

Design Update

375-399 Chestnut Hill Avenue Boston/Brookline, MA



	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
Hotel - 180 Rooms	67,300		36,900		104,200	90	.5/room	90
Residential - 92 Units	109,800		-		109,800	92	1/Unit	92
Retail / Public Garage	6,600		7,800		14,400	15	1/1000	15
Total SF	183,700		44,700		228,400	197		197
FAR	1.98		2.46		2.06			
Parking Spaces						197		

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

Basement Area

(area not included in FAR) 45,800 16,400 62,200

(parking, bikes, mech, laundry, storage)

Proposed Parking Total

At Grade	100	(90 Hotel + 10 Short Term Retail Parking Spaces)
In Garage	97	(92 Residential + 5 Public Parking Spaces + Valet Spaces)
Total	197	

Residential Unit Summary Mix

Type	Total # Units	% mix	
1 BR	44.0	48%	48%
1Br + Den		0%	1 Bedroom
2 Br/ 2 Ba	48.0	52%	52%
2 Br/ 2 Ba + Den		0%	2 Bedroom

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Table 1 Project Vehicle Trip Comparison: DPIR Program vs. Revised Program without Office

Uses	DPIR Program ¹⁾ <i>March 13, 2013</i>	Revised Program Without Office ¹⁾ <i>July 24, 2013</i>	Comparison DPIR Program vs. Revised Program
Hotel	196 rooms	180 rooms	
Residential	74 units	92 units	
Medical Office	18,000 sf	0 sf	
Retail/Restaurant	14,200 sf	14,400 sf	
Daily Vehicle Trips			
In	1,101	910	-17.3%
<u>Out</u>	<u>1,101</u>	<u>910</u>	-17.3%
Total	2,202	1,820	-17.3%
a.m. Peak Hour Vehicle Trips			
In	64	39	-39.0%
<u>Out</u>	<u>46</u>	<u>41</u>	-10.9%
Total	110	80	-27.7%
p.m. Peak Hour Vehicle Trips			
In	84	74	-11.9%
<u>Out</u>	<u>89</u>	<u>58</u>	-34.8%
Total	173	132	-23.7%

1) Program as presented by Boston Development Group (BDG) in the Draft Project Impact Report submitted to City of Boston, March 13, 2013.

2) Revised program dated July 24, 2013.



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**BOSTON
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GROUP**

**HALVORSON DESIGN
PARTNERSHIP**

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

Proposed Site Plan



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Enlarged Site Plan



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Waterworks Drive



A - Large Retaining Wall and Drop Off along Rear Parking Lot



B - Constrained Trail Right Between Granite Wall and Baseball Field



C - Existing Derelict Park Support Building

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D - Invasive Plants and Trees Along in Poor Health Along Property Line



E - Existing Generous Tree Canopy Along Property Line



F- Heavy Traffic Along Streetscape and Pedestrian Zone

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Cassidy Playground

Waterworks

Chestnut Hill Avenue

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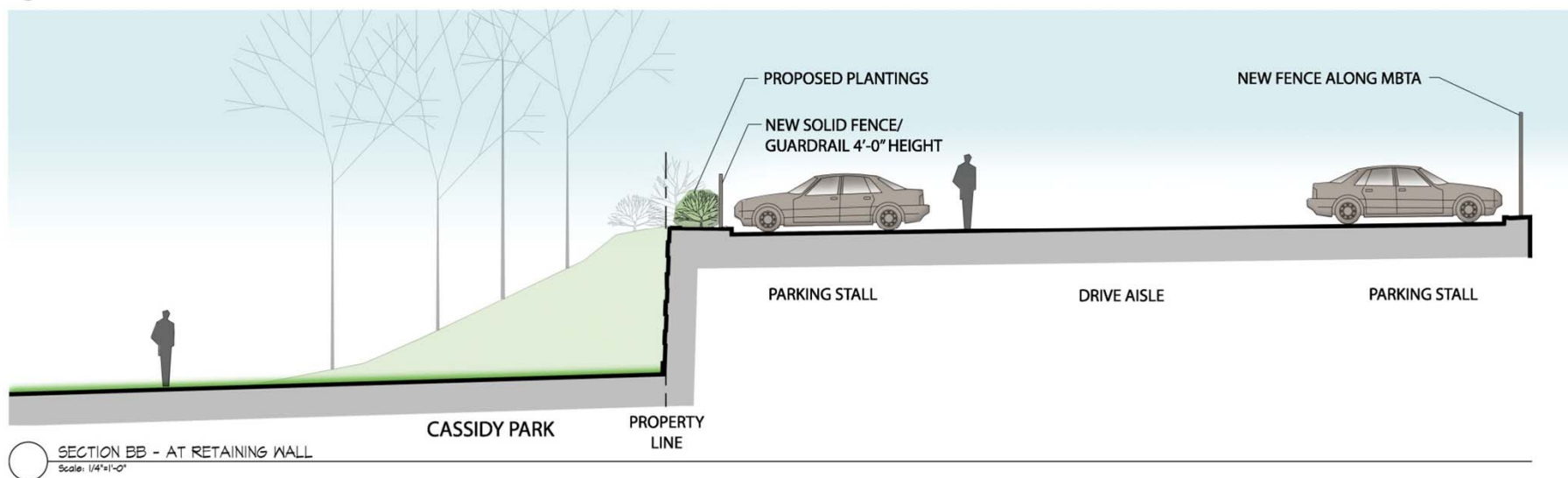
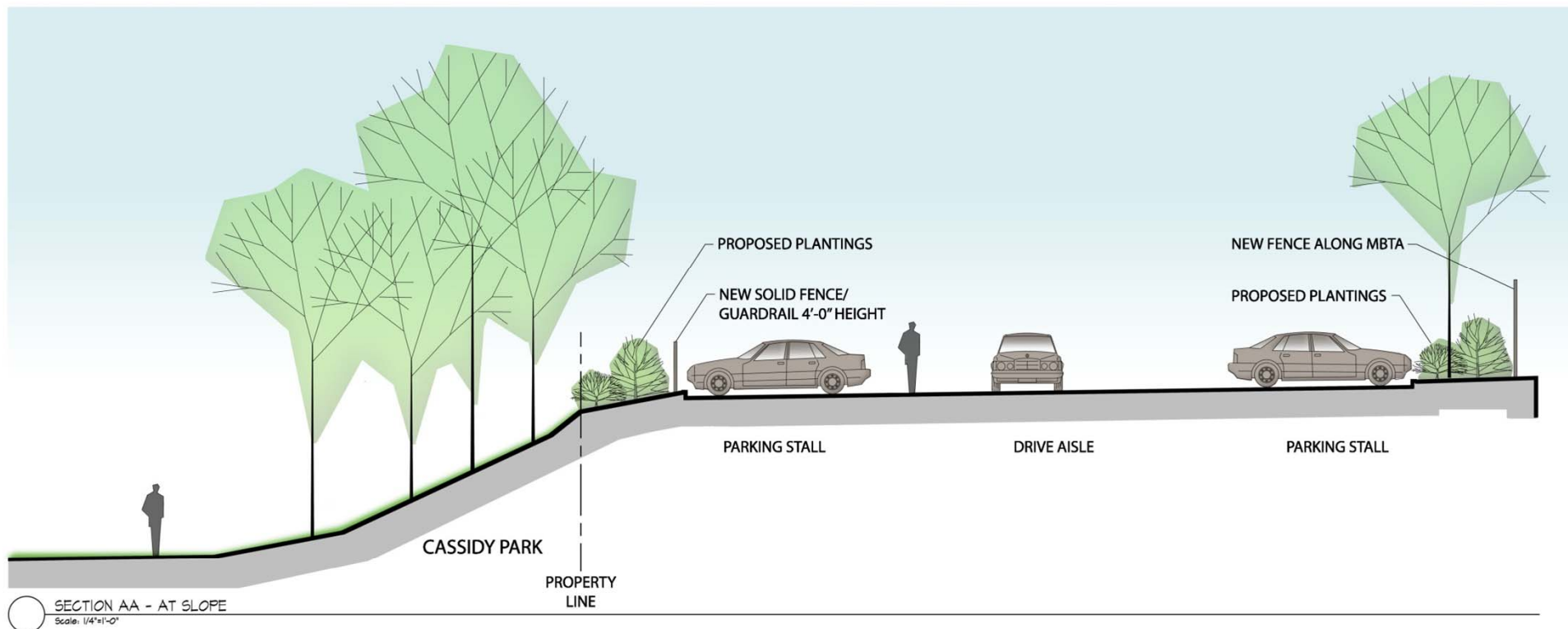
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Park Landscape Plan

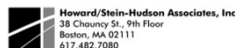


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Landscape Section



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Ground Floor Plan



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Ground Floor Plan



/// Valet Parking

Hotel

Residential

Retail / Restaurant

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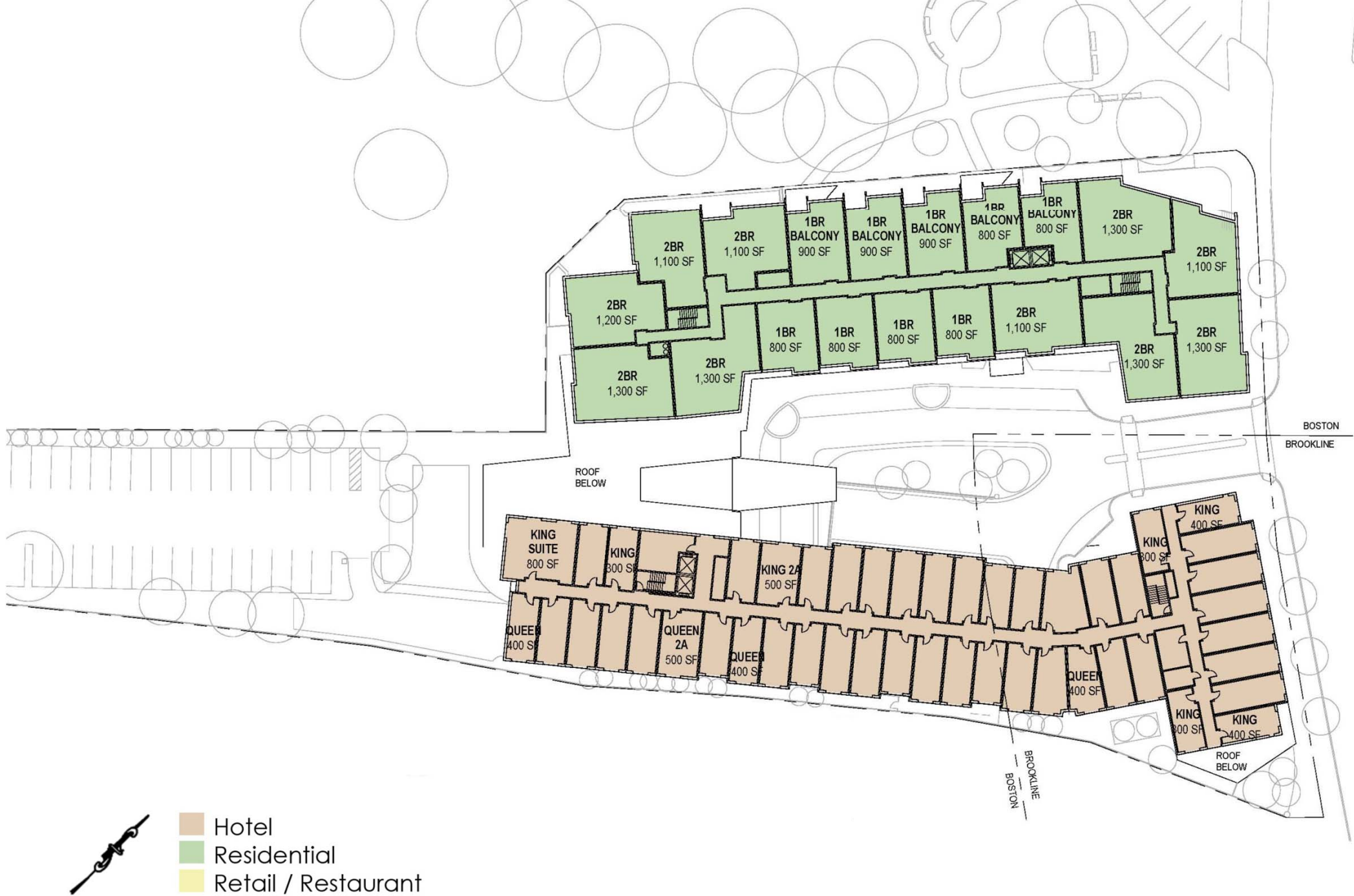
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Garage Floor Plan



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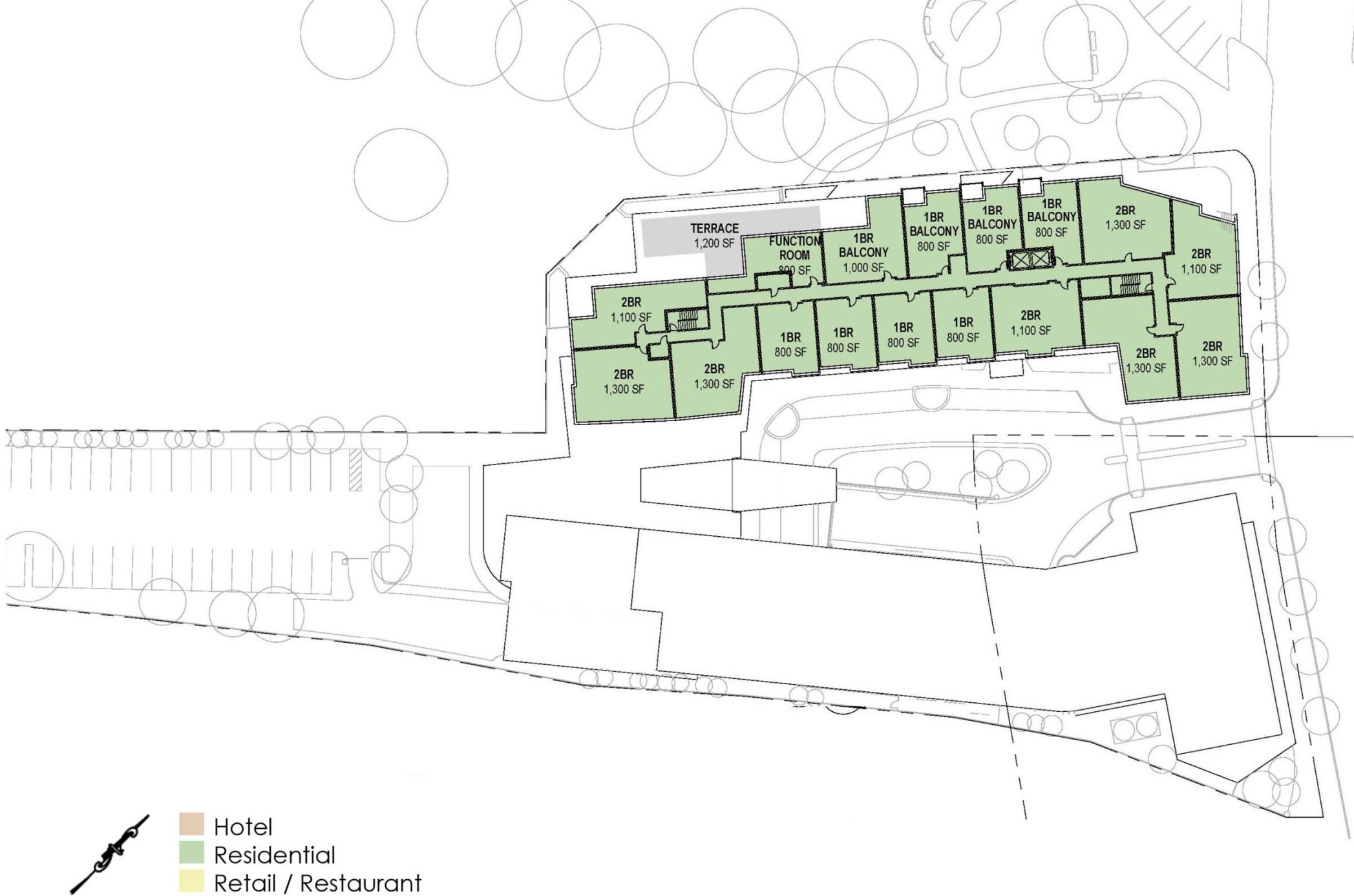
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Typical Floor Plan



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6th Floor Plan (Residential)

Roof Outline of
existing Cinema



Reduced in length by $\pm 125'$
compared to Cinema

- Hotel
- Residential
- Retail / Restaurant

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6th Floor Plan (Residential)



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Aerial of Proposed Development

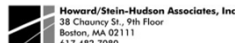


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Aerial View Looking West



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Proposed Scheme

Corner from Cleveland Circle

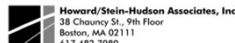


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Proposed Scheme

View from Chestnut Hill Avenue at Top of Bridge



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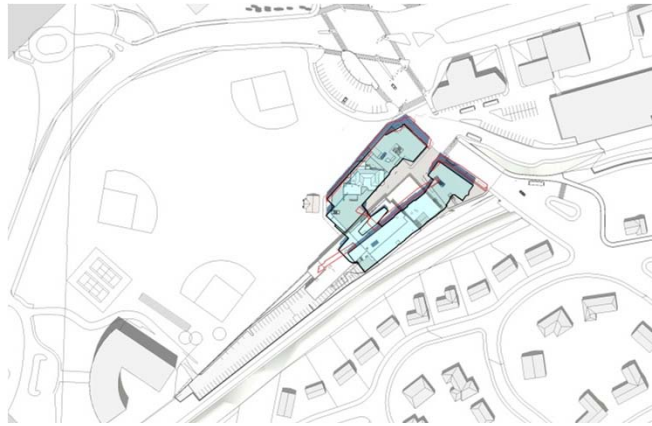
View at Courtyard



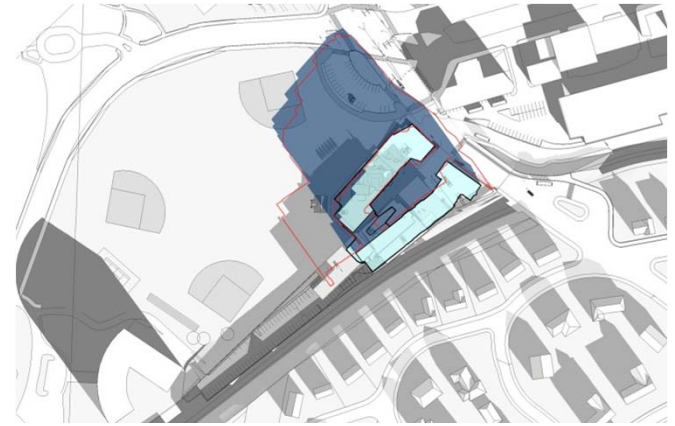
June 21, 9am



September 21, 12pm





June 21, 12pm




December 21, 9am

Shadow Key

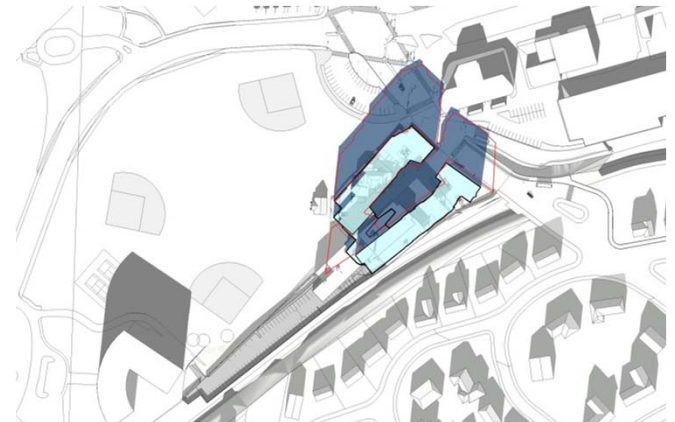
 Extent Of Proposed New Shadow (Blue)

 Extent Of Shadow In DPIR Scheme (Red)

 Extent Of Existing Cinema Shadow (Grey)



September 21, 9am



December 21, 12pm

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