

6 January 2016

Liza Paden
Community Development Department
City of Cambridge
344 Broadway, Cambridge, MA 02139

RE: **253 Walden St – Proposed Project**
Descriptive Narrative

The proposed project includes the demolition of an existing one-story warehouse building to redevelop the site as a four-story \pm 34,000-SF mixed-use building. Twenty-seven (27) residential units in a range of sizes are proposed along with a ground floor commercial space. There are 27 below-grade parking spaces.

The building is a mansard style with the mansard level setback from the exterior wall line of the lower floors. The proposed building is \pm 42.1' high with some portions shorter to comply with zoning transitional height requirements. Note – this height indicated is based on average grade calculations.

The building exterior materials are largely fiber cement siding, panel, and trim; full-bed brick veneer; membrane sheet and batten on the mansard; aluminum clad windows; and aluminum storefront window system.

The site will be fully landscaped. Curbs at the street will be restored which represents a significant reduction in the amount of existing curb cut on site. The underground garage is accessible from a ramp off Walden St. via a short driveway.

The proposed project complies with all zoning dimensional requirements of the new Bus-A4 district. Three inclusionary units will be provided.

Prepared by Peter Quinn AIA