

CITY OF CAMBRIDGE

Community Development Department

BRIAN P. MURPHY

Assistant City Manager for
Community Development

**DEVELOPMENT CONSULTATION PROCEDURE
CERTIFICATE OF COMPLIANCE**

Small Project Review: _____
Large Project Review: _____ X _____

1. Applicant: Oakgrove Residential Mercer Properties
2. Owner: Oakgrove Residential Mercer Properties
3. Area of Special Planning Concern: H Sq__ C Sq__ BB-1/2__ N. Mass Ave. __
Parkway_X_ Other: Business A
4. Location of Project: 307 Fresh Pond Parkway
5. Base Zoning District: Business A/Parkway Overlay District
- 6 Type of Development:
 - a) New Building: X
 - b) Other new structure
 - c) Other exterior alteration increasing gross floor area by 100 square feet or more (1,000 sq ft in the Parkway Overlay District): X
 - d) Construction of five or more parking spaces (ten in the Parkway Overlay District) X
 - e) Erection of a sign:
 - f) Other alterations facing a street not otherwise excluded:
7. Brief Description of Project: 20 residential units and 20 parking spaces
8. Date Complete Materials Submitted: December 23, 2013
9. Materials Submitted:
 - a) Written Description: Dimensional form and zoning narrative
 - b) Graphic information: site plan_X_ cross sections_X_ floor Plans_X_
elevations_X_ other __
10. Date of Development Consultation: January 6, 2014
11. Presentation and Comments: Victor Sheen from Oakgrove presented the plans and answered questions about the development including the traffic patterns and open space.

There is concern about the vehicle access from Vassal Lane, the Parkway, and the driveway. The intersection is busy with an abutting school with cars and school buses dropping off and picking up. Fresh Pond Parkway is a major commuting route. Because of the one way street pattern, there is concern about how the new residents will access the site coming from Fresh Pond Parkway.

The landscaping was discussed regarding the public areas owned by the Department of Conservation and Recreation and the City of Cambridge. The

developer has expressed interest in maintaining portions of the public landscaping as well as their private property.

The opportunity for a shared vehicle parking space will be explored, the proposal meets the parking requirement of one parking space for each dwelling unit and the number of spaces may be constrained.

Concerns were voiced that more residents in the new building will lead to further congestion along the Parkway and on the residential streets.

The developer is asked to review the trash and recycling pick up to minimize congestion, noise and nuisance.

The developer has reviewed the additional sewer hookup and water supply with the Department of Public Works.

There was discussion about the design and the site plan. Many attendees supported shifting the building closer to the existing repair garage, decreasing the required side yard setback through a Board of Zoning Appeal variance to increase the setback along Vassal Lane and opening up the pedestrian sidewalk. Part of this was seen as a way to improve the habitability of the ground floor units which currently open directly to the public space and the traffic on the Parkway.

There will be a fence between the public school driveway and the parking spaces, as well as the required 5 feet of landscaping.

There was an interest in ground floor public uses, such as a post office kiosk or convenience store.

Some residents expressed concern that this building will be the tallest in the area and will be visible from Fresh Pond.

There was some discussion of the overhang area, the parking area and the lighting plan for the area.

The construction timeline was discussed.

Most members of the public attending the meeting do not support a building of this height or number of units. There were concerns that the building looks modern and does not fit into the existing residential neighborhood.

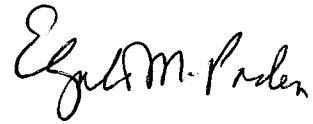
Suggested building materials and design included natural wood panels, and that the windows be grouped to look more residential. The pedestrian edge needs to be developed as a safe and residential area.

Attached to this Certificate are emails with additional comments and concerns.

The applicant has complied with the requirements of Section 19.40 of the Zoning Ordinance by participating in the Development Consultation Procedure.

Date: January 14, 2014

Community Development Department staff person:

A handwritten signature in black ink, appearing to read "E. M. Pruden". The signature is written in a cursive style with a large initial "E" and "M".