

From: Dan Bennett <dbennett@brooklinema.gov>
Sent: Wednesday, August 18, 2021 5:03 PM
To: Maria Morelli <mmorelli@brooklinema.gov>
Subject: Re: 500 Harvard: Floor area calcs for Decision

I have review the floor area calc's as requested using the configuration calculations for program B prepared by John Harding in an email dated July 20, 2021 and undated floor plans prepared by Cube3 label final Plans Configuration B.

Configuration B proposes an all residential building with a ground floor, typical 2nd -4th floor plan and a 5th floor plan. The maximum floor area is 28,360 SF (L1-5670,L2- 4 5,795 ea. SF and L5 5,305 SF) – there were no deductions shown. Configuration B has 25 units with 41 bedrooms (12 one bedroom – 10 two bedroom and 3 three bedroom).

Based on the conversation, the info provided for Configuration B is consistent with the discussion and project being considered by the ZBA.

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Based on the conversation, the info provided for Configuration B is consistent with the discussion and project being considered by the ZBA.

Dan

Sent from my T-Mobile 5G Device
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From: Maria Morelli <mmorelli@brooklinema.gov>
Sent: Wednesday, August 18, 2021, 4:45 PM
To: Dan Bennett
Subject: Re: 500 Harvard: Floor area calcs for Decision

It mentions only Configuration A.

Maria Morelli, AICP

Senior Planner

Town of Brookline

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

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

From: Dan Bennett <dbennett@brooklinema.gov>
Sent: Wednesday, August 18, 2021 4:43 PM
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Isn't the previous email I sent on this cover the B proposal?

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From: Maria Morelli <mmorelli@brooklinema.gov>
Sent: Wednesday, August 18, 2021 3:15:34 PM
To: Dan Bennett <dbennett@brooklinema.gov>
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Thank you, Dan. Could you confirm the same for configuration B? Email is just fine.

Maria Morelli, AICP

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Maria,

I received a call from John Harding to discuss the email dated August 18, 2021 I sent regarding RE: 500 Harvard: Floor area calcs for Decision.

Based on the conversation, the info provided for Configuration A is consistent with the discussion and project being considered by the ZBA. The ground floor has a total area of 5,480 SF. The breakdown is as follows; 2,225 SF of parking, 1,220 SF of retail/commercial and 2,035 SF remaining area dedicated to residential – amenity – utility – lobby – trash space etc.

Daniel F. Bennett
Building Commissioner
Town of Brookline

Dan

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Sent: Wednesday, August 18, 2021 5:03 PM
To: Maria Morelli <mmorelli@brooklinema.gov>
Subject: Re: 500 Harvard: Floor area calcs for Decision

I have review the floor area calc's as requested using the configuration calculations for program B prepared by John Harding in an email dated July 20, 2021 and undated floor plans prepared by Cube3 label final Plans Configuration B.

Configuration B proposes an all residential building with a ground floor, typical 2nd -4th floor plan and a 5th floor plan. The maximum floor area is 28,360 SF (L1-5670,L2- 4 5,795 ea. SF and L5 5,305 SF) – there were no deductions shown. Configuration B has 25 units with 41 bedrooms (12 one bedroom – 10 two bedroom and 3 three bedroom).

Based on the conversation, the info provided for Configuration B is consistent with the discussion and project being considered by the ZBA.

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I received a call from John Harding to discuss the email dated August 18, 2021 I sent regarding RE: 500 Harvard: Floor area calcs for Decision.

Based on the conversation, the info provided for Configuration A is consistent with the discussion and project being considered by the ZBA. The ground floor has a total area of 5,480 SF. The breakdown is as follows; 2,225 SF of parking, 1,220 SF of retail/commercial and 2,035 SF remaining area dedicated to residential – amenity – utility – lobby – trash space etc.

Daniel F. Bennett

Building Commissioner
Town of Brookline
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(617) 730-2100
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www.brooklinema.gov

From: Dan Bennett
Sent: Wednesday, August 18, 2021 2:08 PM
To: Maria Morelli <mmorelli@brooklinema.gov>
Subject: RE: 500 Harvard: Floor area calcs for Decision

Maria,

I have review the floor area calc's as requested using the configuration calculations for program A and B prepared by John Harding in an email dated July 20, 2021 and undated floor plans prepared by Cube3 label final Plans Configuration A and B.

Configuration B proposes an all residential building with a ground floor, typical 2nd -4th floor plan and a 5th floor plan. The maximum floor area is 28,360 SF (L1-5670,L2- 4 5,795 ea. SF and L5 5,305 SF) – there were no deductions shown. Configuration B has 25 units with 41 bedrooms (12 one bedroom – 10 two bedroom and 3 three bedroom)

Configuration A proposes a ground floor with commercial, parking/garage and amenity space over residential consisting of a typical floor plan, fourth floor plan and a fifth floor plan. The maximum floor area is 28,170 SF including parking. The residential portion is for L 2-4 @ 5,795 SF ea. And L5 @ 5,305 SF with no deductions.

I am having trouble determining what has been included and possible excluded from the calculations on the ground level. Can you provide a plan that clearly shows all the spaces and how they total a ground floor area of 5,670 SF?

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Sent: Wednesday, August 18, 2021 5:03 PM
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Subject: Re: 500 Harvard: Floor area calcs for Decision

I have review the floor area calc's as requested using the configuration calculations for program B prepared by John Harding in an email dated July 20, 2021 and undated floor plans prepared by Cube3 label final Plans Configuration B.

Configuration B proposes an all residential building with a ground floor, typical 2nd -4th floor plan and a 5th floor plan. The maximum floor area is 28,360 SF (L1-5670,L2- 4 5,795 ea. SF and L5 5,305 SF) – there were no deductions shown. Configuration B has 25 units with 41 bedrooms (12 one bedroom – 10 two bedroom and 3 three bedroom).

Based on the conversation, the info provided for Configuration B is consistent with the discussion and project being considered by the ZBA.

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Based on the conversation, the info provided for Configuration A is consistent with the discussion and project being considered by the ZBA. The ground floor has a total area of 5,480 SF. The breakdown is as follows; 2,225 SF of parking, 1,220 SF of retail/commercial and 2,035 SF remaining area dedicated to residential – amenity – utility – lobby – trash space etc.

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Maria,

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I am having trouble determining what has been included and possible excluded from the calculations on the ground level. Can you provide a plan that clearly shows all the spaces and how they total a ground floor area of 5,670 SF?

Thanks,

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From: Maria Morelli <mmorelli@brooklinema.gov>
Sent: Wednesday, August 11, 2021 12:43 PM
To: Dan Bennett <dbennett@brooklinema.gov>
Subject: 500 Harvard: Floor area calcs for Decision

Hi, Dan

The ZBA Chair has requested that you review the architect's floor area calculations against the plans so the Decision can properly specify the max FAR allowed for a five story building with four story bays. The two options allowed are multifamily or mixed use with or without parking on the ground floor.

In addition, I need to provide a range in the waivers (re: FAR) for a five story building with or without parking.

The deadline to file is August 26. I can ask for an extension.

Let me know if you want the full size plans--I have them from the architect. Below are links to PDFs. The architect provided two options, A: residential over commercial with parking and B: 100% multifamily no parking. Thank you.

- [Floor Area calculations](#) for multifamily and mixed use options with [back up floor plans](#)
- [Elevations](#) for six story building with parking (provided for for floor to floor height, location of bays, and use of red brick masonry)
- [Building Materials](#) (March 25, 2021) - Base Option 1, Kenwood A
- [Civil drawings](#)
- Max height allowed specified in Condition 1 and Waivers in Decision
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