

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 16-18 Eliot Street

Zoning District: Business B/ Harvard Square Overlay District

Applicant Name: 16-18 Eliot Street LLC

Applicant Address: c/o Charles River Capital, Inc. 180 Beacon St #4E, Boston MA

Contact Information: (781) 405-6363

Telephone #	Email Address	Fax #
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List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Relief from Parking Requirements - Section 20.54.4
Relief from Yard Requirements - Section 20.54.5
Special Permit - Section 10.40

List all submitted materials (include document titles and volume numbers where applicable) below.

Special Permit Application form, Special Permit Narrative, Application Drawings including Plot Plan, zoning compliance, 3D and 2D architectural drawings, and shadow study.

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Address of Site: 16-18 Eliot Street Applicant: 16-18 Eliot LLC Planning Board Project Number: (CDD)
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Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Planning Board Special Permit
- Historical Commission - Certificate of Appropriateness

Project Description

Brief Narrative: Applicant seeks to construct three story addition containing fifteen units to existing two story retail building containing four restaurants.

Project Size:

- Total GFA: 24,197 sf (12,262 sf existing + 11,935 sf proposed)
- Non-residential uses GFA: 12,262 sf (existing)
- Site Area (acres and SF): 6,964 sf
- # of Parking Spaces: 0

Proposed Uses:

- # of Dwelling Units: 15
- Other Uses restaurants
- Open Space (% of the site and SF) 12% / 365 sf

Proposed Dimensions:

- Height: 60'
- FAR: 3.47

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 16 Eliot Street (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

In accordance with the provisions of Section 20.54.4 the applicant will be making a cash contribution to the Harvard Square Improvement Fund, thus making the building exempt from the parking requirements of the Ordinance upon the issuance of the requested Special Permit.

The building has been designed in accordance with the objectives and criteria contained in the Harvard Square Development Guidelines. Accordingly, pursuant to Section 20.54.5 the building may be exempted from the yard requirements upon the issuance of a Special Permit.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

Since the proposed addition will not include the creation of any parking spaces there will not be any changes in existing access and egress patterns to the building. Moreover, the introduction of fifteen dwelling units at the site will not cause congestion or hazard or a substantial change in the established character of Harvard Square since it is highly likely that the building will attract residents who do not own motor vehicles given the location's proximity to transit and neighborhood amenities.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Harvard Square is a mixed use neighborhood where residential, commercial and institutional uses exist harmoniously.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The multifamily addition will comply with all health, safety and building code requirements.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

Introducing a multifamily residential use at this location is consistent with the General Purpose of Section 20.50 to maintain a "diversity of development" in Harvard Square.

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,964	5,000	6,964	
Lot Width (ft)	90.56	50	90.56	
Total Gross Floor Area (sq ft)	12,262	27,548	24,197	
Residential Base	N/A	9,250	9,181	
Non-Residential Base	12,262	15,523	12,262	
Inclusionary Housing Bonus	N/A	2,775	2,754	
Total Floor Area Ratio	1.76	3.96	2.47	
Residential Base	N/A	1.33	1.32	
Non-Residential Base	1.8	2.23	1.76	
Inclusionary Housing Bonus	N/A	0.40	0.40	
Total Dwelling Units	0	23	15	
Building Height(s) (ft)	+/- 25	60	60	
Front Yard Setback (ft)	.42	0 (with SP)	existing .42 addition .42	
Side Yard Setback (ft)	0	0 (with SP)	existing 0 addition 8.33	
Side Yard Setback (ft)	10.78	0 (with SP)	existing 10.78 addition 10.78	
Rear Yard Setback (ft)	5.35	0 (with SP)	existing 5.35 addition 5.35	
Open Space (% of Lot Area)	0	10% res lot	12% res lot	
Private Open Space	0	10 % res lot	12% res lot	
Permeable Open Space	N/A	N/A	N/A	
Other Open Space (Specify)				
Off-Street Parking Spaces	0		0	
Long-Term Bicycle Parking	0	15	15	
Short-Term Bicycle Parking	0	2	2	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:

OWNERSHIP CERTIFICATE

Project Address: 16-18 Eliot Street

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

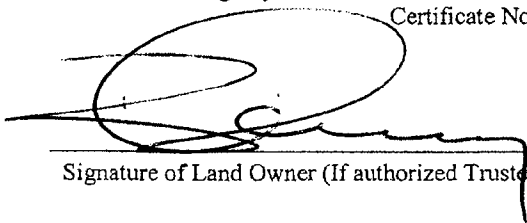
I hereby authorize the following Applicant: 16-18 Eliot LLC.
at the following address: 2310 Washington St, Newton Lower Falls MA 02462
to apply for a special permit for:
on premises located at: 16-18 Eliot Street
for which the record title stands in the name of: 16-18 Eliot LLC.
whose address is: 2310 Washington St, Newton Lower Falls MA 02462

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 49664 Page: 579

OR Registry District of the Land Court,
Certificate No.:

Book: Page:

 (MANAGING MEMBER)
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk.

The above named Bruce Gorsky personally appeared before me,

on the month, day and year May, 14/2015 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: 5/28/15

**18 ELIOT ST - PROPOSED RESIDENTIAL ADDITION TO EXISTING COMMERCIAL BUILDING –
NARRATIVE FOR SP APPLICATION (14 MAY 2015)**

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A. General Narrative

The project envisions a three-story vertical addition to an existing two-story commercial building in Harvard Square. The existing building and proposed addition is located at 18 Eliot Street. The existing building is entirely occupied with commercial uses. The addition would provide residential use above the commercial use.

Abutters to the 18 Eliot Street lot include:

1. The multi-level contemporary parking garage structure to the east (56 JFK);
2. A three-story commercial building to the west (14A Eliot);
3. The John F. Kennedy School of Government to the south across Eliot St (15 Eliot);
4. An existing two-story commercial building, the Crimson Galeria Building to the northeast (57 JFK);
5. A three-story commercial building, The Hasty Pudding Institute of 1770 to the north (96 Winthrop);
6. A two-story commercial building, The Red House, to the north (98 Winthrop).

The 6,964-SF site is located in a base zoning district of Business B and under Section 5.28.1.c, the proposed dwelling addition in base Zoning District Business B shall be subject to the same dimensional requirements and other restrictions as a dwelling in Residence C-3 district. The site also falls within The Harvard Square Overlay District (HSOD) and The Harvard Square Conservation District. All of this site's immediate abutters fall under the same districts.

The current use of the site is exclusively Commercial Use, which is an allowed use in the BB District. The use extends to a finished basement level with commercial use.

B. Building Description

Existing and Proposed Uses and Areas

The existing plus proposed buildings consist of approximately 24,197 SF of Gross Floor Area per the Zoning Bylaw definition.

The proposed uses and areas are as follows:

Level	EXISTING USE	EXTG SF	PROPOSED ADDITION USE	PROP SF	TOT SF
Basement	Commercial (Restaurant)	3,617		0	3,617
First	Commercial (Restaurant)	4,804		0	4,804
Second	Commercial (Restaurant)	3,841		0	3,841
Third		NA	Residential	4,013	4,013
Fourth		NA	Residential	4,013	4,013
Fifth		NA	Residential	3,909	3,909
SUBTOTAL		12,262		11,935	24,197
TOTAL SF ON PARCEL					24,197

Building Design Concept and Materials

The existing building is a two-story commercial structure clad in common clapboard and wood trim. The main organizing element of the existing façade is a center arch and building entry with symmetrical features. Glazing is primary present on the first floor front with a storefront system. The upper level has limited glazing. Overall the existing façade is somewhat playful with arched features, stylized columns, and awkward proportions.

The proposed addition reclads the entire existing base in a panel system with stone-like paneling which is then extended upward. Glazing on the front of the addition is provided in a loosely asymmetrical manner. On the sides of the building are angled bays which reach out toward the distant view of the river and nearby Kennedy School.

In sum, the addition and redesigned base form a single compositional whole which positively adds to the urbanity of the street while retaining a visually light approach to symmetry.

C. Planning Board Requested Relief

The proposed development requires two Planning Board Special Permits. A certificate of Appropriateness from the Cambridge Historical Commission is required and has already been obtained at the time of this Application.

The requested Planning Board Special Permits are outlined in 1.) *§20.54.4.2 Parking and Loading Requirements*. This allows the Planning Board to grant relief on parking and loading requirements specifically in the Harvard Square Historic District, provided that multiple

criteria are met; and 2.) §20.54.5 Building Setbacks. This provides for relief from required yard setbacks for any building in the Harvard Square Overlay District as specified in Section 5.30, provided that multiple criteria are met.

The Applicant requests these Special Permits in the belief that the requirements for the granting of the Special Permits have been met, as iterated herein.

D. Harvard Square Overlay and Historic District Approval

As mentioned, the lot is in the Harvard Square Conservation District and as such any changes to the exterior of the building fall within the Cambridge Historical Commission's guidelines for overview and must obtain a Certificate of Appropriateness from the CHC.

The 18 Eliot changes with its addition was extensively reviewed by the Cambridge Historical Commission over the course of 5 months. Three formal presentations were made to the Historical Commission and meetings were held to review the design as it evolved with Commission staff and with neighborhood constituents. The applicant received approval for a Certificate of Appropriateness in Mar 2015 and that design is now before the Planning Board for required approvals as noted.

We believe that the Applicant in submitting to the extensive design review and approval process held by the Commission and in receiving approval for the Certificate of Appropriateness has substantially complied with the major requirements for Special Permit Approval and Urban Design Guidelines, as noted below.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Wyllis Bibbins, Robert G. Crocker, Chandra Harrington,
Jo M. Solet, *Members*; Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 16-18 Eliot Street
Applicant: 16-18 Eliot LLC
Attention: c/o Bruce Gorsky
Charles River Capital, Inc.
180 Beacon St., #4E
Boston, Mass. 02116

James J. Rafferty, Esq.
Adams & Rafferty
675 Massachusetts Ave.
Cambridge, Mass. 02139

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct a three-story addition above the existing two-story retail building.

Work is to be carried out as indicated in the plans by Peter Quinn Architects LLC titled, "18 Eliot Street - Residential Addition to Existing Commercial Building Cambridge, Massachusetts," and dated February 25, 2015.

Approval was granted on the condition that ongoing design review be delegated to staff in order to allow for consistency with a decision of the Planning Board and that specific consideration be given to the depth of the cornice and the overhang of the front balcony.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.