



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: 711-727 Massachusetts Avenue, Cambridge MA 02139

Zoning District: BB-CSQ

Applicant Name: Gas Light Building LLC, Attn: Marcel Safar, Its Manager

Applicant Address: 100 Summer Street, Suite 1600, Boston MA 02210

Contact Information: 617-543-7009      sarah@trilogylaw.com      617-933-2920  
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.*

Please refer to pages 2 and 3 (attached) to this cover sheet

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

Please refer to page 4 (attached) to this cover sheet

Signature of Applicant: \_\_\_\_\_

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 \_\_\_\_\_

SPECIAL PERMIT APPLICATION COVER SHEET ATTACHMENT  
711-727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139  
LIST OF ALL SPECIAL PERMIT(S) REQUESTED

1) Planning Board Special Permit relief is requested pursuant to Central Square Overlay District provisions set forth in CZO Section 20.304 as follows:

- (a) Project requires special permit relief pursuant to Sec. 20.304.3.4 to allow for a total FAR of 4.0 for non-residential and residential uses combined, and meets all of the requirements of this provision, as further described below.

Note: Project requires the Planning Board to make the following findings with respect to FAR calculations for the project. As set forth in the Dimensional Table and attachments, FAR calculations exempt the following areas from total Gross Floor Area:

- (i) residential balconies -- exempt under Sec. 20.304.3.5,
- (ii) rooftop spaces -- exempt under Sec. 20.304.3.6,
- (iii) ground-floor retail spaces equal to or less than 1,500 square feet -- under Sec. 20.304.3.7. Renovation will result in the creation of three, new ground-floor retail spaces: Retail 1 = 1,024 sf; Retail 2 = 869 sf; Retail 3 = 999 sf.

- (b) Project requires special permit relief pursuant to Sec. 20.304.2.2.a for additional height of 80 feet, with the building meeting the bulk plane setback requirements set forth in this Sec. 20.304.2.2.a.
- (c) Project requires special permit relief to exempt or waive the use limitations and restrictions set forth in Sec. 20.304.5.3.b (with respect to restrictions on banks with frontage on Massachusetts Avenue) and Sec. 20.304.5.4 (Formula Business restrictions) to allow for maintaining the long-term lease to Bank of America.
- (d) Project requires special permit waiver of parking and loading requirements pursuant to Sec. 20.304.6.3. With no on-site parking, the project will seek special permit waivers based on: (a) exemption for parking and loading for uses proposed within the existing building (constructed prior to 1940), and (b) paying a cash contribution to the Central Square Improvement Fund for deficient parking for uses within new addition.
- (e) With respect to short-term bicycle parking, Project requires the Planning Board make a finding for a waiver of short-term bicycle parking requirements pursuant to Section 6.104.2b. Efforts were made to locate short-term bicycle parking on site, but it was determined that such facilities could not feasibly be installed on site. The Project will make the necessary cash contribution to the City as provided for under this Section of the CZO.

SPECIAL PERMIT APPLICATION COVER SHEET ATTACHMENT  
711-727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139  
LIST OF ALL SPECIAL PERMIT(S) REQUESTED

2) Special Permit relief is requested to exempt Gross Floor Area for basement uses, pursuant to Section 7.000-Definitions.

Project includes the renovation (and reduction) of basement uses within the existing building, and new basement use within the new addition. The owner will seek special permit relief to exempt from Gross Floor Area calculations the following: (a) basement use by tenants in renovated (and reduced) space within the existing building for otherwise allowable non-residential uses, and (b) hotel service use in the basement of the new addition.

SPECIAL PERMIT APPLICATION COVER SHEET ATTACHMENT  
711-727 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139  
LIST OF ALL SUBMITTED MATERIALS

PART 1 OF 2 (8.5"x 11" format)

- COVER SHEET (w/attachments)
- FEE SCHEDULE
- OWNERSHIP CERTIFICATE
- CERTIFICATIONS OF RECEIPT OF PLANS
- DIMENSIONAL FORM (w/footnotes)
- AREA CALCULATIONS
- PROJECT NARRATIVE
  - Overview
  - Owner/Developer
  - Design Objectives and Solutions
  - The Hotel
  - Architect
  - Zoning Counsel
  - Compliance with Zoning
  - Compliance with General Special Permit Criteria
  - Compliance with Criteria Specific to Special Permits Being Sought Under the Central Square Overlay District
  - Public and Private Utilities Narrative
  - Community Outreach
  - Exhibit Re: Project Compliance with Ordinance 19.30 – Citywide Urban Design Objectives
- TRANSPORTATION REPORT
- ARTICLE 22 SUSTAINABILITY NARRATIVE AND PRELIMINARY LEED SCORECARD
- MEETING MINUTES, DEPARTMENT OF PUBLIC WORKS REVIEW 12/31/18
- PROPOSED EVERSOURCE TRANSFORMER VAULT – PLANS AND GRAPHICS

PART 2 OF 2 (11"x 17" format)

- HISTORICAL AND EXISTING CONDITIONS PHOTOGRAPHS
- EXISTING FLOOR PLANS
- SITE CONTEXT MAP
- PROPOSED PLANS & BUILDING SECTION
- PROPOSED LANDSCAPING PLANS
- ALTERATIONS TO EXISTING BUILDING BY ELEVATION
- PROPOSED BUILDING ELEVATIONS
- PROPOSED EXTERIOR FAÇADE MATERIALS
- PROPOSED RENDERINGS
- ROOF ELEMENTS REQUIRING ZBA APPROVAL
- SHADOW STUDY

## FEE SCHEDULE

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**Project Address:**

**Application Date:**

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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

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|   |   |            |                   |
|---|---|------------|-------------------|
| New or Substantially Rehabilitated Gross Floor Area (SF): | 41,896  | × \$0.10 = | \$4,198.50        |
| Flood Plain Special Permit                                | Enter \$1,000.00 if applicable:               |            | na                |
| Other Special Permit                                      | Enter \$150.00 if no other fee is applicable: |            | na                |
| <b>TOTAL SPECIAL PERMIT FEE</b>                           | <b>Enter Larger of the Above Amounts:</b>     |            | <b>\$4,198.50</b> |

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**OWNERSHIP CERTIFICATE**

**Project Address:** 711-727 Massachusetts Avenue      **Application Date:** \_\_\_\_\_

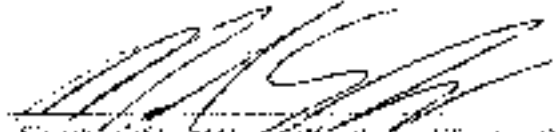
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Gas Light Building LLC  
at the following address: 10 Winthrop Square, Boston, MA 02110  
to apply for a special permit for: Gas Light Building LLC  
on premises located at: 711-727 Massachusetts Avenue, Cambridge  
for which the record title stands in the name of: Gas Light Building LLC  
whose address is: 10 Winthrop Square, Boston, MA 02110

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex      Book: 68749      Page: 575

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



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

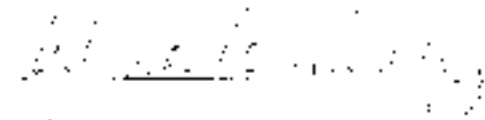
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Marcel D. Safar personally appeared before me,

on the month, day and year 12/11/2011 and made oath that the above statement is true.

Notary



My Commission expires: \_\_\_\_\_





CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

**City Department/Office:** City of Cambridge Traffic, Parking & Transportation

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**Project Address:** 711 - 727 Massachusetts Ave. Cambridge, MA 02139

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**Applicant Name:** Gas Light Building LLC, Attn: Marcel Safar, Its Manager

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For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 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 Project Review 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) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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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 DEPARTMENT OF PUBLIC WORKS

City Department/Office: Cambridge Department of Public Works

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Project Address: 711 - 727 Massachusetts Ave. Cambridge MA 02139

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Applicant Name: Gas Light Building LLC, Attn: Marcel Safar, Its Manager

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For the purpose of fulfilling the requirements of Section 19.20 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 Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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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 TREE ARBORIST

City Department/Office: City of Cambridge Tree Arborist

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Project Address: 711 - 727 Massachusetts Ave. Cambridge, MA 02139

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Applicant Name: Gas Light Building LLC, Attn: Marcel Safar, Its Manager

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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.

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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 WATER DEPARTMENT

**City Department/Office:** City of Cambridge Water Department

**Project Address:** 711 - 727 Massachusetts Ave. Cambridge, MA 02139

**Applicant Name:** Gas Light Building LLC, Attn: Marcel Safar, Its Manager

For the purpose of fulfilling the requirements of Section 19.20 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 Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. 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



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: City of Cambridge LEED Specialist

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Project Address: 711 - 727 Massachusetts Ave. Cambridge, MA 02139

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Applicant Name: Gas Light Building LLC, Attn: Marcel Safar, Its Manager

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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.

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Signature of City Department/Office Representative

Date

**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

|                                | <b>Existing</b> | <b>Allowed or Required (max/min)</b> | <b>Proposed</b> | <b>Permitted</b> |
|--------------------------------|-----------------|--------------------------------------|-----------------|------------------|
| Lot Area (sq ft)               |                 |                                      |                 |                  |
| Lot Width (ft)                 |                 |                                      |                 |                  |
| Total Gross Floor Area (sq ft) |                 |                                      |                 |                  |
| Residential Base               |                 |                                      |                 |                  |
| Non-Residential Base           |                 |                                      |                 |                  |
| Inclusionary Housing Bonus     |                 |                                      |                 |                  |
| Total Floor Area Ratio         |                 |                                      |                 |                  |
| Residential Base               |                 |                                      |                 |                  |
| Non-Residential Base           |                 |                                      |                 |                  |
| Inclusionary Housing Bonus     |                 |                                      |                 |                  |
| Total Dwelling Units           |                 |                                      |                 |                  |
| Base Units                     |                 |                                      |                 |                  |
| Inclusionary Bonus Units       |                 |                                      |                 |                  |
| Base Lot Area / Unit (sq ft)   |                 |                                      |                 |                  |
| Total Lot Area / Unit (sq ft)  |                 |                                      |                 |                  |
| Building Height(s) (ft)        |                 |                                      |                 |                  |
| Front Yard Setback (ft)        |                 |                                      |                 |                  |
| Side Yard Setback (ft)         |                 |                                      |                 |                  |
| Side Yard Setback (ft)         |                 |                                      |                 |                  |
| Rear Yard Setback (ft)         |                 |                                      |                 |                  |
| Open Space (% of Lot Area)     |                 |                                      |                 |                  |
| Private Open Space             |                 |                                      |                 |                  |
| Permeable Open Space           |                 |                                      |                 |                  |
| Other Open Space (Specify)     |                 |                                      |                 |                  |
| Off-Street Parking Spaces      |                 |                                      |                 |                  |
| Long-Term Bicycle Parking      |                 |                                      |                 |                  |
| Short-Term Bicycle Parking     |                 |                                      |                 |                  |
| Loading Bays                   |                 |                                      |                 |                  |

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

Please see attached document.

## Footnotes:

\*a: Lot area x 4.00 = 42,212 sf

\*b: Proposed Total Gross Floor Area excludes floor area that is exempt either by definition (eg., mechanical spaces and shafts; see CZO Article 2.000, definition of Gross Floor Area, included and excluded), by exemptions and/or special permit relief available for properties in the Central Square Overlay District (eg., ground floor retail spaces, roof decks and balconies; see CZO Article 20.304), and basement uses exempt by grant of a special permit (see CZO Article 2.000, footnote 16).

\*c: Maximum Residential Base floor area allowed pursuant to special permit granted under CZO 20.304.2.4 is less than the total 4.0 FAR for total combined Residential and Non-residential uses in the project.

\*d: Floor Area of common spaces, including stairs and elevators, are distributed to residential and non-residential uses based on their respective ratios. Corridors are directly added to their respective residential and non-residential uses. All mechanical spaces & shafts are excluded from common spaces.

\*e: Same notes as for footnote "d". Additionally, Non-Residential Base excludes each ground floor retail space with a total Gross Floor Area under 1,500 sf.

\*f: Lot area x 3.00 = 31,659 sf

\*g: Allowed FAR is 4.0 with special permit granted under CZO 20.304.2.4.

\*h: Allowed building height is 80 feet with bulk plane setback, with special permit granted under CZO 20.304.2.2.a.

\*i: Other Open Space percentage listed here equals the green roof plus roof deck areas divided by the total lot area.

\*j: There are no City-registered off-street parking spaces on the site.

\*k: No parking spaces or loading bays required for uses within existing (pre-1940) building; and no parking spaces or loading bays required with grant of special permit waiver and payment to City's parking fund under CZO 20.304.6.3. 12 vehicle off-site parking spaces are required for the uses within the new addition only.

\*l: The number of proposed short-term bicycle parking was studied and determined not feasible.

**FAR Calculation Summary Chart**

|                                  |               |
|----------------------------------|---------------|
| <b>Lot Size (sqft)</b>           | <b>10,553</b> |
| <b>Maximum Allowable FAR 4.0</b> | <b>42,212</b> |

|                                    |               |
|------------------------------------|---------------|
| <b>Total Exempted Areas (sqft)</b> | <b>15,315</b> |
| <b>Proposed FAR</b>                | <b>3.97</b>   |
| <b>Final Gross Area (sqft)</b>     | <b>41,895</b> |

**Residential vs Non-Residential Areas Chart (Sq ft):**

|   | Total without Common spaces | Ratio of Common Spaces | Total with Common Spaces |
|---|-----------------------------|------------------------|--------------------------|
| Total Non-Residential Areas<br>(retail under 1,500 sf excluded) | 14,360                      | 1,464                  | 15,824                   |
| Total Residential Areas (w/ hotel in the exist. b.):            | 23,659                      | 2,412                  | 26,071                   |
| Common Areas (wo/ mech & shafts)                                | 3,876                       |                        |                          |
| Total Residential and Non-Residential Areas                     | 38,019                      |                        | 41,895                   |

FAR Calculation Chart (Sq ft)

|                  | Existing Condition     | New Addition      | Proposed Project Gross A.                       | Exempted Areas                                  | Total   |
|------------------|------------------------|-------------------|---|---|---|
|                  | Original Building Area | New Addition Zone | Proposed plans (both existing and new addition) | Basement & Retail Exemption & Mechanical Spaces | Proposed Project Area (-Minus) Exempted Areas |
| <b>Basement</b>  |                        |                   |   |   |   |
| Office           | 6,013                  | 0                 | 4,386   | 4,386   | 0   |
| Hotel Support    | 0                      | 838               | 838   | 838   | 0   |
| Stairs/Elev      | 329                    | 625               | 625   | 625   | 0   |
| Mech R. & shafts | 1,158                  | 816               | 3,832   | 3,832   | 0   |
| <b>First</b>     |                        |                   |   |   |   |
| Office           | 4,215                  | 0                 | 3,871   | 0   | 3,871   |
| Retail           | 2,881                  | 0                 | 3,066   | 3,066   | 0   |
| Hotel            | 0                      | 1,395             | 1,395   | 0   | 1,395   |
| Stairs/Elev      | 407                    | 679               | 679   | 0   | 679   |
| Mech R. & shafts | 0                      | 255               | 690   | 690   | 0   |
| <b>Second</b>    |                        |                   |   |   |   |
| Office           | 3,997                  | 1,650             | 6,108   | 0   | 6,108   |
| Retail           | 0                      | 0                 | 0   | 0   | 0   |
| Hotel            | 0                      | 0                 | 0   | 0   | 0   |
| Stairs/Elev      | 440                    | 572               | 572   | 0   | 572   |
| Mech R. & shafts | 0                      | 203               | 236   | 236   | 0   |
| <b>Third</b>     |                        |                   |   |   |   |
| Office           | 6,997                  | 1,600             | 4,381   | 0   | 4,381   |
| Retail           | 0                      | 0                 | 0   | 0   | 0   |
| Hotel            | 0                      | 0                 | 4,498   | 0   | 4,498   |
| Stairs/Elev      | 440                    | 566               | 566   | 0   | 566   |
| Mech R. & shafts | 0                      | 201               | 293   | 293   | 0   |
| <b>Fourth</b>    |                        |                   |   |   |   |
| Office           | 0                      | 0                 | 0   | 0   | 0   |
| Retail           | 0                      | 0                 | 0   | 0   | 0   |
| Hotel            | 0                      | 5,926             | 5,926   | 0   | 5,926   |
| Stairs/Elev      | 0                      | 531               | 531   | 0   | 531   |
| Mech R. & shafts | 0                      | 277               | 277   | 277   | 0   |
| <b>Fifth</b>     |                        |                   |   |   |   |
| Office           | 0                      | 0                 | 0   | 0   | 0   |
| Retail           | 0                      | 0                 | 0   | 0   | 0   |
| Hotel            | 0                      | 5,920             | 5,920   | 0   | 5,920   |
| Stairs/Elev      | 0                      | 526               | 526   | 0   | 526   |
| Mech R. & shafts | 0                      | 302               | 302   | 302   | 0   |
| <b>Sixth</b>     |                        |                   |   |   |   |
| Office           | 0                      | 0                 | 0   | 0   | 0   |
| Retail           | 0                      | 0                 | 0   | 0   | 0   |
| Hotel            | 0                      | 5,920             | 5,920   | 0   | 5,920   |
| Stairs/Elev      | 0                      | 526               | 526   | 0   | 526   |
| Mech R. & shafts | 0                      | 302               | 302   | 302   | 0   |
| <b>Roof</b>      |                        |                   |   |   |   |
| Office           | 0                      | 0                 | 0   | 0   | 0   |
| Retail           | 0                      | 0                 | 0   | 0   | 0   |
| Hotel            | 0                      | 0                 | 0   | 0   | 0   |
| Stairs/Elev      | 0                      | 476               | 476   | 0   | 476   |
| Mech R. & shafts | 0                      | 468               | 468   | 468   | 0   |
| <b>TOTAL</b>     | <b>26,877</b>          | <b>30,574</b>     | <b>57,210</b>                                   | <b>15,315</b>                                   | <b>41,895</b>                                 |

### Traffic Study Calculation Chart (Sq ft)

|        | Existing Condition | New Addition | Proposed Project | Uses within Existing Building |
|--------|--------------------|--------------|------------------|-------------------------------|
| Office | 21,222             | 3,250        | 18,746           | 15,496                        |
| Retail | 2,881              | 0            | 3,066            | 3,066                         |
| Hotel  | 0                  | 19,999       | 24,497           | 4,498                         |
| TOTAL  | 24,103             | 23,249       | 46,309           | 23,060                        |

Note: Square footage (SF) calculations shown in this Traffic Study Calculation Chart includes SF located in the basement and ground-floor retail spaces that will be exempt with granting of a Special Permit and excludes common areas, including stairs, and elevators.



**Cambridge Gas and Light Building  
711-727 Massachusetts Avenue, Cambridge**

**Special Permit Application  
City of Cambridge Planning Board  
January 27, 2020**

**PROJECT NARRATIVE**

**Overview**

Gas Light Building LLC, the owner, and Chevron Partners, the managing agent and developer of 711-727 Massachusetts Avenue, Cambridge, MA, are pleased to submit this proposal for a Special Permit to the City of Cambridge Planning Board for its consideration. This project entails a substantial renovation and rehabilitation of the historic Cambridge Gas and Light Building and construction of a new hotel addition behind and above the existing building, located at the corner of Massachusetts Avenue and Temple Street, in the heart of Central Square, Cambridge. The product of over a year of careful evaluation and planning by the Owner and their experienced team of professionals, this project will meet the urban design and community objectives of the City of Cambridge. The project will result in the renovation and rehabilitation of an important, historic 1912 building, increasing and improving access to ground floor retail space on Massachusetts Avenue, improved office space, and the introduction of a new elegant, sophisticated and intimate 37-room boutique hotel to serve and reinforce the diversity and vibrancy of Central Square.

**Owner and Developer – Gas Light Building LLC and Chevron Partners**

Gas Light Building LLC purchased this historic building located at 727 Massachusetts Avenue, in the heart of Central Square, Cambridge, Massachusetts in 2018. Chevron Partners, its affiliate and the managing agent of the property, is a Boston-based boutique real estate development, investment, asset and property management firm with affiliated design and construction management companies, renowned for excellence in rehabilitation and modernization of historic properties. After acquiring the building in 2018, Chevron Partners undertook a full facade restoration, including beautiful lighting improvements and requisition of hand-crafted, reconstruction of the original iron lanterns which was completed by Italian artisans and re-installed at the property this past spring as part of a first renovation phase.

Chevron Partners has a proven dedication to preservation and transformation of historic properties by restoring their inherent beauty in combination with appropriate modernization. Chevron’s properties are lovingly restored, yet carefully adapted to ensure modern amenities are included within historical envelopes to create a charm that is unmistakably Bostonian and will be cherished and maintained for generations to come. Chevron creates value, with the intent to hold their properties for the long term and strive to be good neighbors and citizens of the community.

**Chevron Partners Representative Local Properties**



SEARS' CRESCENT



MAISON VERNON



MAISON COMMONWEALTH



727 MASSACHUSETTS AVE

**Design Objectives and Solutions**

The project envisions a transformation of the Cambridge Gas and Light building at 727 Massachusetts Avenue, adding a small boutique hotel that marries the best of the historical context and the new program, with respectful massing and setbacks to preserve the dominance of the historic structure.

Design objectives:

- Create a vibrant mixed-use development, with additional ground floor retail opportunities, office use on the 2<sup>nd</sup> and third floors, and a new hotel starting on level 3 through level 6.

- Enhance Massachusetts Avenue with improved lighting and additional retail activity along the entire front of the historic building.
- Improve accessibility through the large, front, retail arched openings by lowering the access to grade level so that all ground floor access to the Building is fully ADA compliant, while respecting the historic details and materials of the storefronts.
- Create attractive, new ground-floor retail spaces along Massachusetts Avenue, that may include a café to serve the public as well as the hotel guests and office tenants.
- Design a new hotel addition that is contemporary and architecturally distinguished from the existing structure, with a design inspired by the existing building with respect to scale, fenestration pattern, detail and massing.
- Carefully consider detailing, proposed materials, and refinement of the design approach to complement the existing building, with an iterative design process in consultation with Cambridge Historical Commission and CDD planning staff.
- Design new hotel addition significantly set back from Massachusetts Avenue, to allow the prominence of the existing historic building to maintain its presence along Massachusetts Avenue.
- The top two floors of the hotel addition “float” above the existing building. The articulation of the 5<sup>th</sup> and 6<sup>th</sup> floor is expressed as large two-story frame elements that are proportionally derived from careful study of the existing ground floor openings, using contemporary materials. These large openings and expanse of glass creates maximize transparency, while adding detail through window fenestration pattern and inclusion of horizontal sunshade louvers.
- At the 4<sup>th</sup> level above the existing building roof, transparent glass fenestration for the new hotel addition is expressed, which allows the upper floors to float.
- Provide green roofs atop two roofs, and hotel guest access to outdoor space with private hotel roof decks atop the existing building, and possibly a common rooftop deck atop the new addition (if variance is granted).
- Provide for the primary entrance to the hotel on Temple Street, expressed as a large framed transparent entry. Vertical glass fenestration is used to separate the existing from the new while the top floors of the new hotel continue to expression from the front to this side.
- The rear addition is envisioned as a simple massing that has varied horizontal window pattern for the rear, set into a panelized exterior cladding system.
- Amply screen rooftop mechanical systems and elevator equipment to minimize visual and sound impacts to neighbors.
- Target a LEED Gold standard for design and construction and incorporate highly sustainable approaches throughout. See the sustainability narrative and LEED preliminary scorecard in this submission.

## **The Hotel**

The proposed 37-room hotel is based on the concept from Chevron's associated organization in Paris, which has successfully developed My Maison in Paris ([www.mymaisoninparis.com](http://www.mymaisoninparis.com)). The concept is design focused, high quality, and spatially generous rooms that should invite longer stays. There are no traditional hotel services such as a concierge, bar or food services in our program.

### **Guest Rooms:**

- The room mix will consist of 13 studios (approximately 350 square feet each), 20 one-bedrooms (approximately 550 square feet each), and four two-bedrooms (approximately 820 square feet). The mix and size of the guestrooms is presented below:
- Guest rooms will be located on floors three through six.
- All guest rooms will be equipped with kitchenettes, dining space, a lounge area, and a pull-out couch.

### **Lobby**

- The entrance will be on Temple Street, shared by the upper floor office tenants for circulation.
- The reception desk will be staffed 24/7.

### **Parking, deliveries and bikes**

- There will be no parking on site and guests will be encouraged to use the excellent public access nearby (red line, bus, bike)
- There will be parking offerings at private garages and parking lots nearby for hotel staff/guests
- There will be bike storage facilities, showers and locker rooms on site to be shared between office tenants and hotel guests
- All loading and taxi/shared ride drop off will occur at the curbside near the hotel entry on Temple Street
- Loading for laundry, cleaning and other hotel operating services will occur at the curbside near the building service corridor at Temple Street

## **The Architect**

Finegold Alexander Architects was selected by Chevron Partners through a two-phase qualifications and pre-design concept competition.

Finegold Alexander Architects is a nationally recognized, award-winning design firm. With over 50 years of experience, the firm's roots are grounded in the adaptive use and preservation of historic buildings. Since its inception, Finegold Alexander has been one of the leading firms creating significant value in reusing buildings. Their careful attention to the significance of important structures and how they can be imaginatively transformed and adapted for new uses, are built on client and community values. They are proud to have been involved in some of the most significant historic structures such as the restoration and creation of the Ellis Island National Museum and Monument, the Massachusetts State House, Executive Offices of the Governor, The Godfrey Hotel, and The Boulevard among others.

## **Finegold Alexander Architects Representative Projects**



BERKELEY BUILDING



GODFREY HOTEL



PENNY SAVINGS BANK



THE LUCAS

## **Zoning Counsel**

The owner is represented by Sarah Like Rhatigan, Esq., of Trilogy Law LLC, a boutique commercial and residential real estate firm based near the Haymarket and Faneuil Hall at 12 Marshall Street, Boston, Massachusetts. Attorney Rhatigan has represented numerous institutional and individual clients in zoning matters in the City of Cambridge. Prior to Trilogy Law LLC, she worked at the Cambridge real estate and litigation firm of Pressman & Kruskal located in the heart of Central Square.

## **Compliance with Zoning**

This project conforms to the applicable Cambridge Zoning Ordinance requirements for this Business B District within the Central Square Overlay District, with certain Planning Board special permit relief and other reviews as follows:

1) Planning Board Special Permit relief is requested pursuant to Central Square Overlay District provisions set forth in CZO Section 20.304 as follows:

- (a) Project requires special permit relief pursuant to Sec. 20.304.3.4 to allow for a total FAR of 4.0 for non-residential and residential uses combined, and meets all of the requirements of this provision, as further described below.

Note: Project requires the Planning Board to make the following findings with respect to FAR calculations for the project. As set forth in the Dimensional Table and attachments, FAR calculations exempt the following areas from total Gross Floor Area:

- (i) residential balconies -- exempt under Sec. 20.304.3.5.
  - (ii) rooftop spaces – exempt under Sec. 20.304.3.6.
  - (iii) ground-floor retail spaces equal to or less than 1,500 square feet – under Sec. 20.304.3.7. Renovation will result in the creation of three, new ground-floor retail spaces: Retail 1 = 1,024 sf; Retail 2 = 869 sf; Retail 3 = 999 sf.
- (b) Project requires special permit relief pursuant to Sec. 20.304.2.2.a for additional height of 80 feet, with the building meeting the bulk plane setback requirements set forth in this Sec. 20.304.2.2.a.
  - (c) Project requires special permit relief to exempt or waiver the use limitations and restrictions set forth in Sec. 20.304.5.3.b with respect to restrictions on banks with frontage on Massachusetts Avenue) and Sec. 20.304.5.4 (Formula Business restrictions) to allow for maintaining the long-term lease to Bank of America.
  - (d) Project requires special permit waiver of parking and loading requirements pursuant to Sec. 20.304.6.3. With no on-site parking, the project will seek special permit waivers based on: (a) exemption for parking and loading for uses proposed within the existing

building (constructed prior to 1940), and (b) paying a cash contribution to the Central Square Improvement Fund for deficient parking for uses within new addition.

- (e) With respect to short-term bicycle parking, Project requires the Planning Board make a finding for a waiver of short-term bicycle parking requirements pursuant to Section 6.104.2b. Efforts were made to locate short-term bicycle parking on site, but it was determined that such facilities could not feasibly be installed on site. The Project will make the necessary cash contribution to the City as provided for under this Section of the CZO.

- 2) Special Permit relief is requested to exempt Gross Floor Area for basement uses, pursuant to Section 2.000-Definitions.

Project includes the renovation (and reduction) of basement uses within the existing building, and new basement use within the new addition. The owner will seek special permit relief to exempt from Gross Floor Area calculations the following: (a) basement use by tenants in renovated (and reduced) space within the existing building for otherwise allowable non-residential uses, and (b) hotel service use in the basement of the new addition.

- 3) Note that this Project will undergo a Green Building Review, pursuant to Sec. 22.20.

Owner/develop will be designing project with the goal of meeting a LEED Gold standard and has begun the process of consulting with the Green Building Review staff of the Community Development Department.

- 4) Note that this Project will be subject to requirement of a Stormwater Control Permit. This permit application was filed online to the Department of Public Works on January 24, 2020.

- 5) Note that the Project's proposed roof deck (on top of the new addition) and second headhouse on the top roof that would be necessary for hotel guest use of the roof deck, will require a variance from Board of Zoning Appeal. Plans show the roof top areas subject to the requirement of a variance in a bubble, for reference.

A variance is necessary if the Project allows hotel guests to access the top roof area of the building, a use that would trigger a building code requirement for a second rooftop headhouse. Such use and the second headhouse trigger the requirement of a variance to allow for the additional height of the second stairway headhouse and roof deck appurtenances on the top roof of the building.

**COMPLIANCE WITH GENERAL SPECIAL PERMIT CRITERIA (SEC. 10.43):**

Granting of the Planning Board special permit for the project at 711-727 Massachusetts Avenue will not be to the detriment of the public interest for the reasons described here:

(a) **The requirements of the Ordinance can and will be met.** This project conforms with the Ordinance requirements in all respects except as to those elements that are eligible for special permit relief or are subject to a requirement for a BZA variance as described above.

(b) **Traffic generated or patterns of access or egress will not cause congestion, hazard, or substantial change in established neighborhood character.** This project, located one block from the MBTA Central Square train station and bus stops, will generate very minimal increases in traffic or changes to patterns of access or egress to the site, as described in detail in the attached traffic and parking study performed by VHB. Further, the renovation of the existing building will result in new and improved ground-floor retail along Massachusetts Avenue, improved office space, and new, modern, boutique hotel rooms, each a beneficial addition to the vibrant, diverse and thriving Central Square business district.

(c) **The continued operation of or the development of adjacent uses will not be adversely affected by the nature of the proposed use.** Immediately adjacent neighbors to the project include the Seven Seas bookstore, Cambridge Housing Authority/YWCA apartment building, Citizens Bank building (across Temple Street) and various retail and office buildings (across Massachusetts Avenue). The new addition is significantly set back from the front-facing Massachusetts Avenue, and has been thoughtfully designed in consultation with Mr. Charles Sullivan of the Cambridge Historical Commission and the Community Development Department urban design professionals, who have reviewed and weighed in on several iterations of the plans for this building. Rooftop mechanical areas have been located centrally (and will be well screened) on the new addition in an effort to minimize view and sound impacts for neighbors. The uses in the project will be an addition to, rather than a detractor from, the adjacent uses. Hotel guests are likely to come and go on foot, adding to the vibrant pedestrian shopping and restaurant business clientele. And the owner/developer has communicated with the CHA/YWCA about its desire to reach out to residents of their building when hiring for new positions in the hotel and ground-floor retail stores.

(d) **There will be no nuisance nor hazard created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.** For reasons already described, the project will not be cause for nuisance or hazard detrimental to the neighborhood or the community.

(e) **The proposed use will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.** The project will create new and improved ground-floor retail opportunities within the existing historic building, improved office space, and a modern and desirable hotel rooms. Such uses will be a benefit to the Central Square business district and the residents and visitors to the City of Cambridge. The project seeks to be the embodiment of what planners had hoped for when working to update



and modernize the Central Square Overlay District to allow for development that is both respectful to the historic, existing buildings and neighborhood context, and also contributing to the revitalization of business and leisure in Central Square.

(f) **The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30.** As described in more detail below, the project is consistent with the urban design objectives and criteria described in the following publications: “Central Square Action Plan”, by the City of Cambridge, November 1987, “Central Square Development Guidelines”, by the City of Cambridge, July 1989 and “Central Square Design Guidelines,” by City of Cambridge, Community Development Department, 2013.

**COMPLIANCE WITH CRITERIA SPECIFIC TO SPECIAL PERMITS BEING SOUGHT UNDER THE CENTRAL SQUARE OVERLAY DISTRICT (SEC. 20.305(1) – (5):**

The Project meets the following standards for issuance of special permits being sought pursuant to the Central Square Overlay District set forth in Sec. 20.305(1) through (5):

**1. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:**

• **Encourage responsible and orderly development**

This Project will constitute a responsible development consistent with long-term goals of the Central Square community.

• **Strengthen the retail base to more completely serve the needs of the neighborhoods**

By opening up additional, small-scale ground floor retail spaces that are fully accessible from Massachusetts (all ground floor access to the Building will be fully ADA compliant), this Project will provide opportunity for small, local retail establishments to serve the diverse interests and needs of the myriad of people who live, work, visit and pass through the Central Square area.

• **Preserve the Square's cultural diversity**

The owner/developer seeks to attract culturally diverse retail and office tenants to its newly renovated space, and culturally diverse hotel clientele with a boutique hotel concept that will be attractive to people from all walks of life and from all over the world.

• **Create active people-oriented spaces**

The fully accessible ground floor retail spaces will provide opportunity for creative, people-oriented types of retail spaces. A café or similar eating establishment with access off Massachusetts Avenue and from the hotel lobby would provide a vibrant space for folks to gather and engage.

• **Improve the physical, and visual environment**

The Project will allow for the complete rehabilitation and upgrading of an elegant but aging, historically significant building, with an elegant, modern addition above, thereby improving the physical and visual environment of the site.

• **Provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods**

By providing additional, fully accessible, small-scale ground floor retail spaces, this Project will provide opportunity for leasing to retail establishments that will serve and be enjoyed by a diverse array of people who live in the surrounding neighborhoods.

- **Encourage the development of new mixed income housing**

Not directly applicable. The proposed boutique hotel offers a much-needed alternative to so-called Air B&B and similar options for visitors to the area, and as such, may reduce the demand for such conversions of existing residential units in the City of Cambridge.

- **Promote compatible retail adjacent to residential uses**

The Project will allow for additional and improved ground floor retail near residential uses in Central Square.

## **2. The building and site designs are consistent with "Urban Design Plan for Central Square" as outlined in the "Central Square Action Plan" and the "Central Square Development Guidelines"**

Planning Board Special Permit Per Sec. 20.304 (Central Square Overlay District) states as follows:

*"In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by.*

The project is consistent with the City's central tenets and objectives for development in the Central Square Overlay District as set forth in the publication "Central Square Action Plan", City of Cambridge, November 1987, and "Central Square Development Guidelines", July 1989..."  
Sec. 20.304.2:

- *"Enrich the Square's public realm as a place that invites community interaction at many levels"*
  - This proposed mixed-use development, new hotel program, increased retail opportunities, with inviting and vibrant street front restoration will invite community interaction with this unique and historic property
- *"Celebrate and maintain the mix of old, new, funky, and locally-based enterprises activating Central Square's Cultural District"*
  - This proposed project will blend the old and the new in splendid fashion, with the new hotel program lending more local activity in the evening hours, and the new retail spaces affording opportunities for smaller, and locally based entrepreneurs

- *“Support community diversity through more varied housing choices”*
  - The boutique hotel offers an alternative to so-called Air B&B and similar options.

**3. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity.**

There is no parking provided on site. The building addition and site improvements are specifically intended to be complimentary to the existing contributing building below and intended to have as minimal an impact as possible on contributing buildings in the vicinity.

**4. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building.**

The Project calls for maintaining and restoring the exterior façade of the existing contributing building, without modification, the renovation and improvement of the interior of that building. The Project plans have been prepared and design of the new addition modified and refined to incorporate feedback from Mr. Charles Sullivan, the Chair of the Cambridge Historical Commission.

**5. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.**

This is correct.

**COMPLIANCE WITH CRITERIA SPECIFIC TO SPECIAL PERMIT BEING SOUGHT:**

- I. The Project complies in all respects with the criteria specific to the special permits being sought from this Planning Board, including as follows:

(a) Special Permit for Additional FAR for Residential Uses Pursuant to Sec. 20.304.3.4:

*“Upon issuance of a special permit, the Planning Board may increase the allowed FAR on any lot or portion of a lot located within the Business B (BB) portion of the Central Square Overlay District to a total FAR of 4.00 for all non-residential and residential uses combined, notwithstanding the Rules for Calculation of Permitted Gross Floor Area on a Lot as set forth in Section 5.30.12, provided that the maximum FAR permitted for non-residential uses on a lot shall not exceed the limitation on non-residential FAR applicable in the base zoning district and that the proposed FAR of all non-residential uses on the lot shall not exceed the proposed FAR of all residential uses on the lot.”*

The project FAR calculations meet the above requirements as follows:

Total FAR (residential and non-residential): 3.96

|                      |      |
|----------------------|------|
| Residential FAR:     | 2.47 |
| Non-residential FAR: | 1.49 |

Non-residential FAR of 1.49 is less than maximum FAR of 3.0 permitted in a BB District.  
Non-residential FAR is less than the Residential FAR

(b) Special Permit for Additional Height of 80 feet Pursuant to Sec. 20.304.2.2.a:

*“The maximum allowable height in the Central Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning sixty (60) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.”*

The project plans show that the building meets the requirements and conditions, including 80 feet height, 10 feet setback (above 60 feet), and bulk control planes described above. This information has been confirmed with the Building Commissioner.

(c) Special Permit for Waiver of Parking and Loading Requirements Pursuant to Sec. 20.304.6.3:

Uses contained within the existing structure in existence before 1940 shall be exempt from parking and loading requirements of Section 6.36 of the Ordinance.

With respect to uses in the new addition to be constructed, special permit requirements and criteria, as follows, are or will be met by this project:

- (i)  
*“..... a cash contribution is made to the Central Square Improvement Fund to be established by the City of Cambridge in an amount equal to fifty (50) percent of the cost of construction of the parking spaces not provided”;*

Owner/developer agrees to pay the appropriate cash contribution.

- (ii)  
*“The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met).”*

The lot size of 10,553 is just above the threshold, and the existing, historic structure covers much of the lot. The only land available at the rear/Temple Street side is required to construct the new foundation and structure to support the new addition.

- (iii)

*“The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in Central Square Development Guidelines”;*

Allowing for the current project design will allow for the development to preserve the existing historic structure without modifications, and for construction of a modern addition above, consistent with urban design principles. A requirement for onsite parking or loading facilities would render this project unfeasible, due to the existing building and limited land on which to construct the foundation to the new addition.

(iv)

*“No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building”;*

The existing historic building is being lovingly renovated and restored. The new addition has been reviewed by Mr. Charles Sullivan of the Cambridge Historical Commission and members of the CDD staff to ensure its aesthetic and design compliment and do not overshadow or deter from the prominence and beauty of this historic building.

(v)

*“(v) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.”*

There has been no building demolished or altered as described herein.

(d) Special Permit to Exempt FAR for Basement Uses Pursuant to Sec. 2.000, Definition of Gross Floor Area, FN 16:

*“In granting such a special permit, the permit granting authority may approved the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.”*

Areas of the basement in the existing structure have historically been used as additional office tenant space, leased to start-up ventures at somewhat below-market rents. The project calls for major renovations to the existing structure that will require elimination of basement tenant space, in order to construct an electrical vault, fire room, and for additional mechanical and support structures. The owner seeks to maintain a reduced, but continued office and/or storage space in the existing structure. The basement within the new addition will serve as service area ancillary to the hotel, and bike storage for office tenants and hotel guests.

These proposed basement uses have existed as precedent, and without negative impacts upon the neighborhood, and are consistent with the character of the neighborhood and district.

In sum, the project meets the specific special permit criteria set forth in Sec. 20.305, as follows:

- The project is consistent with the goals and objectives of the Central Square Action Plan, as described previously;
- The proposed renovated and new addition are consistent with the urban design plan for Central Square;
- The design is sensitive to the existing historic building as well as neighboring contributing historic buildings in the neighborhood;
- No National Register or contributing building will be, or has been, demolished. In fact, an important 1912 building is being lovingly renovated and revitalized as a central goal of this project.

### **COMPLIANCE WITH CITYWIDE URBAN DESIGN OBJECTIVES SET FORTH IN SEC. 19.30**

SEE EXHIBIT RE: PROJECT COMPLIANCE WITH ORDINANCE 19.30 - CITYWIDE URBAN DESIGN OBJECTIVES, ATTACHED HERETO.

### **PUBLIC AND PRIVATE UTILITIES NARRATIVE**

The project team has met with the Department of Public Works on two separate occasions to review the project and utility services (attached please find the meeting minutes from the 12/31/2018 review). Stormwater, sanitary sewer and domestic water utilities will be connected on Temple Street with new drain structures, piping and sidewalk replacement installed per DPW's request. The new stormwater infiltration system is being installed at the rear of the proposed addition. DPW has also requested that test pits be performed at the corner of Temple St. and Mass. Ave prior to construction of final connection to verify elevations of the existing utilities, and that will be done.

During 2019, the project team has conducted multiple and successful review meetings with Eversource regarding the layout and access to the required new transformer vault in the basement providing electrical service to the building. Eversource will have access to the vault for normal operations from an entry door at the rear of the building; should the transformer need to be replaced in the future, a removable storefront and hatch is being designed at one of the retail bays on Mass. Ave. Please refer to the attached plans and graphics outlining this solution.

## **Community Outreach**

The Owner/Developer and project team has been working through the feasibility and design review process with various City departments, including CDD, ISD, Traffic & Parking, DPW, Cambridge Historical Commission and others. Community outreach efforts have involved numerous individual meetings with neighboring owners, including the Cambridge Housing Authority, informal meetings and discussions with members of the Central Square Business Association, as well as the formal, pre-application neighborhood/community meeting held on October 17<sup>th</sup>, 2019, 7:00 p.m. at the Citywide Senior Center, 806 Massachusetts Avenue Cambridge, MA 02139.

Invitation/Flyer was mailed to abutters per instruction from CDD staff on or before October 2, 2019. Additionally, an email invitation was sent to the following neighborhood and other community organizations, certain of which also requested and received a link to detailed project plans:

Central Square Business Association  
Mid-Cambridge Neighborhood Association  
Area Four Neighborhood Coalition  
Essex Street Neighbors  
Margaret Fuller Neighborhood House  
Cambridgeport Neighborhood Association  
Riverside Neighborhood Association  
Cambridge Community Center  
A Better Cambridge  
Association of Cambridge Neighborhoods

Meeting minutes are incorporated here for your reference.

### **NOTES FROM COMMUNITY MEETING 7:00PM 10/17/19**

**In attendance:** *approximately a dozen residents and interested persons*

**Notes and dialogue** *(some paraphrasing here):*

*Julian Bluemle (JB) of Chevron Partners. welcomes the group and presents:*

- *Chevron profile*
  - *Feingold Alexander Architects (FAA) selection process*
  - *Work to date (cleaning, sconces, mural, eliminating parking on site)*
  - *Program outline*
  - *In-house management*
- Question: Chevron owns 4 properties in Boston, plus 727? **YES**



*Tony Hsiao (TH) of Finegold Alexander Architects presents PowerPoint*

- Question: Can you explain the changes to retail changes? **(TH and JB explain)**
- Audience: to clarify, you have previously with CHA staff, but not the residents, correct? **YES**
- Audience: What are the façade materials? **UNDER STUDY**

*Sarah Like Rhatigan of Trilogy Law LLC (project zoning counsel) presents project overview, notes Special Permit process and roof-deck ZBA variance*

- Question: What is the physical separation between the new addition and CHA? **(DIMENSIONS SHOWN AND GIVEN)**
- Question: How much foot traffic is there in the alley? **(OPERATIONS, VENDORS, & EMERGENCY EGRESS)**
- Question: what is the height of the building? **(SHOWN AND GIVEN: 80' TO THE ROOF, 90' OVERALL)**
- Question: Where is the specific entry location? **(SHOWN, ON TEMPLE)**
- Question: Are there security cameras? **(YES)**
- Question: What other security measures are there in the alley? **(GATED and KEYED)**
- Question: Will there be parties on the roof deck? **(NO)**
- Question: Is there a barrier between the roof deck and CHA? **(YES, MECHANICALS)**
- 5<sup>TH</sup> Floor CHA resident: The project is too close to CHA, blocking light.
- Audience: Are there shadow studies available? **(YES)**
- Audience: Is there a meeting with the CHA residents planned? You should do that.
- Question (re financial viability): If you don't succeed, will you sell it? **(JB: THAT'S THE RISK WE TAKE, BUT WE ARE ORGANIZED AND SUCCESSFUL)**
- 5<sup>TH</sup> Floor CHA resident: The new building is too high, blocking light. **(JB: YES, THERE WILL BE SOME IMPACTS, BUT ALSO SIGNIFICANT BENEFITS)**
- Question: What is the construction schedule? **(JB: WE ARE TARGETING A SPRING 2020 +/- START, WITH AN ESTIMATED 2-YEAR DURATION)**

- Question: What is the planning phasing plan? What are the retail losses? ***(BoA ARE RENOVATING THEIR SPACE FIRST – SOON. THE SPECIFIC PHASING IS TO BE DETERMINED.)***
- Question: Are there way to keep impacts away from the Mass. Ave. bike lanes? ***(WE WILL BE SURE TO GIVE THE GPS ADDRESS AS TEMPLE STREET ENTRY, WITH ALL OTHER MEANS AVAILABLE)***
- Statement: Happy that you picked Temple St. over Mass. Ave for the entry.
- Question: Is there a dumpster on site? ***(NO)***
- Question: Is there mechanical equipment at grade? ***(NO, ON THE ROOF)***
- Question: Can we get a link to tonight’s presentation? ***(YES, GO TO THE CHEVRON WEB SITE, AND WE’LL ALSO SEND A LINK TO THE NEIGHBORHOOD GROUPS)***
- Question: How are you handling traffic issues? ***(TEAM EXPLAINS PARKING AND LOADING CONCEPTS, INCLUDING OPTIONS ON THE LEFT AND RIGHT ON TEMPLE STREET FOR DROPOFF AND LOADING)***
- Question: During busy times (Head of the Charles, graduations) could we experience undue congestion in the loading zones on Temple Street? ***(SEAN MANNING of VHB: NOT IMPOSSIBLE, BUT HIGHLY UNLIKELY)***
- Audience: Does moving the cars to the left reduce the feel of open space?
- Answer from the audience: Let’s leave that to Traffic and Parking.
- Audience: They don’t always get it right.
- Statement: Leave the parking on the right, as is. Safer.
- 

*General discussion of ongoing process and invitation to reach out to project team with any questions or follow-up concerns.*

***MEETING CONCLUDED AT APPROXIMATELY 8:30 p.m.***

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EXHIBIT RE: PROJECT COMPLIANCE WITH ORDINANCE 19.30  
CITYWIDE URBAN DESIGN OBJECTIVES

SEE RESPONSES IN ALL CAPS BELOW.

19.30 - CITYWIDE URBAN DESIGN OBJECTIVES

The following urban design objectives are intended to provide guidance to property owners and the general public as to the city's policies with regard to the form and character desirable for new development in the city. .... and its Draft update of 1991, and Toward a Sustainable Future: Cambridge Growth Policy Document.

19.31 New projects should be responsive to the existing or anticipated pattern of development. Indicators include:

- (1) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses. THE MASSING OF THE NEW ADDITION IS HELD BACK FROM THE HISTORIC EXISTING BUILDING FACING MASSACHUSETTS AVENUE TO ALLOW THE FORMER CAMBRIDGE GAS AND LIGHT BUILDING TO MAINTAIN DOMINANT STREET PRESENCE. THE 80' HEIGHT AND SETBACK PLANE RESPOND TO THE CENTRAL SQUARE OVERLAY DISTRICT GUIDELINES.
- (2) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets. THE NEW ADDITION IS IN SCALE WITH OTHER NEARBY BUILDINGS THAT OCCUR ALONG MASSACHUSETTS AVENUE. IT MAINTAINS PRESENCE WHILE RESPECTING THE SETBACK AND HEIGHT GUIDELINES TO MAINTAIN THE DYNAMIC SCALE AND ORIENTATION OF VARYING BUILDINGS ALONG MASSACHUSETTS AVENUE IN CENTRAL SQUARE.
- (3) In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc. WE MAINTAIN RETAIL ALONG MASSACHUETTS AVENUE, AND ENHANCE WITH ADDITIONAL RETAIL ACTIVATION THAT ALSO IS ACCESSIBLE WHICH THE CURRENT RETAIL TENANTS ARE NOT.
- (4) Where relevant, historical context are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved. THE HISTORIC GAS + LIGHT BUILDING IS RESPECTED AS THE DOMINANT BUILDING ALONG MASSACHUSETTS AVENUE, AND HISTORIC FEATURES ARE NOT ONLY RESTORED BUT ENHANCED WITH CAREFUL ATTENTION TO HISTORIC DETAILS, RESTORATION OF HISTORIC LIGHT FIXUTRES, PRESERVATION OF EXISTING FABRIC, AND DEFINING CHARACTER.

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

- (1) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways. EXISTING STOREFRONTS ALONG MASSACHUSETTS AVENUE ARE RESTORED AND ENHANCED, WITH MAXIMUM VISIBILITY TO RETAIL ACTIVITIES WITHIN. ON TEMPLE STREET, THE HOTEL/OFFICE ENTRY IN THE NEW ADDITION FURTHER ACTIVATES THE STREETScape, WHILE BEING RESPECTFUL OF ADJACENT NEIGHBORS.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the

sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed. THE RESTORATION OF EXISTING STOREFRONTS ALONG MASSACHUSETTS AVENUE AND THE NEW ADDITION FOR THE HOTEL/OFFICE USE ARE COMPATIBLE WITH EXISTING USES AND ZONING FOR THE SITE.

- (2) Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways. THERE WILL BE NO PUBLIC PARKING ON SITE, TO MAXIMIZE ACTIVITY ALONG MASSACHUSETTS AVENUE AND TEMPLE STREET.
  - (3) Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use. THE LARGE ARCHED OPENINGS IN THE EXISTING HISTORIC BUILDING WILL BE RESTORED AND THE NEW ADDITION AT THE REAR ALONG TEMPLE STREET RESPECTS THE SCALE OF THOSE LARGE OPENINGS AS WELL. COMBINED, THEY MEET THE TRANSPARANCY GUIDELINES FOR GROUND FLOOR USE.
  - (4) Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged. THE EXISTING BUILDING IS CENTRALLY LOCATED NEAR MULTIPLE MODES OF TRANSIT – PEDESTRIAN, BIKE PATHS, AND SUBWAY (CENTRAL SQUARE STOP). THE MULTIPLE ENTRIES TO RETAIL TENANTS ALONG MASSACHUSETTS AVENUE ENCOURAGE ACTIVATION OF THE STREET, AND THE NEW HOTEL/OFFICE ENTRY IN THE ADDTION ALONG TEMPLE STREET FURTHER ACTIVATE THE GROUND FLOOR. COMBINED THE OVERALL DEVELOPMENT REINFORCES PEDESTRIAN CIRCULATION AND ENHANCEMENT OF THE SURROUNDING DISTRICT.
  - (5) Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be aid to providing safe access to the facilities from the outside. THERE IS SECURE AND PROTECTED BICYCLE STORAGE PROVIDED WITHIN THE PROPOSED NEW ADDITION, AND THERE EXISTS BICYCLE LOCKING DOCKS ALONG MASSACHUSETTS AVENUE NOW IN FRONT OF THE EXISTING BUILDING.
  - (6) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.
- 19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:
- (1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:
    - (a) Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets. Among the techniques that might be considered are the inclusion of screens or a parapet around the roof of the building to shield low ducts and other

equipment on the roof from view. THE MECHANICAL PENTHOUSE IS PLACED ON TOP OF THE PROPOSED NEW ADDITION, AND IS ENTIRELY SCREENED OFF FROM SURROUNDING NEIGHBORHOOD ABUTTERS. IT IS SETBACK FROM THE ROOF EDGE TO MINIMIZE VISUAL IMPACT AND VISIBILITY.

- (b) Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale and character of the building. THE MECHANICAL SYSTEMS ARE DESIGNED TO BE EFFICIENT AND ALL EQUIPMENT IS SCREENED IN A MANNER THAT IS CONSISTENT WITH THE OVERALL DESIGN OF THE PROJECT.
  - (c) Placement of mechanical equipment at locations on the site other than on the rooftop (such as in the basement), which reduces the bulk of elements located on the roof; however, at-grade locations external to the building should not be viewed as desirable alternatives. THERE ARE ADDITIONAL MECHANICAL /UTILITY ROOMS WITHIN THE BUILDING, TO FURTHER REDUCE THE REQUIREMENTS TO PLACE ALL OF THE EQUIPMENT ON THE ROOF, REDUCING IMPACT.
  - (d) Tall elements, such as chimneys and air exhaust stacks, which are typically carried above screening devices for functioning reasons, are carefully designed as features of the building, thus creating interest on the skyline. THERE ARE NO CHIMNEYS IN THIS PROJECT.
  - (e) All aspects of the mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas. WE HAVE MADE EVERY ATTEMPT TO SCREEN AND CAREFULLY DESIGN THE PLACEMENT OF THE MECHANICAL EQUIPMENT TO MINIMIZE THEIR VISUAL IMPACT TO SURROUNDING NEIGHBORS.
- (2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged. TRASH/RECYCLING WILL BE HANLDED WITHIN THE BUILDING.
  - (3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors. THERE ARE NO LOADING DOCKS FOR THE PROJECT.
  - (4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented. YES, OUR CIVIL ENGINEER HAS ADDRESSED THE STORMWATER ISSUES IN THE SUBMISSION.
  - (5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions. YES, WE HAVE DESIGNED GREEN ROOFS AND MITIGATION MEASURES ON THE BUILDING AS PART OF THE OVERALL DESIGN TO REDUCE STORMWATER RUNOFF, AND HAVE ENHANCED THE EXISTING ROOF OF THE HISTORIC STRUCTURE WITH CAREFUL PLACEMENT OF ROOF TERRACES AND GREEN ROOF MEASURES.
  - (6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance. WE HAVE DESIGNED THE ADDITION TO BE AS COMPACT AS FEASIBLE TO MINIMIZE THE SHADOWS, AND HAVE INCLUDED THE SHADOW STUDIES TO SHOW THE IMPACT OF THE PROPOSED ADDITION BEYOND THE SHADOWS THAT ALREADY EXIST.
  - (7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines. THE SITE IS FLAT.
  - (8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots. WE HAVE DESIGNED THE FENESTRATION OF THE NEW ADDITION TO BE RESPECTFUL OF THE EXISTING FABRIC, WHILE CREATING A DESIGN THAT COMPLIMENTS BUT ALSO SPEAKS TO THE NEW USE WITHIN FOR A MIXED USE HOTEL/OFFICE PROJECT.

- (9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution. WE HAVE MINIMIZED THE EXTERIOR LIGHTING TO CONFIRM WITH REDUCTION OF LIGHT POLLUTION, AND PROVIDE LIGHTING THAT IS NECESSARY FOR PUBLIC SAFETY.
- (10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site. WE WILL MAINTAIN THE EXISTING STREET TREES THAT EXIST ALONG MASSACHUSETTS AVENUE AND MINIMIZE ANY ADVERSE IMPACT WITH THE PRIMARY CONSTRUCTION FOR THE NEW ADDITION AT THE REAR OF THE SITE.
- 19.34 Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system. Indicators include:
- (1) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management. YES, OUR CIVIL ENGINEER HAS DONE THAT IN THE SUBMITTAL.
- (2) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified. YES, THESE ISSUES ARE ADDRESSED BY OUR CIVIL AND MECHANICAL ENGINEERS.
- (3) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged. WE STRIVE FOR THE HIGHEST FEASIBLE SUSTAINABLE GOALS AND ARE TARGETTING LEED GOLD. FOR THE OVERALL PROJECT.
- 19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:
- (1) New educational institutional construction that is focused within the existing campuses. DOES NOT APPLY
- (2) Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site. THIS IS A MIXED USE PROJECT FOR RETAIL/OFFICE/HOTEL USE WHICH ARE ALL ACCESSIBLE FOR THE PUBLIC.
- (3) In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day. YES, THIS PROJECT HAS THE MIX OF USES DESCRIBED ABOVE.
- (4) Historic structures and environments are preserved. YES WE INTEND TO RESTORE/ADAPT THE HISTORIC GAS + LIGHT BUILDING AS PART OF THE OVERALL PROJECT.
- (5) Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged. THE CLIENT IS MAKING EVERY EFFORT TO ENCOURAGE LOCAL COMPANIES AND RETAIL TENANTS TO BE PART OF THE PROJECT, AND HAS BEEN PRO ACTIVE IN DISCUSSION WITH LOCAL NEIGHBORHOOD AND BUSINESS GROUPS IN THE CENTRAL SQUARE DISTRICT THROUGHOUT THE PROJECT.
- 19.36 Expansion of the inventory of housing in the city is encouraged. Indicators include: RESIDENTIAL USE IS NOT PART OF THIS PROJECT.

- (1) Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.
  - (2) Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle-income units is encouraged.
- 19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include: THE PROJECT IS IN A VERY TIGHT URBAN LOCATION AND THE ADDITION WILL TRANSFORM THE EXISTING REAR ALLEY/SURFACE PARKING INTO A NEW HOTEL/OFFICE USE THAT EXPANDS ON THE EXISTING HISTORIC BUILDING
- (1) On large-parcel commercial developments, publicly beneficial open space is provided.
  - (2) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.
  - (3) A wider range of open space activities than presently found in the abutting area is provided.



January 23, 2020

Ref: 14365.00

Mr. Joseph Barr  
 Mr. Adam Shulman  
 Traffic, Parking, and Transportation Department  
 City of Cambridge  
 344 Broadway  
 Cambridge, MA 02139

Re: 727 Massachusetts Avenue Project  
 Request for Special Permit Application Review

Dear Mr. Barr and Mr. Shulman:

Chevron Partners has retained VHB to prepare for your consideration transportation information and analyses that support the ongoing review of a Special Permit application for the proposed 727 Massachusetts Avenue Project in Cambridge, Massachusetts. The Project considers the renovation and expansion of the existing Cambridge Gas and Light Building on Massachusetts Avenue. The proposed Project comprises a three-story addition to the existing pre-1940 building, to provide for a 37-room boutique hotel, and modification to the existing office and retail uses (the "Project"). Modest modification to existing office and retail uses with the building are also planned. **Table 1** summarizes the net-new square footage attributable to each category of uses in the Project.

**Table 1: Proposed Net-New Project Program**

| Project Component             | Existing Condition (SF)                   | Proposed Building (SF)                    | Net-New (SF)   |
|-------------------------------|---|---|--|
| <b>Office</b>                 | 21,200                                    | 18,700                                    | (-2,400)   |
| <b>Retail</b>                 | 2,900                                     | 3,100                                     | 200  |
| <b>Hotel</b>                  | 0   | 24,500                                    | 24,500   |
| <b>Total</b>                  | 24,100                                    | 46,300                                    | 22,300   |
| <b>Parking Spaces</b>         | 0   | 0   | 0  |
| <b>Bicycle Parking Spaces</b> | 0 long-term spaces<br>0 short-term spaces | 8 long-term spaces<br>0 short-term spaces | 8 long-term spaces<br>0 short-term spaces <sup>1</sup> |

Square footage (SF) calculations shown in Table 1 and Table 2 includes SF located in the basement and ground-floor retail spaces that will be exempt with granting of a Special Permit, and thus is over-inclusive for purposes of our traffic impact analysis. SF excludes common areas, including stairs, and elevators.

Engineers | Scientists | Planners | Designers

99 High Street  
 10th Floor  
 Boston, Massachusetts 02110  
 P 617.728.7777  
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<sup>1</sup>The proponent would like to seek approval from the City to make a contribution towards parking on public property in lieu of on-site bicycle parking (as permitted under Cambridge Zoning Ordinance Section 6.104.2b). The City of Cambridge Bicycle Parking Guidelines indicate that 6 short-term bicycle parking spaces would sufficiently support this Project Program.

Although this Project does not trigger the zoning threshold that would require the Proponent to prepare, submit and receive certification for a Transportation Impact Study (TIS), the Proponent has worked with TP&T to present important transportation considerations that will be made to ensure that the Project will operate effectively and that any identified impacts are appropriately mitigated. Transportation-focused meetings were held with City Staff on both Tuesday, December 18, 2018 and again on Wednesday, March 20, 2019 to discuss scope of the Project, site access and circulation considerations and potential mitigation actions.

Understood from these meetings and further discussions with TP&T; the key components that need to be addressed to proceed to the Planning Board include those transportation elements that pertain to the review and approval of the Special Permit application.

As such, the following sections provide supplemental information and supporting analysis related to the following Project elements:

1. Off-Street Parking
2. Loading/Service
3. Bicycle Parking Accommodations
4. Additional Items of Study
  - Transportation Demand Management
  - Improved Bicycle Lane Concept Planning Support

Each of these items is presented and discussed in greater detail below.

### **Special Permit Application Requests: Parking & Loading**

According to the Central Square Overlay District Cambridge Zoning Ordinance, all uses within the existing building are exempt from parking and loading requirements. For all uses to be located within the building's new addition, parking and loading requirements are as follows:

#### Parking Requirements

- > Hotel – 0.25 parking spaces per room
- > Office – 0.90 parking spaces per 1,000 SF

#### Loading Requirements

- > Hotel – more than 10,000 SF requires 1 loading area
- > Office – more than 10,000 SF requires 1 loading area



No dedicated off-street parking spaces or loading area is being implemented as part of the Project. **Table 2** identifies areas that are exempt from the parking and loading requirements and presents the required parking and loading required per zoning based on the areas that have been calculated to not be exempt. The Proponent seeks a Special Permit to allow for the new addition to be constructed without the parking and loading summarized below on site.

**Table 2: Parking and Loading Requirements**

| Project Component | Proposed Building (SF) | Uses within Existing Building | Uses within the New Addition                     | Parking Spaces Required <sup>1</sup> | Loading Area Required <sup>2</sup> |
|-------------------|------------------------|-------------------------------|--|--------------------------------------|------------------------------------|
| Office            | 18,700                 | 15,500                        | 3,200  | 3                                    | 0                                  |
| Retail            | 3,100                  | 3,100                         | 0  | 0                                    | 0                                  |
| Hotel             | <u>24,500</u>          | <u>4,500</u>                  | 20,000<br><i>(33 sleeping rooms)<sup>3</sup></i> | <u>9</u>                             | <u>1</u>                           |
| <b>Total</b>      | <b>46,300</b>          | <b>23,100</b>                 | <b>23,200</b>                                    | <b>12</b>                            | <b>1</b>                           |

Square footage (SF) calculations shown in Table 1 and Table 2 includes SF located in the basement and ground-floor retail spaces that will be exempt with granting of a Special Permit, and thus is over-inclusive for purposes of our traffic impact analysis. SF excludes common areas, including stairs, and elevators.

<sup>1</sup> Office: 0.9 parking spaces per 1,000 SF

Hotel: 0.25 parking spaces per "sleeping room"

<sup>2</sup> Office: more than 10,000 SF requires 1 loading area

Hotel: more than 10,000 SF requires 1 loading area

<sup>3</sup> 33 "sleeping rooms" was assumed for the parking requirements where there are 30 hotel rooms located within the new addition (9 studios, 18 1-bedrooms, and 3 two-bedrooms)

### Off-Street Parking

As summarized in **Table 2**, the Project requires 12 off-street parking spaces and 1 loading area to comply with zoning. The Proponent will be seeking relief as part of their Special Permit requesting that these specific provisions be waived. However, the Proponent has worked with their design team and the City to develop an appropriate operations plan to ensure that both its parking and loading/service needs are accommodated and do not present adverse impacts to the surrounding area and abutting businesses and residents.

Chevron Partners initiated exploring possible agreements with nearby parking operators to have the ability to secure the availability of parking for up to 20 parking spaces to support future hotel and office operations for both staff and patrons. The hotel operator will provide information to its guests electronically as part of the reservation process so that it is clear where those with automobiles should park when staying at the hotel.



Chevron Partners has been in contact with several nearby parking operators in connection with ongoing Project planning. Three nearby garages have indicated the potential to provide parking spaces for the use by hotel patrons and employees including 30 Pilgrim Street, 55 Franklin Street, and 80 Landsdowne Street. Each of these respective operators have asked Chevron Partners to reach out to them to execute a formal parking agreement 6 months prior to project completion.

### **Loading/Service**

In order to serve loading and drop-off/pick-up activity that is expected to occur at the 727 Mass Ave site, the proponent has explored options for a loading and drop-off/pick-up area be provided on Temple Street near the Project Site. A designated zone would eliminate loading and drop-off/pick-up activity along Massachusetts Avenue and away from the existing bicycle lane. Various proposals have been shared with Cambridge TP&T.

One such loading zone solution is proposed to be located on the east curb of Temple Street and maintains metered parking along the east side of the street, as illustrated in **Figure 1**.

The proposed loading and drop-off/pick-up area on Temple Street is intended to serve as an amenity to the Central Square neighborhood and is expected to be used by local businesses and residents as well as the proposed hotel. The proponent looks forward to continuing their discussion with Cambridge TP&T to devise and implement the most appropriate loading zone and metered parking solution for Temple Street that can serve the Project and the neighborhood and maintain overall safe and efficient traffic, pedestrian and cyclist flow.

### **Bicycle Parking Accommodations**

The Project will include bicycle facilities conforming to City of Cambridge design guidelines. **Figure 2** presents the layout of the secure long-term bicycle areas on site. The bicycle parking is generally located in the northern corner of both the ground floor as well as the basement level. Both are located in convenient proximity to the external pedestrian doorway into the building. It is intended that the design will provide a quality facility for users including Shower/changing facilities available in the building. Bicycle parking conforming to the City of Cambridge design guidelines will be provided for 8 long-term bicycle parking spaces. In addition, the ability to provide short-term bicycle parking for 6 bicycles was analyzed at locations in close proximity to the building pedestrian entrances.

**Figure 3** demonstrates the difficulty providing on-site short-term bicycle parking conforming with the City of Cambridge design guidelines due to site constraints. The only land available for constructing short-term bicycle facilities on site is located at the rear of the existing structure along Temple Street. The Proposal calls for this land to be used to construct the new hotel/office lobby, elevator/stair cores and structural supports to the new addition above. The proposed design includes a 5.5-foot-wide pathway along the rear/Temple Street side of the new addition, the full width of which is necessary to allow for safe access and egress to the door at the far rear corner of the Building. Short-term bicycle racks were considered but would have impeded access along this pathway. Alternatives, such as widening this pathway (to allow for bicycle racks along the rear/Temple Street side) or pushing the new building back from Temple Street, result in a loss of critical interior space (for the hotel/office lobby and elevator/stair cores servicing the Building), space that is critical to the success and operations of the Building. It is for



these reasons that the applicant requests the City allow for it to make a contribution towards bicycle parking on public property in-lieu of on-site short-term bicycle parking.

#### Transportation Demand Management

The Project Proponent is committed to optimizing the transit-oriented opportunity afforded by the Project site to minimize auto travel and encourage alternative travel modes. Further, in light of the very limited bicycle accommodations in the existing building, the provision of bicycle parking in compliance of zoning requirements is expected to also have a positive impact.

The Proponent will support a program of transportation demand management (TDM) actions to seek to reduce single occupancy vehicle (SOV) automobile trips, encourage car/van-pooling, and expand the use of transit, biking and walking.

The following potential TDM programs could be implemented as part of the proposed Project to encourage Project employees and visitors to use alternatives to SOV travel:

- › Provide 50% transit subsidies to employees.
- › Mount real time transit screens in lobby.
- › Designate a Transportation Coordinator for the site responsible for:
  - Aggressively promoting and marketing non-SOV modes of transportation to employees
  - Overseeing the marketing and promotion of transportation options such as posting information on the Project's web site, social media, and property newsletters
  - Responding to individual requests for information
  - Performing annual transportation surveys
  - Providing up to date information to all new employees through a New Employee Packet
- › Provide Bluebikes corporate membership (minimum Gold level) paid by employer for employees that chooses to become Bluebikes members.
- › Provide subsidy for hotel patrons and visitors to take Bluebikes trips to and from the site.
- › Require corporate membership paid by the employer to allow employees to use carshare vehicles for work related trips during the day instead of needing to drive private vehicles to work.
- › Update existing bicycle parking to meet City standards.
- › Provide air pumps and other bike tools such as a bicycle repair station.
- › Provide lender bike for employees to use during the day for errands.

We trust that the foregoing proposed Project, Special Permits and mitigation commitments are consistent with your project understanding and we will be pleased to provide any additional information you might require. Please feel free to contact myself if you have any questions.

Mr. Joseph Barr  
Ref: 14365.00  
January 23, 2020  
Page 6

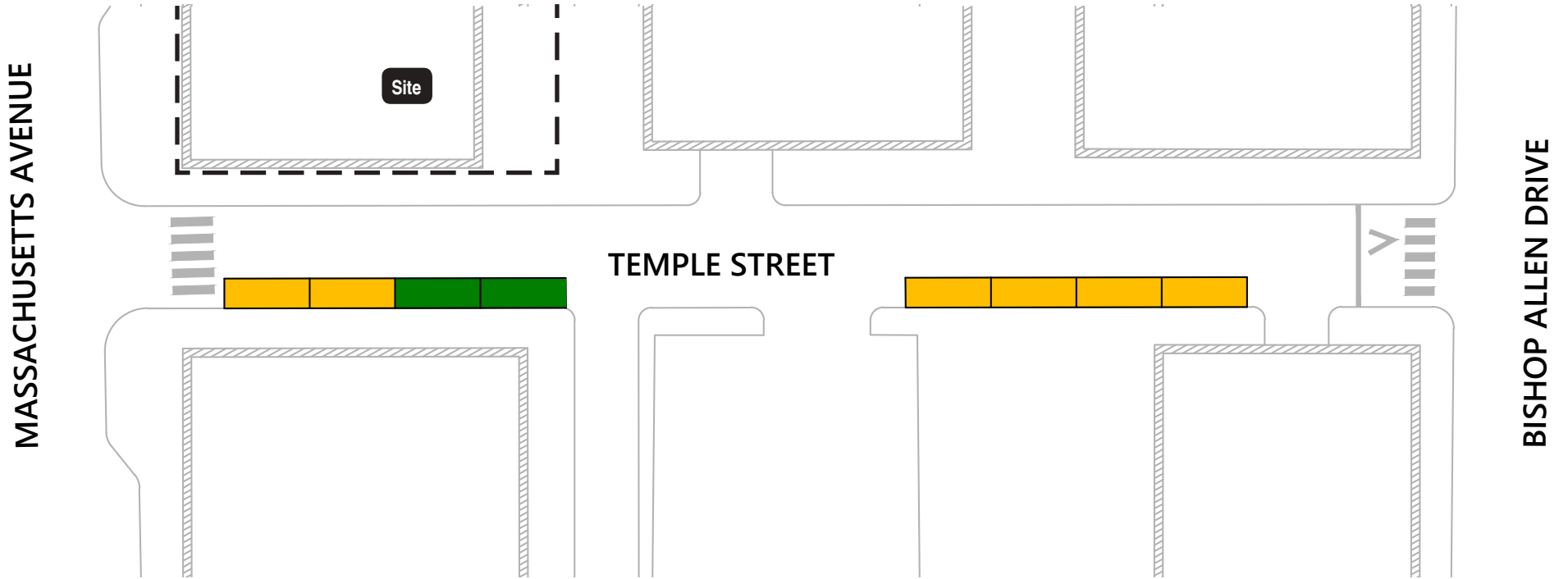


Sincerely,

A handwritten signature in black ink, appearing to read "Sean Manning".

Sean Manning PE, PTOE  
Director of Transportation Planning & Operations  
[smanning@vhb.com](mailto:smanning@vhb.com)

cc: Julian Bluemle, Chevron Partners  
Chelsea Bouchard, VHB





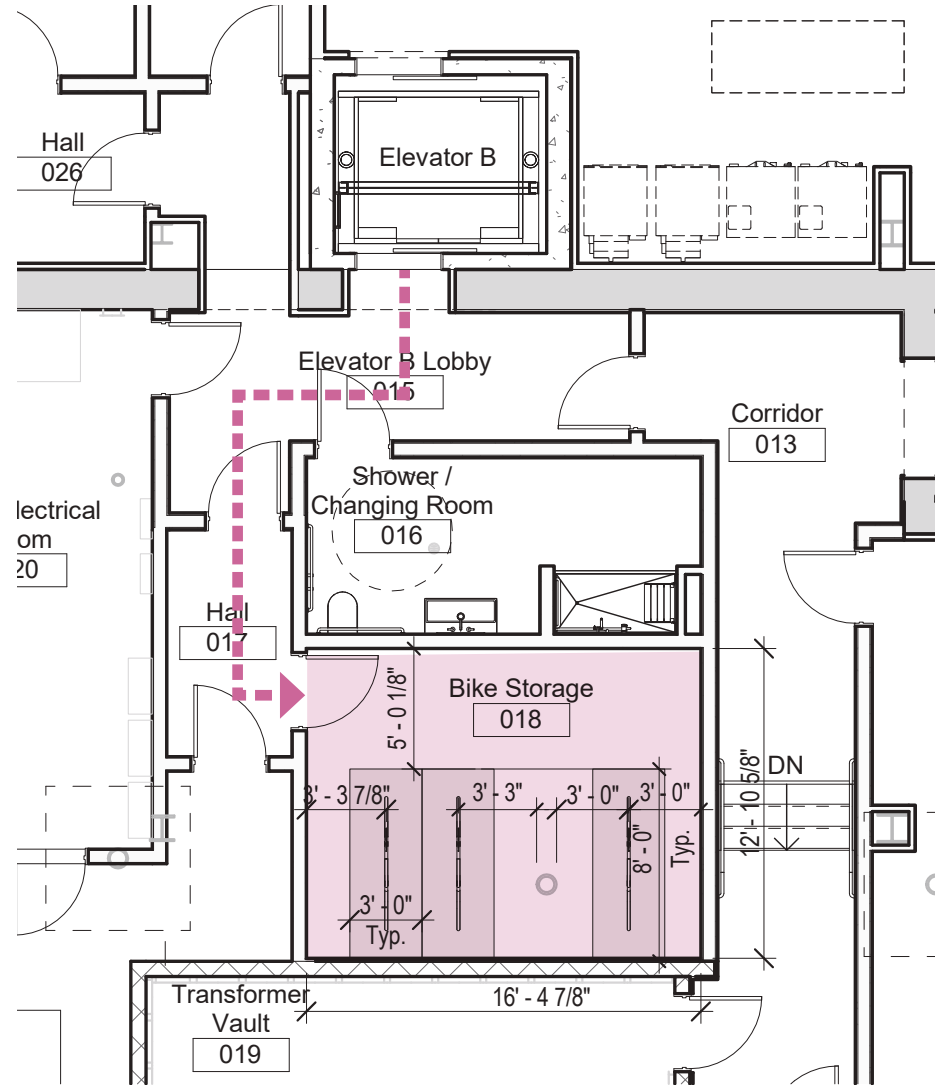
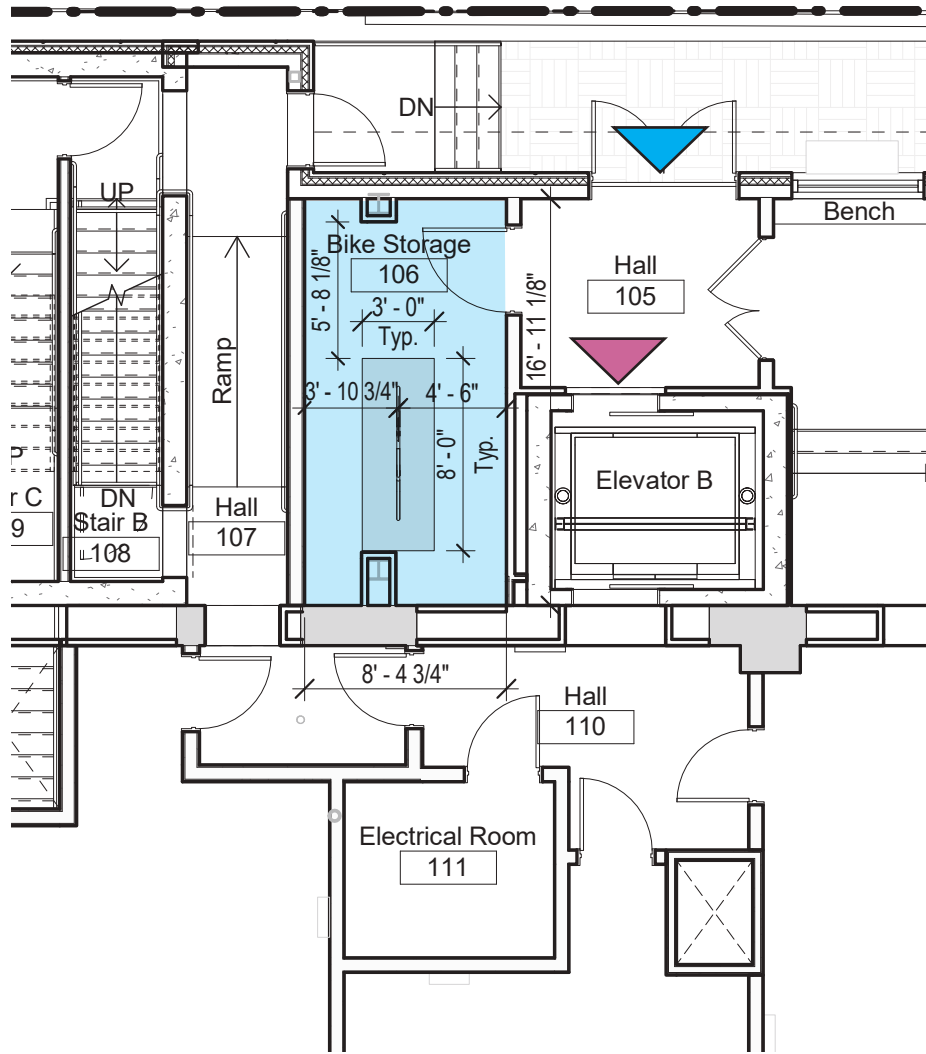
-  Loading, Drop-Off/Pick-Up Spaces
-  Metered Spaces





Figure 1  
Temple Street: Proposed Drop-Off/  
Pick-Up/Loading Area

**727 Massachusetts Avenue  
Cambridge, Massachusetts**



**First Floor Plan**

-  Pedestrian Access to Ground Level long-term bicycle storage
-  Pedestrian Access to Basement Level long-term bicycle storage

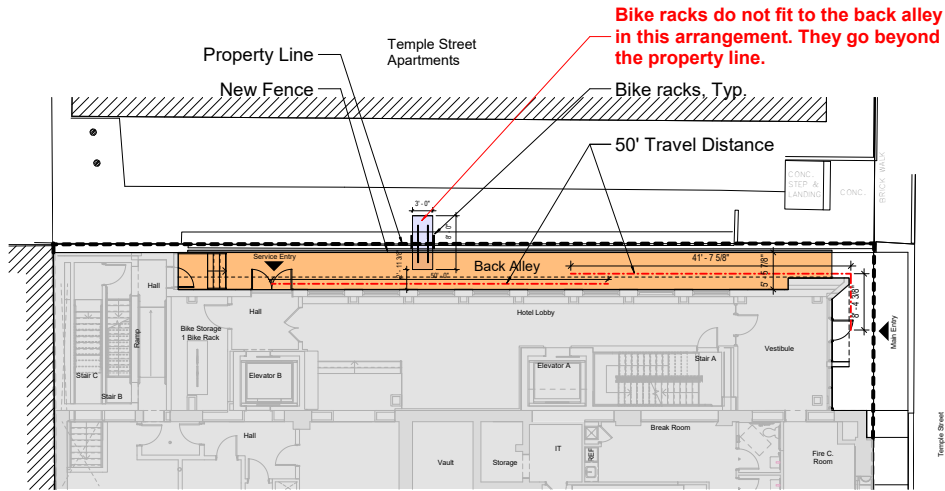
Source: Finegold Alexander Architects

**Basement Floor Plan**



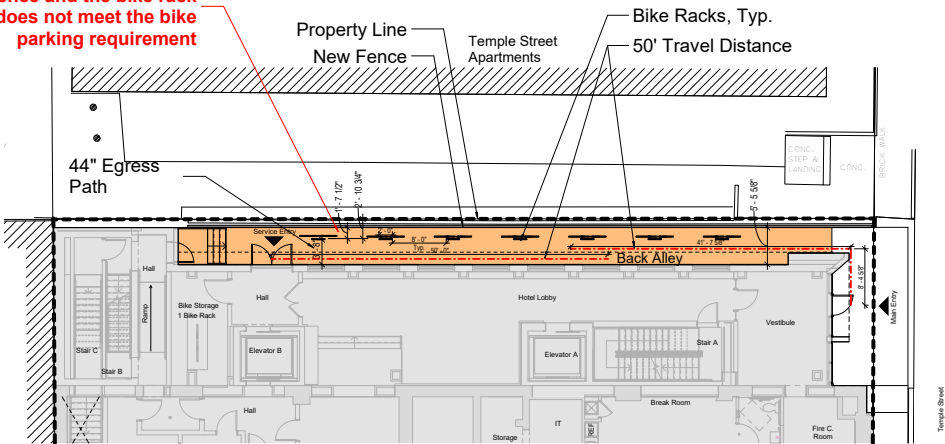
Figure 2  
Long-Term Bicycle Parking

**727 Massachusetts Avenue  
Cambridge, Massachusetts**

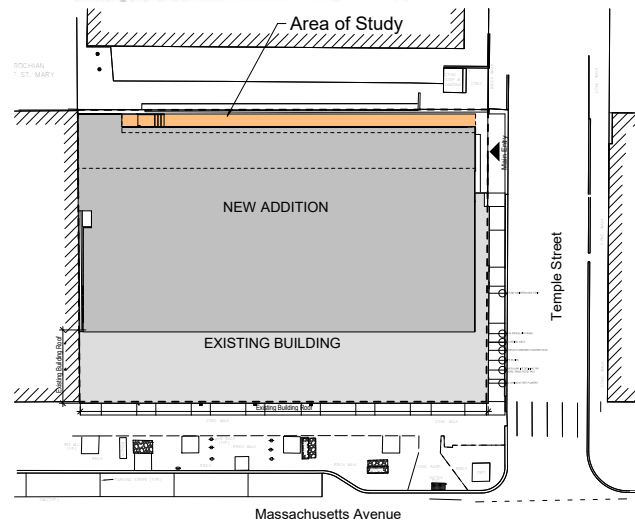
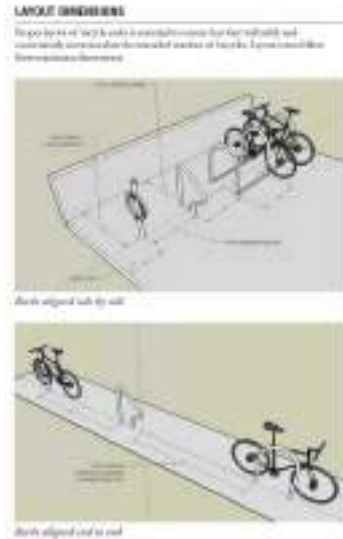


1 01 First Floor Plan Option 1 - Racks Aligned Side by Side  
1/8" = 1'-0"

Dimension between the fence and the bike rack does not meet the bike parking requirement



2 01 First Floor Plan Option 2 - Racks Aligned End by End  
1/8" = 1'-0"



3 00 Architectural Site Plan - Bike Study  
1/16" = 1'-0"



Figure 3  
Demonstration of Difficulty to Provide Short-Term Bicycle Parking

727 Massachusetts Avenue  
Cambridge, Massachusetts



Sustainability Narrative

# 727 Massachusetts Avenue



September 10, 2019

WSP

Sustainability Narrative



## Contents

- I. Project Description
- II. Affidavit
- III. LEED Checklist
- IV. Narrative for LEED Credits
  - A. Location and Transportation
  - B. Sustainable Sites
  - C. Water Efficiency
  - D. Energy and Atmosphere
  - E. Materials and Resources
  - F. Indoor Environmental Quality
  - G. Innovation in Design Credits
  - H. Regional Priority Credits

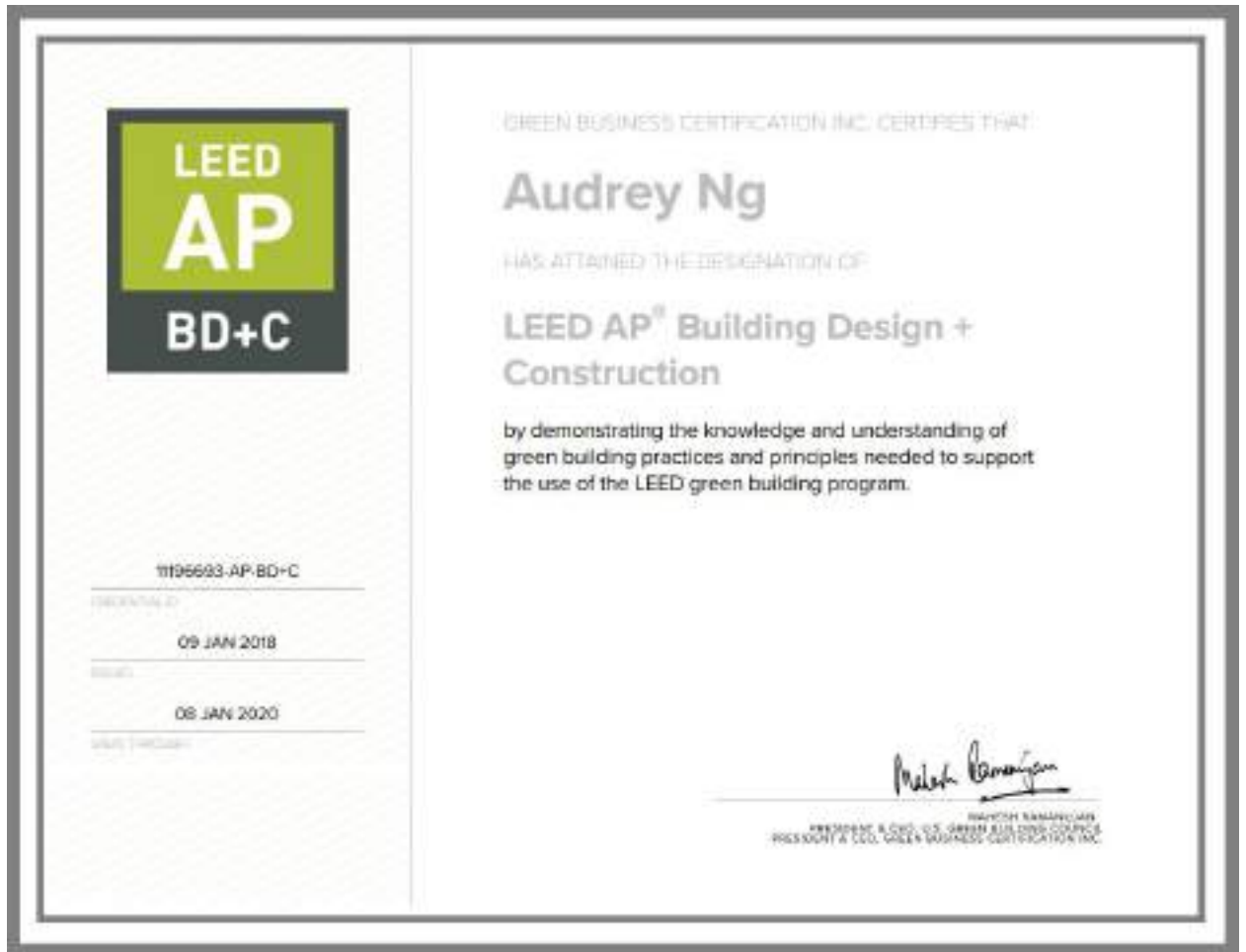


**I. PROJECT DESCRIPTION**

727 Mass Ave is slated to provide New Construction office space and a boutique hotel above ground floor retail and renovation of the existing Bank of America in the Central Square neighborhood. This project is meeting the Special Permit application requirement with a minimum LEED v4 Gold Certification for New Construction and Major Renovation. The project is currently tracking 60 points and 4 points that are “potential” points. The “potential” points may be achieved over the course of the design development and will be included in the Building Permit application.

**II. AFFIDAVIT**

I, Audrey Ng, do hereby affirm that I have thoroughly reviewed the supporting documents for LEED v4 New Construction, and confirm that 727 Mass Ave meets the requirement for Gold with 60 points and 4 possible points. 727 Mass Ave Cambridge, MA has been designed to meet the green building requirement under Article 22.20 of the Cambridge Zoning Ordinance.





**III. LEED VERSION 4 FOR NEW CONSTRUCTION CHECKLIST**

- A. Please see attached LEED v4 checklist.
- B. The project meets the Gold certification requirement achieving 60 points and 4 possible points.

|                               |                    |                            |
|-------------------------------|--------------------|----------------------------|
| Location and Transportation   | [13 points]        |                            |
| Sustainable Sites             | [7 points]         |                            |
| Water Efficiency              | [6 points]         |                            |
| Energy and Atmosphere         | [9 points]         | [2 possible points]        |
| Materials and Resources       | [11 points]        |                            |
| Indoor Environmental Quality  | [10 points]        | [1 possible point]         |
| Innovation and Design Process | [4 points]         |                            |
| Regional Priority             | [0 points]         | [1 possible point]         |
| -----                         |                    |                            |
| <b>Total Points</b>           | <b>[60 points]</b> | <b>[4 possible points]</b> |

**IV. NARRATIVE FOR LEED CREDITS**

The 727 Mass Ave Project fulfills all the prerequisites for all categories.

**A. LOCATION AND TRANSPORTATION**

**LTC1: Sensitive Land Protection** [2 points]

The project site is located on land that has been previously developed and does not currently qualify as sensitive land.

**LTC3: Surrounding Density and Diverse Uses** [5 points]

The location is accessible to Central Square, which each include a variety of necessary amenities, such as grocery, drug store, places of worship among many others.

**LTC4: Access to Quality Transit** [5 points]

The site is located within ¼ mile of the Harvard red line Massachusetts Bay Transit Authority subway stop. It also sits within a close walk of several bus lines providing access to surrounding neighborhoods and downtown Boston.

**LTC5: Bicycle Facilities** [1 point]

727 Mass Ave will provide ample covered, secure bicycle spaces within the building. The number of bike spaces exceeds the minimum requirement of 5% of building occupants. The project also provides shower and changing facilities accessible to all full-time employees.

**LTC6: Reduced Parking Footprint** [1 point]

The project will not provide any parking spaces on site.



## **B. SUSTAINABLE SITES**

### **SSP1: Construction Activity Pollution Prevention [Required]**

727 Mass Ave design documents include an erosion and sedimentation plan that complies with both local code and the EPA Construction General Permit that addresses all construction activities associated with the project.

### **SSC1: Site Assessment [1 point]**

The project will conduct a site assessment that focuses on environmental features of the site to help them identify opportunities for sustainable site development.

### **SSC2: Site Development – Protect or Restore Habitat [2 points]**

The project will restore the vegetated portions of the site with native species and additionally provide financial support to a local land conservation trust.

### **SSC5: Heat Island Reduction [2 points]**

The project will reduce its contribution to the heat island effect by utilizing paving materials with an initial SRI of at least 28 and roofing materials with initial SRI of at least 82.

### **SSC6: Light Pollution Reduction [1 point]**

The project will ensure that all exterior lighting complies with the limitations of the uplight-backlight-glare method to reduce the amount of disrupting, ambient light in the area.

## **C. WATER EFFICIENCY**

### **WEP1: Outdoor Water Use Reduction [Required]**

727 Mass Ave will implement an irrigation system that utilizes efficient technology and planting strategy to reduce the amount of outdoor, potable water use by a minimum of 30%.

### **WEP2: Indoor Water Use Reduction [Required]**

727 Mass Ave will utilize high efficiency fixtures to reduce indoor water by at least 20%.

### **WEP3: Building-Level Water Metering [Required]**

Permanent, building-level water meters will be installed in the project to encourage more sustainable water management strategies. Ownership will commit to sharing usage data collected from the water meters to USGBC to be tracked and analyzed.

### **WEC1: Outdoor Water Use Reduction [2 points]**



In addition to the required minimum of a 30% reduction, 727 Mass Ave will utilize native, tolerant planting species alongside a rainwater reclaim system to reduce the need for potable irrigation all together.

**WEC2: Indoor Water Use Reduction** [5 points]

The project will pursue a 35% reduction in indoor water use from the calculated baseline by utilizing low flow showers, water closets, and faucets in all resident spaces.

**WEC4: Advanced Water Metering** [1 point]

727 Mass Ave will install at least two permanent water meters on the domestic hot water and cooling tower subsystems to further improve indoor water use management on-site.

**D. ENERGY AND ATMOSPHERE**

**EAP1: Fundamental Commissioning** [Required]

The project team will hire a commissioning agent to review and oversee the commissioning process activities including HVAC systems, refrigeration systems and controls, lighting, and domestic hot water systems.

**EAP2: Minimum Energy Performance** [Required]

WSP will be modeling the energy systems in order to evaluate the project's energy performance. The project will meet the minimum requirements of ASHRAE 90.1-2010 for major building components as well as achieve a minimum of a 5% improvement in the proposed building performance rating compared with the baseline building performance rating.

**EAP3: Building-Level Energy Metering** [Required]

727 Mass Ave will install building-level energy meters to measure total energy use of the project and encourage the project to monitor and improve on energy saving strategies. The Owner will commit to sharing usage data with USGBC for at least 5 years.

**EAP4: Fundamental Refrigerant Management** [Required]

The project will ensure that no Chlorofluorocarbon based refrigerants will be used.

**EAC2: Optimize Energy Performance** [5 points]

The energy model being developed by WSP will be used to estimate the total % in energy use by cost. The project has set a goal to achieve 7 points by reducing energy use by cost by 16%.

**EAC7: Green Power and Carbon Offsets** [2 points]



The project will engage in a contract that specifies the provision of 100% of the project's energy from green power, carbon offsets, or renewable energy certificates over the course of at least 5 years. This will total will be calculated using the results of the energy model.

## **E. MATERIALS AND RESOURCES**

### **MRP1: Storage and Collection of Recyclables [Required]**

727 Mass Ave will provide a designated location for the storage and collection on recyclables on-site. Recyclable materials will include at least mixed paper, corrugated cardboard, glass, plastics, and metals. The project will also provide a location for building users to recycle batteries and electronic waste.

### **MRP2: Construction and Demolition Waste Management Planning [Required]**

The project will develop a Construction and Demolition Waste Management plan that works to reduce waste disposed of in landfills. The plan will identify at least 5 materials to be diverted and provide details on storage, collection, and processing of these materials.

### **MRC1: Building Life-Cycle Impact Reduction [5 points]**

727 Mass Ave will achieve option 1 under this credit for reusing a historic building.

### **MRC2: BPDO – Environmental Product Declarations [2 points]**

The project will specify at least 40 products that have an Environmental Product Disclosure to help encourage transparency within the materials sector of the industry.

### **MRC4: BPDO – Material Ingredients [2 points]**

The project will specify at least 40 products that have an Health Product Disclosure to help encourage transparency within the materials sector of the industry.

### **MRC5: Construction and Demolition Waste Management [2 points]**

The project will develop a construction and demolition waste management plan that will divert at least 75% by weight or volume of total material from at least 4 waste streams.

## **F. INDOOR ENVIRONMENTAL QUALITY**

### **IEQP1: Minimum Indoor Air Quality Performance [Required]**

The project's mechanical ventilation systems will meet the requirements of ASHRAE 62.1-2010 sections 4-7 in order to provide and comfortable and healthy environment for all building occupants.



**IEQP2: Environmental Tobacco Smoke Control**

**[Required]**

727 Mass Ave will prohibit smoking inside and within 25 feet of building entrances to minimize the negative impacts of tobacco smoke on occupants' health, indoor surfaces, and ventilation systems.

**IEQC1: Enhanced Indoor Air Quality Strategies**

**[2 points]**

The project will design ventilation systems to incorporate advanced IAQ strategies in mechanically ventilated spaces, naturally ventilated spaces, and mixed-mode systems. This will promote a healthy, comfortable, and productive indoor environment for building occupants.

**IEQC2: Low-Emitting Materials**

**[2 points]**

727 Mass Ave will achieve 2 points for this credit by utilizing at least 4 materials of different categories that comply with emissions and content standards. Utilizing low-emitting materials will create a healthier, lower impact indoor space, as Volatile Organic Compounds can be harmful to air quality, human health and the environment.

**IEQC3: Construction Indoor Air Quality Management Plan**

**[1 point]**

The general contractor will develop a CIAQ Management Plan to promote wellness during construction.

**IEQC4: Indoor Air Quality Assessment**

**[2 points]**

An air quality test will be performed after the project is complete but prior to occupancy to ensure contaminant levels are safe. A flush out may be performed after construction to ensure the air test passes.

**IEQC5: Thermal Comfort**

**[1 point]**

The project will comply with ASHRAE 55 – 2010 to ensure thermal comfort for all occupants.

**IEQC6: Interior Lighting**

**[1 point]**

The lighting design will allow occupants to have full control over the lighting in occupied spaces to provide a more comfortable environment.

**IEQC9: Acoustic Performance**

**[1 point]**

The acoustic design will ensure that the parameters for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking will be met to promote well being and productivity.

**G. INNOVATION IN DESIGN**

**[3 points]**





The project team is investigating which Innovation in Design credits will be most beneficial in reducing the environmental impact of the building and improve the occupant experience.

#### **H. REGIONAL PRIORITY**

##### **RPC1: Regional Priority**

**[0 points]**

The project does not currently achieve any of the available regional priority credits, but will continue to strive to meet these requirements.



**LEED v4 for BD+C: New Construction and Major Renovation**  
Project Checklist

Project Name: 727 Mass Ave  
9/10/2019

Y ? N

|   |   |   |          |                     |   |
|---|---|---|----------|---------------------|---|
| Y | ? | N | Credit 1 | Integrative Process | 1 |
|---|---|---|----------|---------------------|---|

|           |          |          |                                    |  |           |
|-----------|----------|----------|------------------------------------|--|-----------|
| <b>13</b> | <b>0</b> | <b>3</b> | <b>Location and Transportation</b> |  | <b>16</b> |
|           |          |          | Credit                             | LEED for Neighborhood Development Location | 16        |
| 1         |          |          | Credit 1                           | Sensitive Land Protection                  | 1         |
|           |          | 2        | Credit 2                           | High Priority Site                         | 2         |
| 5         |          |          | Credit 3                           | Surrounding Density and Diverse Uses       | 5         |
| 5         |          |          | Credit 4                           | Access to Quality Transit                  | 5         |
| 1         |          |          | Credit 5                           | Bicycle Facilities                         | 1         |
| 1         |          |          | Credit 6                           | Reduced Parking Footprint                  | 1         |
|           |          | 1        | Credit 7                           | Green Vehicles                             | 1         |

|          |          |          |                          |   |           |
|----------|----------|----------|--------------------------|---|-----------|
| <b>7</b> | <b>0</b> | <b>3</b> | <b>Sustainable Sites</b> |   | <b>10</b> |
| Y        |          |          | Prereq 1                 | Construction Activity Pollution Prevention    | Required  |
| 1        |          |          | Credit 1                 | Site Assessment                               | 1         |
| 2        |          |          | Credit 2                 | Site Development - Protect or Restore Habitat | 2         |
| 1        |          |          | Credit 3                 | Open Space                                    | 1         |
|          |          | 3        | Credit 4                 | Rainwater Management                          | 3         |
| 2        |          |          | Credit 5                 | Heat Island Reduction                         | 2         |
| 1        |          |          | Credit 6                 | Light Pollution Reduction                     | 1         |

|          |          |          |                         |                               |           |
|----------|----------|----------|-------------------------|-------------------------------|-----------|
| <b>6</b> | <b>0</b> | <b>5</b> | <b>Water Efficiency</b> |                               | <b>11</b> |
| Y        |          |          | Prereq 1                | Outdoor Water Use Reduction   | Required  |
| Y        |          |          | Prereq 1                | Indoor Water Use Reduction    | Required  |
| Y        |          |          | Prereq 1                | Building-Level Water Metering | Required  |
| 2        |          |          | Credit 1                | Outdoor Water Use Reduction   | 2         |
| 3        |          | 3        | Credit 2                | Indoor Water Use Reduction    | 6         |
|          |          | 2        | Credit 3                | Cooling Tower Water Use       | 2         |
| 1        |          |          | Credit 4                | Water Metering                | 1         |

|          |          |           |                              |  |           |
|----------|----------|-----------|------------------------------|--|-----------|
| <b>9</b> | <b>2</b> | <b>22</b> | <b>Energy and Atmosphere</b> |  | <b>33</b> |
| Y        |          |           | Prereq 1                     | Fundamental Commissioning and Verification | Required  |
| Y        |          |           | Prereq 2                     | Minimum Energy Performance                 | Required  |
| Y        |          |           | Prereq 3                     | Building-Level Energy Metering             | Required  |
| Y        |          |           | Prereq 4                     | Fundamental Refrigerant Management         | Required  |
|          |          | 6         | Credit 1                     | Enhanced Commissioning                     | 6         |
| 7        | 1        | 10        | Credit 2                     | Optimize Energy Performance                | 18        |
|          | 1        |           | Credit 3                     | Advanced Energy Metering                   | 1         |
|          | 2        |           | Credit 4                     | Demand Response                            | 2         |
|          | 3        |           | Credit 5                     | Renewable Energy Production                | 3         |
|          | 1        |           | Credit 6                     | Enhanced Refrigerant Management            | 1         |
| 2        |          |           | Credit 7                     | Green Power and Carbon Offsets             | 2         |

|           |          |          |                                |   |           |
|-----------|----------|----------|--------------------------------|---|-----------|
| <b>11</b> | <b>0</b> | <b>2</b> | <b>Materials and Resources</b> |   | <b>13</b> |
| Y         |          |          | Prereq 1                       | Storage and Collection of Recyclables   | Required  |
| Y         |          |          | Prereq 2                       | Construction and Demolition Waste Management Planning                             | Required  |
| 5         |          |          | Credit 1                       | Building Life-Cycle Impact Reduction  | 5         |
| 2         |          |          | Credit 2                       | Building Product Disclosure and Optimization - Environmental Product Declarations | 2         |
|           |          | 2        | Credit 3                       | Building Product Disclosure and Optimization - Sourcing of Raw Materials          | 2         |
| 2         |          |          | Credit 4                       | Building Product Disclosure and Optimization - Material Ingredients               | 2         |
| 2         |          |          | Credit 5                       | Construction and Demolition Waste Management                                      | 2         |

|           |          |          |                                     |   |           |
|-----------|----------|----------|-------------------------------------|---|-----------|
| <b>10</b> | <b>1</b> | <b>5</b> | <b>Indoor Environmental Quality</b> |   | <b>16</b> |
| Y         |          |          | Prereq 1                            | Minimum Indoor Air Quality Performance          | Required  |
| Y         |          |          | Prereq 2                            | Environmental Tobacco Smoke Control             | Required  |
| 2         |          |          | Credit 1                            | Enhanced Indoor Air Quality Strategies          | 2         |
| 2         |          | 1        | Credit 2                            | Low-Emitting Materials                          | 3         |
| 1         |          |          | Credit 3                            | Construction Indoor Air Quality Management Plan | 1         |
| 2         |          |          | Credit 4                            | Indoor Air Quality Assessment                   | 2         |
| 1         |          |          | Credit 5                            | Thermal Comfort                                 | 1         |
| 1         | 1        |          | Credit 6                            | Interior Lighting                               | 2         |
|           |          | 3        | Credit 7                            | Daylight  | 3         |
|           |          | 1        | Credit 8                            | Quality Views                                   | 1         |
| 1         |          |          | Credit 9                            | Acoustic Performance                            | 1         |

|          |          |          |                   |                              |          |
|----------|----------|----------|-------------------|------------------------------|----------|
| <b>4</b> | <b>0</b> | <b>2</b> | <b>Innovation</b> |                              | <b>6</b> |
| 3        |          | 2        | Credit 1-5        | Innovation                   | 5        |
| 1        |          |          | Credit 6          | LEED Accredited Professional | 1        |

|          |          |          |                          |  |          |
|----------|----------|----------|--------------------------|--|----------|
| <b>0</b> | <b>1</b> | <b>3</b> | <b>Regional Priority</b> |  | <b>4</b> |
|          | 1        |          | Credit 1                 | Optimize Energy Performance (Threshold: 8) | 1        |
|          |          | 1        | Credit 2                 | High Priority Site                         | 1        |
|          |          | 1        | Credit 3                 | Rainwater Management (Threshold 2)         | 1        |
|          |          | 1        | Credit 4                 | Indoor Water Use Reduction (Threshold: 4)  | 1        |

|   |          |           |               |  |                             |
|---|----------|-----------|---------------|--|-----------------------------|
| <b>60</b>   | <b>4</b> | <b>46</b> | <b>TOTALS</b> |  | <b>Possible Points: 110</b> |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 |          |           |               |  |                             |

## Memo

**Date:** December 31, 2018

**To:** File

**From:** Robert J. Law, AIA

**Copies:** Ellen Anselone (EA), Tony Hsiao (TH), Julian Bluemle (JB), Özge Diler Himes (ODH)

**Project Name:** 727 Massachusetts Avenue Gas & Light Hotel

**Project No.:** P0056.00

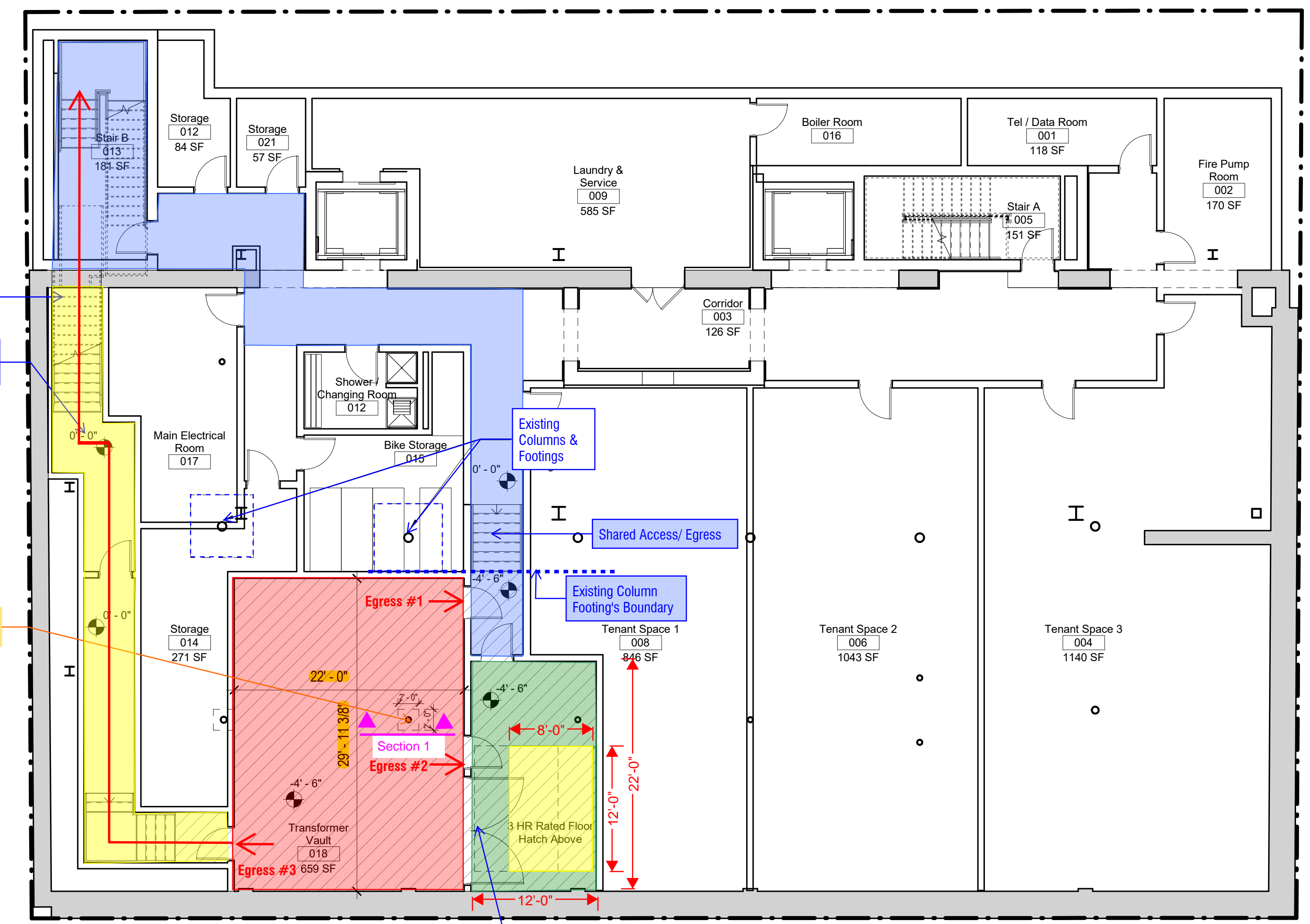
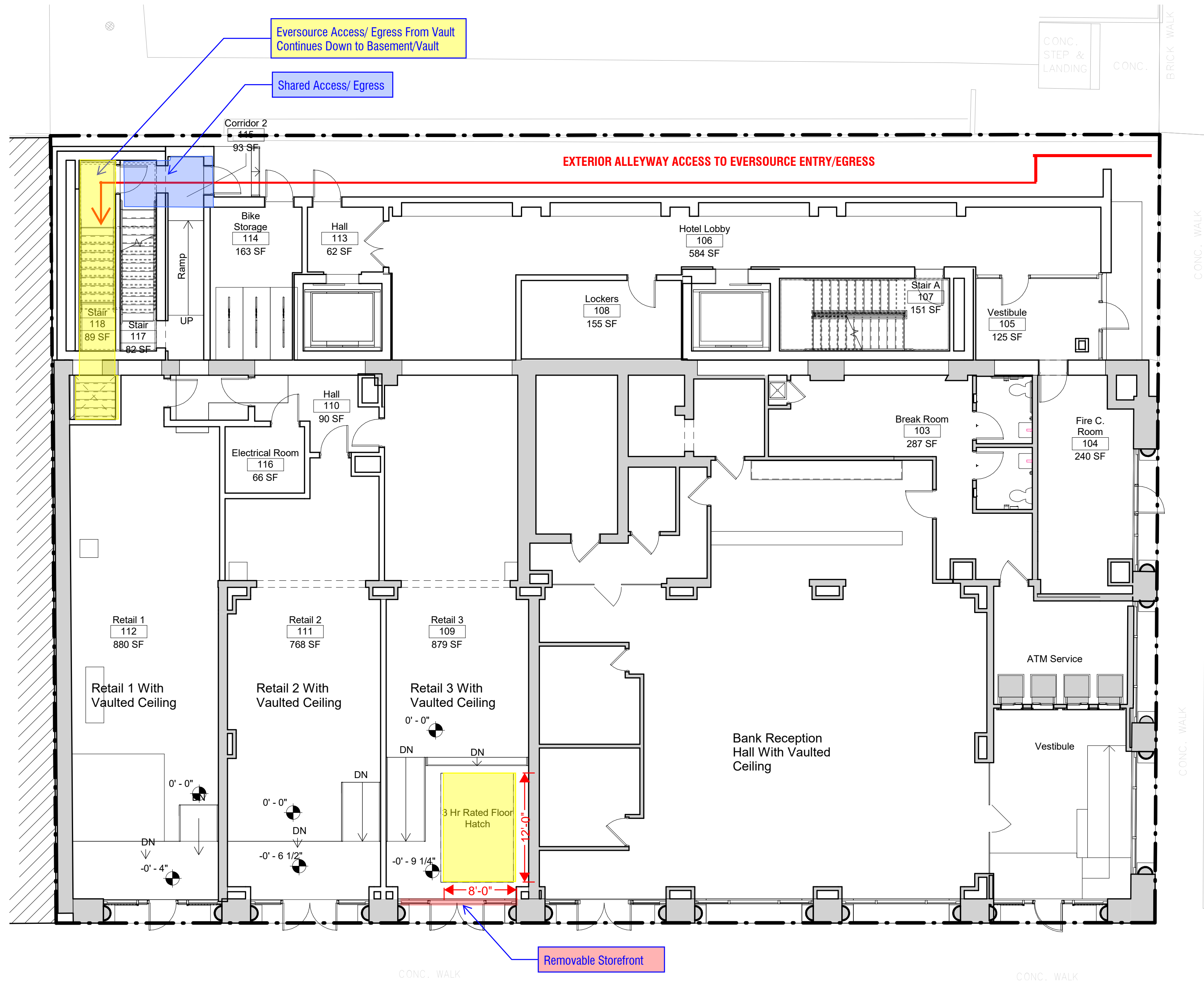
**Subject:** Cambridge DPW Meeting 12/31/2018

**Present:** **Cambridge DPW** – Jim Wilcox (JW1)  
**Casali Group, Inc.** - Thomas Murray (TM)  
**HW Moore Associates, Inc.** – Jim White (JW2)  
**FAA-** Rob Law (RL)

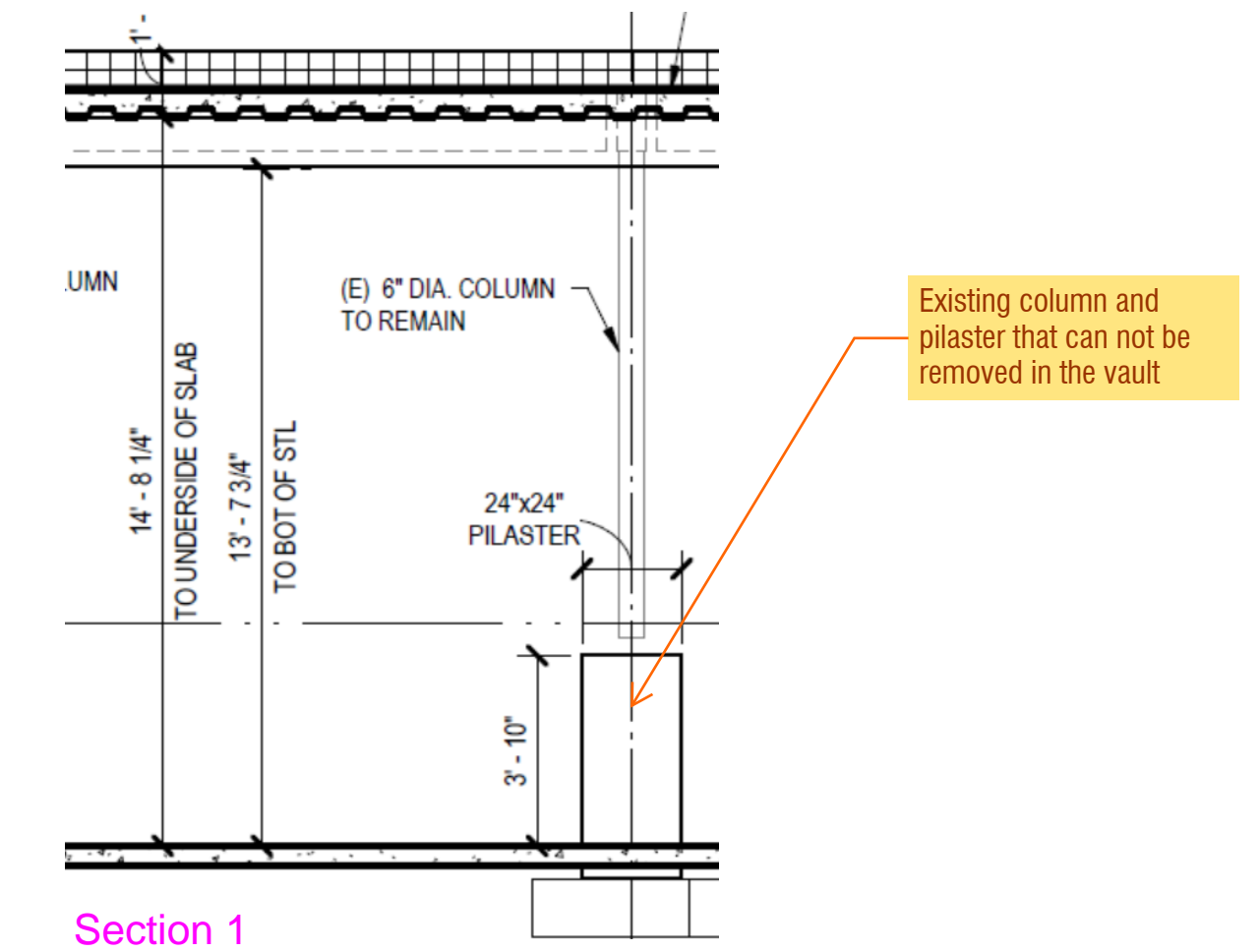
The purpose of the meeting was to meet with the Cambridge DPW to discuss current status of the project and get initial reaction from DPW on what will be required of the Project Team. The meeting started with intro from TM and RL's summary of the project program and brief floor plan review. After that, JW2 reviewed the Civil Utility Plan. Below are the discussion notes from the plan review.

- Our special permit triggers a Storm Water Control Permit, consisting of:
  - 25 year/2-year event retention requirement
  - Calculation and management plan/report
  - Erosion and sediment control plan
  - Ongoing management plan
- Relief is available if the site can't support the storm water requirements
- Need to identify/ locate the gas line
- Need to verify if the new high-rise building requires two feeds for fire main supply
- Need to identify and locate the new electrical feed from Eversource
- The Eversource plan needs to go before the Cambridge Pole and Conduit Committee for approval
- Given the cluster of utilities in this area, DPW recommends exploratory test pits to verify as-built conditions at the southeast corner of the site (Temple and Mass Ave.) for the proposed drain line. Design team to review different options in less congested area.
- DPW will require paving and grinding within the Temple/Mass Ave. utility scopes of work, curb to curb on Temple, partial on Mass Ave.
- If the ADA upgrades on the Mass. Ave. retail spaces have impact on the public sidewalk, it should be noted on the submitted plan.
- The DPW requires a Construction Management Plan
- The Project CM will be required to attend a weekly coordination meeting at Cambridge Public Library, Mondays at 9:15am.
- Best time of the year to do utility work in Cambridge: June to August
- The Site Plan must show the proposed gas service and electric service.

*If there are errors, discrepancies and/or omissions, please notify Finegold Alexander Architects within 24 hours of receipt of this report. After 24 hours, this report will be deemed correct in every aspect and accepted by all concerned.*



Basement Floor Plan  
1/8" = 1'-0"



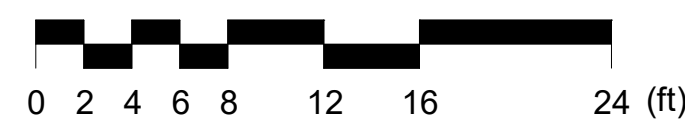


Mass. Ave. (South) Elevation  
 1/8" = 1'-0"

Exterior Elevation

727 Massachusetts Avenue  
 727 Massachusetts Avenue  
 Cambridge, MA 02139

Finegold Alexander Architects Inc  
 05/07/19



An architectural rendering showing a sequence of steps leading up to a vaulted structure. The steps are wide and have a decorative, fluted edge. The vaulted structure is made of stone or concrete and features a large, arched opening. The scene is set against a cloudy sky. The text is overlaid on the central part of the image.

**727 MASS AVE PROJECT**  
**VAULT ACCESS SEQUENCE**  
**07.30.2019**

**Finegold Alexander Architects**

**Exterior of Existing Building**



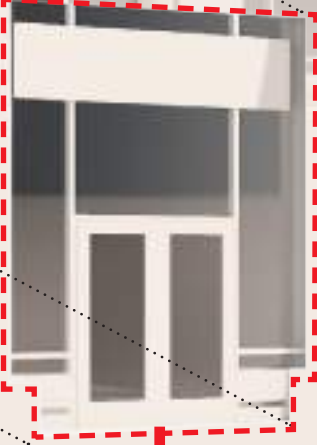
Mass Ave

Removable Storefront

**Exterior of Existing Building**



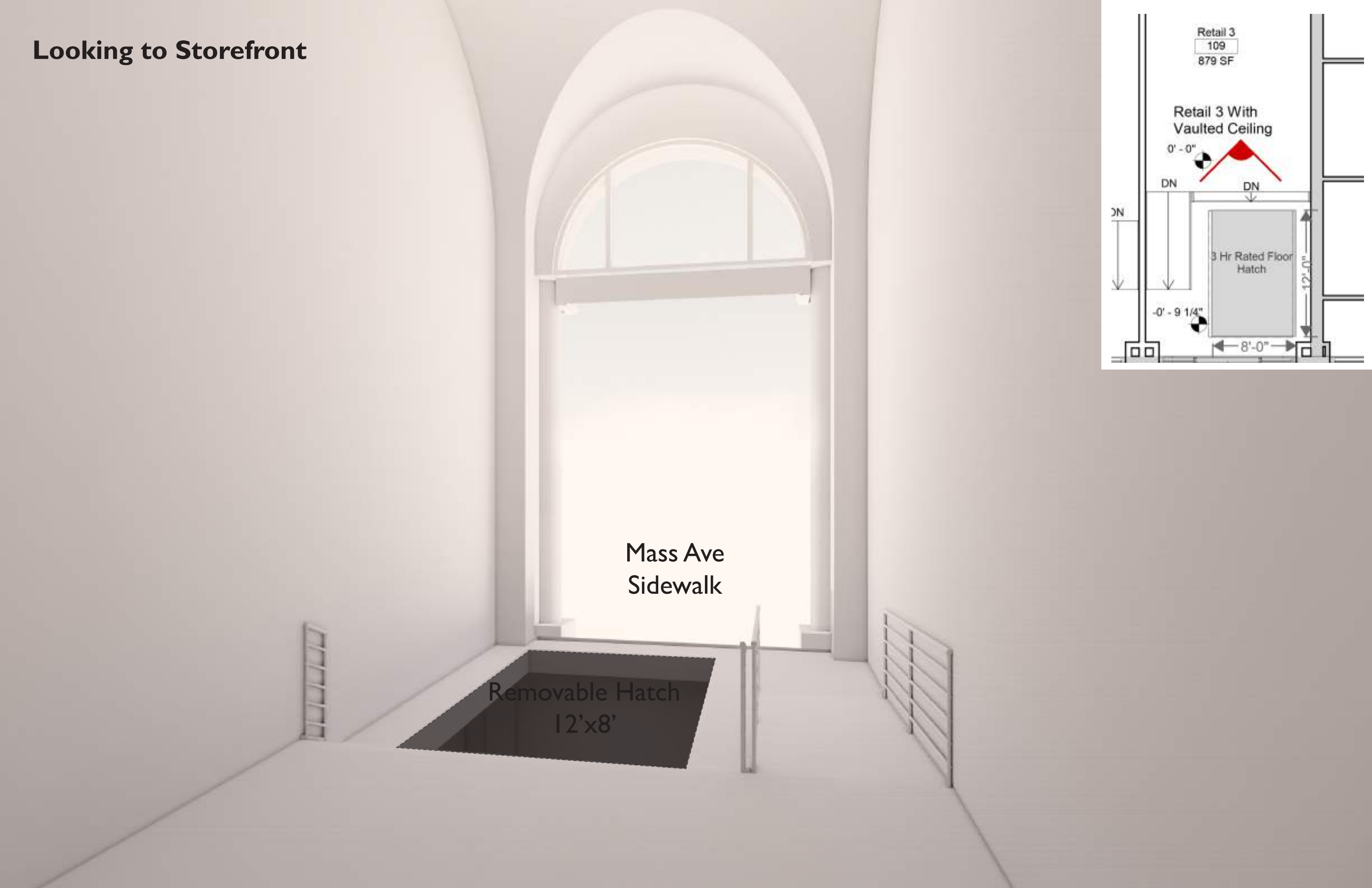
Mass Ave



Removable Storefront

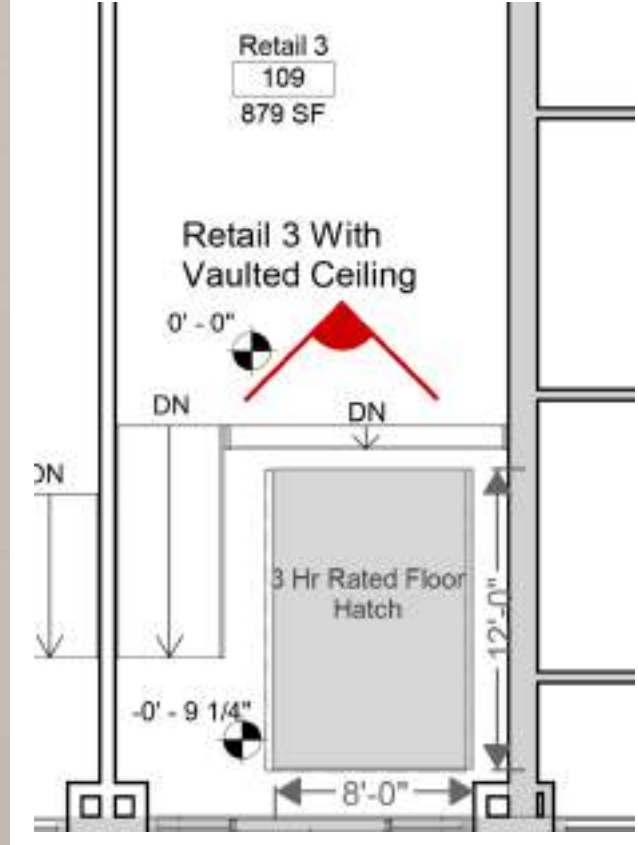


**Looking to Storefront**

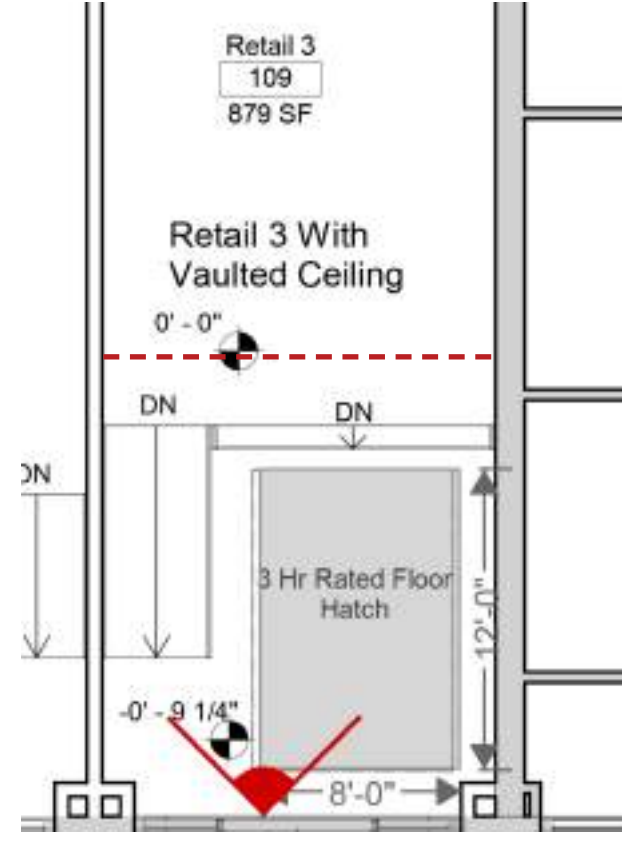
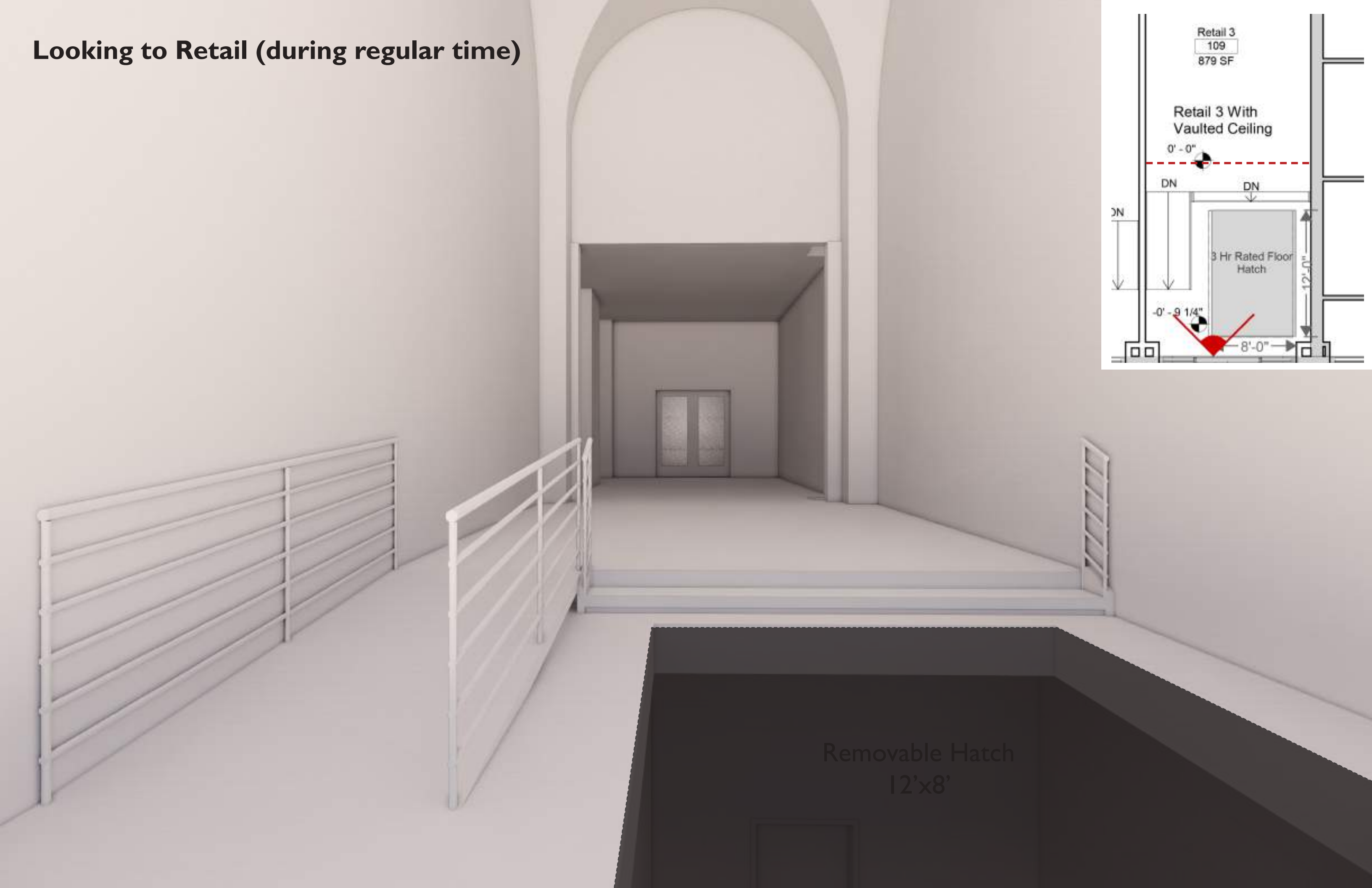


Mass Ave  
Sidewalk

Removable Hatch  
12'x8'



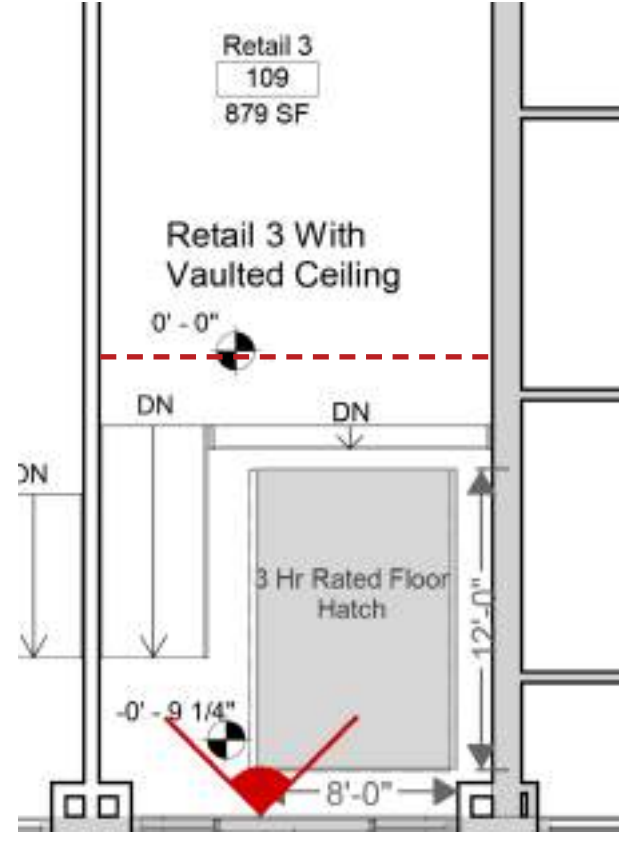
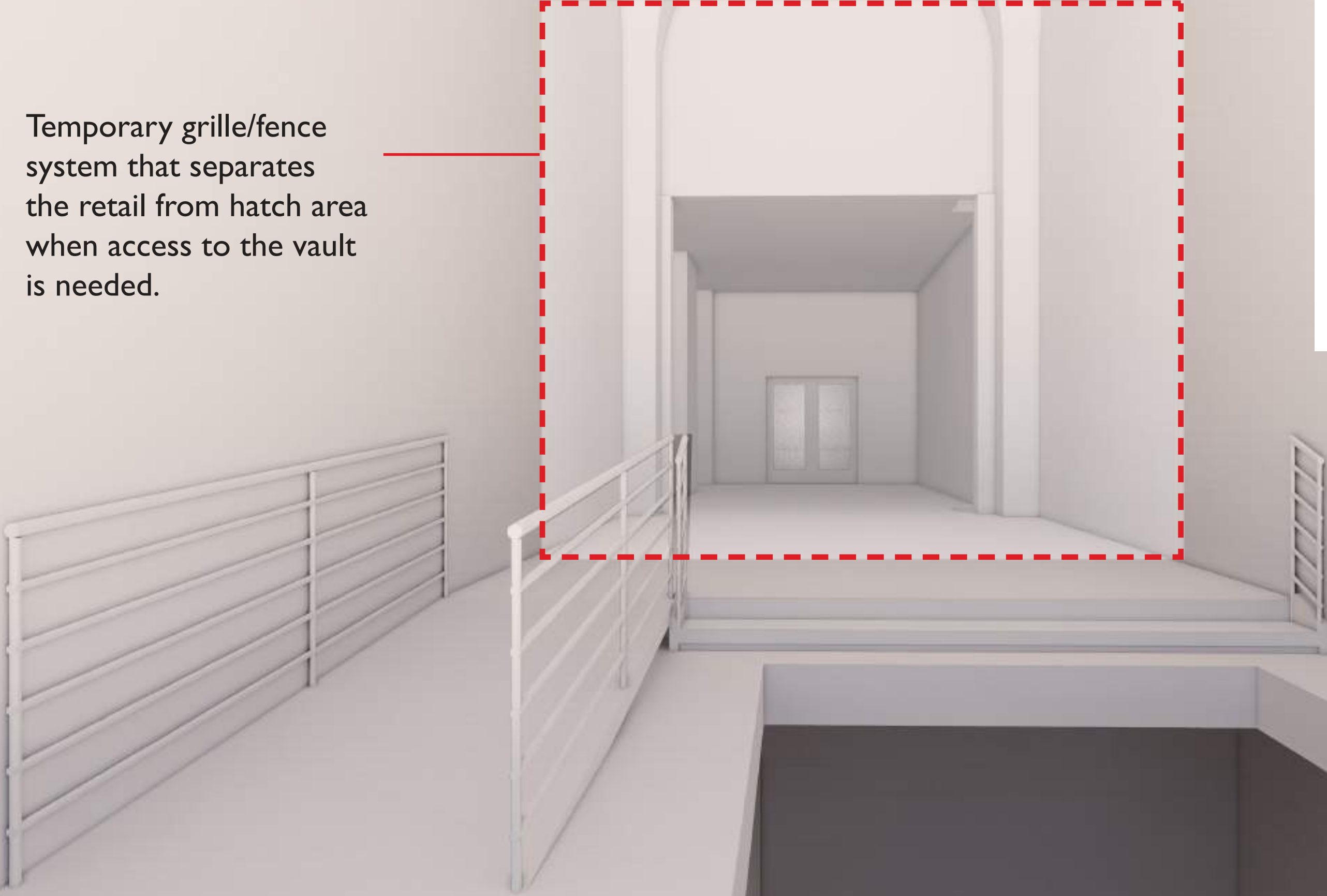
Looking to Retail (during regular time)



Removable Hatch  
12'x8'

# Looking to Retail (During access to the vault)

Temporary grille/fence system that separates the retail from hatch area when access to the vault is needed.



# Example -Temporary Grille / Fence System

