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February 27, 2015

BY EMAIL AND HAND DELIVERY

Mr. Brian P. Golden
Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Notice of Project Change for
375-399 Chestnut Hill Avenue, Cleveland Circle

Dear Director Golden:

On June 19, 2014, the BRA Board voted to authorize the issuance of a Preliminary Adequacy Determination waiving further review of the above-referenced project (the "Project"). The Project is located in Cleveland Circle, currently occupied by the vacant Circle Cinema and an Applebee's restaurant (the "Project Site"). Approximately 2.14 acres of the Project Site is located in Boston, and an adjacent 0.42 acres is located in the town of Brookline. As approved, the Project consists of an approximately 162-key hotel, 92 residential units, approximately 14,000 square feet of ground floor retail/residential space, and approximately 188 parking spaces. On July 23, 2014, the Boston Zoning Commission, in support of the Project, changed the zoning designation from a Neighborhood Shopping Subdistrict to a Community Commercial Subdistrict, in which Planned Development Areas are allowed. In conjunction with this Notice of Project Change, Cleveland Circle Development Associates LLC (the "Proponent") is filing a new Planned Development Area Development Plan today under separate cover.

Since the BRA Board's approval of the Project last year, Boston Development Group entered into a joint venture with National Development, a highly-experienced and well-regarded developer of a range of project types, including award-winning senior housing. As the controlling partner of the new Proponent, National Development's vision for the Project – described in this Notice of Project Change – is to retain the hotel and retail uses, with active senior housing replacing the apartments previously proposed for the residential portion of the Project. Other minor changes to the mix of uses within the Project, and to the building dimensions and site plan, are described in more detail below. The revised Project maintains the key project features that emerged from the thorough community and BRA review process that led to the approval of the previous Project, while introducing a highly viable new residential use type that will be a welcome addition to the neighborhood.

Project Team

The Proponent’s development team includes National Development and BDG. The Project Architect is Elkus Manfredi Architects, and Stantec will provide site planning and landscape architecture services. Howard-Stein Hudson, Inc., which worked on the previous version of the Project, will remain as the transportation consultant.

Uses and Building Program

As noted above, the currently proposed Project would change the previously-planned multi-family apartment use to apartments for active seniors aged 62 and older. The new senior housing use would include an accessory dining area, theater, common spaces, and a pool. The Project would retain the hotel use, as well as the retail/restaurant uses proposed for the first floor. A comparison of the previously-proposed building program and dimensions with the current Project is below:

Use	August 2014 Project*	Current Project*
Hotel	162 keys (80 in Boston)	162 keys (94 in Boston)
Residential Use	Multi-family apartment use, 92 units	Active senior apartment use, 92 units
Retail/Restaurant Use	14,000 sf (6,400 sf in Boston)	5,987 sf (3,368 sf in Boston)
Parking	188 spaces (176 in Boston): 92 in below-grade garage, 96 surface spaces	188 spaces (168 in Boston): 103 in below-grade garage, 85 surface spaces
Total Gross Floor Area	218,529 sf (173,680 in Boston)	213,329 (173,425 sf in Boston)
FAR	1.9	1.8
Maximum Building Height	Hotel component: 5 stories, 56 feet Residential component: 6 stories, 70 feet	Hotel building: 5 stories, 56 feet Residential building: 6 stories, 70 feet

*All program features are approximations.

Design Revisions

The Proponent has modified the design of the buildings planned for the Project Site. The current design proposes to separate the hotel and residential components of the Project into two separate buildings, which is critical to the Project’s operations and financing. The courtyard has been reconfigured to eliminate a dark area underneath the previously-designed building, which results in a more pedestrian-friendly urban piazza that complements both uses. We enclose a revised set of conceptual plans, including a site plan, elevations, and the first floor plan.

Vehicle Trip Generation

The changes to the building program described above, most notably the change from multi-family residential use to active senior apartments, result in a 32% reduction in projected daily vehicle trips, including a 27% reduction in the morning peak hours and a 38% reduction in the evening peak hours. This change from the prior proposal will have a significant positive impact on the Project’s traffic generation in the busy Cleveland Circle neighborhood.

Direction	Prior Program February 2014	Proposed Program November 2014	Percent Change February 2014 vs. November 2014
Daily			
In	862	589	-32%
Out	<u>862</u>	<u>589</u>	-32%
Total	1,724	1,178	-32%
a.m. Peak Hour			
In	36	30	-17%
Out	<u>39</u>	<u>25</u>	-36%
Total	75	55	-27%
p.m. Peak Hour			
In	70	42	-40%
Out	<u>55</u>	<u>35</u>	-36%
Total	125	77	-38%

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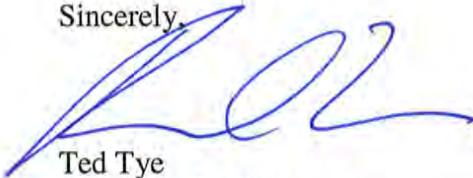
Schedule

The Proponent expects to work with the BRA, the City of Boston, and the Town of Brookline to begin site work during the third quarter of 2015, and to complete the Project by the fourth quarter of 2016.

Consistent with Section 80A-6.2 of the code, the above-described project change does not significantly increase the impacts of the Project that are within the scope of required review. We accordingly seek the Authority's determination that no further review is required, with the exception of ongoing BRA design review.

We look forward to working with the BRA and to moving forward with this Project as soon as possible. We thank you and your staff for its continuing attention to this Project, which we believe will become a wonderful addition to the Cleveland Circle neighborhood.

Sincerely,



Ted Tye
Managing Partner

Enclosures





THE CIRCLE
Boston / Brookline, MA

Cassidy Playground Elevation
FEBRUARY 23, 2015

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THE CIRCLE
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Hotel Courtyard Elevation
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MBTA Elevation
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Cleveland Circle Elevation
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