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**CITY OF CAMBRIDGE**

Community Development Department

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**IRAM FAROOQ**

Assistant City Manager for  
Community Development

**DEVELOPMENT CONSULTATION PROCEDURE  
CERTIFICATE OF COMPLIANCE**

Small Project Review: \_\_\_\_\_

Large Project Review: \_\_\_\_\_  \_\_\_\_\_

1. Applicant: Lotus Harvard Enterprise

2. Owner: Lotus Harvard Enterprise

3. Area of Special Planning Concern: H Sq\_\_ C Sq\_\_ BB-1/2\_\_ N. Mass  
Ave.  Parkway\_\_ Other

4. Location of Project: 1699 Massachusetts Avenue

5. Base Zoning District: Business A-2

6 Type of Development:

a) New Building: 21 residential units with 20 parking spaces and 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 proposal will be 20 dwelling units of multifamily housing with 20 parking spaces and 1,613 square feet of retail. A Board of Zoning Appeal use variance was granted to use the Residence B portion of the lot for multifamily parking.

8. Date Complete Materials Submitted: December 28, 2015

9. Materials Submitted:

a) Written Description: Plans and memo to Liza Paden, 12/28/16, revised plans dated 1/8/16

b) Graphic information: site plan  cross sections  floor Plans   
elevations  all dated 1/8/16 other  Landscaping dated 1/8/16

10. Date of Development Consultation: January 25, 2016

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344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
www.cambridgema.gov

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## 11. Presentation and Comments

The applicant's architect, Jai Khalsa or Khalsa Design Inc, and James Rafferty of Adams and Rafferty, representing the owner and developer, Tony Sato, presented the plans for the construction.

The building will be 42 feet tall, with the HVAC mechanicals in the center of the roof over the corridor. Screening of the mechanicals will be studied.

The bicycle parking was discussed, both the short term and long term. It was pointed out that the short term parking needs to be on private property.

The ground floor retail floor to ceiling will be 10 feet. There is going to be either one retail unit or two, each with doors and windows.

Tash will be collected and stored in the basement with commercial pick up.

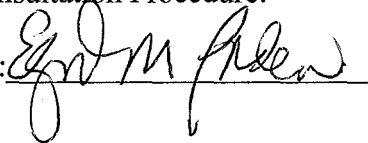
### Comments from the public:

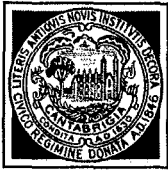
- The parking ratio of 1 to 1 is appropriate with the access to public transportation. The design is appropriate to the neighborhood.
- The small size of the retail space will draw a local retailer.
- The neighborhood asked for construction updated and notices.
- Some residents are concerned to be losing parking. This proposal meets the existing zoning as well as the proposed MAPOCO zoning.
- The cornices at the top of the building add visual interest.
- This closes a visual gap on Mass Avenue.
- There may be an option for solar panels on the roof.

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

Date: January 31, 2016

Community Development Department staff person:





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