

February 9, 2023

To: Zoning Board of Appeals

From: Stephen Blagden

Re: 1021-1025 Mass Av

Chair and Board Members,

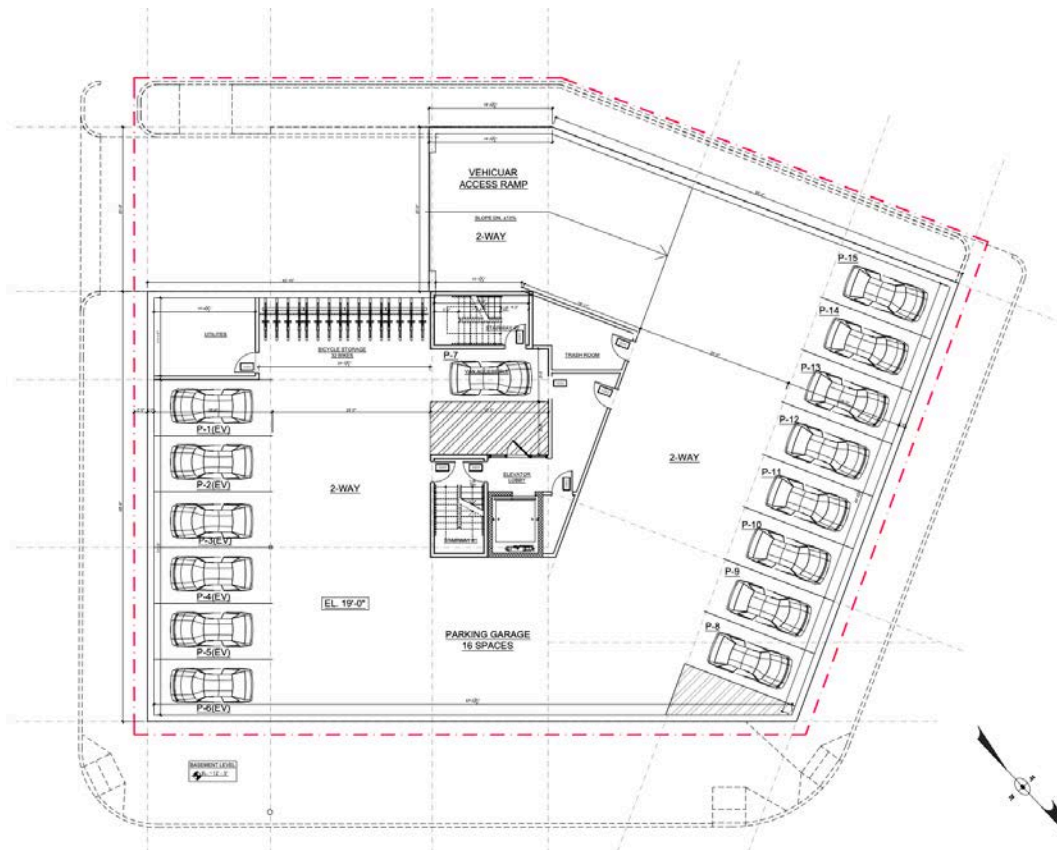
A picture is worth a thousand words.

Three items:

1. Put Garage Underground
2. Change Unsightly Gray Brick to Red Brick Veneer
3. Move Courtyard to Front

1. Garage Underground

Placing the garage at the ground level is unsightly, a loss of conversation with passers by, and loss of opportunity. A proposed project at 190-200 Mass Av, on less of a grade, places most parking spaces in an underground garage - See below.

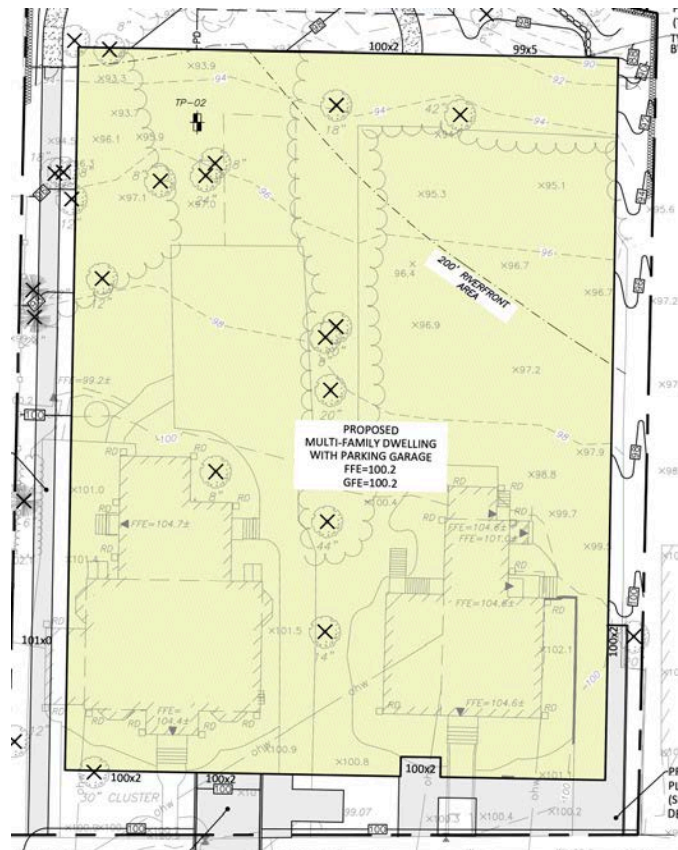


The proposed 190-200 Mass Av has 4 stories with the top one set back. See below. This is what 1021-1025 Mass Av could look like if the garage is put underground.



1021-1025 Mass Av

The topo map for 1021 Mass Av (below) shows an approximately 10 foot elevation change between the front and back of the building. This makes putting the garage, mostly, underground much easier.



Below are the Side Elevations at 5 stories and with the garage underground and the top floor floors lowered to street level.



Above - Current Plan - 5 Stories

Below- Revised Plan - 4 Stories with Garage Underground



Rendering of current design 5 Story with Garage at Ground level



Below is Garage underground and upper floors lowered



Below shows the Front Rendering replacing unsightly gray brick veneer with a shade of red. This is just a quick color change. Choosing one compatible with the Fire Station and nearby brick buildings is intended.



Below places the Courtyard at the front and side, reducing the looming aspect to the street and providing more sun to the Courtyard. The Courtyard would still remain at the second level. Of course some rearranging of floor plans is necessary.

