

# DESIGN REVISIONS MADE FOLLOWING THE APRIL 1st COMMUNITY MEETING





# Project Changes Following The April 1<sup>st</sup> Community Meeting

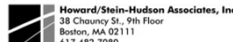
- Redesigned the project for a more traditional design aesthetic.
- Reconfigured the hotel ground floor plan so that the hotel restaurant overlooks the park.
- Introduced a large outdoor dining terrace overlooking the park.
- Increased the building setback along the park edge to as much as 13'-6" feet from 5'-0".
- Committed to implementing a landscape improvement plan at the Cleveland Circle intersection.
- Modified the mix of residential units to include more 2 bedroom units. 61% of the residential units are now 2 and 3 bedroom units.
- Included a outdoor hotel function room terrace overlooking the park.

375-399 Chestnut Hill Avenue Boston/Brookline, MA

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**Project Changes From April 1 Community Meeting**

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	57,810		37,240		95,050	81	.5/room	81
Residential - 92 Units	108,840		-		108,840	92	1/Unit	92
Retail	6,230		7,600		13,830	15	1/1000	15
<b>Total SF</b>	<b>172,880</b>		<b>44,840</b>		<b>217,720</b>	<b>188</b>		<b>188</b>
<b>FAR</b>	<b>1.86</b>		<b>2.47</b>		<b>1.96</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)	45,440	17,370	62,810

(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	55%
3 Br/ 2 Ba	5	5%
	<b>92</b>	<b>100%</b>

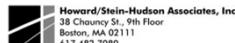


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**View From Cleveland Circle**





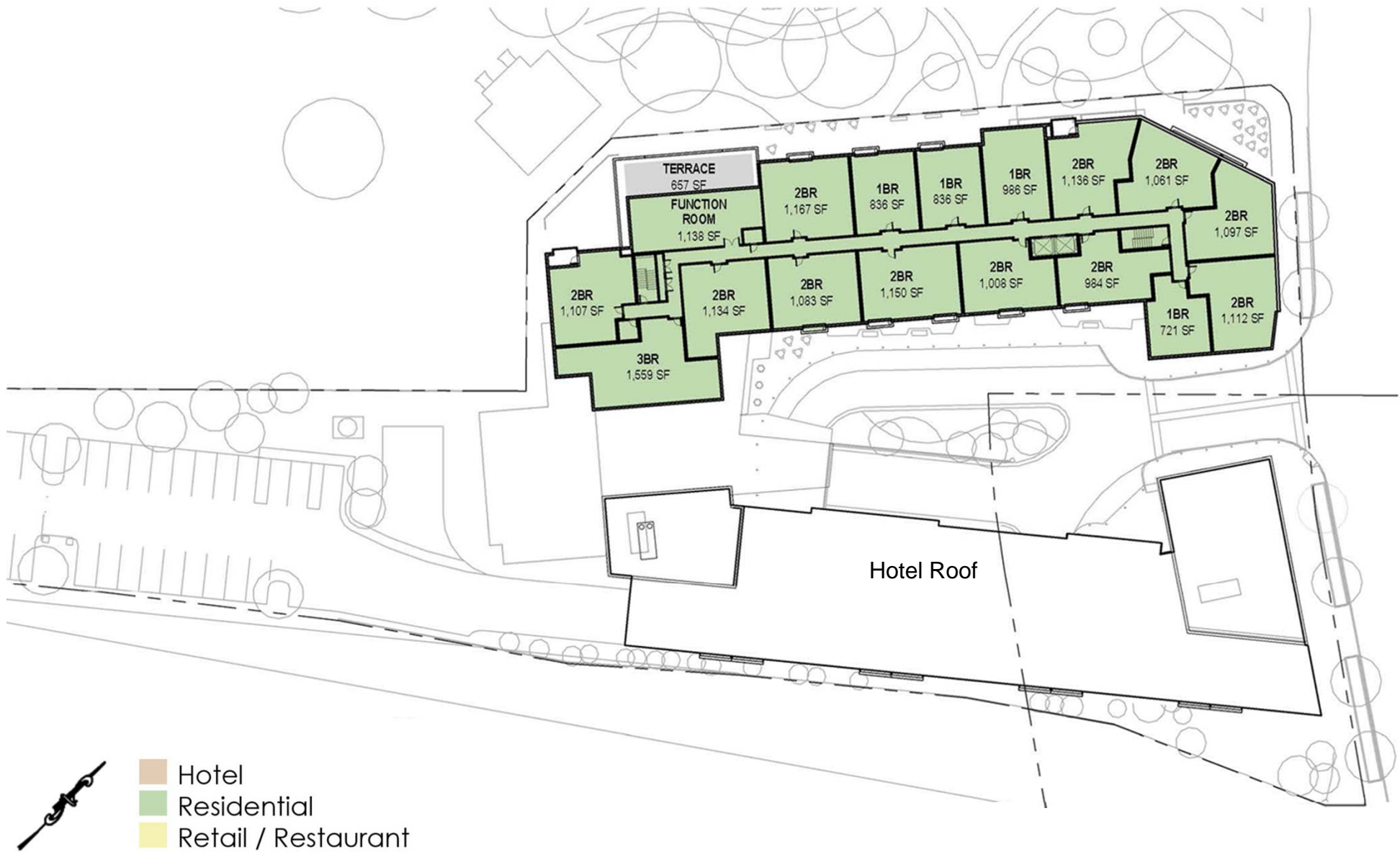
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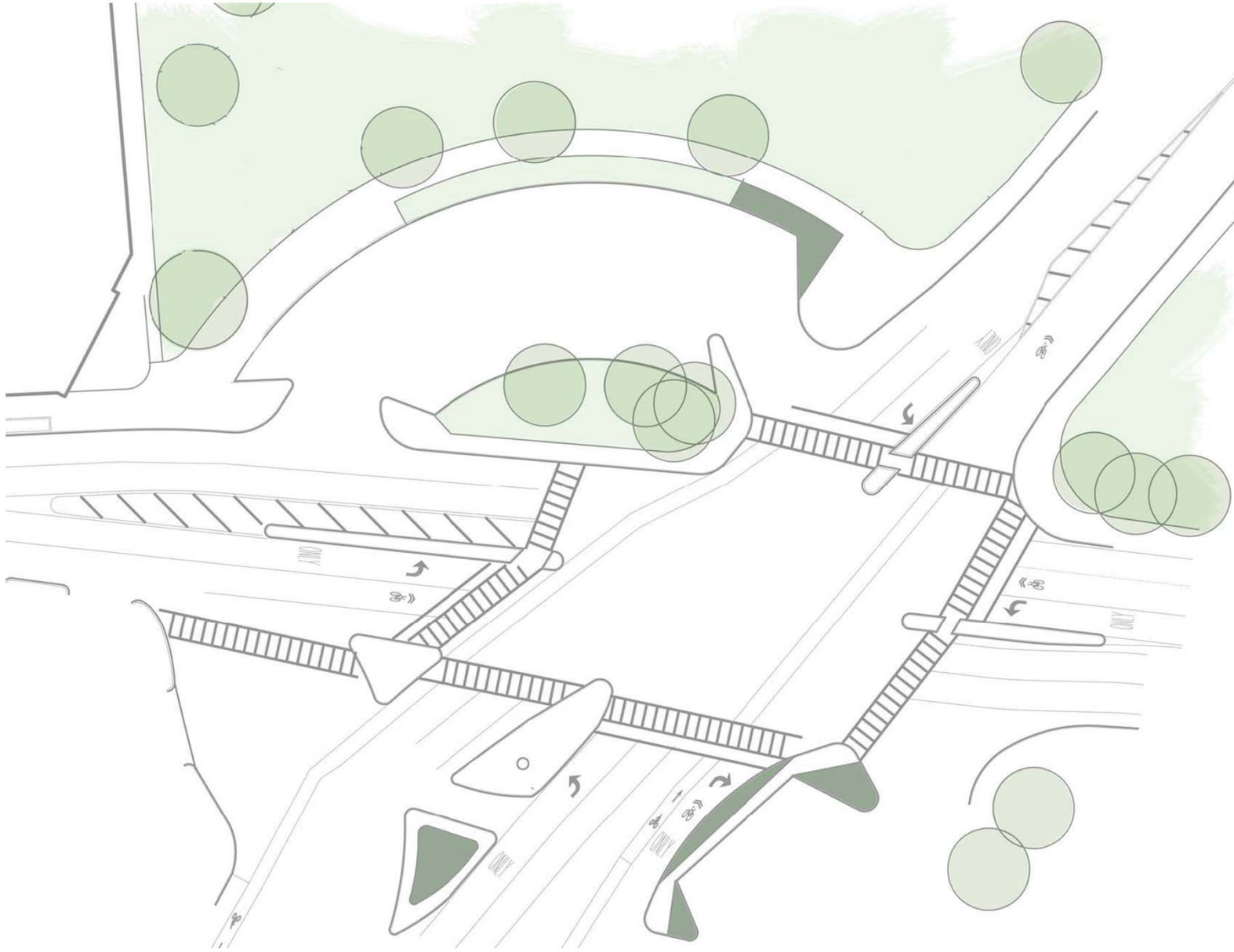


- Hotel
- Residential
- Retail / Restaurant

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# Cleveland Circle Landscape Improvements

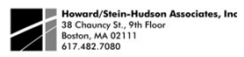
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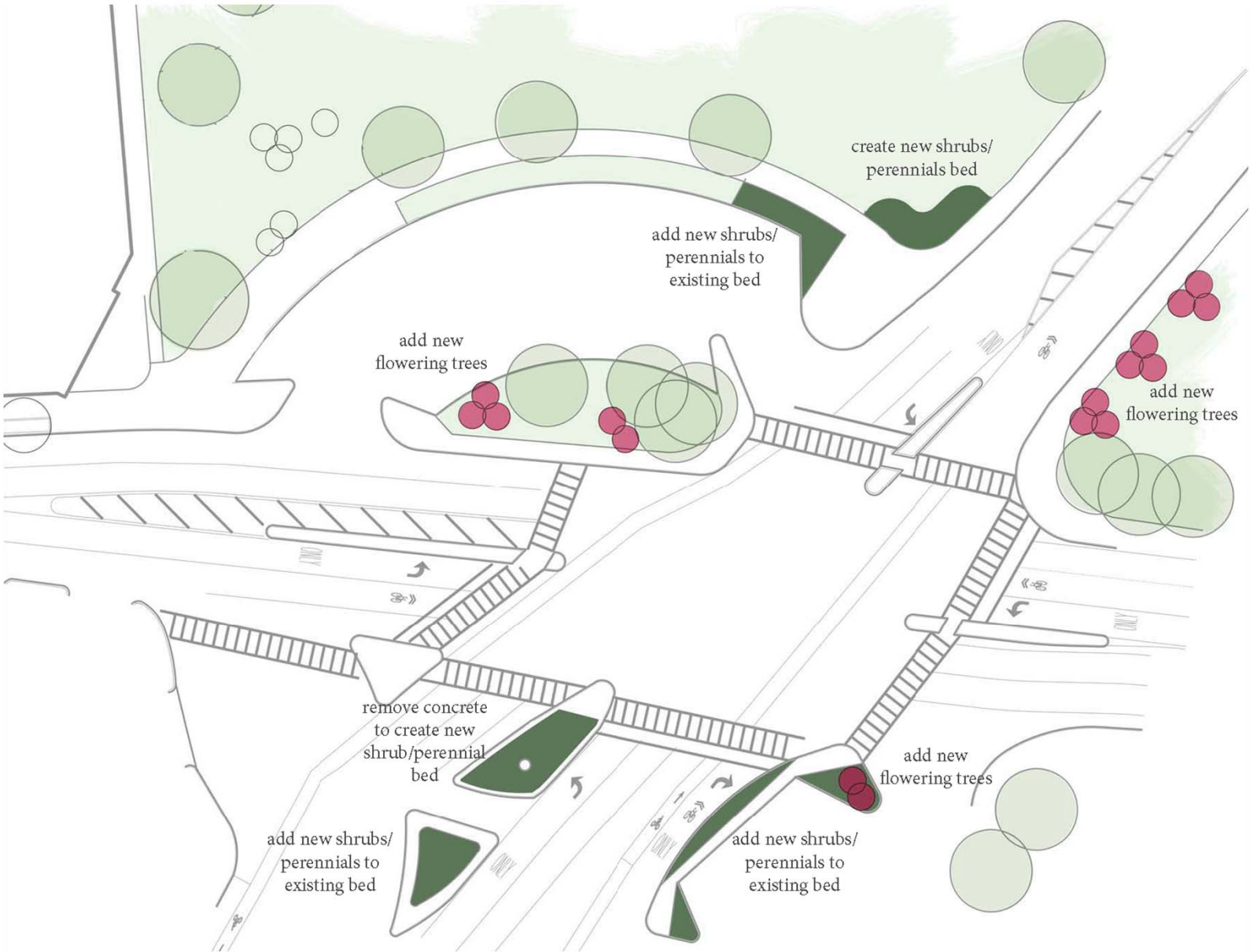


**HALVORSON DESIGN PARTNERSHIP**



**Existing Condition**

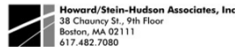




# Cleveland Circle Landscape Improvements

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Proposed Condition

