



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: 135 Fulkerson Street, Cambridge, MA 02141

Zoning District: Residence C-1 and Industrial A-1. Eastern Cambridge Housing Overlay (ECHO)

Applicant Name: 135 Cambridge LLC

Applicant Address: 185 Dartmouth Street, Suite 402, Boston, MA 02116

Contact Information: 617-603-4000 info@ccfne.com

Telephone # Email Address Fax #

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.*

Section 4.26 - Multifamily Special Permit

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

Ownership Certificate, Fee Schedule, Dimensional Form, Certifications of Receipt of Plans, Project Narrative, Early Community Engagement Summary, Site Development Plans dated 6/21/16 prepared by Bohler Engineering, Open Space Exhibit dated 6/7/16 prepared by Bohler Engineering, ALTA Survey dated 6/26/14 prepared by Precision Land Surveying, Unit Mix, Floor Plans, Building Renderings and Elevations dated 6/21/16 prepared by Cube 3 Studio, LEED Narrative and Affidavit dated 4/29/16 prepared by Building Consultation Services, and a Tree Certification dated 2/17/16 by the City Arborist.

Signature of Applicant: Jay Doherty

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

OWNERSHIP CERTIFICATE

Project Address: 135 Fulkerson Street

Application Date: June 24, 2016

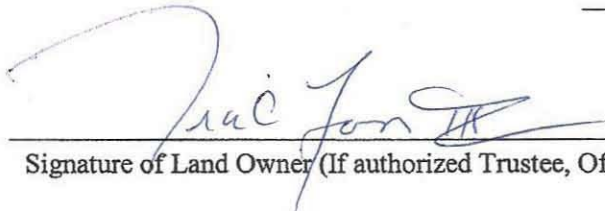
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 135 Cambridge LLC
at the following address: 185 Dartmouth Street, Suite 402, Boston MA 02116
to apply for a special permit for: 40 residential units
on premises located at: 135 Fulkerson Street, Cambridge, MA 02141
for which the record title stands in the name of: The Scarborough Realty Trust
whose address is: 114 Waltham Street, Watertown, MA 02472

by a deed duly recorded in the:

Registry of Deeds of County: S. Middlesex Book: 13320 Page: 154

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



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

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named IRA C. FOSS III personally appeared before me,

on the month, day and year June 9, 2016 and made oath that the above statement is true.

Notary: John F. Nealon

My Commission expires: Oct. 9, 2020



FEE SCHEDULE

Project Address: 135 Fulkerson Street

Application Date: June 24, 2016

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 43,488 × \$0.10 = 4,348.80

Flood Plain Special Permit Enter \$1,000.00 if applicable: 0.00

Other Special Permit Enter \$150.00 if no other fee is applicable: 150.00

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: 4,348.80

DIMENSIONAL FORM

Project Address: 135 Fulkerson Street

Application Date: June 24, 2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	44,786	5,000 (min)	44,786	
Lot Width (ft)	149.40 (max)	50 (min)	149.40 (max)	
Total Gross Floor Area (sq ft)	37,600± SF	45,306± SF	43,488 SF	
Residential Base	--	34,851 SF	--	
Non-Residential Base	--	--	--	
Inclusionary Housing Bonus	--	10,455 SF	--	
Total Floor Area Ratio	0.84	1.01	0.97	
Residential Base	--	0.78	--	
Non-Residential Base	--	--	--	
Inclusionary Housing Bonus	--	0.23	--	
Total Dwelling Units	0	40	40	
Base Units	--	30	30	
Inclusionary Bonus Units	--	10	10	
Base Lot Area / Unit (sq ft)	--	--	1,493	
Total Lot Area / Unit (sq ft)	--	--	1,120	
Building Height(s) (ft)	20	35	35	
Front Yard Setback (ft)	0	13	13.2	
Side Yard Setback (ft)	0	19	19.2	
Side Yard Setback (ft)	0	19	19.2	
Rear Yard Setback (ft)	0	38	38	
Open Space (% of Lot Area)	0%	30%	33%	
Private Open Space	0%	30%	33%	
Permeable Open Space	0%	15%	29%	
Other Open Space (Specify)	--	--	--	
Off-Street Parking Spaces	0	40	40	
Long-Term Bicycle Parking	--	41	42	
Short-Term Bicycle Parking	--	4	4	
Loading Bays	3	N/A	N/A	

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



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

Project Address: 135 Fulkerson Street, Cambridge, MA

Applicant Name: 135 Cambridge LLC

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address: 135 Fulkerson Street, Cambridge, MA

Applicant Name: 135 Cambridge LLC

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

SPECIAL PERMIT APPLICATION



Applicant:
135 Cambridge LLC
June 24, 2016

Submitted to:
Planning Board
City of Cambridge

Project Overview

On behalf of 135 Cambridge LLC and the development team, I want to thank the Planning Board in advance for reviewing this Multifamily Special Permit Application.

135 Fulkerson Street is a one acre property hosting a single-story building currently occupied by three tenants for light industrial / warehouse uses. Some may know this site as “the taxi cab building” because one tenant uses its space as its maintenance and repair facility for its cab fleet. Multiple garage bays line the street, and the building’s upkeep has been lagging in recent years.

The property is located within the East Cambridge Housing Overlay (ECHO). The majority of the site is located in the Residence C-1 underlying zone, and a small portion of the site is in the Industrial A-1 underlying zone. All of these districts allow for multifamily residential housing.

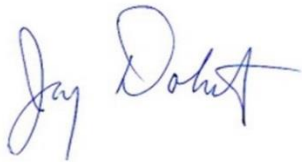
ECHO is intended to provide an incentive through additional development potential to convert a lot devoted to non-residential uses to residential use – and that is exactly what this application is proposing. Our plan is to demolish the single-story industrial building and construct a three-story building hosting 40 residential units.

We are applying for a Multifamily Special Permit under Section 4.26 of the Cambridge Zoning Ordinance.

Our proposal does not seek a single variance or relief from any zoning requirement.

We are grateful for the time and support we have received from our neighbors, and look forward to presenting the 135 Fulkerson Street project to the Planning Board at a public hearing.

Thank you.



Jay Doherty
Chief Executive Officer
Cabot, Cabot & Forbes

Proposal:

The proposed project is a three-story forty (40) unit residential building with a footprint of approximately 14,459 square feet, a secure bike storage facility, associated parking, walkways and landscaping. Thirty-five (35) of the units are market-rate, and five (5) of the units are affordable in accordance with Section 11.20 of the Cambridge Zoning Ordinance. The parking areas provide 40 total spaces; 19 standard spaces (8.5ft x 18ft), 19 compact spaces (7.5ft x 16ft), and 2 accessible spaces. The parking areas are properly screened with plantings and a fence along the rear of the property. A number of trees and other plantings are proposed, including eleven (11) shade trees.

Common use private open space is provided throughout the northern and eastern perimeter of the proposed building which includes bike storage, patio and seating areas, as well as a pathway through a shade garden. Additional permeable open space is provided throughout the site, consisting of landscaped areas and walkways. 87% of the total open space provided will be permeable.

A sidewalk and robust landscaping is proposed where the property interfaces with Fulkerson Street. Two crosswalks will be created to link the project to Ahern Field and provide marked pedestrian passage for the public. The pathway along the north edge of the property is envisioned to be available for public use, and eventually connect to the Grand Junction Rail-with-Trail initiative that runs nearby the project site.



Neighborhood Context:

The approximately 1.0 acre project site is located on the parcel of land now known and numbered by the City Assessing Department as 93-103 Fulkerson Street within East Cambridge in Middlesex County. The property's street address is 135 Fulkerson Street. The surrounding neighborhood is generally comprised of commercial buildings to the north and south, single and multifamily dwellings to the west and open park space (Ahern Field) to the east.



Fulkerson Street at Binney Street



Fulkerson Street at Spring Street

The project site is bound by the directly abutting property of 89 Fulkerson Street now or formerly the Pay Phone Realty Trust to the north, rail road tracks and a gravel parking and storage area to the west, Metropolitan Pipe & Supply Co. warehouse facility to the south, and John A Ahern Field to the east.

The site is occupied by a 1 story concrete block building with a foot print of 37,600 square feet. The building currently houses a taxi company with associated vehicle maintenance garage space, as well as warehouse space leased by Metropolitan Pipe & Supply Co. and offices of a general contracting construction company. The site is mostly impervious with a small vegetated area to the south occupying two trees.



View from Fulkerson Street

Required Permits:

Section 4.26: Multifamily Special Permit.

- Section 4.26.1: The proposed project is a multifamily dwelling containing twelve (12) or more dwelling units within the Residence C-1 district.

Compliance with Zoning

Governing Districts:

The majority of the site (44,065 square feet) is located in the Residence C-1 District (RC-1). A small portion of the site (721 square feet) at the western tip is located in the Industrial A-1 District (IA-1). The entire property is within the Eastern Cambridge Housing Overlay District (ECHO).

Zoning Intent:

Section 3.11(6) lists multifamily dwellings as the primary intended use within the RC-1 zone.

Section 3.11(29) lists limited impact business and industry as the primary intended uses within the IA-1 zone, but shows multifamily dwelling as a use permitted as of right in Section 4.31(g).

Section 20.41 describes the purpose of ECHO is to provide an incentive for residential development as an extension of the existing residential neighborhood. ECHO is intended to provide an incentive through additional development potential to convert a lot devoted to non-residential uses to residential use.

The proposed project aligns with the purpose and intent of all applicable districts and overlays.

Requested Dimensional Relief:

No variances or dimensional relief are requested in this Multifamily Special Permit application. See the Dimensional Form for further details.

Compliance with General Special Permit Criteria

Section 10.43(a): The requirements of the Ordinance are met

As proposed, the requirements of the Ordinance are met.

Section 10.43(b): Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character

The existing building has multiple garage bays along Fulkerson Street that are primarily used by the taxi cab company for the maintenance, storage and repair of their vehicles. Vehicles have access to the site at each garage bay, which creates a hazard for pedestrians walking along Fulkerson Street.

The proposed site plan includes a single entrance at the southern portion of the property, thus limiting the vehicular access and egress to and from the site to a dedicated location. Building a sidewalk with landscaping along Fulkerson Street removes the existing pedestrian hazard by eliminating the congestion of vehicles entering the site.

Section 10.43(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

The proposed residential use is consistent with the uses in the vicinity. The project has been designed in accordance with the height limits of the RC-1 district to protect adjacent uses and neighborhood character.

Section 10.43(d): Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City

The project will comply with all requirements for noise mitigation and will satisfy state and municipal and building code requirements.

Section 10.43(e): For other reasons, the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance

The proposed project closely aligns with the purpose and intent of the district and overlay zoning. Maintenance and repair of the existing building is lagging, creating a blighting influence on the neighborhood. Replacing that building (currently hosting non-conforming uses) with a residential project supports the planning goals of the area and appropriately transitions the density at either end of Fulkerson Street.

Section 10.43(f): The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30

The proposed project is consistent with the Urban Design Objectives. See below.

Consistency with Citywide Urban Design Objectives

Section 19.31: New projects should be responsive to the existing or anticipated pattern of development

The project site is located between larger-scale commercial uses where Fulkerson Street intersects with Binney Street, and relatively smaller-scale residential uses where Fulkerson Street crosses Spring Street and Thorndike Street. Zoning in the RC-1 district provides a height limit of thirty-five (35) feet, allowing the proposed project to be three (3) stories tall and provide a transition between the existing densities at either end of Fulkerson Street.

The proposed rectangular building is situated at the north-east corner of the site so as to improve the streetscape and provide more open space. The existing single-story building occupies nearly the entire property and provides a uniform, uninviting façade. The proposed project consolidates the building on a portion of the site and conforms to all zoning setbacks (minimum front yard setback = 13 feet).

Section 19.32: Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings

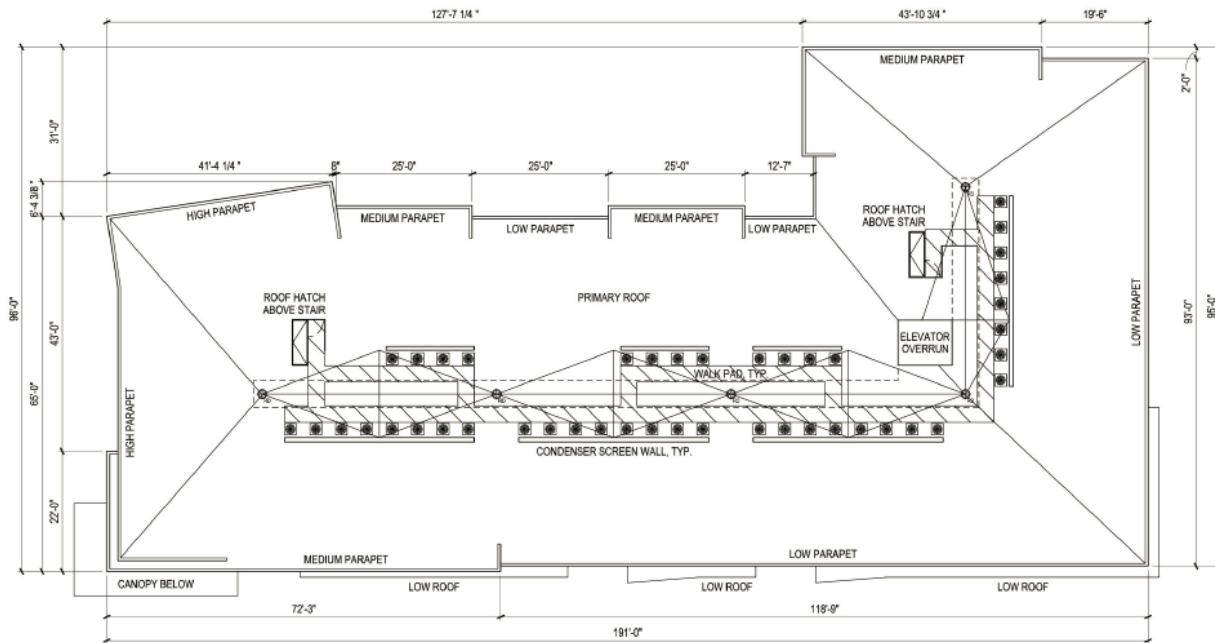
The proposal includes an added sidewalk, crosswalks and landscaping, with the intent of creating a walkable and pedestrian friendly environment. Ample bicycle storage is provided in a detached sheltered storage facility at the north-west of the property. Vehicle parking is appropriately screened and is generally located away from Fulkerson Street.

The primary building entrance opens into the lobby and amenity space, which is located at the south-east corner of the building and features large, mostly transparent storefront windows. A crosswalk is proposed outside of the building's main entrance, allowing both residents and the public to safely traverse Fulkerson Street and utilize Ahern Field. Another crosswalk is proposed at the northern edge of the site to link the public access route leading to the Grand Junction Rail-with-Trail with the existing public open space across Fulkerson Street (Ahern Field).



Section 19.33: The building and site design should mitigate adverse environmental impacts of a development upon its neighbors

All mechanical equipment has been located near the center of the roof and screened, providing a visual and acoustic buffer to the surrounding neighborhood. Each residential unit is served by a single condenser unit, which are residential in scale, similar to those that commonly serve single-family dwellings. A roof parapet would further screen all building mechanicals.



Roof Plan

Trash and recycling containers are located along the western edge of the property, setback from the public street to avoid negative noise, odor and visual impacts to the neighborhood.



Stormwater Best Management Practices will be implemented. It is anticipated that stormwater runoff will be reduced by twenty-five percent (25%) from the 2-year 24-hour design storm. The design of the stormwater management at the site is anticipated to promote infiltration with pervious surfaces and treat runoff from ninety percent (90%) of the average annual rainfall by removing at least eighty percent (80%) of the post-development total suspended solids. Impervious coverage has been reduced by the use of pervious paving surfaces on site where possible. Additionally, stormwater infiltration basins are anticipated to slowly reintroduce stormwater into the subgrade on site, or slowly into the municipal system, in lieu of uncontrolled discharging the runoff to an off-site discharge system.

Existing site conditions are dominated by impervious area. The proposal provides a total of 14,630 square feet of open space (33%), 12,765 square feet of which is permeable – a significant improvement relative to pre-development conditions. See attached Open Space Exhibit for further detail.

Outdoor lighting, particularly at the building's main entrance and along Fulkerson Street will be provided. This, coupled with significant added landscaping, is intended to create an environment that is inviting to both the building's residents and public. The existing property has only two (2) trees. The proposal includes a variety of plantings, including eleven (11) shade trees, and an array of shrubs, perennials, ornamental grasses and other ground coverings.

Section 19.34: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system

The proposed building will feature high efficiency toilets as well as low consumption aerators at shower heads, lavatories, and kitchens. Installation of each of these fixtures is anticipated to achieve a thirty percent (30%) reduction in water use from the baseline residential water use.

Section 22.23(1) requires a project under 50,000 square feet to meet the requirements of the most current applicable LEED building rating system at the level 'Certified' or better. It is anticipated that the project will be eligible for LEED Silver, with a goal of achieving LEED Gold through additional credits. See the attached LEED Narrative for further details.

Section 19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically

The existing building is not historic in nature. The proposed residential building enhances the urban character of the neighborhood by implementing residential uses nearby to commercial facilities and public open space.

Section 19.36: Expansion of the inventory of housing in the city is encouraged

The proposed building created forty (40) additional units of residential housing. Five (5) of those units are affordable in accordance with Section 11.20 of the Ordinance.

The proposed unit mix is summarized in the table below.

Unit Mix	Market Units	Inclusionary Units	Total Units
1-Bedrooms	14	2	16
2-Bedrooms	19	2	21
3-Bedrooms	2	1	3
TOTALS	35	5	40

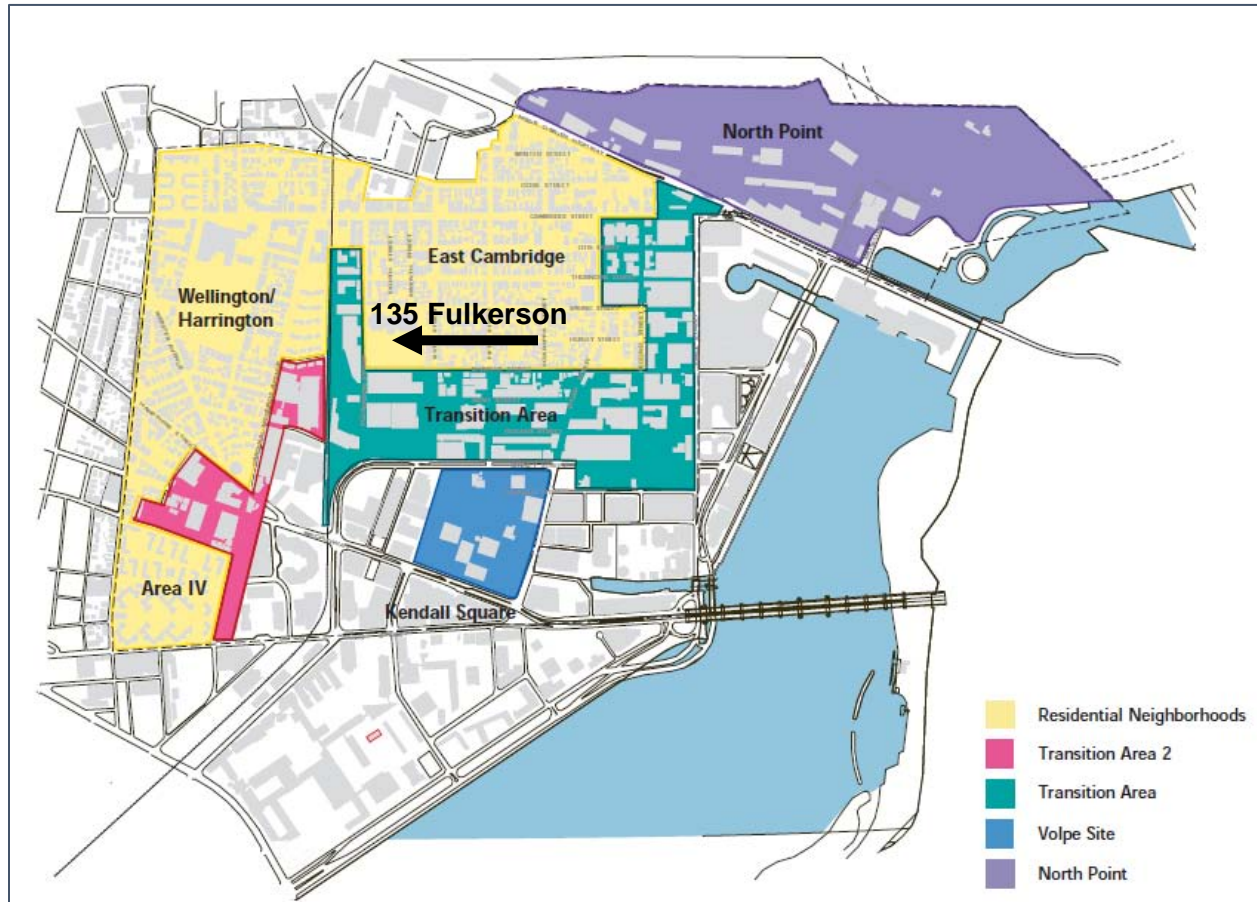
Section 19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city

The existing conditions provide no open space. By contrast, the proposal provides one-third of the property dedicated to open space. The general public would have access through the site along the northern property line to the future Grand Junction Rail-with-Trail. Via two new crosswalks, residents would be linked to the public open space across the street (Ahern Field). Residents would benefit from a communal gathering area adjacent to the bicycle storage, where built-in grilling stations and patio furniture are contemplated.



Consistency with Eastern Cambridge Design Guidelines

The October 2001 Eastern Cambridge Planning Study highlights five areas of East Cambridge. 135 Fulkerson Street is within the “Transition Area”.



Eastern Cambridge Planning Study

The Sections shown below are excerpts from the criteria listed in the Eastern Cambridge Design Guidelines (as adopted by City Council on October 15, 2001) that apply to this project in this location.

Section A: Goals: Transition Areas

The existing building is a non-conforming single-story structure used as a light industrial / warehouse facility. This project proposes to replace this building with a pedestrian scale residential building. No commercial uses are contemplated in this proposal.

Constructing this three-story residential building provides an appropriate step-down in intensity of use from the commercial scale, higher density buildings where Fulkerson Street meets Binney Street, to the residential scale, lower density buildings where Fulkerson Street meets Spring Street.

A public, landscaped route along the north edge of the property is proposed that would lead to the future Grand Junction Rail-with-Trail. It would be designed to accommodate both pedestrian and bicycle traffic.

Two new crosswalks are proposed at either side of the building. One connects the clubhouse and amenity area to public open space (Ahern Field), and one extends the public access route across Fulkerson Street.

A sidewalk will be constructed between Fulkerson Street and the entire length of the property.

Section B: Built Form: (1)(b) Mixed-Use Blocks

The main entry lobby and building lounge are the most active uses within this proposed residential building. Both are located at the street-level façade.

The primary building entrance is located on the street level, at the most visible corner of the building. All building amenity and interior common areas are located directly through the main entry lobby. A new pedestrian crosswalk is proposed across from the main entrance.

Storefront windows are designed at the façade of non-residential interior space. The tint of these windows will provide for at least 30 percent transparency to permit a clear view from the sidewalk to the interior common spaces of the building.

The building's east elevation has been intentionally designed to provide a dynamic façade where the building interfaces with the public along Fulkerson Street. Three-dimensional architecture featuring high quality metal panels, finished fiber cement panels, storefront and residential windows, landscaping and private balconies will all create a visually engaging building wall that positively relates to the public along Fulkerson Street.



East Elevation

No portion of the proposed building is above 45 feet, and where possible, residential units include balconies.

Section B: Built Form: (2)(b) Neighborhood Streets

All proposed setbacks comply with zoning requirements. Front, side, and rear setbacks will all be greater than 13, 19, and 38 feet, respectively. Garden-scale landscaping alongside several bigger trees are proposed within the setback facing Fulkerson Street. Compliance with ADA code would require that ramps be built leading up to each unit's entrance on the ground floor. This would remove much, if not all landscaping along Fulkerson Street and create a façade that features hardscaping as opposed to the green open space

provided in this application. We feel that this would be a less desirable design approach, but are open to feedback from the Planning Board on this issue. The outdoor common areas are adequately separated from the building to maximize sun exposure.

Section B: Built Form: (2)(c) Park Edges

Ahern Field is across from the property and runs approximately 230 feet along Fulkerson Street. The proposed building is 35 feet tall, less than 76 feet (1/3 of 230) and is compliant with all zoning constraints. Minimal shadows, if any, would be cast onto the field by the proposed building.

Section B: Built Form: (3) Scale and Massing

The proposed building would fit within the scale and massing of the existing East Cambridge blocks. Two crosswalks would be provided, reducing the distance pedestrians have to walk to safely cross the street. The building is located on a mixed-use street and is 193 feet long, under the 200 foot guideline. The façade is broken down with several smaller masses that feature different, high quality materials. The building's architectural components will be clearly expressed, with fiber cement and metal panel primarily used at the base, and an alternate metal panel primarily used on the upper portions of the building. A roof parapet details the top of the building and creates a varied roofline. The primary corner of the building is featured with storefront windows and a charcoal black metal panel. With a height of 35 feet at its highest point, the building is not a tall building or tower.

Section B: Built Form: (4)(a) Architectural Character – Residential

To avoid creation of a flat façade, the building provides a number of ground floor bays, stepped projections, and balconies. To increase safety as well as enhance the resident living experience, the building maximizes the windows facing public streets, particularly at the main entrance corner where glass is the predominate material used.

Section B: Built Form: (5) Environmental Guidelines

Section 22.23(1) requires a project under 50,000 square feet to meet the requirements of the most current applicable LEED building rating system at the level 'Certified' or better. It is anticipated that the project will be eligible for LEED Silver, with a goal of achieving LEED Gold through additional credits. All mechanical equipment has been located near the center of the roof and screened, providing a visual and acoustic buffer to the surrounding neighborhood. Each residential unit is served by a single condenser unit, which are residential in scale, similar to those that commonly serve single-family dwellings. A roof parapet would further screen all building mechanicals.

Section B: Built Form: (6) Parking

One space per residential unit is provided at-grade, shielded to the extent possible by the residential building and landscaping. Adequate lighting is provided to create a safe pedestrian environment for the building's residents and the public.

Section C: Public Realm: (1) Open Space

Two links from the property to Ahern Field are provided by crosswalks. Semi-private landscaping creates a buffer between Fulkerson Street and the proposed building. Residential balconies are designed be visually accessible by the public, but also provide open space for the resident's exclusive use.

Section C: Public Realm: (2) Streets and Sidewalks

The character of the existing streetscape would be significantly improved by lush landscaping, a public sidewalk, pedestrian lighting, and outdoor gathering areas. Bicycles would be connected to the Grand Junction Rail-with-Trail along the northern edge of the property. On-street resident or metered parking could be provided along Fulkerson Street following direction from the Planning Board.

Section C: Public Realm: (3) Connections

Bicycles would be connected to the Grand Junction Rail-with-Trail along the northern edge of the property.

Section C: Public Realm: (4) Transportation

Two new pedestrian crossings are provided, as noted above. Forty-two (42) sheltered, long-term bicycle parking spaces are provided. All bicycle racks are designed to comply with Section 6.105.1(a) of the Zoning Ordinance.

Community Meetings

East Cambridge Planning Team (ECPT)

Date: May 11, 2016

Time: 7:00pm

Place: East End House
105 Spring Street
Cambridge, MA

The proposed project was presented to ECPT on May 11th. This was a well-attended meeting where the project was well received. There was no opposition raised. Members of the ECPT voiced their preference of home ownership units targeted towards families versus rental apartments targeted towards transient tenants; the desire for a LEED level above what is required under zoning (including the possibility of solar panels on the roof); robust landscaping and outdoor lighting along the street edge; parking for residents of the building to be included in the cost of ownership; and screened rooftop mechanicals.

All questions and comments have been addressed in the current application. The feasibility of rooftop solar panels is being explored with a consultant.

Immediate Neighbors

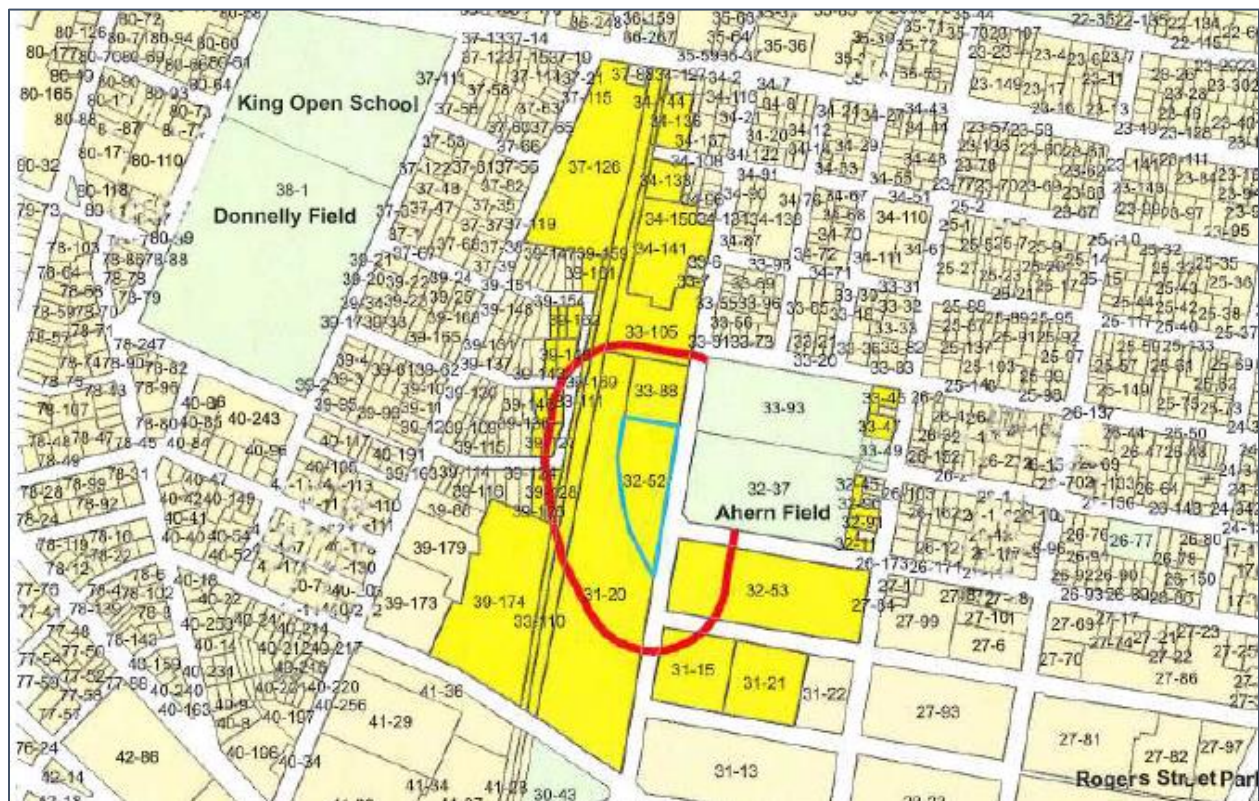
Date: June 2, 2016

Time: 7:00pm

Place: East End House
105 Spring Street
Cambridge, MA

Cambridge Development Department (CDD) provided a list of immediate neighbors – see highlighted parcels in the distribution map below. A direct mailer invitation was sent to these owners two (2) weeks in advance of the meeting, which was hosted at the East End House. Additionally, invitations were sent to the Wellington-Harrington Neighborhood Association and the ECPT were invited back to voice any additional questions or comments.

Three (3) members of the community attended this presentation. All comments were positive and no issues were raised with the project as proposed.



Distribution Map

East Cambridge Business Association (ECBA)

Date: June 7, 2016

Time: 8:00am

Place: Loyal Nine

660 Cambridge Street
Cambridge, MA

The proposed project was presented to the ECBA on June 7th. This was a well attended, positive meeting. Members of the ECBA had questions regarding home ownership versus rental; the size and number of the different unit types; location of building support such as trash facilities and snow storage; level of LEED certification; percentage of open space provided; height of the proposed building; the number of off-street parking spaces that would be provided; and the timeline of permitting, design and construction.

There were no substantive changes to the proposal recommended and all questions were satisfactorily answered.