

PROPOSAL FOR NEW HOUSING AND
OFFICE BUILDING RENOVATIONS
209 HARVARD STREET

ARROWSTREET

4 Oct 2017

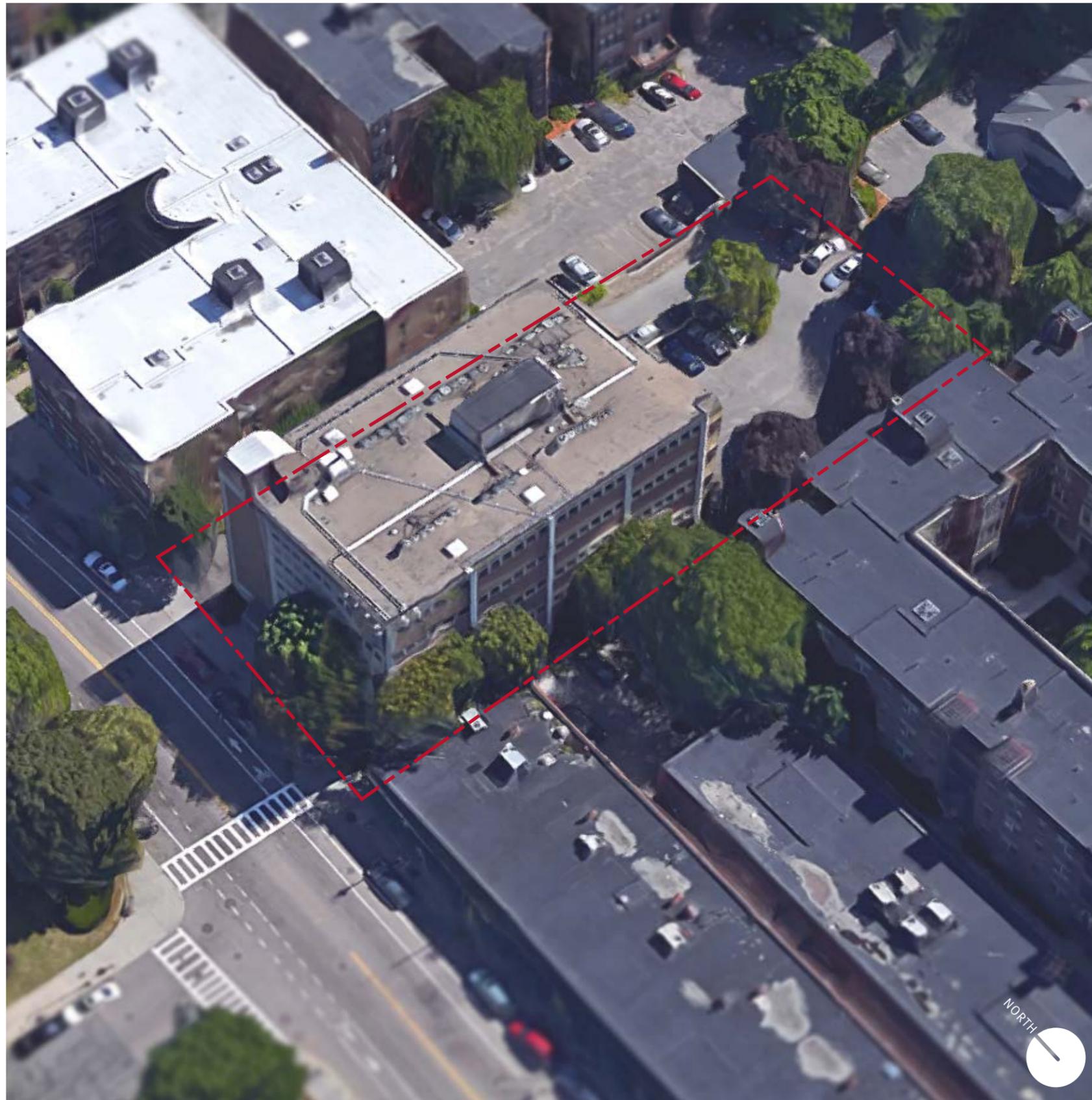




209 Harvard Street: Proposal for New Housing and Office Building Renovations

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PROGRAM STATEMENT

209 Harvard Street is an existing five story building providing Medical Office space on the 4 upper floors, enclosed parking on the ground and basement level, and an open parking lot in back. This proposal is to renovate and activate the Harvard Street façade and to build a new housing component on the rear portion of the lot. The approach taken is one which emphasizes sustainability and healthy urban living, both in the residential component and renovations/additions to the Medical Office building. The owners have recently installed photovoltaic collectors on the roof and are incorporating principles of sustainable and “energy efficient” design in the proposed work.

The housing portion of this proposal is to build four levels of units, mostly micro-units over two levels of parking. There are 35 Micro-units (approximately 365 SF) and 14 One Bedroom units (approximately 630 SF). The expectation is that these units will constitute a good addition to the range of housing options available in town, particularly for professionals looking for an active lifestyle and valuing both the amenities and the transit options available in Coolidge Corner. Affordable units are included. We recognize that there are variances required on this lot, which straddles two zoning districts, but we believe that the massing and the uses fit well in this location. The scale of the housing, with its landscaping and architectural treatment, is designed to harmonize with the neighboring buildings.

The Medical Office building renovations include several improvements to the Harvard Street Façade: (a) a café with outdoor seating on the ground floor, (b) a new more welcoming façade material replacing the precast concrete with a glass and panelized system that admits more daylight, and (c) a two-story glazed addition featuring a stairway connecting the ground and second floor. This feature is part of a building-wide approach to renovation and construction which emphasizes sustainability, “biophilic design” and “wellness”. These features are particularly appropriate given the mission to provide a fit and healthy, community-centric place to live and a Medical Building that supports wellness needs of the area.

The site plan shows the new café seating on site along Harvard Street and the entry path to the entry courtyard along the south side of the property. The former, along with the new façade materials and glass addition will activate the street. The latter provides a pleasant arrival sequence for the new residents. Preliminary grading and landscape materials, as well as critical dimensions, are indicated.

209 Harvard Street, Brookline, MA

PRELIMINARY (10/03/17)

Present Lot Conditions

	Existing	How Attained	Notes
Lot Size (SF)	24644 SF	(Survey)	
GFA (SF)	31331 SF		
FAR	1.27	Special Permit	ZBA Case #1668
Height (LF)	+/- 55' from Harvard St	Original Construction Docs	
Parking (Spaces)	63	Special Permit	ZBA Case #1668; #2260; #2016-22
Front Yard (LF)	10'	By Right	
Side Yard (LF)	7'-6"	Special	ZBA Case #1668
Rear Yard (LF)	122'-2"	By Right	
Landscaped OS (SF)	--	--	Per 5.90 Not applicable (Not in Res Dist)
Usable OS (SF)	0	By Right	Per 5.91 Not applicable (no DU's)

PROPOSED HOUSING

Floor	Total GFA*	Micro	1 Bed	Total Units
Basement	829 SF*			
01	2,278 SF	7	3	10
02	6,699 SF	7	3	10
03	6,699 SF	7	3	10
04	6,699 SF	7	3	10
05	6008 SF	7	2	9
Total	29,212 SF	35	14	49

*Including basement stair & elevator; not including parking at basement or grade level (to be clarified re zoning definition of GFA)

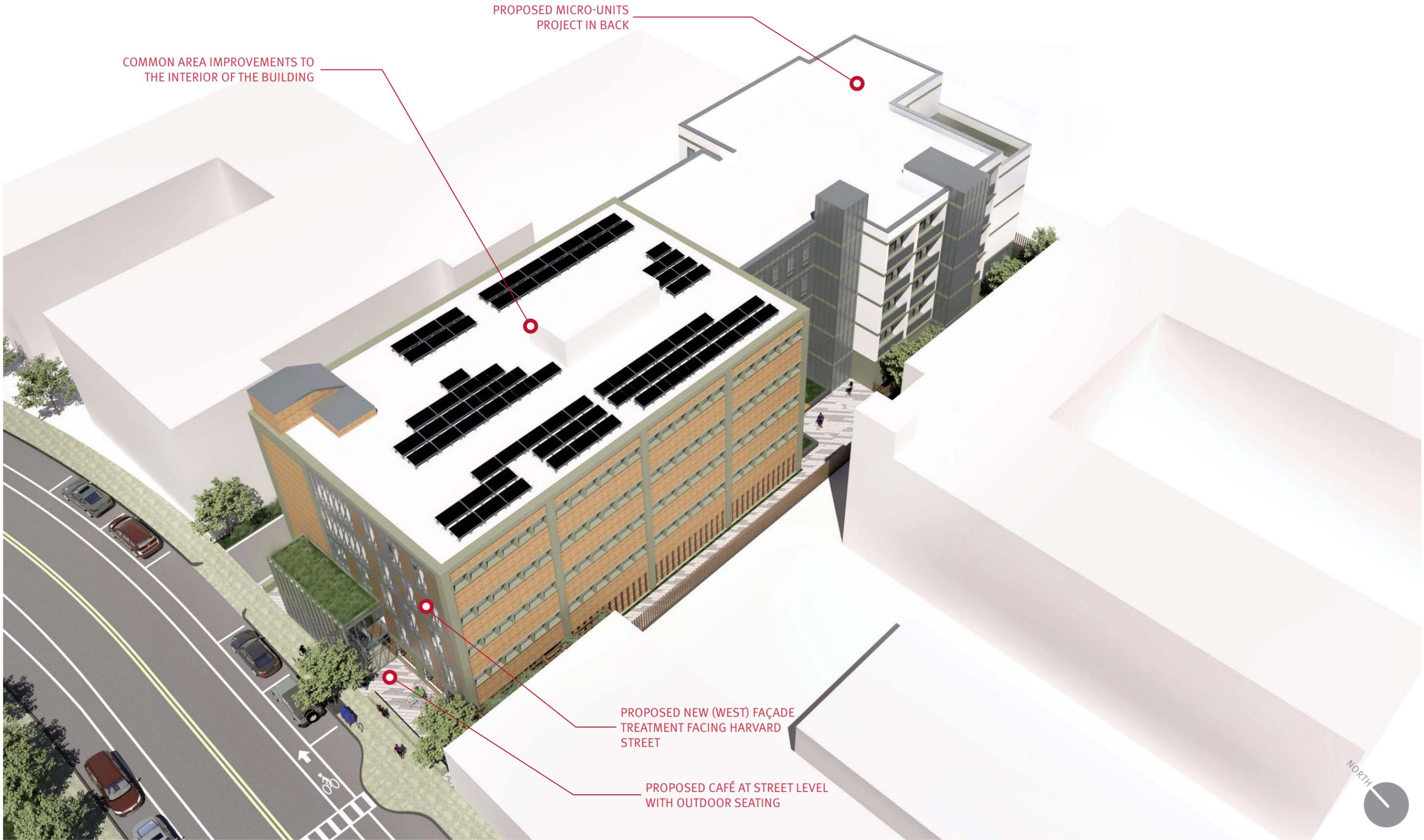
Proposed Project

	Front Part of Lot: (Existing & Proposed) Medical Office/Retail // District L-1.0			Rear part of Lot (Proposed Housing): District M-1.5		Combined	
	Allowed/Required	Proposed		Allowed/Required	Proposed (housing)	Proposed	Relief Required
Zoning Designation	L-1.0			M-1.5			
Required Lot Size (SF)	No Minimum Required	+/- 10,400 SF ⁽¹⁾		No Minimum Required	+/- 14,244 SF ⁽¹⁾	+/- 24,644 SF	
GFA (SF)	10,400 SF (allowed)	33695 SF		21,366 SF (allowed)	29212 SF	62,907 SF	
FAR	1.00	3.24	Existing Allowed by Special Permit	1.5 (allowed)	2.05	2.55	Variance/Modification
Height (LF)	40'	No change from Existing		45-50' (allowed)	Approx. same as Medical	Approx. same as Medical	
Parking (Spaces)	168 (required)	32	See Special Permit/Variance + Data	46	29	61	Variance/Special Permit/Modification
Front Yard (LF)	10'	0		Not Applicable	Not Applicable		Special Permit
Side Yard (LF)	None	no change		(H+L)/6 = +/- 28' ⁽²⁾	12'-9" (12' wide bay at 7'-11")		Special Permit
Rear Yard (LF)	Not Applicable	Not Applicable		(H+L)/6 (at least 30') = 30'	11'-2"		Special Permit
Landscaped O/S (% of GFA) (SF)	0	Not Applicable	Per 5.90 Not applicable (Not in Res Dist)	10% of GFA (required) = 2,921 SF	3,332 SF		
Usable O/S (% of GFA) (SF)	0	Not Applicable	Per 5.91 Not applicable (no DU's)	15% of GFA (required) = 4,382 SF	1,745 SF ⁽³⁾ (roof terrace & entry court)		Variance

Note 1: Lot area total is from survey; parts are approximate

Note 2: Assumes 111' length (housing only) plus 55' height

Note 3: Entry Court: 998 SF; Fifth Floor Terrace: 747 SF

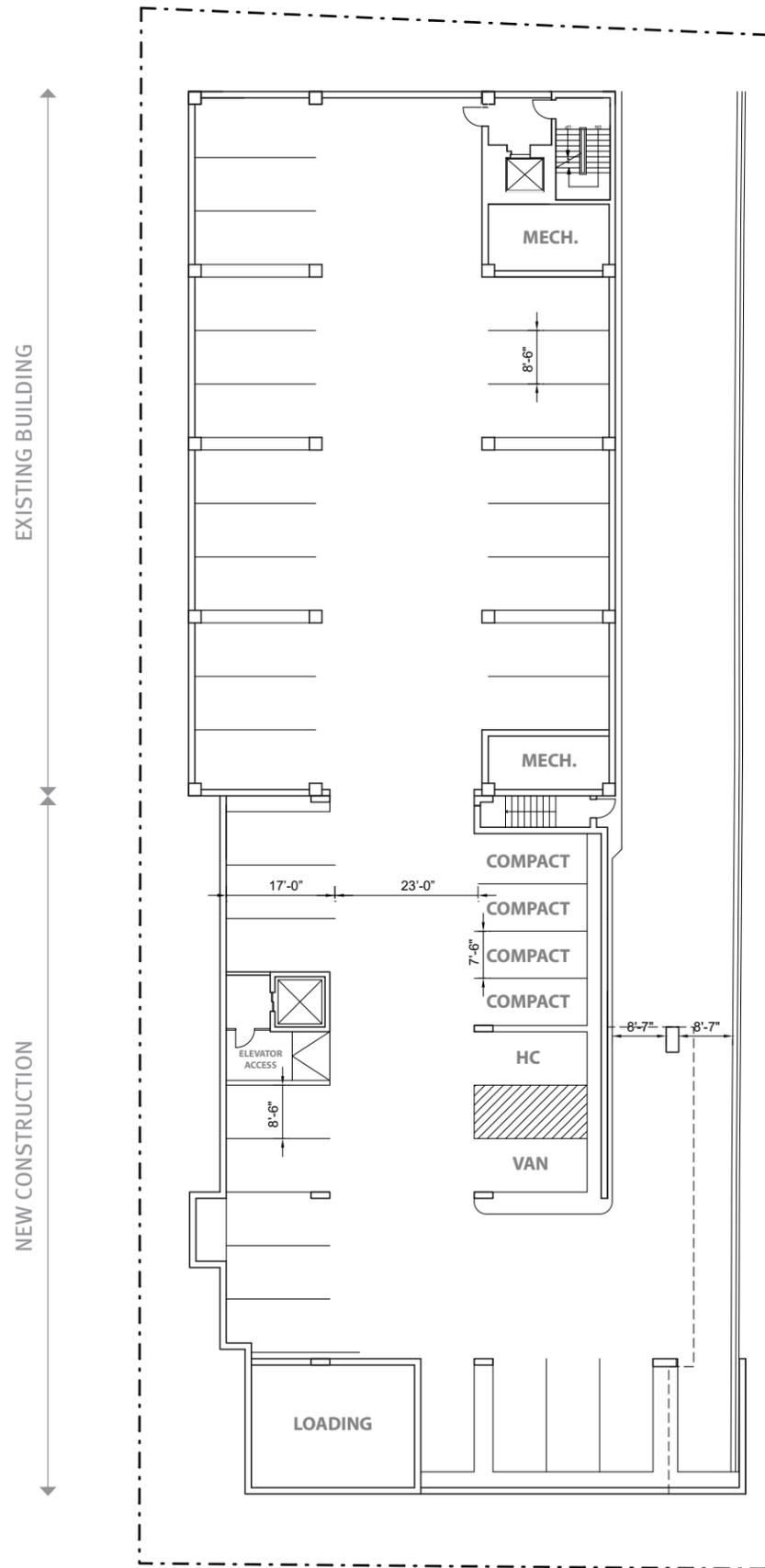




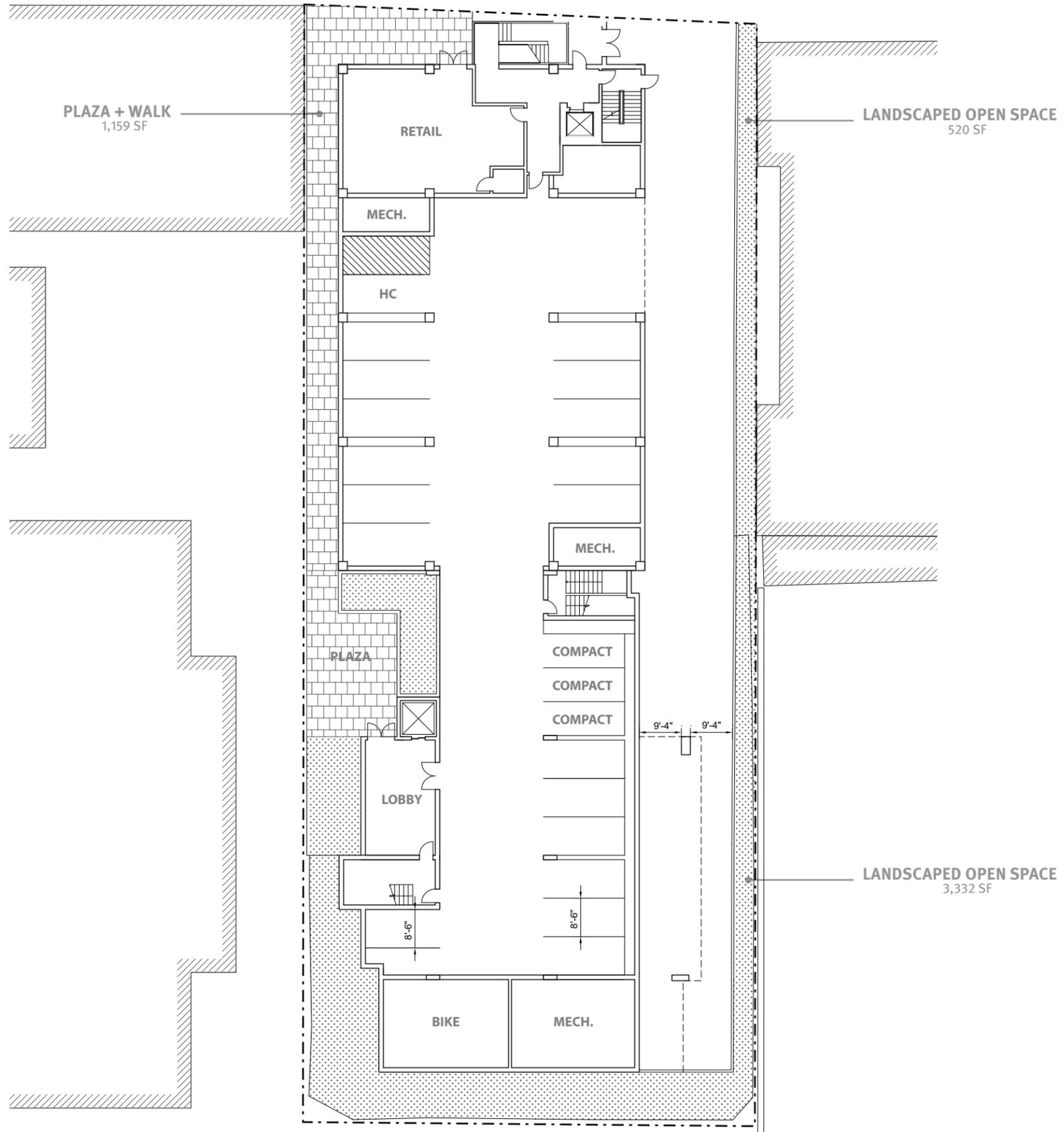


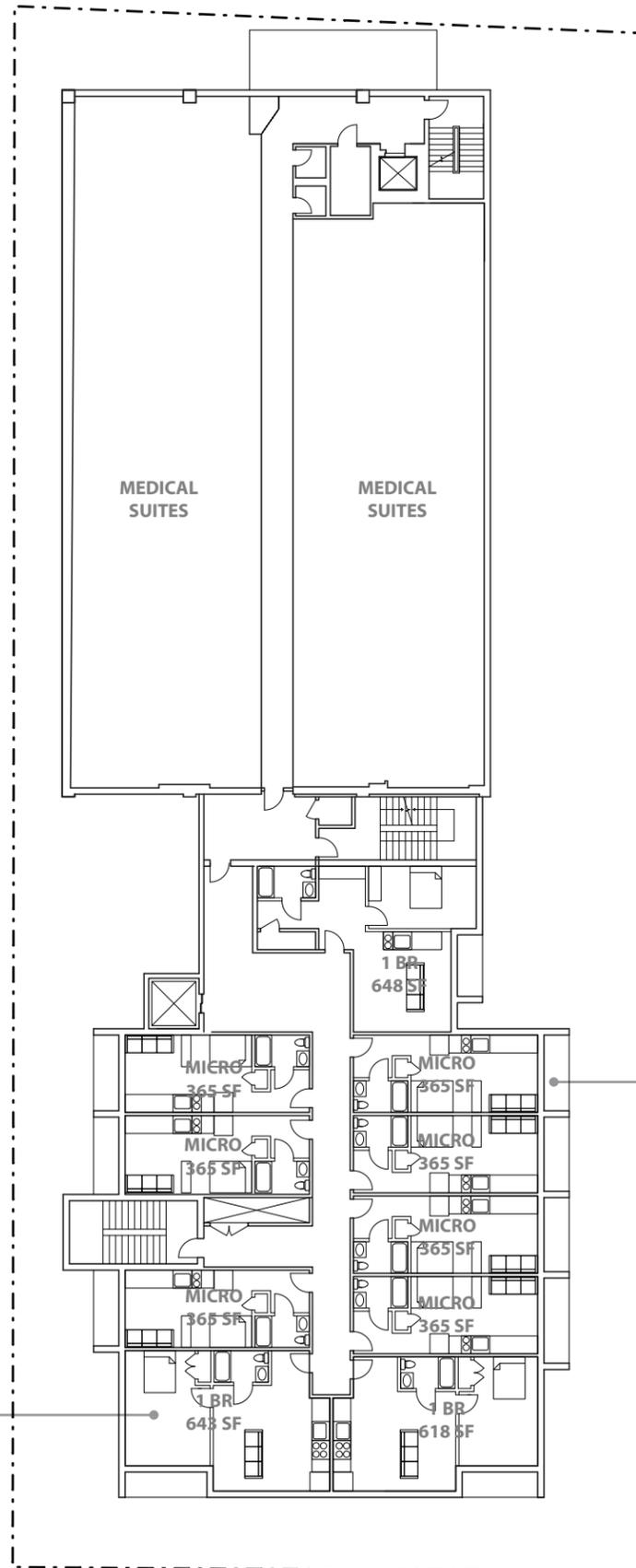






HARVARD STREET





COMMON TERRACE
AT TOP FLOOR

BALCONY, TYPICAL



MARION STREET
(PUBLIC - 50' WIDE)

HARVARD STREET

