



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: 600 Massachusetts avenue, (Map 106 Lot 124)

Zoning District: Business B, and Central Square Overlay (20.300)

Applicant Name: Cifrino Mass Ave Realty LLC, C/O Attorney Kevin Crane

Applicant Address: 540 Gallivan Blvd, Dorchester, MA 02134

Contact Information: 617-876-8500 kevin@cranelawoffice.com 617-864-6357
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.*

- 1. Definitions: Gross Floor Area Exclusions for Basement, #16 Special Permit
- 2. 19.20 Project Review Special Permit
- 3. 19.30 Citywide Urban Design Objectives (Findings)
- 4. 20.300 Central Square Overlay District (Findings)
- 5. 20.304.2.2 Building Height Limitation Special Permit
- 6. 20.304.3.4 Special Permit for Additional FAR for Residential Uses
- 7. 20.304.3.5 FAR Exemption for Residential Balconies
- 8. 20.304.4 Waiver of Setback and Open Space Requirements, Special Permit
- 9. 20.304.6 Parking and Loading Requirements
- 10. 10.43 General Criteria for the Granting of a Special Permit (Findings)
- 11. 22.30 Green Roofs Requirement Special Permit. Added on June 28 2021

Application Form	Project Narratives	Project Plans and Illustrations	
•Cover Sheet (signed) •Dimensional Form •Ownership Certificate •Fee Schedule	•Project Overview •Zoning Compliance Narrative •LEED Narrative •LEED Affidavit	•Survey •Existing Photos •Existing Plans and Elevations •Propose Site Plan •Proposed Floor Plans •Proposed Elevations	•Proposed Exterior Material •3D Renderings •Shadow Studies •Urban Design Analysis

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
600 Massachusetts Ave in Central Square, Cambridge
A Mixed-Use Development**

Project Narrative

Prepared by Peter Quinn Architects LLC, Law Offices of Kevin Crane,
and Design Consultants Engineering Co.

Revised ~~30 September 2020~~ **28 June 2021, incl Green Roof Section, p.10, p. 22**

Table of Contents to the Project Narrative

- Part 1 – General: Site, Project and Building
- Part 2 – Summary of Special Permit and Waiver Requests and Responses for the Project
- Part 3 – Central Square Design Objectives and Responses
- Part 4 – General Special Permit Criteria and Responses
- Part 5 – Citywide Urban Design Objectives and Responses
- Part 6 – Conclusion

PART 1 – GENERAL

A. General Description of Site

The Applicant proposes to construct a mixed-use development at the heart of Central Square. The footprint of the proposed building is limited to portion of a 21,262-SF parcel all of which is currently covered by buildings of one to four stories. The remainder of the site is occupied by on-going retail operations and the four-story brick commercial structure that is currently undergoing a by-right renovation for office use.

The lot has two frontages, one is along Massachusetts Avenue (100.1-ft) and the other on Green Street (126.3-ft).

As listed in the Application, the project is within the Central Square Overlay District with a base zoning district of Business B. Other district dimensional criteria are controlled by the Res-C-3 District regulations for the residential component of the building.

The existing occupants include the Supreme Liquor Store, a Chipotle restaurant, and on Green Street a Tae Kwon Do martial arts facility. There is also vacant retail space on Massachusetts Avenue which was previously occupied by a Sleepy's Mattress store. It is anticipated during

the construction process that the Tae Kwon Do use will be relocated to the renovated Bakery Building and when the building is completed, the Tae Kwon Do operation will move to the new basement space, which will be outfitted for their use.

B. Project and Building Description

The Applicant proposes to demolish a portion of the existing building from Mass Ave through to Green St and to construct forty-six (46) residential dwelling units on five stories (floors two through six) within that space. Below the residential levels on the first floor and basement are related residential amenities, building entries and retail/commercial spaces. The existing retail/commercial spaces that is not otherwise demolished will remain largely unchanged. The total square footage of the finished building, both new and existing, will be approx. ~~93,263~~ 93,824-GSF without a Basement GFA Waiver and approx. ~~79,203~~ 79,196-GSF with a Basement GFA Waiver.

The primary entrance for the residential units will be located at the ground floor along Massachusetts Avenue, where there is immediate access to the Red Line and main bus routes. The secondary residential entry, the retail service entry and the main entrance to the renovated office spaces are located on Green St. Residents and employees will be able to traverse the building from one end to the other by an internal corridor that connects Mass Ave and Green St.

The site's Green St. existing frontage (approx. 126' +/-) will be greatly improved by new floor to ceiling windows at the commercial uses and a private courtyard which would serve as a building forecourt linking the new proposed development, the renovated commercial brick building, and the ground floor commercial uses. The addition of glazing, entries and the forecourt will certainly improve the streetscape on Green St.

The residential portion of the project is approx. ~~46,787~~ 49,436-GSF, including basement residential areas. It will include a range of unit types and sizes including studio, 1-, 2-, and 3-bedroom units. Below is the current estimated unit mix however, the unit sizes and mix will be subject to change based on final internal layout.

Unit Type	Number	Percentage	Size range (Net square feet)
Studios	13	28%	486-619
1 Bedroom	17	38%	532-925
2 Bedroom	14	30%	754-1,143
3 Bedroom	2	4%	1,180-1,423
Total	46	100%	

Of the proposed 46 units, approximately nine (9) would be provided as inclusionary units per the Zoning By-law regulations (the criteria are based on a formula that will be addressed at the appropriate time).

The Applicant requests a parking requirement Waiver and a parking fee Waiver which is allowed by Special Permit subject to criteria detailed in Article 20. A discussion of this request follows in the next section of this Narrative.

The residents and commercial users will be provided a total of 60 long term bicycle parking spaces, located in a basement storeroom and accessible via an elevator. This meets the required number of spaces. The storage room includes a bike repair area as well as the required storage for tandem and cargo bikes. For short term bicycle parking, the Applicant proposes to provide a payment-in-lieu for the required short-term bicycle parking spaces that are not able to be provided on the site.

The residential amenities include a living room type lobby area at grade, fitness room in the basement, and residential storage area in basement. The bike storage room includes a work and repair area. Of the 46 units, 26 have private balconies or roof terraces.

The exterior of the building at Mass Ave is designed to be a fitting image for a major Avenue building, providing both generous storefront glazing and properly scaled residential windows above the street line. The sixth-floor steps back to reduce the massing at the street line, thereby approximating the height of the nearby Barron Building.

The Green St façade presents a reconstructed one-story brick façade and cornice with a strong contemporary building behind it. The new building window pattern and scaling presents a dialog with the adjoining restored brick building, linked by the forecourt entry area.

The exterior materials are described in detail in the drawings.

The new construction will be designed to meet the LEED GOLD requirements per the By-Law. A narrative and required certifications are included with this Application.

PART 2 - SUMMARY OF SPECIAL PERMIT AND WAIVER REQUESTS and RESPONSES FOR THE PROJECT

As listed in the Application, the Applicant is requesting the following relief under the Ordinance in connection with the project. Please note that a detailed Zoning Analysis is provided in the Application for further clarification on zoning compliance.

Below are the project specific Special Permit and Waiver requests with a brief response in *italics*. Listed in order.

1. Definitions: Gross Floor Area Exclusions for Basement, #16 Special Permit

From Article 2 Definitions

...Gross Floor Area shall not include: ...

(16) Any basement or cellar living space in any other type of structure with the issuance of a special permit. 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.

Response – Special relief is requested to exempt floor area for basement uses, pursuant to Section 2.000-Definitions Subparagraph 16. Under this provision of the Ordinance, a Special Permit exempting basement gross floor area is permitted provided the uses occupying the basement support the character of the neighborhood or district in which the lot is located. It is anticipated that the Tae Kwon Do operation presently occupying the first floor of the premises towards Green Street will relocate to the basement area of the new structure. Accordingly, by maintaining this popular use at the site, the character of the neighborhood will be supported and maintained. A portion of the basement space will also be used for a resident’s fitness room complementing the residential use of the building in support of the expanding residential character of the neighborhood. The liquor store has back-of-house operations and retail storage as well. Both of these uses would continue approx. as they are now. Other proposed basement use will consist of mechanical, electrical, and storage which are all uses consistent with the character of the neighborhood and district and will have no negative impacts upon the neighborhood.

2. 19.20 Project Review Special Permit

As noted in Article 20.300, The Central Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Subsection 19.42 and 19.43, shall be subject to the Development Consultation Procedures specified in Article 19.000 except that any Large Project Review (new buildings of two thousand (2,000) square feet or more shall be conducted by the Central Square Advisory Committee using procedures as specified in Subsection 20.304.1 of this Section 20.300.

Response – The proposed new construction and proposed Gross Floor Area is over 50,000-GSF thereby requiring an Article 19.20 Project Review Special Permit pursuant to Section 19.23. Special Permit pursuant to Ordinance section 10.43, generally applicable Special Permit criteria. These general criteria for Special Permits are discussed in the Part 4, below.

3. 19.30 Citywide Urban Design Objectives

Response – The project is required to address the City’s Urban Design Objectives. These objectives are discussed in Part 5, below.

4. 20.300 Central Square Overlay District

Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

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 objectives and criteria contained in the publication “*Central Square Action Plan*”, City of Cambridge, November 1987, and “*Central Square Development Guidelines*”, July 1989, in addition to the requirements of 20-62 Section 10.30 - Variances, 10.40 - Special Permits, and Subsection 20.305 of this Section 20.300. These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

Response – The project is required to address the Central Square Overlay District Objectives. These objectives are discussed in Part 3, below.

5. 20.304.2.2 Building Height Limitation Special Permit

Special Permit for Additional Height. Additional height may be permitted as follows:

- (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.

Response – The project plans show that the building meets the above requirements and conditions, including 80-ft height, 10-ft setback (above 60-ft), and bulk control planes as described above. The building height will be set at approximately 70.2-ft from average grade to the highest point of the roofing material. This height is consistent with other buildings in the immediate vicinity and is needed to achieve the mixed-use goals of the project, including providing a significant number of inclusionary units.

6. 20.304.3.4 Special Permit for Additional FAR for Residential Uses [in the Central Square Overlay]

Additional FAR for Residential Uses. 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.

Response - Refer to Part 2, Section c).2.a and b in the attached Zoning Analysis. Summary: [excerpt from the Zoning Narrative follows]

- a. Does the Project meet the requirement that the non-residential area does not exceed what is allowed in the base zoning district?

Calculation – refer to Table 2.C.1 above and Sheet Z-3 for supporting graphics and summaries:

- The allowable non-residential GFA in BB per ZBL Table 5.1 is FAR 2.75 X Lot Area of 21,262-SF = 58,471-GSF
- Non-residential GFA without Basement Area Waiver = ~~46,476-GSF~~ 44,388
- Non-residential GFA with Basement Area Waiver = ~~33,320-GSF~~ 32,427

Conclusion – yes, in both cases, the standard is met.

- b. Does the Project meet the requirement in Article 20.304.3.4 to allow a FAR of 4.0 provided that at least 50% of the project is Residential?

Calculation – refer to Sheet Z-3 for supporting graphics and table. :

- Without the Basement Exemption, the ratio is ^{47.3%} 49.8% commercial and 50.2% Residential. ^{52.7%} $(\overset{44,388}{46,476} \text{ Comm} / \overset{93,824}{93,263} \text{ Tot}) + (\overset{46,787}{49,436} \text{ Res} / \overset{93,824}{93,263} \text{ Tot}) = 100\%$. In this case the GFA is ~~4.39~~ 4.41
- With the Basement Waiver granted, the Ratio of Commercial Use to Residential Use is ^{41%} 42% commercial and 58% Residential with the Inclusionary Incentives applied. ^{59%} $(\overset{32,427}{33,320} \text{ Comm} / \overset{79,196}{79,203} \text{ Tot}) + (\overset{45,883}{46,769} \text{ Res} / \overset{79,196}{79,203} \text{ Tot}) = 100\%$. In this case the GFA is ~~3.73~~ 3.72

Conclusion - yes, both with or without the Basement Waiver, compliance is shown below.

7. 20.304.3.5 FAR Exemption for Residential Balconies [and Terraces]

FAR exemption for Residential Balconies. In the Business B district only, notwithstanding any other provision of this Zoning Ordinance, the Gross Floor Area of balconies, porches, stoops, or mezzanines on any floor of a structure that are accessory to residential uses and not exceeding six (6) feet in depth measured back from the adjacent wall plane of a building shall be exempted from the calculation of Gross Floor Area permitted on the applicable lot. Also, terraces that are created by stepping back the upper floors of a building, provided that they are open to the sky and a minimum of eight (8) feet in depth measured from the façade of the story beneath, shall be exempted from the calculation of Gross Floor Area permitted on the lot.

Response – The project plans show that the project does qualify for this Exemption. The building’s balconies do not exceed 6-ft in depth and the terraces a minimum of 8-ft in depth.

8. 20.304.4 Waiver of Setback and Open Space Requirements, Special Permit

20.304.4.1 Waiver of Setback, Special Permit

Yard Setbacks. Upon issuance of a special permit from the Planning Board, the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District. However, in waiving or reducing a front yard setback, the Planning Board shall take into account the width of the adjacent public sidewalk and may limit the reduction of the setback in order to provide additional sidewalk width within the front yard setback where appropriate, taking into account applicable City standards and expected pedestrian traffic on the street.

Response – The applicable front yard setback for residential use at Mass Ave is 23.3-ft and 26.0-ft at Green St. The East side yard setback of 43.2-ft. Given that the existing building has no front yard setback nor do all adjacent and neighboring buildings, any front yard setback would be inconsistent with urban design goal of maintaining façade alignments. Any side yard setback requirement would also be inconsistent with such goals, creating very substantial interruptions to the streetscape.

20.304.4.2 Waiver of Open Space Requirements, Special Permit

Private Open Space. Open Space shall be provided as required in the Base Zoning District, however the Planning Board may allow, by Special Permit, the reduction of required Open Space, and permit such Open Space to be located at levels other than at grade if the applicant can demonstrate that the urban design objectives as set forth in the Central Square Overlay District can be met.

Response – The commercial use of the new structure does not impose any Private Open Space requirement. It should be noted that the existing building does not provide any Open Space.

The residential portion requires ten percent Private Open Space. The Project provides balconies, roof decks and shared Open Space at the Green Street forecourt with a total area of approximately 3,442-sf or 16.2% of the lot area.

As a matter of formal definition, not all of the proposed Open Space qualifies as Private Open Space. The POS requires dimensional minimums that are not universally met with the Open Space provided. Therefore, the Applicant requests that the Open Space requirement be waived as defined and allow the Open Space as provided to be allowed.

9. 20.304.6 Parking and Loading Requirements

20.304.6.3 Waiver of Parking and Loading Requirements, Special Permit

Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements and the minimum requirements set forth in Paragraph 2 above.

(a) The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

Response – The parts of the structure that are not otherwise demolished were constructed prior to 1940.

(b) The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:

- (i) The total development authorized on the site is reduced to ninety (90) percent of the maximum permitted on the lot; or 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, said contribution to be used by the City of Cambridge for one or more of the following improvements in the Central Square Overlay District:

Response – The proposed development qualifies for the Waiver. A project is required to have no more than 90% of the maximum permitted on the lot. In this case, the maximum permitted on the lot is calculated to be approx. 4.99 FAR with Incl Incentives and granting of Special Permits and Waiver equivalent to this Application. This simulation is demonstrated in the Zoning Narrative Part 2, Section C.3.b, including a diagrammatic graphic.

With a Basement GFA Waiver, the proposed Project's FAR is ~~3.73~~ 3.72, which is 75% of the maximum permitted on the lot. Without a Basement GFA Waiver, the Project's FAR is ~~4.39~~ 4.41, likewise is less than the maximum permitted at the lot at 88%.

- (1) Provision of public parking, preferably for short term users;
- (2) Programming, events, and infrastructure that contribute to the Cultural District established in Central Square;
- (3) Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a nonprofit organization;
- (4) Improvements to public pedestrian and bicycle facilities such as sidewalks, crosswalks, dedicated cycling paths and bicycle parking.

The Central Square Advisory Committee shall receive and make comments on any proposal for the expenditure of such cash contributions. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge. The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

Response – (1) through (4) are not applicable.

Please note: City officials, particularly the Traffic Dept., has requested the petitioner to evaluate a possible future relocation of the Central Square subway station stairway within the confines of this project. The petitioner is willing to discuss with all stake holders such a vision. However, it is noted that a very large concrete storm water storage tank will be located in the project's basement which is a required element for the storm water system. There is no other suitable location for this utility connection as it is immediately adjacent out to storm water drainage connection below Massachusetts Avenue and the

~~other end of the building is occupied with electrical rooms. Such a relocation of~~ *The location of the proposed Storm Water Storage Tank has been changed to the Green St Forecourt so as to not affect a future* MBTA entrance ~~would also adversely affect the primary retail location within the new building.~~

- (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).

Response – The subject lot’s area is 21,262-sf; however, the footprint of the proposed new structure is 10,049-sf. The lot is covered entirely by existing structures. There is no available land for off-street parking and the new structure, combined with the existing structures, will again totally cover the lot.

- (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.

Response – The project’s design is consistent with the placement and fabric of similar buildings in the neighborhood. Providing parking with its associated ramp would substantially affect the ground floor neighborhood characteristics including (applicable to both facades):

- *Uninterrupted façade line*
- *Ground floor retail with >50% glazed openings*
- *Zero lot-line building placement*
- *Uninterrupted curb and sidewalk line*
- *Little or no on-site parking*
- *No designated loading dock*

The current project design will allow for the development to preserve the existing historic structure without modifications, and for construction of a modern addition consistent with urban design principles. A requirement for onsite parking or loading facilities would render this project unfeasible, due to the existing structure and the requirement to construct the foundation to the new addition. It should also be noted that demand for onsite parking will be minimal given that the Central Square T Station is right in front of the building, a substantial municipal parking garage is behind the building, and the traffic analysis submitted by VHB Consultants also performed included a parking analysis which concluded that there are sufficient available parking spaces in the area during both peak traffic hours as well as throughout the day to serve all residents, employees and patrons that are expected to need parking in close proximity to the project.

Regarding a Parking Analysis: *Under Article 6.35.31 of the Ordinance, a parking analysis shall be submitted where it is specifically required by any provision of this Zoning Ordinance. A special permit granting authority may also request that elements of a parking analysis be provided when considering a project that proposes a deviation from parking requirements specified in the Zoning Ordinance or an increase in development density above the maximum allowed as of right under base zoning regulations. There is*

no specific provision in the Zoning Ordinance requiring submission of a parking analysis relative to this project. Although the special permit granting authority (i.e. the Planning Board) has not specifically requested a parking analysis, the traffic impact statement by VHB Consultants does address parking demand for the project.

The approved TIS scoping letter from the Traffic, Parking and Transportation Department (TTT) dated May 20, 2019 specifically requested that the TIS include a parking analysis. Under the TIS, on-street parking within a quarter mile of the project site was inventoried. See Page 18 and Figure 1.C.1 on page 83 of the TIS. The inventory noted that most of the on-street parking surrounding the study area was resident permit parking with areas of metered parking along Massachusetts Avenue, Bishop Allen Drive, and various other nearby locations. The report also references the various transit service areas within the study area including the MBTA Redline and numerous bus routes.

Once the parking inventory numbers were available, a curbside parking utilization study was performed by VHB within the TIS. See Pages 27 and 28 of the TIS. Based on this study, the parking analysis concluded that the on-street parking availability was sufficient within the study area during both peak traffic hours as well as throughout the day to serve all residents, employees, and patrons that are expected to need parking in close proximity to the project. This analysis considered both active vehicle uses during typical commutes as well as residential vehicle owners whose vehicles will need parking availability in the neighborhood. See Pages 43 and 44 of the TIS.

Responses to the Central Square Development Guidelines are provided in Part 3, below.

- (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; and “

Response – The historic aspects of the existing buildings are being preserved. The Cambridge Historical Commission has issued an approval of the submitted design.

- (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.

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

10. 10.43 General Criteria for the Granting of a Special Permit

As may be applicable to the Application, these criteria are addressed under Part 4 hereof.

11. 22.35.2 Green Roofs Requirement Reduction Special Permit

- (a) At least 80% of the roof area of the building as measured in plan view, excluding those portions of the roof listed below, shall be devoted to Green Roof Area, Bio solar Green Roof Area, or Solar Energy Systems.

Response – The proposed development seeks a reduction of the required 80% of applicable area. See part 6 of this narrative and sheet A1.7a of the Plans and Illustrations for a detailed breakdown. As it is not possible to ascertain at this stage in the Project's development exactly the reduction requested and whether the reduction could be

effectively cured, the Applicant is requesting the SP reduction to cover the possibility that compliance may not be possible.

PART 3 – CENTRAL SQUARE DESIGN OBJECTIVES and RESPONSE

Article 20.305 describes the Objectives pertinent to approval of projects in Central Square.

Standards for Issuance of Special Permits. In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

1. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:
 - a) • Encourage responsible and orderly development;
Response – The proposed development is part of a two-phase redevelopment of the site. Phase 1 is underway already and is a by-right renovation and restoration of the four-story brick warehouse on Green St. With the necessary approvals for the new six-story building, the development will be able to proceed in a responsible and orderly way.
 - b) • Strengthen the retail base to more completely serve the needs of the neighborhoods;
Response – The proposed development will add retail and/or commercial space on Green St and substantial area of the new basement will be added to the neighborhood available commercial base.
 - c) • Preserve the Square's cultural diversity;
Response – The proposed development will provide needed rental housing which will serve to anchor a resident population in the heart of the Square.
 - d) • Create active people-oriented spaces;
Response – The proposed development by its design will encourage the mixing of residents, commercial and retail users in common spaces. It is hoped that the retail tenants selected for the new areas contribute to this.
 - e) • Improve the physical, and visual environment;
Response – The Applicant proposes to provide a well-conceived building fully integrated with the rest of the lot's structures and with the neighborhood. Additionally, the project will enhance the Green St streetscape with a new commercial façade and a landscaped forecourt.
 - f) • Provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
Response – The Applicant expects that the commercial and residential tenants in the building will continue to serve the local community.
 - g) • Encourage the development of new mixed income housing; and
Response – The proposed development provides a variety of housing, both affordable and market-rate.

- h) • Promote compatible retail adjacent to residential uses.

Response – The proposed development directly provides retail uses adjacent to the proposed residential uses. Furthermore, the mix of commercial spaces will offer live-work opportunities for tenants within the same site.

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";

Response – The proposed development does meet those Guidelines and Plans as applicable to the project.

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

Response – Not applicable as no parking is provided

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; and

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

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.

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

PART 4 - GENERAL SPECIAL PERMIT CRITERIA and RESPONSE

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project in general. Response to each provision as it related to the Project follows the provision.

A. Generally Applicable Criteria for Approval of a Special Permit

Pursuant to section 10.43 of the Ordinance, Special Permits will normally be granted where provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good because:

- a) It appears that requirements of this Ordinance cannot or will not be met

Response – With the requested Special Permits and Waivers and Exceptions, the Project will meet all requirements of the Ordinance.

- b) Traffic generated and or patterns of access or egress would cause congestion, hazard or substantial change in established neighborhood character.

Response – An extensive Traffic Study was provided, reviewed and Certified by the City Traffic and Parking Department. The TID and Certification Letter is attached to this Narrative.

- c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.

Response – The Project will not adversely affect continued operation or future development of adjacent uses and will further the mixed-use character of the neighborhood. The design is mindful to not disturb the many business proximate to the site. The uses proposed are consistent with the neighborhood and include the continuation of the current commercial uses.

- d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the Citizens of the City or

Response – The Project will not create any nuisance or hazard to the detriment of the health, safety and or welfare of the occupants of the Project nor the citizens of the City. The manner in which the building is to be used and occupied is consistent with similar mixed-use buildings in the neighborhood.

This Project is consistent with Cambridge’s goals of health, safety and welfare as set forth in Section 19.30 (Citywide Urban Design Objectives) of the Ordinance as addressed in Part 5 of this Narrative.

- e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance and

Response – The Project will not impair the integrity of the district in which it is located or any adjoining district. The Project will not derogate from the intent and purpose of the Ordinance as the proposed residential use is allowed in this district and the project requires no additional relief beside the requested Special Permits, Waivers and Exceptions. When complete, the Project will add diverse housing and expanded commercial area to the district consistent with Central Sq Overlay Guidelines and its stated goals (see Part 3 of this Narrative).

The project will encourage public mobility by providing ample bike storage and easy transit and pedestrian access.

The exterior façade uses a variety of colors and materials, substantially adding to an architecturally diverse neighborhood.

Part 5 - 19.30 CITYWIDE URBAN DESIGN CRITERIA and RESPONSES

The Project is consistent with the urban design objectives of the city as set forth in Section 19.30 of the Ordinance.

1. Pursuant to Section 19.31 of the Ordinance, new projects should be responsive to the existing or anticipated pattern of development. Indicators include:

- a) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

Response – No residential zoning district abuts the project site with the exception of lots across Green St, which have the zoning designation of RES-C3. This is the same default district as residential projects in the subject site’s BB designation. The proposed building height is designed in accordance with the Central Square Overlay section 20.304.2 and the required upper level step backs are shown in the project Drawings.

- b) 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 and heights in relationship to public streets.

Response – The building is consistent with the streetscape continuing the commercial character at the ground floor, and the residential character at the upper floors. The neighboring properties are retail, office spaces and residential multifamily uses. The proposed development will promote a diversity of usage of the property. The Applicant has provided an Urban Design Study which substantiates this.

- c) **In mixed-use projects, uses are to be located carefully to respect context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use etc.**

Response – The project proposes two new retail spaces located at the ground floor both with ample street frontage and over 50% of the ground level façade is glazed. Additionally, the project is directly across Green St is the 237 Franklin St tower which provides elderly housing. There are multiple examples of nearby mid- and low-rise mixed-use (commercial and residential) buildings.

- d) Where relevant, historical context are respected e.g. special consideration should be given to buildings or buildings that are preferably preserved on adjacent to the Site.

Response – As indicated in the Urban Design Study provided, the facades are designed to be well integrated in the historical context of Central Square, with particular attention paid to alignment, window proportion and sizing,

The Cambridge Historical Commission gave approval for demolishing part of the existing Mass Ave Façade in order to allow the new façade to reach the sidewalk. The existing

brick work located at Green St façade will be rebuilt as part of the project once major construction has been completed.

2. Pursuant to Section 19.32 of the Ordinance, development should be pedestrian and bicycle-friendly, with a positive relationship to its surrounding. Indicators include
- (a) 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 services 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 prominent aspect of the relevant building facades. Where a mix of activities are accommodated in the building, the more active uses are encouraged facing public street, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented towards 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 structure is located, and (c) compatible with the principal use for which the building is designed.

Response – The ground floor will contain uses associated with a mixed-use project including retail, commercial and residential multifamily spaces. For residents this includes a lobby, amenities, elevator access to units and to bicycle parking. Additionally, residents will have access to storage spaces and a fitness area both located at the basement of the project.

The commercial spaces are designed to be flexible in order to attract a variety of business and to attract pedestrian activity on both Mass Ave and Green St sides. Entries face Mass Ave or, in the case of Green Street, are accessed via an open forecourt.

All proposed uses are expected to be permitted in the BB district and are expected to be compatible and consistent with the existing uses.

- (b) 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.

Response – A Special Permit has been requested such that no parking is to be provided per article 20.304.6.

- (c) Ground floors should be generally 25-50% transparent. The greatest amount of glass would be expected for retail uses with lesser amount for office, institutional or residential use.

Response – As indicated in the Project Drawings, the architectural treatment of the ground floor is consistent with these goals on both Mass Ave and Green St.

- (d) Entries to buildings are located so as to ensure safe pedestrian movement across street, encourage walking as 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 stop 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.

Response – Retail and residential entrances directly lead to Mass Ave sidewalks which in turn lead to two cross walks, and Public transit access. The office space entrance has a private lobby and entry leading directly to Green Street. For residents, both Mass Ave and Green St can be reached from the residential lobby.

- (e) 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 paid to providing safe access to the facilities from the outside.

Response – Pedestrians and bicyclists can access the site safely on ADA-compliant paths and sidewalks along the streets and within the site. Secured, covered bicycle parking is provided in the basement of the property, accessed via an oversized elevator. Ramps to bicycle parking are sloped gently to allow safe, easy access.

- (f) 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.

Response – The Project complies with the policy objective 19.32 without alternative means.

- 3) Pursuant to Section 19.33 of the Ordinance, the building and site design should mitigate adverse environmental impacts of the development upon its neighbors. Indicators include:
- a) 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 impacts and enhance the overall appearance of the equipment should be taken into account.

Response – The required mechanical equipment will be screened from the public view or otherwise set back from the roof edge in compliance with the cut-off requirement indicated in the Overlay. This will serve to provide acoustic buffering and visual screening.

- b) 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.

Response – The trash/recycling storage and handling for the Project is contained within the building to avoid noise, odor and visual impacts to the extent possible. Trash and recycling chutes are provided at each level for building users. The chutes lead to a basement compactor room with adequate storage. Retail tenants will continue to store their own trash on premises or otherwise use the common facilities. Trash and recycling will be brought to the scheduled loading via a freight lift connecting basement to the forecourt and then directly to Green Street.

- c) Loading Docks that are located and designed to minimize impacts (visual and operational) on neighbors.

Response – There are no loading dock(s) for the building.

- d) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

Response – Stormwater Management Description provided by Design Consultants Inc.
This project will be required to submit a Stormwater Management Permit to the Cambridge Department of Public Works Engineering Department for review. As part of this process the project is required to reduce impact to the City's drainage infrastructure. The proposed drainage system will be required to provide up to a 40% reduction of the rate in which the stormwater flow leaves the property and into the City's drainage system. As such the project will reduce the demand on the drainage system in Massachusetts Avenue and the downstream drainage system. The stormwater runoff directed to the city drain is from roof area only which the Massachusetts Department of Environmental Protection considers to be clean not requiring any water quality treatment. With that we do not have any water quality issues with this project.

A technical description of the Stormwater Management System provided by Design Consultants, Inc follows.

The project will conform to the Cambridge Stormwater Control Permit requirements. As such the design will collect stormwater from the new roof where additional stories are added to the structure. The total new roof area associated with the project is 9,083 Square Feet. The remaining 11,915 square feet of roof area not impacted from the construction is not proposed to be included due to location of existing roof leaders in these areas ability to be re-routed to the stormwater control tank. This project presents a unique problem with no available space for subsurface tank outside the building requiring a tank to located in the building basement. The tank will need to be a custom-made tank assembled in the basement set on the basement floor. The tank will most likely be constructed of steel, fiberglass, or plastic material. We recommend connecting the outlet from the tank into the Massachusetts Avenue 24" drain directly in front of the building. If in good condition, the existing 8" drain service connection located along the front wall of the foundation will be reused for the connection to the 24" drain. This existing drainage service will be video inspected to confirm condition and connection location is the 24" drain located under the sidewalk in Massachusetts Avenue. The total impacted roof area

of 9,083 square feet will require a 980 cubic foot tank (20'L x 7'W x 7'H) to control the 25-year storm event. The tank is sized to reduce the 25-year storm event runoff rate from 1.2 cubic feet per second down to the 2-year storm event rate of 0.62 cubic feet per second. We have provided a conceptual design sketch for the proposed stormwater tank to be located in the basement area.

- e) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of storm water runoff compared pre-development conditions.

Response – Not applicable as no Green Area Open Space is provided.

- f) 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 System as defined in Section 22.60 of the Ordinance.

Response – A Shadow Study is included in the Drawing Set. The shadows are primarily cast over Mass Ave and have minimal impact on nearby buildings or any open space. No known Registered Solar Sys is affected by the proposed building. See provided Shadow Study.

- g) Changes to the grade across the lot are designed in ways to minimize the need for structural retaining walls close to the property line.

Response – not applicable to the site

- h) Building Scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

Response – The Project presents a residential scale in the residential parts of the building. Window sizing and types and façade materials are scaled to a typical large multifamily project. Many examples of similar treatment can be found in the neighborhood. This is substantiated in the Urban Design Study provided in the drawing set.

- i) Outdoor lighting is designed to provide minimum lighting necessary to ensure adequate safety, night vision and comfort, while minimizing light pollution.

Response – Exterior architectural lighting will be designed to shield lamps from view and will be Dark-Sky compliant.

- j) The creation of 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.

Response – Not applicable. The site is covered with existing structures and paved surfaces containing no trees within the property boundaries.

- 4) Pursuant to Section 19.34 of the Ordinance, projects should not overburden the City infrastructure services, including roads, city water supply system and sewer system.
- a) 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.

Response – As described above, the Project's stormwater management system has been designed to incorporate best management practices and has been reviewed by the Department of Public Works. Water-conserving plumbing fixtures will be used in keeping with industry standards, and as required to meet LEED standards where applicable.

- b) 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.

Response - Sanitary Sewer Service Infrastructure Description provided by Design Consultants Inc. The total new sewer flow based upon 310 CMR 315 flow of 110 -gpd per bedroom will be 7,040 gallons per day with a total of 64 new bedrooms. This flow is at least double that of what is the actual sewer demand to the City's sewer system. Currently a portion of the building roof drains are connected to the sanitary sewer system. The project will remove these stormwater connections from flowing into the sanitary sewer system. By removing the stormwater flow from the City sewer infrastructure will more than compensate for the added sewer flow from the proposed residences.

By way of comparison, by removing just 4,800 square feet of roof area from the sanitary sewer system. The project will be removing 7,000 gallons over a 24-hour period for the more common 1-year storm event. This removed flow is about double the new flow generated by the project.

Response – Water Service – Domestic and Fire Description provided by Design Consultants Inc.

The water services will be upgraded with a new 8" cement lined ductile iron for fire suppression and 4" cement lined ductile iron for potable water. The project proposed 46 new residential units with a total of 64 bedrooms. Based upon 310 CMR 15 flows for residential use of 110 gallons per day per bedroom the calculated new flow is 7,040 gallon per day. The actual water demand is about half of this with an expected added water use of 3,410 gallons per day. Some of this new flow will be offset by providing new low flow plumbing fixtures on the renovations taking place on the ground level. There is an extensive network of water mains surrounding the property. The building will be connected to a 20-inch water main. This 20-inch main provided ample water flow and

can easily handle the new water demand without compromising any of the surrounding buildings.

Design and installation will follow the City of Cambridge standard specifications, details and procedures.

- c) 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 of adjacent lot to do the same. Compliance with the Leadership Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards are encouraged.

Response – The proposed new building will meet the standard for LEED-GOLD NC. A narrative, certification and preliminary assessment is attached to this Application.

5) Pursuant to Section 19.35 of the Ordinance, new construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include

- a) New Educational institutional construction that is focused with the existing campuses.

Response – Not applicable to the Project.

- b) 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.

Response – Not applicable to the Project.

- c) 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.

Response - The proposed Project expands the existing retail and commercial offerings associated with the site, including opportunities for a diverse number of commercial and retail users. It is expected the site will remain active throughout the day and into the evening on a regular basis.

- d) Historic structures and environments are preserved.

Response – The Applicant received Demolition Approval to remove part of the front façade of the existing building. The one-story portion of the Green St Façade will be rebuilt in part of its length within the overall scope of construction. It is not possible to

build the site out without removal of this façade. Note that the four-story brick building has been carefully preserved under an on-going by-right building permit.

- e) 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.

Response – Not applicable to the Project.

- 6) Pursuant to Section 19.36 of the Ordinance, expansion of the inventory of housing in the City is encouraged. Indicators include

- a) **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.**

Response – The Project site does abut the residential district Res C-3 across Green St. This district has similar densities and building height for residential projects as allowed on the Project site. As mentioned elsewhere in this Narrative, the project is directly across Green St is the 237 Franklin St tower which provides elderly housing.

- b) Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle-income units is encouraged.

Response – The Project includes adding forty-six (46) residential dwelling units to the housing inventory of the City. A range of unit types are provided including Studios, One-, Two- and Three Bedroom units. The Project will include diverse affordable housing in compliance with the Ordinance.

- 7) Pursuant to Section 19.37 of the Ordinance, enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

- a) On large-parcel commercial development, publicly beneficial open space is provided.

Response – Not applicable to the Project.

- b) 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.

Response – Not applicable to the Project.

- c) A wider range of open space activities than presently found abutting area is provided.

Response – Not applicable to the Project.

Part 6 - 22.30 GREEN ROOFS [Note – This entire section 22.30 is new to the Application]

22.31 Purpose. The purpose of this Section is to remove potential impediments to the development of green roof systems on new and existing buildings by clarifying that such systems should not count against a building's Gross Floor Area, and by providing for limited access and enjoyment of green roofs by occupants of a building, and to require new buildings of substantial size to include vegetation and/or solar energy roofing systems on much or most of the available roof area.

22.33 Floor Area Exemptions for Green Roof Area.

22.33.1 Spaces meeting the definition of Green Roof Area, which are to be accessed only for maintenance purposes and are not intended to be used by building occupants or others, shall be exempt from the calculation of Gross Floor Area of a building.

Response – Sheet A1.7a of the drawing set is shows an estimated area for exemption per 22.33.1.

22.33.2 Spaces meeting the definition of Green Roof Area, which are intended to be accessed for use by occupants of the building or others, and which are located above the third floor of the building, may be exempted from the calculation of Gross Floor Area of a building only after the granting of a special permit by the Planning Board. The proponent seeking such a special permit must demonstrate that the Green Roof Area is designed such that the vegetation will withstand the foot traffic associated with its anticipated use. The Planning Board shall also consider the potential visual, noise and privacy impacts of the anticipated use on neighbors. Unless such a special permit is granted, any Green Roof Area located above the third floor of a building that is intended to be accessed for use by building occupants or others shall be counted as Gross Floor Area.

Response – Not applicable to the Project

22.34 Floor Area Exemptions for Patios or Decks Adjacent to Green Roof Area.

22.34.1 In non-residential zoning districts and in Residence C-1A, C-2, C-2A, C-2B, C-3, C-3A, and C3B zoning districts, where a rooftop surface above the third floor includes Green Roof Area, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Green Roof Area, such as a patio or deck, shall be exempted from the calculation of Gross Floor Area of the building, provided that the total space exempted in such a manner shall not exceed fifteen percent (15%) of the amount of Green Roof Area on the building and that all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges.

Response – Not applicable to the Project

22.34.2 In residential zoning districts not listed in Section 22.34.1 above, where a rooftop surface above the third floor includes Green Roof Area, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Green Roof Area, such as a patio or deck, may be exempted from the calculation of Gross Floor Area of the building only after the granting of a special permit by the Planning Board. The total space exempted in such a manner shall not exceed fifteen percent (15%) of the amount of

Green Roof Area on the building and all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges. In granting the special permit, the Planning Board shall consider the location and orientation of the patio or deck in relation to adjacent properties and potential visual, noise and privacy impacts of the anticipated use on abutters.

Response – Not applicable to the Project

22.35 Green Roofs Requirement

22.35.1 Applicability. This Section 22.35, et. seq., shall apply to any new building or structure of twenty-five thousand (25,000) gross square feet or more, except it shall not apply to affordable housing buildings that either are developed under the Affordable Housing Overlay (AHO) as defined in Section 11.207 or have a majority of their units permanently reserved for households at or below 100% of AMI.

Response - The project falls under the criteria that requires compliance with the GREEN ROOFS section of the ordinance. A preliminary analysis of the rooftop layout has been performed as shown on Sheet A1.7a and the project is not expected to fully comply.

22.35.2 Requirement. (a) At least 80% of the roof area of the building as measured in plan view, excluding those portions of the roof listed below, shall be devoted to Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems.

1. Areas having a slope greater than 3 in 12 or twenty-five percent (25%).
2. Areas designed and managed for use by building occupants or the general public.
3. Vehicular parking decks.
4. Chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, in addition to conduit, visual and acoustical screening, access routes for maintenance and service, and other areas that must be clear of obstruction to comply with applicable building and safety codes.

Response – See sheet A1.7a of the Plans and Illustrations for Green Roof Ordinance information. The project includes 11,274 SF of total roof area. The ordinance allows for exemptions of mechanical equipment, stair head houses, elevator head houses and areas designed for occupants. Based on a preliminary summary, these exempted areas add up to 7,013 SF. It is expected that some of the non-exempt area will be slated for a Solar Energy System and the remainder will likely need a Special Permit exemption, all or in part.

(b) In the case of non-residential or mixed-use buildings in which at least half of the Gross Floor Area is devoted to one or more of the non-residential uses listed below (with reference to the Table of Use Regulations, Section 4.30 of this Zoning Ordinance), excluding any municipal buildings, at least 80% of the roof area of the building as measured in plan view, excluding those portions of the roof listed above, shall be devoted to Green Roof Area or Biosolar Green Roof Area:

1. Transportation, Communication & Utility Uses (Section 4.32);
2. Educational Purposes (Section 4.33-b.);
3. Noncommercial Research Facilities (Section 4.33-c.);
4. Other Institutional Uses (Section 4.33-h.);

5. Office and Laboratory Use (Section 4.34);
6. Retail Business and Consumer Service Establishments (Section 4.35);
7. Open Air or Drive In Retail & Service (Section 4.36);
8. Light Industry, Wholesale Business and Storage (Section 4.37); or
9. Heavy Industry (Section 4.38).

Response – Not applicable to the Project

22.35.3 Exemption. The Planning Board may grant a special permit to reduce the required Green Roof Area, Biosolar Green Roof Area, or Solar Energy System below the area required by Section 22.35.2, provided that each square foot so reduced be compensated by a unit price contribution to the Cambridge Affordable Housing Trust. This unit price shall be determined based on the average costs to design, install, and maintain green roofs and rooftop solar energy systems in Cambridge using actual cost figures to the extent possible, shall be subject to annual adjustment based on standard construction cost indices, and shall be calculated, and recalculated approximately every three years, by the Cambridge Community Development Department. All such funds contributed to the Trust shall be dedicated to the design and incorporation of Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems into new or existing affordable housing developments.

Response – Not applicable to the Project

22.35.4 Effective Date. The provisions of this Section 22.35, as adopted on June 1, 2021, shall not apply to structures lawfully in existence or lawfully begun before June 1, 2021, or to a building or special permit issued before June 1, 2021, and shall take effect on June 1, 2021.

Response – So noted

PART 7 CONCLUSION

*As described above, the **mixed-use 600 Mass Ave** Project is appropriate for the site and surroundings providing additional housing (including diverse affordable housing) and expanded retail and commercial spaces. The Project is consistent with the design standards of the Central Square Overlay District and the City's general Special Permit Criteria as well as the Urban Design Objectives. It is compatible with adjacent buildings and the general context. Accordingly, for the reason set forth in this application, the Applicant respectfully requests that the Board find that the Project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested Special Permits.*

Special Permit Application
600 Massachusetts Ave in Central Square, Cambridge
A Mixed-Use Development

Zoning Compliance Analysis

Prepared by Peter Quinn Architects LLC

Revised **14 May 2021** ~~30 Sep 2019~~



INDEX (Three Parts)

1. Zoning Criteria Narrative
2. Zoning Compliance Table and Calculations
3. Zoning Graphic Sheets Z1 – Z4

Part 1 – ZONING CRITERIA NARRATIVE

A. Project Description

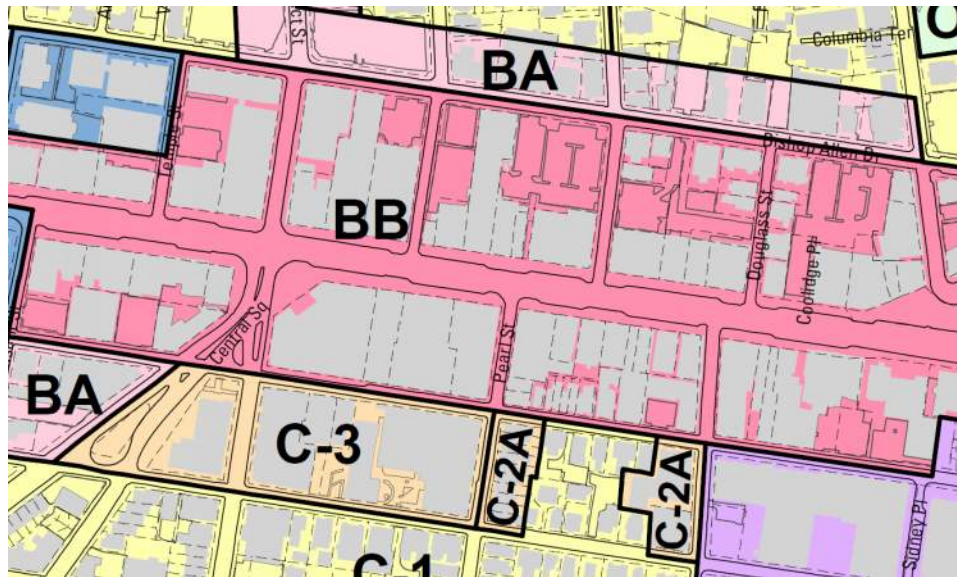
The Applicant proposes to demolish a portion of the existing building from Mass Ave through to Green St and to construct forty-six (46) residential dwelling units on five stories (floors two through six) within that space. Below the residential levels on the first floor and basement are related residential amenities, building entries and retail/commercial spaces. The existing retail/commercial spaces that is not otherwise demolished will remain largely unchanged. The total gross square footage of the finished building, both new and existing, will be approx. ~~93,263-GSF~~ **93,824-GSF** without a Basement Waiver and approx. ~~79,203-GSF~~ **79,196-GSF** with a Basement Waiver.

The lot has two frontages, one is along Massachusetts Avenue and the other on Green Street. Both frontages are approx. the same width.

B. Primary Zoning Criteria (Bus-B and Res C-3)

The project is within the Central Square Overlay District with a base zoning district of Business B. Other district dimensional criteria are controlled by the Res C-3 District regulations for the residential component of the building.

1. Base Zoning is Business-B



Excerpt from Cambridge Zoning Map

2. Business-B Zoning Table

- Allows Mixed-Use (Residential Multifamily, Office, Commercial-Retail) per Article 4.30 Table of Use Regulations.
- The basic dimensional criteria for Bus-B are shown in the following table 5.3 below:

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. A	1.0/1.75	none	600	none	none	none	$\frac{H+L^{(a)}}{5}$	35/45 to 65 ^(b)	none
Bus. A-1	1.0/0.75	none	1200	none	none	none	$\frac{H+L^{(a)}}{5}$	35	none
Bus. A-2	1.0/1.75	none	600	none	5 ^(m)	10 ⁽ⁱ⁾	20 ^(j)	45 ^(k)	none
Bus. A-3	0.75 ⁽ⁿ⁾	5,000	1,500	50	H+L ⁽ⁿ⁾ /4	H+L/5	H+L ⁽ⁿ⁾ /4	35	30%
Bus. A-4	1.0 ^(p) /1.75	5,000	600	50	H+L/4 ^(p)	H+L/5 ^(p)	H+L/5 ^(p)	35 ^(p)	none
Bus. B	2.75/3.0	none	300	none	none	none	none	80	none
Bus. B-1	1.50/3.25	none	300	none	none	none ^(e)	none ^(e)	55/90 ^(c)	^(d)
Bus. B-2	1.50/3.0	none	300	none	none	none ^(e)	none ^(e)	45	^(d)
Bus. C	1.25/2.0	none	500	none	none	none	20 ^(j)	55 ^(g)	none
Bus. C-1	2.75/3.0 ⁽ⁿ⁾	none	450 ⁽ⁿ⁾	none	none	none ^(o)	20 ^(j)	50 ^(g) / ^(l)	none

Excerpt from Cambridge Zoning By-Law

To be noted:

- FAR of 2.75 is allowed for Commercial Uses and 3.0 for Residential Uses is allowed under Bus-B.
- In Bus-B there are no setback required, no landscape area required, and building height is limited at 80-ft, provided the building is of non-residential uses.

3. RESIDENTIAL-C-3 Regulations Required for Dwellings

- Per Article 5.28.1.c, a dwelling in a Business B district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 district.
- The basic requirements of Res-C-3 are shown in the following Table 5.1:

Table 5-1. Table of Dimensional Requirements - Residential Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25 ^(c)	35	50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	25 ^(c)	35	50%
Res. B	0.5 ⁽ⁱ⁾	5,000	2,500 ⁽ⁱ⁾	50	15	7'6" (sum of 20)	25 ^(c)	35	40%
Res. C ⁽ⁱ⁾	0.6	5,000	1,800	50	$\frac{H+L}{4}$ ^(a)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ ^(c)	35	36%
						(min. 7'6" sum of 20)			
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L}{4}$ ^(a)	$\frac{H+L}{5}$ ⁽ⁿ⁾	$\frac{H+L}{4}$ ^(c)	35	30%
Res. C-1A	1.25	5,000	1,000	50	10	$\frac{H+L}{7}$ ^(l)	$\frac{H+L}{5}$ ^(l)	45	15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L}{4}$ ^(a)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ ^(c)	85	15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}$ ^{(a)(k)}	$\frac{H+L}{5}$ ^(k)	$\frac{H+L}{4}$ ^{(c)(k)}	45	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ ^{(b)(g)}	$\frac{H+L}{6}$ ^(g)	$\frac{H+L}{5}$ ^(c)	60	10% ^(h)
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}$ ^(b)	$\frac{H+L}{6}$	$\frac{H+L}{5}$ ^(c)	120	10%

Excerpt from Cambridge Zoning By-Law

Key points:

- Residential units are allowed at the rate of one per 300-SF of lot area (prior to Inclusionary adjustments); GFA is limited to 3.0 FAR (prior to Inclusionary or Overlay adjustments, if used).
- Buildings height is allowed up to 120-ft.
- There is a landscape requirement of 10% of Lot Area

4. Other Basic Zoning Requirements

- Mixed-use buildings require use of an averaging formula for FAR limits.

- Many of these dimensional requirements of both Bus-B and Res-C3 are superseded by the Central Square Overlay regulations discussed below.
- All Special Permit are required to meet the Special Permit Standards of Article 19.
- Larger projects are required to meet the Urban Design Standards of Article 19.30
- Larger projects may require a Project Review Special Permit approval through the Large Project Review Process. This effectively combines Special Permit approval, Design Review and Site Plan approval in one public process.

C. Criteria for the Central Square Overlay District (CSOD)



Excerpt from Cambridge Zoning Overlay Map with Project Locus

1. Main features of the OVERLAY

- Regulated by Article 20.300 Central Square Overlay District
- Regulations supersede the underlying Business-B and Res-C3 as applicable.
- Considered an “Area of Special Planning Concern” requiring most projects to go through Large Project Review (advisory) and possibly Project Review Special Permit with Planning Board, depending on size and type of use.
- The Central Square Advisory Committee undertakes an advisory design review on all projects in the Overlay District.

2. Dimensional Aspects of the OVERLAY

- In Article 20.304.2.1 the by-right Allowable Height is decreased to 55-ft, but then increased by Special Permit to 80-ft in Article 20.304.2.2.

- Building step-backs are required above 60-Ft
- Through a Special Permit, the conditions described in Article 20.304.3.4 allow for an FAR of 4.0 for an entire mixed-use site, with the primary provision that at least 50% of the building area be designated for Residential Use.
- There are several building elements that in CSOD are exempt from counting as FAR, such as dimensionally compliant balconies and roof rooms as well as small retail spaces per Articles 20.304.3.5 through .7.
- A waiver of setback requirements (if any), may be obtained by Special Permit per Article 20.304.4.
- Non-commercial uses on the ground floor are discouraged per Article 20.304.5

3. Parking Requirements in the OVERLAY

- Parking for Residential use must meet the minimum of 0.50 spaces per unit (Article 20.304.6.2 (a) and may not exceed the maximum without a waiver of 0.75 spaces per unit (Article 20.304.6.1 (a). However, per Article 20.304.6.2.b, 0.75 spaces per unit shall be the required minimum rate required, because the minimum rate in Article 6 is a higher number than the minimum rate in the Overlay.
- New commercial requires 0.5 spaces per 1,000-SF with some exemptions available.
- A waiver of some or all of the parking requirements may be obtained from the Planning Board provided that the listed criteria are met (Article 20.304.6.3.a through v). These requirements along with commentary on the Project's compliance are discussed in the Special Permit Narrative which accompanies this Application, Part 2 Section 9. Calculations showing compliance are illustrated below in Part 2.C.3.
- A waiver of the payment-in-lieu-of parking-spaces may be granted by the Planning Board provided that certain criteria are met. These requirements along with commentary on the Project's compliance are discussed in the Special Permit Narrative which accompanies this Application, Part 2 Section 9. Calculations showing compliance are illustrated below in Part 2.C.3.

D. GOVERNING CRITERIA SUMMARY

The following table summarizes the Bus-B, Res-C-3, and CSOD dimensional and compliance criteria and indicates the Governing Criteria, subject to review and approval by the appropriate City Boards and officials.

ZONING COMPLIANCE MATRIX for GOVERNING CRITERIA				
600 Massachusetts Ave – Addition and Renovation				
Central Square, Cambridge, MA				
Lot Area 21,262 SF				
ZONING CRITERIA	ALLOWED/REQ.... Bus-B Base Zoning Table 5-3 Bus Districts	...AS MODIFIED BY The Res-C3 Table for Residential Use	...AS MODIFIED BY The Central Square Overlay District – Article 20.300	GOVERNING CRITERIA
Comment		Article 5.28.1.c requires that Residential Use follow rqmts of Res-C3 District	The lot is a qualifying lot in the district	In general the CSOD is the prevailing criteria unless not specified.
Max. FAR / Theoretical maximum GFA before Inclusionary Incentives for residential use	Non Residential Uses. FAR 2.75 / 58,470 GSF Residential Uses. FAR 3.0 / 63,786 GSF See Sections 5.30.11, 5.30.12 for FAR apportionment between uses.	Residential Uses. FAR 3.0 / 63,786 GSF	For Mixed-use 4.0 FAR (85,048 GSF) prior to additional area allowed as Inclusionary Incentives per Art 11, Provided min 50% Residential Use. Additional FAR allowed by SP by Planning Board	4.0 FAR (85,048 GSF) prior to additional area allowed as Inclusionary Incentives per Art 11
Min Lot Area	None for Non-Res Use	5,000-SF	None	Per Bus-B and Res-C-3
Min Lot Area/DU	None for Non-Res Use	1-unit/300-SF LA	1-unit/300-SF LA	1-unit/300-SF Lot Area
Min. Lot Width	None for Non-Res Use	50-ft	Per Bus-B and Res-C-3	Per Bus-B and Res-C-3
Min. Front Yard	None for Non-Res Use	H+L/5 Res Use + footnote b	Per Bus-B and Res-C-3, may be reduced by SP	Per Bus-B and Res-C-3, may be reduced by SP
Min. Side Yard	None for Non-Res Use	H+L/6 Res Use	Per Bus-B and Res-C-3, may be reduced by SP	Per Bus-B and Res-C-3, may be reduced by SP
Min. Rear Yard	None for Non-Res Use	H+L/5 Res Use + footnote c	Per Bus-B and Res-C-3, may be reduced by SP	Per Bus-B and Res-C-3, may be reduced by SP
Max. Height	80-ft	120-ft	55-ft / up to 80-ft by SP	55-ft / up to 80-ft by SP
Min. Private Open Space	None for Non-Res Use	10% of LA	Per Bus-B and Res-C-3, may be reduced by SP	Per Bus-B and Res-C-3, may be reduced by SP
Parking	General Office: 1/800 to 400 GSF Min. to Max Retail: 1/1,400 to 700 GSF Min to Max. Multifamily: 1/DU	Same	Allows for reduction to "0" parking and waiver of fee by SP from Planning Board. See Parking discussion in the SP Narrative of this Application and Calculations shown below	Allows for reduction to "0" parking and waiver of fee by SP from Planning Board. See Parking discussion in the SP Narrative of this Application and Calculations shown below

Part 2
Zoning Compliance Table and Calculations

ZONING COMPLIANCE TABLE AND CALCULATIONS

A. Zoning Compliance Table

Reference is made to the attached Part 3 – Zoning Graphics, Sheets Z1-Z4 and the Governing Criteria delineated in Part 1 Section D of this Narrative.

ZONING COMPLIANCE TABULATION				
600 Massachusetts Ave – Proposed Building				
ZONING CRITERIA	ALLOWED/REQ.... Per Governing Criteria (see Table)	PROPOSED	COMPLIANCE	COMMENT
		4.41 / 3.72		
Max. FAR	4.0 FAR (85,048 GSF) plus Incl. Incentives	4.39 / 3.73 w/Basement GFA Waiver	Requires SP	See Calc -1
Min Lot Area	5,000-SF	21,262-SF	Complies	
Min Lot Area/DU	1-unit/300-SF LA 21,262 / 300 = 70 units	46 44 units 1/483-SF ¹ / ₄₆₂ -SF	Complies	See Calc-2
Min. Lot Width	50-ft	100.1-ft and 126.3-ft	Complies	
Min. Front Yard	0 (Comm) and 23.3-ft [Mass] and 26.0-ft [Green] (Res), may be reduced by SP	0.0-ft Comm 0.0-ft Res	Requires SP	See Calc-7
Min. Side Yard	0 (Comm) and 43.2-ft (Res), may be reduced by SP	0.0-ft Com 0.0-ft Res	Requires SP	See Calc-7
Min. Rear Yard	0 (Comm) and H+L/5 (Res), may be reduced by SP	NA (two front yds)	NA	
Max. Height	55-ft / 80-ft by SP	70.2-ft	Requires SP	
Min. Private Open Space	0 (Comm) and 10% of LA (Res), may be reduced by SP	3,442-SF 16.2%	Requires SP	See Calc-6
Vehicular Parking	48 -Spaces 36	0 spaces	Exempt for existing retail and office; Requires SP for new building	See Calc-3
Bicycle Parking	51 – Long Term 9 – Short Term	60 – Long Term 0 – Short Term	L-T Complies; Requires Waiver for S-T	See Calc-4 w/ Footnote
Loading Dock	None Required	None	Complies	See Calc-5

B. Calculation Footnotes to the Zoning Compliance Table

Calculation-1 FAR

The FAR Calculation is tabulated in Table 2.C.1 below and is shown graphically and by table on Sheet Z-3, with and without Basement Exemption.

Calculation-2 Base Units plus Incentive

46 Units, as proposed, at 20% Inclusionary = 37 units Base + 9 Units Inclusionary.
Maximum base number of units on site = 21,262 Lot Are / 300-SF/Unit = **70 units**
 70 Maximum base units X 1.3 Incentive multiplier = 91 units (theoretical maximum)
Inclusionary Units are further calculated on the basis of NSF using a formula and is generally understood to be a minimum of 20% of the units.

Calculation-3 Vehicular Parking Requirement for Proposed Building
 Based on CSOD and Article 6

Use	Area/Units	Ratio	Rqd Parking
General Office	3,356-SF	0.9/1000-SF (CSOD)	3.0
Retail	3,388-SF	0.5/1,000-SF (CSOD)	1.7
Comm Recreation (TKD)	5000-SF	See Fn-1	8.3
Residences	46 units	X 0.75 0.5 /unit (per 20.304.6.2.b)	34.5 23.0
Total Vehicular Parking for Proposed Building (see Fn-2)			48 36spaces

Fn-1 – For Commercial Recreation – 1 parking space per six occupants required. MABC defines Business occupancy rate at 1-person per 100-SF. 5000-SF / 100 = 50 people / [1 per 6] = 8.3 Spaces required

Fn-2 – The Zoning By-Law does allow for an exemption of existing businesses from the parking requirement. The new building proposed to restore business and retail space removed by demolition. While this potential reduction in the parking requirement is not indicated here (approx. 11 spaces), the Applicant reserves the right to discuss this with the Planning Board for a determination.

Calculation-4 Bicycle Parking Requirement for Proposed Building

Long-Term Spaces (sheltered and secure)

Use	Area/Units	Ratio	Rqd Bike Sp
General Office	3,356-SF	0.1/1000-SF (“N1”)	1
Retail	3,388-SF	0.1/1,000-SF (“N4”)	1
Comm Recreation (TKD)	5000-SF	0.1/1,000-SF (“N4”)	1
Residences	46 units	1.0/unit spaces for 1st 20 units 1.05/unit spaces for 26 units	20 28
Total Long-Term Bike Parking Spaces Required			51 spaces

Note – Long-term bike spaces are shown in detail on the Plans on Sheet A1.0a

Calculation-4 (cont.)

Short-Term Spaces

Use	Area/Units	Ratio	Rqd Parking
-----	------------	-------	-------------

General Office	3,356-SF	0.22/1000-SF (“N5”)	1
Retail	3,388-SF	0.22/1,000-SF (“N2”)	1
Comm Recreation (TKD)	5000-SF	0.3/1,000-SF (“N1”)	2
Residences	46 units	0.1/unit spaces per unit	5
Total Long-Term Bike Parking Spaces Required			9 spaces

Footnote regarding Short-Term Bike Parking Requirement – In lieu of providing S-T parking spaces, the Applicant intends to apply for waiver with payment.

Calculation-5 Loading Dock

Use	Area/Units	Ratio	Rqd L-D
General Office	3,356-SF	1/ >10,000	0
Retail	3,388-SF	1/ >10,000	0
Comm Recreation (TKD)	5000-SF	1/ >10,000	0
Residences	46 units	N/A	0
Total Loading Dock Requirement			0

Calculation-6 Alternative Open Space Provided

On the attached sheet Z.4, alternative Open Space in balconies & roof decks is provided and a common forecourt is provided off Green St

- 2,578-SF private + 864-SF common = 3,442-SF (16.2% total lot area equivalent)

Calculation-7 Front and Side Setbacks for Residential Use

Residential Front Setback at Mass Ave is calculated with the formula per Table 5.1 of the Zoning ByLaw: $(H+L)/5$. $(70.2\text{-ft H} + 46.3\text{ L})/5 = \underline{23.3\text{-ft}}$

Residential Front Setback at Green St is calculated with the formula per Table 5.1 of the Zoning ByLaw: $(H+L)/5$. $(70.2\text{-ft H} + 59.7\text{ L})/5 = \underline{26.0\text{-ft}}$

Residential Side Setback (East) is calculated with the formula per Table 5.1 of the Zoning By-Law: $(H+L)/6$. $(70.2\text{-ft H} + 188.9\text{ L})/6 = \underline{43.2\text{-ft}}$

C. Analysis – FAR and Parking Exemption Compliance

This Section summarizes key elements of the Project Zoning Compliance based on the Governing Criteria indicated above, in particular the FAR at no greater than 4.0 and for Parking Exemption and Waiver of Fee. References are made to the Zoning Compliance

Table & Calculations above and the Zoning Graphics “Z-Sheets” which are attached to this Narrative.

1) Combined Proposed + Existing Building Gross Floor Area (GFA) and Floor Area Ration (FAR) Calculations

Use	No GFA Basement Waiver	GFA with Waiver	Comments
All Non-Residential not otherwise exempt	44,388 46,476	32,427 33,320	-GSF
Residential Use (apartments)			
Prior to Incentive Bonus	35,990 38,028	35,295 35,977	“Base amount” for calc
Incl. Incentive (@ X 1.3)	10,797 11,408	10,588 10,792	Incl Incentive to be added
Total Residential	46,787 49,436	45,883 46,769	
Total	93,263 93,824	79,203 79,196	
FAR including Incl. Incentive	4.39 4.41	3.73 3.72	Lot area = 21,262-SF

Table 2.C.1 – GFA and FAR Summary with and without Basement Waiver – See sheet Z-3 for supporting graphics

2) Is the Project eligible for a FAR of 4.0 granted by Special Permit?

From Article 20.304.3 Floor Area Ratio Limitation. The maximum Floor Area Ratio (FAR) limitations established in the applicable base zoning district shall continue to apply to any lot in the Central Square Overlay District unless specifically modified by the following provisions:

4. Additional FAR for Residential Uses. 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.

(Applicant’s emphasis)

- a. Does the Project meet the requirement that the non-residential area does not exceed what is allowed in the base zoning district?

Calculation – refer to Table 2.C.1 above and Sheet Z-3 for supporting graphics and summaries:

- The allowable non-residential GFA in BB per ZBL Table 5.1 is FAR 2.75 X Lot Area of 21,262-SF = 58,471-GSF
- Non-residential GFA without Basement Area Waiver = 44,388-GSF 46,476-GSF
- Non-residential GFA with Basement Area Waiver = 32,427-GSF 33,320-GSF

Conclusion – yes, in both cases, the standard is met.

- b. Does the Project meet the requirement in Article 20.304.3.4 to allow a FAR of 4.0 provided that at least 50% of the project is Residential?

Calculation – *refer to Sheet Z-3 for supporting graphics and table.* :

- Without the Basement Exemption, the ratio is 47.3% 49.8% commercial and 52.7% 50.2% Residential. (44,388 46,476 Comm / 93,824 93,263-Tot) + (49,436 46,787 Res / 93,824 93,263 Tot) = 100%. In this case the GFA is 4.41 4.39.
- With the Basement Waiver granted, the Ratio of Commercial Use to Residential Use is 41% 42% commercial and 59% 58% Residential with the Inclusionary Incentives applied. (32,427 33,320 Comm / 79,196 79,203 Tot) + (46,769 45,883 Res / 79,196 79,203Tot) = 100%. In this case the GFA is 3.72 3.73.

Conclusion - yes, both with or without the Basement Waiver, compliance is shown below.

3) **Is the Project eligible for a Parking and Parking Fee Exemption by Special Permit?**

Does the Project meet the standard of ninety (90) percent of the maximum permitted on the lot in order to qualify for the Parking and Parking Fee Waivers described in Article 20.304.6.3?

From Article 20.304.6.3:

3. Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements and the minimum requirements set forth in Paragraph 2 above.

(a) The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

(b) The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:

(i) The total development authorized on the site is reduced to ninety (90) percent of the maximum permitted on the lot; or 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 ...

(Applicant's emphasis)

The Applicant is requesting Waivers for both the Parking Requirement and a Waiver of the Cash Contribution on the basis that the project GFA is below the 90% threshold of the “maximum permitted on the lot”.

The Article does not indicate exactly how this criterion of “maximum permitted on the lot” is to be calculated. Nevertheless, the Applicant believes that the following description illustrates the Project’s compliance:

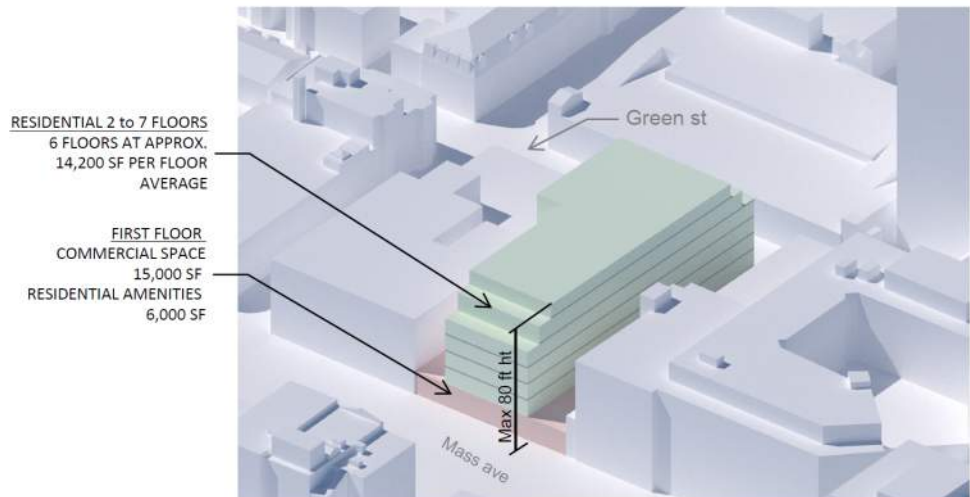
- a. Assumptions

- The lot is cleared of all buildings (there are no National Registry structures on the Lot and it would be assumed that demolition approval would be granted or the delay period would expire).
- All the equivalent Special Permit and Waivers are granted as requested in this Application, including Basement GFA Waiver, Building Height, Open Space, Setbacks Waiver, FAR to 4.0 Special Permit.
- The lot is rebuilt to approx. 99% of the maximum footprint on the ground floor and 67% of the lot area on residential floors to allow for some setbacks and step-backs.
- Retail and Commercial occupies 15,000-SF of the ground floor in order to address the CSOD goals and other Urban Design Objectives; The remaining 6,000-GSF is assumed to be residential accessory area. All upper floors are residential.
- Building height to 80-ft with seven stories total above grade.

b. Calculation

- The commercial use occupies 15,000-GSF/21,262-Lot Area = 0.70 FAR.
- Remaining FAR for residential use: (4.0 FAR allowed by SP – 0.70 FAR commercial) = 3.3 FAR residential available.
- An FAR of 3.3 residential X 1.3 inclusionary incentive = 4.29 residential FAR resulting in 91,213-GSF of residential area.
- Subtracting for Ground Floor Residential of 6,000-GSF leaves 85,200-GSF residential. This can be accommodated in six residential-only stories of average approx. 14,200-GSF, not to exceed 80-ft building height.
- Total FAR = (0.70 Commercial + 4.29 Residential) = **4.99 Total FAR (Maximum Permitted on the Lot)**
- 4.99 FAR = 106,000-GFA
- The following diagram shows how this is achieved.
-

600 Mass ave- Build-out model to 4.99 FAR



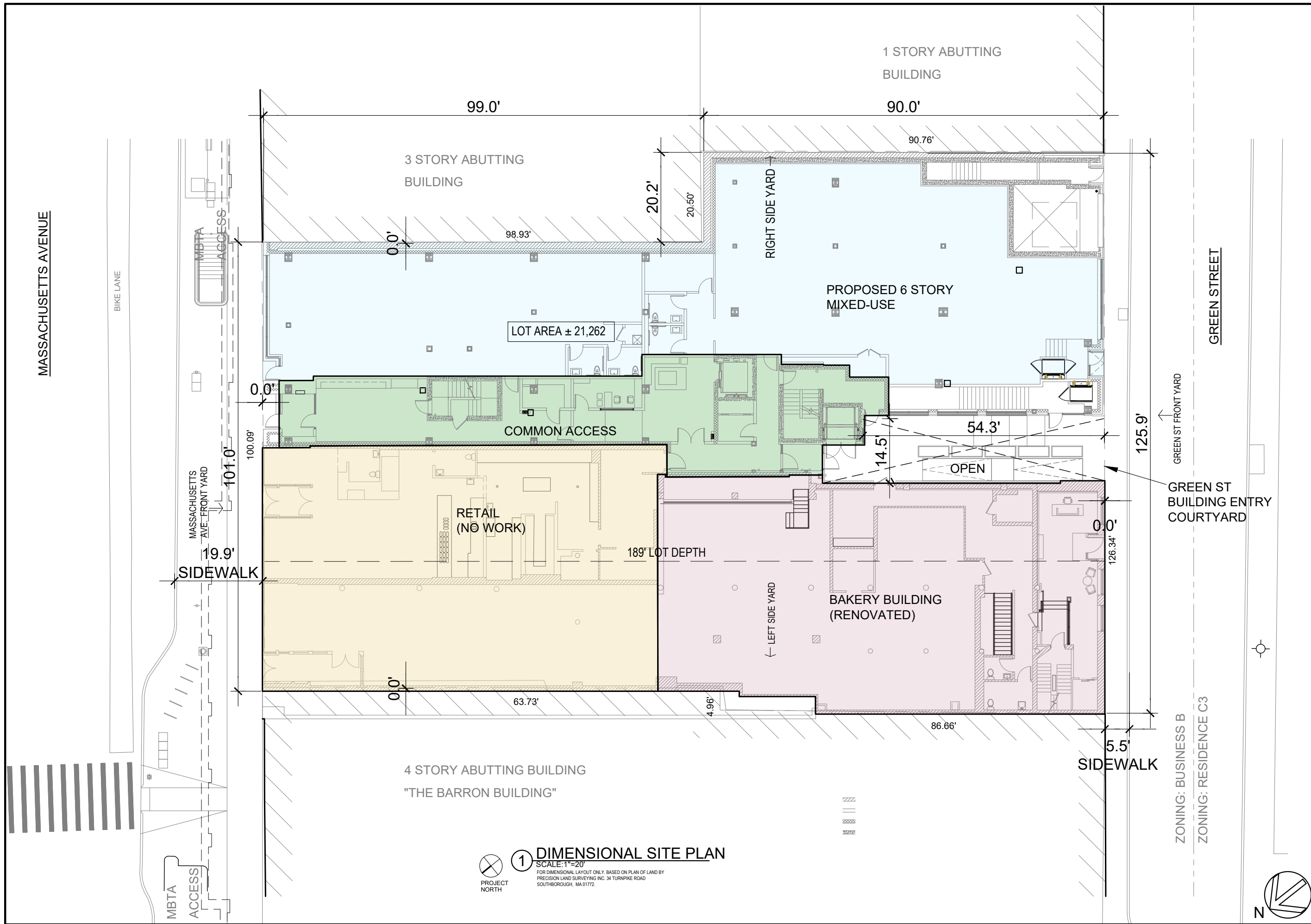
c. Conclusion

In comparison to the FAR of the proposed Project presented in Table 2.C.1, the ratio would be:

- ~~3.73 FAR~~ **3.72 FAR** (with equivalent Basement GFA Exemption) / 4.99
Maximum Permitted on the Lot = **75% of Maximum Permitted on the Lot.**

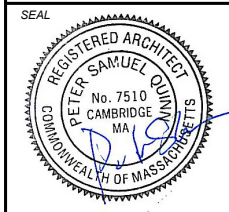
Therefore, the Project fully qualifies for both the Parking Requirement and the Cash Contribution as stated in Article 20.304.6.3.(i)

Part 3.
Attachment: Zoning Graphic Sheets Z1 – Z4



PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989



CONSULTANT

PROJECT
 ADDITION TO &
 RENOVATION OF
 600 MASS AVE.

600 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02139

PREPARED FOR
 CIFRINO MASS AVE
 REALTY LLC,
 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,
 DORCHESTER, MA 02134

DRAWING TITLE
**DIMENSIONAL
 SITE PLAN**

SCALE AS NOTED

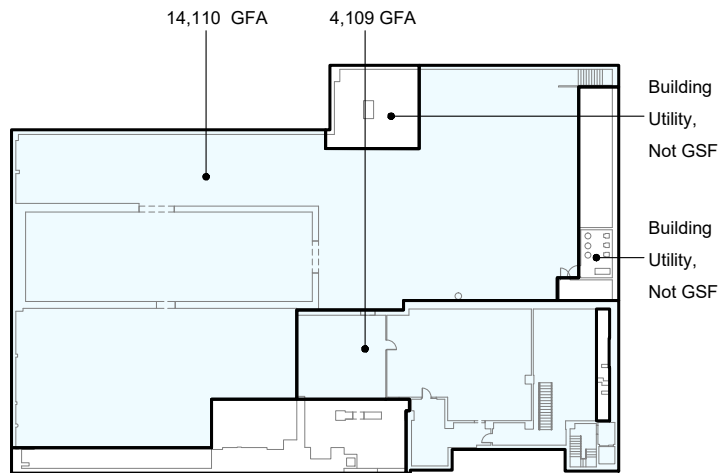
REVISION	DATE
S. Permit, Rev 2	28 JUNE 2021
S. Permit, Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

SHEET

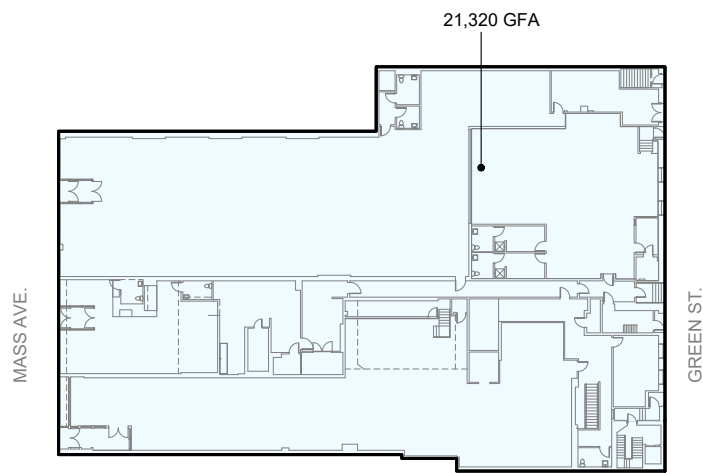
Z.1

1 DIMENSIONAL SITE PLAN
 SCALE: 1"=20'
 FOR DIMENSIONAL LAYOUT ONLY. BASED ON PLAN OF LAND BY
 PRECISION LAND SURVEYING INC. 34 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772.

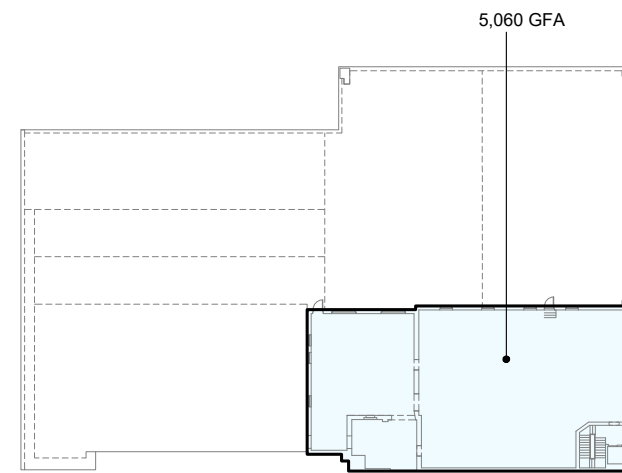




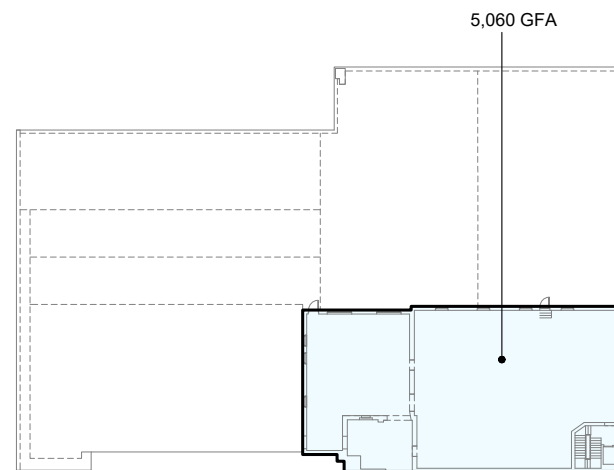
BASEMENT
SCALE: 1" / 60'=1'-0"



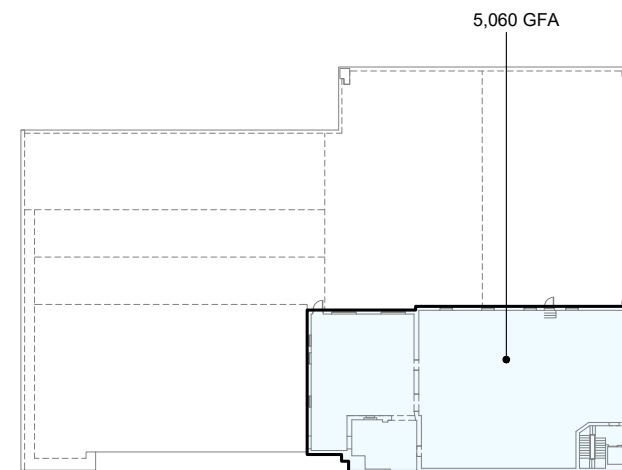
GROUND FLOOR
SCALE: 1" / 60'=1'-0"



SECOND FLOOR
SCALE: 1" / 60'=1'-0"



FOURTH FLOOR
SCALE: 1" / 60'=1'-0"



THIRD FLOOR
SCALE: 1" / 60'=1'-0"

EXISTING CONDITIONS ZONING GRAPHICS
SCALE: 1" = 60'

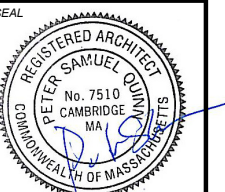
NOTE:
SITE CONSIDERED AS SINGLE LOT

TOTAL NONRESIDENTIAL GFA	
	EXISTING BUILDING (NO GFA WAIVER)
BASEMENT	18,219
GROUND FLOOR	21,320
SECOND FLOOR	5,060
THIRD FLOOR	5,060
FOURTH FLOOR	5,060
BUILDING TOTALS	54,719

LEGEND
 NONRESIDENTIAL GFA
 NON GFA

FAR CALCULATION		
GFA	LOT AEA	FAR
54,719	/ 21,262 LOT AREA	= 2.57

EXISTING ZONING GFA SUMMARY TABLE
SCALE: 1" = 60'



CONSULTANT

PROJECT
ADDITION TO &
RENOVATION OF
600 MASS AVE.

600 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

PREPARED FOR
CIFRINO MASS AVE
REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

**EXISTING
CONDITIONS
ZONING**

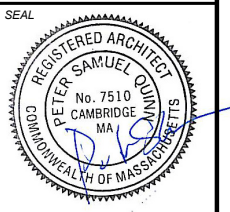
SCALE AS NOTED

REVISION	DATE
S. Permit. Rev 2	28 JUNE 2021
S. Permit. Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

SHEET



Z.2



CONSULTANT

PROJECT
 ADDITION TO &
 RENOVATION OF
 600 MASS AVE.

600 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02139

PREPARED FOR
 CIFRINO MASS AVE
 REALTY LLC,
 C/O SUPERIOR REALTY

540 GALLIVAN BLVD,
 DORCHESTER, MA 02134

DRAWING TITLE

**PROPOSED
 BUILDING
 ZONING
 GRAPHICS GFA
 CALCULATION**

SCALE AS NOTED

REVISION | DATE

S. Permit. Rev 2 | 28 JUNE 2021

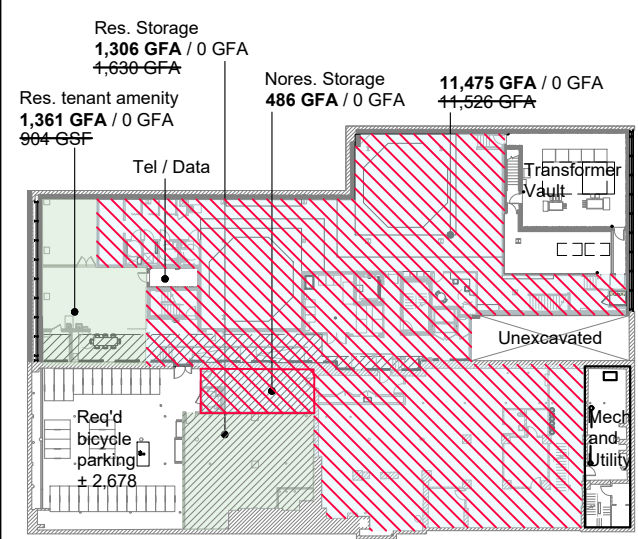
S. Permit. Rev 1 | 30 SEP 2020

SPECIAL PERMIT | 15 JULY 2020

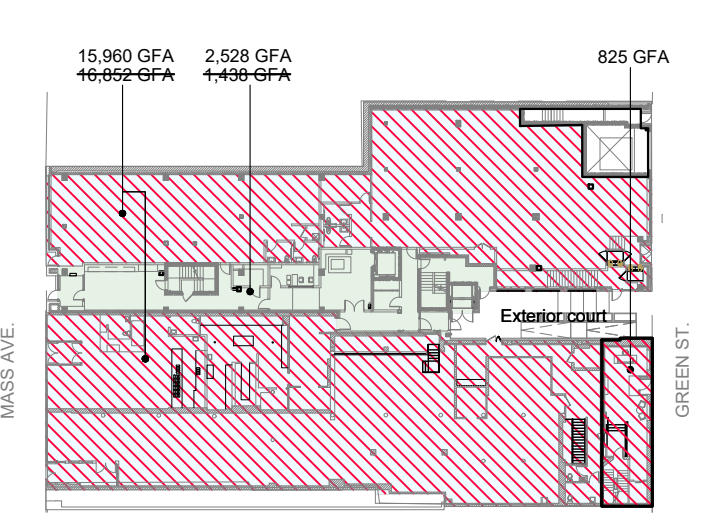
DRAWN BY | REVIEWED BY
 EXC | PQ

SHEET

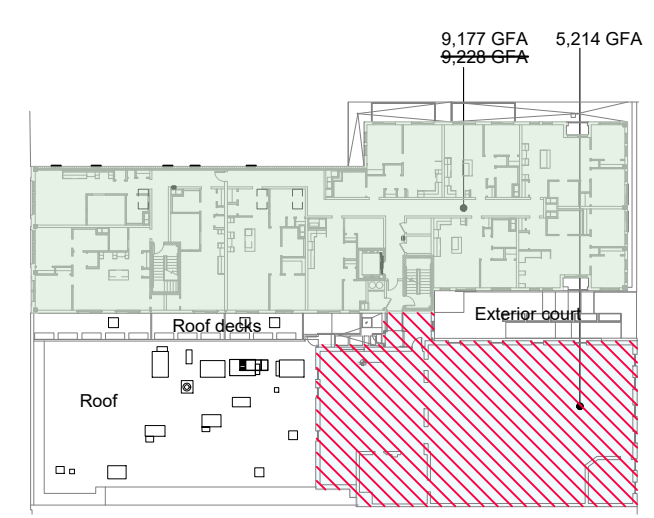
Z.3



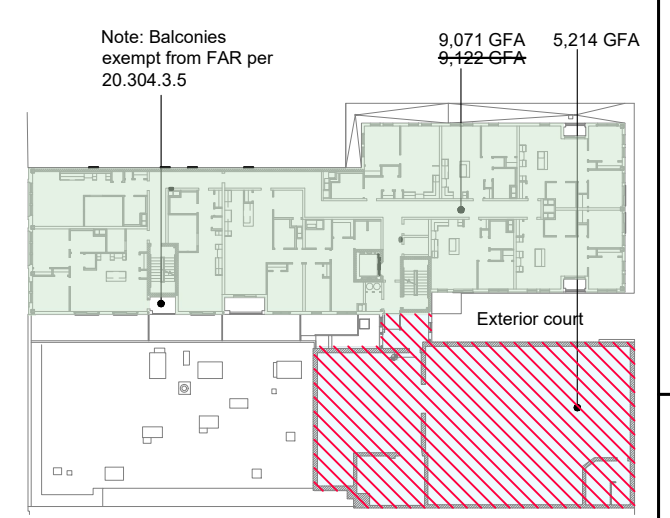
BASEMENT
 SCALE: 1" / 60"=1'-0"
 WITH NO BASEMENT GFA WAIVER /
 WITH BASEMENT GFA SP WAIVER



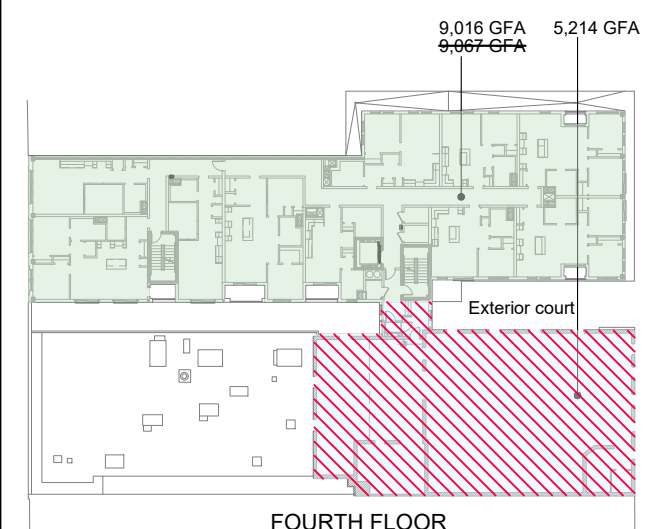
GROUND FLOOR
 SCALE: 1" / 60"=1'-0"



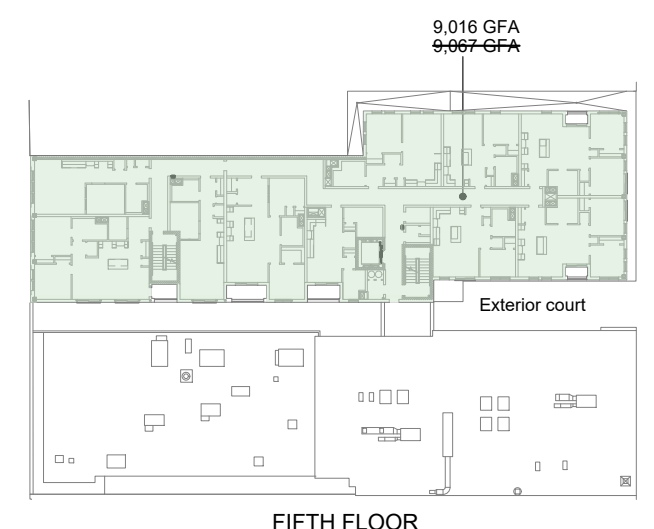
SECOND FLOOR PLAN
 SCALE: 1" / 60"=1'-0"



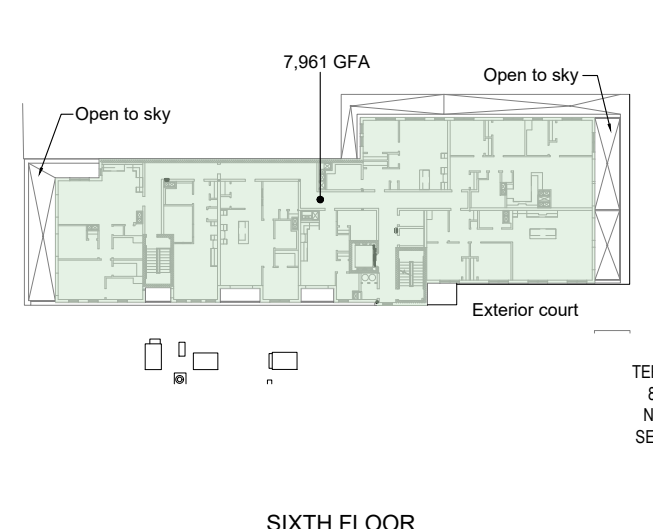
THIRD FLOOR
 SCALE: 1" / 60"=1'-0"



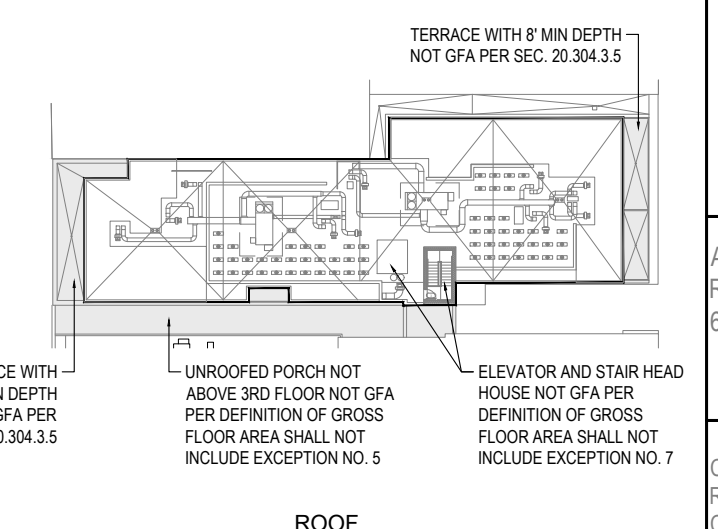
FOURTH FLOOR
 SCALE: 1" / 60"=1'-0"



FIFTH FLOOR
 SCALE: 1" / 60"=1'-0"



SIXTH FLOOR
 SCALE: 1" / 60"=1'-0"



ROOF
 SCALE: 1" / 60"=1'-0"

PROJECT NORTH
 ② **PROPOSED BUILDING ZONING GRAPHICS**
 SCALE: 1" = 60'
 NOTE:
 SITE CONSIDERED AS SINGLE LOT

RESIDENTIAL GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	2,667	0
GROUND FLOOR	2,528	2,528
SECOND FLOOR	9,177	9,177
THIRD FLOOR	9,071	9,071
FOURTH FLOOR	9,016	9,016
FIFTH FLOOR	9,016	9,016
SIXTH FLOOR	7,961	7,961
ROOF	0	0
BUILDING TOTALS	49,436	46,769

TOTAL NONRESIDENTIAL GFA	PROPOSED BUILDING	
	NO GFA WAIVER	W/ GFA WAIVER
BASEMENT	11,961	0
GROUND FLOOR	16,785	16,785
SECOND FLOOR	5,214	5,214
THIRD FLOOR	5,214	5,214
FOURTH FLOOR	5,214	5,214
FIFTH FLOOR	0	0
SIXTH FLOOR	0	0
ROOF	0	0
BUILDING TOTALS	44,388	32,427

FAR CALCULATION NO GFA WAIVER		
GFA	LOT AEA	FAR
93,824 /	21,262 LOT AREA	= 4.41
99,263		4.39

FAR CALCULATION W/ GFA WAIVER		
GFA	LOT AEA	FAR
79,196 /	21,262 LOT AREA	= 3.72
79,263		3.73

RESIDENTIAL UNIT SUMMARY

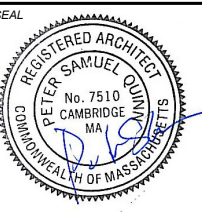
- 46 UNITS
 - 13 STUDIOS
 - 17 ONE-BEDROOM
 - 2 TWO BEDROOMS
 - 3 THREE-BEDROOMS

60 BIKE PARKING SPACES

LEGEND
 [Red Hatched Box] NONRESIDENTIAL GFA
 [Green Box] RESIDENTIAL GFA
 [White Box] NON GFA

① **PROPOSED ZONING GFA SUMMARY TABLES**
 SCALE: 1" = 60'





CONSULTANT

PROJECT
ADDITION TO &
RENOVATION OF
600 MASS AVE.

600 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

PREPARED FOR
CIFRINO MASS AVE
REALTY LLC,
CIO SUPERIOR REALTY

540 GALLIVAN BLVD,
DORCHESTER, MA 02134

DRAWING TITLE

**PROPOSED
BUILDING
ZONING
ANALYSIS**

SCALE AS NOTED

REVISION	DATE
S. Permit, Rev 2	28 JUNE 2021
S. Permit, Rev 1	30 SEP 2020
SPECIAL PERMIT	15 JULY 2020
DRAWN BY EXC	REVIEWED BY PQ

S. Permit, Rev 2 28 JUNE 2021

S. Permit, Rev 1 30 SEP 2020

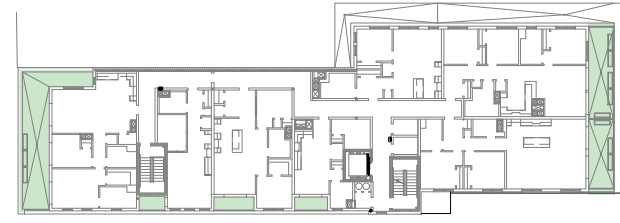
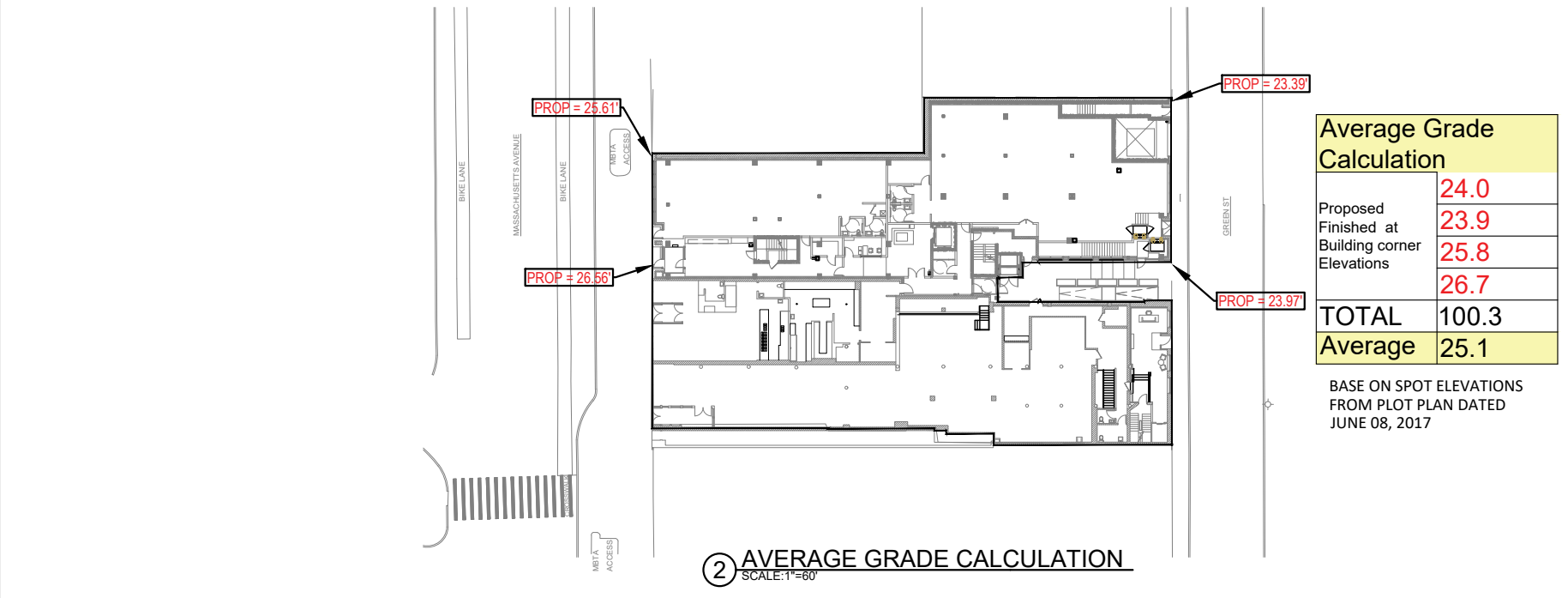
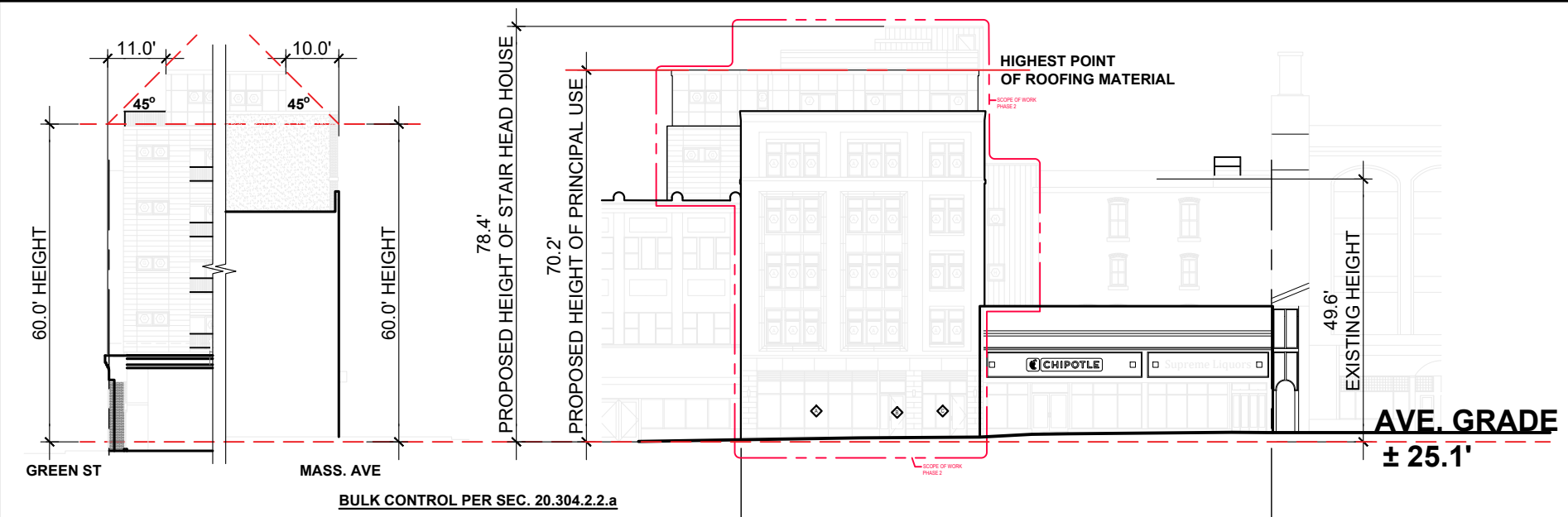
SPECIAL PERMIT 15 JULY 2020

DRAWN BY
EXC

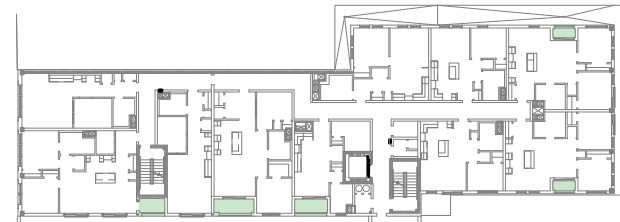
REVIEWED BY
PQ

SHEET

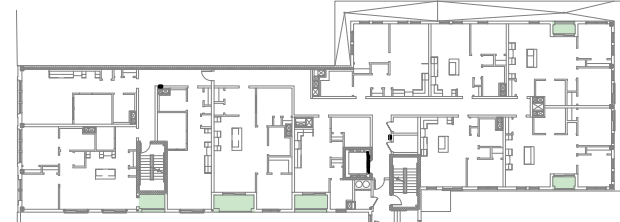
Z.4



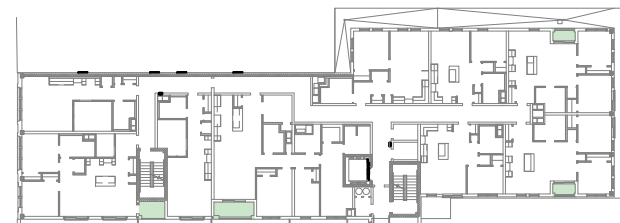
BALCONIES & ROOF DECKS
1,037 SF



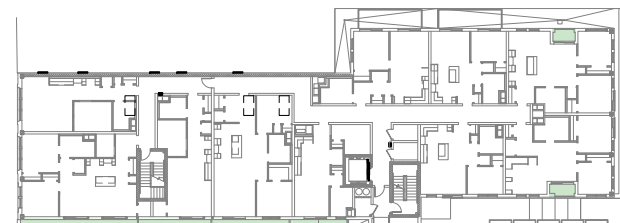
BALCONIES
222 SF



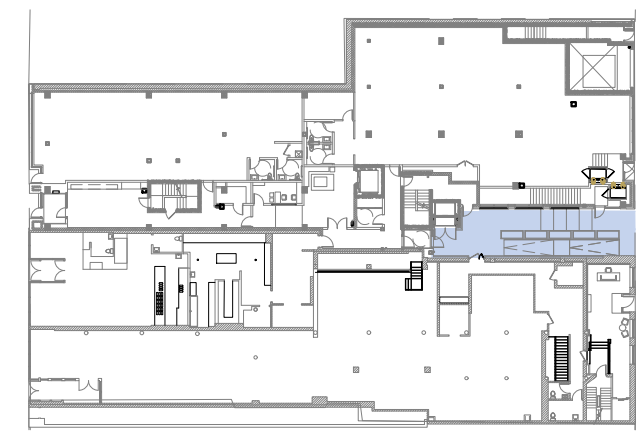
BALCONIES
222 SF



BALCONIES
166 SF



BALCONIES & ROOF DECKS
931 SF



REAR ENTRY FORECOURT
864 SF

LEVEL	PRIVATE OS (SF)	COMMON OS (SF)
1ST	0	864
2ND	931	
3RD	166	
4TH	222	
5TH	222	
6TH	1,037	
SUBTOTAL	2,578	864
TOTAL OPEN SPACE	3,442 -SF (16.2 % of total area equivalent)	

- PROPOSED RESIDENTIAL PRIVATE OPEN SPACE
- COMMON OPEN SPACE

1 PRIVATE OPEN SPACE
SCALE: 1"=60'

