

The Circle

Brookline Planning Board and DAT

Update

February 19, 2015

Ted Tye
Managing Partner



Development Team

- National Development has become lead developer and controlling partner
- BDG remains as a joint venture partner

National Development

- Locally based and locally committed
- Award-winning developments for 30 years
- Commitment to community, creativity, stability and sustainability
- Expertise in residential, senior housing, hotel, retail and commercial
- Known for complex, mixed-use developments

National Development Representative Projects

- Ink Block
- Waterstone at Wellesley
- MarketStreet Lynnfield
- Station Landing
- The Green District
- Goddard House in Brookline

Ink Block



Six building redevelopment of a city block, former location of the Boston Herald

Waterstone at Wellesley



Two building redevelopment of former Grossman's site, 2013 winner of best senior housing community in US

MarketStreet Lynnfield



Development of former Colonial golf course with luxury retail, office and residential

Station Landing



Seven building award-winning mixed use community in Medford, MA

The Green District



Constructed and then acquired Eco, Edge and Element buildings in Allston.

Goddard House in Brookline



Redevelopment of former Brookline Hospital site as 115-unit assisted living community, winner of best assisted living project in US and featured in Architectural Digest.

Design Team

- Elkus Manfredi Architects (building architecture)
- Stantec (site planning and landscape architecture)

Approach to The Circle

- Create an iconic, high quality, investment-quality development
- Respect established goals and work to date
- Change as little as possible, but look for opportunities to improve
- Minimize impacts to abutters (size, traffic, views, noise, etc.)
- Get it built in 2015!

Program

- Hilton Garden Inn - 162 rooms, high quality urban design
- Waterstone at the Circle - 92 luxury senior apartments
- Spaces for restaurant/retail on Chestnut Hill Ave.
- 188 parking spaces

What's the Same

- Number of hotel rooms, apartments and parking spaces
- Commitment to off-site mitigation on Chestnut Hill Ave.
- Vision to create an active, public ground floor on Chestnut Hill Ave. and fronting the park
- Honoring commitments to neighborhood, condo owners, Clinton Road neighbors and others

What's Changed

- Shift from multi-family to luxury active senior apartments – no college students
- Courtyard to create feel of a piazza, eliminate dark area under building, improve garage access
- Two distinct buildings – critical for operations and financing
- Elkus Manfredi exterior design improvements – make it great
- Total building area reduced by about 6,000 s.f., more spaces in garage v. surface
- 27% trip reduction in AM peak, 38% in PM peak



Existing Conditions



Prior Plan



Precedent Images



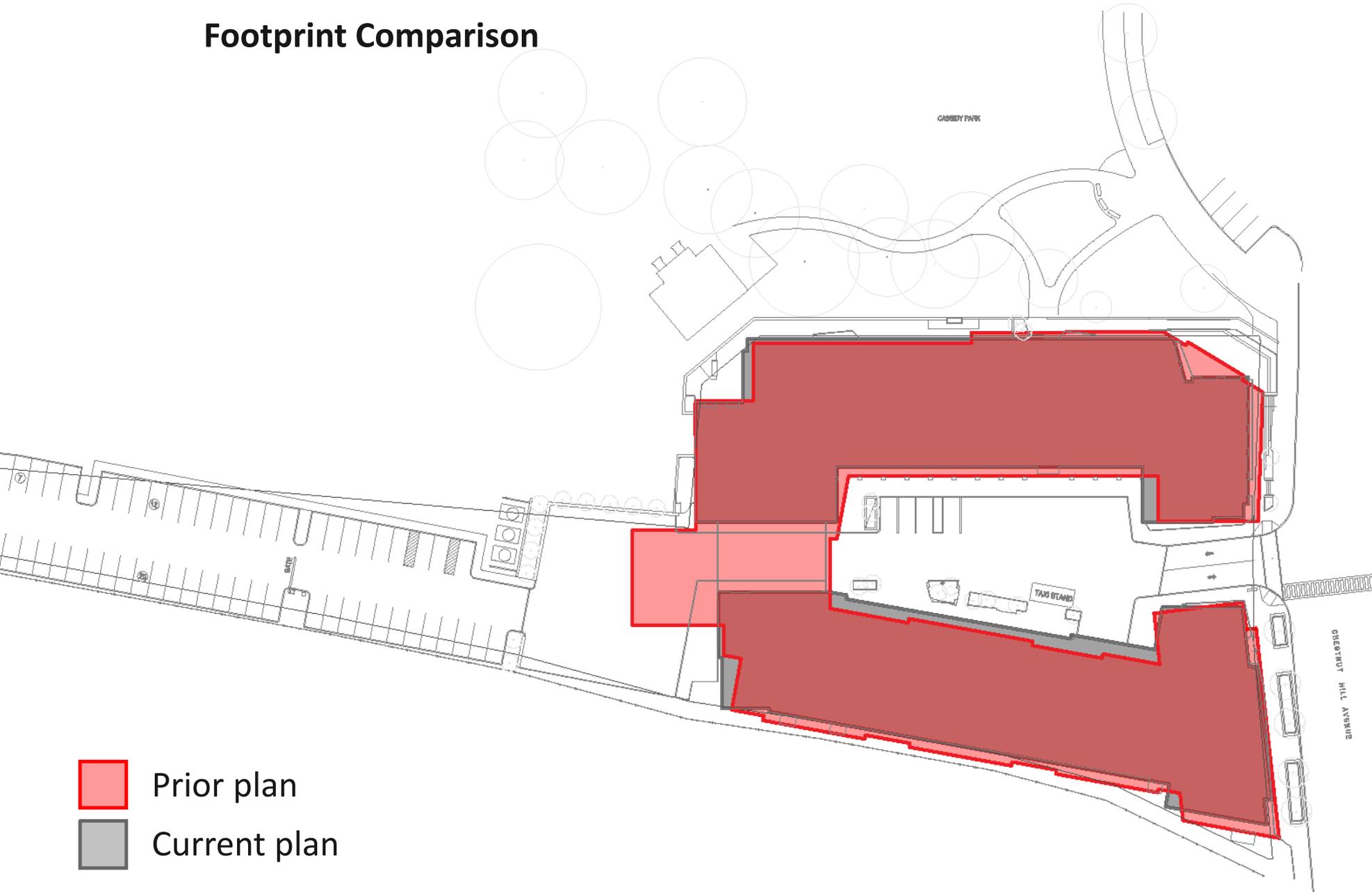
THE CIRCLE
Boston / Brookline, MA

Site Plan
FEBRUARY 19, 2015

ELKUS | MANFREDI
ARCHITECTS

Current Plan

Footprint Comparison



- Prior plan
- Current plan



Public/Private Outdoor Areas



Parking Plan



Stantec

Planning and Landscape Architecture P.C

THE CIRCLE

BOSTON / BROOKLINE, MA

Proposed Site Plan - January 2015

Clinton Road Landscape Detail





ELKUS MANFREDI ARCHITECTS

THE CIRCLE
Boston / Brookline, MA

View From Cassidy Park
FEBRUARY 19, 2015

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Boston/Brookline, MA

Cassidy Elevation
JANUARY 7, 2015

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Looking South on Chestnut Hill Avenue
FEBRUARY 19, 2015

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View from Parking Lot
DECEMBER 15, 2014

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MBTA Elevation
JANUARY 5, 2015

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ARCHITECTS

Clinton Road Elevation