



CITY OF CAMBRIDGE

Community Development Department

To: Planning Board

From: CDD Staff

Date: August 25, 2021

Re: Special Permit **PB #381, 544-550 Massachusetts Avenue**

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Overview

Submission Type:	Special Permit Application
Applicant:	Central Square Redevelopment LLC
Zoning District(s):	Business B (BB); Central Square Overlay District
Proposal Summary:	Construct a residential addition of 29 dwelling units to the existing commercial building footprint.
Special Permits Requested:	Exclusion of basement GFA from total GFA calculation (2.000); Additional height in Central Square Sq. Overlay (20.304.2.2(a)); Additional FAR for residential uses (20.304.3); FAR Exemption for Rooftop Spaces (20.304.3.6); Waiver of yard setback requirements (20.304.4.1); Waiver of private open space requirements (20.304.4.2); and Waiver of parking and loading requirements (20.304.63(b))
Other City Permits Needed:	Variance for lot area per dwelling unit from BZA
Planning Board Action:	Grant or deny requested special permits.
Memo Contents:	CDD Zoning Report & Urban Design Report; Central Square Advisory Committee Report
Other Staff Reports:	Parking and Transportation Dept. (TP+T), Department of Public Works (DPW), in separate documents.

Requested Special Permits	Required Planning Board Findings <i>(Summary - see appendix for zoning text excerpts)</i>
Central Square Overlay District: Standards for Issuance of Special Permits (Section 20.305)	<ul style="list-style-type: none"> • Proposed development is consistent with the goals and objectives of the Central Square Action Plan: <ul style="list-style-type: none"> ○ encourage responsible and orderly development; ○ strengthen the retail base to more completely serve the needs of the neighborhoods; ○ preserve the Square’s cultural diversity; ○ create active people oriented spaces; ○ improve the physical, and visual environment; ○ provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods. • 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” (see summary on following pages). • Building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity. • No National Register or contributing building is demolished or so altered as to terminate or preclude its designation (either now or within the past 5 years).
Central Square Overlay District: Building height up to 80 feet and combined residential and non-residential FAR up to 4.00 (Sections 20.304.2 & 20.304.3)	<i>Central Square Overlay District findings set forth above</i>
Central Square Overlay District: Waiver of setback and open space requirements (Sections 20.304.4.1 & 20.304.4.2)	<i>Central Square Overlay District findings set forth above</i>
Central Square Overlay District: Exemption of rooftop spaces from calculation of Gross Floor Area (GFA) in Central Square Overlay District (Section 20.304.3.6)	The rooftop spaces are located and designed to minimize impacts on neighboring uses, including but not limited to light trespass, noise or other nuisance, and may place further requirements or conditions on the design or operational aspects of rooftop space, including but not limited to hours of operation, range of activities permitted, signage and lighting fixtures, visual screening devices, sound mitigation, and other measures to ensure ongoing compliance with the findings.

Requested Special Permits	Required Planning Board Findings <i>(Summary - see appendix for zoning text excerpts)</i>
Central Square Overlay District: Reduction of parking and loading requirement (Sections 20.304.6)	<ul style="list-style-type: none"> • Total development authorized on the site is reduced to 90% of the maximum permitted on the lot or a cash contribution is made to the Central Square Improvement Fund in an amount equal to fifty (50) percent of the cost of construction of the parking spaces not provided. • 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. • 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. <p><i>Other Central Square Overlay District findings set forth above</i></p>
Special Permit for exemption of basement area in the calculation of Gross Floor Area (GFA)	The uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.
General Special Permit Criteria (Section 10.43)	<p>Special permits will be normally granted if the zoning requirements are met, unless it is found not to be in the public interest due to one of the criteria enumerated in Section 10.43:</p> <ul style="list-style-type: none"> (a) It appears that requirements of this Ordinance cannot or will not be met, or (b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or (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, or (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 (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 (f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.



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Zoning Report: **PB #381, 544-550 Massachusetts Avenue**

Area Planning and Zoning

Site Context

This site is located on the stretch of Massachusetts Avenue between Prospect Street and Main Street in Central Square (see Figure 1). The area is comprised of mostly one-to-five-story buildings with ground-story retail and upper-story offices. The building at 544 Massachusetts Avenue is on the southern side of Massachusetts Avenue between a Target store and the Dance Complex. The property is listed in the National Register of Historic Places and is a contributing building per section 20.303.3 of the Zoning Ordinance.



Figure 1. Aerial photograph of the area surrounding 544 Massachusetts Avenue.

(Source: Nearmap, March 27, 2021)

Site Zoning

The base zoning for the site is Business B, which allows a wide range of typical neighborhood business uses, such as convenience stores, pharmacies, and restaurants, as well as office and residential uses. It also allows institutional uses, such as schools, government buildings, and health care facilities, as well as hotels and theatres. Residential uses are allowed as-of-right in Business B zoning districts and must follow the same dimensional requirements and other restrictions as residential uses in Residence C-3 zoning districts.

The site is also in the Central Square Overlay District (CSOD), which modifies the base zoning and requires review of special permits by the Central Square Advisory Committee (CSAC), whose report is attached to this memo. Some CSOD provisions that are relevant to this proposal are noted below:

Building Height Limitations: Section 20.304.2 of the Zoning Ordinance sets the maximum height of buildings as 55' as-of-right, with heights up to 80 feet (in the Business B district) allowed by special permit from the Planning Board.

Floor Area Ratio Limitations: Section 20.304.3 of the Zoning Ordinance sets the maximum Floor Area Ratio (FAR) at 4.0 for all residential uses in the Business B base zoning district, which is an increase from the FAR of 3.0 allowed in the base zoning for residential uses. It allows mixed-use buildings that are more than 50% residential to have a maximum FAR of 4.0 by Planning Board special permit, with some conditions. This section also authorizes the Planning Board to exempt the Gross Floor Area (GFA) of open-air spaces on the roofs of buildings from FAR limitations by special permit, with conditions. Lastly, it allows retail spaces of 1,500 square feet or less to be excluded from the calculation of FAR as-of-right.

Setback and Open Space Requirements: Section 20.304.4 allows the yard requirements in Section 5.30 to be waived by a Planning Board special permit, with some exceptions and conditions. Under this section, the Planning Board may also grant a special permit to allow less Open Space than required in the base zoning. Yards and open space are not required for non-residential uses, but as noted above, residential uses in the BB base district follow the dimensional standards of the Residence C-3 district.

Parking and Loading Requirements: Section 20.304.6 authorizes the Planning Board to waive parking and loading requirements by a special permit if the total development authorized on the site is reduced to 90% of the maximum permitted on the lot; otherwise, a payment to the Central Square Improvement Fund is required equal to 50% of the cost of constructing the waived parking spaces.

Area Plans and Studies

The Central Square Overlay District (CSOD) was created in 1989, following a planning study that established development goals and guidelines for the area. The CSOD is identified as an “Area of Special Planning Concern,” where development is subject to additional scrutiny. The [Kendall Square Central Square Planning Study \(K2C2\), completed in 2013, revised some of the planning objectives for the area.](#) The zoning for CSOD was most recently amended in 2017, through a community-led initiative following the K2C2 study. In granting a special permit for a project in the CSOD, the Planning Board is required to follow Section 20.305 Standards for Issuance of Special Permits, which ensures that the objectives of the [Central Square Action Plan](#) and the [Central Square Development Guidelines](#) are met, and that no National Register-listed buildings are altered so that they would lose their designation.

Comments on Proposal

Project Description

The applicant proposes to construct an addition to the existing building to create 29 new studio apartments. The apartments will be approximately 404-529 square feet in size and will be located on the

second through sixth stories of the building. The ground story will continue to be used for retail businesses and the basement will contain a community room/library space for the Center for Marxist Education, a current tenant in the building. There will be a common roof deck and building mechanical equipment located on the roof.

Consistency with Planning and Zoning

The applicant is seeking several special permits through the Central Square Overlay District, in addition to a special permit to exempt the basement GFA from the total GFA calculation. They are also in the process of seeking a variance from the Board of Zoning Appeal (BZA) for Lot Area per Dwelling Unit, since the project proposes 29 units, but only 20 are allowed as-of-right. That case was continued by the BZA in order for the Planning Board to conduct its review.

According to the applicant's FAR calculation, the total GFA of the project is approximately 27,401 square feet. However, if the applicant is granted the requested special permits for basement and rooftop GFA exemptions, the total GFA of the project would be approximately 20,082 square feet. While this figure is listed in the Dimensional Form as the GFA of the project, the figures for the Residential Base and the Non-Residential Base GFA do not add up to the total project GFA. Some clarification will be needed on the GFA calculations to ensure that the figures are accurate. If the project contains 25,000 square feet of Gross Floor Area or more, it may be subject to the Green Building requirements and Green Roof requirements in Section 22 of the Zoning Ordinance.

Basement GFA

The applicant is seeking a special permit under Article 2.000 to exempt the basement GFA from the total GFA calculation. In granting the special permit, the Planning Board must find that the uses occupying the space support the character of the neighborhood or zoning district in which the building is located. The proposal for the basement includes a laundry room, community room, and bicycle storage for residents of the building as well as storage for the restaurant use.

Building Height

The applicant is seeking a special permit under Section 20.304.2 of the Zoning Ordinance to increase the building height to 69'6." As noted above, the Central Square Overlay District allows the Planning Board to approve heights up to 80' provided that those portions of the building above 60' feet are set back at least 10' and at a 45° angle from the street line. Sheet A3.1 appears to show that the proposed design meets the 10' minimum, but it does not include dimensions that make this clear. It also does not show if the setback meets the 45° angle requirement.

FAR

The applicant is seeking several special permits under Section 20.304.3 of the Zoning Ordinance related to FAR. First, they are seeking a special permit to increase the allowed FAR to 4.00 for all non-residential and residential uses combined. In granting this special permit, the Planning Board must find that the FAR permitted for non-residential uses does not exceed the maximum FAR for these uses in the base zoning district; in addition, the proposed FAR of all non-residential uses cannot exceed the proposed FAR of all residential uses on the lot. In this case, the FAR for non-residential uses in Business B is 2.75. Because this project is subject to Inclusionary Housing Requirements, the total FAR may be further increased by 30%, resulting in a total allowable FAR of 5.20. The Dimensional Form indicates a total proposed GFA of

20,082 square feet and resulting FAR of 4.57; however, these figures may need clarification as the residential and non-residential components do not add up to the total GFA or FAR. This clarification is needed to verify that the FAR for non-residential uses does not exceed 2.75, and if the FAR for non-residential uses does not exceed the FAR for residential uses, though it seems likely that will be the case.

The applicant is also seeking a special permit from the Planning Board to exempt the GFA of open-air spaces on the roof of the buildings from the FAR calculation. In granting this special permit, the Planning Board must find that the proposed rooftop spaces have been located and designed to minimize impacts on neighboring uses and is authorized to place further requirements or conditions on the design or operational aspects of these spaces.

Lastly, the applicant is using provisions in this section to exempt balconies and retail spaces of 1,500 square feet or less from the calculation of FAR as-of-right. Sheets A1.2 and A3.1 illustrate that the depth of the balconies on the sixth floor is six feet, which is the maximum allowed for the GFA exemption. The application does not reference a consistent figure for the retail space, so that needs to be clarified before a building permit can be issued. If the proposal is approved with the retail exemption, it will be subject to an ongoing condition that no retail establishment can be greater than 1,500 square feet.

Setback and Open Space

The applicant is also seeking special permits to waive the setback and open space requirements under Section 20.304.4. The base zoning for this site, Business B, does not require any setbacks. However, since residential uses in Business B zoning districts must follow the same dimensional requirements and other restrictions as residential uses in Residence C-3 zoning districts per [Section 5.28.1](#), this project would require front, side, and rear yard setbacks. The application states, “The existing building does not have any setbacks since it extends to the lot line on the Massachusetts Avenue frontage and shares a party wall with buildings on its other three elevations.” It is unclear from the application narrative and project plans what the proposed setbacks are, though they appear to be minimal if any are provided at all. Discussion with neighbors is recommended regarding the use of the alley and with the Odd Fellows Hall/Dance Complex building regarding their existing west facing windows.

Similarly, while there is no open space requirement in the Business B district, the Residence C-3 district requires that 10% of the lot area is reserved for private open space. The applicant does not propose any open space at ground level, which is required to meet the base zoning requirements. The application notes, “The proposed building will include approximately 2,160 square feet of open space in the form of balconies,” though this is not represented in the plan set. Without a waiver, balconies would only be permitted to account for up to 25% of the total private open space provided on a lot.

Parking and Loading

The applicant is also seeking to waive parking and loading requirements per Section 20.304.6 by reducing the total development on the site to 90% of the maximum allowed. With the above-mentioned special permit, the site can have a total FAR of 4.00 in addition to a 30% Inclusionary Bonus for a total FAR of 5.20, or 22,833 square feet. This means that the total GFA of the project needs to be at or below 20,550 square feet in order to qualify for the parking and loading waiver without requiring a contribution to the Central Square Improvement Fund. With the small retail and basement GFA exemptions, it appears that the project will meet this standard. However, due to discrepancies in the Dimensional Form, the actual GFA being proposed is unclear.

Bicycle Parking

The Dimensional Form notes that 30 long-term bicycle parking spaces and five short-term bicycle parking spaces are required for this project. However, the zoning compliance calculations do not account for the long-term bicycle parking required by the retail uses. Since the exact GFA of the proposed uses is unclear, it is challenging to ascertain the exact amount of bicycle parking that is required. Based on the information provided, the required number of long-term bicycle parking spaces is likely closer to 32; however, non-residential uses are permitted to shift some of their long-term bicycle parking requirements to short-term bicycle parking, so the requirement could be met with additional short-term bicycle parking.

On the Dimensional Form, the applicant indicates that they intend to make a payment in lieu of providing short-term bicycle parking on the site. This provision is allowed as-of-right by Section 6.104.2(b). As noted above, the required number of short-term bicycle parking space may need to be clarified before issuing a building permit.

The applicant also needs to provide a Bicycle Parking Plan at a scale of 1':10." that details the design of the proposed rack types and the path of travel from the public streets to the long-term bicycle parking. If adjustments need to be made to the bike room design to meet the layout requirements, it could impact other spaces in the building.

Housing

The latest revisions to the application materials dated 8/24/2021 include a table that shows the unit sizes by gross and net floor area. In order for staff to evaluate the units for their compliance with the Inclusionary Housing Requirements, it will be important to accurately reflect the net floor area of each unit as well as other residential spaces.

The proposal consists entirely of very small studio apartment units. The application contends that this focus on smaller units will provide more affordable rental options in the housing market, similar to the single-room-occupancy and lodging house options that had existed around Central Square in the past but are less common today. Staff agrees that the rents for these units will likely be less than most market-rate rents for new construction.

Because the project is subject to Inclusionary Housing Requirements, 20% of the net floor area will need to be devoted to units that are permanently affordable according to the City's pricing and selection criteria. Tenants in these units will pay up to 30% of their income for rent, or 25% in the case of studios. Staff's experience is that the smallest studio units are much harder to rent through the inclusionary housing program because prospective tenants prefer larger studios or one-bedroom units, given that the price does not vary much by unit size. The unit sizes shown in this proposal would potentially be the smallest in the City's inclusionary housing portfolio. It is also possible that the market rents of the proposed apartments may be close to the rents that would be paid by tenants in the inclusionary program.

Given the potential difficulty in renting small studio units through the inclusionary program, staff would encourage the applicant to consider combining units to create larger units, possibly including one-bedroom units, to be made affordable through the inclusionary program. Because the requirement is

calculated based on floor area, it provides the opportunity to create larger affordable units without substantially reducing the amount of market-rate housing provided.

Historic Preservation

As mentioned earlier, the property is listed in the National Register of Historic Places and is a contributing building per section 20.303.3 of the Zoning Ordinance. In issuing any special permits authorized by the Central Square Overlay District, the special permit granting authority must find that 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. According to the Executive Director of the Cambridge Historical Commission (CHC), the proposed addition would not in principle alter the contributing status of the building in the Central Square National Register District. However, there are aspects of the design that could be more compatible with the architecture of the existing building and its surroundings. CHC staff recommends that the Planning Board delegate further review to CDD's urban design staff, with the participation of CHC staff.

Continuing Review

The following is a summary of issues that may be addressed further at the public hearing, or may be incorporated into conditions for continuing design review by staff if the Board decides to grant the special permit:

- Revised and completed Dimensional Form.
- Bicycle Parking Plan at a scale of 1':10" that shows bicycle parking quantity, location, access, and design.
- Elevation or section plan that shows how the building design meets the requirements of Section 20.304.2(2)(a).
- Clarification in project narrative and plan of the sizes of the proposed retail spaces.



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Urban Design Report: **PB #381, 544-550 Massachusetts Avenue**

Urban Design Comments

Central Square benefits from a substantial residential population, active ground floor retail, streetwall buildings that frame Massachusetts Avenue, and numerous public transportation options. Cambridge's zoning allows, and the Central Square Final Report (2013) supports increased density and the creation of additional housing in the Square, and the continued presence of ground floor retail.

The project proposes to restore and repair the façade of the existing three floor building on the site – the “Teddy’s Shoes Building”, which dates from the early 20th century and is in poor condition – renovate its interior, and add three more floors, creating 29 micro residential units and maintaining the retail/restaurant use of the building’s ground floor spaces.

A narrow alley on the parcel separates the existing building on the site from the Odd Fellows Hall building (currently the Dance Complex Building) on its east side. The project’s north facing primary facade will address Massachusetts Avenue. Party wall buildings adjoin the site on its west side and on its south side in the middle of the block.

The project responds positively to many of the City’s goals for Central Square: It provides additional housing and preserves ground floor retail space. The facade of the existing building contributes to the definition of the street in its alignment, its materials, and general format. By preserving it, the project maintains the streetwall, provides spaces for active uses on the ground floor, and will help preserve the character of Central Square. The new addition’s height is compatible with other buildings in the area. The slight setbacks of the new fourth and fifth floors of the Mass Avenue façade and the larger sixth floor setback defer to the neighboring Odd Fellows Hall.

Odd Fellows Hall, with its strong massing and the rich detail and high-quality materials of its Massachusetts Avenue façade, is arguably one of the best buildings in Cambridge, presenting the 544 Mass Ave project with the design problem of how its additional floors can best complement its neighbor, avoid competing with it, contribute to the definition of the street, and at the same time convey the building’s own identity. It is not clear that the proposed design achieves this balance.

The current proposal is hard to fully evaluate because of differences in the design as depicted on different drawings, differences between the drawings and the application’s text, and missing information regarding the existing building, the proposed design, and the site and its context. Despite these uncertainties, however, some comments can be made:

- Massachusetts Avenue Façade:
 - The proposed fourth and fifth floors are clad in light grayish or whitish vertically striated terracotta panels. The sixth floor is clad in “Mosaic Cement Board”. The fourth, fifth, and sixth floor windows are horizontally proportioned, with large spandrel zones between them. As depicted, these materials and proportions appear to be excessively discordant with the building’s second and third floor facade and with the neighboring buildings. Alternative designs for the proportions and arrangement of windows, the treatment of wall surface, and a more compatible materials palette should be considered.
 - The design of the ground floor will be important to the pedestrian experience. The restoration/preservation of the existing “5 Spices” restaurant storefront in the left half of the façade, changes to the retail and residential entry in the right half, to signage, and to the existing alley at the extreme left of the façade should be studied in more detail.
 - The Cambridge Historical Commission should be consulted on the restoration of the existing façade, including on-site approval of masonry restoration techniques.
 - Consideration should be given to restoring the original storefront fenestration, the sign band, and the cornice above it. (The photograph below of the building from ca. 1915 may offer some inspiration.) It appears that a cast iron column may still be in place; further archival and on-site investigation should precede the final design of the ground floor.



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- Consideration could be given to retaining and restoring the building’s historic signs.
- Consideration could be given to recessing the left-hand portion of the sixth floor above the vertical recess over the alley that separates the lower floors from Odd Fellows Hall.
- Consideration could be given to reconfiguring the sixth-floor railing to follow the line of the fifth-floor facade.
- The proposed trellis of “reclaimed wood” may be excessively rustic for the context, different materials should be considered.

- West Façade:
 - Most of the wall is clad with “matte finish cement board panels” in varying shades of gray. This will be a prominent façade unless a taller building is built on the adjoining site to the west at some point in the future; its color, pattern, materials, and details will have a significant impact on the public realm. A “future mural” is indicated at the northern end of the façade.
 - It is difficult to fully evaluate the effect of these materials and colors without a view showing the west façade’s relationship to the north (Mass Ave façade), seen on the angle from Massachusetts Avenue.
 - Consideration could be given to giving the mural a more definitive status, and to extending it more broadly across the façade.

- Plans:
 - The proposed second to sixth floors extend across the existing alley on the east side of the site. The alley itself remains as unconditioned space. Its functions should be clarified: Will it be used for trash storage? Does it serve the neighboring buildings in addition to 544 Massachusetts Avenue?
 - The location of the trash/recycling areas for the retail spaces and the residential units should be resolved.
 - More detail should be provided regarding the design of the roof deck, its trellis, and its railing.
 - A community room is provided in the basement for the Center for Marxist Education, currently on the second floor. Note that it appears to be smaller than the existing space that it is intended to replace. Information should be provided about whether that space will be adequate to serve the current function and what functions it might serve in the future.
 - Many of the units have an awkward configuration: their Z shaped plans mean that their interior portions will not get much natural light or views outward, and at least two of them (at the northeast corner of the building) have only a small window. Consideration could be given to combining some of the microunits to make larger units with bedrooms.
 - The lower rear units look only onto the narrow rear courtyard, which has HVAC equipment for the restaurant.
 - It would be helpful to refer to GSF of unit sizes in volume 1 in volume 2.

Additional Clarifications:

The application is hard to fully evaluate because of discrepancies between the different drawings, between the drawings and the text, and because the following information is not clearly depicted:

- Site Plan:
 - The application lacks existing and proposed site plans that would convey the building's relationship to the adjoining buildings and the design of the Mass Ave sidewalk.
 - Where will trash and recycling be stored?
 - Will there be any provisions for drop off and pickup?
 - The dimensions and uses of the alley along the east side of the site by the proposed building (and possibly also by the adjoining buildings) are unclear.

- Massachusetts Avenue Façade:
 - There are discrepancies between elevation sheets A2.1 and A5.1 with regard to the proportions of the windows, the dimensions of the spandrels, the level of the fourth-floor window sills, and the design of the rooftop trellis.
 - Coordinate the façade materials as shown on the drawings and as described in the narrative.
 - Coordinate the sizes of windows shown on the plans and the elevations.
 - The northwest corner of the building is critical to the success of the design, a perspective showing how the Mass Ave façade meets the west façade should be included.
 - An enlarged drawing of the proposed first floor façade, with materials notes, would inform the design review.
 - An enlarged depiction of proposed materials would inform the design review.

- West Façade:
 - A railing will be needed at the sixth-floor balcony.

- South Façade:
 - Coordinate materials notes between sheets A2.1 and A5.1.

- Existing and Proposed Sections, sheets EX1.2 and A3.1
 - Show the context – neighboring buildings and sidewalk. Key the sections on the plans.
 - Depict and dimension the zoning height and bulk control plane.
 - Depict the trellis.
 - Depict rooftop mechanical equipment.
 - Clarify the profile of the “Line of existing building”.
 - Clarify the extent of hollow sidewalk if there is one.

- Plans:
 - Improvements could be made to the legibility of the plans, including larger text and additional dimensions.
 - Open Space Plan, Sheet A3.1: Indicate the areas proposed as “Open Space”.
 - Clarify whether unit sizes are GSFs or NSF.
 - A larger scale dimensioned plan of the bicycle room is needed.

- The unit plan in volume 1 differs from the unit plans shown on plan sheets A1.1 and A1.2, and appears to be more spacious.

Continuing Review

The following are items that could be reviewed further by the Planning Board if the hearing is continued or as part of continuing design review by staff if the Board decides to grant the special permit:

- **Facades:**
 - Review of all new exterior materials: color, texture, details, including joint details of panelized cladding systems.
 - Review of proportions and mullion patterns of new windows.
 - Review by the Cambridge Historical Commission as well as the Community Development Department of:
 - Restoration/repair/alterations to the existing façade, including masonry repair and window replacement, the roof level and second floor level cornices, the detailed design of the ground floor retail, residential entrances, and shopfronts, the gate for the alley, and any adjustments that may be needed for accessibility.
 - Preservation of, or repairs to, the existing signage if that is undertaken.
 - Review of the design and materials of the rooftop trellis.
 - Review of any exterior lighting.
 - Review of the relationship between the Mass Ave façade and the west façade as seen at the building's northwest corner.
 - Review of a materials mock-up by city staff prior to any exterior materials being ordered, and coordination of the mockup's location with city staff.
 - Review of existing and proposed mechanical equipment and its visual and acoustical screening.
 - Height and design of other roofscape elements.
 - Collaboration with the Cambridge Arts Council regarding the proposed mural.
- **Plans:**
 - Locations of utility meters and access routes to them.
 - Location of trash and recycling storage for both residents and retail tenants, and the route to where it will be picked up.
 - Design of deck and other roofscape elements.
 - Location of loading.
 - Coordination, if needed, with neighbors regarding the use of the alley.
 - Coordination with the Odd Fellows Hall / Dance Complex building regarding their existing west facing windows.
 - Detailed discussion of anticipated trip generation compared to the previous condition.
 - TDM measures to encourage the use of sustainable modes of travel.
 - Layout and dimensions of the bicycle room and the route to it.
 - Payments to the City fund for short-term bicycle parking.
 - Coordination with City departments regarding work on the Mass Ave sidewalk.
 - Review of stormwater control with City departments.