

City of Cambridge, Massachusetts
Planning Board
City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

1. 19.20 Project Review Special Permit
2. 5.28.2 Adaptive Reuse Special Permit
3. 10.40 Special Permit

Applicant: M&H Realty Trust c/o Sean D. Hope Esq.

Address: P.O. Box 410189 Cambridge, Massachusetts 02141

Telephone: 617-492-0220 FAX: _____

Location of Premises: 305 Webster Avenue

Zoning District: Business A, Residence C2B

Submitted Materials: Application form, ownership certificates, dimension form, project narratives, existing conditions, photographs, civil drawings, proposed site plan, garage and floor plans, roof plan, building elevations, and renderings.

Signature of Applicant: _____

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

Date _____ Signature of CDD Staff _____

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Columbia Court
Address of Site: 305 Webster Avenue
Applicant: M&H Realty Trust
Planning Board Project Number:

Hearing Timeline (CDD)

Application Date:
 Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- See special permits requested above, as more particularly described in the attached application.

Project Description

Brief Narrative: Special permit to allow construction of a multi-family development consisting of 35 residential units, 35 parking spaces and 44 bicycle parking spaces.

Project Size:

▪ Total GFA:	37,510	_____
▪ Non-residential uses GFA:	1,780	_____
▪ Site Area (acres and SF):	18,140	_____
▪ # of Parking Spaces:	35	_____
▪ # of Bicycle Spaces:	44	_____

Proposed Uses:

- **# of Dwelling Units:** 35
- **Other Uses:** Retail, General Office
- **Open Space** (% of the site area): 14.7%

Proposed Dimensions:

- Height: Range of Heights Maximum 40'
- FAR: Residential 35,730sf

305 Webster Avenue
NARRATIVE FOR SPECIAL PERMIT APPLICATION

February 1st 2015

A. General Narrative

The Applicant proposes to construct *Columbia Court* a mixed use development sited on an 18,140 square feet lot located at 305 Webster Avenue (the “Site”). The project will consist of thirty five (35) dwelling units at the first and upper floors and approximately 1,780 square feet of Ground floor retail sited near the corner of Columbia and Webster Ave.

The site was historically used as a retail automobile parts store and is now primarily vacant with portions of the building used to store automobile parts and other equipment. The majority of the site is covered by the existing structure and the rear portion contains a paved parking lot that is used by the abutter as part of their salvage operations. The full basement is located beneath most of the building, and a smaller basement is located in the central portion of the building located along Webster Avenue. The property is adjacent to several other office, retail and industrial uses along Webster Ave although this site is unique in that it will likely serve as a Gateway to the growing pedestrian and bicycle commuters traversing from Union square to City Squares in Cambridge.

As a result of consultation with the Cambridge Historical Commission, the applicant proposes to adaptively reuse a significant portion of the existing building and adding a conforming three (3) story addition as permitted pursuant to section 5.28.26. The parking shall be accommodated onsite utilizing a new curb cut and basement area along Columbia Street to provide thirty five (35) underground vehicle parking spaces and compliant bicycle parking.

The exterior site conditions will be greatly improved by removing asphalt paving from the most visible portion of the property (intersection of Columbia and Webster) creating a small courtyard with permeable areas and landscaping adjacent to the entrance for the ground floor retail. This new landscaped area will help mitigate stormwater runoff issues and provide for much needed additional open space. Further the sidewalk along the Columbia street side of the building currently contains six (6) curb cuts which will be closed improving the pedestrian safety and access. Additionally crosswalks will be added to improve pedestrian access and connection from Cambridge Street to Webster Avenue. This will be significant improvement as there is an expected significant increase in foot traffic once the Union Square train station is completed.

Lastly the proposal includes adding street trees along Webster Avenue and Columbia Street and in the landscaped area at the front of the property further softening the existing industrial aesthetic of the building. After consultation with the Cambridge Water Department the applicant will install a new eight (8) inch pipe starting from the

existing eight inch main that connects into Cambridge Street to just beyond the last existing service on Columbia Street. The total pipe replacement will be approximately 315 feet.

Zoning Relief Requested:

The Applicant is requesting the following relief under the Ordinance in connection with the project.

1. Special Permit pursuant to section 5.28.2 Adaptive Reuse Special Permit to convert existing industrial building into mixed used multi-family dwelling.
2. Article 19.20 Project Review Special Permit. Projects gross floor area exceeds 20,000sf in the Business A Zoning District.
3. Special Permit pursuant to Ordinance section 10.40.

Zoning Requirements for Granting Requested Relief

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project. Application of each provision of the Project follows the provision in italics.

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

With the requested Special Permits, 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.

This Project is sited in the Business A Zoning District and is adjacent to a myriad of office, commercial and industrial uses. Although the projects size doesn't require a Transportation Impact Study the site is well served by public transportation with a several transit options in close proximity including two MBTA buses directly adjacent to the property, ten (10) car share options within .5 miles and a Hubway terminal abutting the property.

- 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

The Project will not adversely affect continued operation or future development of adjacent uses and will further the mixed use character of the existing neighborhood along Cambridge Street that includes ground floor retail and residential units above. The project will largely maintain the historic fenestration patterns along Webster Avenue façade maintaining the existing openings where possible.

- 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

The Project will not create any nuisance or hazard or be a detriment to the health, safety and or welfare of the occupants of the Project nor the citizens of the City. In fact, the existing building has been in a state of decline and severely underutilized. The proposed new construction will allow for a highly energy efficient building consistent with LEED standards and will add valuable transit oriented development (TOD) to Cambridge's housing stock.

Additionally the proposed underground garage will allow for excavation of the soil greatly improving subsurface contamination that is present in many of the adjacent site due to their former industrial uses.

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 to foster development which is responsive to the existing or anticipated patterns of development.

- 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

The Project will not impair the integrity of the district in which it is located or the 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 minimal dimensional relief. When complete, the Project will add high quality family friendly housing to the district consistent with smart growth principles, and serve to improve the pedestrian connection from the mixed use environment along Cambridge Street and the growing emerging city center at Union Square Somerville.

Further, this project will revitalize an underutilized industrial property into a thriving mixed use development that is consistent with the stated purpose of the zoning ordinance (section 1.30) which includes encouraging the most rational use of land throughout the city.

B. 19.20 Project Review Special Permit

In granting a Project Review Special Permit under Section 19.20 of the Ordinance, the Planning Board is required to make the following findings:

1. The project will have no substantial adverse impact on city traffic within the Study area as analyzed in the required traffic study.

The Project size does not meet the thresholds for the requirement of a Traffic Impact Study.

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

As described below, the Project conforms with the Citywide Urban Design Objectives set forth in Section 19.30 of the Ordinance.

C. 5.28.2 Criteria for Special Permit

5.28.28 Criteria for Approval of a Special Permit

In acting upon this special permit, the Planning Board shall consider the standards and criteria set forth in Sections 10.43, 10.47 and 10.47.1 of this Ordinance in addition to the following review standards.

5.28.28.1 Response to Criteria Applicable to All Projects:

The proposed Columbia Court development is consistent with the intent and purpose of this section and the criteria set forth for adaptive reuse developments to promote the preservation and economic reuse of buildings significant because of their historic context.

Parking Provision: Where it is proposed to add dwelling units above the limits established in the base zoning regulations, the Board shall evaluate the impact of increased numbers of dwelling units above that normally permitted in the district on the demand for on-street parking by residents and visitors to the proposed building, particularly in neighborhoods where off street parking is limited. In reaching a determination, the Board may require that the Applicant provide elements of a Parking Analysis as set forth in Section 6.35.3 of the Zoning Ordinance. Where a project is subject to additional criteria as specified in Section 5.28.28.2 below, a Parking Analysis shall be required to be included with the Special Permit

The height, density and number of units of the project do not exceed the maximum allowed base number of units or gross floor area of the residence C-2B district that applies to all residential uses within the Business A Zoning District. Additionally the site is well served by public transportation and according to Walker's Paradise.com has a walk score of 94 and bike score of 86. While the site

is not within a historic district the unique shape of the lot and building thereon has considerable architectural interest and are integral to the streetscape and surrounding area.

a) Privacy consideration:

Windows: *The project will maintain a majority of the existing windows and openings of the building specifically the ground floor facades along the both Columbia and Webster Avenue. The remaining upper floors will provide windows sited at or above the roofline of the abutting properties. To mitigate the impact of noise and other potential nuisances from existing non-residential uses the project will implement sound dampening measures on the Webster Street façade and rear of the property adjacent to E&C Bottle Company.*

Landscaping/Screening: *As described in the project narrative the existing site has no open space and is completely covered by building and surface parking. Consistent with the landscape plan included herein the project will create an outdoor plaza area that will include landscaping, bushes, new trees and seasonal outdoor seating. Additionally street trees on both the Webster Avenue and Columbia Street will be added and all lighting fixtures will be installed with shoebox lighting where appropriate to limit excess light pollution.*

b) Reduction in Private Open Space:

The open space on the lot is not decreased and in fact is increased by -14.7 percent.

c) Community Outreach

The project proponents have met with the abutters and neighbors both individually and participated in group meetings to discuss the project, including:

- **August Meeting:** *A neighborhood meeting to which all legal abutters and members of the neighborhood were invited to the property in August 2014 that included a list of changes to the project requested by neighbors. **Below is a list of changes that were made to the project prior to follow up meeting in September.***
 - -increase retail from 999SF to 1780SF
 - -remove all parking from the first floor- closing all existing curb cuts on both Webster and Columbia, proposing one new curb cut for new ramp down off Columbia
 - -increase the proportion of 2 and 3 bedrooms (19- 1bed, 15- 2beds, 3-3beds)
 - -extend the front corner of Webster and Columbia down to the ground for additional retail space

- -new art-deco metal and frosted glass awnings at each residential entry
 - -new roof decks at (3) fourth floor 2 bedroom units
 - -new landscape plan
- **September Meeting:** *A follow up neighborhood meeting was held in September explaining the changes to the project and gathering additional feedback.*
 - *The Petitioner has had several one on one meetings with area City Officials, community stakeholders and direct abutters.*

5.28.28.2 Additional Criteria Applicable to Larger Projects

The Proposed development does not exceed the maximum allowed number of dwelling units or gross floor area and does not trigger the requirements applicable for “larger projects”.

Noise Report:

To mitigate the impact of noise on the new residential dwelling the project will be constructed with the following sound dampening design elements.

- Exterior wall material construction that achieves a higher sound attenuation rating.
- Windows were reduced in size/quantity to maximize the overall wall assembly.
- Windows can have increased air space or glass thickness to increase the STC rating.
- Decoupled exterior siding.

D. 19.30 Citywide Urban Design Objectives

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

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

The proposed building height is below the maximum allowed in the district and is not incongruous to neighboring properties on Cambridge Street and Webster Avenue. The project will maintain the existing buildings setbacks and ground floor retail preserving with retail and commercial character of the adjacent commercial uses.

e) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The abutting properties are either office, retail or automotive. The proposed development will promote a diversity of uses while improving the streetscape with street plantings and an active retail use.

- f) 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.

The proposed residential uses are predominately sited on the upper floors allowing for ground floor retail fronting on Columbia and Webster Avenue. The adjacent uses along Cambridge Street contain similarly situated ground floor retail and residential units above.

- g) 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.

The site is not in a historic district nor is the existing preferable preserved as defined by the Cambridge Municipal Ordinance. However, the Cambridge Historical Commission along with members of Community Development have toured the site and found that the existing building has architectural and historical significance specifically the buildings setbacks and its relationship to the street.

- 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 is 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.

The project is in a Business A district. The ground floor will be used for neighborhood oriented retail, lobbies, residential units and open space amenities for occupants of the building and patrons of the proposed retail.

- 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.

All of the parking will be accommodated in a below grade parking garage.

- 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.

Approximately 30% of the ground floor will be transparent.

- 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.

The pedestrian crossing that the Department of Public Works requested to be incorporated into the project was reconstructed in July of this year. A new pedestrian curb cut was constructed at the apex of Webster Ave and Columbia Street (adjacent to the subject site) that connects to a newly reconstructed pedestrian curb cut on the east side of Columbia Street.

- 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.

Bicycle (short-term) parking will be provided for visitors and residents next to the entry in the proposed landscaped Plaza area at the front of the property. Resident bicycle parking will be provided in a secured area in compliance with the bicycle regulations.

- 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.

The Project complies with the policy objective 19.32.

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.

The project is designed to minimize negative impacts on its surroundings and enhance the overall appearance of the existing streetscape and skyline. Rooftop mechanical equipment will be located to minimize views from the street and neighboring abutters.

- 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.

To avoid impacts on neighbors, trash will be handled and stored inside the building and taken out to curbside only on trash day.

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

N/A to the Project

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

A Stormwater Management Plan has been developed to be in compliance with the City of Cambridge Stormwater Policy and State Regulations. The proposed condition will have a reduction of impervious area, compared to the existing condition, thereby reducing site runoff. Additionally, as required by the City, onsite storage has been provided to capture the difference between the pre-construction 2yr peak and the post-construction 25yr peak.

- 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.

The Project has incorporated Low Impact Development design features into overall Stormwater Management design of the site including an increase in permeable surfaces and natural landscape features and grading.

- 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.

The conforming three (3) story addition will not cause excess shadow causing a detriment to neighboring uses. Additionally none of the adjacent uses have solar panels or a registered solar system as defined by Section 22.60 of the Ordinance.

- 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.

New retaining walls located at new ramp down to parking garage below grade only.

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

The proposed window placement will preserve the much of the historic integrity of the building. Where possible, the existing fenestration pattern and wall opening will be largely maintained at the street level.

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

Architectural lighting will be dark sky compliant and designed to shield lamps from view and minimize light pollution. Pedestrian lighting along the front and side yard areas and driveway will provide safe lighting enhancing the visual landscape in the evenings.

- 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.

The site is covered with existing structures and paved surfaces containing no trees within the property boundaries. The Applicant has reviewed the proposed tree species and landscape plan with the City Arborist and has received the departmental certification.

- 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.

As described above, the Project's stormwater management system has been designed to incorporate best management practices and has been reviewed and approved 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.

- 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.

Sanitary Sewer Service Infrastructure

The existing building use is automotive retail. Using Title 5 design values, retail spaces produces 50 gallons per day of waste water per 1,000 square feet(sf). The existing building's retail space is approximately 18,000 sf, which would produce 900 gallons of wastewater per day.

The proposed building use is residential with ground floor retail. The project proposes 36 total units with 58 bedrooms. The Title 5 design value for residential use is 110 gallons per day per bedroom. The combination of the proposed residential is expected to produce 6,380 gallons per day.

There is a six (6) inch, cast iron main in Webster Avenue that was installed in 1872 (source: Cambridge GIS). There is a six (6) inch, ductile iron main in Columbia Street that was installed in 1912 (source: CWD). Record flow and pressure information on both the Webster Avenue and the Columbia Street water mains indicate that the existing mains are not adequate for providing the necessary flow and pressure for the proposed project. After consulting with the Cambridge Water Department, the proposed project will include replacing the existing six (6) inch main in Columbia Street with a new eight (8) inch main. The new eight (8) inch pipe will be installed starting from the existing eight inch main that connects into Cambridge Street to just beyond the last existing service on Columbia Street. The total pipe replacement will be approximately 315 feet.

- 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.

The building is being designed to conform to LEED for Homes requirements. Please see an overview of the Project's LEED compliance in the attached LEED Checklist and Narrative.

- 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.

N/A 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.

N/A 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.

N/A

- d) Historic structures and environments are preserved.

N/A

- 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.

N/A 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.

The project does not abut a residential district.

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

The Project is a mixed use development and will add 31 market rate and 4 affordable units to Cambridge's housing stock consistent with the requirements of the ordinance. Additionally approximately 1,780 square feet of retail will be provided on the ground floor.

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.

N/A 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.

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

The Project enhances and significantly increased the permeable and open space amenities on the site by increase the open space from 0% to 15%.

IV. CONCLUSION

As described above, the Project is appropriate for the site and surroundings providing additional transit oriented housing to Cambridge's housing stock. Additionally, the Project will further the goals of the ordinance by converting an underutilized industrial building into high-quality housing with neighborhood retail at the ground floor that once completed will increase opportunities for pedestrian and bicycle access as well as decrease paved surface areas benefiting stormwater management. 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.

DIMENSIONAL FORM

Project Address: 305 Webster Avenue

Application Date: February 12, 2015

	Existing	Allowed or Required (max/min) RESC2B/BUSA	Proposed	Permitted
Lot Area (sq ft)	18140	5,000/none	18140	
Lot Width (ft)	varies	50'/none	varies	
Total Gross Floor Area (sq ft)	15,446	38,999	37,510	
Residential Base	0	28,630	27,485	
Non-Residential Base	15,446	1,780	1,780	
Inclusionary Housing Bonus	0	8,589	8,245	
Total Floor Area Ratio	.85	2.14	2.1	
Residential Base	N/A	1.75	1.51	
Non-Residential Base	.85	1.0	.098	
Inclusionary Housing Bonus	N/A	30%	.525	
Total Dwelling Units	0	39	35	
Base Units	0	30	27	
Inclusionary Bonus Units	0	9	4+4=8	
Base Lot Area / Unit (sq ft)	0	604	671	
Total Lot Area / Unit (sq ft)	0	465	518	
Building Height(s) (ft)	25'-8"	45	40'	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback – Right (ft)	varies	varies	varies	
Side Yard Setback – Left (ft)	varies	varies	varies	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	0			
Private Open Space	0	15%/NONE	8162SF	
Permeable Open Space	0	NONE	2674 SF	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	0	1/DU	35	
Bicycle Parking Spaces	0	Long Term:1/DU for first 20DU, then 1.05/DU over 20 Short Term:.10/DU	40 long term 6 short term	
Loading Bays	0	0	0	

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

FEE SCHEDULE

Project Address:

Application Date:

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

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

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

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

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

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:**

December 2, 2014

TREE MITIGATION PLAN 305 WEBSTER AVENUE RESIDENCES

Tree Survey

Existing Trees on the Project Site subject to Ordinance:

At the northeast edge of the project site there are two Ailanthus trees (approximately 8" and 10") growing within a chain link fence just inside the Columbia Street Sidewalk which will be removed for the development. At the northwest edge of the project site there are another two Ailanthus trees (approximately 12" and 10") growing within a chain link fence on the property line with the abutting property that will be removed for the development. Ailanthus are undesirable invasive trees, therefore they are proposed for removal and replacement by desirable species.

Total 40 caliper inches.

Existing Street Trees Adjacent to the Project Site:

There are three street trees along Columbia Street starting from the north:

- A 12" Linden tree that is overgrowing the side of the building that will need to be trimmed back from the building edge. Tree protection measures as described below will be implemented.
- A 12" Callary Pear needs some minor pruning away from the building. Tree protection measures as described below will be implemented.
- A 17" Callary Pear will need to be removed. It is currently in fair/poor condition and is overhanging the building and is significantly bent over at an angle.

There are two street trees along Webster Avenue starting from the north:

- A 6.5" Norway Maple that is in poor condition that is proposed for removal.
- A 8.4" Norway Maple that is in poor condition that is proposed for removal.

Tree Protection Plan:

The two street trees along Columbia Street will be protected from damage during site construction with a skirt of 2x3 boards wired around their base. Excavation equipment will not be allowed to operate over the open tree pit. Existing sidewalk pavement will be maintained throughout the construction period and replaced after the building is substantially completed. The existing pavement will be carefully removed. As preferred by the City, we can replace the concrete sidewalk with cement concrete or porous concrete unit pavers.

Trees to be removed on Street:

1. 17" Callary Pear – on Columbia Street
 2. 6.5" Norway Maple – on Webster Ave.
 3. 8.4" Norway Maple – on Webster Ave.
- Total 32 dia. Inches

Replacement Trees

Preliminary landscape plan shows:

- 2 pyrus calleryana 3.5-4" cal. to be planted on Columbia Street: 8 dia. inches
 - 2 Gleditsia tricanthus 3.5-4" cal. to be planted on Columbia Street: 8 dia. inches
 - 4 Ginkgo biloba 3.5-4" cal. to be planted on Columbia Ave: 16 dia. inches
- Total 32 dia. inches

Trees to be removed on site:

4. 8" Ailanthus tree – along fence line north end of project
 5. 10" Ailanthus tree – along fence line north end of project
 6. 10" Ailanthus -- along fence line northwest property line.
 7. 12" Ailanthus -- along fence line northwest property line.
- Total 40 dia. Inches

Replacement Trees

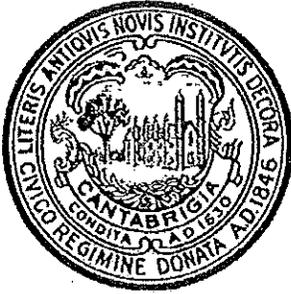
Preliminary landscape plan shows:

- 2 Betula nigra 3.5-4" cal. to be planted at north open space: 8 dia. inches
- 5 Malus Centurian 3.5-4" cal. to be planted at north open space: 20 dia. inches
- 2 Gleditsia tricanthus 3.5-4" cal. to be planted at the south open space: 8 dia. inches

1 Thuja x Green Giant 10-12' ht = 6" caliper.
Total 42 dia. inches

Very Truly Yours,
Blair Hines Design Associates, LLC, Landscape Architects

Blair Hines, Principal



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

Project Address: 305 Webster Avenue

Applicant Name: M&H Realty Trust

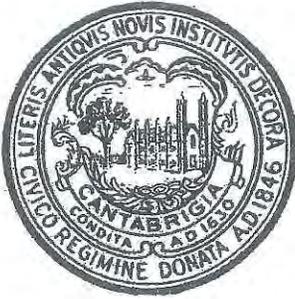
For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit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

 (CITY ARBORIST)

Signature of City Department/Office Representative

1-9-15

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office: PUBLIC WORKS

Project Address: 305 WEBSTER AVE.

Applicant Name: M+H REALTY TRUST

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

K.M. FALLO

Signature of City Department/Office Representative

12/16/14
Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address:

305 Webster Avenue

Applicant Name:

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

Klaire Thorne

1.6.2015

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office: CAMBRIDGE WATER DEPT.

Project Address: _____

Applicant Name: _____

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



1/30/15

Signature of City Department/Office Representative

Date