

Puddingstone at Chestnut Hill



Zoning Board of Appeals
Comprehensive Permit Application

Chestnut Hill Realty
April 7, 2016

Puddingstone at Chestnut Hill

Comprehensive Permit Application

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1. Comprehensive Permit Application Letter to ZBA



Chestnut Hill Realty

April 6, 2016

Brookline Board of Appeals
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

Re: Puddingstone at Chestnut Hill

Dear Members of the Board of Appeals,

On behalf of Puddingstone at Chestnut Hill, LLC, (the “Applicant”) a limited dividend entity affiliated with Chestnut Hill Realty, we are pleased to submit an original and 30 copies of this application and supporting materials for a Comprehensive Permit for Puddingstone at Chestnut Hill (the “Development”) pursuant to Massachusetts General Laws, Chapter 40B.

Puddingstone at Chestnut Hill has been designed to provide 226 units of multifamily rental housing on 5.44 acres of land that will be leased pursuant to a long term lease from the fee ownership of the Hancock Village development, Hancock Village I, LLC. This rental community will include 28 substantially renovated apartments in three existing 2-story buildings and 198 new apartments in one 6 story building and three new 2 ½ story buildings. Twenty percent (20%) of the apartments will be affordably priced for tenants with incomes not exceeding 50% of the area median income. It should be noted that six of the existing market rate apartments in the Development will become affordable.

These new apartment homes will significantly advance the Town’s stated goal to create new affordable units in Brookline. It will provide much needed quality market rate and affordable apartments including apartments that are appropriate for residents who have physical challenges.

In addition to utilizing existing public water, sewer, road and public transportation infrastructure, our proposed development will benefit from the significant remaining open space at Hancock Village, the protected open space at the adjacent D. Blakely Hoar Sanctuary, the five public tennis courts, and the Baker Elementary School playground.

We have wisely utilized these existing utility, roadway, public transportation, recreation and open space resources to help create a mixed-income community that addresses the Commonwealth's sustainability principles.

617-323-2100
Management Offices
Fax 617-323-8888

Box 67396, Chestnut Hill, MA 02467-0004
chestnuthillrealty.com

617-323-8700
Maintenance Services
Fax 617-323-8889

Puddingstone at Chestnut Hill

We are very proud of our proposed buildings' design that utilizes some of our existing buildings and is complimentary to our existing property. The location of our proposed Development is adjacent to open space as well as our own buildings with little impact to area neighbors.

The new development will greatly expand mixed-income housing opportunities in South Brookline given that almost all DHCD Subsidized Housing Inventory qualified affordable housing in Brookline has been concentrated in North Brookline. The only significant approved SHI qualified housing development in South Brookline is The Residences of South Brookline which has not yet been built and was approved in February of 2015 through the Comprehensive Permit Process. This was also developed by an affiliate of Chestnut Hill Realty.

We have assembled a very experienced Development Team to complement CHR's in-house development, financing, construction and property management skills. CHR's Company Profile and Experience is provided in the attached materials. Detailed site, site control, engineering, design and financial information have been included in this application.

In addition to the application materials provided here, in the Exhibit Packet and the full size submittals, enclosed please find the check for \$16,900 to cover the Town's Comprehensive Permit Application fee of \$350 plus \$50.00 per 1,000 s/f of additional gross floor area (310,520 s/f).

We look forward to working with you and the Brookline Planning staff and others to review our Development. We also look forward to presenting our plan to the Board at an upcoming meeting.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'M. Levin', with a long horizontal flourish extending to the right.

Marc L. Levin
Director of Development

2. Brookline Application for Comprehensive Permit

2. Brookline Application for Comprehensive Permit

EXHIBIT C

TOWN OF BROOKLINE BOARD OF APPEALS
APPLICATION FOR COMPREHENSIVE PERMIT
(Under M.G.L. c. 40B §21 and BOA Rules and Regulations)

Date: 03 / 31 / 2016

Applicant(s): Puddingstone at Chestnut Hill, LLC **Address:** 300 Independence Drive
Chestnut Hill, MA 02467

Owner(s) of Record: Hancock Village I LLC **Address:** 300 Independence Dtive
Chestnut Hill, MA 02467

Address of Premises: 265-299 Gerry Road Brookline, MA

Deed recorded in Registry of Deeds, Book 173 **Page** 86

or registered in the Land Registration Office under Certificate No. 34486

Tax Assessor's Property ID No.: **Map:** 109 **Block:** 388B **Lot:** 0100

*This application shall be submitted in accordance with Part H (Rules and Regulations for M.G.L. c. 40B § 21) of the Brookline Board of Appeals Rules and Regulations. **All applications must include material required in Part H Sections 3(a) and (b) - Filing, Time Limits and Notice.***

1. Filing fee and peer review deposit included? Yes No

2. Fee for retention of financial expert and/or engineers or consultants included? Yes No

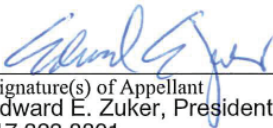
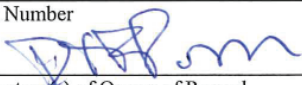
3. Thirty (30) complete copies of application including an 11" x 17" or smaller sized copy of the plans. Yes No

Certification and Required Signatures

(Signatures of Appellant(s) and Owner(s) of Record (if different than appellant) are required)

The original Application with thirty (30) complete copies of the application and supporting documentation to include: Application materials required pursuant to M.G.L. c.40B §21, Elements of Submission consistent with 760 CMR Section 56.05(2), Filing Fee, all materials required in the Board's Rules and Regulations Part H Sections 3(a)& (b) and a copy of any previous relief granted by the Board of Appeals for the subject premises. Once the submission is reviewed and the appropriate fee is paid, the Zoning Coordinator will transmit to and file with the Office of the Town Clerk four (4) copies of said application. One extra copy of the plan(s) reduced to 11" x 17" must be submitted with the application. Note: You are encouraged to discuss your application with Building and Planning Department Staff and thoroughly familiarize yourself with the Board of Appeals Rules and Regulations before submittal to insure the thoroughness of your application. Copies of the Rules and Regulations are available at the Office of the Town Clerk and also on-line at both the Town Clerk and Board of Appeals links on the town website. Contact the Planning and Community Development Department (617-730-2130) with any questions about the approval process and/or meeting schedules. Also see meeting calendar on Town website at: www.brooklinema.gov.

I (We) hereby certify that I (we) have read the Board of Appeals Rules and Regulations and that the statements within my (our) Comprehensive Permit Application and attachments are true and accurate to the best of my (our) knowledge and belief.

	3.31.2016	617.323.8800
Signature(s) of Appellant	Date	Daytime Telephone Number and/or Cell
Edward E. Zuker, President of CM-PCH Corp., Its Manager		
617.323.8801		cmorat@chestnuthillrealty.com
Fax Number		E-Mail Address
	3.31.2016	617.323.8800
Signature(s) of Owner of Record	Date	Daytime Telephone Number and/or Cell
Peter F. Poras, Treas. of CM-HV I Corp., Its Manager		
617.323.8801		pporas@chestnuthillrealty.com
Fax Number		E-Mail Address

If Applicable:

Steven Schwartz	Goulston & Storrs
Name of Attorney for Appellant	400 Atlantic Avenue, Boston, MA 02110-3333
617.574.4147	Address of Attorney
Phone Number of Attorney	sschwartz@goulstonstorrs.com
	E-Mail Address and Fax # of Attorney

SUBMIT THIS FORM (original) WITH THIRTY (30) COPIES OF THE APPLICATION, FILING FEE, SUPPORTING DOCUMENTATION TO THE ZONING COORDINATOR

3. List of Comprehensive Permit Requirements

Puddingstone at Chestnut Hill

3. List of Comprehensive Permit Requirements

The information below lists the filing requirements for a Comprehensive Permit application, as identified in Section H.3 for the town of Brookline Rules and Regulations for G.L. c. 40B 21 Comprehensive Permits (the “Local Regulations”) and identifies the section under which the responsive materials for each requirement may be found.

Section	Requirement	Sections
H.3 (a) (i)	Preliminary Site Development Plans	6 <i>Full size under separate cover</i>
H.3 (a) (ii)	Existing conditions, surrounding area, street elevations, traffic patterns and open space	5
H.3(a) (iii)	Architectural Drawings and Details	7 <i>Full size under separate cover</i>
H.3(a) (iv)	Proposed Building Tabulations	8
H.3(a) (v)	Subdivision Plan (no subdivisions plan is needed but the boundaries of the parcel are provided)	9
H.3(a) (vi)	Preliminary Utility Plans	10
H.3(a) (vi)	Summary of Stormwater Management Plan Summary	11 <i>Full size under separate cover</i>
	Summary of Traffic Impacts and Parking	12
H.3(a) (vii)	PEL from MassDevelopment	13
H.3(a) (viii)	List of Requested Waivers	14
H.3(a) (ix)	Submissions to MassDevelopment	15
H.3(a) (x)	Development Team	16
H.3(a) (xi)	List of Prior Development Projects	17

4. Project Summary Narrative

Puddingstone at Chestnut Hill

4. Project Summary Narrative

The following discussion focuses on the conceptual development plan and how it relates to the existing apartment community at Hancock Village. Context plans, illustrative site plans and photos are included to demonstrate how the project fits within the area environment. The required legal, financial and procedural information is also included.

The proposed development project of 226 rental apartment units is located off of Independence Drive on a 5.44 acre portion of the Hancock Village property located in Brookline adjacent to the Boston line. Access to the site will be off Independence Drive onto Gerry Road.

The development consists of three components: the renovation of 28 existing apartments located in three existing Hancock Village 2-story buildings; 12 new apartments contained in three proposed 2½-story infill buildings and one proposed 6-story building containing 186 apartments. Puddingstone at Chestnut Hill will include 66- one bedroom units, 128- two bedroom units, 20- three bedroom units and 12- four bedroom units. Forty-six of the apartment homes will be affordable for residents who are at 50% of Median Family Income, adjusted for household size.

Parking for the renovated units and the 2½-story building units included in the project will be provided adjacent to the units in surface parking lots. Parking for the apartment building will be provided in two levels of underground garage parking and nearby surface parking. There will be a total of 350 parking spaces including 67 surface spaces and 283 spaces in a two level below grade garage.

The Exhibit Packet includes existing conditions plans for the development parcel; plans identifying the location of the access drives to the site; site layout plans for the buildings and proposed parking areas; and preliminary grading, utility and other infrastructure improvement plans. The Exhibit Packet also includes architectural plans for each building type including elevations, floor plans and sections.

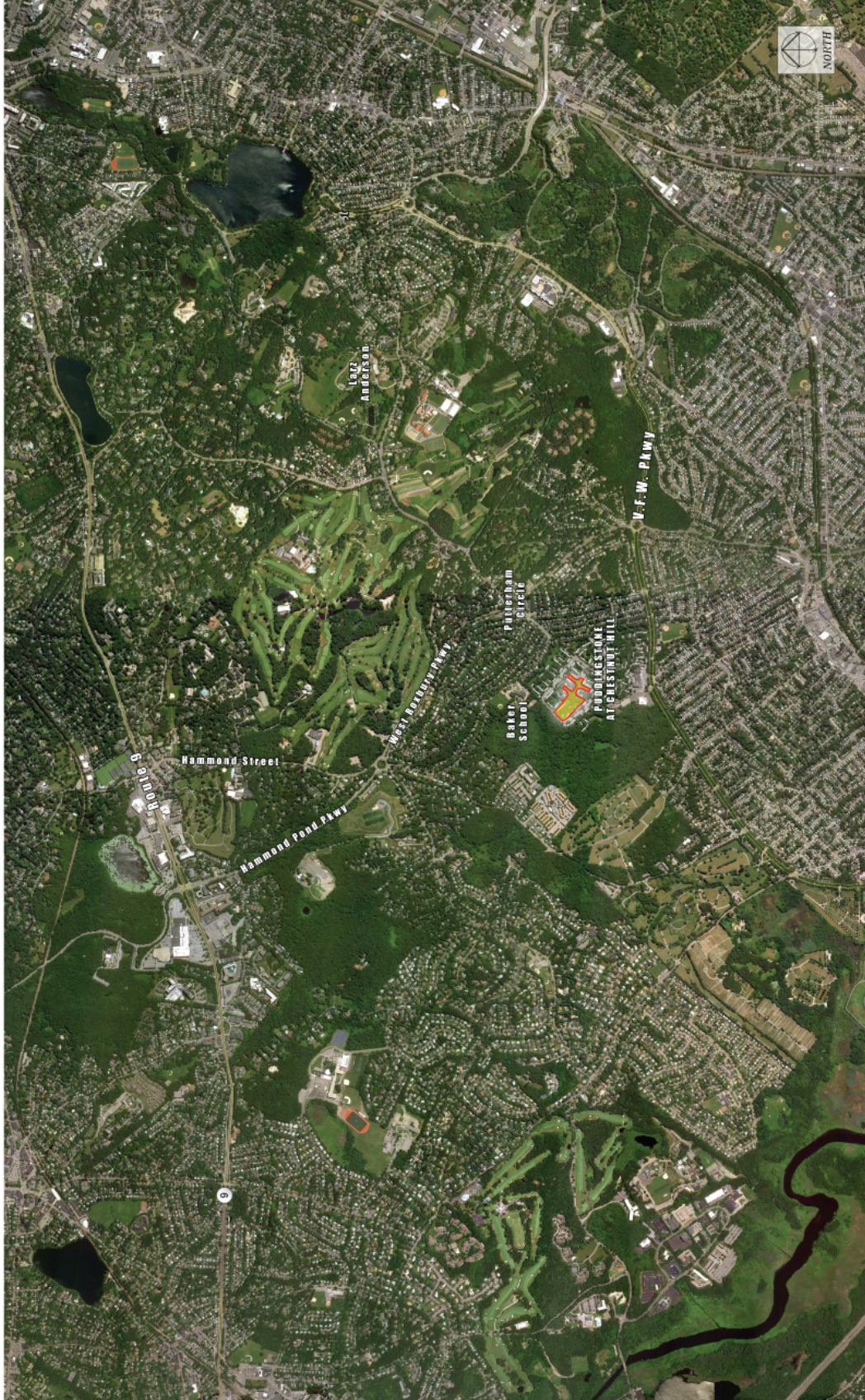
Site Location

The best GPS address to reach the proposed primary access point to the site is 265 – 299 Gerry Road.



Proposed project entrance location at Gerry Road.

Puddingstone at Chestnut Hill



Planning and Landscape Architecture P.C

PUDDINGSTONE AT CHESTNUT HILL

Brookline, MA

Locus Map - 12.21.2015

Puddingstone at Chestnut Hill



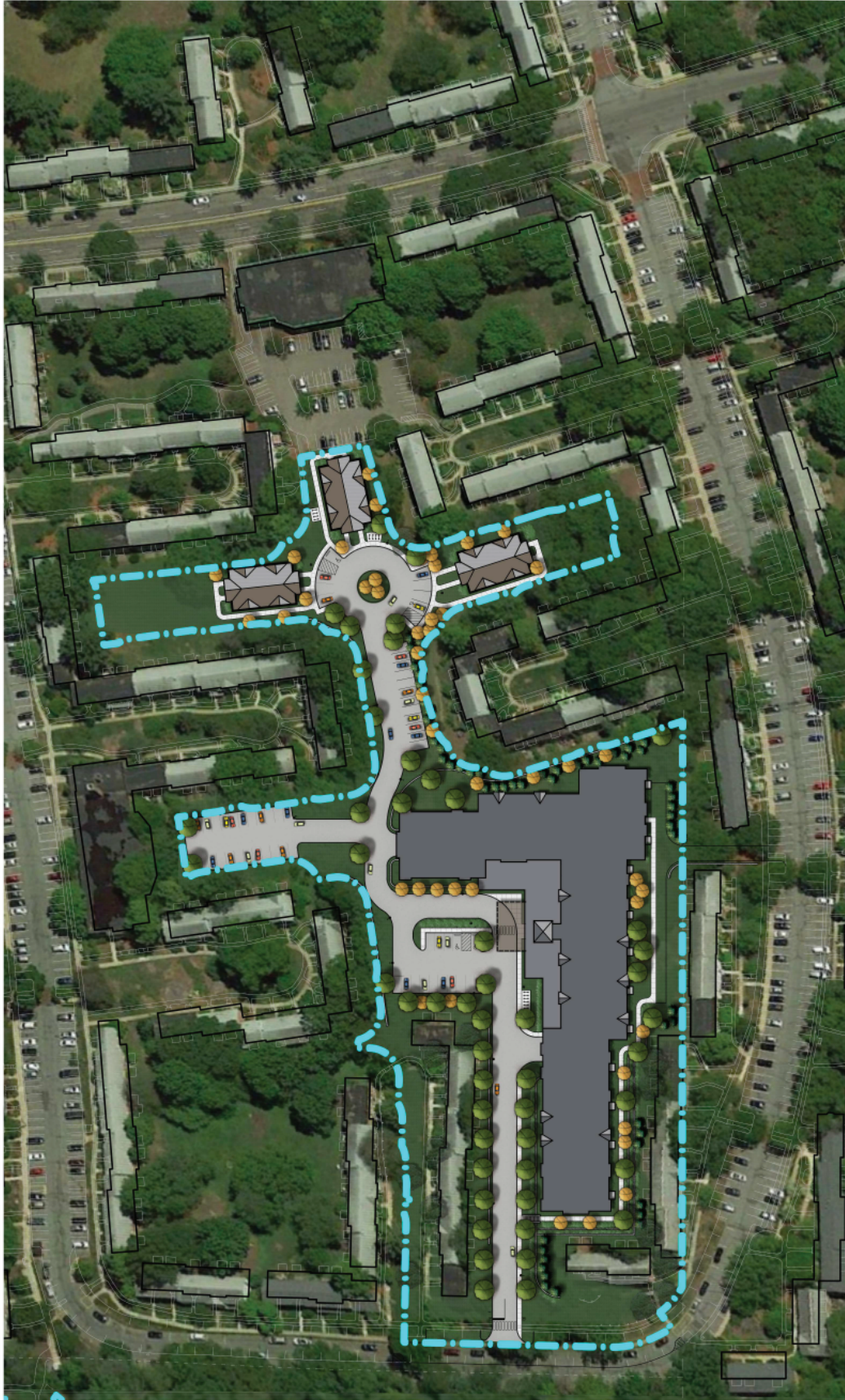
Planning and Landscape Architecture P.C

PUDDINGSTONE AT CHESTNUT HILL

Brookline, MA

Site Plan - 12.21.2015

Puddingstone at Chestnut Hill



Planning and Landscape Architecture P.C

PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

Proposed Site Plan - 03.23.2016

5. Existing Conditions Report and Surrounding Area

Puddingstone at Chestnut Hill

5. Existing Conditions Report and Surrounding Area

In accordance with Section H.3(a)(ii) of the Local Regulations and 760 CMR 56.05(2)(b) a summary of existing conditions on the site and surrounding area is provided here. In addition, plans are included in the Exhibit Packet and as full size plans provided under separate cover.

- Existing Conditions Plan with the development area shown – Page 11
- Locus Map – Page 7
- Photos showing existing conditions of the site – Page 29
- Photos showing existing conditions of the proposed site driveway – Page 6
- Elevations and surrounding open space – L-0600
- Photographs of area amenities – Pages 12 and 13

Site Location

The best GPS address to reach the proposed primary access point to the site is 265 – 299 Gerry Road.

Directions to the site: The project is located on the west side of Independence Drive in Brookline, MA on a portion of the property known as Hancock Village. Directions to the site from the south require one to get onto VFW Parkway (Route 1A) and turn onto Independence Drive. Take a left on Sherman Road. The land is on your right before and near the last apartments on your right before the road curves right. From the north if you proceed down Route 9 through Brookline, heading west, you will turn left on Hammond Street and then proceed three quarters of the way around the Horace James rotary and take a right onto Lagrange Street. You will make a left turn onto Beverly Road. At your first traffic light you will turn right onto Independence Drive. Once you have turned right onto Independence Drive you will see the signs for Hancock Village on brick walls on either side of the street. Take a right on Sherman Road.

Site Conditions

The site is comprised of 5.44 acres of land that includes rolling lawn areas, outcroppings of puddingstone ledge with a mix of plantings and hardwood trees. The site also includes three exiting apartments buildings that will be renovated.

Adjacent Area and Open Space

The immediate neighborhood adjacent to the property consists of the existing Hancock Village apartment buildings and open space in Brookline and Boston as well as the 25 acre D. Blakely Hoar Sanctuary in Brookline.

The neighboring areas include a two story retail shopping center, three story office building and three story Harvard Vanguard medial facility. The Edith C. Baker school is in close proximity to the property which is a brick building ranging in height from 2 to 5 stories in height.

Street Elevation

The elevations of the existing buildings on the property are 175, 197, and 200. The elevations of the three proposed infill buildings are 167.5, 167, and 170 and the elevation of the new apartment building will be 190.

Traffic Patterns

The Traffic Impact Assessment (TIA) shows the vehicular and pedestrian traffic patterns within the area and surrounding community. Additional information can be found in section 12 and under separate cover.

Puddingstone at Chestnut Hill



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 Architecture P.C.
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 www.stantec.com

Consultants

Legend

Notes

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMITTING	10/18/2017	MM	MM
2	FOR RECORD	10/18/2017	MM	MM
3	FOR RECORD	10/18/2017	MM	MM
4	FOR RECORD	10/18/2017	MM	MM
5	FOR RECORD	10/18/2017	MM	MM
6	FOR RECORD	10/18/2017	MM	MM
7	FOR RECORD	10/18/2017	MM	MM
8	FOR RECORD	10/18/2017	MM	MM
9	FOR RECORD	10/18/2017	MM	MM
10	FOR RECORD	10/18/2017	MM	MM

Client/Project
 CHESTNUT HILL REALTY
 PUDDINGSTONE AT CHESTNUT HILL
 Brookline, MA

Title
 EXISTING CONDITIONS PLAN

Project No.
 210810271

Scale
 As Noted

Drawing No.
 L-000



Puddingstone at Chestnut Hill



FITNESS TRAIL



PLAYGROUND



TENNIS COURTS



SEATING



TRAIL SYSTEM



OPEN SPACE

Puddingstone at Chestnut Hill



MEDICAL CENTER



SHUTTLE SYSTEM



SHOPPING CENTER



ZIP CAR SERVICE



FITNESS CENTER



MBTA BUS STOP

6. Development Site Design Plans and Drawings

Puddingstone at Chestnut Hill

6. Development Site Design Plans and Drawings

In accordance with Section H.3(a)(i) of the Local Regulations and 760 CMR 56.05(2)(a) and (f), the following preliminary site development plans are provided in the Exhibit Packet. Among other sheets the Site plans include:

- Perimeter Survey of the Site – L-0100
- Illustrative Site Plan – Pages 8 and 9
- Layout Plan – L-0500
- Landscape and Buffer Plan – L-0800
- Site Detail Sheets – L-1000 - L-1003
- Site Sections – Pages 35 and 36
- Locus Map – Page 7
- Circulation and Open Space Diagram – Page 37
- Area Amenities – Pages 12 and 13

The proposed development must balance the need for housing and the impact on the environment. This approach to development utilizes existing municipal water, sewer, electric and gas infrastructure and the existing transportation network. As noted, the project will also benefit from existing open space, recreational and commercial resources in the area. The project is an excellent example of Smart Growth through Creative Infill. As with any new construction project, there will be impacts on some of the existing mature landscape and portions of the existing puddingstone outcroppings will be removed.

The site plan has been designed to provide much needed housing that is responsive to the needs of today's rental housing consumer while respecting the garden style design nature of the existing development. The current plan conforms to the underlying zoning requirements where possible.

The property is very appropriate for multifamily housing as demonstrated by the following:

- The zoning allows it
- Existing multifamily housing already exists on the property
- 161 apartments were approved on land at Hancock Village in February 2015 under the Comprehensive Permit process

The two and a half story infill buildings have been sited so as to integrate nicely into the rear courtyards on the existing development while providing modern convenience and access to parking. These buildings are sited to take advantage of the existing open space and walkability of the site. The preservation of the existing townhouse units within the proposed development lease lot creates screening for the larger proposed apartment building. The rear of the building allows for grade level patios and open space similar to the existing development and the parking is screened by walls and grading or is below grade. To the extent practical, existing mature trees have been preserved and all of the proposed units have been integrated with walkways connecting them to the existing internal open space, shopping, the Baker Elementary School and playground, the D. Blakely Hoar Conservation land, the public tennis courts, and the MBTA bus service on Independence Drive. The pedestrian network has been designed to provide primacy for the pedestrians with sidewalks, crosswalks and pavement changes at crossings, benches and ample dark sky compliant outdoor lighting.

The addition of a signalized intersection at the Sherman Road and Independence Drive intersection will provide an additional safe pedestrian connection from the proposed and existing development to the rest of the site and neighborhood amenities.

Puddingstone at Chestnut Hill

Elements of the existing brick walls and entry features that are part of the existing Hancock Village design will be incorporated into the design of the new buildings.

CHR is proud of the quality of the existing development. We believe that while the existing townhouse style unit is appropriate for many people, it is not appropriate for all. Seniors, in particular, have a difficult time with the stairs and second floor bedroom locations in the townhouse units. It has also been difficult to rent those units to young professionals who prefer floor plans featuring open spaces and better flow over two story living.

Similarly, the garden courtyard and parking road approach that locates parking remotely from units was a part of the original design for Hancock Village that is not attractive to everyone.

The proposed two and one half story buildings will provide prospective tenants with easier access to their cars as well as direct access from the townhomes to private open space. The parking areas are designed to be used by the residents of the two and one half story buildings as well as for second vehicle parking for apartment building residents they are located in small lots which will be well landscaped and screened.

Access to the parking areas is through a driveway that provides access for emergency vehicles as well as the residents. Turning movements and radii have been designed with that in mind and consistent with the Town's and Commonwealth requirements as used in other projects in the community.

The apartment building housing option provides protected parking under the proposed building while providing elevator access to the units above, minimizing the impact on open space while reducing total impermeable area. This housing type is particularly attractive to seniors in our four season climate and also expands housing choices for households that require accessible units.

Existing Buildings

The surrounding neighborhood consists primarily of 2-story garden style apartments. The existing Hancock Village development consists of 2-story townhomes arranged in two, four and as many as fourteen unit buildings. These existing buildings are primarily brick with side gabled roofs with the occasional flat roof with a parapet wall inserted into a line of gabled units.

28 Existing Renovated Apartments

The 28 existing apartments in the three buildings adjacent to the proposed apartment building will be upgraded with new finishes as well as new appliances and bathroom fixtures.

Three New 2 ½-Story Buildings

The proposed three new infill buildings have been sited to create a building massing that provides a transition between the existing 2-story existing townhomes. The height and scale of the proposed buildings harmonize with the architectural character of the simple brick townhomes. The proposed buildings are 2 ½ stories and are consistent with nearby single family homes and the existing Hancock Village apartments.

The massing of the buildings is minimized through the architectural treatment of the building, the grading of the land, and the landscaping and fencing for screening. All of the proposed 2½-story structures are sited more than 20 feet from the property line and face the street or parking drive that they abut.

The Six Story Apartment Building

The site of the proposed six story building was chosen to provide a significant number of affordable and market rate units while minimizing impact on both the existing development and surrounding

Puddingstone at Chestnut Hill

neighborhoods. The building was sited in such a way to be as far away as possible from any Brookline or West Roxbury single-family homes.

The proposed buildings are sited so as to minimize the impact on the majority of our existing residents while expanding housing choices for our residents who may prefer an elevator building with covered parking below so they can continue to live at Hancock Village.

The original Hancock Village plans provided for public open space at both the front of the units and more private open space in the rear courtyards. The access to the 28 existing units to be renovated will remain the same. The proposed plan for the 2½-story infill buildings will provide well defined front yards and open space associated with the parking drives and parking lots and private yards at the rear of the buildings.

It should be noted that the ownership of Hancock Village has a very strong history of enhancing the landscape on its property as well as on many public spaces in Brookline and other communities where it operates. CHR intends to develop a finished landscape plan that continues to reflect the historical stewardship it has provided for the property and its landscape since taking ownership of the property in 1986.

Puddingstone at Chestnut Hill



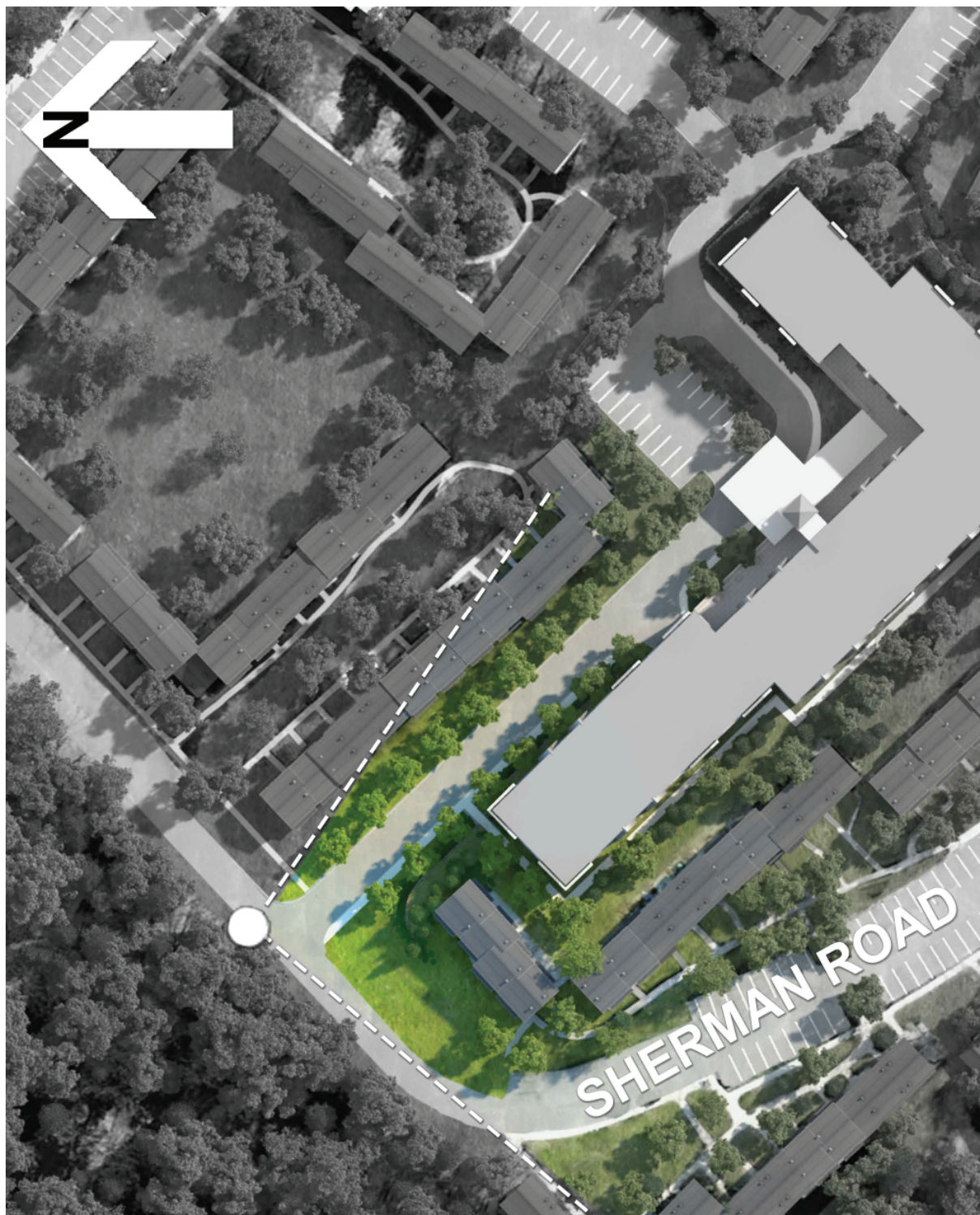
View of Puddingstone at Chestnut Hill from entrance at Gerry Road

Puddingstone at Chestnut Hill



Aerial highlighting view of Puddingstone at Chestnut Hill from entrance at Gerry Road

Puddingstone at Chestnut Hill



Aerial highlighting view of Puddingstone at Chestnut Hill from entrance at Gerry Road

Puddingstone at Chestnut Hill



Southern corner of new apartment building and existing buildings from Sherman Road

Puddingstone at Chestnut Hill



Aerial highlighting southern corner of new apartment building and existing buildings from Sherman Road

Puddingstone at Chestnut Hill



Aerial highlighting southern corner of new apartment building and existing buildings from Sherman Road

Puddingstone at Chestnut Hill



View of Infill Buildings at Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill



Aerial highlighting Infill Buildings at Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill



Aerial highlighting Infill Buildings at Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill



View of Infill Buildings at Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill



Aerial highlighting Infill Buildings at Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill



Aerial highlighting Infill Buildings at Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill



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PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

Photographs of Existing Buildings to be Renovated - 12.08.2015

Puddingstone at Chestnut Hill



SITE PLAN KEY SCALE: 1"=100'



FRONT

SIDE



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PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

LOWE ASSOCIATES - Architects, Inc.

TYPICAL INFILL BUILDING ELEVATIONS - 03.23.2016

Puddingstone at Chestnut Hill



SITE PLAN KEY SCALE: 1"=100'



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PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

LOWE ASSOCIATES - Architects, Inc.

APARTMENT BUILDING - FRONT ELEVATION - 03.23.2016

Puddingstone at Chestnut Hill



SITE PLAN KEY SCALE: 1"=100'



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PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

LOWE ASSOCIATES - Architects, Inc.

APARTMENT BUILDING - REAR ELEVATION - 03.23.2016

Puddingstone at Chestnut Hill



SITE PLAN KEY SCALE: 1"=100'



Stantec

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PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

LOWE ASSOCIATES - Architects, Inc.

APARTMENT BUILDING - EAST ELEVATION - 03.23.2016

Puddingstone at Chestnut Hill



SITE PLAN KEY SCALE: 1"=100'



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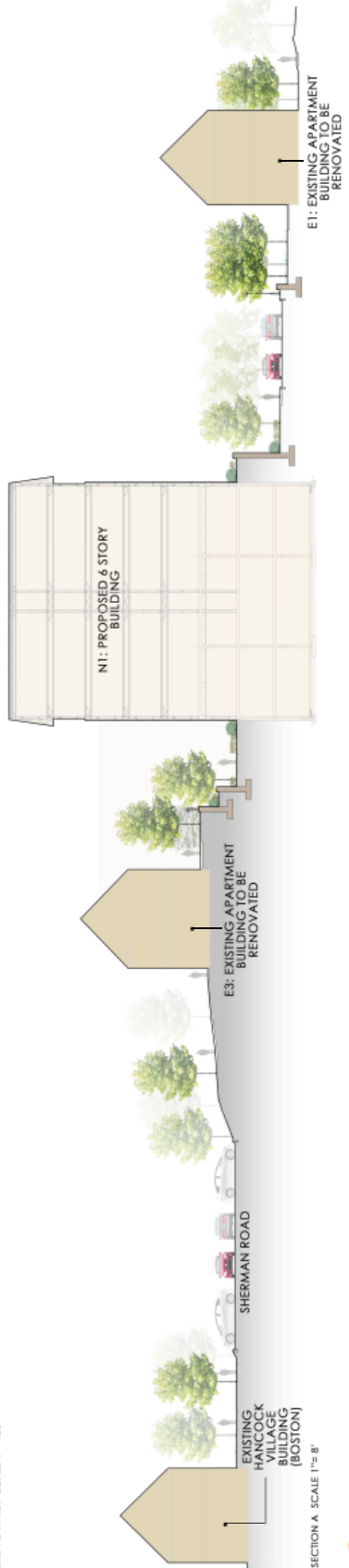
PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

LOWE ASSOCIATES - Architects, Inc.

APARTMENT BUILDING - WEST ELEVATION - 03.23.2016

Puddingstone at Chestnut Hill



PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

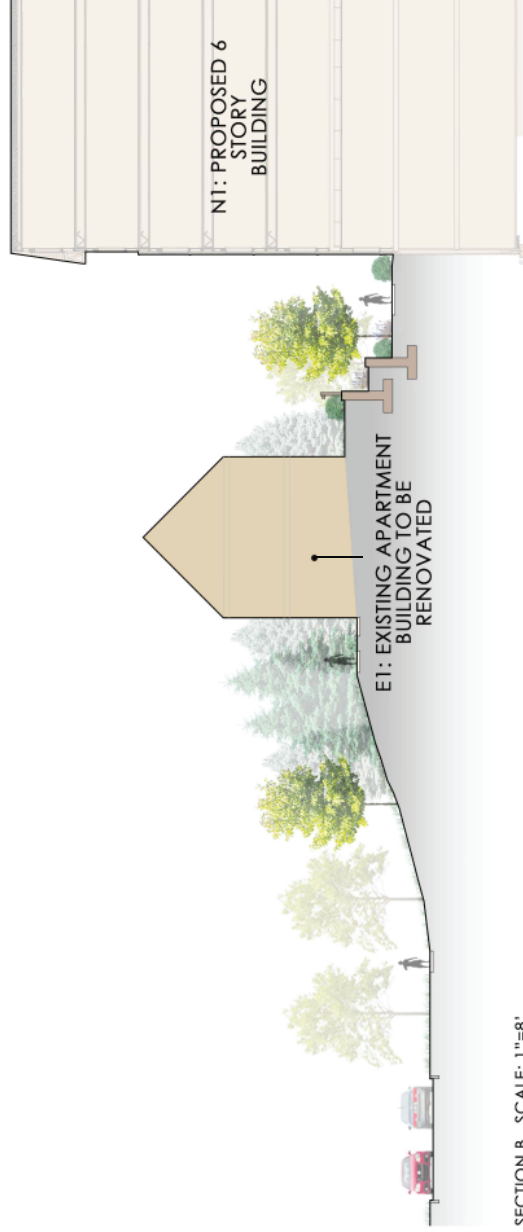


Planning and Landscape Architecture P.C.

SECTION A - 03.23.2016



SITE PLAN KEY SCALE: 1"=100'



SECTION B SCALE: 1"=8'



Planning and Landscape Architecture P.C

PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

SECTION B - 03.23.2016

Puddingstone at Chestnut Hill



Planning and Landscape Architecture P.C

PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA

Pedestrian Circulation and Open Space Plan - 03.23.2016

7. Architectural Drawings and Elevations

Puddingstone at Chestnut Hill

7. Architectural Drawings and Elevations

In accordance with Section H.3(a)(iii) of the Local Regulations and 760 CMR 56.05(2)(c), architectural drawings are being provided as Drawings A-1 through A-7 included in the Exhibit Packet. The Architectural Drawings include floor plans, elevations, building sections and renderings as well as elevations and floor plans for the garage.

Overview of Architectural Approach

The Architect has carefully chosen the elements of the Development’s buildings to complement the surrounding buildings and to create a welcoming environment. The proposed buildings harmonize with the architectural style of the existing brick townhome buildings. The massing of the apartment building will be minimized through the architectural treatment of the building, the proximity of existing buildings and the stepping of the facades as well as fencing and landscaping. The three small infill buildings will be of a scale and size similar to the nearby apartments building and will use similar design elements to those buildings.

The Development will also include elements of “green” design and use. Much of the Development will be constructed with wood, a more sustainable alternative to other building materials such as steel and concrete.

The Applicant will also install high-efficiency heating and cooling systems as well as Energy Star appliances and energy efficient light fixtures

Exterior Architectural Details

Infill Buildings – The three infill buildings will be Construction Type V-B buildings, each approximately 2 ½ stories in height and will include the following details.

- Exterior Walls Brick Masonry and/or Fiber Cement siding where shown
- Windows EnergyStar Vinyl or Aluminum-Clad
- Window Trim Cellular PVC
- Cornerboards and Decorative Trims Cellular PVC
- Roof Fiberglass Shingles
- Fascias and Rakes Cellular PVC
- Soffits Fiber Cement
- Soffits at Porches Fiber Cement Beaded Board

Apartment Building – The top five stories of the apartment building will be Type IIIB construction above the podium. The lowest story of the apartments and the two levels of parking (below the podium) will be Type IA construction and will include the following exterior finishes.

- Exterior Walls Brick Masonry and/or Fiber Cement Siding where shown
- Windows EnergyStar Vinyl or Aluminum-Clad
- Window Trim Cellular PVC
- Cornerboards and Decorative Trims Cellular PVC
- Roof Fiberglass Shingles and EPDM Rubber Membrane

Puddingstone at Chestnut Hill

- | | |
|----------------------|---------------------------|
| • Fascias and Rakes | Cellular PVC |
| • Soffits | Fiber Cement |
| • Soffits at Porches | Fiber Cement Beaded Board |

Construction Type

The three new 2½-story buildings are approximately 33'4" feet in height and Construction Type VB.

The three existing 2-story building are approximately 26 feet in height and construction Type VB.

The six-story apartment building is a mid-rise building (between 35-70 feet). The apartment building is type IIIB construction and the construction type for the first floor below the podium and second level parking garage is Type IA.

Renovation of Existing Units

Chestnut Hill Realty is including three existing buildings with 28 apartments from Hancock Village in the Puddingstone at Chestnut Hill 40B development.

- 28 renovated apartment units
 - 12 One bedroom
 - 14 Two bedroom
 - 2 Three bedroom

- Including 6 affordable units
 - 2 One bedroom
 - 3 Two bedroom
 - 1 Three bedroom

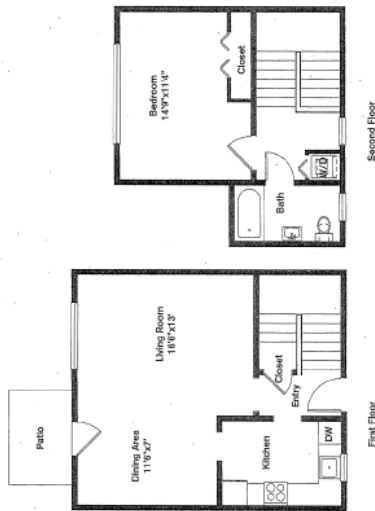
The apartments are in three buildings and include units:

137-155 Sherman Road
218-244 and 246-252 Gerry Road

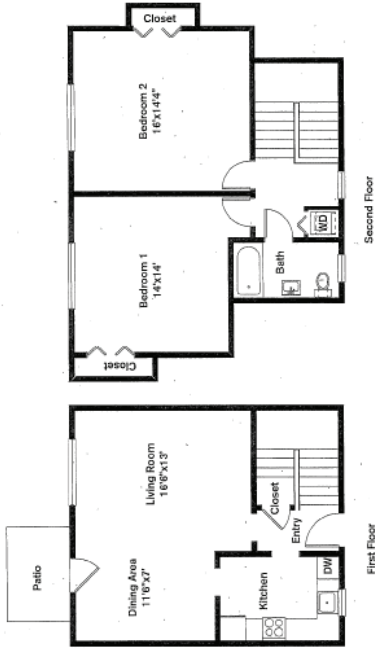
All of these existing apartments will be renovated. The apartments will include in-unit washer/dryer, central A/C, new cabinets and bathroom fixtures, new appliances and flooring.

The sizes range from 785 s/f for a one bedroom to 1,353 s/f for a three-bedroom apartment.

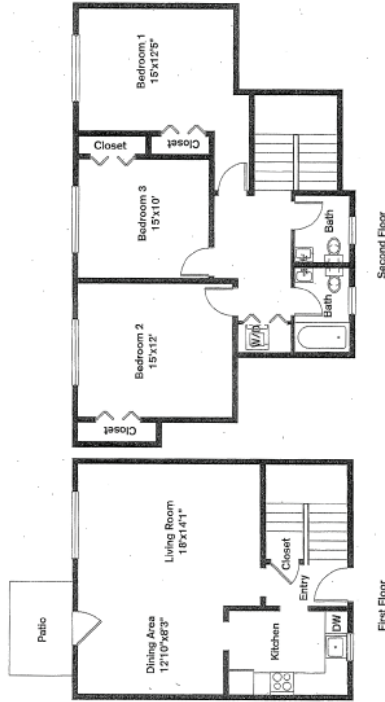
1 Bedroom, 1 Bath
Hancock Village

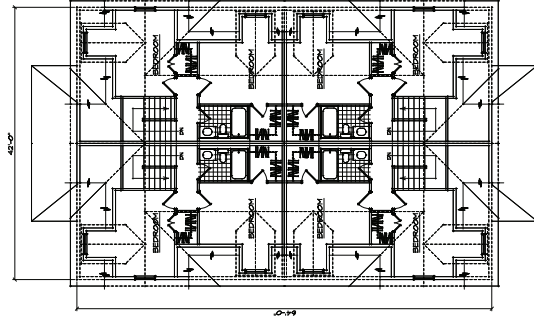


2 Bedroom, 1 Bath
Hancock Village

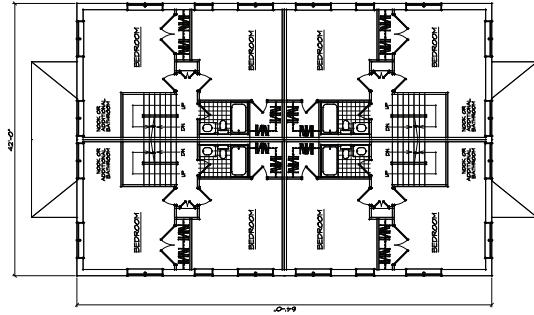


3 Bedroom, 1 Full Bath, 1 Half Bath
Hancock Village

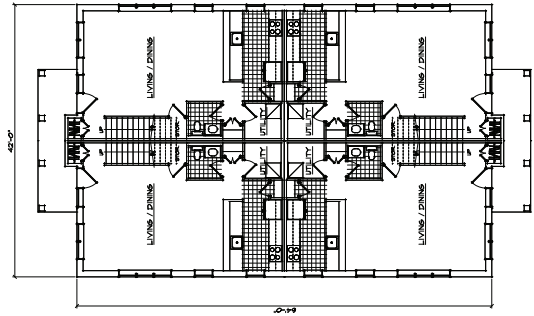




HALF FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

2 1/2 STORY INFILL BUILDINGS FLOOR PLANS



NOTE: PLANS AND SPECIFICATIONS FOR INDICATIONS ONLY. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

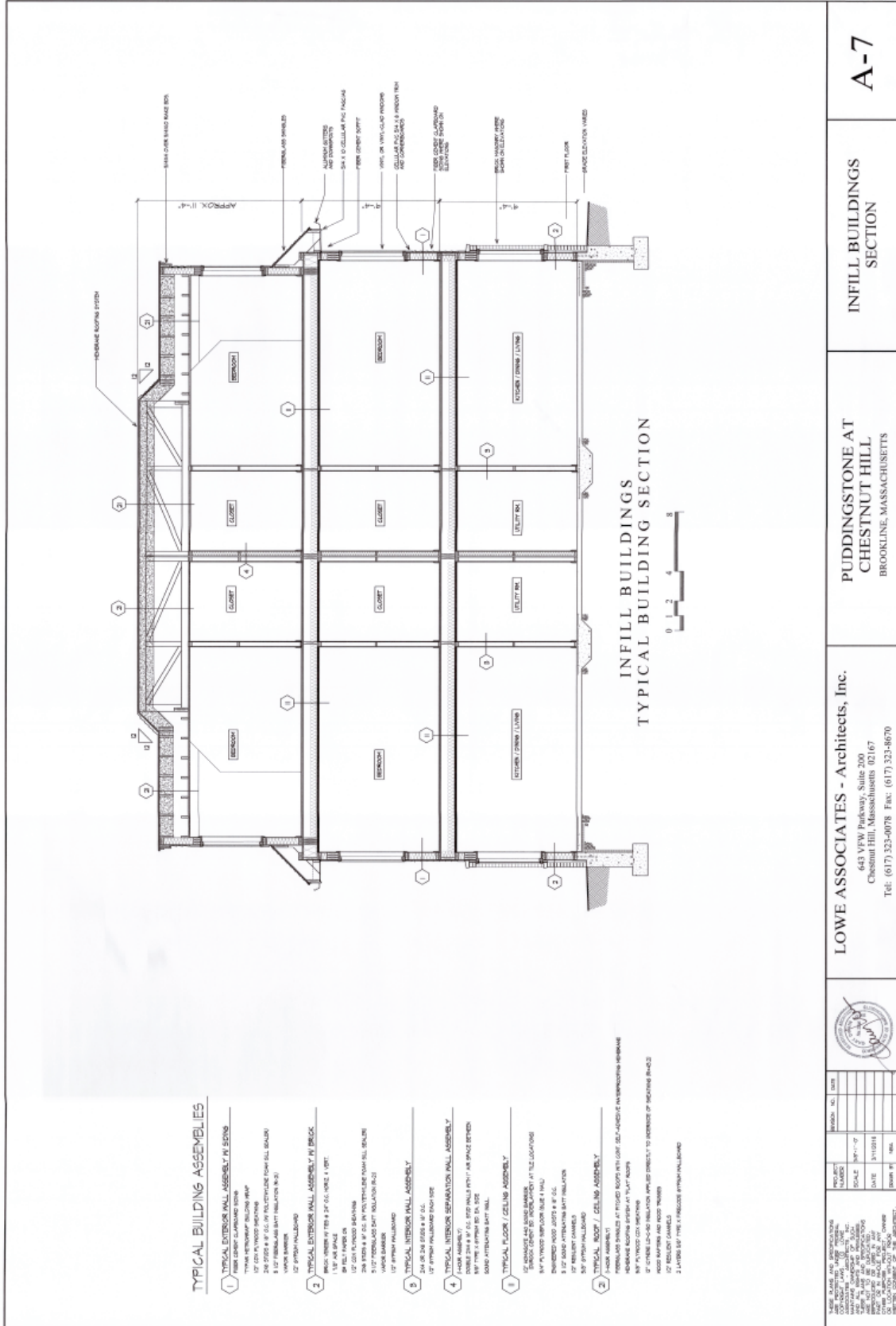
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DATE	3/13/2014	
DRAWN BY	MA	



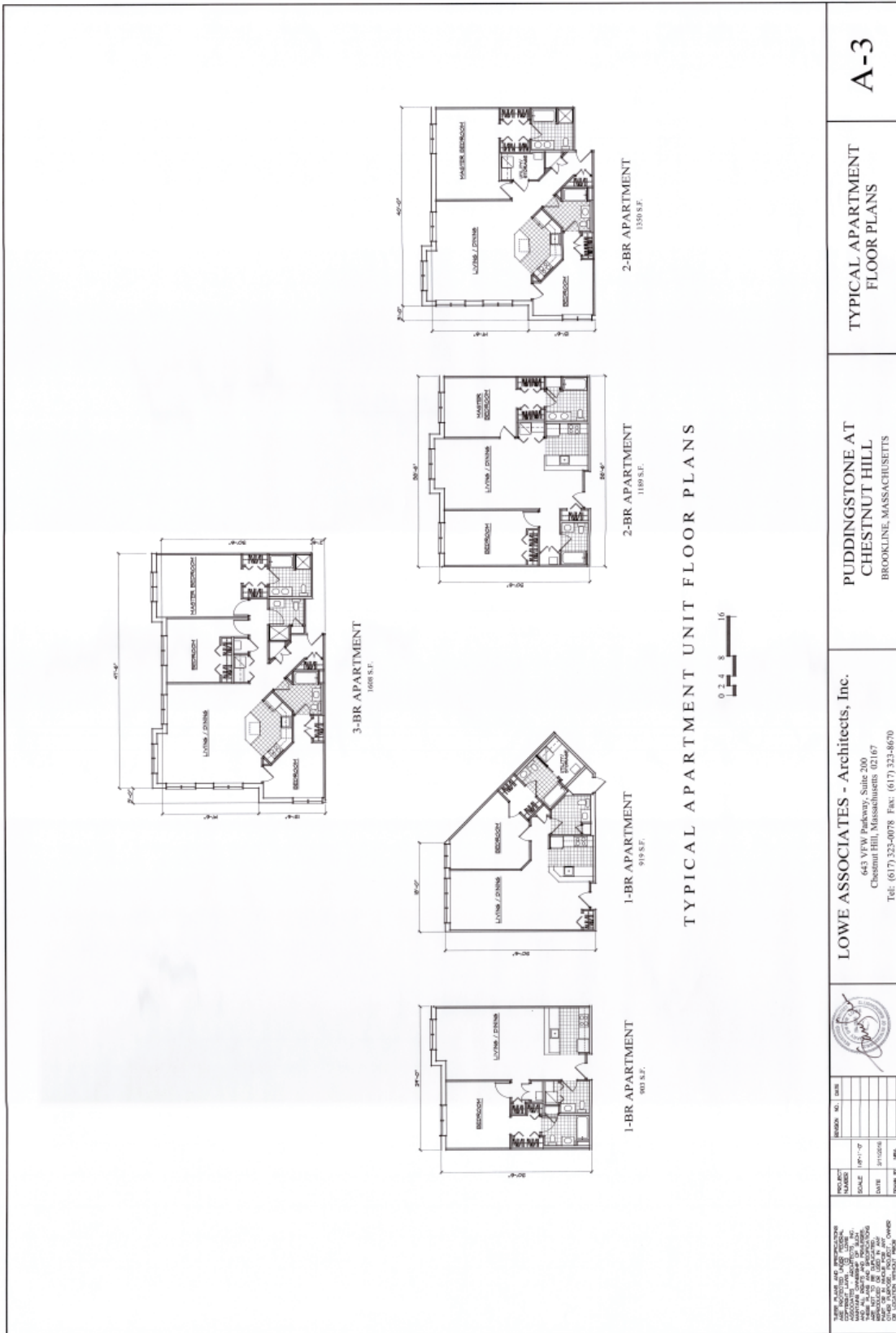
LOWE ASSOCIATES - Architects, Inc.
 643 VFW Parkway, Suite 200
 Chestnut Hill, Massachusetts 02167
 Tel: (617) 323-0078 Fax: (617) 323-8670

PUDDINGSTONE AT CHESTNUT HILL
 BROOKLINE, MASSACHUSETTS

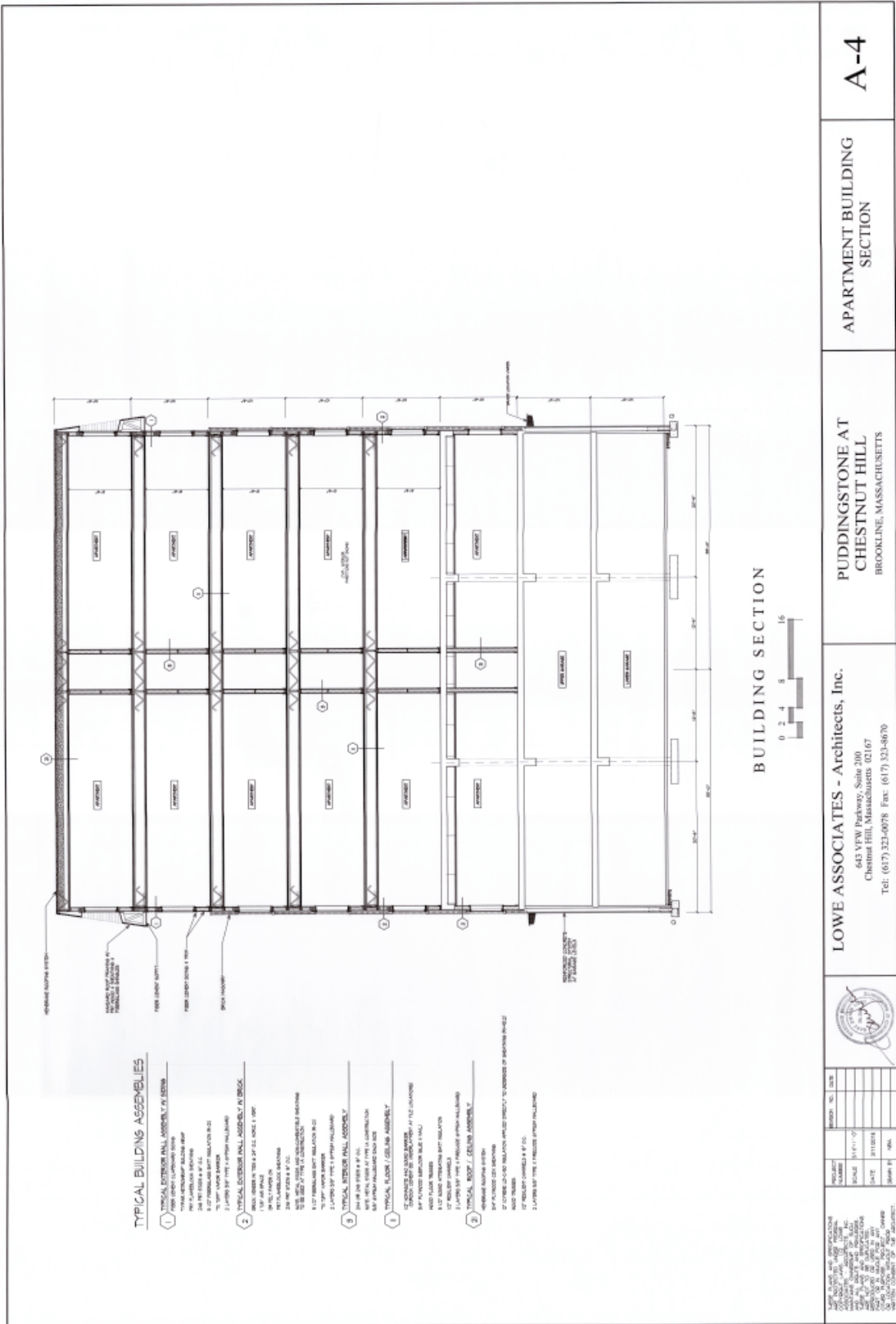
2 1/2 STORY INFILL BUILDINGS FLOOR PLANS
 A-6



<p>LOWE ASSOCIATES - Architects, Inc. 643 VIEW PARKWAY, SUITE 200 CHESTNUT HILL, MASSACHUSETTS 02167 Tel: (617) 323-0078 Fax: (617) 323-8670</p>		<p>PUDDINGSTONE AT CHESTNUT HILL BROOKLINE, MASSACHUSETTS</p>		<p>INFILL BUILDINGS SECTION</p>		<p>A-7</p>	
<p>NAME, FIRM AND REPRESENTATIVE PROJECT NO. DRAWING NO. DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>	<p>DATE SCALE SHEET NO. OF TOTAL SHEETS</p>



<p>LOWE ASSOCIATES - ARCHITECTS, INC. 645 VFW PARKWAY, SUITE 200 CHESTNUT HILL, MASSACHUSETTS 02167 TEL: (617) 323-0078 FAX: (617) 323-4670</p>	<p>PUDDINGSTONE AT CHESTNUT HILL BROOKLINE, MASSACHUSETTS</p>	<p>A-3</p> <p>TYPICAL APARTMENT FLOOR PLANS</p>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td>BY</td> <td>SCALE</td> <td>NO.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	SCALE	NO.															
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<p>LOWE ASSOCIATES - ARCHITECTS, INC.</p> <p>443 VIEW PARKWAY, SUITE 200 CHESTNUT HILL, MASSACHUSETTS 02167 TEL: (617) 322-0078 FAX: (617) 322-8670</p>		<p>PUDDINGSTONE AT CHESTNUT HILL BROOKLINE, MASSACHUSETTS</p>		<p>APARTMENT BUILDING SECTION</p>		<p>A-4</p>	
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8. Proposed Building Tabulations

In accordance with Section H.3(a)(iv) of the Local Regulations and 760 CMR 56.05(2)(d), a tabulation of the Development's proposed buildings by type, size, number of bedrooms, floor area) and ground overage, and a summary showing the percentage of the track to be occupied by buildings, by parking and other paved area, and by open areas is provided here.

The following tabulations are provided in accordance with Section H.3(a)(iv) of the Local Regulations.

Puddingstone at Chestnut Hill

8. Proposed Building Tabulations

Building No.	Building Type	Building Height	Building Size	Number and Size of Units				Building Coverage SF and % of Lot	
				1-br	2-br	3-br	4-br		
E1	Existing	2 stories	14 Units (15,328 sf)	6	7	1	0	7,664 sf	3.2%
E2	Existing	2 stories	4 Units (4,434 sf)	0	4	0	0	2,217 sf	0.9%
E3	Existing	2 stories	10 Units (11,452 sf)	6	3	1	0	5,726 sf	2.4%
N1	Apartment	6 stories	186 Units, 256,998 sf residential, 5,937 sf community space, 94,545 sf garage space	54	114	18	0	48,553 sf	20.5%
N2	Infill	2.5 stories	4 Units (7,436 sf)	0	0	0	4	2,974 sf	1.3%
N3	Infill	2.5 stories	4 Units (7,436 sf)	0	0	0	4	2,974 sf	1.3%
N4	Infill	2.5 stories	4 Units (7,436 sf)	0	0	0	4	2,974 sf	1.3%
Total			226 Units, 310,520 sf residential, 5,937 sf community space, 94,545 sf garage space	66	128	20	12	73,082 sf	30.9%

9. Boundaries of the Development Site Plan

In accordance with Section H.3(a)(v) of the Local Regulations, a plan requires a subdivision plan if the Development involves a subdivision. The parcel is a land lease so no subdivision is required.

A plan showing the boundaries is provided here for informational purposes.

10. Preliminary Utility Plan

Puddingstone at Chestnut Hill

10. Preliminary Utility Plan

In accordance with Section H.3(a)(vi) of the Local Regulations and 760 CMR 56.05(2)(f), a summary of the Development's drainage and stormwater management is provided here. In addition, plans showing the Site's proposed drainage utilities, and stormwater management systems are included in the Exhibit Packet. The full Stormwater Management Report is provided under Separate cover. Among other sheets, the plans include:

- Grading Plans – L-0600
- Composite Utility L-0700
- Lighting Plan – L-0900
- Utility Detail and Profile Sheet – L-0701

Drainage Stormwater Management Summary

Utilities Summary

Sanitary Sewer: Yes

Distance from Site: Adjacent

Size Connector: (total of 4 connections): 8" V.C., 8" V.C., 15" R.C.P., 15" R.C.P.

Storm Sewer: Yes

Distance from Site: On-site

Size Connector: (total of 4 connections): 10", 10", 18" R.C.P., 30" R.C.P.

Public Water: Yes

Distance from Site: On-site

Size Connector: (total of 4 connections): 4", 4", 10", 12"

11. Stormwater Management Plan Summary

11. Stormwater Management Plan Summary



STORMWATER REPORT PUDDINGSTONE AT CHESTNUT HILL BROOKLINE, MASSACHUSETTS

I. Executive Summary

Project Description

Puddingstone at Chestnut Hill LLC is proposing to construct one multi-family apartment building that will contain 186 housing units and three 2 ½ story buildings containing 4 units each with associated parking, drainage, utilities, landscaping, and other site development features on their existing property at Hancock Village in Brookline, MA.

The existing Hancock Village property consists of approximately 70 total acres, with 789 existing townhouse style apartments and the retail development known as the Hancock Village at Chestnut Hill Shopping Center.

The proposed project is located on an undeveloped portion of the existing development to the north of Sherman Road, to the east and south of Gerry Road, and to the northwest of Independence Drive. The proposed project is accessed via Sherman Road. The multi-family apartment building consists of a six floor residential building with 9 one-bedroom units, 19 two bedroom units, 3 three bedroom units, for a total of 31 units per floor and three 2 ½ story building consisting of four units each.

Site Characteristics

The proposed site is located within the developed portions of the property in an area between Sherman Road, Gerry Road, and Independence Drive. The proposed development is bordered by existing residential buildings to the north, east, and south of the proposed limit of work along with other related site development features. The westerly side of the project is bordered by Gerry Road.

Stormwater runoff from the site drains to two systems on the property. The first drainage system directs the stormwater to a wetland off of Gerry Road. The other drainage system directs stormwater to a drainage system in Independence Drive where it is directed off-site.

Stormwater Management

The proposed buildings, parking areas, and walkways will increase the amount of impervious area on the site. The project has been designed to incorporate subsurface detention/infiltration basins to mitigate the rate of runoff from the site, reducing flow rates to below pre-development rates. The project will also incorporate best management practices that will promote stormwater recharge and result in Total Suspended Solids (TSS) removal. The project has been designed to meet or exceed all of the requirements of the Massachusetts Stormwater Management Standards.

12. Traffic Impacts Report and Summary and Parking

Full traffic report and appendices is provided under separate cover.

12. Traffic Impacts Report and Summary and Parking

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

PRINCIPALS
Robert J. Michaud, P.E.
Ronald D. Desrosiers, P.E., PTOE
Daniel J. Mills, P.E., PTOE

MEMORANDUM

DATE: March 10, 2016

TO: Mr. Marc Levin
Chestnut Hill Realty
300 Independence Drive
Chestnut Hill, MA 02446

FROM: Robert J. Michaud, P.E. – Managing Principal
Daniel A. Dumais, P.E. – Senior Project Manager

RE: **Proposed Puddingstone at Chestnut Hill 40B**
Brookline, MA



MDM Transportation Consultants, Inc. (MDM) has prepared this traffic impact assessment (TIA) the proposed Puddingstone at Chestnut Hill 40B ("Puddingstone") to be located along Sherman Road within the Hancock Village Apartment complex in Brookline, Massachusetts. This memorandum describes existing (baseline) traffic conditions for adjacent roadways, trip generation characteristics of the proposed development, quantifies incremental traffic impacts of the site development on area roadways, and evaluates safety-related conditions at key study locations that provide access to the site.

Key findings of the TIA are as follows:

- *Existing Traffic Characteristics.* Independence Drive, a minor arterial roadway in the study area, carries approximately 13,080 vehicles per day with peak hour volumes of approximately 1,060 vehicles per hour. Directional flow of traffic exhibits commuter trends (eastbound in the AM peak hour and westbound in the PM peak hour).
- *Background Growth Assumptions.* Future traffic volumes used to evaluate project impacts and mitigation requirements assume completion of the Residences of South Brookline 40B development (161 residential units) plus general area growth. This ensures that traffic associated with known permitted development activity in the area is accounted for in the evaluation.
- *Traffic Generation.* Based on ITE trip generation rates, the proposed residential development is estimated to generate approximately 101 vehicle trips during the weekday morning peak hour, 127 vehicle trips during the weekday evening peak hour, and approximately 1,324 vehicle trips on a daily (weekday) basis. Empirical data collected at the site indicated that the site is generating trips at a lower rate than published by ITE during the weekday peak hours. However, as a conservative measure

Puddingstone at Chestnut Hill

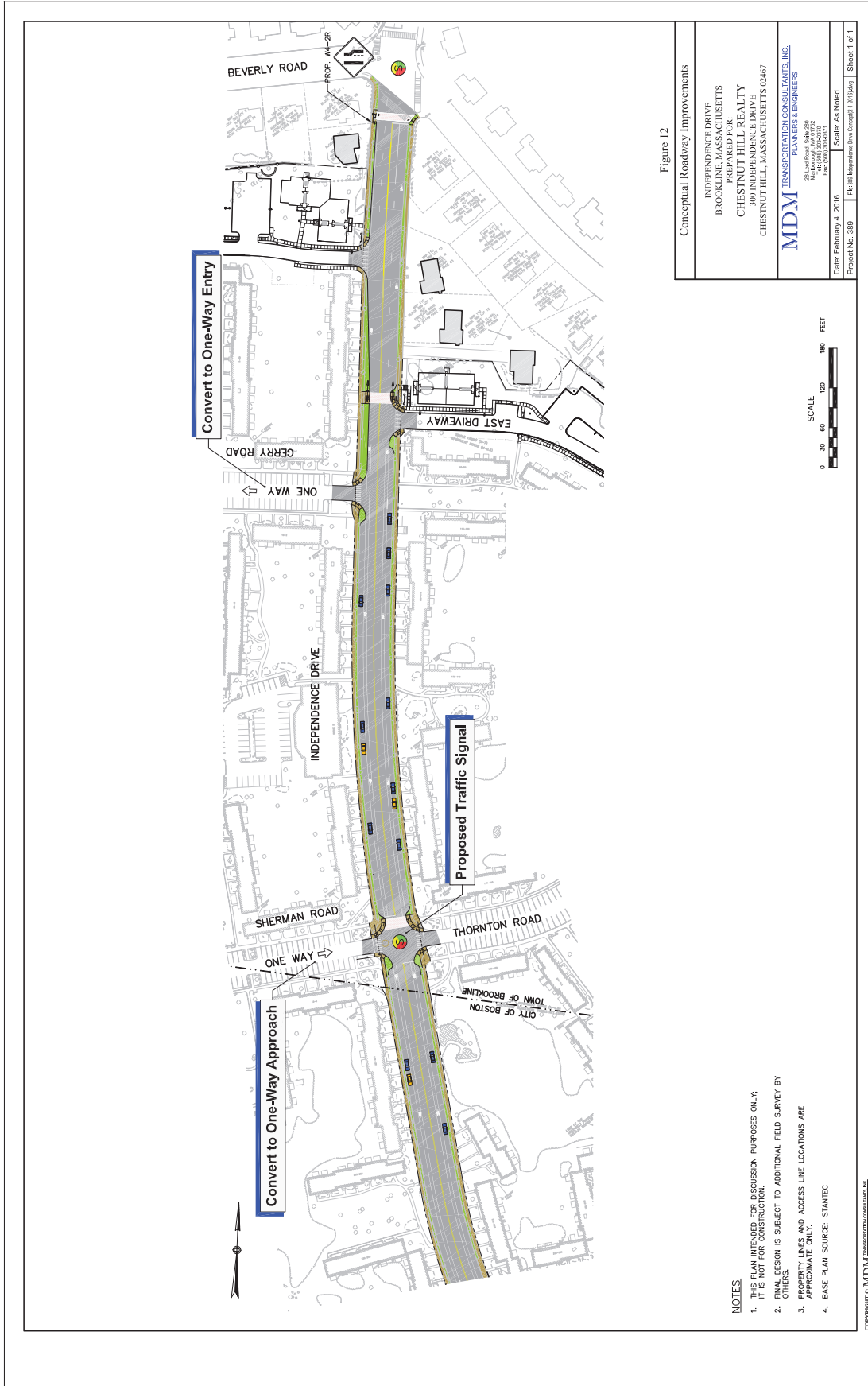
and to be consistent with standard industry practice, the higher-volume ITE-based estimates were used in this analysis rather than trip rates calculated using empirical data for the existing site. Furthermore, data published by the US Census, indicated that approximately 30 percent of residents in the immediate study area utilize modes of transportation other than single-occupancy vehicles. Again, as a conservative measure, no reduction in site trips is taken as a result of available public transportation.

- *Trip Distribution Pattern.* These trips are likely to be oriented 35% to/from the west (toward VFW Parkway) and 65% to/from the east (toward Beverly Road) based on observed trends for the existing Hancock Village site.
- *Adequate Roadway Capacity.* Adequate capacity is available along Independence Drive, Sherman Road and Gerry Road and at study intersections to accommodate modest projected traffic increases for the proposed Puddingstone at Chestnut Hill. Signalized intersection operations are generally at LOS C or better (overall). Incremental traffic increases at the signalized intersection due to the proposed project will not result in any change in operating levels relative to No-Build conditions. The mainline approaches to unsignalized intersections operate unimpeded at LOS A operations under existing and future year conditions.
- *Proposed Access and Pedestrian Improvements.* The Applicant proposes to implement site circulation changes include re-designating the Gerry Road driveway as an entrance-only to reduce vehicle conflicts on Independence Drive; the Sherman Road approach will be converted to one-way toward Independence Drive and the intersection will be signalized with curb bump-outs and pedestrian signal phasing that enhance pedestrian safety while also efficiently accommodating traffic movements at a controlled location.
- *Travel Demand Management (TDM).* The existing residents have been shown to have a notable reduction in auto trip generation that is well below typical suburban standards. Under Puddingstone the TDM program will be expanded to accommodate the anticipated increase in resident use of the Hancock Village shuttle service connecting residents to the MBTA Cleveland Circle station, public transportation, ZIPCAR use and walking/bicycle travel.

In summary, MDM finds that travel conditions in the site vicinity along Independence Drive are generally unconstrained. Trip generation estimates based on ITE methodology for the development is estimated at approximately 101 vehicle-trips during the weekday morning peak hour and 127 vehicle-trips during the weekday evening peak hour. Traffic impacts associated with the proposed Puddingstone at Chestnut Hill development are not expected to notably affect travel or safety conditions in the site vicinity. As part of the Puddingstone program, the Applicant proposes to implement site circulation changes including re-designating the Gerry Road driveway as an entrance-only to reduce vehicle conflicts on Independence Drive; the Sherman Road approach will be converted to one-way toward Independence Drive and the

Puddingstone at Chestnut Hill

intersection will be signalized with curb bump-outs and pedestrian signal phasing that enhance pedestrian safety while also efficiently accommodating traffic movements at a controlled location. The Applicant will also continue to promote and expand the TDM programs that shown to be highly successful at the Site.



13. Project Eligibility Letter

In accordance with Section H.3(a)(vii) of the Local Regulations and 760 CMR 56.05(2)(g), the Project Eligibility Letter from MassDevelopment is provided here.



MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

April 6, 2016

BY OVERNIGHT DELIVERY

Puddingstone at Chestnut Hill, LLC
c/o Chestnut Hill Realty
300 Independence Drive
Brookline, MA 02467
Attn: Mr. Marc L. Levin

Re: Puddingstone at Chestnut Hill
Independence Drive, Brookline, MA (the "Project")

Dear Mr. Levin:

Massachusetts Development Finance Agency ("MassDevelopment") received the application of Puddingstone at Chestnut Hill, LLC for financing for the above-referenced Project using the MassDevelopment Taxable and Tax-Exempt Bond Financing Programs (together, the "Subsidizing Program") and is pleased to provide you with this determination of project eligibility for the Project under 760 C.M.R. 56.04.

CHARLES D. BAKER
Governor

KARIN E. POLITO
Lieutenant Governor

JAY ASH
Chairman

MARTY JONES
President and CEO

MassDevelopment has reviewed the fundability of the Project under the Subsidizing Program and has reviewed all other criteria required under 760 CMR 56.04. After receipt of the application, MassDevelopment provided written notice of the application to the Town of Brookline (the "Town"). A site visit was conducted on March 7, 2016. MassDevelopment received comments concerning the Project from the Town and other interested parties within the review period, including on and after the Site Visit. MassDevelopment has considered all comments when reviewing the fundability of the Project under the Subsidizing Program and when reviewing all other criteria and findings required under the applicable regulations prior to issuing this letter.

Based on the application dated December 21, 2015, and supplemental information requested by MassDevelopment during its review, the Project involves the following characteristics:

Applicant: Puddingstone at Chestnut Hill, LLC
Site: Independence Road, approximately 5.44 acres of land in Brookline, MA within the existing residential

\\Massdevelopment.com\mdfa\BosGroups\Legal\40B Comprehensive Permits\Brookline Puddingstone\Site Eligibility Letter v1.1 docx.docx

Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill, LLC
April 6, 2016
Page 2

project known as Hancock Village (“Hancock Village”).

- Project: The Puddingstone at Chestnut Hill project will contain 226 rental units: 28 substantially renovated units in three existing two story townhome-style buildings; 12 units in three new construction two and one-half story townhome-style buildings; and 186 units in one six-story apartment building with on-site parking, including surface parking and below-grade parking in the six-story building.
- Subsidizing Program: Massachusetts Development Finance Agency Tax-Exempt Bond Financing Program
- Low Income Units: 20% of all units will be affordably priced and set aside during the term that the Town imposes in a Comprehensive Permit, if issued, for tenants with incomes not exceeding 50% of the Area Median Income.
- Rental Unit Mix: The Project will consist of 66 one-bedroom units; 128 two-bedroom units; 20 three-bedroom units; and 12 four-bedroom units.
- Market Rate Units: Of the above total units, there will be 53 one-bedroom units; 102 two-bedroom units; 15 three-bedroom units; and 10 four-bedroom units.
- Affordable Units: Of the above total units, there will be 13 one-bedroom units; 26 two-bedroom units; 5 three-bedroom units; and 2 four-bedroom units.
- Limited Dividend: The organizational documents of the Applicant provide that its profits, cash flow, and the distribution of returns to the Applicant and its members, partners, or other owners will be limited as set forth in c. 40B and the regulations thereunder

Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill, LLC
April 6, 2016
Page 3

(“c. 40B Regulations”) and under
MassDevelopment’s equity and limited dividend
policies.

MassDevelopment has reviewed the materials submitted by the Applicant, including, without limitation, preliminary plans, financial projections, and market information, conducted an on-site inspection, and reviewed the Town’s and other parties’ comments and has determined that the Project appears generally eligible and fundable under the requirements of the Subsidizing Program, subject to final review of eligibility for financing and subject to final approval by the subsidizing agency (MassDevelopment) under the c. 40B Regulations (“c. 40B Final Approval”), and MassDevelopment has made the additional findings set forth below as required by the c. 40B Regulations for the issuance of a project eligibility letter.

Based on the above, MassDevelopment has made the following findings.

1. The Applicant will be a limited dividend organization, based on the terms of its organizational documents and agreements to abide by the subsidizing agency’s (MassDevelopment’s) limited dividend policy and requirements of c. 40B.
2. The Applicant controls the Site through an Agreement to Lease dated December 17, 2015, with Hancock Village I LLC, the owner of the Site, and has certified that under that Agreement it will enter a ground lease for the development of the Project. Receipt by MassDevelopment of evidence of the executed ground lease will be required before the closing of any financing under the Subsidizing Program.
3. The Applicant and the proposed Project meet the general eligibility standards of the Subsidizing Program. The application for financing will be subject to final review and approval by MassDevelopment as to eligibility under the standards of the Subsidizing Program.
4. The Site is generally appropriate for residential development, taking into account prior municipal actions to meet affordable housing needs in the municipality.

MassDevelopment reviewed the activities outlined in the Town’s comment letter and information at the Department of Housing and Community

Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill, LLC

April 6, 2016

Page 4

Development (“DHCD”) regarding the status of the Town on DHCD’s currently published Subsidized Housing Inventory (“SHI”). According to the SHI, 8.1% of the Town’s housing inventory consists of qualified affordable housing units, and, according to DHCD information, the Town does not have a DHCD-approved Housing Production Plan and there is no indication that the Town has met any other Statutory Minima or has made recent progress with regard thereto as defined under the c. 40B Regulations. The Town has undertaken some activities to create opportunities for affordable housing. MassDevelopment reviewed this information, including the number of units produced, the development timelines, and other descriptions provided in the Town’s comments, as well as the prior zoning history of the Site, and has concluded that those activities and the zoning history do not preclude a finding to support issuance of this project eligibility letter.

Based on consideration of the facts above and on c. 40B and the c. 40B Regulations, MassDevelopment makes the finding that the Site is generally appropriate for residential development, taking into account prior municipal actions to meet affordable housing needs in the municipality.

5. The conceptual project design is generally appropriate for the Site taking into consideration factors such as proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns, based on the application and site visit and after consideration of the Town’s and other parties’ comments concerning the Site.

The proposed use is appropriate for the site, which is located within Hancock Village, an established multi-family neighborhood. At 2.5 stories with peaked roofs, the three new buildings blend in with the surrounding neighborhood, as do the three renovated buildings. The six-story building’s articulated facades, variety of materials, and residential-type details help it integrate architecturally with its surroundings. The building is visually well-buffered from its surroundings by existing structures and landscaping and makes use of topography to locate two levels of parking partially below grade, eliminating the need for large surface parking lots. The proposed project appears to have adequately considered protection of environmental resources. Therefore, MassDevelopment does not have any recommendations for consideration by the Town’s Zoning Board of Approvals.

Puddingstone at Chestnut Hill

Puddingstone at Chestnut Hill, LLC

April 6, 2016

Page 5


6. The Project appears financially feasible within the rental housing market in which it is located, based on comparable figures provided by Applicant.
7. The initial pro forma has been reviewed and the Project appears financially feasible and consistent with the DHCD guidelines of Cost Examination and Limitations on Profits on the basis of estimated development costs.

This determination of project eligibility is not a binding commitment for financing from MassDevelopment; rather, it is a project eligibility letter under the c. 40B Regulations for potential financing under the MassDevelopment Taxable and Tax-Exempt Bond Financing Programs only. This letter does not provide evidence of project eligibility for any other MassDevelopment financing program or for any financing that may be obtained from any other source. If financing is obtained from any other source, MassDevelopment has not agreed by issuance of this letter or otherwise to monitor the Project for compliance with c. 40B or its regulations or to otherwise act as the project administrator.

Any commitment for financing from MassDevelopment is subject to review and final approval of the final financing application, execution by the Applicant of MassDevelopment's form of Regulatory Agreement, and approval of the Board of Directors of MassDevelopment.

A request for c. 40B Final Approval must be submitted to MassDevelopment if a Comprehensive Permit is issued, as required under the c. 40B regulations.

Massachusetts Development Finance Agency

By: 
Name: Marty Jones
Title: President & CEO

cc: MA Department of Housing and Community Development
Town of Brookline Board of Selectmen
Town of Brookline Zoning Board of Appeals

14. Requested Waivers

In accordance with Section H.3(a)(viii) of the Local Regulations and 760 CMR 56.05(2)(h), a list of requested exceptions to local requirements, codes, bylaws and regulations is provided here.

In addition to the forgoing, the Applicant requests a waiver from all other local requirements, coded, bylaws and regulations not specifically listed herein to the extent necessary to construct the Development in accordance with the plans submitted with this application. The applicant reserves the right to supplement this required list of waivers based on modifications of the plans submitted with this application.

Puddingstone at Chestnut Hill

14. Requested Waivers

**PUDDINGSTONE AT CHESTNUT HILL
PROPOSED WAIVER LIST
March 23, 2016**

Brookline Zoning Bylaws				
Waiver No.	Bylaw Section(s)	Requirement	Requested Waiver(s)	Details of Proposal Requiring Waiver
A	§4.04	Limitation of Area of Accessory Uses	Waiver to allow accessory uses (parking) within front and side setback areas.	The Development will include parking within required setback areas.
B	§5.03	Spacing of Residential Uses on the Same Lot	Waiver to allow construction of two or more main residential buildings without providing front, side, and rear yards between each building.	As shown on the Waiver Plan, Building E3 will be within the required side yard setback for Building N1, and the required front yard for Building N1 will overlap with the required rear yard setback for Building E2.
C	§5.04(1)	Residential Building on Rear of a Lot	Waiver to allow residential buildings located on the rear of the lots to have less than a 60 ft. rear yard.	As shown on the Waiver Plan, Building N1 will be located behind, but less than 60 feet away from Building E2.
D	§5.09	Design Review	Design Review requirements not applicable under M.G.L. c. 40B.	Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits per M.G.L. c. 40B.
E	§5.10, §5.12, and Table 5.01	Minimum Lot Size, Minimum Lot Area Per Dwelling Unit	Waiver from minimum lot size of 3,000 sf for first dwelling unit and 2,000 sf for each additional dwelling unit.	The Development will have a lot size of approximately 236,878 sf, allowing 118 total units (226 units are proposed).
F	§5.14	Lot Frontage	Waiver from requirement that every lot shall have 20 feet of frontage upon a street not less than 40 feet in width	The Development will have frontage on Sherman Road, which is less than 40 feet in width.
G	§5.20 and Table 5.01	Maximum FAR	Waiver from maximum ratios of gross floor area to lot area (0.5).	The Development will have an FAR of approximately 1.31.
H	§5.30-5.32 and Table 5.01	Maximum Height of Buildings	Waiver from maximum building height limitation of 35 feet, as calculated pursuant to Sections 5.30-5.32. ¹	Building N1 will have a height of approximately 77.44 feet.
I	§5.55 ²	Front Yard for Rear Lot	Waiver to allow less than required front yard depth (30 feet) for building located on rear lot.	Buildings N2 and N4 will be set back approximately 16.42 feet and 19.92 feet, respectively, from lot lines parallel to Sherman Road.

¹ See separate "Building Height Calculation Plan" prepared by Stantec dated March 11, 2016.

² Section 5.40 of the Zoning Bylaw allows for a less restrictive interpretation of minimum yard requirements where a structure is not parallel to the lot line; for the sake of clarity, all minimum yard requirements have been applied as if the buildings were parallel to lot lines.

Puddingstone at Chestnut Hill

J	§5.60, §5.62, 5.63, and Table 5.01	Minimum Side Yard ³	Waiver from minimum side yard requirement of 10 + L/10 (where “L” is the dimension of the entire length of the wall required to be set back from the side lot line) and to allow retaining walls in excess of 7’ in height within required side setback areas.	Minimum 16.42-foot setback provided for Building N2. For Building N1, a minimum 36.7-foot setback provided on north side and minimum 36.5-foot setback provided on south side. A minimum 31.4-foot setback provided for Building E1. A minimum 0.5-foot setback provided for Building E3. Retaining walls in side yard of Buildings N1 and E3 may exceed 7 feet in height.
K	§5.70, §5.72, §5.74 and Table 5.01	Minimum Rear Yard ³	Waiver from 30’ minimum rear yard requirement.	A minimum 13.5-foot setback provided for Building N1. Minimum 3.8-foot setback provided for Building N2. Minimum 12.3-foot setback provided for Building N3. Minimum 11.9-foot setback provided for Building N4. Retaining walls in rear yard of Building E2 may exceed 7 feet in height.
L	§5.91 and Table 5.01	Minimum Usable Open Space	Waiver from the requirement that at least 30% of the gross floor area on each lot will be usable open space.	The Development will provide approximately 22,430 sf of Usable Open Space, or about 7.2% of the Development’s gross floor area.
M	§6.02(1), Table of Off-Street Parking Requirements	Number of Parking Spaces per Dwelling Unit	Waiver from the requirement to provide 2.0 spaces per 1 and 2 bedroom unit and 2.3 per 3-bedroom units.	The Development will provide 350 parking spaces, which is approximately 1.55 per dwelling unit.
N	§6.04(5)(c)(4)	Parking area setback	Waiver from the requirement to setback parking spaces from the front lot line a distance equal to the greater of the required building setback (30’) or the average of the setbacks of buildings on adjacent lots on either side.	Parking areas will be set back less than 15 feet from front, side and rear lot lines.
O	§6.04(6)(b)	Parking area screening	Waiver from the requirement to provide 4-foot screening	Screening may not be provided between Development and abutting properties owned by affiliates of Applicant

Brookline General Bylaws			
Bylaw Section	Requirement	Requested Waiver or Waiver	Details of Proposal Requiring Waiver
§5.10.3.d	Neighborhood Conservation District	Waiver from conservation district permit requirements and applicable design standards and restrictions.	Comprehensive Permit as may be granted by Zoning Board of Appeals shall provide all local permits per MGL c. 40B.

15. List of Submittals Made to MassDevelopment

In accordance with Section H.3(a)(ix) of the Local Regulations, copies of any and all materials submitted to MassDevelopment, including the applications for Site Approval, have been provided to the Town. They include:

- Project Eligibility application dated December 21, 2015
- Project Eligibility Exhibit Packet dated December 21, 2015
- Full Size copies of required plans dated December 21, 2015
- Multifamily Housing Study by LDS Consulting dated November 19, 2015
- Response letter to MassDevelopment From CHR dated February 29, 2016
- Phase I Environmental Assessment of Hancock Village dated January 7, 2008
- Edited Lease Line Plan – In the Exhibit Packet – March 2016
- Edited Utility Plan – In the Exhibit Packet – March 2016
- Animation and stills of the proposed buildings – March 2016

16. Development Team

Puddingstone at Chestnut Hill

16. Development Team

Chestnut Hill Realty: Developer and Property Manager

Chestnut Hill Realty (CHR) is one of New England's leading full service real estate companies, specializing in multifamily housing. Established in 1969, CHR owns and manages more than 4,700 apartment units, comprising 30 apartment home communities in Greater Boston and Rhode Island, and over 180,000 square feet of commercial space. The portfolio includes 10 apartment home communities in Brookline.

Over the last 46 years, CHR has overseen the development and/or renovation of more than 8,200 apartment and condominium units, for a combined construction project expenditure of \$750 million. The company has an in-house development division. The company manages all of its rental communities and will manage Puddingstone at Chestnut Hill.

Environmental sustainability is a priority at Chestnut Hill Realty. The Company incorporates many green practices into its development and business operations.

Recognizing that vibrant neighborhoods are an extension of people's homes, Chestnut Hill Realty looks for opportunities to enhance the communities where it operates. The Company supports numerous local and national charities, and encourages its employees and residents to get involved through annual drives, year-round fund-raising activities and volunteerism.

Chestnut Hill Realty has been active for many years in maintaining the landscaping of several public spaces in Brookline and West Roxbury. These include the Baker School Amphitheatre, Blakely Hoar Sanctuary, Holy Name Rotary, and a stretch of the VFW Parkway from South Street to Corey Street. Most recently, CHR completed a series of streetscape and neighborhood landscaping and signage beautification projects along a large stretch of Washington Street, including the creation of a new entryway into the Beethoven School. CHR also created the Garden of Hope at City Hall in Boston.

Edward Zuker, founder and CEO, is a Brookline native. He is among five generations of the Zuker family who have been active in real estate. Today, several members of the family work at CHR, and a sense of family extends to the Company's more than 200 employees.

Marc Levin, Director of Development and Project Manager of Puddingstone at Chestnut Hill, has been with Chestnut Hill Realty for more than 25 years. Since joining the Company, he has overseen over \$120 million in construction and development activity.

Goulston & Storrs, P.C.: Real Estate Counsel

Goulston & Storrs' work includes permitting in essentially every community in Massachusetts as well as innumerable projects in downtown Boston. In recent years, Goulston & Storrs has permitted over 30,000 units of housing in Massachusetts (including thousands of affordable units for a range of for-profit and nonprofit clients as Chapter 40B projects). Its 40B experience includes a broad array of projects across the Commonwealth, with local experience on projects including those in Acton, Andover, Bedford, Billerica, Braintree, Brookline, Canton, Cohasset, Concord, Danvers, Dedham, Falmouth, Foxboro, Framingham, Haverhill, Hingham, Lexington, Lynnfield, Mansfield, Marlborough, Maynard, Milton, Natick, Needham, Newton, Norwood, Peabody, Pembroke, Randolph, Sharon, Sherborn, Shrewsbury, Southborough, Stoughton, Tewksbury, Wayland, Westborough, Westford, Weymouth, Wilmington and Yarmouth.

Puddingstone at Chestnut Hill

In addition to permitting work on 40B projects, Goulston & Storrs has unique depth and breadth in litigating – and in avoiding litigation – over the issues that arise in development under Chapter 40B. The firm has extensive experience litigating on behalf of 40B developers at all levels including numerous cases at the Housing Appeals Committee, Superior Court and Land Court, Appeals Court and Supreme Judicial Court.

Steven Schwartz is a Director and is the Co-Chair of the firm's Real Estate Group. Commercial real estate law is the focus of Steve's legal practice. He represents developers and lenders in the acquisition, development, sale, leasing and financing of commercial real estate. He regularly counsels developers on the requirements for satisfying the complex land use and environmental laws and regulations applicable to large-scale commercial projects throughout the New England region. A significant portion of Steve's current development practice involves working with clients on complex multifamily residential projects, including both market rate and affordable developments, large mixed-use projects and 40B projects. In addition to his involvement with traditional forms of real estate mortgage loans and refinancings, Steve has considerable experience in representing lenders in workouts of troubled real estate loans, including restructurings, deed-in-lieu transactions and foreclosures. Steve is a graduate of Harvard College and Harvard Law School and has been practicing at Goulston & Storrs since 1989.

Bernkopf Goodman LLP: Legal

Gary Lilienthal, a Partner at the Boston law firm of Bernkopf Goodman LLP, has practiced real estate development law for over 40 years. He represents clients in all aspects of acquisition, construction, development, financing, private syndication, land use, permitting before state and local government agencies, operation, leasing and sale of commercial and residential real estate developments. Mr. Lilienthal provides representation regarding land use and permitting issues for major projects, including residential subdivisions, multifamily, industrial and office complexes, shopping centers and mixed-use developments. He is a graduate of the University of California at Berkeley and Boston College Law School. He is admitted to the Massachusetts Bar, the Federal District Court of Massachusetts and the U.S. First Circuit Court of Appeals.

Stantec Consulting Services, Inc.: Site Planner and Civil Engineer

Stantec Consulting Services, Inc. (Stantec) is a multi-disciplinary design firm with approximately 850 employees in New England. Its Community Development group provides comprehensive site design services for public sector, private and institutional clients. Stantec has an extensive portfolio of experience in New England having provided professional design and consulting services for almost 60 years from its nine local offices. Services in New England include landscape architecture, civil engineering, architecture, interior design, transportation planning and design, environmental services, power engineering and water/wastewater engineering. The Boston office has provided award winning site design and engineering services for several Massachusetts-based projects including Newbridge on the Charles Intergenerational Campus in Dedham; Teddy Ebersol Red Sox Field in Boston; Maverick Landing in East Boston; Washington Beech in Roslindale and Temple Beth Elohim in Wellesley. The Stantec Principal-in-Charge is Joseph Geller, FASLA, a Brookline resident and a former member of the Brookline Board of Selectmen.

Lowe Associates-Architects, Inc.: Architect

Lowe Associates-Architects, Inc. (Lowe Associates) was founded in 1973 and is engaged in a diversified practice offering professional services in architecture and land planning. The firm's practice encompasses a wide range of private and public work with experience over a broad range of building types:

Puddingstone at Chestnut Hill

multifamily, single family, commercial, mercantile and industrial. Representative projects can be seen at lowearch.com. Lowe Associates has designed over 60 multifamily housing developments totaling over 3,500 dwelling units. The projects range widely from public sector affordable housing to private sector luxury condominiums. A holistic approach to design and a deep respect for the land is the basis of Lowe Associates' design philosophy. The firm has won numerous awards and honors. Projects designed by the firm have been published in Architectural Record, Progressive Architecture, Professional Builder, System Building News, New England Real Estate Journal, the Boston Globe and Hungarian Architect. The Lowe Associates Principal-in-Charge is Gary Lowe, AIA.

Community Resources Group, Inc.: Real Estate Advisor

Community Resources Group, Inc. offers a range of real estate permitting services to corporations, colleges, schools and real estate professionals. The principals have worked throughout the Northeast since 1989. In the past 26 years, the firm has assisted its clients in permitting more than eight million square feet of hospital, schools, retail, commercial, office, golf course, college and residential development. Margaret Murphy will be the Principal-in Charge.

MDM Transportation Consultants: Traffic Engineer

MDM Transportation Consultants, Inc. (MDM) is a full-service transportation consulting firm that provides integrated planning, permitting, design and construction administration services to public and private sector clientele. The firm is led by managing principals Robert J. Michaud, P.E. and Ronald D. Desrosiers, P.E., PTOE who each have over 26 years of diverse and complementary experience planning, designing and administering construction for transportation infrastructure in New England. Since its founding in June of 2003, MDM has provided transportation services on over 600 individual projects ranging from peer reviews for cities and towns to major infrastructure improvements designs for public and private sector clients.

Mr. Michaud has 26 years experience directing and participating in numerous transportation planning and engineering projects in the New England States. Included in his experience are studies and design efforts encompassing traffic operations and analysis, highway engineering and design, signal system planning and design, parking studies, traffic impact studies, transportation planning, transportation air quality analysis, and transportation peer review for various municipalities. He has conducted these efforts for state governments, cities and towns, and private sector clients.

Mr. Michaud has directed and participated in more than 600 transportation impact studies identifying impacts and designing mitigation measures for residential, retail, commercial, office, industrial, institutional, recreational, medical, and hotel facilities throughout New England. He has presented testimony to over 200 Boards of Selectmen, City Councils, Planning Boards and Zoning Boards of Appeal. The Principal-in-Charge is Robert Michaud.

EHM/Real Estate Advisor: 40B Consultant

Edward H. Marchant has served as a Chapter 40B advisor to 51 municipalities in Massachusetts on 109 proposed 40B developments. He has also advised 40B private developers on 52 40B developments in 39 municipalities. In addition, Mr. Marchant has been a frequent speaker and/or moderator at 40B training conferences sponsored by Citizens' Housing & Planning Association (CHAPA), Massachusetts Department of Housing & Community Development (DHCD), Massachusetts Housing Partnership (MHP) and MassHousing.

17. List of Prior Development Projects

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Chestnut Hill Realty (CHR) is one of New England's leading full service real estate companies, specializing in multifamily housing. Established in 1969, CHR owns and manages more than 4,700 apartment units, comprising 30 apartment home communities in Greater Boston and Rhode Island, and over 180,000 square feet of commercial space. The portfolio includes 10 apartment home communities in Brookline.

While many of the properties in Chestnut Hill Realty's portfolio were purchased, recently the company has permitted, upgraded and/or developed many other apartment communities.

Recently Developed Apartments:

- In 2015, Chestnut Hill Realty received approval to build an 88 unit mixed-income apartment community in Newton. The Residences at Kessler Woods is under construction and will be open in the spring of 2017.
- In 2014, Chestnut Hill Realty receives approval to build Fenway Diamond on Minor Street in Boston. The 49 unit studio, one and two bedroom apartment community began leasing in the summer of 2015.
- In 2015, Chestnut Hill Realty received a Comprehensive Permit in Brookline for 161 one, two, three and four-bedroom apartment units. This mixed income apartment community has not commenced construction.
- In 2013, Chestnut Hill Realty began a program in Cambridge to add basement apartments to some of their older apartment buildings that met specific criteria approved by the City. The first new basement units came on line in 2015 at Wendell Street. Additional basement units have been approved on Langdon Street and Chauncy Street.

Additional Properties Developed by Chestnut Hill Realty:

- Alden Towers - a full rehabilitation of 86 units in the historic Longwood Towers in Brookline.
- Norwest Woods - the addition of 54 new units at Norwest Woods in Norwood, MA.
- Ridgecrest Village - the addition of a new pool and pool house as well 48 new units as well as the addition of a 12-unit apartment building in West Roxbury, MA.
- Norwood Gardens – the addition of 12 new units in Norwood, MA.
- Village Green – new leasing office in Plainville, MA.
- Hancock Village – the rehabilitation of an 90,000 s/f shopping center and the addition of 30,000 s/f corporate headquarters.
- Roslindale Square – Participated in a public/private partnership to reinvigorate the area that resulted in a new 20,000 square foot medical and dental center.
- B'nai B'rith – converted 12 apartments to condominiums in Newton.
- Built townhomes in Portsmouth, RI.
- Developed British Landing.
- Swan Pond – Apartment community in Walpole.

Puddingstone at Chestnut Hill

Chestnut Hill Realty Portfolio

Boston

- Brighton – 200+ apartments
 - Newton Park
 - Kilsyth Court Court, Hall and Manor
 - Selkirk Place
- West Roxbury – 600 units
 - Ridgecrest Village
 - Hancock Village

Cambridge - 297 units

- Brattle Arms
- John Harvard
- Chauncy Court
- Wendell Terrace
- Langdon Street and Langdon Square

Brookline – 800+ apartments

- Hancock Village
- Longwood Towers
- 1443 Beacon Street
- Auburn Harris Courtyard
- Beacon Fairbanks Manor
- Hampton Court
- Harvard Terrace
- St. Paul Gardens
- Green Street
- Kent Street

Great Boston

- Norwood Gardens – 344 apartments in Norwood
- Norwest Woods – 406 apartments in Norwood
- Water View Village and Terrace - 581 apartments in Framingham
- Waterfall Hills – 243 apartments in Canton
- Village Green – 400 apartments in Plainville

Rhode Island

- The Regency Plaza – 444 apartments in Providence
- Bay View Estates - Portsmouth