



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: 1868 Realty Trust, LLC, c/o Peter Wasserman
2. Owner: 1868 Realty Trust, LLC, c/o Peter Wasserman
3. Area of Special Planning Concern: H Sq__ C Sq__ BB-1/2__ N. Mass Ave. X Parkway__ Other:
4. Location of Project: 1868 Massachusetts Avenue
5. Base Zoning District: Business C and Residence C-1
- 6 Type of Development:
 - a) New Building: X
 - 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) X
 - e) Erection of a sign:
 - f) Other alterations facing a street not otherwise excluded:
7. Brief Description of Project: 27 residential units with ground floor retail and 42 parking spaces of which 15 are committed to Lesley University.
8. Date Complete Materials Submitted: December 19, 2013
9. Materials Submitted:
 - a) Written Description: X
 - b) Graphic information: site plan X cross sections X floor Plans S elevations X other :Memo on Shared Parking, from Ellen Donohoe, Vanasse Hangen Brustlin, Inc., dated 12/12/13
10. Date of Development Consultation: January 6, 2014
11. Presentation and Comments: Peter Wasserman and James Piatt of Piatt Associates presented the plans and design for the proposal.

The proposal includes a mechanical parking system which Inspectional Services has determined to meet the parking space requirements for a parking space and is not a tandem system.

There will be 27 dwelling units over ground floor retail with enclosed parking. Fifteen of the 42 parking spaces will meet the commitment Peter Wasserman to Lesley University. There will be a party wall along the property line with Lesley University.

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Concerns were raised about the mechanical parking system. It will operate only when no one is inside the area and with the door shut. There is concern about the noise created by the system moving the cars to the garage entrance.

The delivery schedule and location was discussed. There is an area on site along Upland Road for small trucks. The ground floor tenant or tenants have not been determined so the delivery type is unknown.

The construction schedule was discussed and the contractor was at the meeting. He expects the duration to be 12 months. He is interested in working with the abutters and keeping them informed about when the most disruptive work will be done.

The ground floor retail was discussed, the deli might not be returning, and no major cooking on site is proposed. Members of the public at the meeting expressed support for the existing Gourmet Express.

Materials were discussed and there was some support for the building use and design. There will be a 6 foot fence along the property line on Upland Road and the sidewalks will be a combination of brick and concrete. The transformer in the corner of the parking area will be as enclosed as possible to minimize any noise.

Neighbors are not happy about the loss of air and light that will result from the taller building, nor the increased traffic from more residential units. There was concern that residents will use parking stickers to park on Upland Street and put further pressure on a limited amount of on street parking.

Attached are emails submitted regarding the proposal.

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

Date: January 14, 2014

Community Development Department staff person:

A handwritten signature in black ink, appearing to read "E. M. Peder", is written over a horizontal line.