

Fact Sheet

Application for Approval of Planned Development Area Development Plan

375-379 Chestnut Hill Avenue

<u>Board Action</u>	The Proponent is requesting the Authority's approval of a Development Plan for a Planned Development Area in connection with the proposed 375-379 Chestnut Hill Avenue project.
<u>Proponent</u>	Boston Development Group and its affiliates.
<u>Site</u>	The PDA Site consists of approximately 92,849 square feet (2.13 acres) located on Chestnut Hill Avenue in the Cleveland Circle area of Allston-Brighton, on the site of the former Circle Cinema and an Applebee's restaurant. A property description is attached as <u>Exhibit A</u> .
<u>General Description of Project</u>	The Project will involve (i) the demolition of the existing improvements and (ii) the construction of a new mixed-use building on the Project Site, including a new approximately 162 key hotel, approximately 92 residential units, and retail/restaurant uses, with a total of approximately 218,520 square feet of Gross Floor Area and approximately 188 parking spaces (including a combination of underground and at-grade parking spaces).
<u>Anticipated Job Creation</u>	The Project is anticipated to create approximately 100 full- and part-time construction jobs, as well as jobs within the hotel and retail/restaurant industries at a variety of skill and wage levels.
<u>Provision of Affordable Housing</u>	The Project will comply with the Mayor's Inclusionary Development Policy by including twelve (12) units of affordable housing within the residential component of the Project.
<u>Zoning</u>	The PDA Site is located within the Cleveland Circle Community Commercial Subdistrict of the Allston-Brighton Neighborhood District, carrying a designation of CC-3 on Map 7A/7C of that series of maps titled "Zoning Districts, City of Boston".

EXHIBIT A

PDA Site Description

A certain parcel of land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

The limits of the Planned Development Area are bounded and described as follows:

BEGINNING at a point at the South side of Chestnut Hill Avenue at a cross cut in a stone bound at the City and County line between Boston and Brookline; thence

S 45°15'45"W	along the City and County line, 125.02 feet to a point Counter-clock-wise along the City and County line on a curve with a radius of 432.38 feet for an arc distance of 69.30 feet to a point
S 54°49'19"E	along the City and County line a distance of 56.91 feet to land of the MBTA
S55°08'44"W	a distance of 24.61 feet to a point
S50°41'58"W	a distance of 90.05 feet to a point
S48°47'55"W	a distance of 68.02 feet to a point
S55°33'21"W	a distance of 92.37 feet to a point
S51°50'12"W	a distance of 96.88 feet to a point
S50°45'42"W	a distance of 349.92 feet to a point
N39°14'18"W	a distance of 24.73 feet to a point
S52°05'37"W	a distance of 37.44 feet to a point
N50°48'53"W	a distance of 17.98 feet to a point
N45°16'10"E	a distance of 554.84 feet to a point
N44°29'08"W	a distance of 67.41 feet to a point
N00°44'14"E	a distance of 46.47 feet to a point
N40°21'23"E Clock-wise	a distance of 261.44 feet to a point along a curve with a radius of 14.68 feet where Chestnut Hill Avenue meets Cleveland Circle for an arc distance of 15.51 feet to a point of tangency

S47°36'05"E

Along Chestnut Hill Avenue for a distance of 110.12 feet to the Point of Beginning at the City and County line.

The above described Planned Development Area contains 92,849 SF (2.13 acres) and is shown on a plan entitled "PDA Site Plan, Chestnut Hill Avenue at Cleveland Circle, Boston, MA" dated July 15, 2014, prepared by Bruce Saluk & Associates, Inc., Civil Engineers & Land Surveyors.