420 HARVARD STREET
40B PROPOSAL

PLANNING BOARD
DESIGN ANALYSIS

July 14, 2016
<table>
<thead>
<tr>
<th>Project Specifications</th>
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</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>10,851 sf</td>
<td>Usable open space</td>
<td>1220 sf - 20% of GFA (to be verified)</td>
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<tr>
<td>Lot coverage</td>
<td>89%</td>
<td>Front yard setback</td>
<td>HARVARD</td>
</tr>
<tr>
<td>Height</td>
<td>63’-10” feet excluding mechanicals</td>
<td>Front yard setback</td>
<td>FULLER</td>
</tr>
<tr>
<td>Gross floor area (residential and retail)</td>
<td>+/- 40,850 sf</td>
<td>Rear Yard Setback</td>
<td></td>
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<tr>
<td>Living area</td>
<td>38,200 sf</td>
<td>Side Yard Setback</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>(44 Fuller Street)</td>
<td></td>
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<tr>
<td>Retail/lobby area</td>
<td>1950 sf + 700 sf</td>
<td>Number of units</td>
<td>36</td>
</tr>
<tr>
<td>FAR</td>
<td>3.76</td>
<td>Number of bedrooms</td>
<td>54</td>
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<tr>
<td>Basement Area</td>
<td></td>
<td>Number of parking spaces</td>
<td></td>
</tr>
<tr>
<td>Garage Area</td>
<td></td>
<td></td>
<td>23 (stacker) 6 surface</td>
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SURROUNDING CONTEXT

HARVARD ST BUSINESS DISTRICT DEVELOPMENT PATTERN

TRANSITION AMONG THREE ZONING DISTRICTS
STREET PERSPECTIVE AT CORNER OF HARVARD AND FULLER STREET
SCALE

MASSING

VISUAL IMPACTS
SECTION ALONG HARVARD STREET

410 HARVARD STREET
FULLER STREET
420 HARVARD STREET
428 HARVARD STREET

1

2

3
DRIVEWAY VISIBILITY

PARKING SYSTEM FEASIBILITY AND IMPACTS

PARKING NEEDS

SCOPE OF TRAFFIC STUDY
- Need turning radii of vehicles entering/exiting elevator
- Driver visibility exiting elevator
- Elevator wait times: impact on public way (queueing on Fuller?)
- Stacker impacts (especially at ground level)
Parking Ratio Residential

29 / 36 = 0.638

Required by zoning 2.0 x 36 = 72
Recommendation for nearby 40Bs = 1.0 x 36 = 36

Parking Ratio Retail/Office

2650 sf of Retail/Office = 13.25 spaces
Proposed/Existing = 6
ISSUES TO ADDRESS

- Reinforce Harvard Street one-story modal pattern for ground floor retail
- Analyze sky plane angle to assess adequacy of abutters’ viewsheds
- Consider eliminating decks, which are incongruous and expand massing
- Introduce Fuller Street landscaping for consistent streetscape
- Enhance on-site amenities by converting smaller retail space
- Provide adequate screening between Fuller Street abutter and surface lot
- Scope of traffic study must account for proposed developments, not just existing conditions, and different tenant scenarios.
- Specialized parking consultant must assess stacker system (feasibility, function, auditory/vibrational impacts)
- Assess the impact of queueing on Fuller (car elevator is close to garage entrance)
- Assess driver visibility from car elevator to driveway
- Unsufficient parking for residents and visitors, employees and customers
- Rubbish and lighting plans should be assessed early in process
- Consider private trash removal services

**Additional Materials:** 3D Modal, certified site plan, turning radii, basement level plan, roof plan (mechanicals), building sections, shadow study (24 hr)