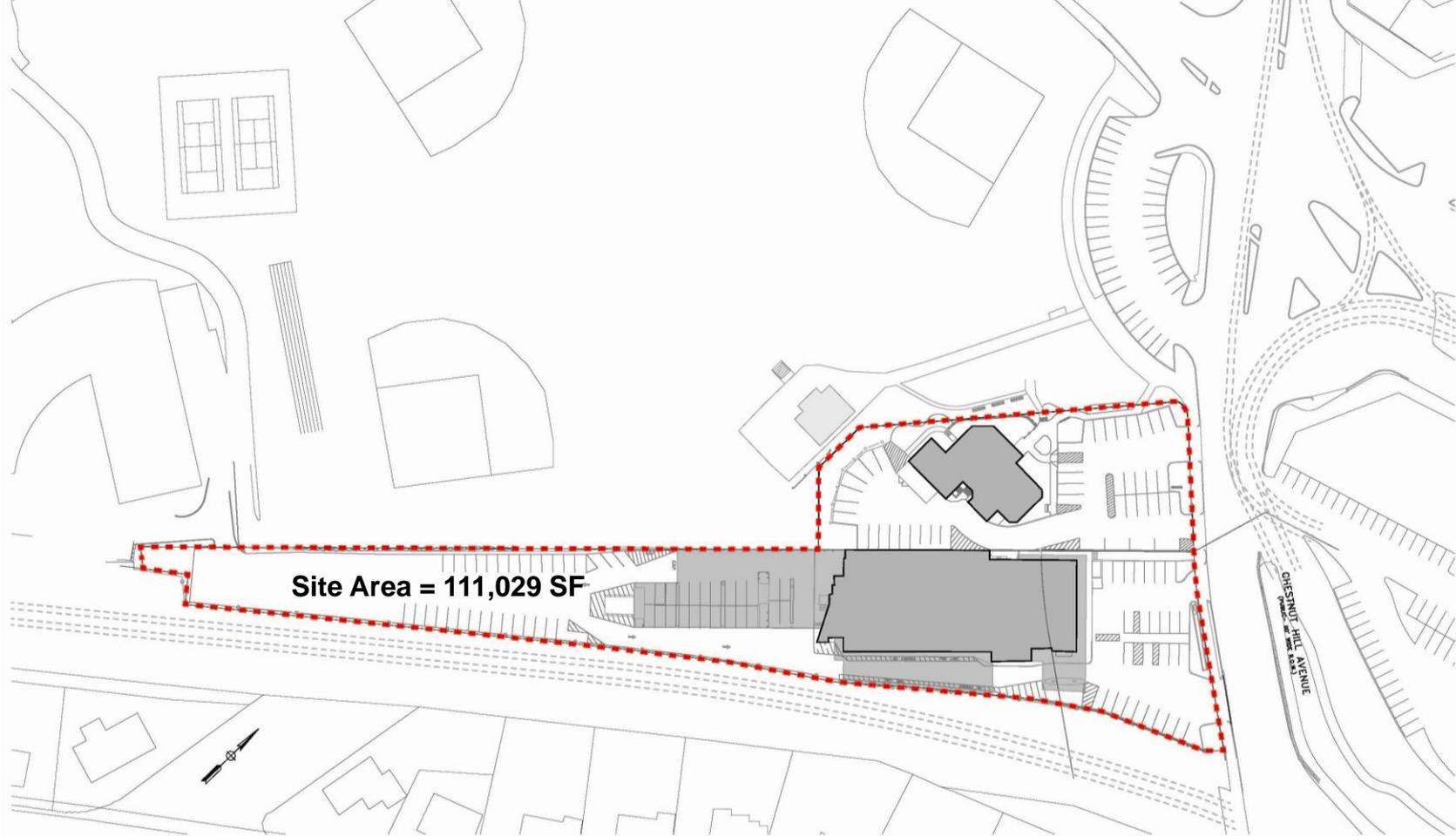
* SF #'s above do not include any basement spaces which serve the project

Basement Area (area not included in FAR)	48,600	16,200	64,800
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(parking, bikes, mech, laundry, storage)

Proposed Parking Total

At Grade	87
In Garage	141



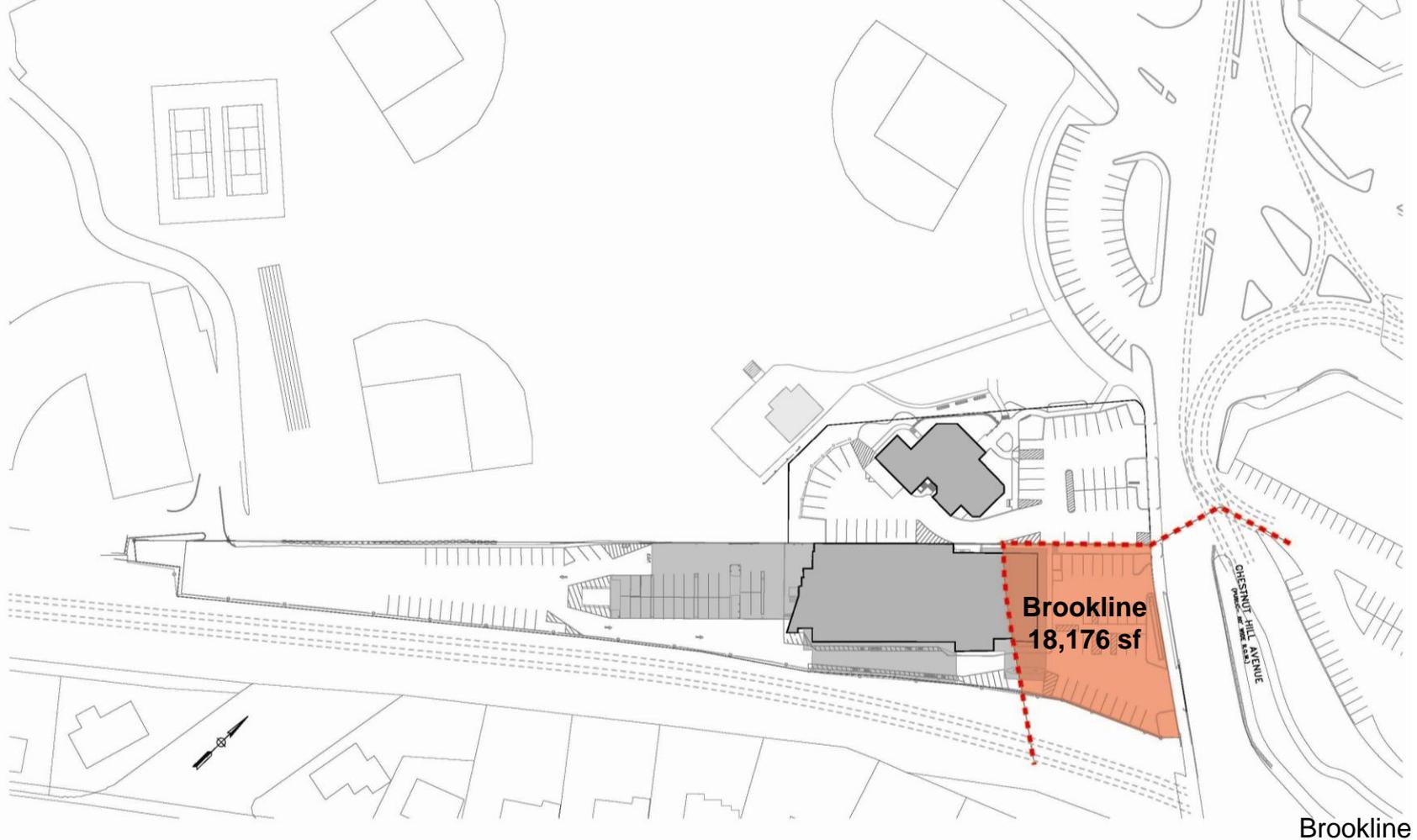
Site Boundary

Cleveland Circle Mixed - Use Development

375 -399 Chestnut Hill Avenue

HALVORSON DESIGN
PARTNERSHIP

Howard/Stein-Hudson Associates, Inc
38 Chauncy St., 9th Floor
Boston, MA 02111
617.482.7080



Brookline Area

Cleveland Circle Mixed - Use Development
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HALVORSON DESIGN
PARTNERSHIP

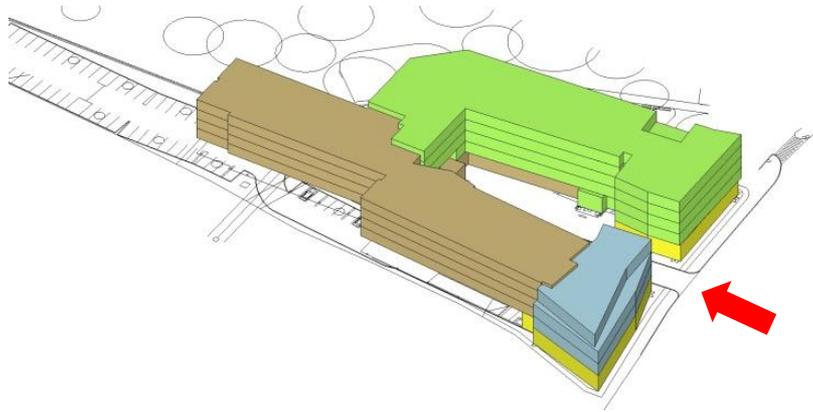
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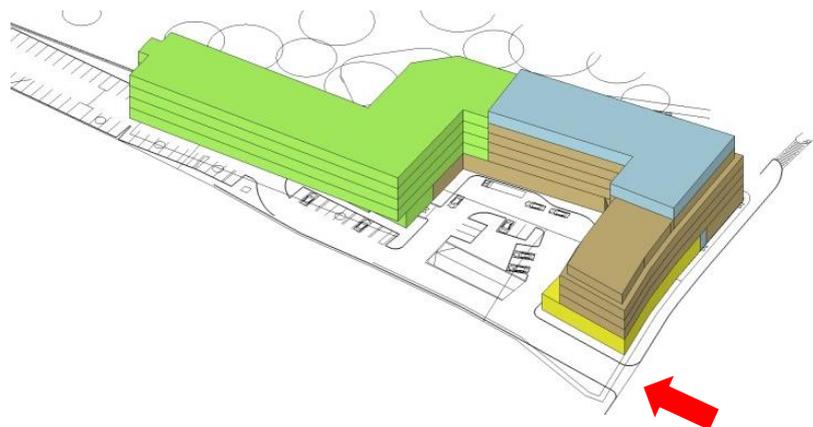
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Aerial View of Existing Site



Preferred Scheme (Central Entry)



Alternative Scheme (Upper Entry)

Hotel on Site

Key

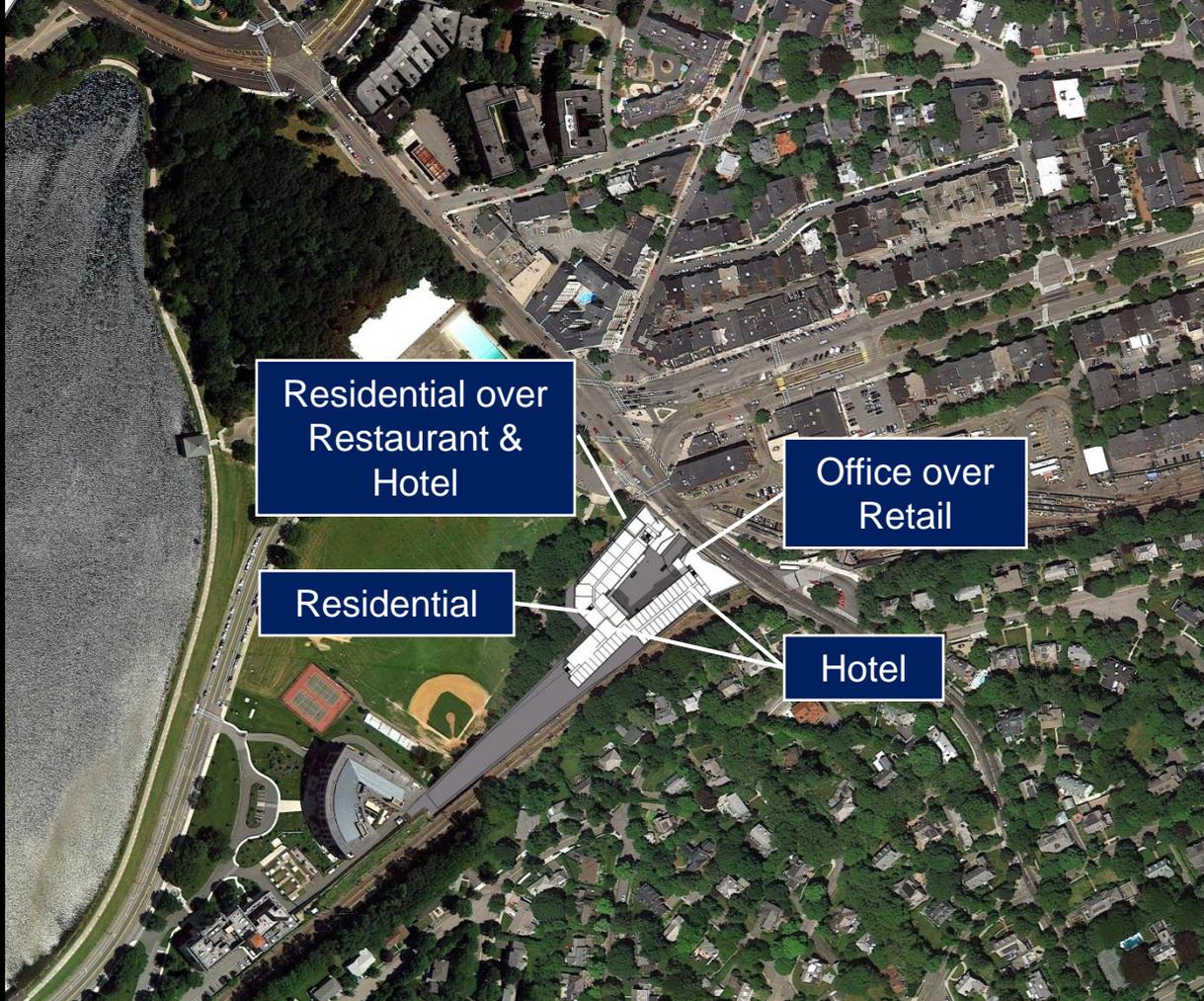
- Residential
- Hotel
- Office
- Retail/Restaurant



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Aerial View of Proposed Design



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Proposed Aerial View



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Existing Aerial View

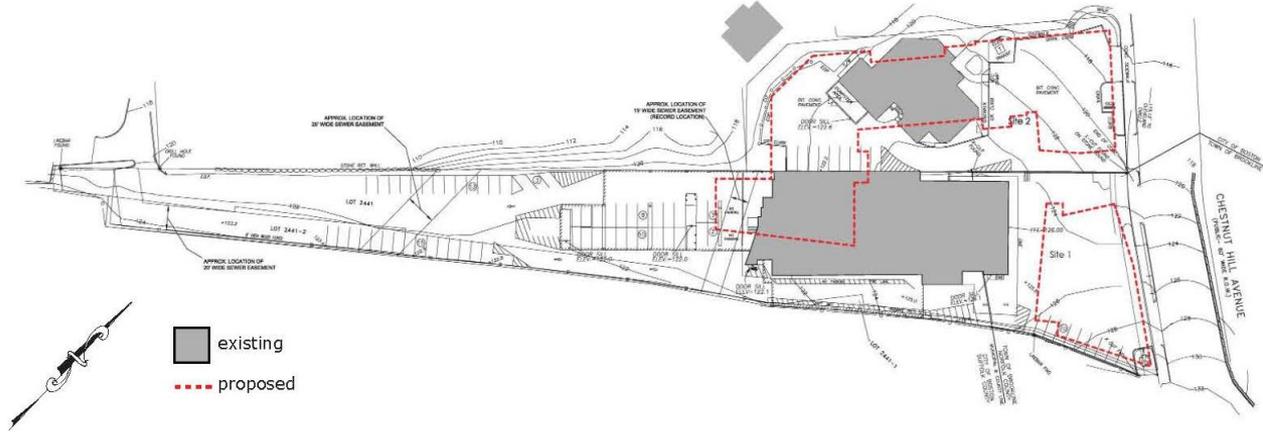


Cleveland Circle Mixed - Use Development

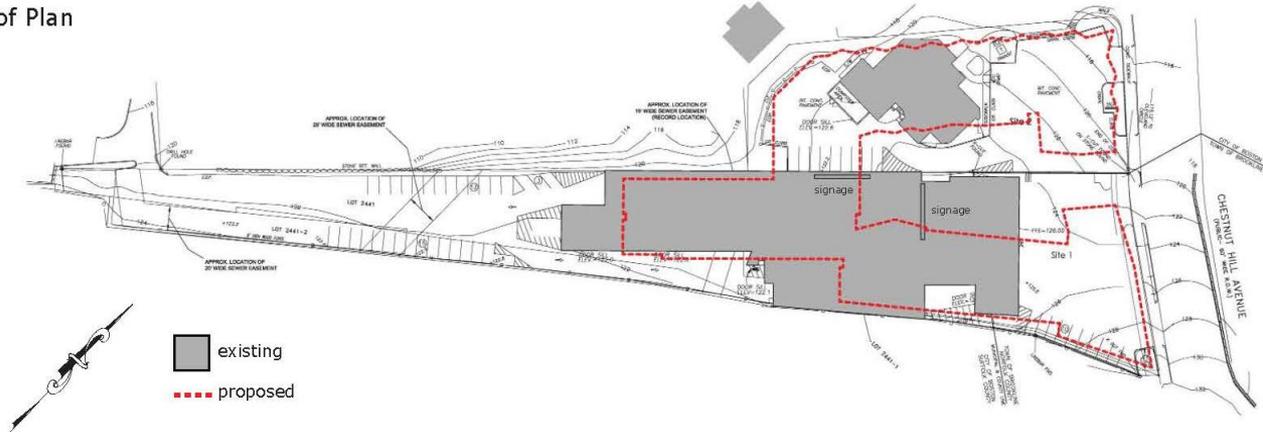
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Proposed Aerial View

Existing and Proposed Ground Floor Plan



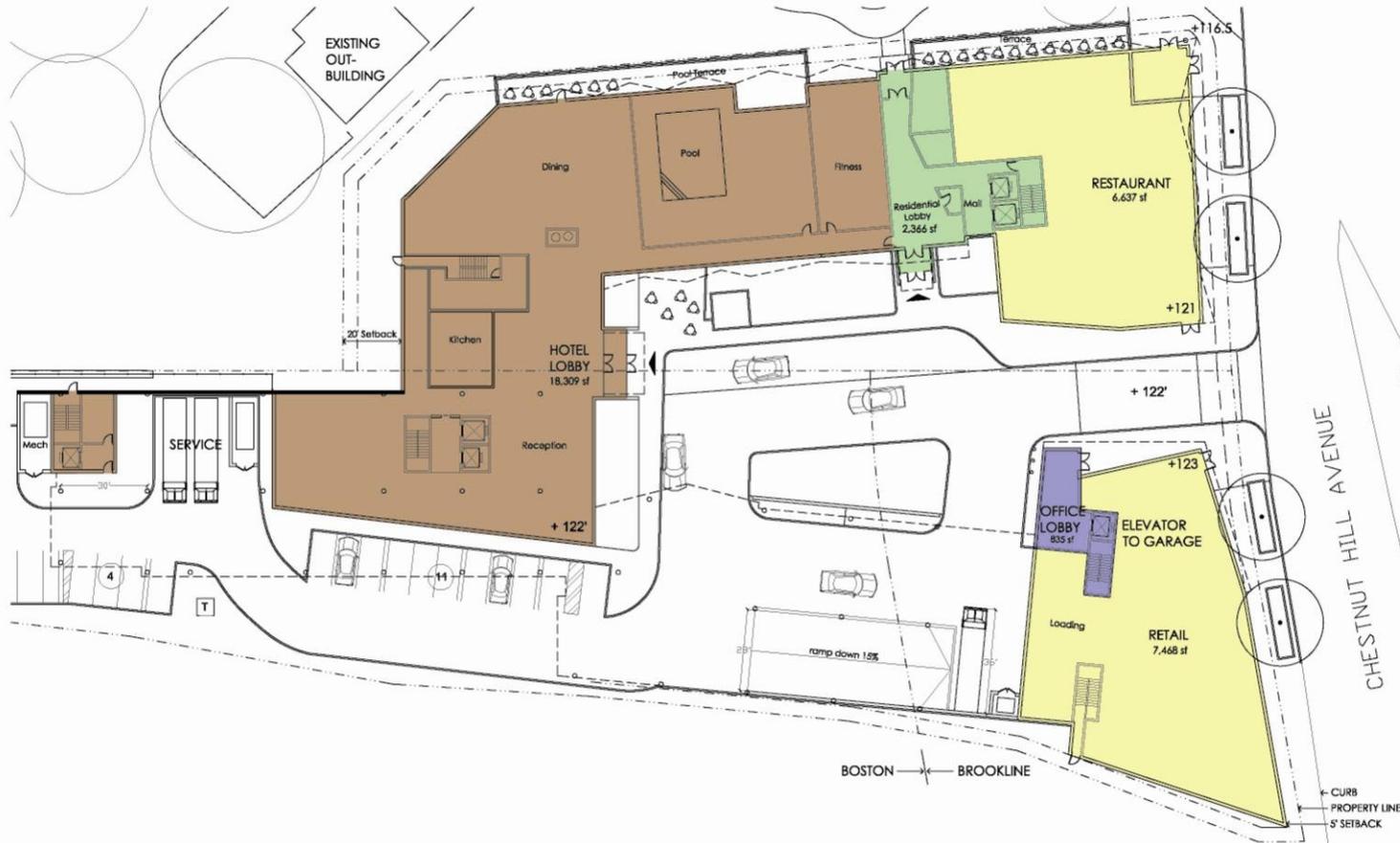
Existing and Proposed Roof Plan





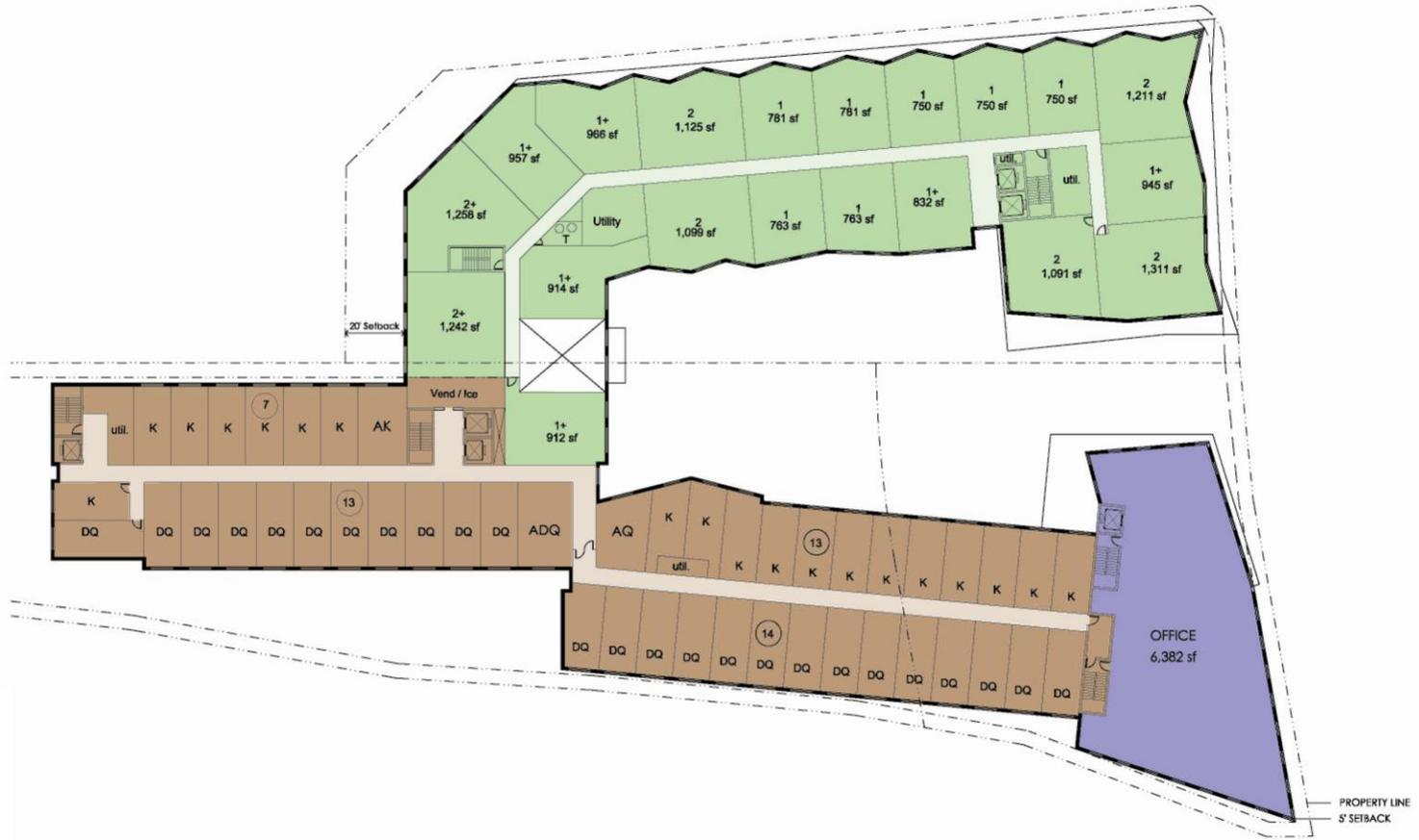
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Enlarged Ground Floor Plan



- Key**
- Residential
 - Hotel
 - Office
 - Retail/Restaurant



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Underground Parking Plan



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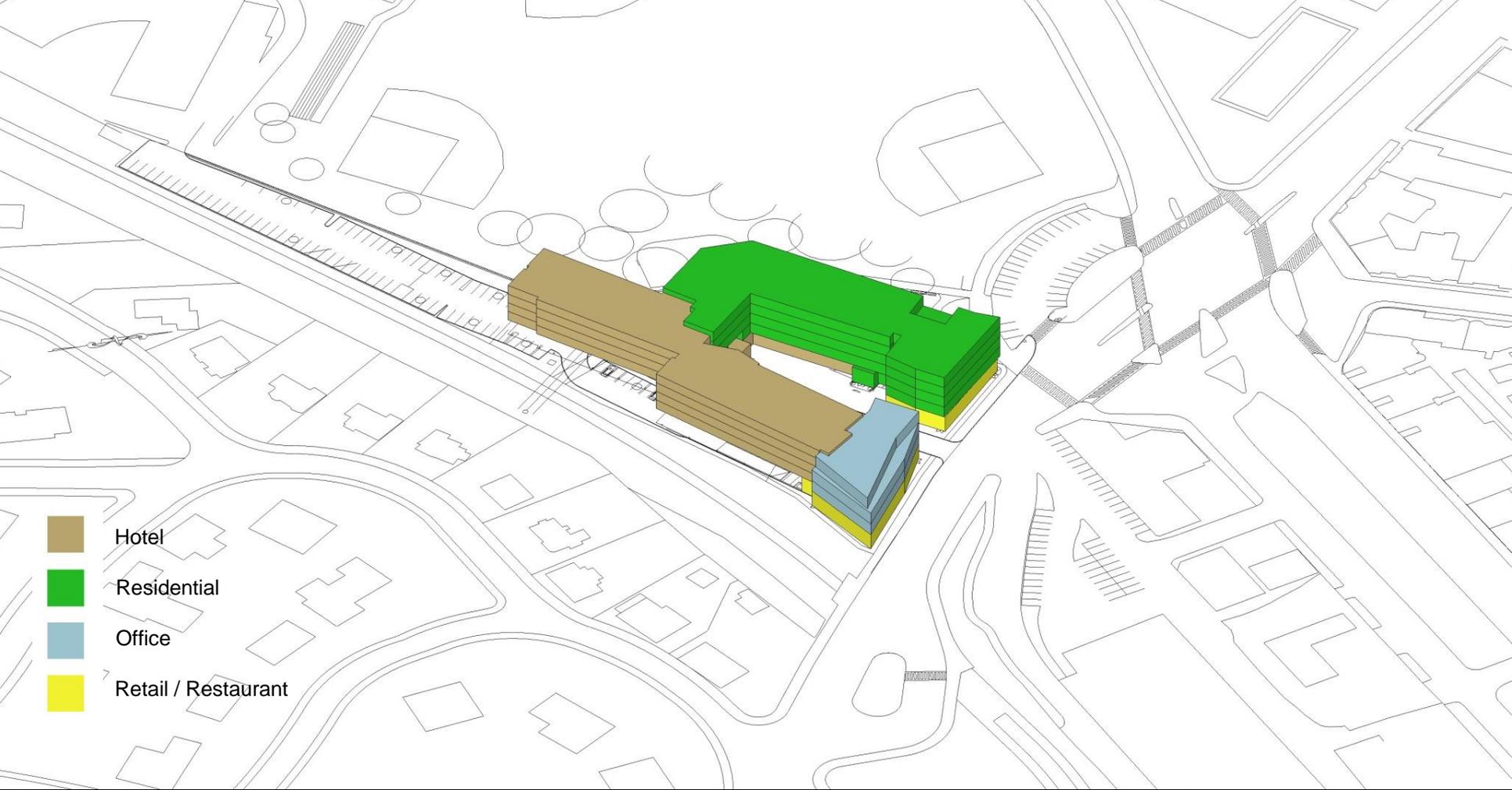
Proposed Landscape Plan





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Landscape Precedent Studies



-  Hotel
-  Residential
-  Office
-  Retail / Restaurant

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Key

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Massing Diagram

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View From Cleveland Circle



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Proposed View From Cleveland

Circle



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Entry/Courtyard View







