

**500 HARVARD STREET
CHAPTER 40B**

**SITE PLAN REVIEW AND
DESIGN ANALYSIS**

Planning Department
ZONING BOARD
OF APPEALS
1.16.2020

PRESENTATION OVERVIEW

- **Recap of proposal**
- **Site plan and design review framework**
- **Existing site conditions**
- **Surrounding context**
- **Design analysis and intensity of use**
- **Recommendations**

MASSHOUSING LETTER

Based on MassHousing's consideration of comments received from the Municipality, and its site and design review, the following issues should be addressed in your application to the local ZBA for a Comprehensive Permit and fully explored in the public hearing process prior to submission of your application for Final Approval under the Program:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.
- The Applicant should be prepared to engage in dialogue with abutters and address concerns relative to what the Municipality believes are unreasonable setbacks.
- The Applicant should be prepared to discuss concerns relative to the proposed size, scale and architectural style of the proposed multi-family building and its impact on the neighborhood and direct abutters. The Applicant should discuss its initial study and fully describe proposed measures to mitigate these concerns.
- The Applicant should be prepared to provide sufficient data to assess potential traffic impacts on area roadways and intersections, including the safety of proposed site access and egress, and to respond to reasonable requests for mitigation.
- The Applicant should be prepared to discuss opportunities for open space accessible to all tenants.
- The Applicant should be prepared to discuss the proposed use of the stacked parking technology and respond to reasonable requests for mitigation of potential noise associated with the system.

Excerpt from
[1.30.2020 Letter](#)

**SITE PLAN AND
DESIGN REVIEW
FRAMEWORK**

SITE PLAN REVIEW COMPONENTS

OBJECTIVE STANDARDS, DESIGN PRINCIPLES,
AND BEST PRACTICES

- Public, Health, Environmental Safety
- Site and Building Design + Relationship to Context
- “Good Neighbor” Measures
- Permitting History / Legal Review
- Public Benefits / Mitigation
- Risk Management

TECHNICAL REVIEWS

- Review of Traffic Study
- Parking Demand Analysis
- Site Circulation and Parking Design
- Site and Building Design
- Stormwater Management – Article 8.26
- Climate Action / Sustainability
- Rubbish/Management Plan
- Lighting, Noise Management
- Public Health/Safety
- Police, Fire

TOWN STAFF

- Building
- Fire
- Police
- Traffic and Parking
- Stormwater
- Public and Environmental Health
- Climate Action
- Preservation
- Town Counsel
- Regulatory
- Architecture and Urban Design

PERMITTING HISTORY / LEGAL REVIEW

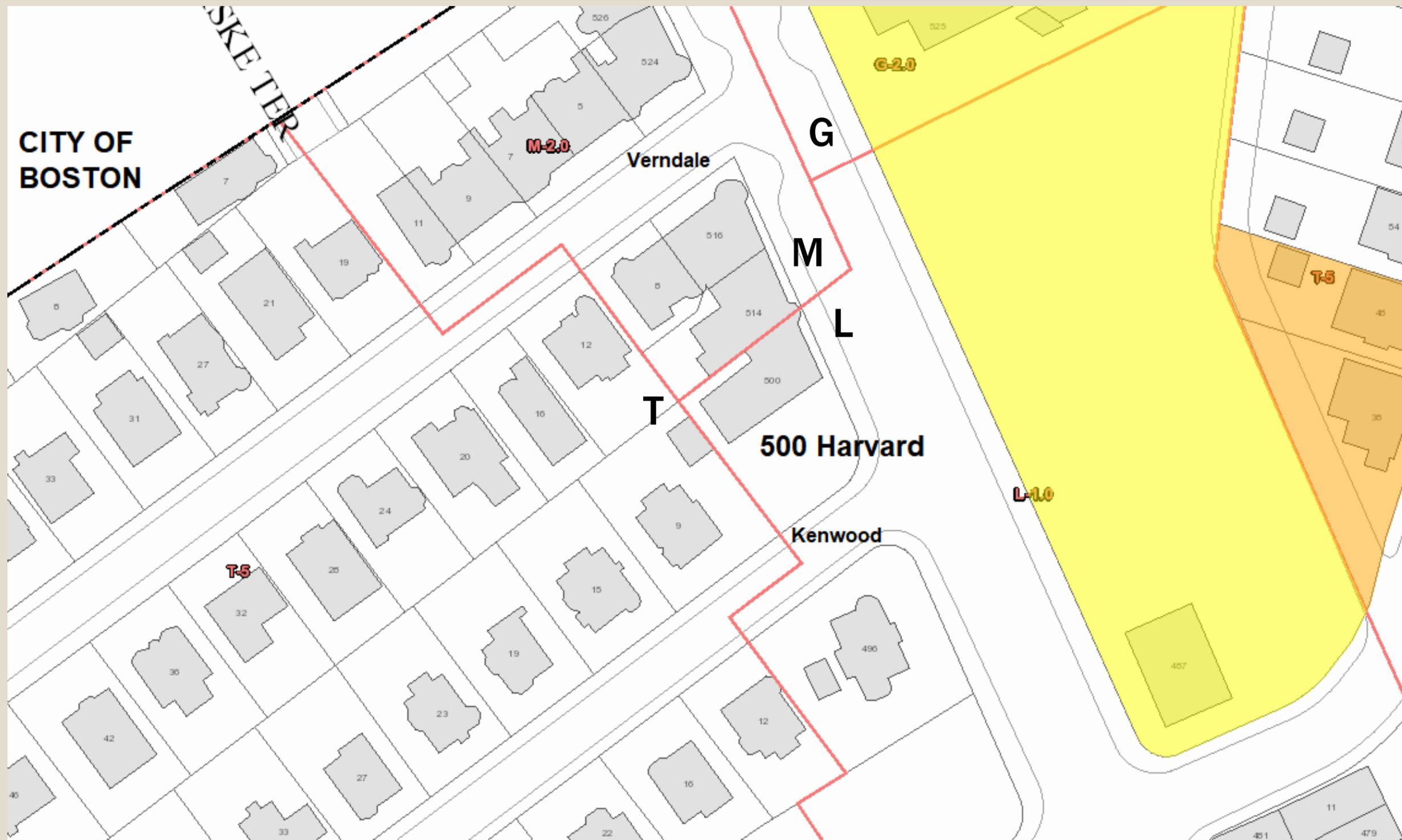
- Possible infectious invalidity / new non-conformities
- State standards (Building, Health, MassDEP)
- Building code existing, proposed violations
- Zoning (Waivers)
- Easements / agreements
- Existing conditions running with the land

EXISTING CONDITIONS

EXISTING SITE CONDITIONS



ZONING DISTRICTS



ZONING

- L-1.0 Local Business
- Mixed use allowed with provisions
- No minimum lot size
- Floor-Area Ratio 1.0 max (regardless of lot size)
- Height 40 feet max
- Rear yard 20 feet min (if abuts T district)
- Open space Sec 5.07
- Side yard setback – depends on building length
- 20 feet to garage entrance facing a street

ZONING

- M-2.0 Multifamily
- Mixed use allowed with requirements
- 5000 sf minimum lot size
- Floor-Area Ratio 2.0 max
- Height 50 feet max
- Rear yard at least 30 feet
- No usable open space min
- Front and side yard setbacks
- 20 feet to garage entrance facing a street

HOUSING PRODUCTION PLAN

Map 1.A

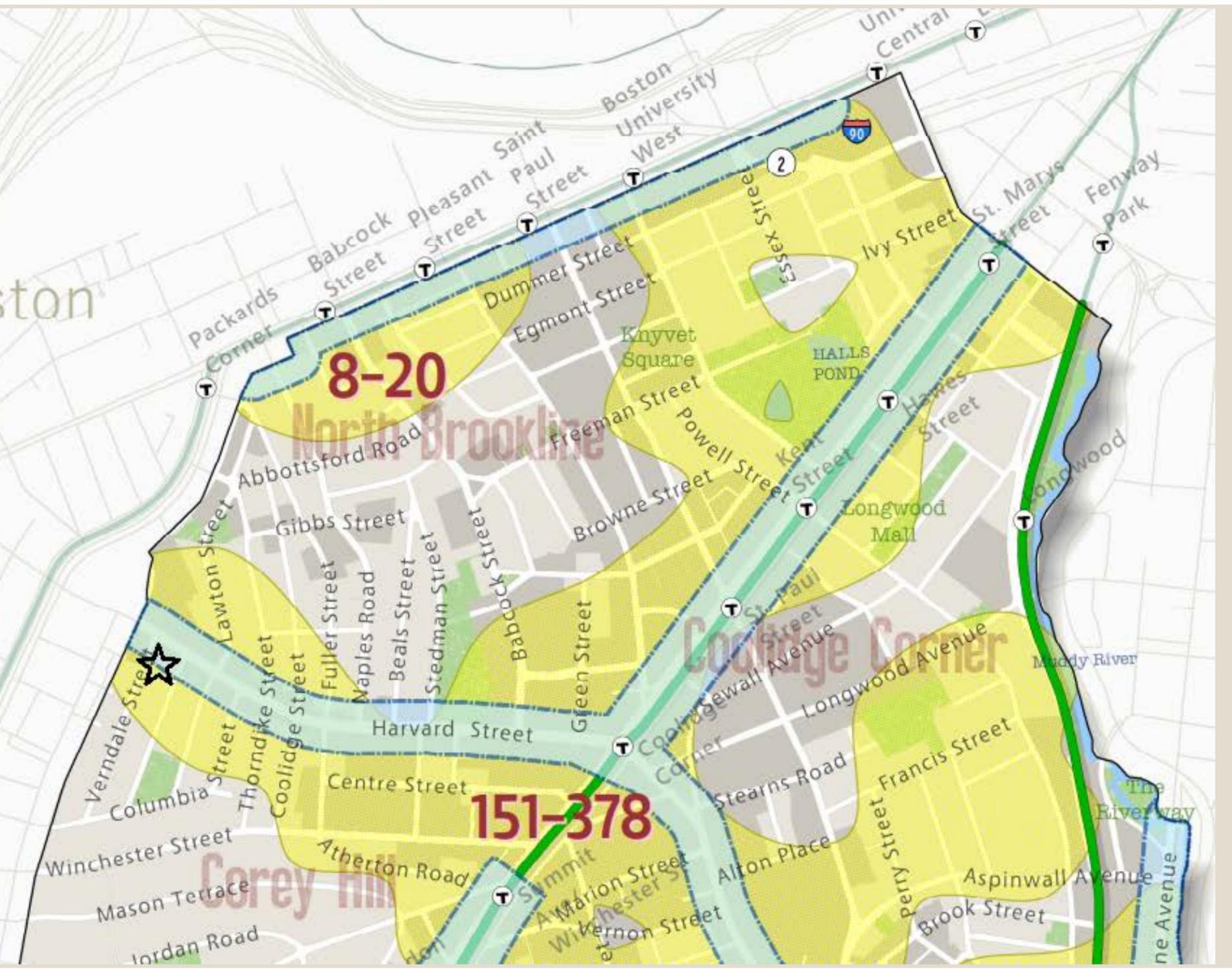
POTENTIAL NEW HOUSING UNITS

	Commercial Zoning Districts
	Opportunity Nodes
	Opportunity Corridors

Allston

8-20

151-378



SURROUNDING CONTEXT

FOUR ZONING DISTRICTS CONVERGE



CONTEXT: BUSINESS DISTRICT



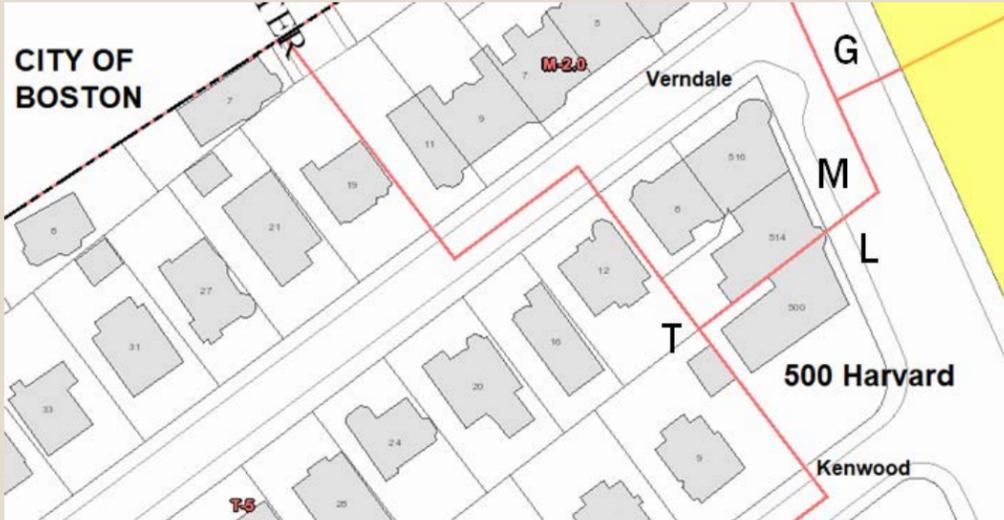
RUSSELL



KENWOOD



BRAINERD



Harvard Street South

- Strong one story retail (L business district)
- Few curb cuts
- 40Bs: 384, 420, 445, 455 (4 to 4.5 stories)
- From Thorndike, Harvard is punctuated by surface lots with curb cuts
- Near 500, Harvard seems wider because of more ambient noise, longer views across lots
- Funeral homes with deep front yard setbacks

Harvard Street North to Comm Ave.

- 3 to 4 story multifamily
- Store chains (G business district)
- Surface parking
- Curb cuts on Harvard

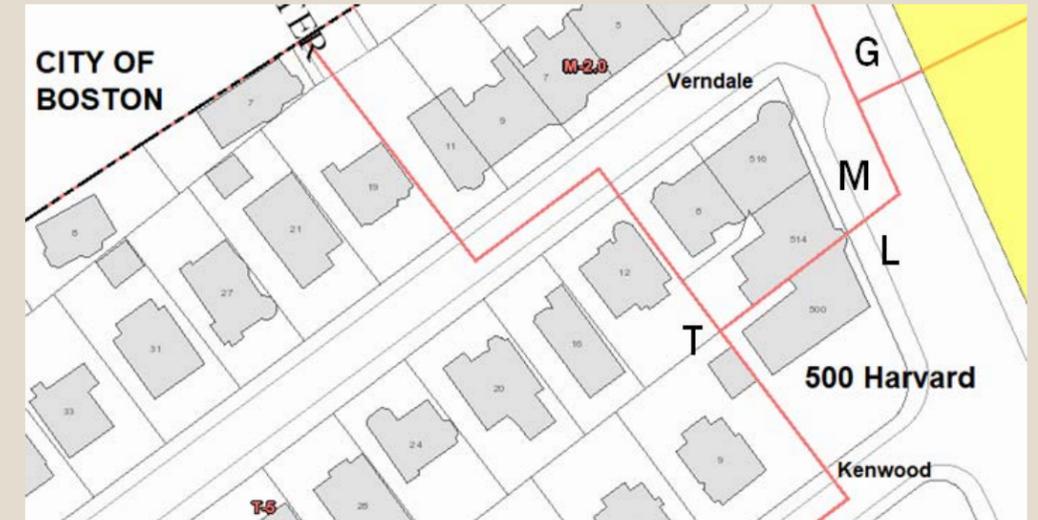
CONTEXT: TWO FAMILY DISTRICT



KENWOOD



VERNDALE



- Main thoroughfares about smaller scale 1-2 family
- Very regular street grid with trees, tree canopy
- Front yard setbacks
- Front porches
- 2.5 stories
- Wood clapboard
- One way streets, speed bumps

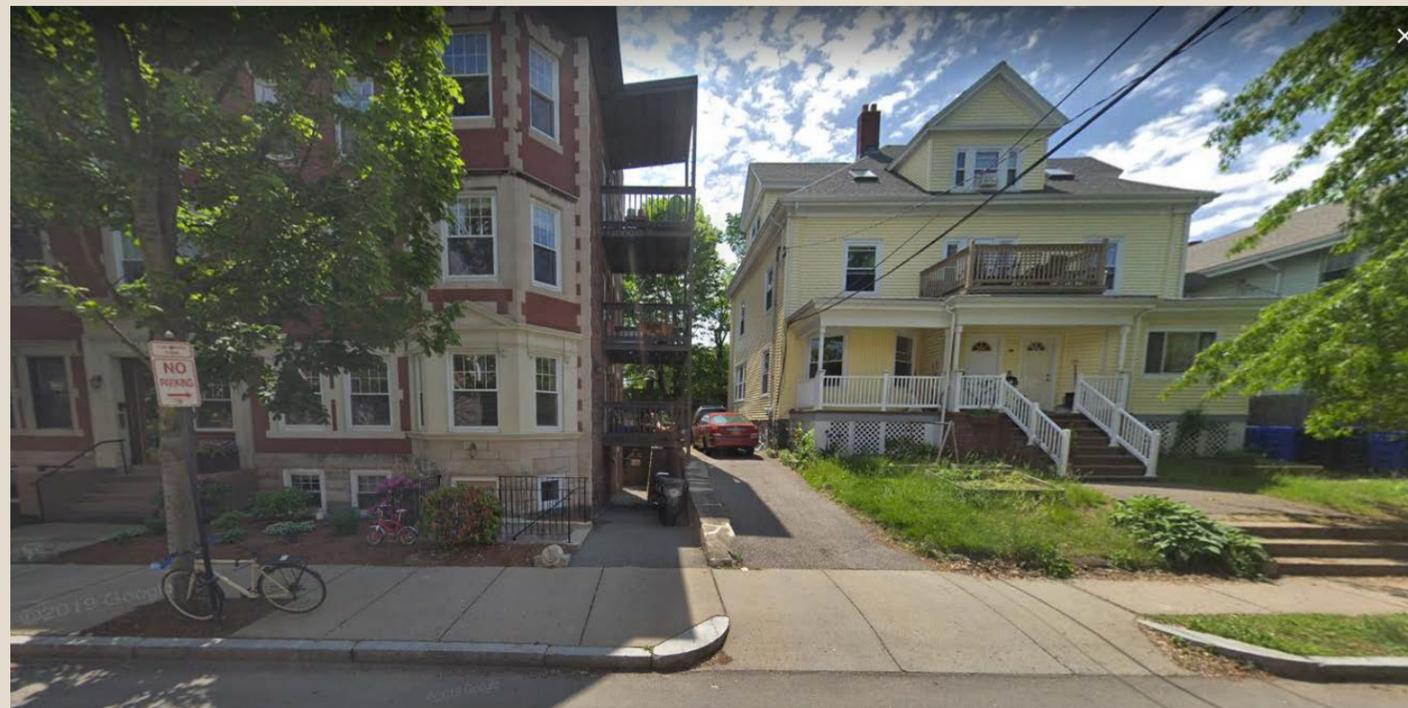
- Business district parcels on Harvard are not separated from residential parcels by alleys, courts, or streets as Beacon is.

CONTEXT: MULTIFAMILY DISTRICT



**BETWEEN
KENWOOD AND
VERNDALE**

- 3.5 stories
- Brick and limestone
- Articulated massing
- Modest but consistent setbacks with plantings



**VERNDALE
BEHIND
500 HARVARD**

MULTIFAMILY DEVELOPMENT PATTERN



VERNDALE-HARVARD Verndale Front Yard

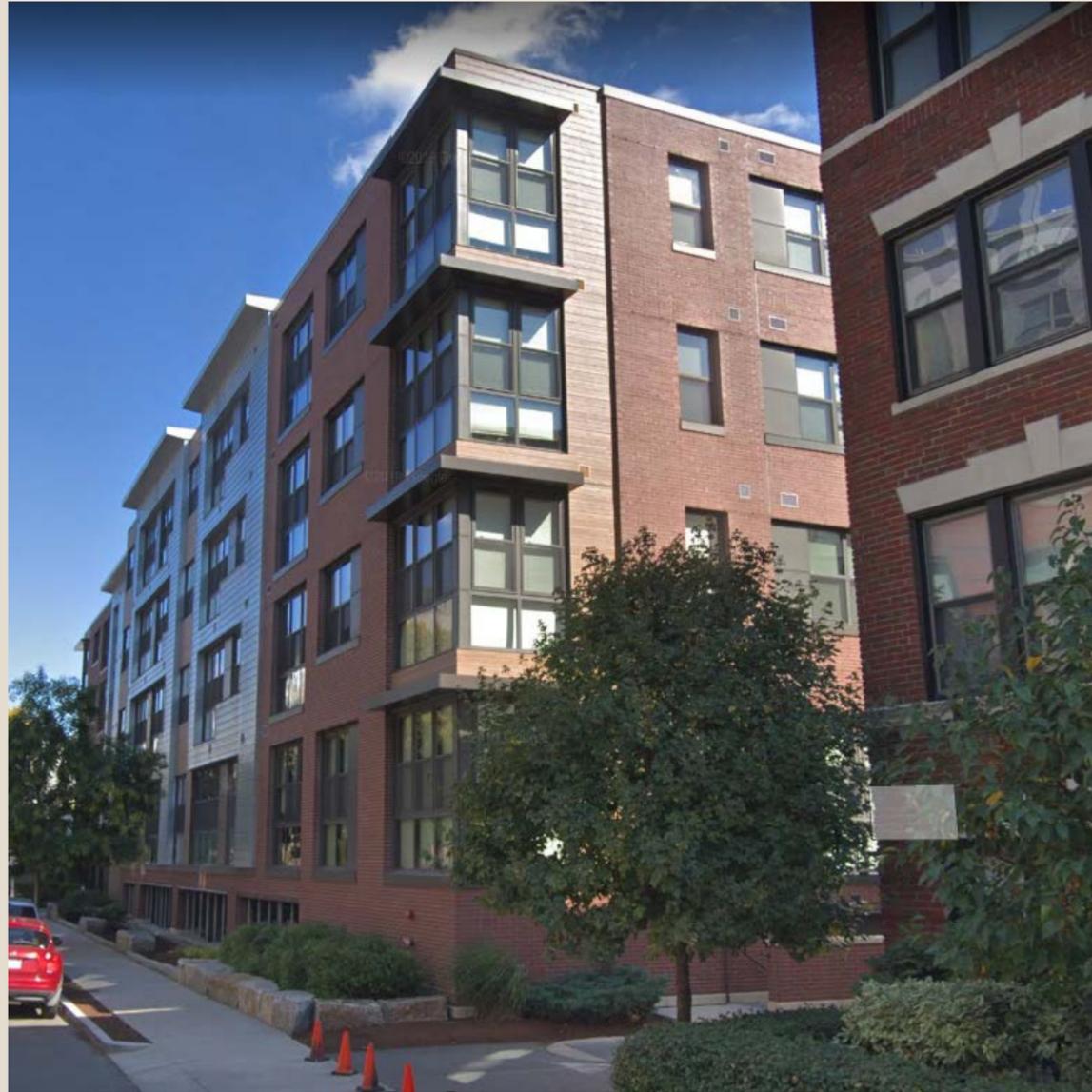
- Setback includes plantings to better tie in with T district
- Residential entrance
- Articulated massing
- Delineation of materials at ground floor
- Two front yards with setbacks, articulation to allow pedestrian to “see around the corner”

HARVARD STREET 40B

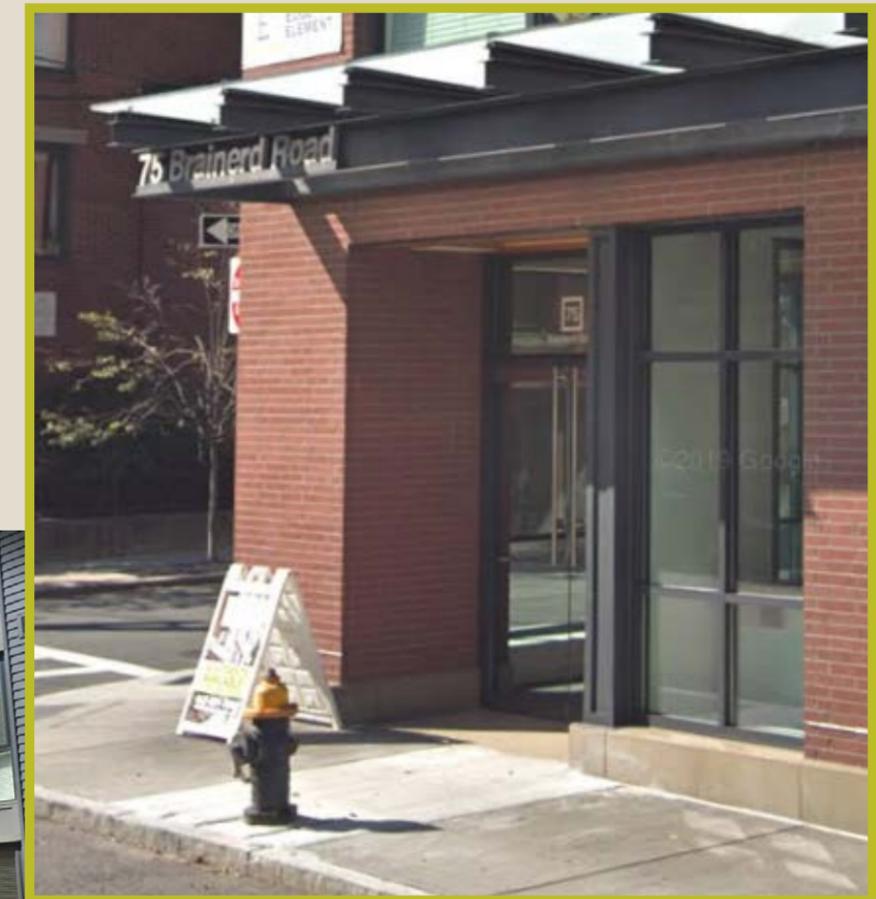
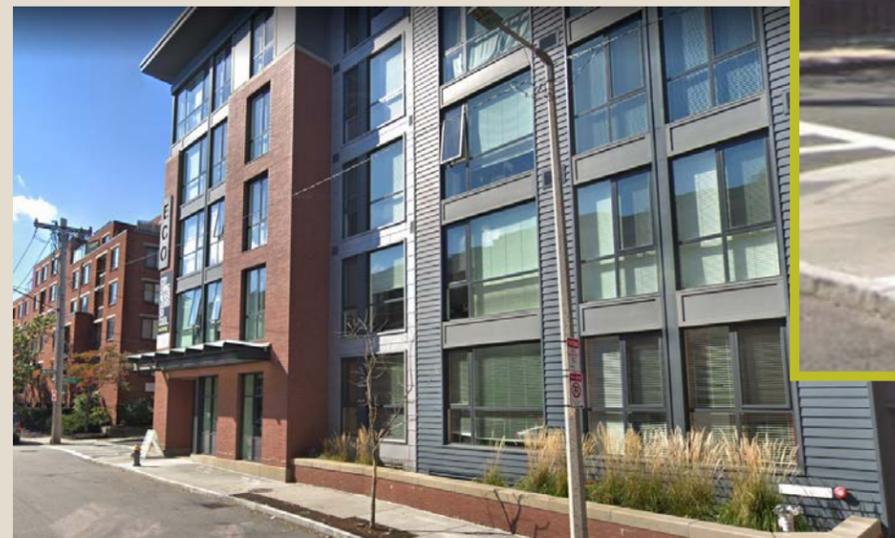


- One story retail
- 3 to 3.5 floors of housing, typical
- Retail and housing are not in the same plane
- Stepbacks on top floor on Harvard and abutting T district

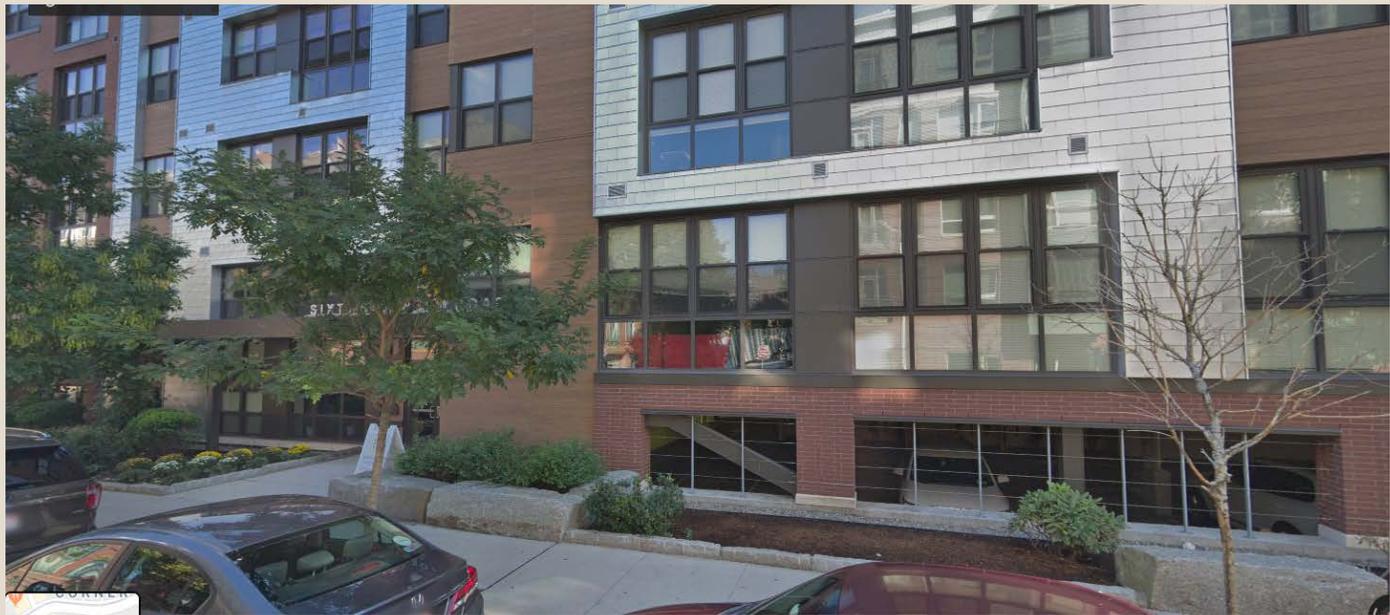
CONTEXT: ALLSTON MULTIFAMILY



- 4 to 5 stories
- Front yard plantings
- Varied use of materials and pattern



CONTEXT: TRAFFIC, PARKING

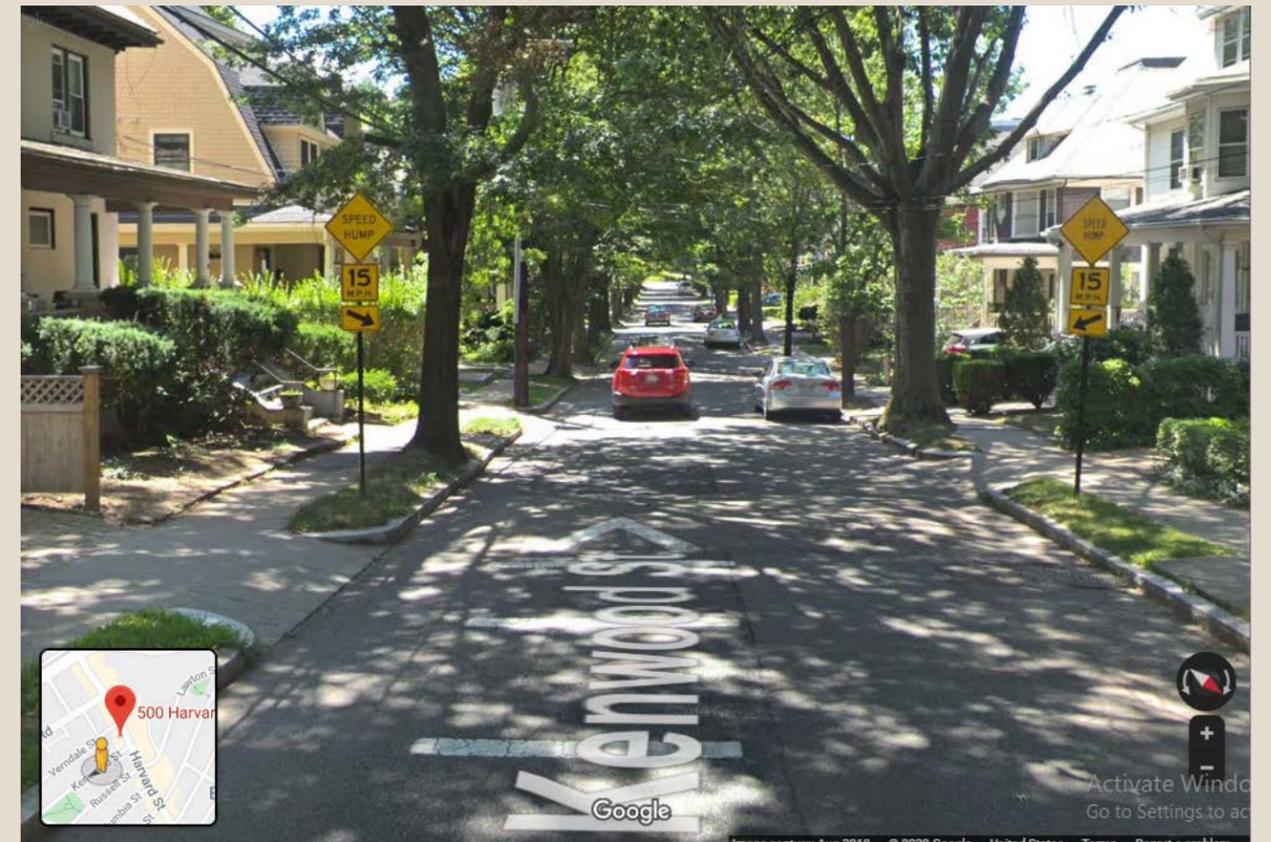
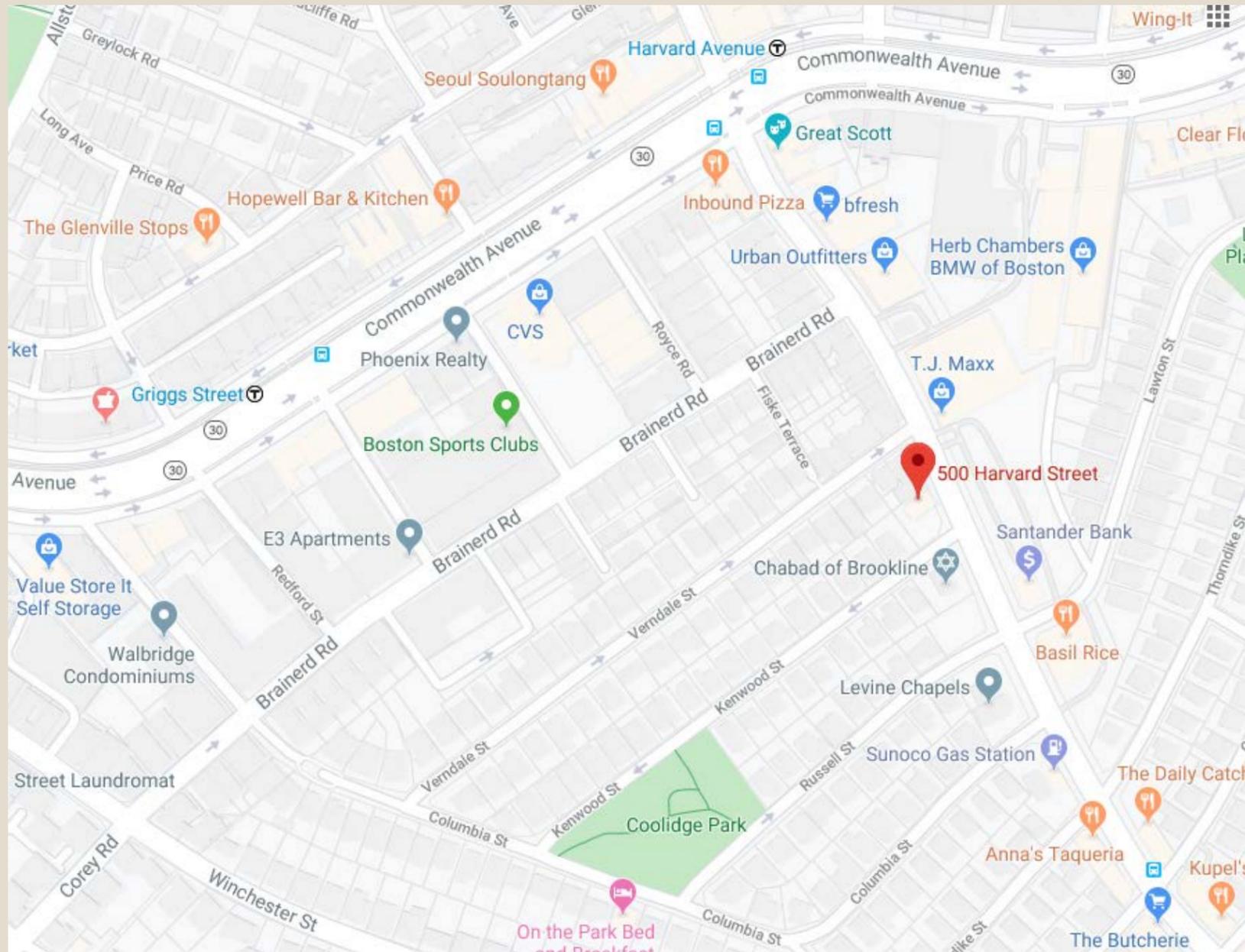


January 12, 2020
Brainerd Road

Allston multifamily at Brainerd

- **1:1** parking ratio (less than **2:1** req'd per Boston zoning 2012)
- Even with on-street and overnight parking
- Off street parking demand is evident in area
- Note partially below grade parking and screening
- **Brookline zoning: TPOD, retail reductions**
- **What about parking for existing multifamily?**

CONTEXT: TRAFFIC, PARKING



- T district has one way streets
- No street parking one side
- Speed bumps and lower speed limits

CONTEXT: TRAFFIC, PARKING



- No public parking lots
- Bike lane
- Bus stop
- Metered parking
- Large store lots
- Traffic light at Verndale and Harvard

IMPACT

Separate testimony from

- **Transportation Board**
- **Police Dept.**
- **Engineering and Transportation Div.**
- **In addition to independent technical reviews for traffic and parking**

DESIGN ANALYSIS

SCALE / MASSING



SKY EXPOSURE PLANE



KENWOOD

Activate Windows
Go to Settings to activate Windows

RESIDENTIAL STREETScape

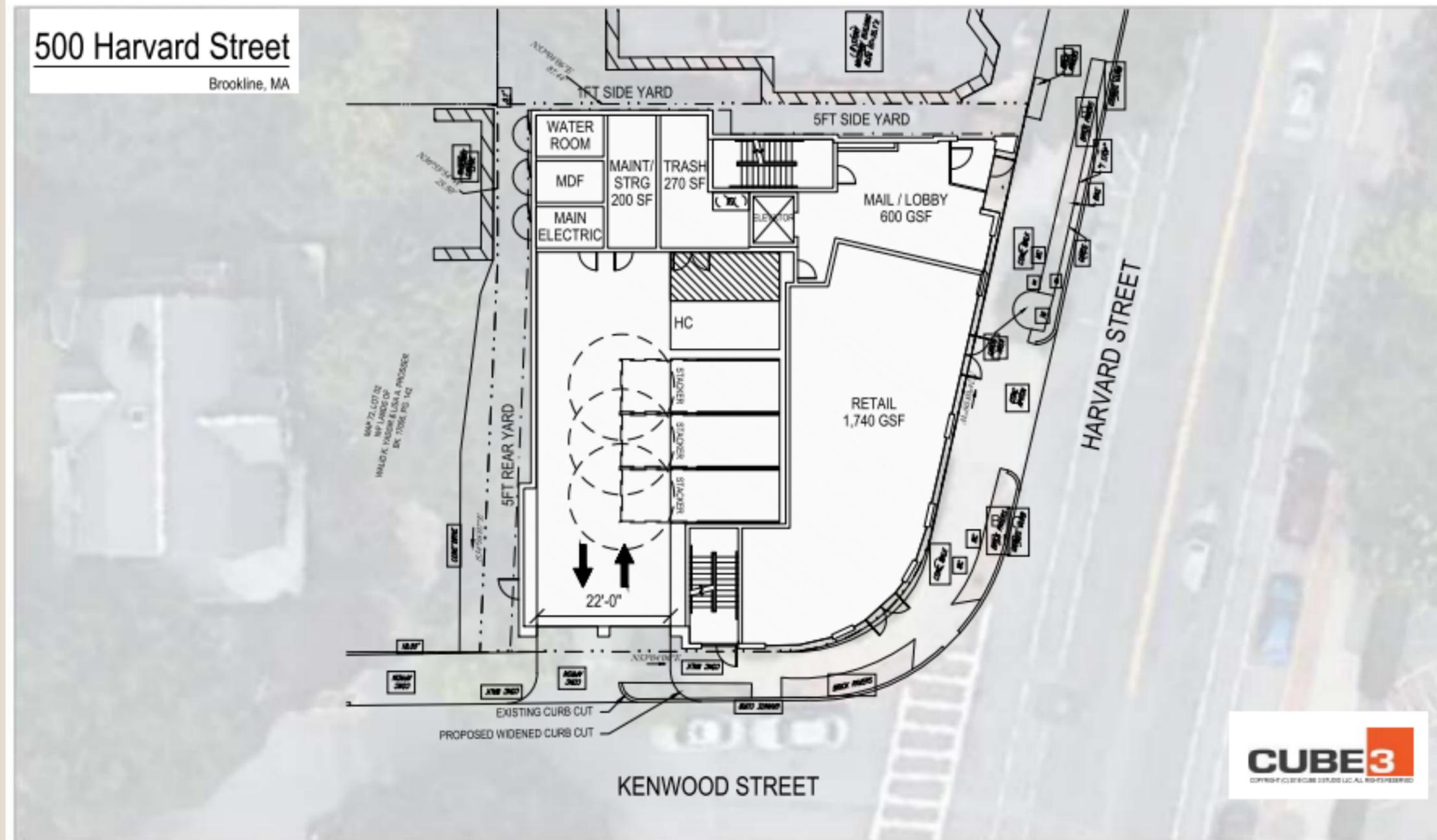


ARCH STYLE, MATERIALS



INTENSITY OF USE

PARKING PLAN, RATIO



What methodology was used to derive ratio of 0.17?

COMPARING PARKING RATIOS

420 Harvard (0.76 for residential)

- 25 units in two buildings (23 + 2)
- 27 parking spaces (23 below grade)
 - 19 for residential + 4 for office employees + 4 for retail employees
- 5000 sf retail and office
- No customer parking

445 Harvard (0.8)

- 25 rental units
- 20 parking spaces ground floor
- 1,900 sf retail space

455 Harvard (0.588)

- 17 rental units
- 10 total parking spaces with stackers below grade
- 1700 sf retail space

COMPARING PARKING RATIOS

384 Harvard

- 62 units for seniors
- 5000 sf rental
- 0 parking for retail customers
- 0 parking for residents
- 14 parking spaces for a combination of employees, visitors, congregation

RETAIL USES

To understand impact of total program

- **Range of retail of uses have varying impacts**
- **Rubbish volume and management**
- **Food-related uses, ventilation**
- **Noise management**
- **Any queueing**

RUBBISH MANAGEMENT

- Applicant will provide rubbish/recycling plan
- Director of Environmental Health, Fire Dept will assess
- Key questions for assessment:
 - Specify retail uses
 - Managed by a private service?
 - How many times per week is pick-up planned for trash and for recycling?
 - How many trash and recycling receptacles, what sizes?
 - Will there be a trash compactor on the site? Decibels?

RUBBISH MANAGEMENT

- Is the trash storage room adequately sized to accommodate receptacles?
- Are any receptacles proposed for outdoor storage?
(Not advised)
- If the Public Health Department were to examine the adequacy of the trash/recycling plan one year after 90% occupancy, would there be enough room within the building footprint to scale up storage?

RECOMMENDATIONS

- Reduce to height consistent with multifamily development pattern (4 to 4.5 stories) and other 40Bs on Harvard
- Study setback and sky exposure plane (stepbacks) on façade facing two-family; privacy, tree protection
- Acknowledge the two front yards: Create a welcoming residential/retail entrance
- Maintain plantings on Kenwood front yard for continuity
- Introduce some transparency at ground floor at Harvard-Kenwood vertex to “see around the corner”
- Consider ramping down to below-grade garage to mitigate looming garage door

RECOMMENDATIONS

- Industrial, factory building does not relate to surrounding context or arch history
- Consider warm woods to better tie into two-family clapboards; study effective not intrusive use of lighting
- Reconsider floor to ceiling height windows for better energy efficiency, add more textures to improve regularity of the grid pattern
- Configure outdoor amenities

RECOMMENDATIONS

- Study parking demand to better assign parking ratio
- Study change in traffic circulation and queueing on one way streets assoc. with reducing driveways from two to one (esp if parking ratio needs to increase)
- Provide a range of retail uses to fully vet impact of total program (parking demand, peak traffic periods, trash volume and plan, ventilation requirements)
- Provide a trash/recycling plan