



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ

Assistant City Manager for
Community Development

DEVELOPMENT CONSULTATION PROCEDURE CERTIFICATE OF COMPLIANCE

Small Project Review: _____

Large Project Review: _____ _____

1. Applicant: Eric Hoagland

2. Owner:

3. Area of Special Planning Concern: H Sq__ C Sq__ BB-1/2__ N. Mass Ave.__
Parkway__ Other__ Business A-4 District

4. Location of Project: 253 Walden Street

5. Base Zoning District: Business A-4

6 Type of Development:

- a) New Building: 27 residential units with 1,683 SF of ground 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: The development will be 27 units of housing with ground floor retail in a four story building of approximately 34,000 square feet. The parking will be located below grade and will not be visible from the street. One curb cut will be off of Walden Street and will include the driveway easement for an abutting property. All dimensional requirements will be met.

8. Date Complete Materials Submitted: January 6, 2016

9. Materials Submitted:

- a) Written Description: Letter to Liza Paden from Peter Quinn, Peter Quinn Architects, dated 1/6/16
- b) Graphic information: site plan cross sections floor Plans elevations all dated 10/20/15; other Landscaping dated 12/22/15

10. Date of Development Consultation: January 11, 2016

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11. Presentation and Comments

The applicant's architect, Milton Yu of Peter Quinn Architects presented the plans for the proposed building, pointing out the entrances, landscaping, driveway, retail space, and window patterns. He also pointed out the siding materials, fiber cement siding and the Sarnafil PVC roofing on the mansard roof.

Members of the public asked questions about the following topics.

The number and mix of units in the development will be 7 studios, 9 one bedrooms, 5 two bedrooms and 6 three bedrooms. Three units will be affordable under the Inclusionary Ordinance.

The developer discussed in general terms the retail ideas for a café with food but not a large full-sized restaurant.

The deliveries to Paddy's across Walden Street was discussed regarding the live loading on Walden Street and potential conflicts with new street trees.

Street tree locations will be reviewed by the Department of Public Works, the trees shown on the plans are proposed but not approved.

The path to the units off of Sherman Street was discussed, it is 5 ½ feet wide, is landscaped along the abutting property line and a mutually agreed upon fence will be installed. The fence will also be installed along the playground.

Parking will come with the unit.

Construction is estimated to take 14-16 months once the permits are in hand.

The roof decks were reviewed.

Exterior vents will go directly through the façade walls and will be finished to match the façade.

There was discussion about the new building bouncing sound from traffic versus an empty lot.

The comments were mostly about the positive process with the developer and the tradeoffs that made a better project for the neighbors. Community members felt that the design was very good and flexible. There was some concern that traffic would be negatively impacted because all vehicles would use Walden Street, though some thought it would improve as there will not be a cut through to Sherman Street. The commercial on-street loading needs to be addressed further with the Traffic, Parking and Transportation Department. The roof top mechanicals need further details to ensure proper visual and acoustical screening.

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

Community Development Department staff person

Elizabeth M. Puder
2/3/16