

# Central Square Advisory Committee

Date: March 23, 2016  
To: Inspectional Services Department  
From: Stuart Dash, Director of Community Planning  
Re: 907 Main Street

The Central Square Advisory Committee met on February 4, 2016 to review and comment on the proposal for renovations to the building at 907 Main Street which will include a change of use from retail and housing to retail and hotel. The project will include an increase in the floor area of the building with the addition of 4,730 square feet of Gross Floor Area (GFA). The additional GFA will be in the form of a 4 story addition along Columbia Street which will include a commercial ground floor and 3 stories of hotel above.

The project is located in the Central Square Overlay District, which is an Area of Special Planning Concern as outlined in Section 19.46 of the Cambridge Zoning Ordinance (CZO). The addition of more than 2000 square feet to an existing structure requires a Large Project Review as outlined in Section 19.43.1 of the CZO.

The project concept includes changing the residential use on the upper floors to a hotel use composed of 58 rooms distributed in the upper three floors, a lobby on the ground floor, and the addition of a small garden patio area in the rear of the structure that will serve as shared outdoor seating/dining for use by the hotel and all restaurant tenants in the building. The site area is 9,505 square feet and the allowed floor area allowed in the Central Square Overlay District is 2.75, thereby limiting total GFA to a maximum of 26,138 square feet. The project GFA will be 26,138. Plans and images of the project, dated 2/1/16 were distributed for the discussion.

The owner of the property, Patrick Barrett, presented the project concept to the Committee, with the project architect, Mark Boyes Watson, presenting the design proposal, including proposed changes to the ground floor plan and the addition along Columbia Street. The existing retail users plan to remain, with Patty Chen's Dumpling Room moving to the retail location along Columbia as the hotel lobby takes that current space at the corner.

The following issues were discussed by CSAC Members and the general public:

## CSAC

Has the proponent spoke to tenants?

Yes

How many residential units now exist?

12 large units – mostly students

Who will use the outdoor patio?

The outdoor patio will be available for all building retail tenants

What is the price point?

Current estimate \$250-300 per night (below the Hotel Veritas \$500 per night)

Thrilled to have the retail turn the corner

Very exciting project

What is the timeline?

Hope to start shoring in spring – opening in Summer 2018

Like the patio

P U B L I C

Applaud the historic renovation, including the brick exterior

Appreciate the commitment to the square

The Central Square Advisory Committee enthusiastically supports the proposed project.

The Cambridge Community Development Department approves of the project as proposed, noting that it meets the overall goals of the Central Square Action Plan, does not unduly impact the surrounding neighborhood, and will provide a strong urban presence in its location.

Central Square Advisory Committee in attendance:

- Robert Winters
- Joel Alstein
- Christopher Sol Gully
- Melissa Greene
- Robin Lapidus
- Drew Kane