

RE: 500 Harvard

John Harding <jharding@cube3.com>

Tue 7/20/2021 12:45 PM

To: Maria Morelli <mmorelli@brooklinema.gov>**Cc:** Jennifer Gilbert <jgilbert@boballenlaw.com>; 'Danny Danesh' <dannyjdanesh@gmail.com> 1 attachments (5 MB)

500 Harvard Street_Record Plans.pdf;

Hi Maria,

I apologize for the delay on this. We had to do a little more work to finalize the numbers you needed, but I think we're there. Here's what I believe you need. Please let me know if you need anything else from us to finalize the decision. Also, attached are the final plans that can be printed at 11x17 and are 1/16" scale, as noted. There are plans for both options.

Program Configuration A – 4 stories of Residential with Retail/Parking at Level 1

- 20 Units Total – 35 Bedrooms Total
 - 7 One-beds
 - 11 Two-beds
 - 2 Three-beds
- Total Residential GFA – 24,725 SF
 - L1 – 2,035 SF
 - L2-4 – 5,795 SF
 - L5 – 5,305 SF
- Total Commercial GFA – 1,220 SF
- Total Parking GFA – 2,225 SF
- Total GFA including Residential and Commercial, but excluding Parking – 25,945 SF
- Total GFA including Parking – 28,170 SF

Program Configuration B – 5 stories of Residential

- 25 Units Total – 41 Bedrooms Total
 - 12 One-beds
 - 10 Two-beds
 - 3 Three-beds
- Total Residential GFA – 28,360 SF
 - L1 – 5,670 SF
 - L2-4 – 5,795 SF
 - L5 – 5,305 SF





Thanks,
John**John Harding V, AIA, LEED AP**

Senior Associate Principal

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From: Maria Morelli <mmorelli@brooklinema.gov>
Sent: Tuesday, July 6, 2021 8:26 AM
To: John Harding <jharding@cube3.com>
Cc: Jennifer Gilbert <jgilbert@boballenlaw.com>; 'Danny Danesh' <dannyjdanesh@gmail.com>
Subject: Re: 500 Harvard

CAUTION: This is an external email.

Good morning,

I hope you all had a good Fourth. I just want to touch base on the following data needed to finalize the Decision for 500 Harvard. Let me know how I can help. Thank you. Maria

Maria Morelli, AICP

Senior Planner

Town of Brookline

mmorelli@brooklinema.gov. I. 617-730-2670

"Democracy is not a state. It is an act." Rep. John Lewis

From: Maria Morelli <mmorelli@brooklinema.gov>
Sent: Thursday, June 24, 2021 11:39 AM
To: John Harding <jharding@cube3.com>
Cc: Jennifer Gilbert <jgilbert@boballenlaw.com>; 'Danny Danesh' <dannyjdanesh@gmail.com>
Subject: Re: 500 Harvard

Hi, John

I very much respect the team's hard work and enjoy working with you, Jennifer, and David and Danny.

To summarize the type of data needed:

A - Condition 3 (Bedrooms): Provide the number of one-, two-, three-beds and total bedrooms for the programming options. Perhaps both min and max range is reasonable?

B - Condition 8 (Floor Area): Certify living area, tallied by each floor, according to the bylaw methodology for gross floor area (Sec. 2.07 definitions). If there is parking, provide a separate tally. According to Sec. 2.07, if the property is in the Coolidge Corner Business District G-1.75 or in the GMR 2.0 District, parking is included in floor area calculation. This parcel is not in either district, so I maintain that parking does not need to be included in GFA, but of course I defer to Dan. If you don't mind, send full size floor plans that can be measured (to Town Hall, Planning Dept, my attn.) Dan might want them.

A day next week is just fine, John. No need to rush for Monday! Thank you, all, very much.
Maria

Maria Morelli, AICP

Senior Planner

Town of Brookline

mmorelli@brooklinema.gov. l. 617-730-2670

"Democracy is not a state. It is an act." Rep. John Lewis

From: John Harding <jharding@cube3.com>
Sent: Wednesday, June 23, 2021 9:53 PM
To: Maria Morelli <mmorelli@brooklinema.gov>
Cc: Jennifer Gilbert <jgilbert@boballenlaw.com>; 'Danny Danesh' <dannyjdanesh@gmail.com>
Subject: 500 Harvard

Good evening Maria,

Thank you for your hard work to get us through tonight. So that I don't forget, can you send me an email with the numbers you need from me to be able to fill in the rest of the technical data in the conditions? I will be out of the office all day tomorrow, but can pull the numbers together either Friday or worst case on Monday morning.

Thanks,
John

John Harding V, AIA, LEED AP

Senior Associate Principal

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