

Sunrise of Chestnut Hill

PRESENTATION TO LAND USE COMMITTEE
JUNE 27, 2023



SUNRISE SENIOR LIVING CONFIDENTIAL & PROPRIETARY INFORMATION

1

Proposed Site Plan

- 5-Story Building
- 120 Beds / 95 Units
- 46 Parking Spaces



2

Sunrise of Chestnut Hill – Proposed Street View



3

Sunrise of Chestnut Hill – Previous Building Design



4

Sunrise of Chestnut Hill – Proposed Street View



5

Sunrise of Chestnut Hill – Proposed View from Rear



6

Proposed Site Landscaping

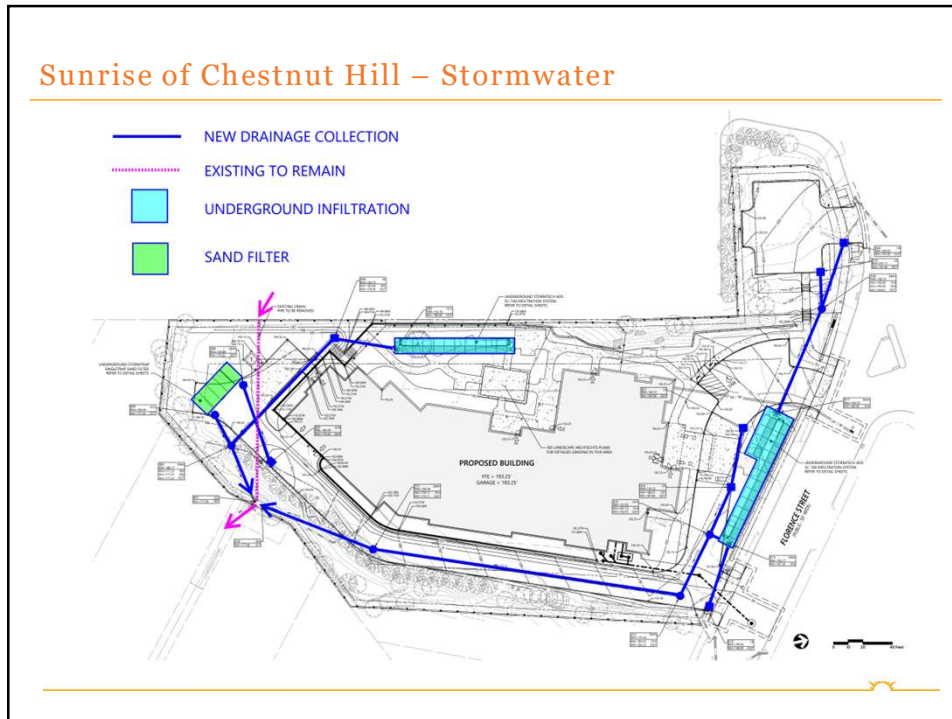


7

Sunrise of Chestnut Hill – Proposed Rear Garden



8



9

Sunrise of Chestnut Hill

- Passive House
- PHIUS (Passive House Institute United States) or PHI (Passivhaus Institut)
- Sunrise is very much interested in the Mass Save incentives for Passive House certification. We have had several meetings and numerous emails both with MassSave and Eversource
- The community will be primarily electric
- Sunrise will continue to explore low embodied carbon building materials

10



11

Project Traffic Review

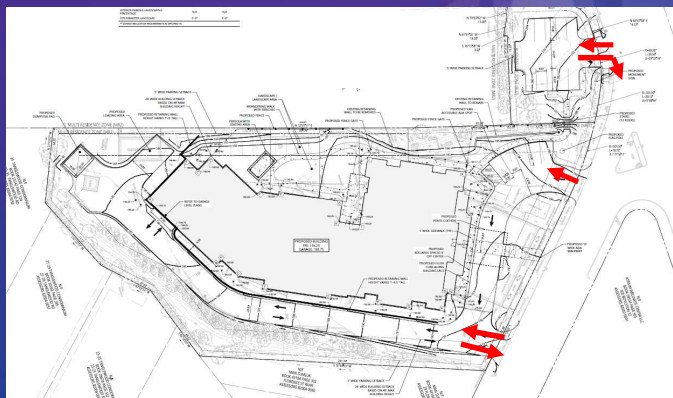
Table 4 Potential Credit for Winston Florist/Nursery Use

Time Period	Existing Florist Trips ^a	Proposed Sunrise of Newton Trips ^b	Change in Trips
Weekday Daily			
Enter	422	156	-266
Exit	422	156	-266
Total	844	312	-532
Weekday Morning Peak Hour			
Enter	15	13	-2
Exit	15	9	-6
Total	30	22	-8
Weekday Evening Peak Hour			
Enter	43	11	-32
Exit	43	18	-25
Total	86	29	-57

a. Trip Generation estimate based ITE LUC 817 (Nursery Garden Center) for 12,400 sf.
b. Trip Generation estimate based ITE LUC 254 (Assisted Living) for 120 Beds.

12

Proposed Access



SUNRISE OVERVIEW

13

Area Pedestrian Amenities



SUNRISE OVERVIEW

14

Transportation Demand Management (TDM)

- Establish a TMD Program Coordinator
- Secure outdoor bike storage will be provided
- Shower room for employees who bike to work.
- Display public transit schedules in central location
- Implement an on-site car-pool rideshare program with guaranteed ride home.
- Sunrise operates a car service for residents for Dr. Appointments and similar.
- \$31,250 one-time contribution for employee public transportation subsidies
- \$23,400 one-time contribution for city-initiated transit improvements



SUNRISE OVERVIEW

15

Thank you



16