

Harvard Square Advisory Committee

c/o Cambridge Community Development Department

344 Broadway

Cambridge, MA 02139

617/349-4647

Case: 57 JFK Street/PB#296 Amendment

Applicant: Crimson Galleria LP

Proposal and Zoning Issues: Planning Board amendment to PB296 to exempt the basement gross floor area under the Definitions in Article 2.000 and therefore waiver of the Harvard Square Improvement Fund payment for the parking waiver for buildings less than 80% of the maximum development.

Harvard Square Advisory Committee: April 11, 2019

Summary: Charles LeRay of Dain Torpy, representing the Crimson Galleria, presented the application for the amendment to the Planning Board Special Permit. He explained how that since the time of the special permit filing, the payment amount for the parking waiver has increased substantially. The application is to make use in the new basement gross floor area waiver special permit.

Peter Quinn, Peter Quinn Architects, presented the plans again, explaining how there are no changes to the approved plans. There was discussion of shadows on the public ways, especially Winthrop Park.

HSAC comments: The committee discussed and reviewed the trash storage and disposal management, materials on the building, and historical wall.

A motion was made and seconded to support the application for the special permit to exempt the basement gross floor area. Four of the members present voted to support the motion. Two members present abstained, requesting that the applicant make a voluntary contribution to the publicly beneficial open space in lieu of the previous Harvard Square Improvement Fund requirement.

All members present agreed that the proposal still meets the Harvard Square Design Guidelines and with minimal negative shadows, and that constructing parking and curb cuts would be detrimental to the environment and character which the committee is looking to promote.

Other comments: An absent committee member's email is attached.

Comments from the public included concerns with adequate Fire Department access, the loss of the approximately \$900,000 payment in lieu of parking and shadow impacts on Winthrop Park.

Committee Members in Attendance: Kari Kuelzer, Allison Crosbie, Frank Kramer, John DiGiovanni, Matt Simitis, and Gladys Gifford.

Respectfully submitted for the Committee,



Liza Paden, Community Development Department

4/11/19

Lauren Curry:

This petition will make no change in what is actually constructed. It is just a request to be relieved of the financial obligation for not having parking.

Any applicant who has been relieved of the parking requirement so that they can utilize lower floor square footage could make the same request.

I question whether the committee should make a policy decision to relieve applicants of the obligation to make these payments.

In a previous meeting we discussed whether these payments would be applied to create parking arrangements for the square, or other improvements in the Square

The applicant doesn't really offer any reason why they should be Exempted from both the payment and the parking requirement

Thanks for taking my thoughts into consideration. Again I apologize that I'm not able to be there.