



ADVISORY DEVELOPMENT CONSULTATION PROCEDURE CERTIFICATE OF COMPLIANCE

Public Advisory Consultation

1. Applicant: 322 Prospect, LLC
2. Owner: RIVERA, LIGIA & JOAQUIM M. DAROSA TRS. THE 322 PROSPECT ST.
DAROSA REALTY TRUST
3. Area of Special Planning Concern: Prospect Street Overlay District
4. Location of Project: 322 Prospect St, Cambridge, MA 02139
5. Base Zoning District: Residence C-1, CAM-6
6. Overlay Zoning District(s): Prospect Street Overlay District
7. Type of Development: Section 19.43.1
8. Brief Description of the Project: New construction of a four-story building with 9 residential units.
9. Date Completed Materials Submitted: January 12, 2026
10. Date of Advisory Development Consultation session: January 28, 2026
11. Date of Certificate of Compliance: February 10, 2026
12. Project Comments: The applicant has complied with the requirements of Section 19.40 of the Zoning Ordinance by participating in the Public Advisory Consultation with the attached request. Based on the information provided, this project is subject to Green Factor and Flood Resilience requirements under Article 22.000 in the zoning ordinance. This project is not subject to requirements under Section 19.50 in the zoning ordinance. The Inspectional Services Department is responsible for all final determinations at the time of Building Permit issuance. Staff provided the following comments:

Area Planning & Zoning Staff Comments

Requirements

- Please check whether or not the new Cambridge Street-6 district will impact any part of the project. The project is located within a Residence C-1 base zoning district and within the Prospect Street Overlay District. It appears that a small portion of the site on Prospect St is in the old BA zoning district which is now the Cambridge Street-6 district.
- Include in the narrative how you came to the determination of using a 3' front yard setback. Under the base C-1 zoning a 10' front yard setback is generally required but there is a footnote that allows for a reduction under certain circumstances. Under the Prospect Street Overlay there is a 3' setback if no front yard setback is required in the base zoning.
- Please provide elevation drawings that show the area of transparent facade versus the area without to determine compliance. According to Section 20.206.1 in the Prospect Street Overlay, the facade facing Prospect Street is required to have a transparency of 25%.
- Please provide a plan to determine that the project is providing the required 30% open space within the Residence C-1 district. The total open space percentage is unclear based off the Green Factor plans.
- Please contact the Department of Public Works to inquire about the possibility of a street tree rather than a shade tree. According to Section 20.206.2 in the Prospect Street Overlay, “any new development or redevelopment on a lot, an existing or new tree shall be required, on the lot within ten (10) feet of the public sidewalk or in the public sidewalk, for each twenty-five (25) feet of lot frontage along Prospect Street.”

Urban Design Staff Comments

Requirements

- If the proposed green roof system is intensive per “Green Roof Plan L-3”, please update “Landscape Plan L-1” to represent the proposed “perennials and shrubs” noted on L-3.

Suggestions

- Site
 - The transformer is prominently located and highly visible from the public right of way. If making it internal to the building or placing it in a below-grade vault are not viable, consider creative screening strategies to minimize its visibility. Conversely, consider painting it artistically.
 - Consolidating the paved areas to the north and south of the building so that the trash and egress share a common pathway would allow for increased planting areas.
 - Consider including trees along rear property line to provide privacy to rear mid-block building.
 - Coordinate with Cambridge’s Department of Public Works (DPW) to include a new street tree in the public sidewalk in front of the project. Consider aligning it with the location of the transformer to give the canopy additional space.
 - Ensure the rear landscape can be accessed for maintenance.
- Building Massing
 - Consider making the areas designed to mimic bays into true projecting bays, especially on the front elevation, to bring additional depth and interest to the façade (these are allowed to protrude into yard setbacks if there is no foundation

underneath them). This is a common architectural language along the street and would help the building further relate to its context.

- Front Elevation
 - Test additional strategies for making the ground floor more transparent and welcoming, especially the portion where the entrance and lobby are located. This level currently has the lowest window-to-wall ratio of this elevation.
 - Further differentiation of the ground floor could be beneficial. Consider a different material dimension, a different material, or different patterning than the proposed clapboard siding above.
 - Showing the adjacent buildings to either side of a proposed project is always appreciated to aid in understanding how the design relates to its context.
- Right Elevation
 - Adding windows to the blank wall facing the transformer would be preferable as this portion of the elevation is highly visible from the public right of way.
- Left Elevation
 - Additional windows in middle portion of this elevation would be beneficial if possible. Windows in the stairwell (provided they meet fire code) can create a more pleasant resident experience.
- Building Plans
 - Lobby – A small mechanical lift may allow for greater floorplan flexibility than the proposed ramp. Conversely, locating the building elevator to provide access between the lobby and first floor level could be an alternative solution.
 - Unit 1 – consider flipping the position of the living room and bedroom to place the bedroom further from the street and allow for a larger window facing Prospect Street.
 - Roof Plan – Test if rearranging the location of the mechanical closets for Unit 8 and Unit 9 would allow the southern wall of Unit 8’s headhouse to align with Unit 9’s. This would pull Unit 8’s headhouse inboard of the south elevation, helping to diminish the building’s apparent height.

Sustainability Staff Comments

Requirements

- Please add the area of low slope roof, the area that will have the high SRI material, to the Cool Score Sheet.
- The Green roof soil depth as well as the planting description may qualify as a short intensive green roof or an intensive green roof. This has the potential of making the project eligible for a higher Cool Score. However, the Cool Score Sheet and green roof specification sheet describe non-intensive green roof area
- Flood Resilience Compliance Confirmation is needed from the Department of Public Works before a building permit can be issued

Transportation Staff Comments

Requirements

- The Building Permit plans should include a scale of 1 inch = 10 feet for the short-term and long-term bike parking spaces. Please also include the type of bike rack (s) that will be used for the short-term and long-term spaces.

Suggestions

- Please ensure that the long-term bike racks are 3 feet apart from each other.
- Provide verification of how people will transport their bike to and from the long-term bike parking spaces.

Public Comments

Greg Duffy (abutting neighbor)

- Concerned with the proposed area for the garbage bins. The trash storage area seems large and is directly next to their patio. Their only outside space is about the width of a car. They noted that the space shown on the other side of the building is for a transformer and walkway that is not part of anyone's yard. They asked the applicant if there was anything that could be done to address this concern.
- Concerned with the proposed height. They felt it was a little out of scale for these particular few blocks of Prospect Street. Worried about the impact of shadows on nearby properties throughout the day.

Carolyn Duffy (abutting neighbor)

- The elevations do not show anything around the proposal. It looks like a box floating there with no sense of proportion or neighboring buildings.
- The neighborhood and adjacent houses date back to 1872. The proposal changes the feeling of the historical Inman Square area.
- There is not that much space at this site. Suggests the city should focus creation of housing in areas with more space or where buildings can be repurposed.
- The new building would create a cave-like environment for the commenter's house. They already do not have windows on the buildings left side because it is already connected to another house. Suggest it would make more sense to put this building closer to the taller 3 story building abutting the other side of the applicant's property.
- Questions if the applicant is just trying to maximize what is allowed by recent zoning changes.