

# 375-399 Chestnut Hill Avenue

Brookline Planning Department Submission  
June 10th 2014



## Project Overview:

Boston Development Group proposes to redevelop the property located at 375 – 399 Chestnut Hill Ave. The project site lies partially in Brookline and partially in the City of Boston, whereby approximately 18,176sf are in Brookline and the remaining 92,853sf in Boston. As such the project complies with both Brookline and Boston zoning. The proposed development has evolved substantially through extensive planning and design involvement by the Boston Redevelopment Authority and a Brookline Design Advisory Team implemented by the Brookline Planning Board as well as significant input from community members in Boston and Brookline.

The result is a mixed-use development that includes residential, hotel, and retail uses. The density and scale of the project has been carefully considered to minimize development impacts on the community while offering a vibrant new face to Cleveland Circle. The proposed development will include both subsurface garage parking as well as surface parking.

The principal members of the design and permitting team include:

Architect:	ADD Inc.
Landscape Architect:	Halverson Design Partnership
Traffic Engineer:	Howard/Stein-Hudson Associates, Inc.
Brookline Permitting Counsel:	Holland & Knight

## Existing Conditions

The existing site totals approximately 2.56 acres on 2 parcels on the south side of Chestnut Hill Ave and adjacent to Cleveland Circle. The first parcel is home to the former Circle Cinema movie theater and is owned by National Amusements Inc. The Circle Cinema parcel has two addresses: 375 Chestnut Hill Avenue in Boston and 399 Chestnut Hill Avenue in Brookline. The Cinema was closed in 2008. The second parcel is located at 381 Chestnut Hill Ave and is currently occupied by an Applebee's restaurant. Both sites are under the contractual control of BDG. The existing buildings will be demolished to make way for the new development.

The Project Site is bounded to the northwest by Cassidy Playground, the MBTA's Reservoir Station to the northeast across Chestnut Hill Avenue, The Waterworks Condominiums to the southwest, or rear, of the project site, and the Green line MBTA tracks to the southeast.

The National Amusement property has the legal right to use a Waterworks' egress roadway that exits to Beacon Street. This roadway will accommodate a portion of the hotel traffic exiting the Project Site. The use by the project of this egress road is required under Brookline zoning. BDG has contracted a 99-year lease for this roadway from the adjoining Waterworks Museum and will limit its use to non-commercial vehicles from 60 hotel parking spaces.

## Proposed Development Program

The proposal is for an approximately 218,520 SF mixed use development that overlays the municipal boundary of Boston's Brighton Neighborhood and the Town of Brookline. The development is comprised of 92 Class A apartments, a 162-room Hilton Garden Inn, 188 garage and surface parking spaces, and approximately 14,000 SF of ground-level retail and restaurant space.

The apartment component is five (5) stories over ground floor retail and the hotel is four (4) stories over ground floor retail. The apartments are positioned along the park edge and offer views of Cassidy Playground, Cleveland Circle, and The Chestnut Hill Reservoir. The Hotel portion fronts along Chestnut Hill Ave where it is visible from Cleveland Circle and supports a strong street edge. Additionally, the introduction of ground floor retail and restaurant space, along with sidewalk improvements, street trees, and lighting, improve safety and enhance the pedestrian experience along Chestnut Hill Avenue.

**375-399 Chestnut Hill Avenue Boston/Brookline, MA**



## Transportation + Traffic

The Project is located at a site with unmatched access to public transportation. The site is adjacent to a key Massachusetts Bay Transportation Authority (MBTA) hub which provides access to the B, C, and D Green line trolleys and several bus connections. Additionally, principal roadways converge at the Cleveland Circle intersection offering a convenient link to Massachusetts State Highway, Route 9.

In addition to public transit opportunities, the area is flush with neighborhood retail, restaurants, and other services contributing to the high degree of walkability for residents and hotel guests alike. Despite the transit oriented nature of the proposed development and the urban conveniences the site provides, vehicular traffic is not inconsequential and continues to be a principal concern of the community and other stakeholders. As a result, Boston Development Group has put forth a design that not only aims to minimize traffic impacts on the site and the surrounding neighborhood but commits to improving traffic and traffic management throughout the Cleveland Circle intersection. These efforts include:

- Designing an interior courtyard that accommodates all drop-off, pick-up, deliveries, and access to parking so as to pull these activities off Chestnut Hill Ave.
- Consolidating 4 existing curb cuts along Chestnut Hill Ave to a single signalized curb cut.
- Working with the MBTA to synchronize traffic signalization with trolley arrivals so as to improve safety and optimize traffic flow through the Cleveland Circle Intersection.
- Contributing \$600,000 to traffic improvements. This commitment is estimated to improve the traffic operations at Cleveland Circle from a Level of Service (LOS) F to a LOS D.
- Developing a robust traffic management plan for the site to include a HUB bike station, premium parking for compact and energy efficient cars, electric vehicle charging, among other features.

The Project also accommodates all parking needs on site with 92 garage spaces for residential use, 81 surface parking spaces dedicated to hotel use, 15 surface retail spaces, and additional garage valet spaces. Further, the Project has legal use of the driveway at the rear of the site exiting to Beacon Street. Limiting this driveway to use by non-commercial vehicles from 60 hotel surface spaces further alleviates the traffic burden on Chestnut Hill Avenue.

## Zoning

On June 11, 2011, BDG received a notice from the Town of Brookline Town Clerk, that the Brookline Town Meeting Members had approved a Cleveland Circle Hotel Overlay District. This new district created new zoning regulations to allow hotel use on the Brookline portion of the site, and an increase in FAR from .5 to 2.5. In the City of Boston, BDG's Article 80 Application for the required zoning for the project is pending.

The Boston portion of the Project Site is located within the Neighborhood Shopping Subdistrict ("NS Subdistrict") of the Allston-Brighton Neighborhood District governed by Article 51 of the City of Boston Zoning Code (the "Code"). The Boston portion of the site is not located within any overlay districts. The Project has been designed generally to comply with the requirements of the Code, although certain zoning relief, in the form of the adoption of a Planned Development Area Development Plan ("PDA Plan") by the Boston Zoning Commission will be required.

The remainder of the Project Site lies within the Town of Brookline's Hotel Overlay District. The Project as currently designed is within the limits set forth in the Overlay District and is governed by such.

The Project includes hotel use, residential use, retail/restaurant use, and approximately 188 surface and garage parking spaces. Retail and restaurant uses are allowed in the NS Subdistrict. Hotel use is forbidden and residential uses are conditional. The text and map amendments recommended will change the underlying zoning for the Site from a Neighborhood Shopping (NS-1) Subdistrict to a Cleveland Circle Community Commercial (CC-3) Subdistrict (making the Site eligible for designation as a Planned Development Area), and will establish a Maximum Floor Area Ratio of 2.5 for such Planned Development Area.

**375-399 Chestnut Hill Avenue Boston/Brookline, MA**



**Building Height + FAR:**

The NS Subdistrict provides for a maximum building height of 35 feet for all uses and a maximum floor area ratio ("FAR") of 1.0. The building height is measured from the average grade along Chestnut Hill Ave across the length of the entire project. This methodology results in a hotel building height in Brookline of approximately 56 feet. Under the same methodology the residential building measures approximately 65'-4" in height.

The current development plans call for approximately 173,680 square feet of gross floor area on the Boston portion of the Project Site, resulting in an FAR of approximately 1.87. Based on the foregoing, the PDA Plan will allow increases in both the maximum building height and FAR requirements of the underlying zoning. Additionally, the proposal includes 44,840 gross square feet in Brookline, resulting in a FAR of approximately 2.47. When combined, the project proposes 218,520 gross square feet and a total FAR of 1.97. Parking is being provided at .5 spaces per hotel room, 1 space/1000sf of retail space, and 1 space per residential unit.

**Design Review**

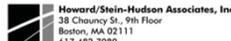
The project is subject to section 5.09 of Brookline Zoning requiring a design review and special permit application.

375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



**HALVORSON DESIGN  
PARTNERSHIP**



## Design revisions made since the DPIR submission March 2013

### Massing

- Reduced project 16,030 SF, for a total project area of 218,520 SF
- Reconfigured massing plan to significantly shorten the building. (-170' less than existing Cinema)
- Increased size of Courtyard and reconfigured traffic flow to mitigate possible congestion.
- Changed residential structural system from wood frame to concrete/steel.
- Redesigned the project for a more traditional design aesthetic.
- Increased the building setback along the park edge to as much as 13'-6" feet from 5'-0.

### Office Space

- Eliminated all office space (18,000 SF)

### Hotel

- Reduced room count from 196 to 162
- Hotel building now fronts Chestnut Hill Ave and has visibility from Cleveland Circle
- Relocated hotel restaurant to allow for large outdoor seating along park and placed hotel meetings rooms to the 1<sup>st</sup> floor at park edge

### Residential

- Unit count increased from 74 to 92 units.
- 5% 3BR, 56% 2BR, 39% 1 BR, and 12 Affordable units. 61% of the residential units are now 2 and 3 bedroom units.
- Units designed as condominium quality.
- Building setback at top floor with resident common roof terrace.
- Introduced balconies along park edge.
- Lessened overall shadow impacts on the park.

### Retail

- Provided for increased visual presence of corner restaurant
- Introduced a raised dining area at park edge, and relocated restaurant entry from corner

### Traffic

- Traffic reductions – 21.7% reduction in daily trips and +/- 29% reduction in peak hour trips.
- Developed plan to mitigate traffic impact on Cleveland Circle and improve traffic flow over the current conditions.
- Developed plan to utilize only 10% of Waterworks Driveway capacity in peak hours of use at a LOS C/D threshold. Total capacity use including existing Waterworks traffic will be 19% to 35%.

375-399 Chestnut Hill Avenue Boston/Brookline, MA

Use	DPIR Dimensions # Rooms/Units & Square Footage				Proposed Dimensions # Rooms/Units & Square Footage				Changes		
	Boston		Brookline		Boston		Brookline				
Site Area	92,853 SF		18,176 SF		92,853 SF		18,176 SF				
Hotel	156 rooms	95,700 SF	40 rooms	17,250 SF	112,950 SF	80 rooms	57,790 SF	82 rooms	37,240 SF	95,030 SF	(17,920 SF)
Residential	74 units	89,400 SF			89,400 SF	92 units	109,490 SF			109,490 SF	20,090 SF
Retail		6,900 SF		7,300 SF	14,200 SF		6,400 SF		7,600 SF	14,000 SF	(0,200 SF)
Office				18,000 SF	18,000 SF						(18,000 SF)
<b>Total SF</b>	192,000 SF		42,550 SF		<b>234,550 SF</b> *	173,680 SF		44,840 SF		<b>218,520 SF</b> *	<b>(16,030 SF)</b>
<b>Parking Spaces</b>											
at grade	77		77		77	96		96		96	19
in garage	102		24		126	84		8		92	(34)
<b>Total Parking Spaces</b>	179		24		<b>203</b>	180		8		<b>188</b>	<b>(15)</b>
<b>FAR</b>	2.07		2.34		<b>2.11</b>	1.87		2.47		<b>1.97</b>	

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

375-399 Chestnut Hill Avenue Boston/Brookline, MA

Use	Boston Site Area 92,853 SF		Brookline Site Area 18,176 SF		Total Project Site Area 111,029 SF		Parking Ratio (per zoning)	# reqd
	Building Area Boston	Parking Spaces	Building Area Brookline	Parking Spaces	Total Area	Total Parking		
Hotel - 162 Rooms	57,790	81	37,240		95,030	81	.5/room	81
Residential - 92 Units	109,490		-		109,490	92	1/Unit	92
Retail	6,400		7,600		14,000	15	1/1000	15
<b>Total SF</b>	<b>173,680</b>		<b>44,840</b>		<b>218,520</b>	<b>188</b>		<b>188</b>
<b>FAR</b>	<b>1.87</b>		<b>2.47</b>		<b>1.97</b>			
<b>Parking Spaces</b>						<b>188</b>		

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

Basement Area			
(area not included in FAR)	38,500	5,500	44,000

(parking, bikes, mech, laundry, storage)

**Proposed Parking Total**

At Grade	96	(81 Hotel + 15 Short Term Retail Parking Spaces)
In Garage	92	(92 Residential + Valet Spaces)
<b>Total</b>	<b>188</b>	

**Residential Unit Summary Mix**

Unit Type	Total # Units	% mix
1 BR,		
1 BR + Den	36	39%
2 Br/ 2 Ba,		
2 Br/ 2 Ba + Den	51	56%
3 Br/ 2 Ba	5	5%
<b>Total</b>	<b>92</b>	<b>100%</b>

Site Areas

Parcel	Brookline Area (gsf)	Description
1B	18,176	Current Cinema Site

District: L-0.5

Based on Article XII issued May 24th 2011

	Required/ Allowed	Proposed on Brookline Parcel	Calculations	Comments
LOT SIZE MINIMUM SF	none	18,176		
USES	Hotel, Retail	Hotel, Retail		37,240 sf Hotel, 7,600sf Retail = 44,840sf total
MAX. FLOOR AREA RATIO	2.2 min - 2.5 max	2.47	44,840/18,176=2.47	37,240 sf Hotel, 7,600 Retail = 44,840 44,840/18,176=2.47
MAX. BUILDING HEIGHT	56'	56 + 11' mechanical		10' fl to fl for hotel rms, 16' fl at 1st floor
REQ. FRONT YARD SETBACK - Chestnut Hill Ave	5' min - 15' max	6' to 10'		measured from bldg face to property line
REQ. SIDEYARD SETBACK	5' at MBTA	5'		min 5' - is greater a some locations
REQ. REAR YARD SETBACK	20'			building runs through the Brookline municipal boundary into Boston - the parcel spans the municipal line
REQ. UPPER SETBACK	5' from lower floors	10' min		any portion of the building within 50' of Chestnut Hill Ave that is above 3 stories must be setback 5' min
MIN. USABLE OPEN SPACE	none	0.00%		
HOTEL ROOMS	40 Rooms	82 Rooms		The Boston/Brookline lot line spans two units
REQUIRED PARKING (calculated over total parcel area)	0	8 (below grade)	.5 spaces/hotel room; 1 space/1000 SF retail 2 space/dwelling unit	The hotel has 162 rooms total - 81 on grade parking spaces are provided in Boston. 60 cars are segregated and exit to Beacon St out rear of site (pending) 8 spaces for dwelling units in Boston are located in basement in Brookline. No dwelling units are located in Brookline.
PARKING SPACE DIMENSIONS	8.5' x 18' minimum	9'x18'		25% of total parking spaces may be allocated for compact cars and may measure 7.5'x16'
PARKING LOT LANDSCAPING	0			5% of parking lot shall be landscaped and continuously maintained; perimeter planting is not included in this number
PARKING AISLE DIMENSIONS	22' minimum for 9' stall	22'-24'		



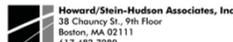


375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



**HALVORSON DESIGN PARTNERSHIP**



**Site Plan/ Ground Floor Site Plan**

- Reconfigured the hotel ground floor plan so that the hotel restaurant overlooks the park.
- Introduced a large outdoor dining terrace overlooking the park.



375-399 Chestnut Hill Avenue Boston/Brookline, MA

Included an outdoor hotel function room and terrace overlooking the park.



375-399 Chestnut Hill Avenue Boston/Brookline, MA

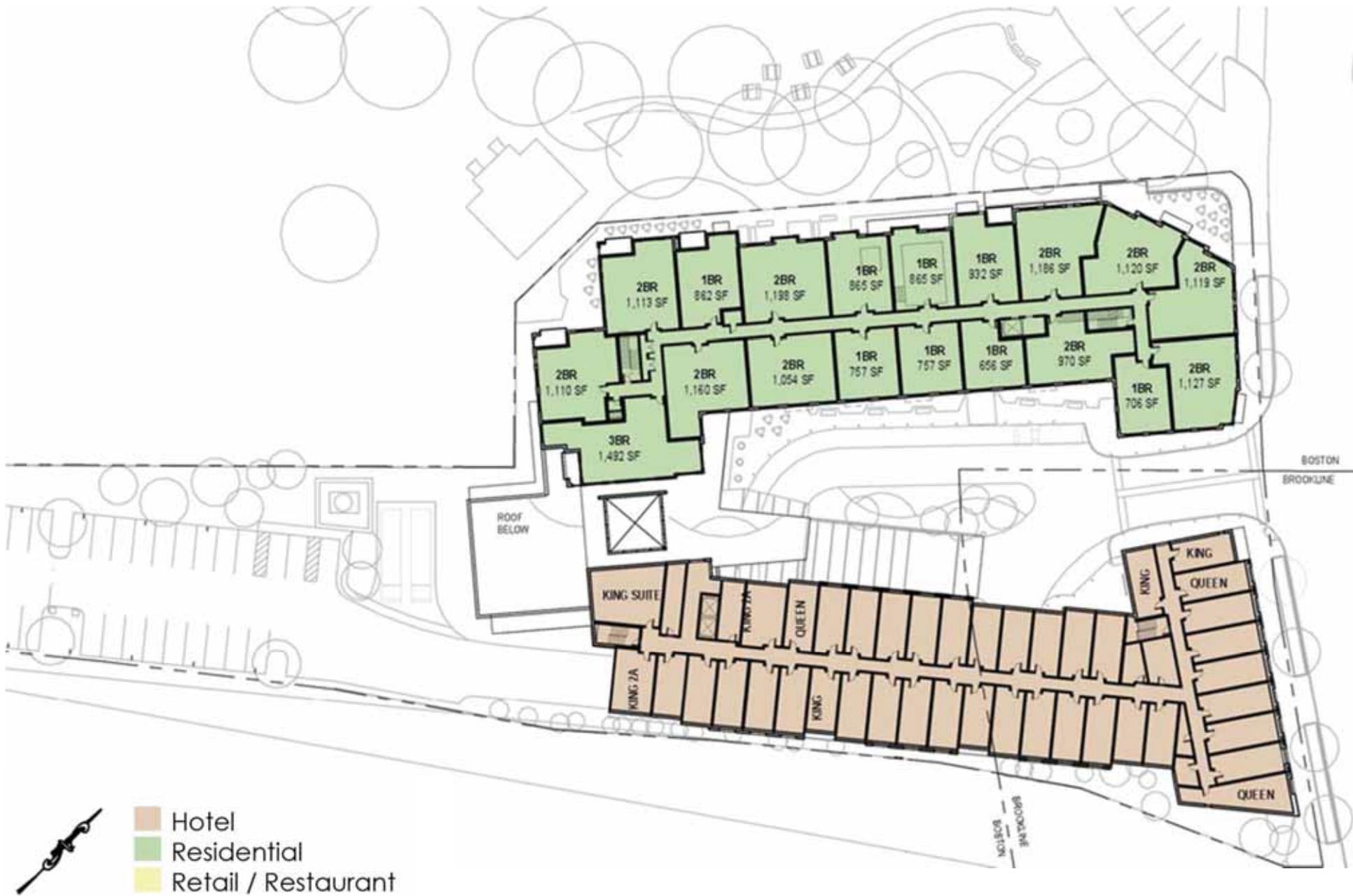
**ADD Inc**

**BOSTON DEVELOPMENT GROUP**

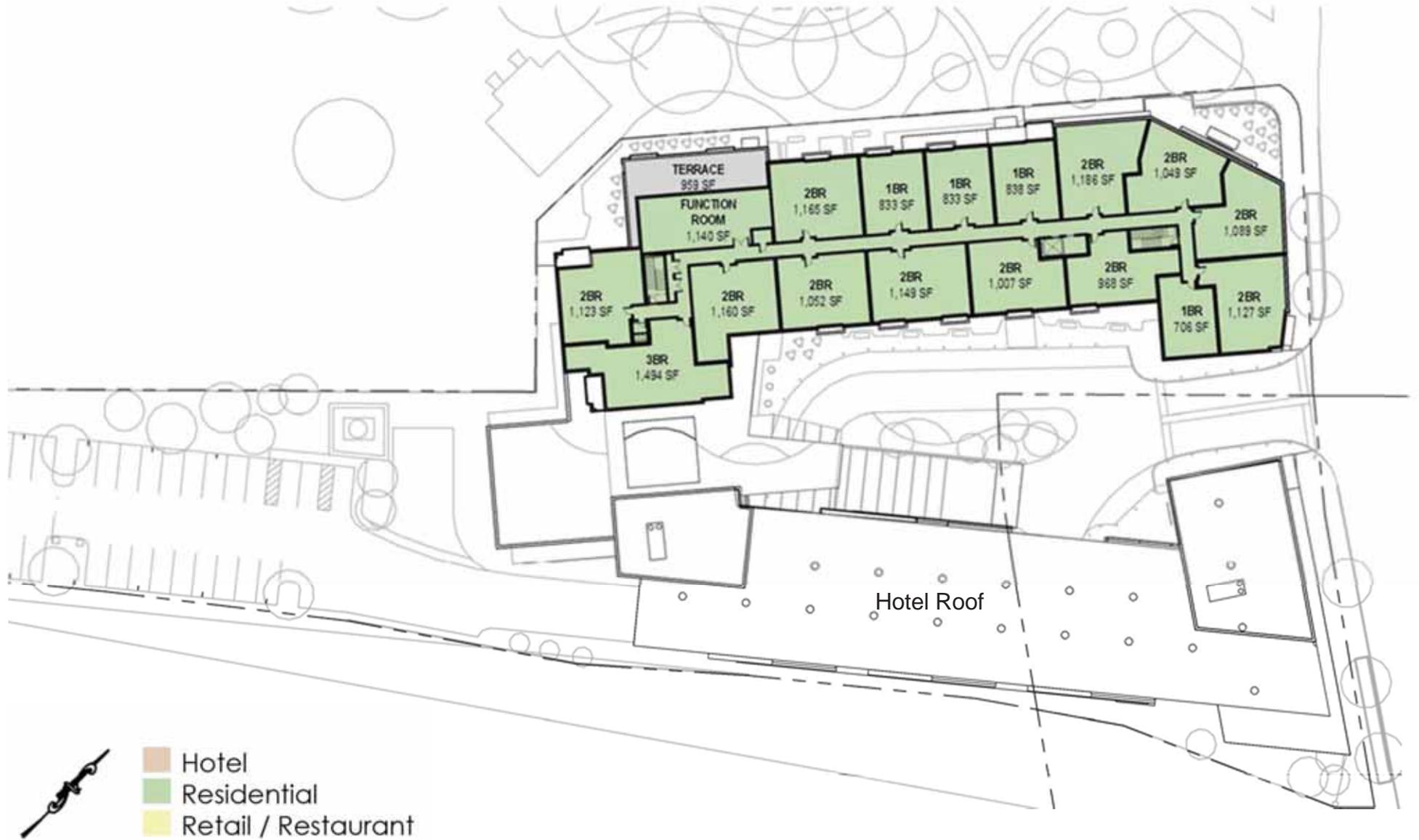
**HALVORSON DESIGN PARTNERSHIP**

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

**Ground Floor Plan**



375-399 Chestnut Hill Avenue Boston/Brookline, MA



375-399 Chestnut Hill Avenue Boston/Brookline, MA



375-399 Chestnut Hill Avenue Boston/Brookline, MA

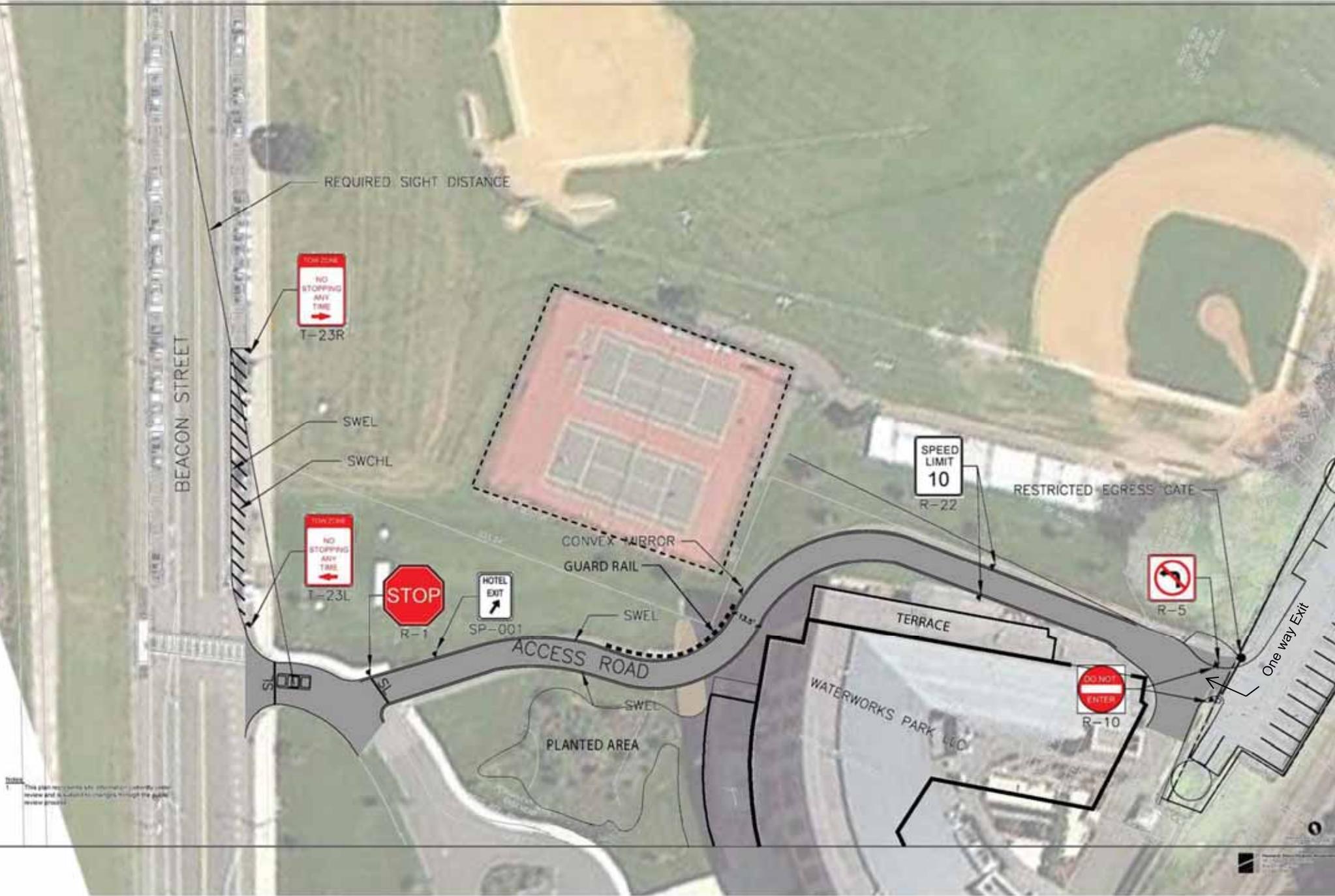
**ADD Inc**

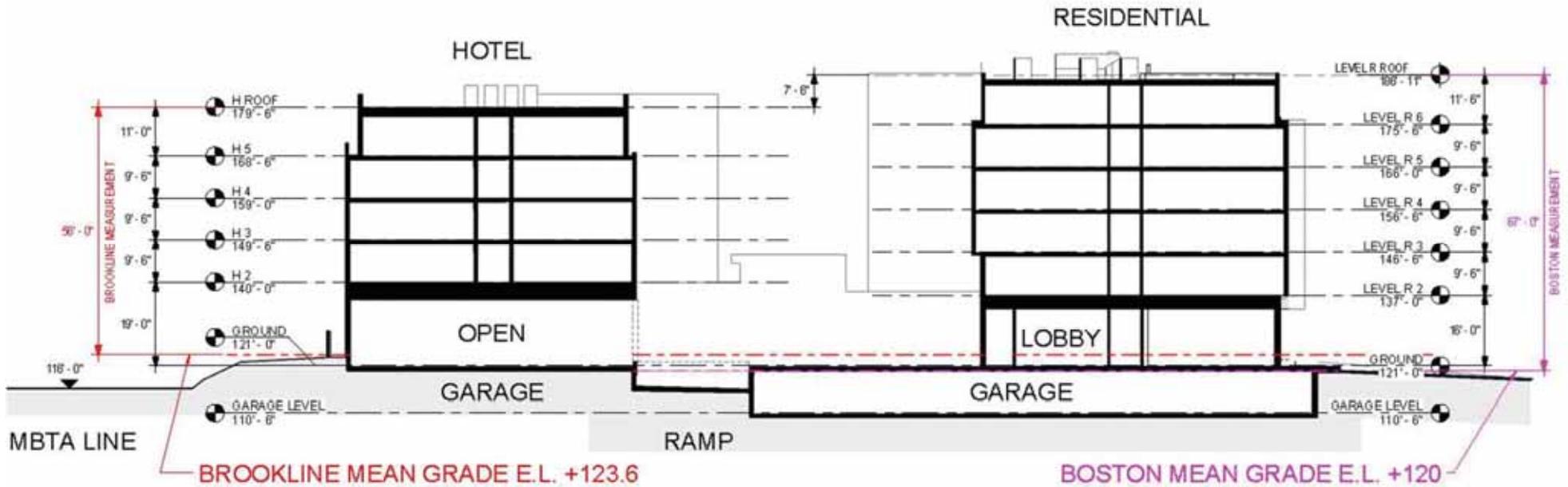
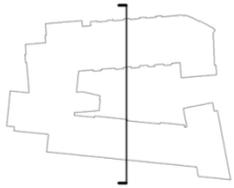


**HALVORSON DESIGN PARTNERSHIP**



**Enlarged Courtyard Plan**







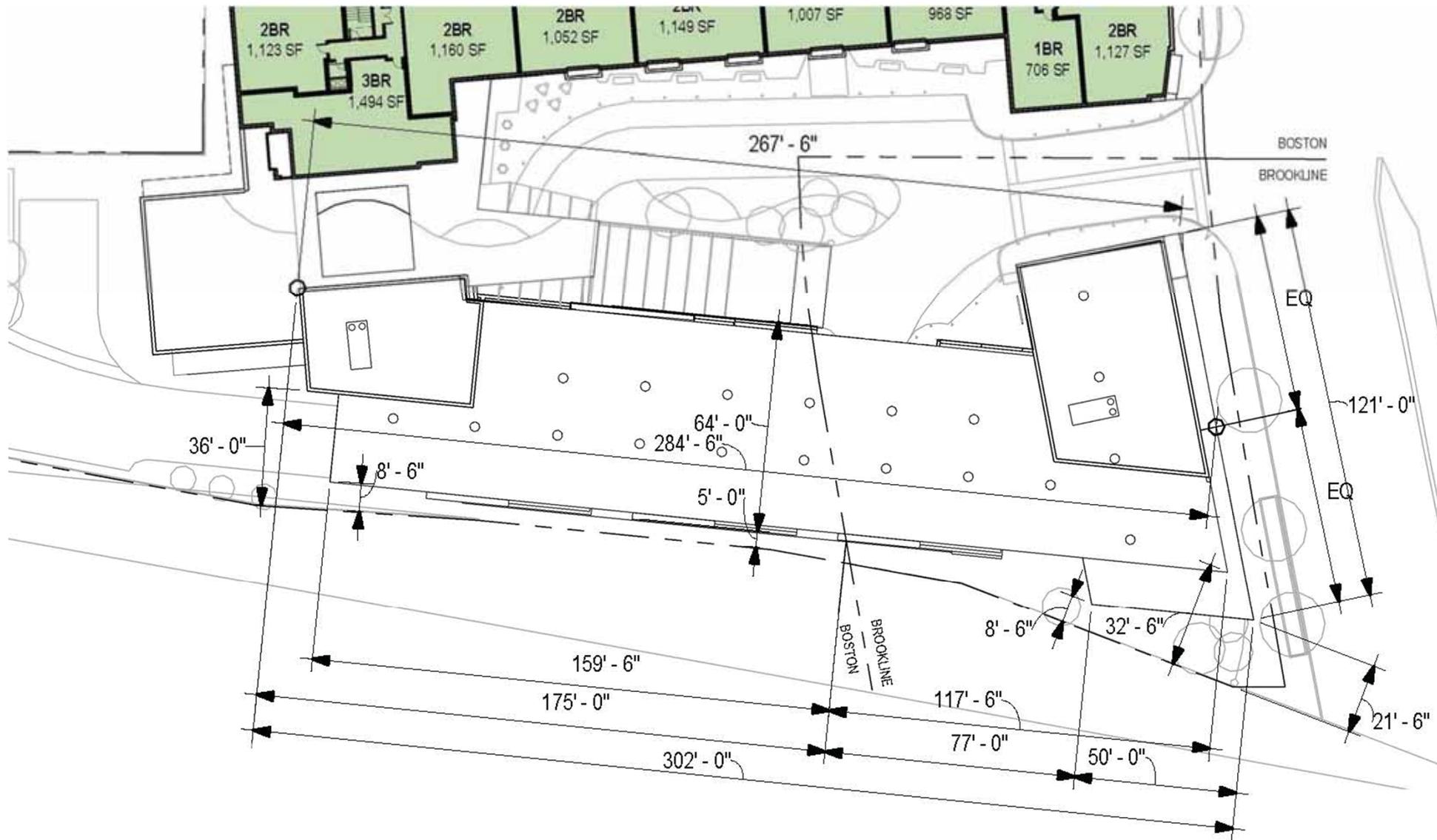


Proposed Elevation on MBTA Easement

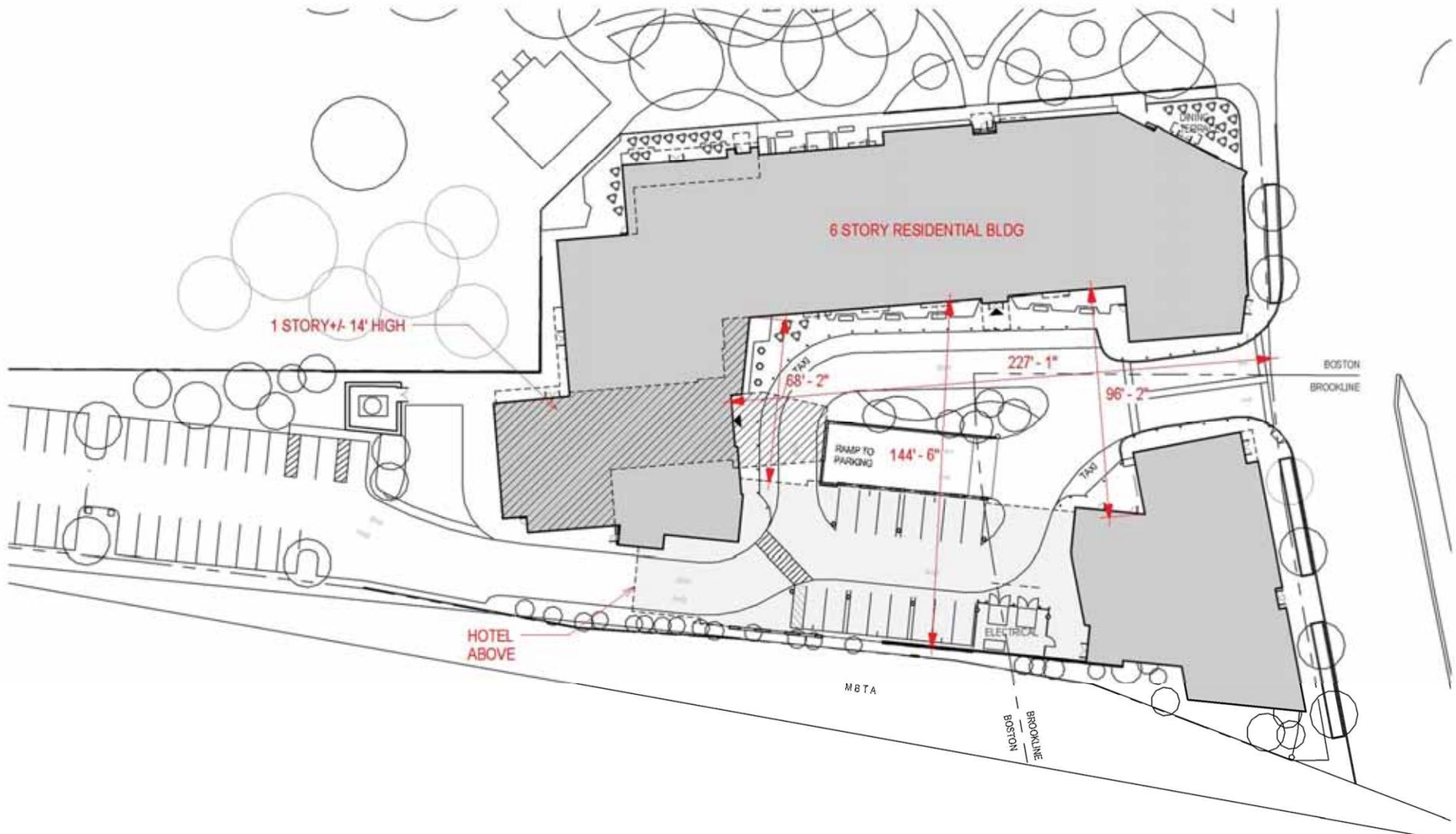


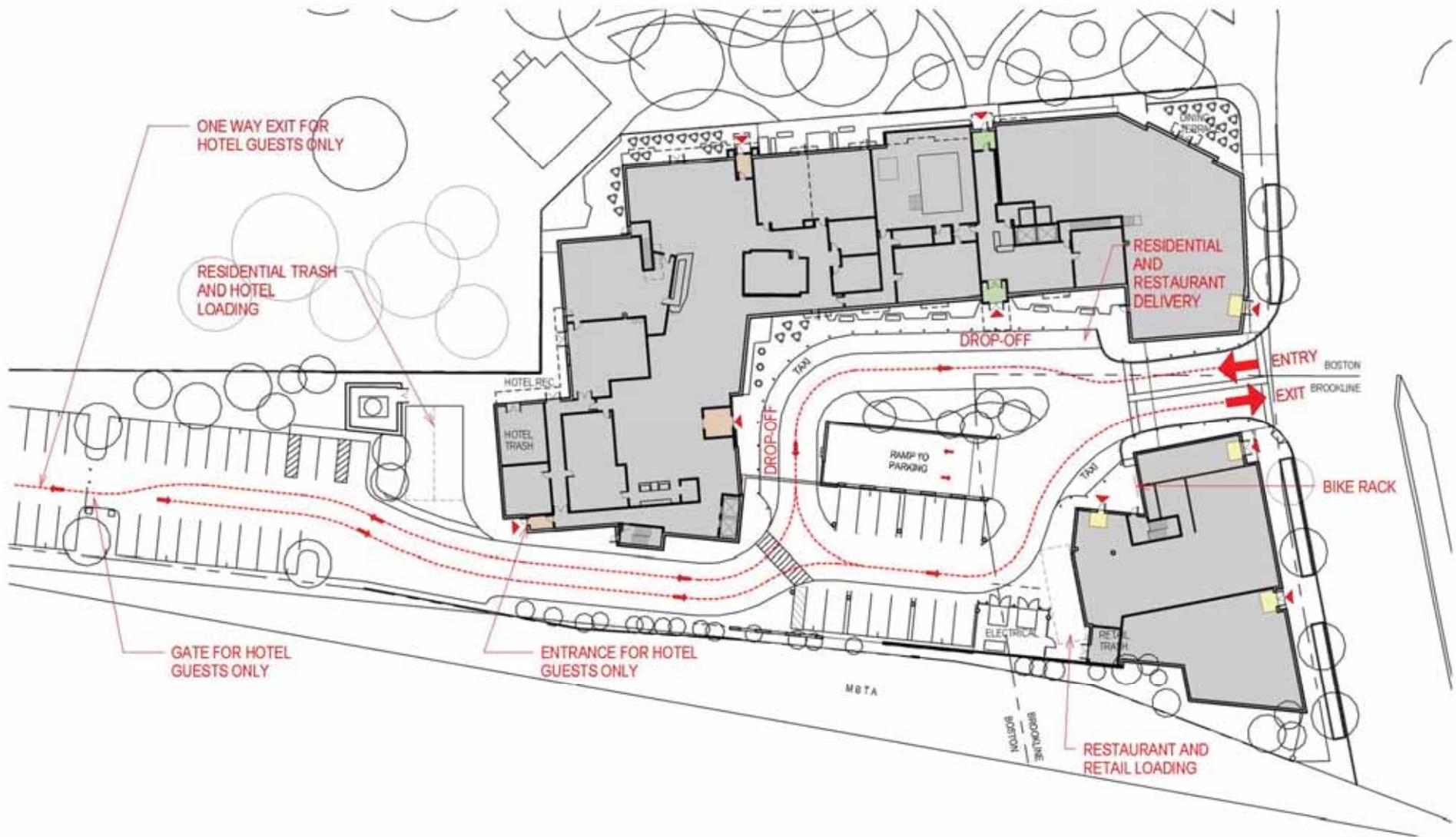
Proposed Elevation on Cassidy Park





- Hotel
- Residential
- Retail / Restaurant

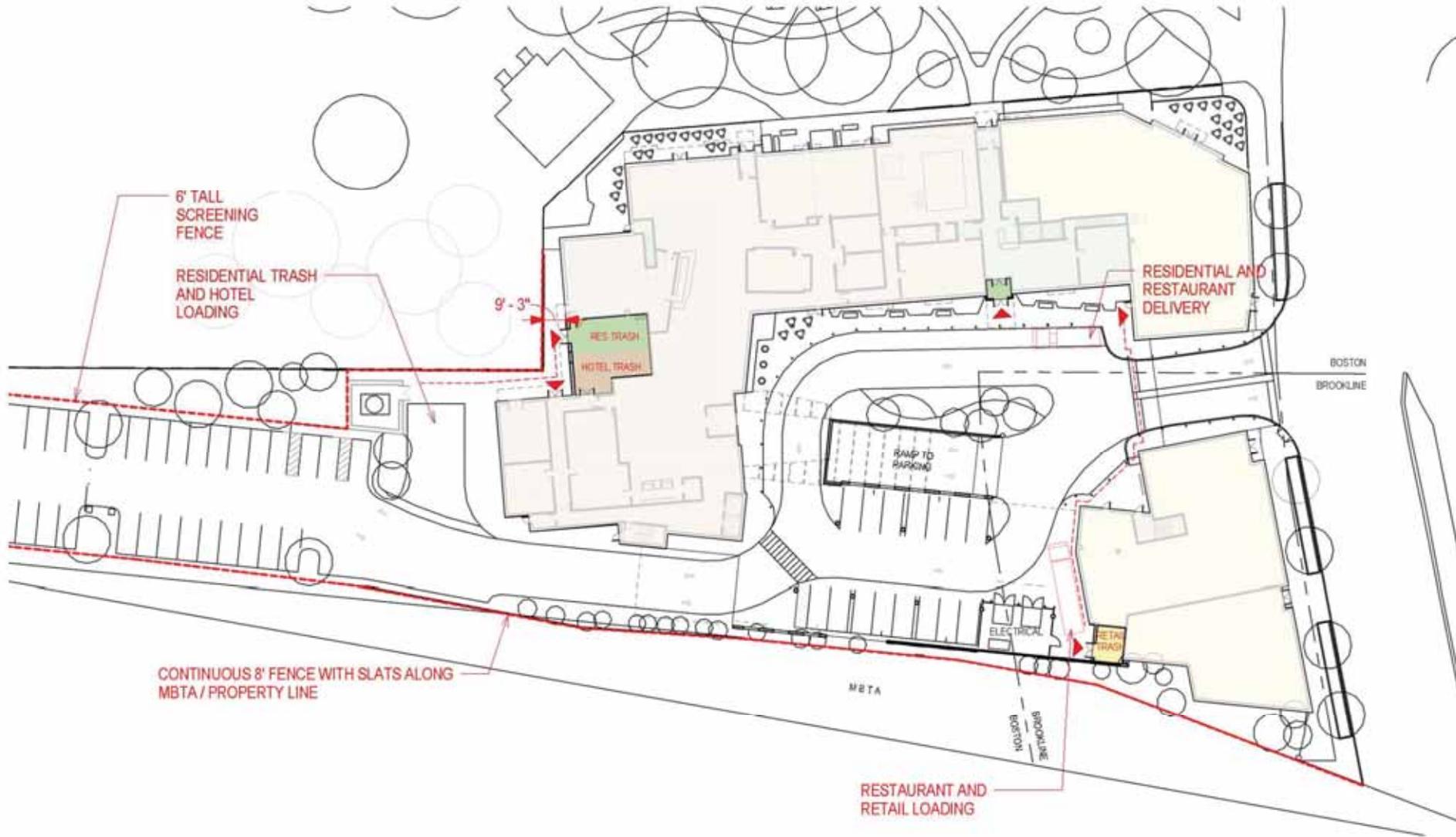




- Hotel
- Residential
- Retail / Restaurant



- Hotel
- Residential
- Retail / Restaurant



6' TALL  
SCREENING  
FENCE

RESIDENTIAL TRASH  
AND HOTEL  
LOADING

9' - 3"

RES TRASH

HOTEL TRASH

RESIDENTIAL AND  
RESTAURANT  
DELIVERY

BOSTON  
BROOKLINE

RAMP TO  
PARKING

CONTINUOUS 8' FENCE WITH SLATS ALONG  
MBTA / PROPERTY LINE

MBTA

ELECTRICAL

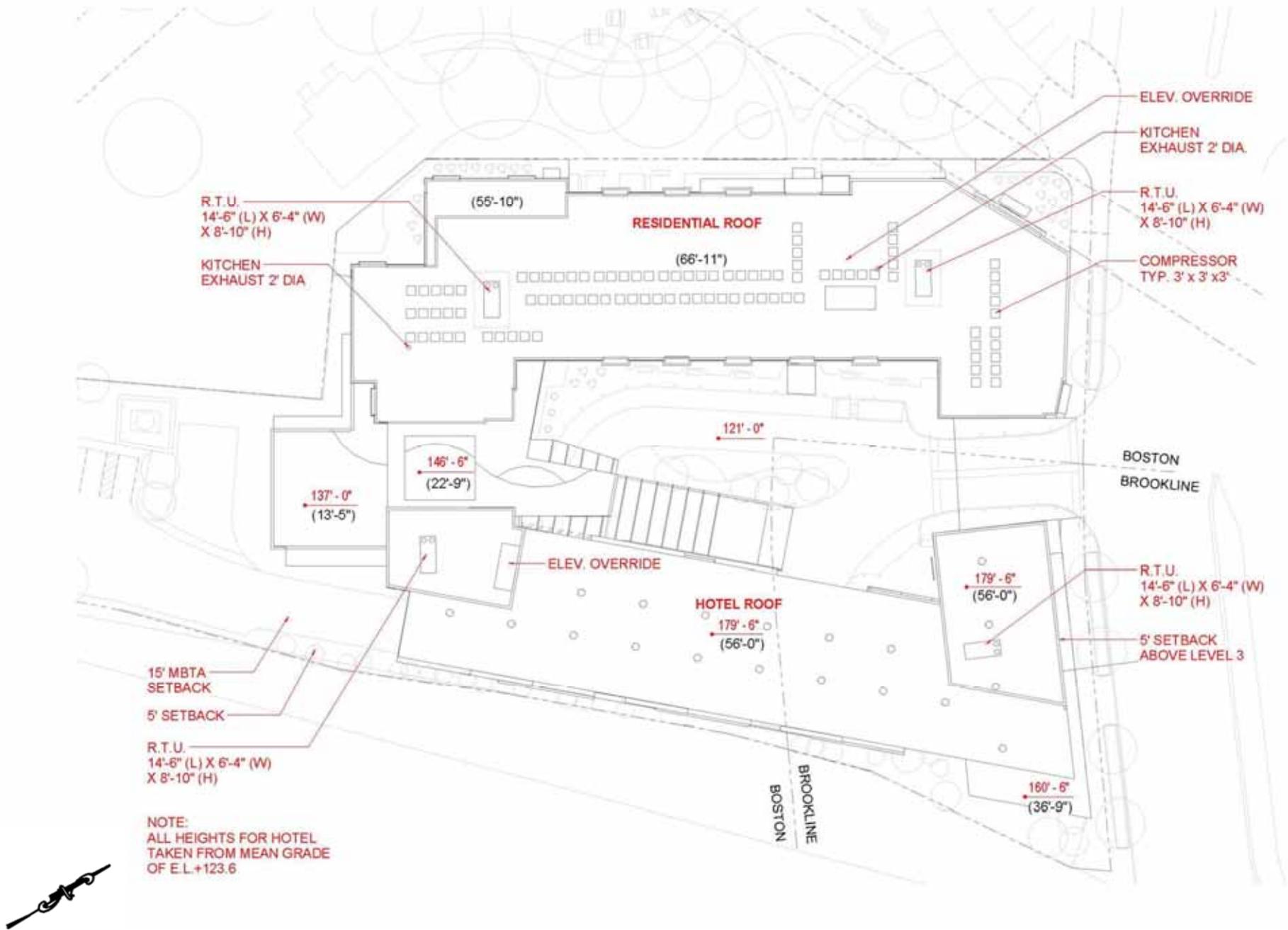
BROOKLINE  
BOSTON

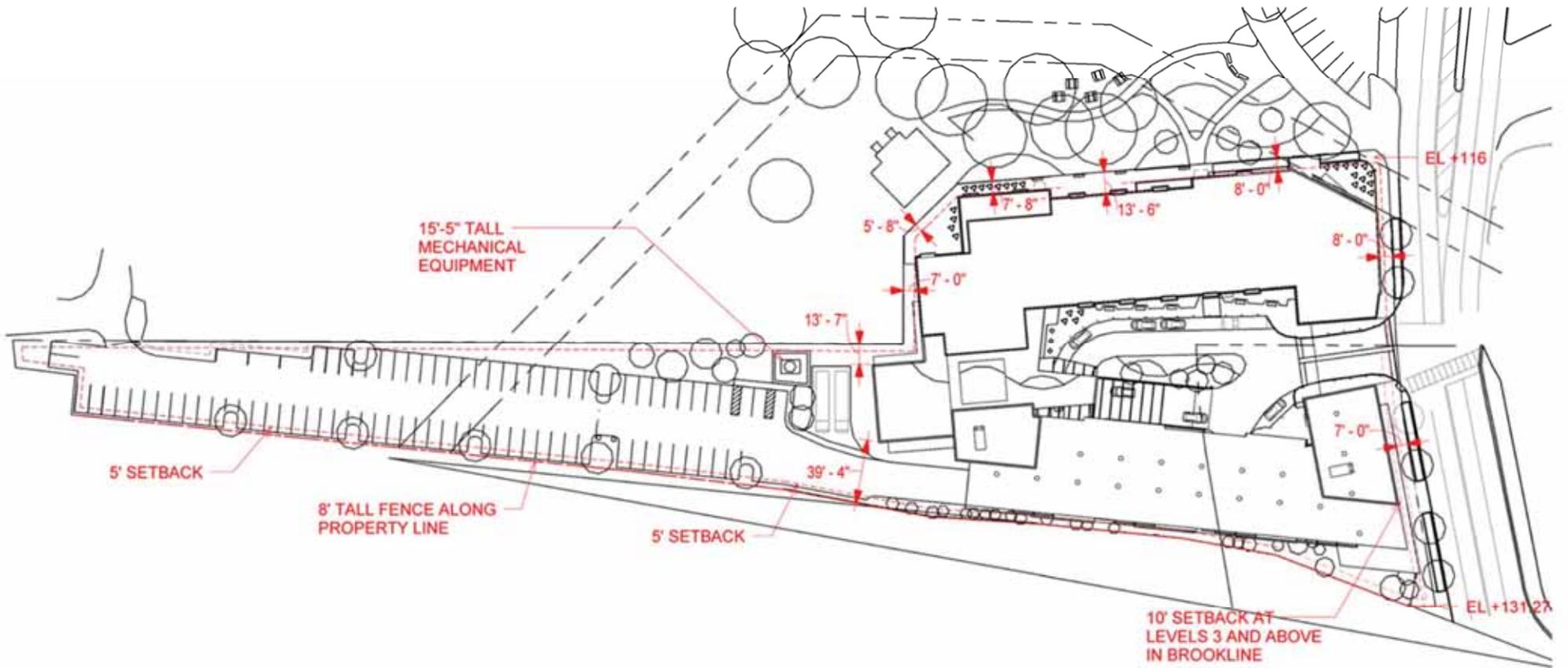
RETAIL TRASH

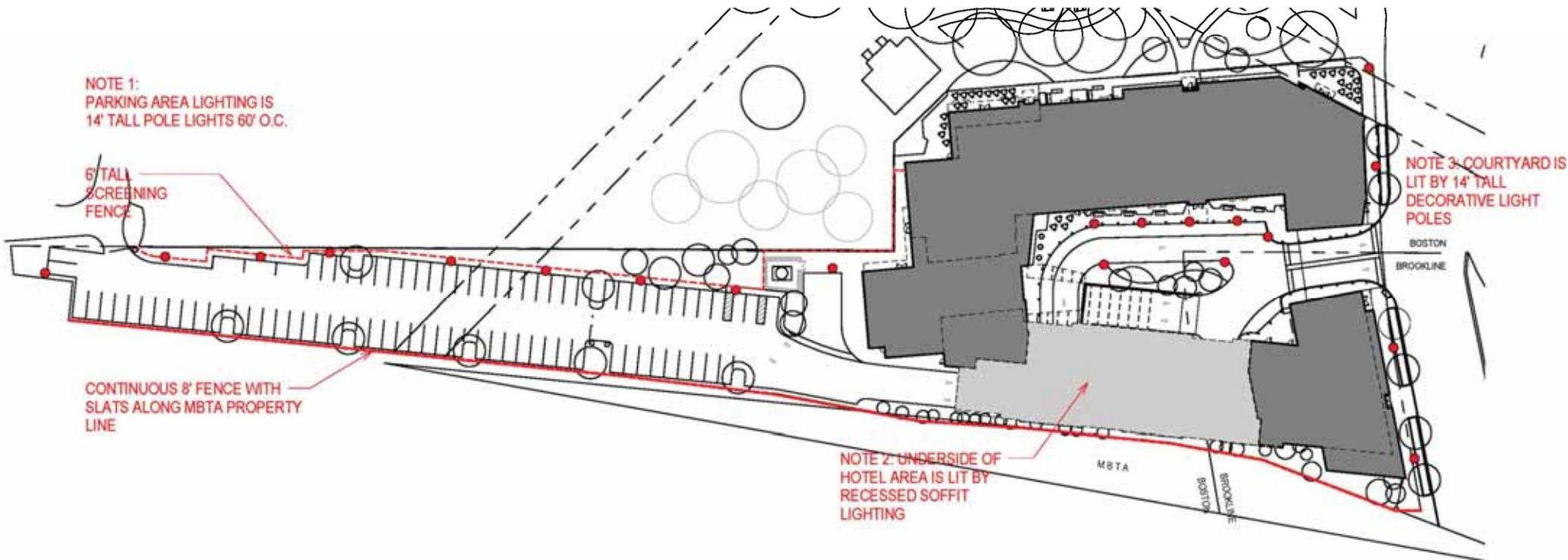
RESTAURANT AND  
RETAIL LOADING



- Hotel
- Residential
- Retail / Restaurant









- Redesigned the project for a more traditional design aesthetic.
- Increased the amount of brick, added bay windows and symmetry
- Created a clear base, middle & top to the building

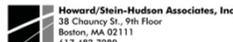


375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



**HALVORSON DESIGN PARTNERSHIP**



**View From Cleveland Circle**

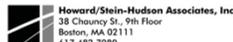


375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



**HALVORSON DESIGN PARTNERSHIP**



**Detail View of Restaurant From Cassidy Park**

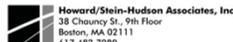


375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



**HALVORSON DESIGN PARTNERSHIP**



**View from Chestnut Hill Avenue along the D Line**



375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



**HALVORSON DESIGN PARTNERSHIP**



**Birds Eye View from Park**

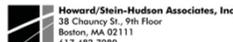


375-399 Chestnut Hill Avenue Boston/Brookline, MA

**ADD Inc**



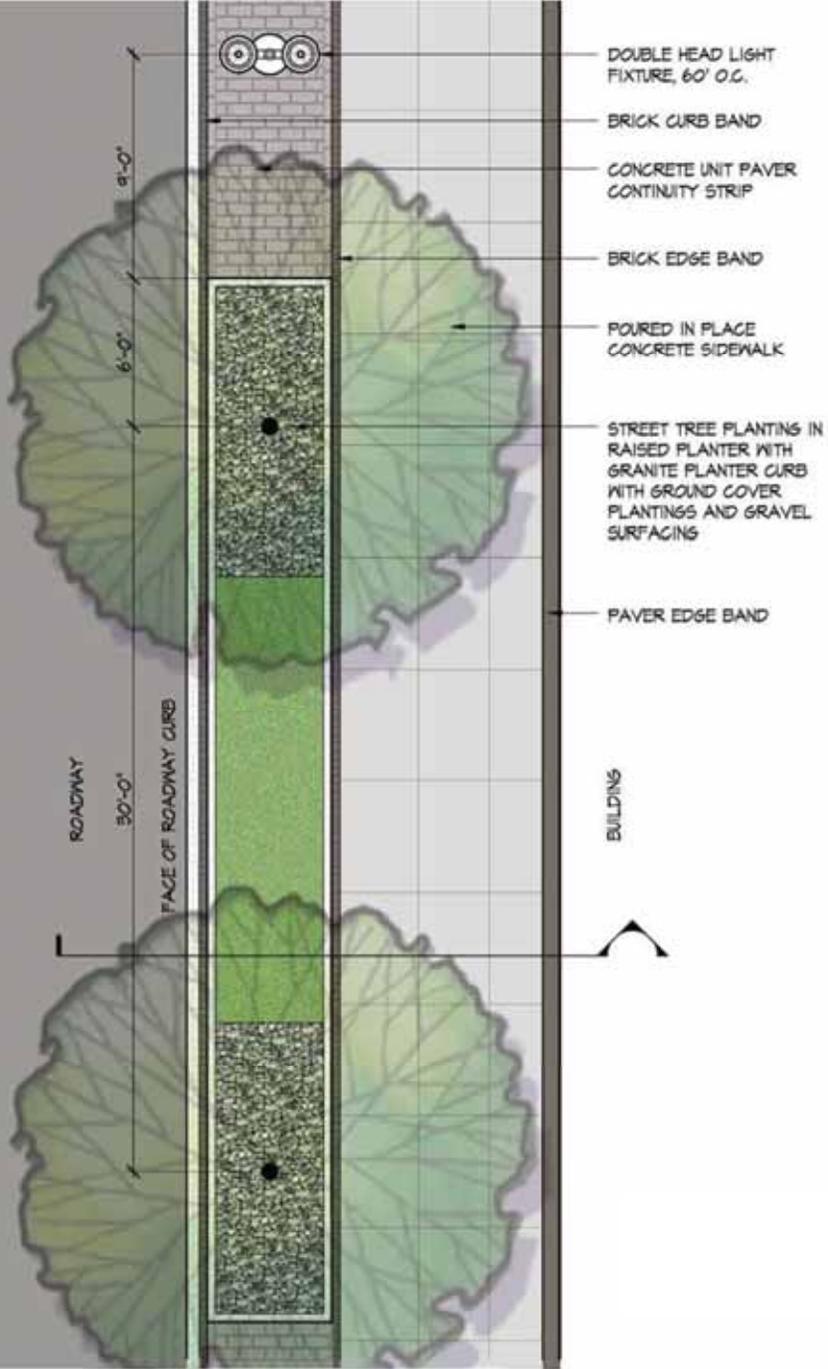
**HALVORSON DESIGN  
PARTNERSHIP**



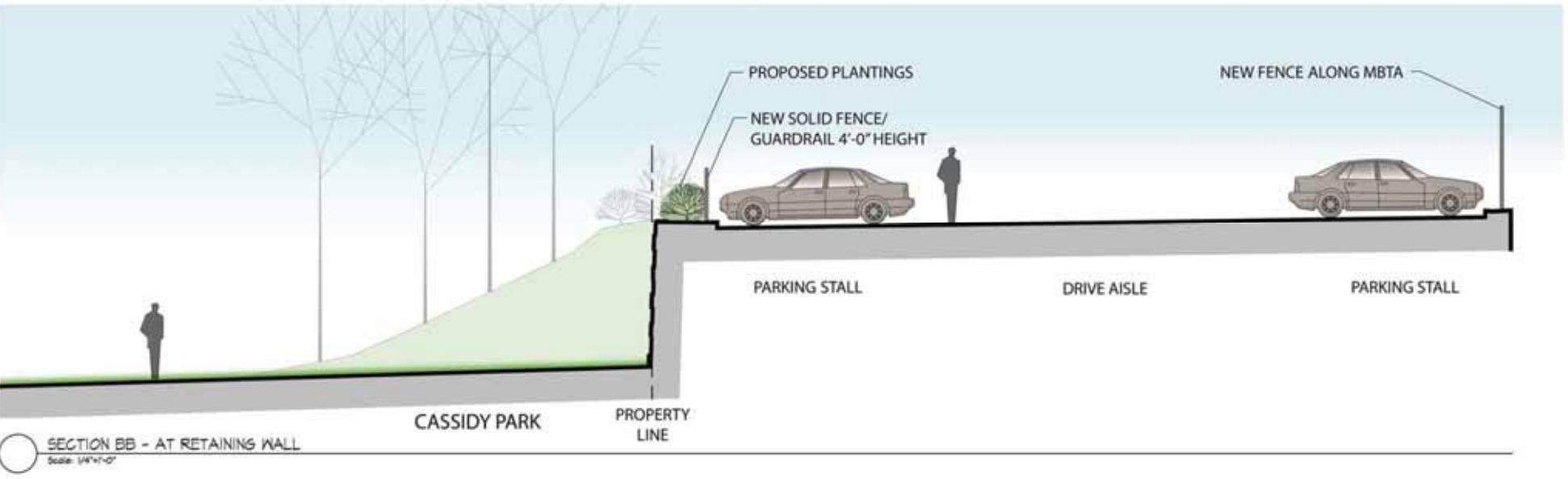
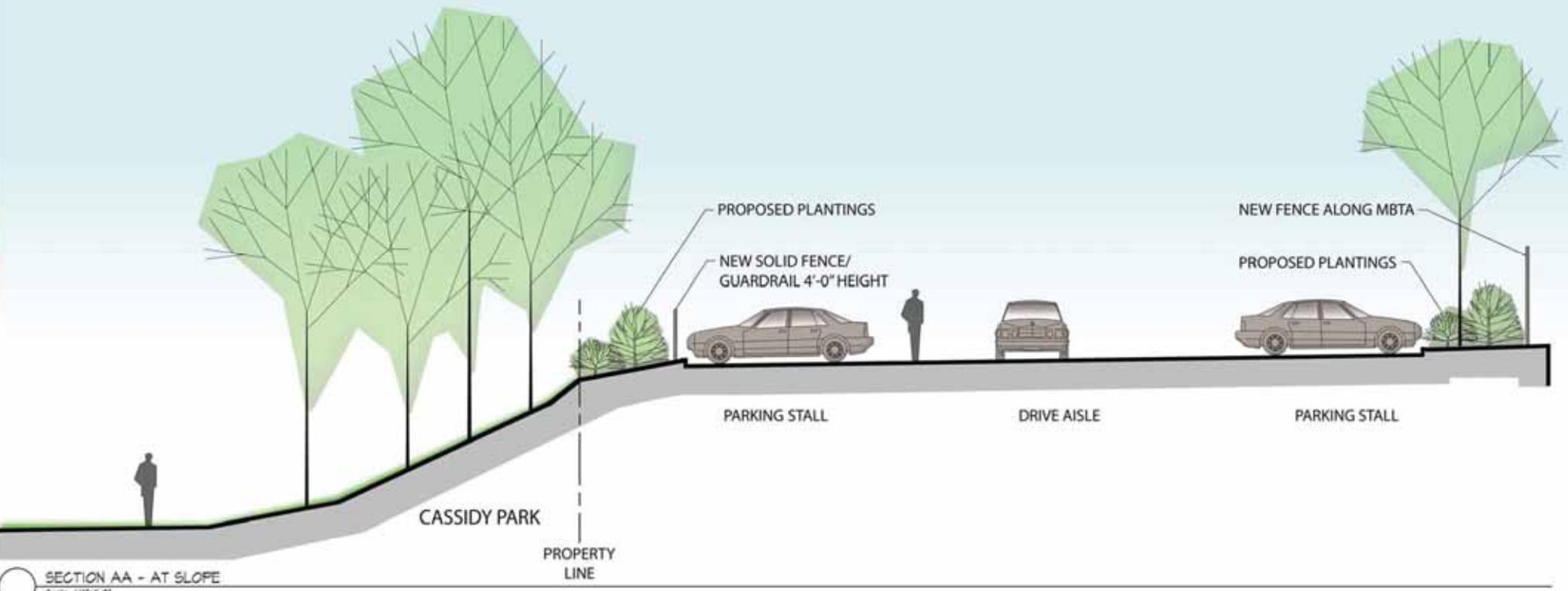
**Courtyard Overview**

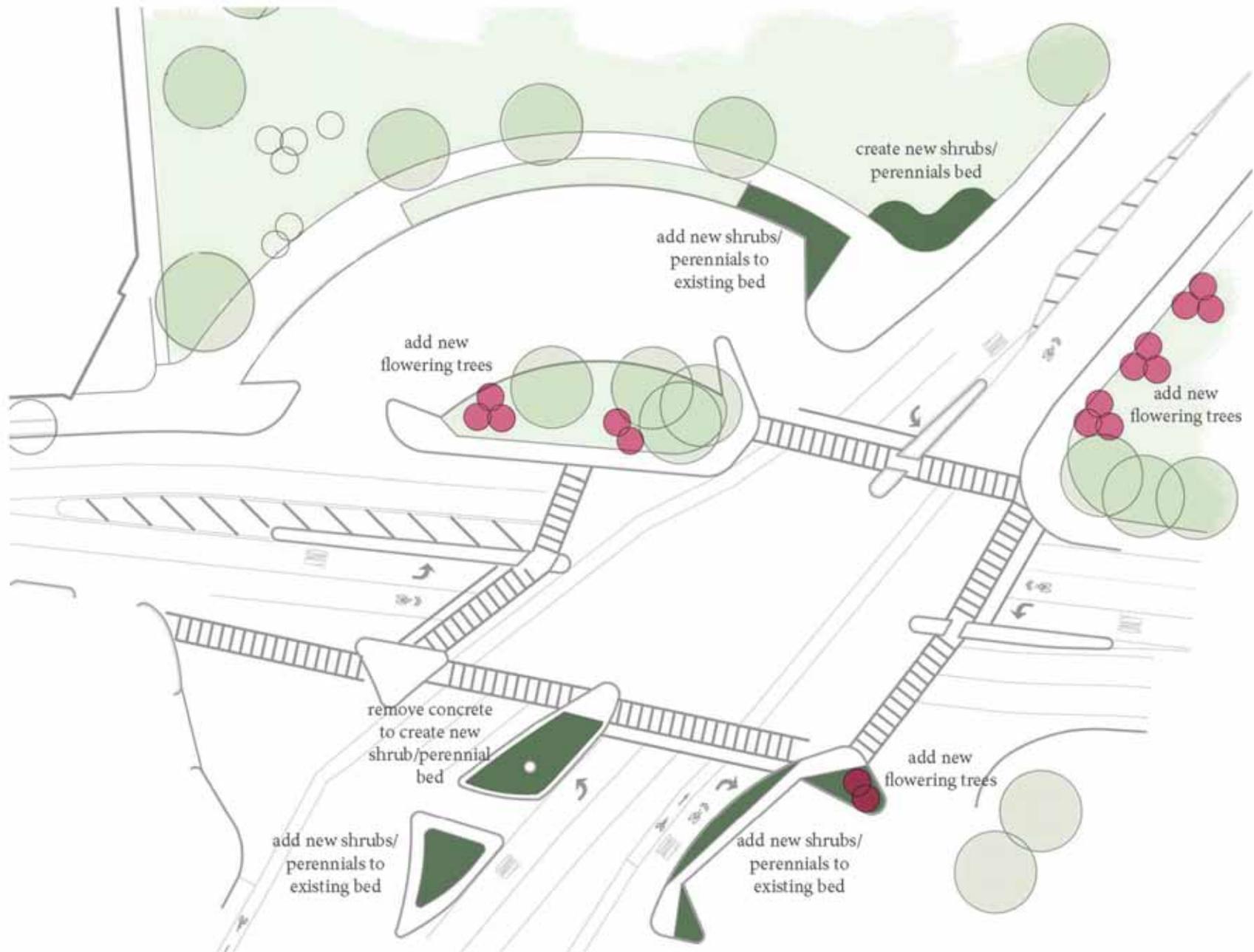


375-399 Chestnut Hill Avenue Boston/Brookline, MA



CLEVELAND CIRCLE MIXED USE DEVELOPMENT  
 TYPICAL STREETScape SECTION  
 CHESTNUT HILL AVENUE





375-399 Chestnut Hill Avenue Boston/Brookline, MA