



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: Stone River Properties, LLC/Urban Spaces, LLC
2. Owner: Urban Spaces, LLC, c/o Alison Hammer, Project Manager
3. Area of Special Planning Concern: H Sq__ C Sq__ BB-1/2__
N. Mass Ave. X Parkway__ Other _____
4. Location of Project: **1971 Massachusetts Avenue**
5. Base Zoning District: **Business C**
- 6 Type of Development:
 - a) New Building: **26,351 SF residential building with 1st floor retail**
 - 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):
 - d) Construction of five or more parking spaces (ten in the Parkway Overlay District)
 - e) Erection of a sign:
 - f) Other alterations facing a street not otherwise excluded:
7. Brief Description of Project: **Construction of 20 units, 20 parking spaces and 3,925 SF of retail.**
8. Date Complete Materials Submitted: September 9, 2013
9. Materials Submitted:
 - a) Written Description: Text from Alison Hammer, Urban Spaces, LLC., Zoning compliance calculations and graphics from Prellwitz Chilinski Associates
 - b) Graphic information: site plan X cross sections X floor Plans X elevations X other Street views
10. Date of Development Consultation: September 24, 2013

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11. Presentation and Comments: The Large Project Review opened with Paul Ognibene, presenting the proposal for the 20 housing units and 20 parking spaces and ground floor retail, replacing the existing structure. The proposal has been reviewed by the Historical Commission and the building was not found to be significant. The proposal will comply with the Zoning regulations of the district. Paul Ognibene, discussed the elevations, zoning line, single family structure and proposed driveway and parking locations.

Members of the public attended and had the following comments:

The building appears to be bulky next to the 2 story residential building. It was suggested that the single family building be reduced by one story to 3 floors.

There was a great deal of concern over the pending construction in Porter Square, St James' Church/carwash, 18 White Street, Kaya ka Hotel, and Richdale Avenue. This proposal will be the fifth project in the area and the developer should work to maintain pedestrian safety along Massachusetts Avenue and Allen Street with special attention paid to the children in the neighborhood. The Construction Management Plan will be submitted and approved by staff at the Department of Public Works and Traffic, Parking and Transportation with attention given to the large amount of construction expected in the area.

It was suggested that Allen Street be made two ways from Massachusetts Avenue to the garage to prevent access to the garage from Orchard Street or Allen Street.

There is a great deal of concern regarding snow removal and general site maintenance, especially as there is no place on the site to store snow. Trash storage and removal methods were discussed. There was also discussion about deliveries made to the proposed retailers.

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

Date: 10/28/13

Community Development Department staff person: Elizabeth M. Paden