

500 Harvard Street Ground Floor

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To: Maria Morelli <mmorelli@brooklinema.gov>

Hi Maria.

As a follow up to our call yesterday, I'd like to reiterate a few comments I made to you regarding John Harding's letter response to my memo and quick sketch regarding the potential for first floor residential use at 500 Harvard Street.

Most importantly, I want to make it clear that it remains my opinion that it is feasible to develop the ground level as residential on this site, in all likelihood, given John's concerns, by elevating the first floor higher than what was indicated in my sketch dated 3/24/21.

The 3/24/21 sketch is a conceptual diagram traced over John's latest first floor plan, which is itself at a very schematic level. The purpose of the sketch was primarily to determine square footage that could be available for conversion to residential. In the drawing, all of the necessary non-residential pieces were left in exactly the same location (stairs, elevator, entry ramp, lobby, etc.). The idea of this study was to maintain the same Harvard Street entry scheme, while creating a residential corridor and an at-grade entry at Kenwood Street. These constraints resulted in the grading concerns within the units noted in John's letter. My sketch should not be read as advocating for at-grade units with no setback on Harvard Street.

I think it should be obvious that at this point in the design process for 500 Harvard, my sketch is not the only approach for developing the first floor as residential. For example, if raising the first floor grade higher is the goal, it could be achieved by using the elevator as an element of the accessible route, creating a "half-stop" rather than utilizing a ramp up to the first floor level (this is a cost-effective strategy my office has employed on a number of 100% affordable developments on sloped sites). This would likely require reorganizing the floor plans, but as noted above, the project is at a very schematic level at this point.

Let me know if you have any further questions about 500 Harvard. As you know, I am unable to attend the hearing tomorrow night.

Clifford Boehmer, AIA | PRINCIPAL

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