6 January 2016

Liza Paden
Community Development Department
City of Cambridge
344 Broadway, Cambridge, MA 02139

RE: 253 Walden St – Proposed Project
Descriptive Narrative

The proposed project includes the demolition of an existing one-story warehouse building to redevelop the site as a four-story ±34,000-SF mixed-use building. Twenty-seven (27) residential units in a range of sizes are proposed along with a ground floor commercial space. There are 27 below-grade parking spaces.

The building is a mansard style with the mansard level setback from the exterior wall line of the lower floors. The proposed building is +/- 42.1’ high with some portions shorter to comply with zoning transitional height requirements. Note – this height indicated is based on average grade calculations.

The building exterior materials are largely fiber cement siding, panel, and trim; full-bed brick veneer; membrane sheet and batten on the mansard; aluminum clad windows; and aluminum storefront window system.

The site will be fully landscaped. Curbs at the street will be restored which represents a significant reduction in the amount of existing curb cut on site. The underground garage is accessible from a ramp off Walden St. via a short driveway.

The proposed project complies with all zoning dimensional requirements of the new Bus-A4 district. Three inclusionary units will be provided.

Prepared by Peter Quinn AIA