

**Record of Mid Cambridge Case #MC-5412: Vellucci Plaza, Inman Square
Prepared by Sarah Burks, 06/04/18**

I. Appeal Documents Received

- 05/21/18 Appeal petition of 10+ registered voters filed with City Clerk and copy received by Historical Commission
- 05/22/18 Signatures on appeal petition verified by Election Commission

II. Public Notices/Hearings Scheduled

- 04/20/18 Public Meeting Notice forwarded to City Clerk's office prior to 05/07/18 meeting
- 04/20/18 Public Meeting Notice mailed to owners of record for properties on the abutters map
- 04/24/18 Public Meeting Notice mailed to registered voters for abutting properties if not already included on owners of record mailing list.
- 04/26/18 Legal Notice of MC meeting published in *Cambridge Chronicle*
[Note: for this and the following listed legal notices, the notice was also mailed to the individuals on the notification lists, to the City Councilors, posted at the City Clerk's office, and posted on the CHC website]
- 04/30/18 Agenda issued for MCNDC meeting of 05/07/18
- 05/03/18 Legal Notice of MC meeting published in *Cambridge Chronicle*
- 05/07/18 Public Hearing of MCNDC, 344 Broadway, 4th Floor meeting room
- 05/24/18 Public Meeting Notice forwarded to City Clerk's office prior to 06/07/18 appeal hearing
- 05/24/18 Legal Notice of appeal hearing published in *Cambridge Chronicle*
[Note: for this and the following listed legal notice, the notice was mailed to the original recipients as well as to the signatories on the petition.]
- 06/01/18 Agenda issued for CHC appeal hearing
- 05/31/18 Legal Notice of appeal hearing published in *Cambridge Chronicle*

III. Application & Supporting Documents Received

- 04/17/18 Application for Certificate of Appropriateness received from City of Cambridge with plans and project description
- 04/23/18 Supplementary documentation on paving, lighting and street furniture received by e-mail from Jerry Friedman, Public Works
- week of
- 04/30/18 Plans and other supporting materials delivered to MCNDC by staff
- 05/07/18 Powerpoint presentation by applicant projected at hearing. Print copy filed in case file.

IV. Correspondence to the Mid Cambridge NCD Commission Received

- 05/06/18 Email from Robert McCarthy sent to Samantha Elliott
- 05/06/18 Email from Steve Wineman sent to Samantha Paul Elliott
- 05/07/18 Map of Inman Square sidewalks submitted at hearing by John Pitkin
- 05/07/18 Following the hearing, an email to City Councilors was sent by Sara Mae Berman, with a cc sent to CHC staff (histncds@cambridgema.gov)

V. Letters of Decision & Other Documents Issued by Staff

- 05/01/18 Mid Cambridge NCD Commission Review Worksheet completed by S. Elliott and distributed to Commission with the applicants' submitted materials
- 05/15/18 Certificate of Appropriateness describing the decision was filed with the City Clerk and mailed to the owner.
- 06/04/18 Minutes of the 05/07/18 hearing approved by MCNCDC



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 Fax: 617-349-6165
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic



Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Date: 5/21/2018
To: Election Commission
From: Charles M. Sullivan, Executive Director
Cambridge Historical Commission
Re: Request for Verification of Registered Voters

As required by Chapter 2.78.240 of the Code of the City of Cambridge, the Historical Commission requests that the names on the attached petition be verified as being registered voters of the City of Cambridge. ONLY TEN NAMES NEED TO BE VERIFIED TO VALIDATE THE PETITION.

Please sign and return to the Historical Commission via interoffice mail.

Signatures checked by  Date 5/22/18

RECEIVED
2018 MAY 22 PM 2:00
CITY OF CAMBRIDGE
ELECTION COMMISSION

CAMBRIDGE HISTORICAL COMMISSION

Debra H. Mandel, Gail Sarno, Catherine Clinton, Judith)
Price, Maisha Cummings, Jordan Roti, Chris Noyer,)
Dianesse Berberena, Edward Woll, Jr., Janice Albert,)
John Pitkin, Sara Mae Berman, Helen Snively, Mary S.)
Kennedy, Robert E. Richards, Sharon deVos, John Carper,)
Sophie Guillaume, Lawrence J. Berman, Ruth Perry,)
Bette Davis,)
Appellants,)

v.)

Nancy Goodwin, Tony Hsiao, Lestra Litchfield, Sue-Ellen)
Myers, Monika Pauli, as they are members of the)
Mid-Cambridge Neighborhood Conservation District)
Commission,)
Appellees.)

2018 MAY 21 AM 10:16
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
RECEIVED
MAY 21 2018

CAMBRIDGE HISTORICAL COMMISSION

Case Number MC5412

APPEAL TO THE CAMBRIDGE HISTORICAL COMMISSION FROM THE DETERMINATION OF THE MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION REGARDING VELLUCCI PLAZA/INMAN SQUARE

The undersigned, both (1) as individuals and also (2) constituting ten registered voters of the City of Cambridge, are aggrieved by the Determination of the Mid-Cambridge Neighborhood Conservation District Commission, a copy of which is appended hereto, and hereby appeal that Determination to the Cambridge Historical Commission pursuant to Section 2.78.240 of the Cambridge City ordinances and the 1985 City Council Order establishing the Mid Cambridge Neighborhood Conservation District as amended in 1992. The undersigned are all resident within the Mid-Cambridge Neighborhood Conservation District and frequent and use Vellucci Plaza and Inman Square and request that the Vellucci Plaza not be reduced in size, segmented or fragmented, not be permitted to be used for commercial purposes and that Inman Square not be reconfigured as proposed by the Department of Public Works.

The undersigned respectfully request that the Determination of the Mid-Cambridge Neighborhood Conservation District Commission be vacated on procedural and substantive

grounds, that it be found that the Mid-Cambridge Neighborhood Conservation District Commission has jurisdiction and a duty to consider the proposed reconfiguration of Vellucci Plaza and Inman Square and that the matter be returned to Mid-Cambridge Neighborhood Conservation District Commission for reconsideration consistent with that Historical Commission's finding.

Appellants,

<p>✓ Debra H. Mandel Debra H. Mandel 242 Hampshire St. Apt 3 Cambridge, MA 2013 02139</p>	<p>✓ Jordan Rota Jordan Rota 253 Hampshire St. Apt 1 Cambridge, MA 2013, 02139</p>
<p>✓ Paul Sarni Paul Sarni 258 Hampshire St #3 Cambridge, MA 20139</p>	<p>✓ Chris Noyer Chris Noyer 254 Hampshire St Cambridge, MA 20139</p>
<p>✓ Catherine Clinton Catherine Clinton 256 #2 Hampshire St Cambridge MA 02139</p>	<p>✓ Dianne Berbereng Dianne Berbereng 242 Hampshire St #2 02139 Cambridge, MA 2013</p>
<p>✓ Judith Price Judith Price 252 Hampshire St #1 Cambridge, MA 20139</p>	<p>✓ Edward Woll, Jr Edward Woll, Jr 79 Dana Street Cambridge, MA 20138</p>
<p>N Marsha Cummings Marsha Cummings 250 Hampshire St Cambridge, MA 02139</p>	<p>✓ Jamie Albert Jamie Albert 246-2 Hampshire St Cambridge, MA 02139</p>

Appellants,

<p>✓ John Pitkin John Pitkin 18 Fayette ST. Cambridge, MA 20139 02139</p>	<p>✓ John Carper John Carper 20 Fayette St. #3 Cambridge, MA 20139 02139</p>
<p>✓ Sara Mae Berman SARA MAE BERMAN 23 Fayette St. Cambridge, MA 20139 02139</p>	<p>✓ Sophie Guillaume SOPHIE GUILLAUME 22 Fayette St. Cambridge, MA 20139 02139</p>
<p>✓ Helen Snively Helen Snively 1 Fayette Park Cambridge, MA 20139 02139</p>	<p>✓ Lawrence J. Berman Lawrence J. Berman 23 Fayette St Cambridge, MA 20139 02139</p>
<p>✓ Mary Kennedy MARY S. Kennedy 16 Fayette St Cambridge MA 02139 Cambridge, MA 20139</p>	<p>✓ Ruth Perry Ruth Perry 43 Fayette St Cambridge, MA 20139 02139</p>
<p>✓ Robert E. Richards Robert E. Richards 395 Broadway #1B CAMBRIDGE, MA 02139</p>	<p>✓ Bette Davis Bette Davis 395 Broadway, L5D CAMBRIDGE, MA 02139</p>
<p>✓ Sharon de Vos Sharon de Vos 118 Antrim St. CAMBRIDGE, MA 02139</p>	<p>CAMBRIDGE, MA 02139</p>



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Sue-Ellen Myers, Mouka Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: Vellucci Plaza/Inman Square
OWNER: City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139
AGENT: Department of Public Works
City of Cambridge
147 Hampshire Street
Cambridge, MA 02139

City Clk
Please file

2018 MAY 15 PM 3:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 278, Article III, Section 278.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Reduce the size of the existing Vellucci Plaza on the west side of Hampshire Street and create an additional plaza on the east side of Hampshire Street. Construct paving, street furniture, lighting and other landscape features as shown in either the "Eddy" or "Puzzle" design schemes described in the plans titled, "Inman Square | Plaza Design Schemes," by Klopfer Martin Design Group dated April 13, 2018 subject to the selection of high quality, durable materials in consultation with Commission staff.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is binding on the applicant.

If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: MC-5412

Date of Certificate: May 15, 2018

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on May 15, 2018.

By Nancy Goodwin / gge, Chair

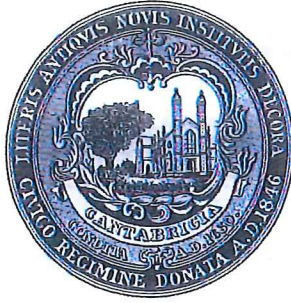
Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____, Appeal has been filed _____,
Date _____, City Clerk

RECEIVED
MAY 15 2018

RECEIVED

**2018 MAY 22 PM 2:00
CITY OF CAMBRIDGE
ELECTION COMMISSION**



Mid Cambridge Neighborhood Conservation District Commission

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www.cambridgema.gov/Historic/DistrictsHistoricProperties/MidCambridgeNCD

Nancy Goodwin, *Chair* Tony Hsiao, *Vice Chair*

Monika Pauli, Lestra Litchfield, *Members*

Margaret McMahan, Charles Redmon, *Alternates*

Legal Notice

Mid Cambridge Neighborhood Conservation District Commission

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, May 7, 2018 at 6:00 PM in the Fourth-Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge** to consider the following applications under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

MC-5407: 227 Prospect Street, by Magna Development, LLC. Demolish one-story commercial structure and construct new residential dwellings.

MC-5408: 147 Amory Street, by Robert Livermore o/b/o Mela Lyman. Demolish one-story garage and construct new residential building.

MC-5412: Inman Square and Vellucci Plaza, by City of Cambridge. Intersection alterations and alterations to plaza.

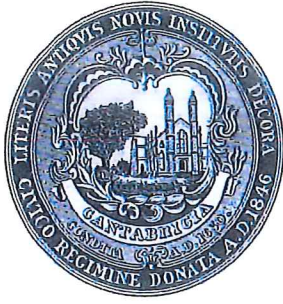
MC-5413: 344 Broadway, by City of Cambridge. Accessibility alterations and stormwater improvements to entrance.

MC-5414: 5 St. Mary Road, by Mirko Ristivojevic. Alter windows.

Nancy Goodwin, Chair

Cambridge Chronicle, 4/26/18 and 5/3/18

The City of Cambridge does not discriminate on the basis of disability. The Historical Commission will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request. For more information contact us by calling: 617/349-4683 or 617/349-6112 (TTY).



Mid Cambridge Neighborhood Conservation District Commission

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Nancy Goodwin, *Chair* Tony Hsiao, *Vice Chair*
Monika Pauli, Lestra Litchfield, *Members*
Charles Redmon, Margaret McMahon, *Alternates*

Date: April 30, 2018
To: Members and Alternates, Mid Cambridge NCDC
City Clerk: Please Post to Notice Board
From: Samantha Elliott, Preservation Administrator
Re: Agenda for May 7, 2018 Meeting

Notice is hereby given that the Commission will hold a Public Hearing on **Monday, May 7, 2018 at 6:00 PM in the Fourth Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge** to consider the following applications under Ch. 2.78, Article III of the City Code and the Order establishing the Commission:

AGENDA:

1. Public Hearings: Alterations to Designated Properties

MC-5407: 227 Prospect Street, by Magna Development, LLC. Demolish one-story commercial structure and construct new residential dwellings.

MC-5408: 147 Amory Street, by Robert Livermore o/b/o Mela Lyman. Demolish one-story garage and construct new residential building.

MC-5412: Inman Square and Vellucci Plaza, by City of Cambridge. Intersection alterations and alterations to plaza.

MC-5413: 344 Broadway, by City of Cambridge. Accessibility alterations and stormwater improvements to entrance.

MC-5414: 5 St. Mary Road, by Mirko Ristivojevic. Alter windows.

2. Minutes

3. Other business

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William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

LEGAL NOTICE

CAMBRIDGE HISTORICAL COMMISSION

Notice is hereby given that a public hearing will be held on Thursday, June 7, 2018, at 6:00 PM at 806 Massachusetts Ave., Cambridge Senior Center, Cambridge, MA to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

Alterations to Designated Properties

Case 3939: 1 Berkeley St., by Fiyaz Kanji. Install granite front steps, handrail, raised terrace; repave driveway and walkways; construct new fence, gate, and mechanical screen.

Case 3940: 168 Brattle St., by Patricia Yin li Kung. Rebuild the skirt panels below decking and add new window at rear.

Case 3942: 0 Garden St., by Christ Church Cambridge. Install solar panels on flat roof of Parish House.

Case 3943: Claverly Hall, 63 Mt. Auburn St., by President & Fellows of Harvard College. Exterior renovations, infill addition, remove chimneys, install rooftop mechanicals, replace windows, install grillwork, make entries accessible.

Case 3944: 9 Story St., by Libro, LLC. Replace clapboards, water table, windows, casings, sills, and band moldings.

Appeal of Neighborhood Conservation District Appeal Decision

Mid Cambridge NCD Case: MC-5412: Vellucci Plaza, Inman Square. Appeal by petition of Cambridge registered voters. Appeal of the decision of the Mid Cambridge NCD Commission to approve a Certificate of Appropriateness for alterations to Vellucci Plaza in Inman Square.

Demolition Review

Case D-1485: 13-15 Vincent St., by Matt Hayes. Raze existing house (1924).

Case D-1487: 22-24 Berkshire St., by Joao DeAndrade Bairos, c/o Jason A. Panos, Esq. Demolish four-unit dwelling (1885).

Case D-1488: 26 Berkshire St., by Joao DeAndrade Bairos, c/o Jason A. Panos, Esq. Demolish two-unit dwelling (1890).

Bruce A. Irving, Chair

Cambridge Chronicle, 5/24/2018, 5/31/2018

Cases may be taken out of order and approved at the beginning of the meeting. Persons who wish to have a hearing on a case should notify the Commission in advance or be present at the beginning of the meeting when the Consent Agenda will be discussed.

The City of Cambridge does not discriminate on the basis of disability. The City may provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities. For information contact Sarah Burks by calling: 617/349-4683 or 617/3496112 (TTY).



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William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternate*

Date: June 1, 2018

To: Members and Alternates of the Historical Commission
City Clerk, please post

From: Charles Sullivan, Executive Director

Re: Preliminary Agenda

The next regular meeting of the Cambridge Historical Commission will be held on **Thursday, June 7, 2018 at 6:00 PM at 806 Massachusetts Ave., Cambridge Senior Center, Cambridge, Mass.**

Note that cases may be taken out of order and approved at the beginning of the meeting as part of a consent agenda. Persons who wish to have a hearing on a case should notify the Commission in advance or be present at the beginning of the meeting when the Consent Agenda will be discussed.

AGENDA

1. Public Hearings: Alterations to Designated Properties

Case 3939: 1 Berkeley St., by Fiyaz Kanji. Install granite front steps, handrail, raised terrace; repave driveway and walkways; construct new fence, gate, and mechanical screen.

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Case 3943: Claverly Hall, 63 Mt. Auburn St., by President & Fellows of Harvard College. Exterior renovations, infill addition, remove chimneys, install rooftop mechanicals, replace windows, install grillwork, make entries accessible.

Case 3944: 9 Story St., by Libro, LLC. Replace clapboards, water table, windows, casings, sills, and band moldings..

2. Public Hearing: Appeal of Neighborhood Conservation District (NCD)Decision

Mid Cambridge NCD Case: MC-5412: Vellucci Plaza, Inman Square. Appeal by petition of Cambridge registered voters. Appeal of the decision of the Mid Cambridge NCD Commission to approve a Certificate of Appropriateness for alterations to Vellucci Plaza in Inman Square.

--OVER--

3. Public Hearings: Demolition Review

Case D-1485: 13-15 Vincent St., by Matt Hayes. Demolish existing house (1924).

Case D-1487: 22-24 Berkshire St., by Joao DeAndrade Bairos, c/o Jason A. Panos, Esq. Demolish four-unit dwelling (1885).

Case D-1488: 26 Berkshire St., by Joao DeAndrade Bairos, c/o Jason A. Panos, Esq. Demolish two-unit dwelling (1890).

4. Determination of Procedure: Alterations to Designated Properties

Case 3954: 199 Brattle St., by Galatea Realty Trust (Monica Neuman and William Numa). Replace exterior door.

Case 3955: 45 Dunster St., by 45 Dunster LLC. Construct accessible entrance on west side elevation.

5. Preservation Grants

6. Minutes

7. New Business



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

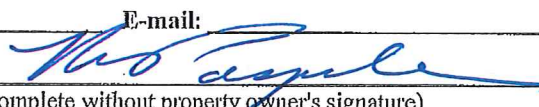
E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: Inman Square & Vellucci Plaza, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

See attached page.

Name of Property Owner of Record: <u>City of Cambridge</u>	
Mailing Address: <u>795 Massachusetts Avenue, Cambridge, MA 02139</u>	
Telephone/Fax: <u>(617) 349-4000</u>	E-mail: _____
Signature of Property Owner of Record*: <u></u> (Required field; application will not be considered complete without property owner's signature)	
*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.	
Name of proponent, if not record owner: <u>City of Cambridge, Dept. of Public Works</u>	
Mailing Address: <u>147 Hampshire Street, Cambridge, MA 02139 (Att: Jerry Friedman)</u>	
Telephone/Fax: <u>(617) 349-9720</u>	E-mail: <u>jfriedman@cambridgema.gov</u>

<i>(for office use only):</i>			
Date Application Received: <u>4.17.18</u>	Case Number: <u>MC 5412</u>	Hearing Date: <u>5.7.18</u>	
Type of Certificate Issued: _____	Date Issued: _____		

Section II:

Is property listed on the National Register of Historic Places? No Publicly owned? Yes
Current Zoning District: BA & OS Current Use: Public street right-of-way; public open space

Section III:

Will this project require: variance No special permit No

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

_____ floor area of existing structures on the lot
_____ amount of floor area (gross square feet) of proposed construction
_____ percentage increase in total floor area after construction
_____ total area of lot in square feet
_____ percentage of total lot area covered after construction

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition
_____ floor area of existing structure
_____ percentage decrease in total floor area after demolition

Alterations:

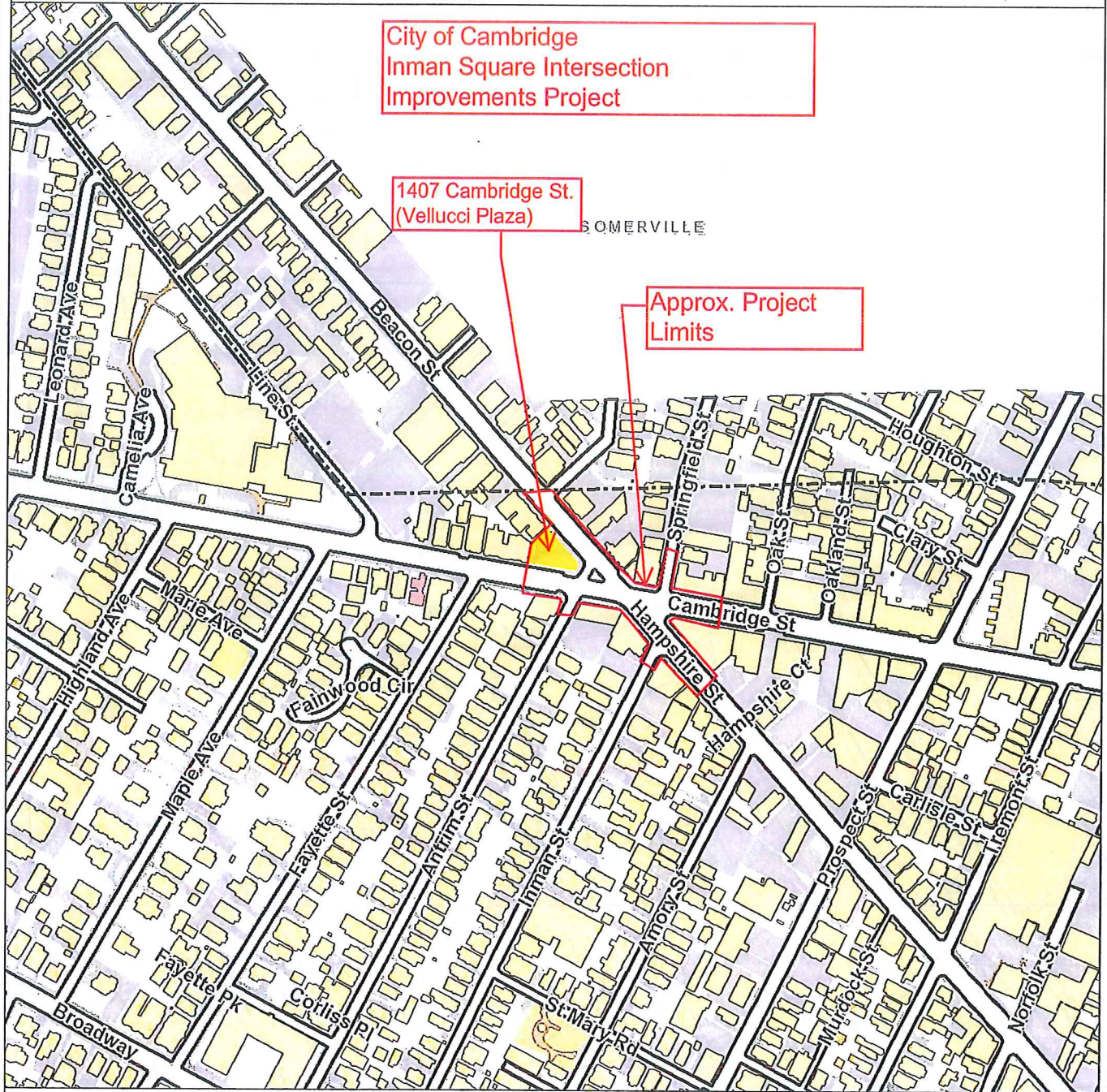
Does the proposed work include (check all that apply):

_____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
_____ increase or reduction of window or door size;
_____ relocation of windows or doors;
_____ change in slope, pitch, or configuration of roof;
_____ removal of original or historic roofing material.

City of Cambridge
Inman Square Intersection
Improvements Project

1407 Cambridge St.
(Vellucci Plaza)

Approx. Project
Limits



City of Cambridge
Massachusetts

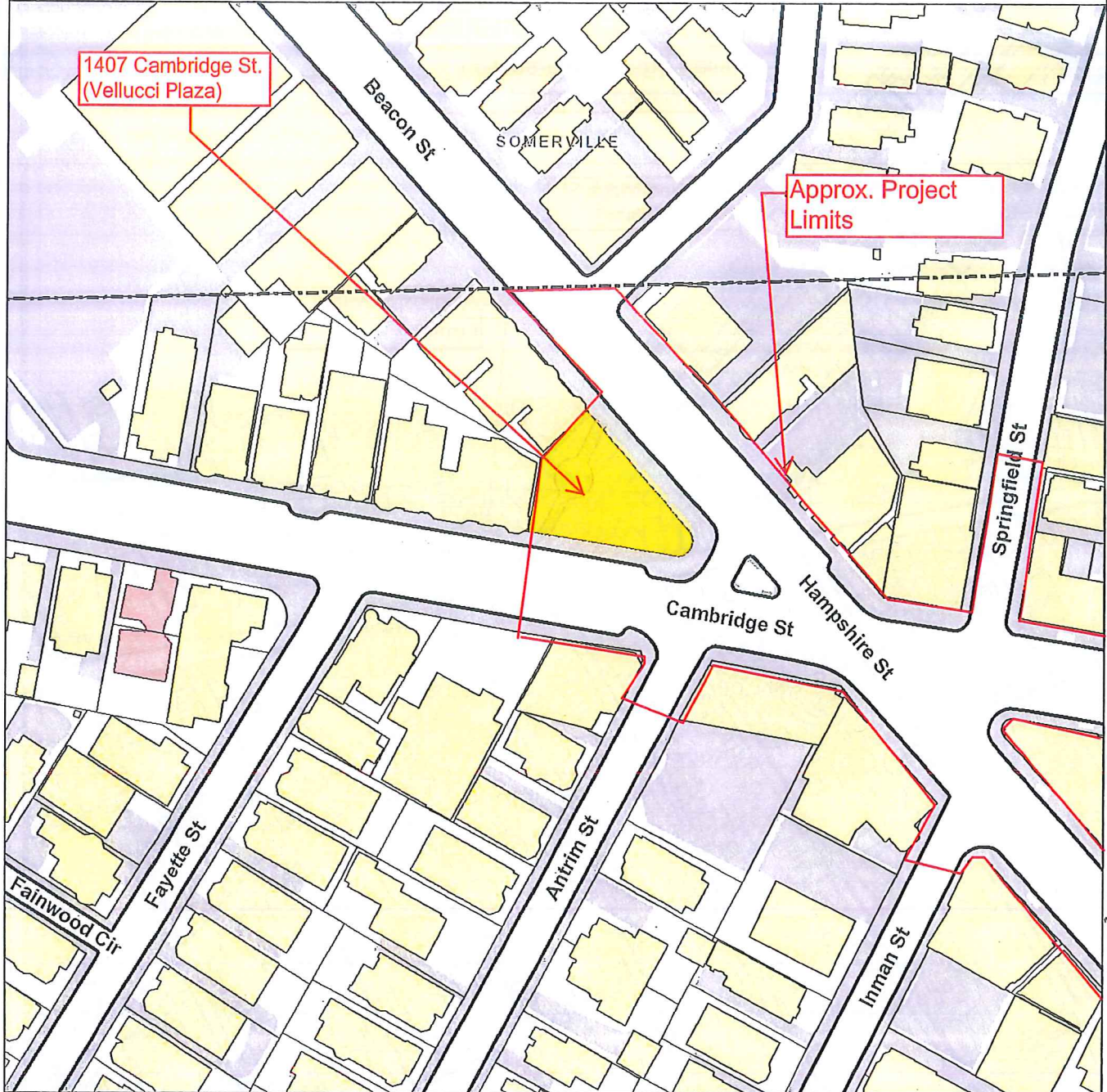
1" = 338 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath





City of Cambridge
Massachusetts

1" = 100 ft

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www.cambridgema.gov/gis

- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



**City of Cambridge
Inman Square Intersection
Improvements Project**

Supplement to Section I, Question 3 of Application Form

Background – Inman Square Intersection Safety Improvements Project

The purpose of the Project is to design and construct permanent physical improvements to Inman Square which will address long-standing safety and operational issues.

Existing Operational and Safety Issues

The extremely oblique intersection of two major arterial streets at Inman Square contributes to operational and safety issues. Conflicts between modes are of particular concern, given that Inman Square is the location of some of the highest bicycle volumes in the City (approximately 600 bicycles traverse the Square during a typical weekday peak hour). In addition over 1,000 pedestrians cross the Square's streets during the peak hours.

The unusually large size of the intersection results in long signal cycle lengths, and lengthy delays for all modes. Crosswalks are extremely long, which increases the exposure of pedestrians and cyclists to vehicle conflicts. The large number of potential turning movements resulting from the Square's seven entry/exit points, as well as parking maneuvers, also present many opportunities for conflicts between users.

Inman Square has been identified as one of the top 200 high crash locations in Massachusetts, with a crash rate roughly double the statewide average for a signalized intersection. In addition, a high proportion of crashes in the Square involve pedestrians and cyclists, increasing the incidence of personal injury. Analysis of the types of crashes in Inman Square indicate that the physical configuration of the intersection is a significant contributing factor to the incidents which occur there.

Existing Open Space

Vellucci Plaza is the primary public open space in Inman Square, with a total area of 6,480 square feet. The land for the Plaza was obtained by the City of Cambridge in 1980 for open space purposes, and the current design of the Plaza dates to 2006 when it was reconstructed as part of the larger Cambridge Street Improvements project.

As part of the community outreach for the current Project, an online and email survey was conducted which included questions about the current design and use of the Plaza. There appears to be a clear consensus (350 of 441 survey responses received) that Vellucci Plaza should not "stay the way it is today". Survey respondents generally indicated that the Plaza was not inviting and did not work well, in large part due to its physical isolation and disconnection from the retail activity of the Square.

Proposed Design and Impact on Vellucci Plaza

The City's design proposes to split the single, unusually large, Inman Square intersection into two smaller signalized intersections with more conventional geometry. The design reduces the size of the current Vellucci Plaza, but allows for the creation of a new Vellucci Plaza, on the opposite side of Hampshire Street, adjacent to existing retail uses.

The proposed design was selected over other alternatives considered, as it was judged to best meet the following design criteria:

- Improve safety, operations, and comfort for all users
- Accommodate access to the fire station, including adequate signal clearance
- Assign clear right-of-way for all users at crossings
- Address pedestrian and bicycle desire lines
- Accommodate all necessary truck movements
- Create usable open space and placemaking opportunities
- Minimize changes to side street directions

In terms of usable open space and placemaking opportunities specifically, the Proposed Design was determined to be the most responsive to community opinions that Inman Square's primary open space should be located as close to retail activities as possible. A desire was expressed for a tree-shaded flexible space that could accommodate seating, informal outdoor dining, and special events, and have a lively feel. The existing Vellucci Plaza site, while somewhat compatible with these activities, was seen as disadvantaged by its location which requires pedestrians to cross one or more of the Square's major streets in order to be accessed from retail activities.

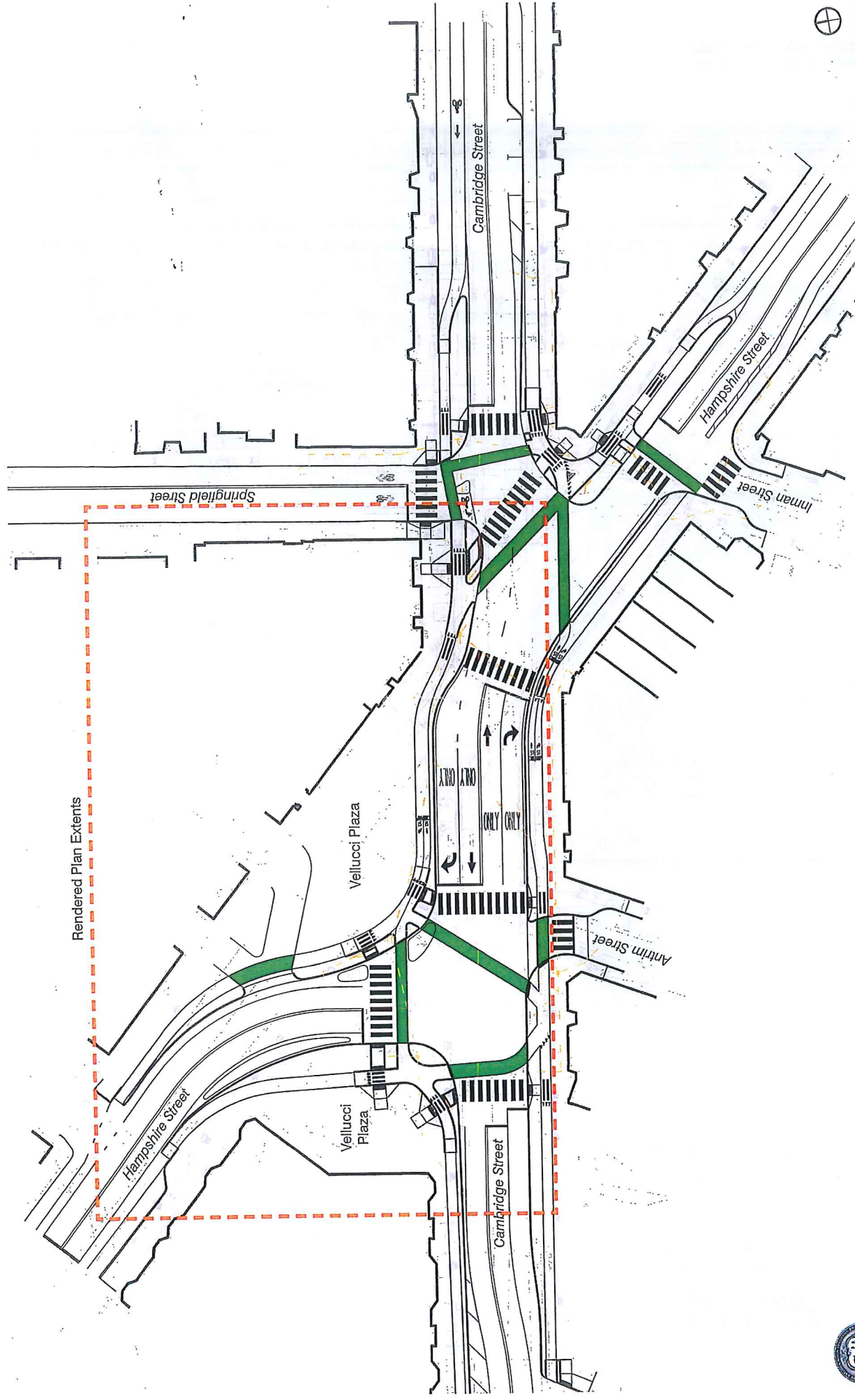
Design and Community Process

Five community meetings have been held for the Inman Square design project to date (additional meetings were also held as part of a precursor Traffic Safety Study of Inman Square).

At the most recent community meeting of March 7, 2018, the City presented three concepts for the design of the combined "west" and "east" Vellucci Plaza spaces. These concepts were not intended as finished designs. Rather, they were developed as a way of illustrating different strategies for planters, trees, and seating arrangements; primarily to solicit community feedback and facilitate a conversation about what the character of the new spaces should be.

Subsequent to, and based on feedback from, the March 7 meeting, the design team has refined and distilled the concepts into two alternatives, which we are presenting to the MCNCDC with this application.

There will be further opportunities for community review and comment on the plaza design, as it is anticipated that the two refined designs will be presented at a community meeting in summer 2018, incorporating input from MCNCDC.





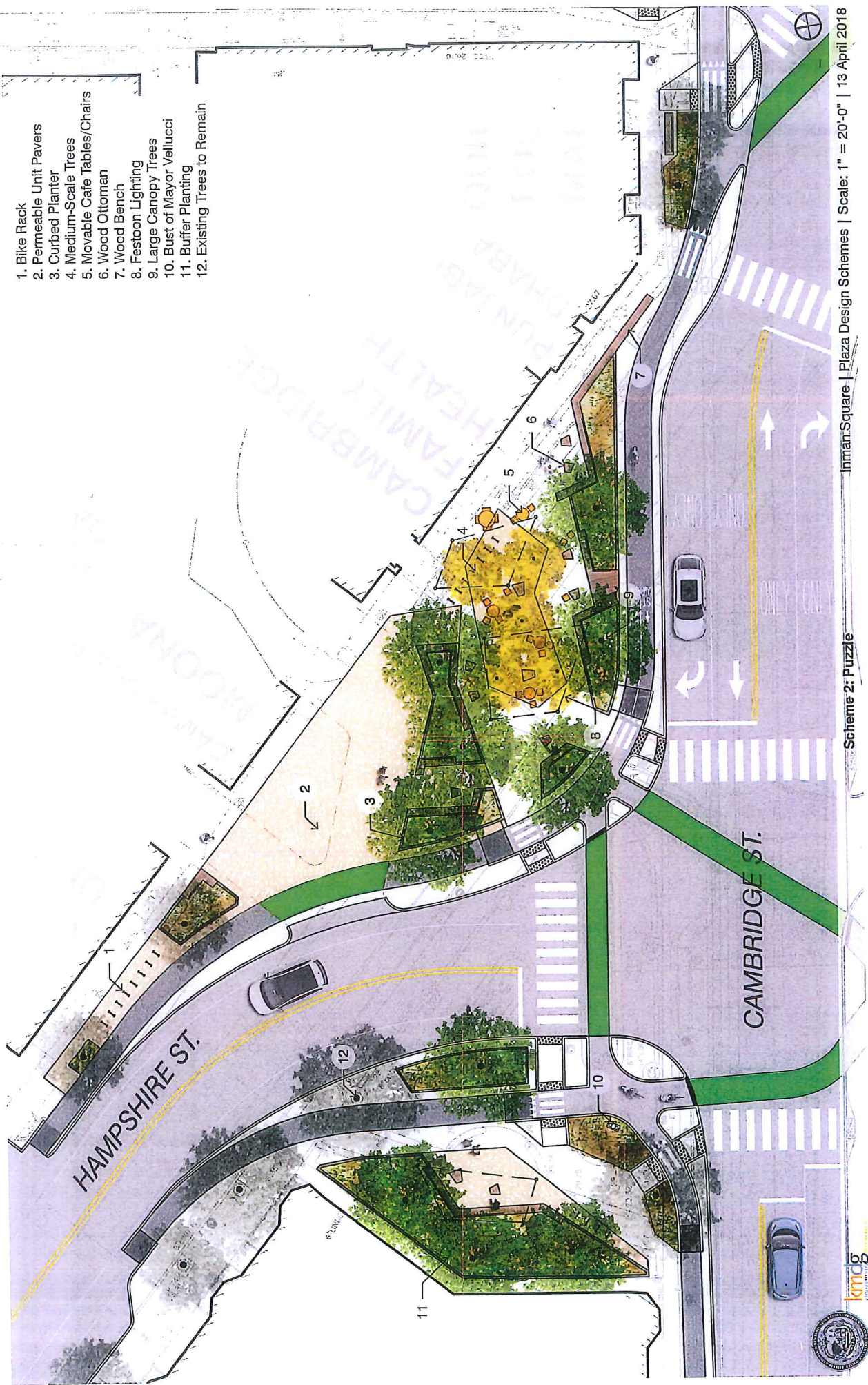
- 1. Bike Rack
- 2. Permeable Unit Pavers
- 3. Curbed Planter
- 4. Bollard
- 5. Medium-Scale Trees
- 6. Movable Cafe Tables/Chairs
- 7. Wood Ottoman
- 8. Wood Bench
- 9. Festoon Lighting
- 10. Large Canopy Trees
- 11. Bust of Mayor Vellucci
- 12. Buffer Planting
- 13. Existing Trees to Remain



Scheme 1: Eddy

Inman Square | Plaza Design Schemes | Scale: 1" = 20'-0" | 13 April 2018

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Elliott, Samantha

From: Friedman, Jerry
Sent: Monday, April 23, 2018 8:53 AM
To: Elliott, Samantha
Cc: Watkins, Kathy
Subject: RE: Inman Square - Mid Cambridge Neighborhood Conservation District
Attachments: 180417 Materials Precedents.pdf

Hi Samantha – I hope you can add the attached materials to our application submission. It provides some options for paving/lighting/furniture that are being considered. We are still not tied down specifically to one family of materials, and hope the Commission can provide some input when we meet. But this provides an idea of what we are thinking.

Jerry Friedman, P.E.
Supervising Engineer
Cambridge Department of Public Works
147 Hampshire Street
Cambridge, MA 02139
617-349-9720

Office hours:
M 8:30am-8pm
T, W, TH 8:30am-5pm
F 8:30am-noon

From: Elliott, Samantha
Sent: Tuesday, April 17, 2018 10:51 AM
To: Friedman, Jerry <jfriedman@cambridgema.gov>
Cc: Watkins, Kathy <kwatkins@cambridgema.gov>
Subject: RE: Inman Square - Mid Cambridge Neighborhood Conservation District

Jerry,

I'm not sure if anyone has gotten back to you in my absence (I was unable to download the attachment remotely), but I did just review the application and the main thing I would add is that we'd need to know some of the proposed materials for the plaza. That means details on the types of benches proposed, types of hardscaping, etc.

Please let me know if you have any questions.

Samantha Paull Elliott
Preservation Administrator
Cambridge Historical Commission
selliott@cambridgema.gov
[617.349.4686](tel:617.349.4686)
For hours and research info: www.cambridgema.gov/historic

From: Friedman, Jerry
Sent: Wednesday, April 11, 2018 2:04 PM

To: Elliott, Samantha <selliott@cambridgema.gov>
Cc: Sullivan, Charles M. <csullivan@cambridgema.gov>; Watkins, Kathy <>
Subject: Inman Square - Mid Cambridge Neighborhood Conservation District

Hi Samantha – looks like you are out this week, but I am sending this anyway on the chance you might see it.

We are planning to submit our application (10 copies) to MCNCD for the Inman Square project, on or before the 4/17 deadline for the 5/7 meeting.

I was wondering if you could take a quick look at the attached in terms of general conformance with the content required.

I think pages 1-6 are pretty straightforward and in line with previous discussions we had a month or so ago.

Pages 7-9 will be updated, but are intended to give you an idea of what we will submit:

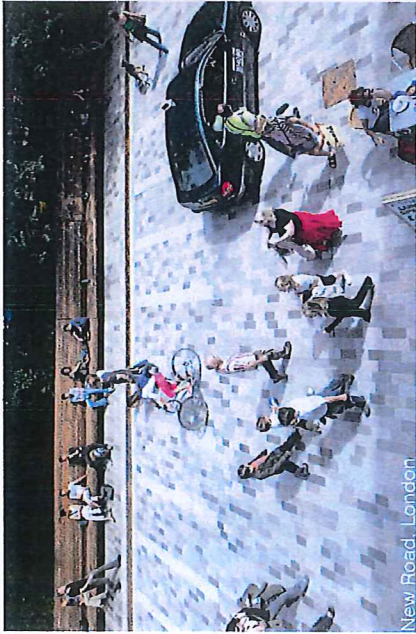
7: An overall 11x17, to-scale plan of the entire project. Will be more of a color rendered plan.

8-9: We are still carrying two basic schemes for the Plaza spaces themselves, so these will each be a 1"=20' plan (11x17) of each concept. As we refine the concepts down to a single final one, it would be very helpful to get MCNCD input on what they may prefer/not prefer about each scheme. We continue to get wider community input on these options as well.

Thanks in advance for any input. If you can't get to look at this, we will submit along the lines of what I've outlined here.

Jerry Friedman, P.E.
Supervising Engineer
Cambridge Department of Public Works
147 Hampshire Street
Cambridge, MA 02139
617-349-9720

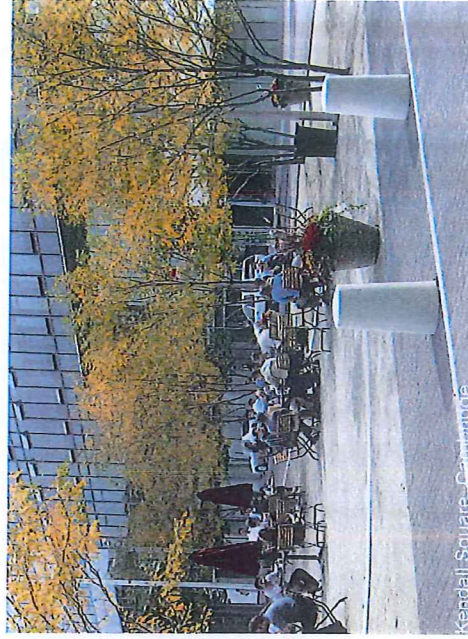
Office hours:
M 8:30am-8pm
T, W, TH 8:30am-5pm
F 8:30am-noon



New Road, London



Dewey Square, Boston



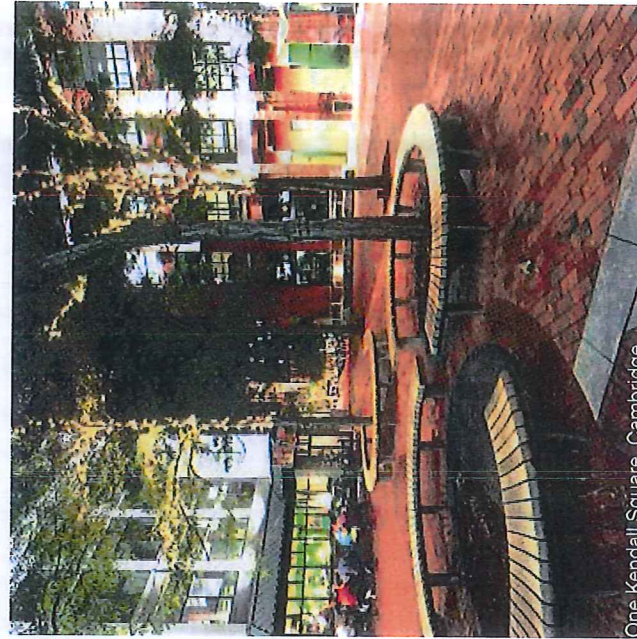
Kendall Square, Cambridge



11 West Hill, Cambridge



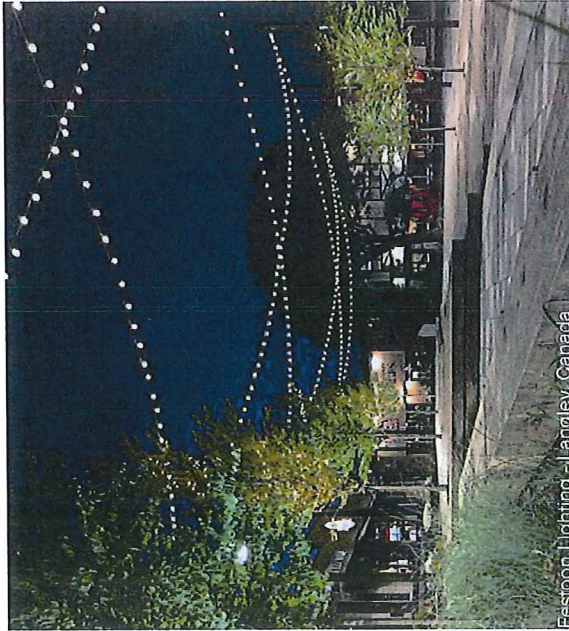
MassArt Residence, Boston



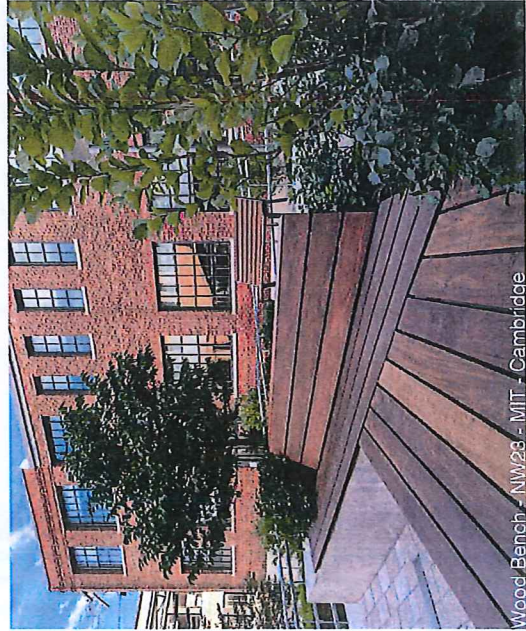
One Kendall Square, Cambridge



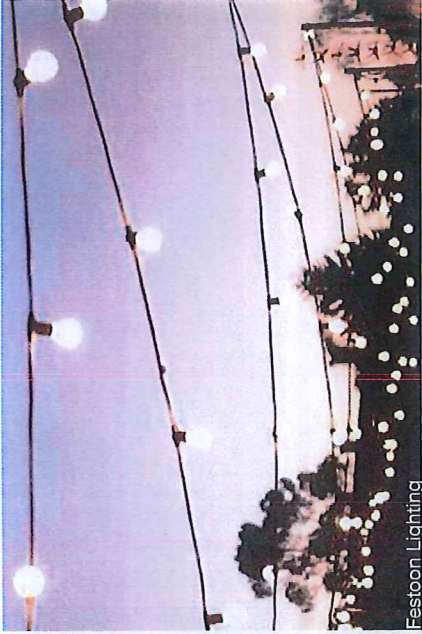
Main Street, Cambridge



Festoon Lighting - Langley, Canada



Wood Bench - NW28 - MIT - Cambridge



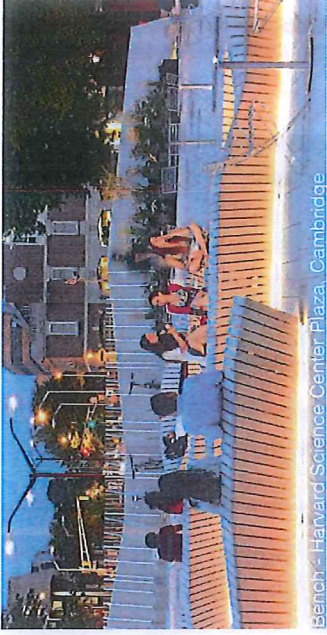
Festoon Lighting



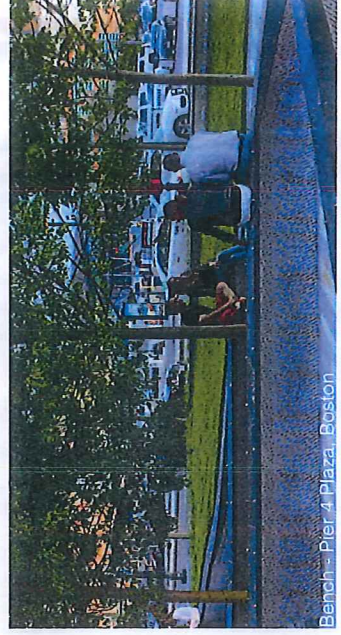
Cafe Seating - Cleveland



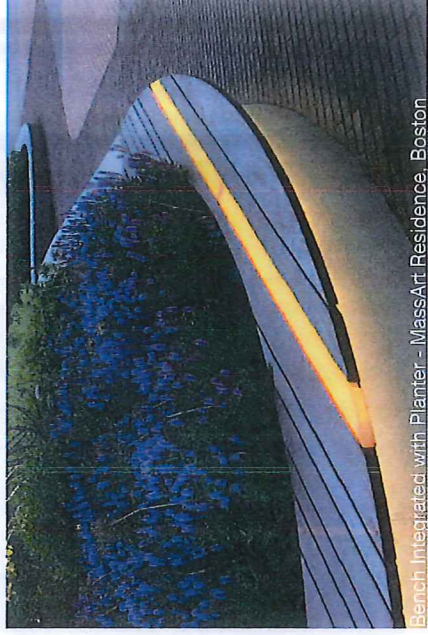
Cafe Seating - Melbourne



Bench - Harvard Science Center Plaza, Cambridge



Bench - Pier 4 Plaza, Boston



Bench, Integrated with Planter - MassArt Residence, Boston



