

# 19.43 PUBLIC ADVISORY CONSULTATION

City of Cambridge, MA  
Last Updated: March, 2025

## COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby requests the Public Advisory Consultation for the premises indicated below.

<b>Parcel Address(s):</b>	62-64 Prospect Street, Cambridge, MA 02139
<b>Base Zoning District(s):</b>	BA-1 / C-1
<b>Overlay Zoning District(s):</b>	Prospect St Overlay District
<b>Owner Name:</b>	Cambridge Creative Development LLC
<b>Owner Address:</b>	PO Box 390033, Cambridge, MA 02139
<b>Applicant Name:</b>	Cambridge Creative Development LLC
<b>Applicant Address:</b>	PO Box 390033, Cambridge, MA 02139
<b>Contact Information:</b>	Raffi Freeman +1 (415) 857-3487 raffi@cambridgecreative.dev

### Brief description of the project:

The project proposes the demolition of the existing structures at 62-64 Prospect Street and the construction of a new seven (7)-unit residential condominium building. The proposed building consists of four stories above grade and a basement level, totaling approximately 9,766 gross square feet of residential space across seven units ranging from approximately 729 SF to 2,309 SF each.

The unit mix is as follows: one (1) basement-level 2-bedroom unit (Unit 2, approx. 1,078 SF); one (1) ground-floor studio/1-bedroom unit (Unit 3, approx. 729 SF); one (1) ground-floor 2-bedroom unit (Unit 1, approx. 1,590 SF including basement); two (2) second-floor 2-bedroom units (Units 4 and 5, approx. 1,077 SF each); and two (2) third-floor/upper-level 3-bedroom duplex units (Units 6 and 7, approx. 2,304 and 2,309 SF respectively).

The site is approximately 6,543 SF and straddles the C-1 and BA-1 zoning districts. The BA-1 portion of the lot is also in the Prospect St Overlay District. The project includes seven (7) long-term bicycle parking lockers on-site, pedestrian-accessible entries from both Prospect Street and the rear, and a sunken patio for the basement unit. No new off-street parking is proposed.

### Denote other City of Cambridge Board/Commission Review Needed:

Board of Zoning Appeal       Conservation Commission       Historical Commission



Signature of Applicant

5/6/26

Date

## 19.40 CITYWIDE ADVISORY DEVELOPMENT CONSULTATION

### 19.50 BUILDING AND SITE PLAN REQUIREMENTS

*This dimensional form is intended to demonstrate zoning compliance for projects subject to Sections 19.40 and 19.50 of the Cambridge Zoning Ordinance.*

**Project Address:** 62-64 Prospect Street,  
Cambridge, MA

**Zoning District:** C-1 / BA-1 / Prospect St Overlay

	Existing	Allowed or Required (max/min)	Proposed
Lot Area (sq ft)	5,100-sf Bus. A-1 + 1,443-sf Res. C-1 = ±6,543-sf	—	No change
Total Gross Floor Area (sq ft)	—	—	±9,766 GFA
Residential Uses	—	—	±9,766
Non-Residential Uses	—	—	n/a
Total Floor Area Ratio (FAR)	—	—	N/A
Residential Uses	—	—	N/A
Non-Residential Uses	—	—	N/A
Total Dwelling Units	—	—	7
Total Stories Above Grade	—	4	4
Max. Height – Residential (ft)	—	Bus. A-1: 75' max Res. C-1: 75' max per sec. 3.32.1.	49.9'
Max. Height – Non-Residential (ft)	—	N/A	n/a
Front Yard Setback(s) (ft)*	—	3' min per Prospect St Overlay	73.7'
Side Yard Setback(s) (ft)*	—	Bus. A-1: None Res. C-1: None per sec. 3.32.1.	1' left, 1' right
Rear Yard Setback(s) (ft)*	—	Bus. A-1: None Res. C-1: None Per sec. 3.32.1.	3'3" (proposed building is w/in 25' of Bus. A-1 zoning boundary line)
Total Open Space (% of Lot Area)**	—	Bus. A-1: None Res. C-1: 30%	1,089 sf Bus. A-1 515 sf Res. C-1
Private Open Space	—	Bus. A-1: None Res. C-1: 15% permeable	0-sf Bus. A-1 255 sf Res. C-1
Permeable Open Space	—	BA-1 None C-1: 15% min	872 sf Bus. A-1 260 sf Res. C-1
Publicly Beneficial Open Space	—	—	—
Green Open Space	—	Prospect St Overlay: 15%	765 sf (15% * 5,100 sf in PSO)
Off-Street Parking Spaces	—	N/A	0
Long-term Bicycle Parking Spaces	—	7 per CZO 6.107	7 lockers
Short-term Bicycle Parking Spaces	—	1 Per CZO 6.107	1
Loading Bays	—	N/A	0

*\*Indicate all applicable setbacks. Make sure distances match the submitted site plans.*

*\*\*Refer to Open Space definitions in Article 2.000 and Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.*

## 19.43 PUBLIC ADVISORY CONSULTATION

### Project Narrative — 62-64 Prospect Street, Cambridge, MA

#### A. Programmatic Need

Cambridge Creative Development LLC proposes to develop seven (7) new residential condominium units at 62-64 Prospect Street in response to the significant and sustained demand for high-quality, owner-occupied housing in the Cambridgeport neighborhood and greater Cambridge area.

The existing single family carriage house structure on the site are low density at a parcel that is 1 block from the MBTA Red Line and does not adequately utilize available space for public needs such as housing, and does not meet modern energy efficient building standards. The proposed project will replace this structure with a new, fully code-compliant residential building that addresses the following community and housing needs:

- Creation of seven (7) new homeownership opportunities in a neighborhood with limited condominium supply, serving households across a range of sizes from one-bedroom to three-bedroom units.
- Provision of fully accessible, all-electric residential units consistent with the City of Cambridge's climate and sustainability goals.
- Improved pedestrian environment and building design relative to the existing underutilized structures on the site.
- Long-term investment in a mixed-use corridor (Prospect Street) that benefits from increased residential density and activated street presence.

The unit mix — ranging from a ground-floor studio/one-bedroom to three-bedroom duplex penthouses — is designed to serve a diverse range of household types and to contribute to the City's housing production goals under Envision Cambridge and other planning studies.

#### B. Project Site

The project site is located at 62-64 Prospect Street, Cambridge, MA, within the Port neighborhood. The parcel is approximately 6,543 square feet and has frontage on Prospect Street. The site straddles two zoning districts: BA-1 (Business A-1) along the front and C-1 (Residence C-1) in the rear, consistent with the mixed character of this stretch of Prospect Street.

The existing site contains structures that are proposed for full demolition. Neighboring properties include residential buildings to the left and a parking lot on the. The site is flat and does not contain significant natural features, wetlands, or mapped flood hazard areas requiring special permitting.

Prospect Street is a key urban corridor in Cambridge connecting Central Square to Inman Square, with a mix of residential, retail, and small commercial uses. The neighborhood is well-served by public transit, including MBTA bus routes along Prospect Street and proximity to the Red Line at Central Square (<0.1 miles). The site is well-suited for residential intensification given its transit access, multiple grocery stores nearby (<0.1 miles), walkable context, and proximity to other neighborhood amenities.

## C. Project Scope

The proposed project involves the demolition of the existing structure at 62-64 Prospect Street and the construction of a new four-story (plus basement) residential condominium building containing seven (7) units. The building will be fully electric and designed to meet current Massachusetts energy and building codes.

The proposed building is approximately 51 feet deep and 45 feet wide, with a total gross floor area of approximately 9,195 square feet above grade. The unit mix is as follows:

- Unit 1 (Group 1): Ground floor + basement, approximately 1,590 GSF, 2-bedroom.
- Unit 2 (Group 1): Basement level, approximately 1,073 SF, 2-bedroom, with sunken patio.
- Unit 3 (Group 1): Ground floor, approximately 729 SF, studio/1-bedroom.
- Units 4 and 5: Second floor, approximately 1,077 SF each, 2-bedroom.
- Units 6 and 7: Third floor / upper duplex level, approximately 2,304–2,309 SF each, 3-bedroom with loft.

The building will include seven (7) long-term bicycle parking lockers and one (1) short-term bicycle space on-site. No off-street vehicular parking is proposed, consistent with the urban context and proximity to transit. Primary building entries are provided from Prospect Street (front) and from the rear. A mail and package area is provided at the ground floor entry.

The exterior design will be contemporary in character, respectful of the scale of adjacent residential buildings, and compliant with all applicable dimensional and design standards of the Cambridge Zoning Ordinance. Final exterior materials, fenestration, and landscaping details will be provided in the full submission package.

The project requires demolition of all existing structures on the site prior to construction.

## D. Zoning Background

The project site at 62-64 Prospect Street lies within the C-1 (Residence C-1) and BA-1 (Business A-1) zoning districts, as shown on the Cambridge Zoning Map. The Bus. A-1 portion of the lot is also within the Prospect St Overlay District. The site's dual-district condition is consistent with the pattern along Prospect Street, where the zoning boundary runs through lots fronting the street.

This project involves the construction of a new residential building and therefore requires a Public Advisory Consultation (PAC) pursuant to CZO Section 19.43.1. After the PAC process, the project will continue to satisfy the requirements of Footnote 37 for public outreach and continue to a Building Permit application. The project is an as-of-right development under applicable zoning.

Key zoning parameters applicable to the project include:

- Lot Area: Approximately 6,543 SF (existing; no change proposed).
- Zoning Districts: C-1 / BA-1. The BA-1 portion of the lot is also within the Prospect St Overlay District.
- Side Yard Setbacks: 0-foot minimum required in BA-1, extends 25' into Res. C-1 to encompass the entire proposed building; proposed side yards are 1.0 foot (left and right).
- Rear Yard Setback: 0-foot minimum required in BA-1, extends 25' into Res. C-1 to encompass the entire proposed building. Proposed at 3.3 feet.
- Building Separation: Proposed at 11.4 feet from the adjacent single-family residence (minimum 10 feet required).
- Off-Street Parking: Not required for this use and location; none proposed.
- Bicycle Parking: Seven (7) long-term lockers and one (1) short-term space provided, consistent with CZO Section 6.107.

The project complies with Prospect Street Overlay requirements

- Dimensional Standards
  - Minimum Green Area Open Space (20.204.2): minimum of 15% Green Area Open Space shall be required. The project provides 765 sf of Green Area Open Space, which meets the requirement of  $15\% * 5,100 \text{ sf}$  in Prospect St Overlay District = 765 sf requirement.

- Minimum Yard Requirements (20.204.3.1): 3' setback if no other front yard setbacks apply (BA-1 = no front setbacks). Proposed 3' setback
- Restrictions in Required/Provided Yards (20.204.3.2): providing a landscaped or paved area alongside the entire length of lot facing the street
- Design Standards:
  - Building Facades (20.206.1): The building has a pleasing design and is compatible with the residential neighborhood, with a brick façade that is similar to many buildings in the nearby area, including a next door brick building. The building is set back from the street by 73' and 20.206.1 parts (a)-(d) do not apply
  - Landscape (20.206.2): The building will have attractive landscaping in the front yard, as described in the landscape plan. The frontage is 51 feet, so 2 trees are required – the project is retaining an existing tree and adding a new tree within 10 feet of the public sidewalk, as described in the landscape plan
- Prospect Street Design Guidelines (20.209): given the proposed development is set back behind a building, most of these guidelines do not apply, however (11) the building is designed to be highly energy efficient and will meet the stretch code and also include solar panels, (12) rooftop mechanicals will be sited to limit visual and noise impacts, and (13) storage of trash will be shielded to contain noise/visual clutter.

## E. Urban Design Objectives (CZO § 19.30)

The following is a summary of how the proposed project responds to the City of Cambridge's Urban Design Objectives as set forth in CZO Section 19.30:

### **62-64 Prospect Street is responsive to the existing patterns of development. (CZO 19.31)**

Prospect Street between Central Square and Inman Square is characterized by a mix of two- to four-story residential and mixed-use buildings of varying ages and scales. The proposed building is four stories in height, consistent with the prevailing scale of development along this corridor.

### **62-64 Prospect Street is pedestrian and bicycle-friendly, with a positive relationship to its surroundings. (CZO 19.32)**

The project is located on a well-traveled urban street with direct access to MBTA bus service and is within easy walking distance of Central Square and its Red Line station. The building provides active, street-facing entries with no vehicular curb cuts, preserving the full width of the sidewalk for pedestrian use. Seven (7) secure long-term bicycle lockers and one (1) short-term bicycle space are provided on-site, supporting sustainable transportation choices for future residents. The building entry sequence, mail facilities, and site layout are designed to activate the street frontage and contribute positively to the pedestrian experience.

### **62-64 Prospect Street mitigates adverse environmental impacts upon its neighbors. (CZO 19.33)**

The project has been designed to minimize impacts on neighboring properties. Key measures include:

- A building separation of 11.4 feet from the adjacent single-family residence, exceeding the 10-foot minimum requirement.
- Mechanical equipment will be located and screened to minimize visual and acoustical impacts on neighbors.
- No off-street parking is proposed, eliminating vehicular circulation impacts that would otherwise affect neighbors.
- The sunken patio serving Unit 2 is located between the existing and proposed building footprint and avoids the side yards to minimize its affect on the abutters.
- Stormwater management will be addressed in the construction documents to minimize runoff relative to existing conditions.

### **62-64 Prospect Street will not overburden the City's infrastructure. (CZO 19.34)**

The project proposes a relatively small net increase in residential units on a site that already contains structures with existing utility connections. The building will be all-electric, eliminating fossil fuel combustion on-site and reducing long-term demand on gas infrastructure. Low-flow plumbing fixtures and energy-efficient systems will be specified throughout to minimize water and energy consumption. The project does not require a loading dock. The absence of off-street parking creates useful friction to any automobile use.

**62-64 Prospect Street will reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. (CZO 19.35)**

Prospect Street has historically served as a mixed residential and commercial corridor connecting Cambridge's most active squares. The proposed development reinforces this tradition by adding new homeownership opportunities in a neighborhood where market forces have historically favored rental and larger-scale commercial development. The project's contemporary design will contribute to the diverse architectural fabric of the street while respecting the scale and grain of the surrounding neighborhood. By providing seven units of owner-occupied housing, the project supports the long-term residential stability of the Cambridgeport neighborhood.

# REDEVELOPMENT OF 62-64 PROSPECT ST

CAMBRIDGE, MA 02139

7 UNIT MULTI-FAMILY RESIDENTIAL PROJECT

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM ST, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



FRONT ELEVATION

LIST OF DRAWINGS		PUBLIC ADVISORY CONSULT 05/04/2026
<b>GENERAL</b>		
T-1	TITLE SHEET	X
01	CONTEXT PLAN	X
EC-1-3	EXISTING PHOTOS EXISTING PLOT PLAN	X
Z1.1	DIMENSIONAL TABLE	X
Z1.2	DIMENSIONAL SITE PLAN	X
Z1.3	GROSS FLOOR AREA	X
Z1.4	OPEN SPACE	X
Z1.5	AVERAGE GRADE & BUILDING HEIGHT	X
<b>A1</b>		
A1.0	BASEMENT FLOOR PLAN	X
A1.1	FIRST FLOOR PLAN	X
A1.2	SECOND FLOOR PLAN	X
A1.3	THIRD FLOOR PLAN	X
A1.4	UPPER LEVEL DUPLEX	X
A1.5	ROOF PLAN	X
A2.1	FRONT ELEVATION LANDSCAPE PLAN (3 SHEETS)	X
<b>A2</b>		
A2.2	RIGHT SIDE ELEVATION	X
A2.3	REAR ELEVATION	X
A2.4	LEFT SIDE ELEVATION	X
A2.5	BUILDING SECTION	X

SEAL

CONSULTANT

PROJECT  
**DEVELOPMENT OF  
62 - 64 PROSPECT**

62-64 PROSPECT ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
CAMBRIDGE CREATIVE  
DEVELOPMENT LLC

PO BOX 390033  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**TITLE SHEET**

SCALE AS NOTED

REVISION / ISSUE	DATE
PUBLIC ADVISORY CONSULT.	05/04/2026
DRAWN BY EXC	REVIEWED BY PQ

SHEET

**T-1**

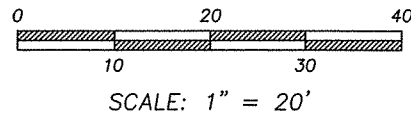
PREPARED BY:

ARCHITECT  
**PETER QUINN  
ARCHITECTS LLC**  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

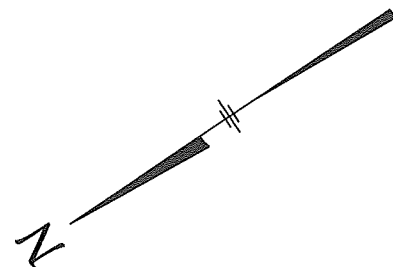
LANDSCAPE ARCHITECT  
**VERDANT LANDSCAPE  
ARCHITECTS**  
318 HARVARD ST, STE 25  
BROOKLINE, MA 02446  
PH (617) 735 1180



LOCUS PLAN ↑



SCALE: 1" = 20'



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: 62-64 PROSPECT STREET CONDOMINIUM

TITLE REFERENCE: BK 34494 PG 421

PLAN REFERENCE: 1051 OF 1984, 208 OF 1980 & 11 OF 2002

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: RAFFI MARDIROSIAN

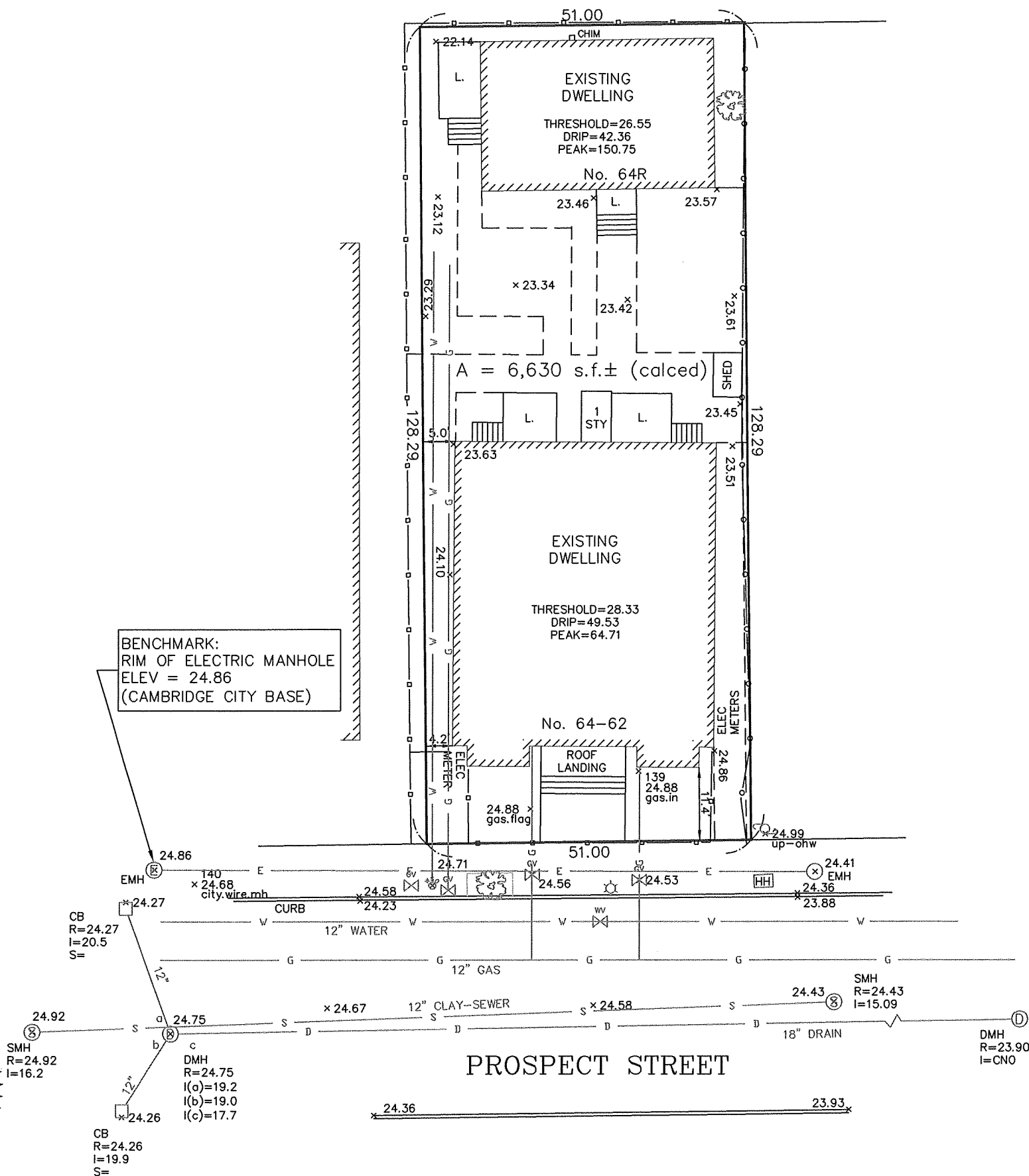
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 12, 2023  
 DATE OF PLAN: SEPTEMBER 15, 2023  
 REVISED PLAN: FEBRUARY 16, 2026



*Richard J. Mede, Jr.*  
 RICHARD J. MEDE, JR. P.L.S.

02/16/2026  
 DATE:



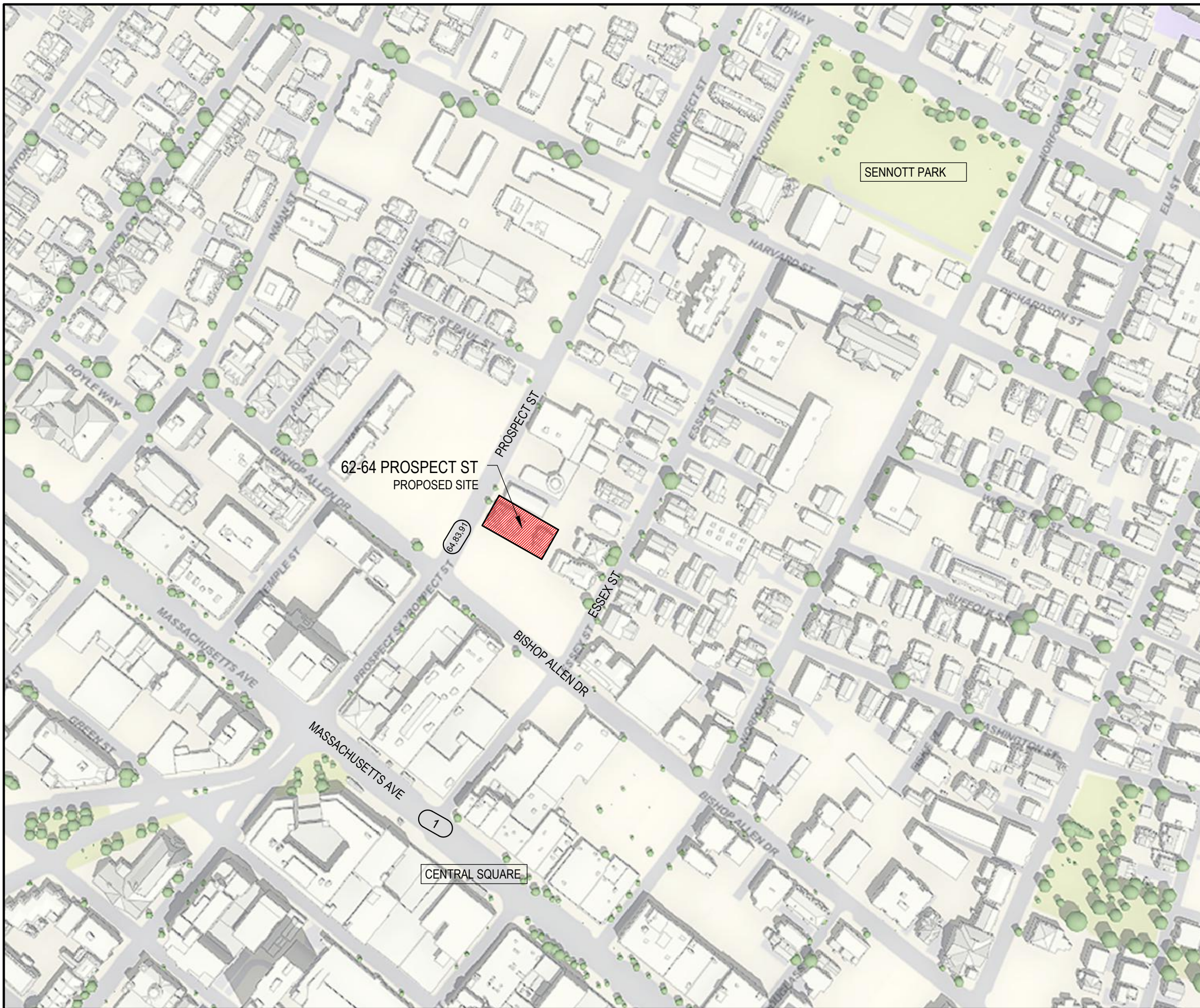
**CERTIFIED PLOT PLAN**  
**62 -64 PROSPECT STREET**  
**CAMBRIDGE, MA.**  
**(MIDDLESEX COUNTY)**

**MEDFORD ENGINEERING & SURVEY**  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL STREET, MEDFORD, MA 02155  
 781-396-4466 fax: 781-396-8052

PREPARED BY:

PREPARED FOR:  
 RAFFI MARDIROSIAN

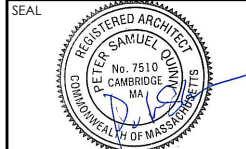
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CAV	RJM	22067



**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM ST, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989



CONSULTANT

PROJECT  
**DEVELOPMENT OF  
62 - 64 PROSPECT**

62-64 PROSPECT ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
CAMBRIDGE CREATIVE  
DEVELOPMENT LLC

PO BOX 390033  
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DRAWING TITLE  
**CONTEXT  
PLAN**

**LEGEND**

 SITE

 TRANSPORTATION

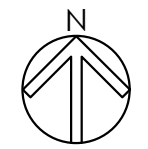
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REVISION / ISSUE	DATE

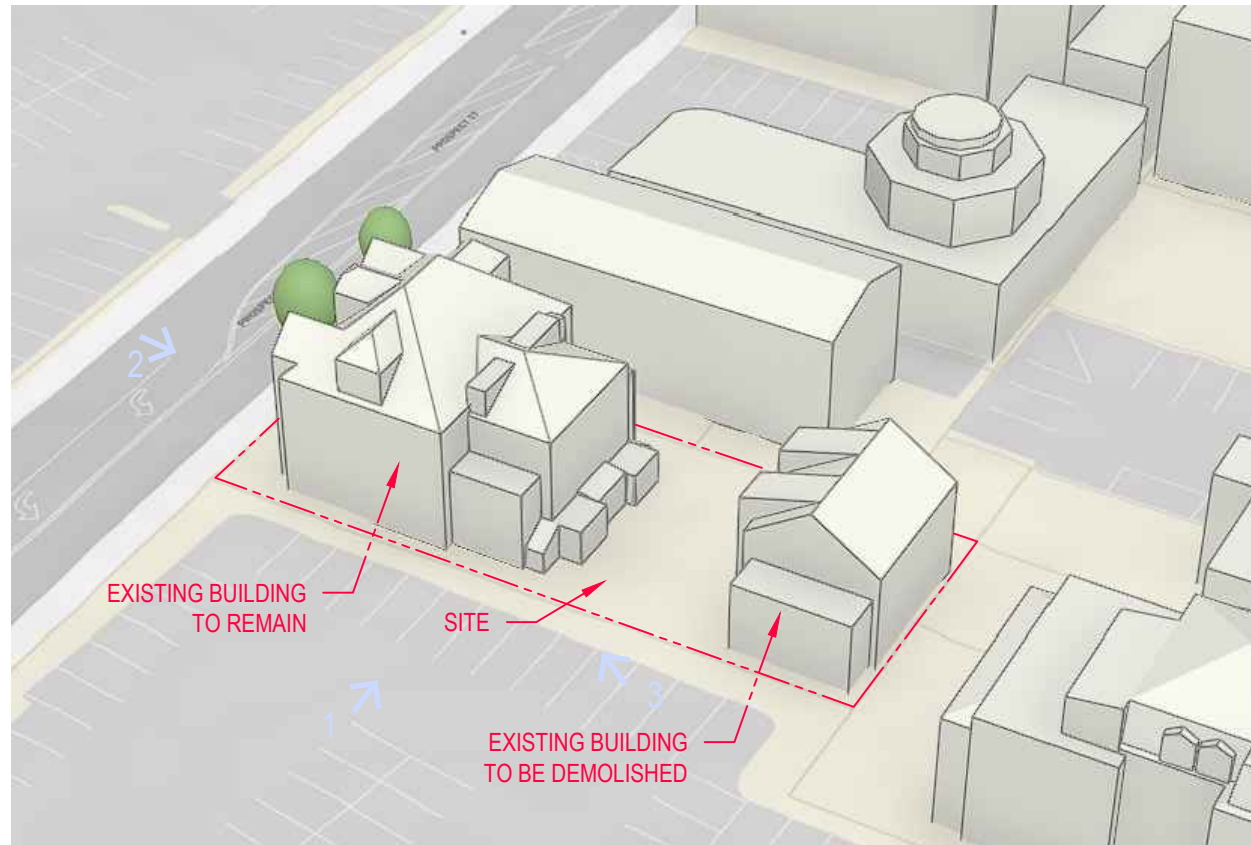
PUBLIC ADVISORY CONSULT. 05/04/2026

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SHEET



**01**



3D VIEW OF THE SITE. IMAGE FROM CAMBRIDGE, MA CITYWIDE 3D MODEL



1. SIDE VIEW OF EXISTING BUILDING TO REMAIN



2. FRONT VIEW OF EXISTING BUILDING TO REMAIN



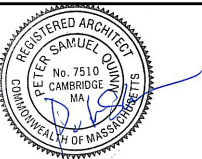
3. SIDE AND REAR VIEW OF EXISTING BUILDING TO REMAIN

**PETER  
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SEAL



CONSULTANT

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PHOTOS OF  
EXISTING  
BUILDING TO  
REMAIN

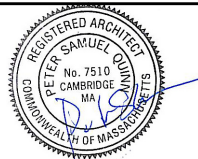
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SHEET

**EC-1**

SEAL



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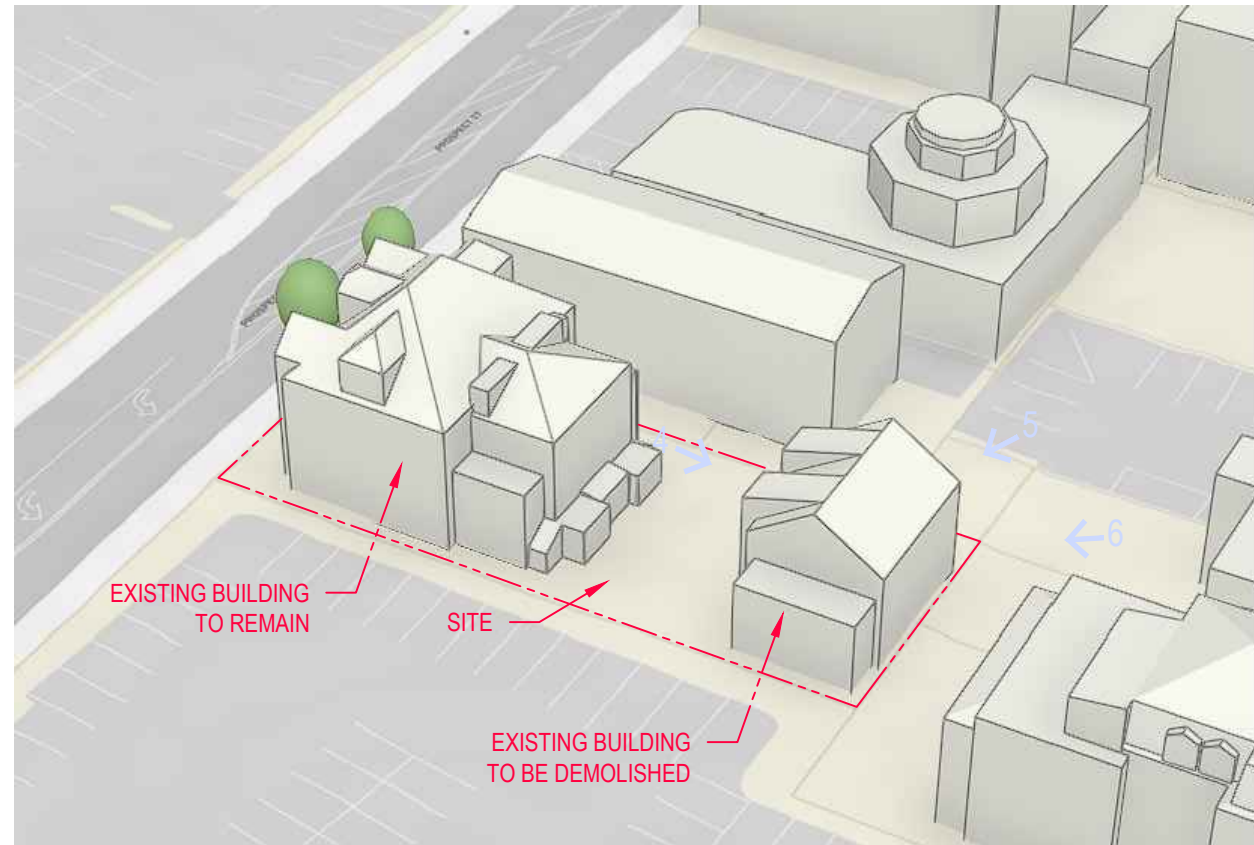
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PHOTOS OF  
EXISTING  
BUILDING TO BE  
DEMOLISHED

SCALE AS NOTED

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SHEET



3D VIEW OF THE SITE. IMAGE FROM CAMBRIDGE, MA CITYWIDE 3D MODEL



4. FRONT VIEW OF EXISTING BUILDING TO BE DEMOLISHED



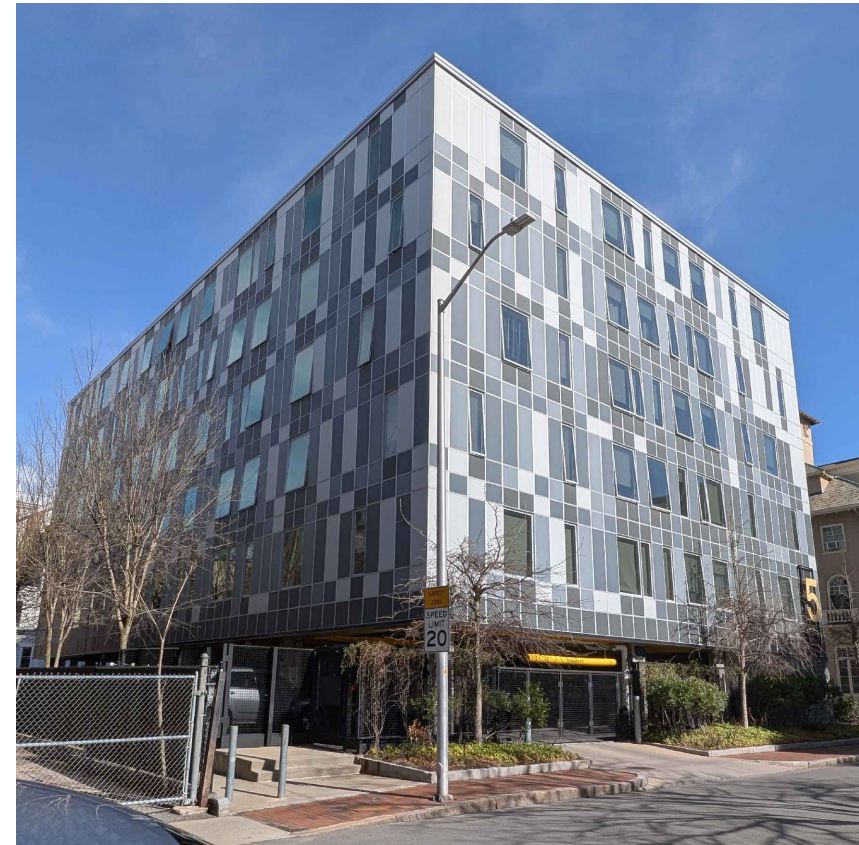
5. SIDE VIEW OF EXISTING BUILDING TO BE DEMOLISHED



6. REAR AND SIDE VIEWS OF EXISTING BUILDING TO BE DEMOLISHED



NEIGHBORING BUILDING 258-270 HARVARD ST (CLINTON & PROSPECT APARTMENTS)



NEIGHBORING BUILDING 5 TEMPLE ST. ( AFFORDABLE APPARTMENTS)



NEIGHBORING BUILDING 55 ESSEX ST (JFK APARTMENTS) & 252 HARVARD ST



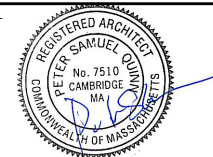
NEIGHBORING BUILDING AT 28 ESSEX ST.

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
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SEAL



CONSULTANT

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EXISTING  
PHOTOS  
NEIGHBORING  
BUILDINGS

SCALE AS NOTED

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DRAWN BY EXC	REVIEWED BY PQ

SHEET

**EC-3**



**Location Details**  
 Address: 64-1/2 Prospect St  
 Map-Lot: 90-11

**Ground Elevation**  
 Min: 22.7  
 Max: 26.0

Note: All elevations are in ft-CCB<sup>1</sup>

**Flood Elevation Data**

2070 - 1% - SLR/SS	23.4
2070 - 1% - Precip	24.8
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2050 - 1% - SLR/SS	N/A
2050 - 1% - Precip	24.8
2050 - 10% - SLR/SS	N/A
2050 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A

**Long-Term Flood Elevations**  
 1% - LTFE: 24.8  
 10% - LTFE: N/A

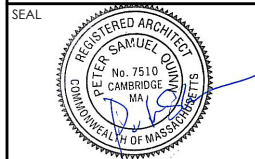
62 PROSPECT ST, Cambridge - Proposed 7-Unit Multiple Dwelling Building  
 DIMENSIONAL TABLE - Bus. A-2 & Res. C-1 Base Zoning Districts, Prospect St Overlay District, Within 1% LTFE (24.8'EL)

ZONING CRITERIA	ZONING REQUIREMENT Prospect St Overlay	ZONING REQUIREMENT Bus. A-1, Residential Use	ZONING REQUIREMENT Res. C-1, Residential Use	PROPOSED	COMPLIANCE
	REQUIRED / ALLOWED	REQUIRED / ALLOWED	REQUIRED / ALLOWED		
PRINCIPAL USE	Per sec. 20.205.1	Per sec. 4.30	Per sec. 4.30	Multifamily Dwelling	COMPLIES
LOT AREA		None	None	5,100-sf Bus. A-1 + 1,443-sf Res. C-1 = 6,543-sf (no change)	COMPLIES
NO. OF DWELLING UNITS		None	None	7	COMPLIES
GROSS FLOOR AREA		None	None	9,766-GFA	COMPLIES
OPEN SPACE RATIO		None	30% min consisting of: 15% min Privat Open Space + 15% min Permeable Open Space	Bus. A-1: 0% consisting of 1,089-sf of Permeable Open Space Res. C-1: 35% consisting of 255-sf (17%) Private Open Space + 260-sf (18%) Permeable Open Space	COMPLIES
LANDSCAPE	Per 20.206.2 for new development: Within 10' of sidewalk, 1 existing or new tree min. for every 25' of Prospect St frontage	None	None	2 trees	COMPLIES
NO. OF STORIES ABOVE GRADE		6	4	Bus. A-1: 4 Res. C-1: 4	COMPLIES COMPLIES
BUILDING HEIGHT		75' max	45' max	Bus. A-1: 49.9'	COMPLIES
BUILDING HEIGHT		75' max	45' max	Res. C-1: 49.9'	COMPLIES per sec. 3.32.1
FRONT YARD	3' min	None	10' min or Avg. of abutting	73.7'	COMPLIES
SIDE YARD, LEFT		None	5' min	1'	COMPLIES
SIDE YARD, RIGHT		None	5' min	1'	COMPLIES
REAR YARD		None	5' min	3.3'	COMPLIES per sec. 3.32.1
NO. OF PARKING		No min, No max	No min, No max	0	COMPLIES
NO. OF BIKE PARKING		LT: 1 per DU (1st 20 DU), 1.05 per DU thereafter ST: 0.1 per DU	LT: 1 per DU (1st 20 DU), 1.05 per DU thereafter ST: 0.1 per DU	7 LT, 1 ST	COMPLIES

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
 259 ELM ST, SUITE 301  
 SOMERVILLE, MA 02144  
 PH 617-354-3989



CONSULTANT

PROJECT  
**DEVELOPMENT OF  
62 - 64 PROSPECT**

62-64 PROSPECT ST  
 CAMBRIDGE, MA 02139

PREPARED FOR  
**CAMBRIDGE CREATIVE  
DEVELOPMENT LLC**

PO BOX 390033  
 CAMBRIDGE, MA 02139

DRAWING TITLE  
**ZONING DIMENSIONAL  
TABLE, FLOOD  
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE	DATE

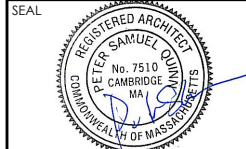
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**Z1.1**



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**DIMENSIONAL  
SITE PLAN**

SCALE AS NOTED

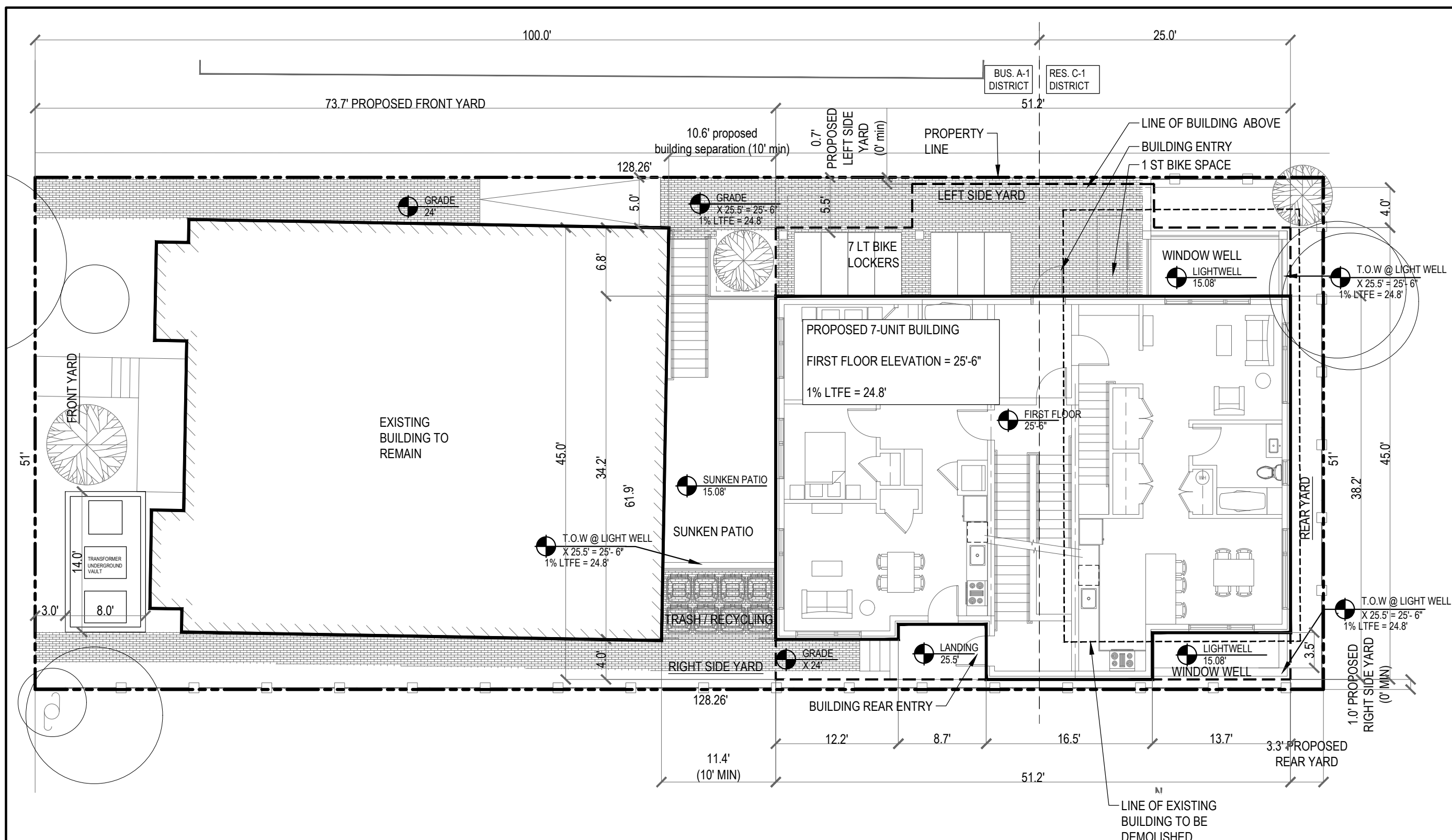
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**Z1.2**



LOT SIZE: ± 6,543-SF

BASED ON EXISTING EXISTING CONDITION CERTIFIED PLOT  
PLAN BY MEDFORD ENGINEERING & SURVEY ANGELO B.  
VENEZIANO ASSOCIATES, 15 HALL ST, MEDFORD, MA 02155

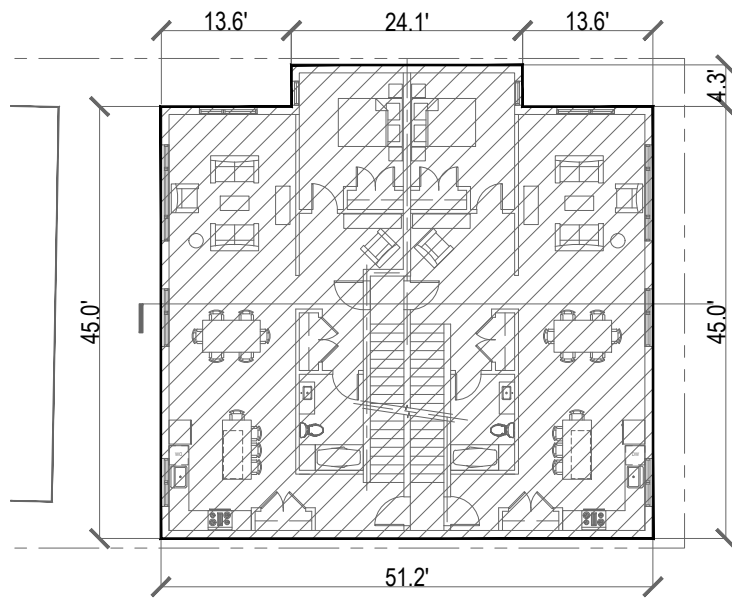


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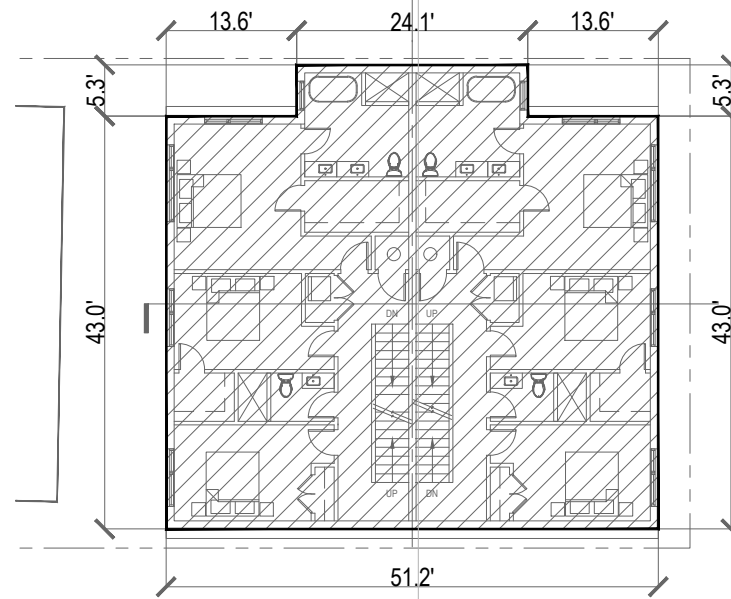
**DIMENSIONAL SITE PLAN**

SCALE: 1" = 10'-0"

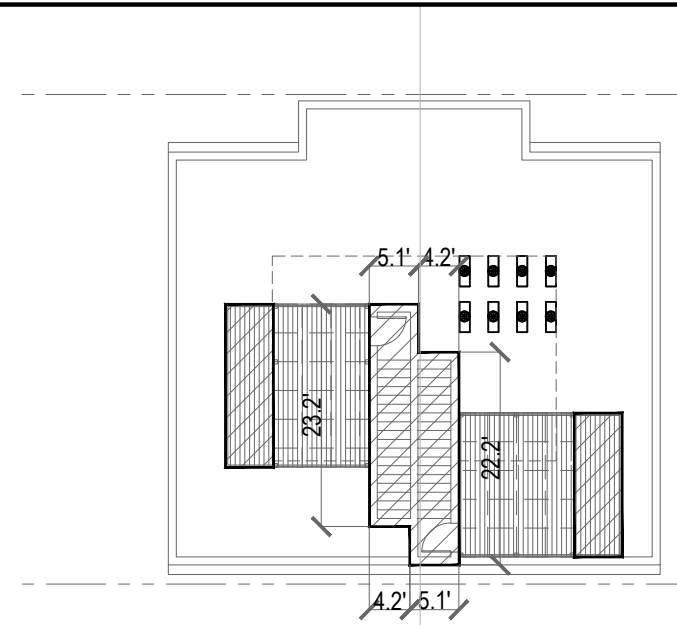




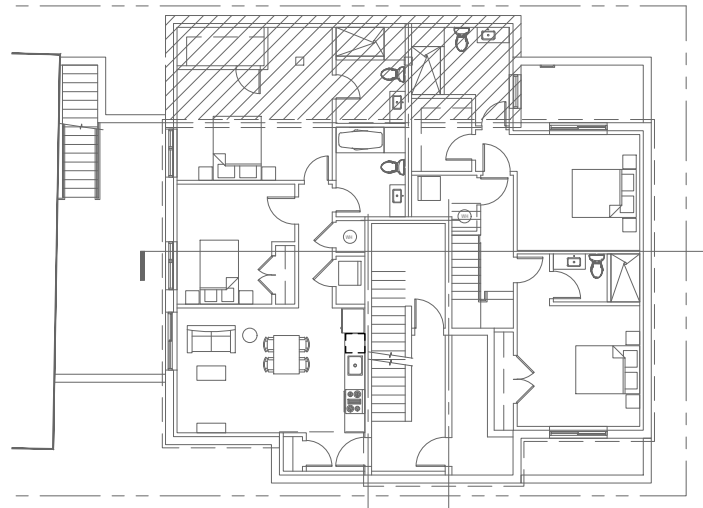
THIRD FLOOR: 2,411 SQ. FT.



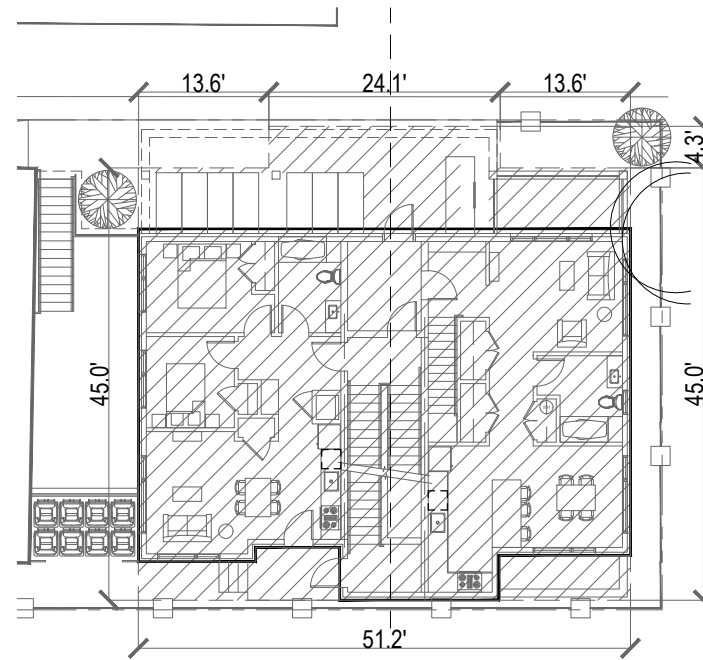
THIRD FLOOR DUPLEX LEVEL: 2,332 SQ. FT.



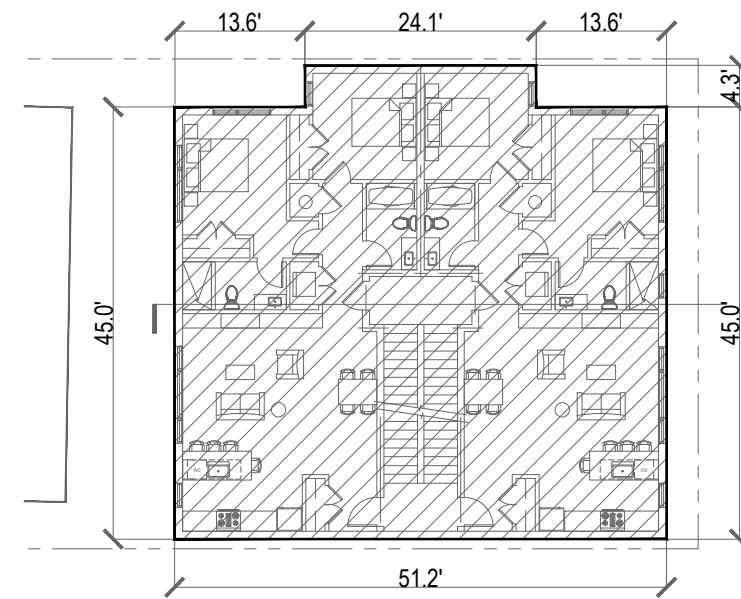
ROOF LEVEL: 376-SF



BASEMENT FLR: 0-GSF PER SEC. 5.25.2(f), (g).



FIRST FLOOR: 2,236-SF



SECOND FLOOR: 2,411-SF

**5 GROSS FLOOR AREA**  
SCALE: 1" = 20'-0"

GFA SUMMARY

FLOOR	PROPOSED
ROOF	376
DUPLEX	2,332
3RD FL	2,411
2ND FL	2,411
1ST FL	2,236
BASEMENT	0
TOTAL	9,766 GSF

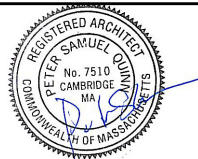


**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM ST, SUITE 301  
SOMERVILLE, MA 02144  
PH 617-354-3989

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DEVELOPMENT LLC**

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CAMBRIDGE, MA 02139

DRAWING TITLE

**GROSS FLOOR AREA**

SCALE AS NOTED

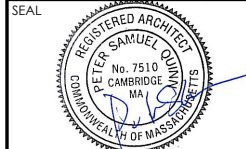
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**Z1.3**



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DRAWING TITLE

**PERMEABLE OPEN SPACE**

SCALE AS NOTED

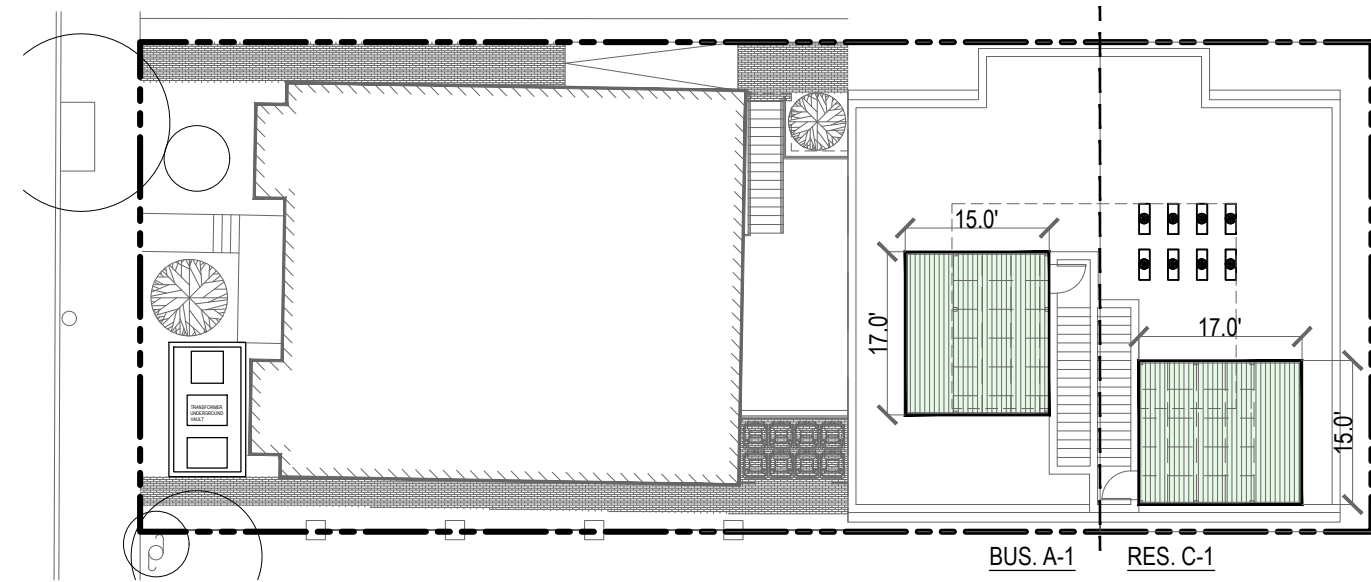
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**Z1.4**



**BUS. A-1 AT ROOF**

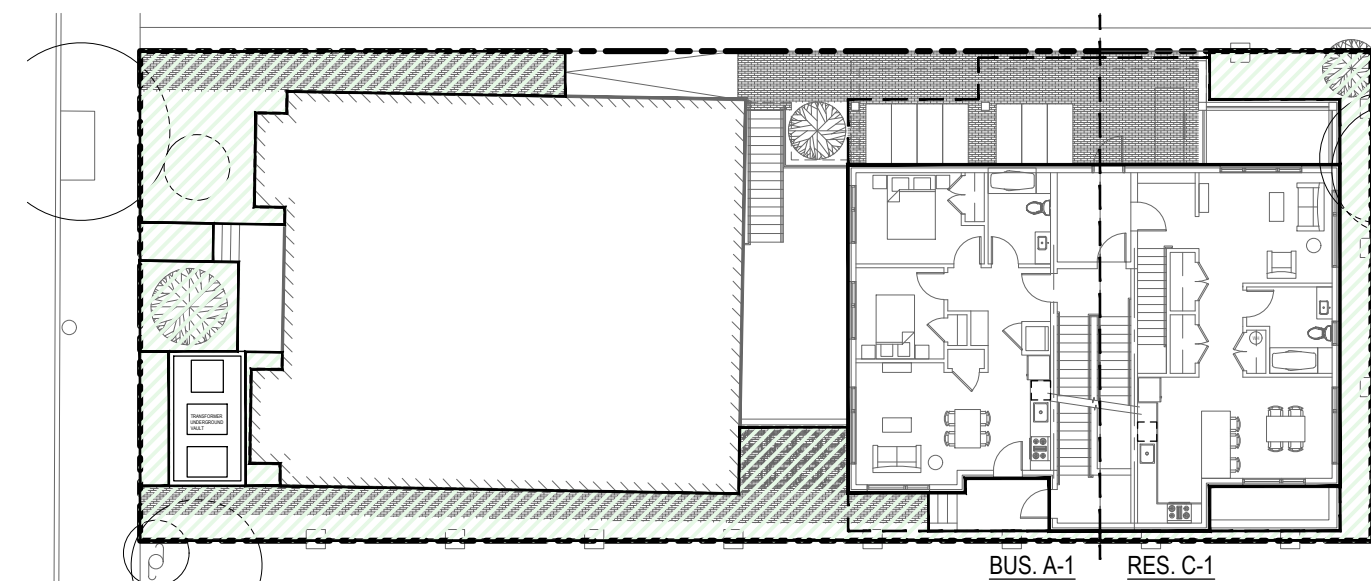
PRIVATE OPEN SPACE: 255-SF  
(NONE REQUIRED)

PERMEABLE OPEN SPACE: 0-SF  
(SEE PRIVATE O.S. AT GRADE)

**RES. C-1 AT ROOF**

PRIVATE OPEN SPACE: 255-SF = 17%  
OF 1,443-SF RES. C-1 AREA.  
(15% REQUIRED)

PERMEABLE OPEN SPACE: 0-SF  
(SEE PRIVATE O.S. AT GRADE)



**BUS. A-1 AT GRADE**

PRIVATE OPEN SPACE: 0-SF  
(NONE REQUIRED)

PERMEABLE OPEN SPACE: 1,089-SF  
(N/A)

**RES. C-1 AT GRADE**

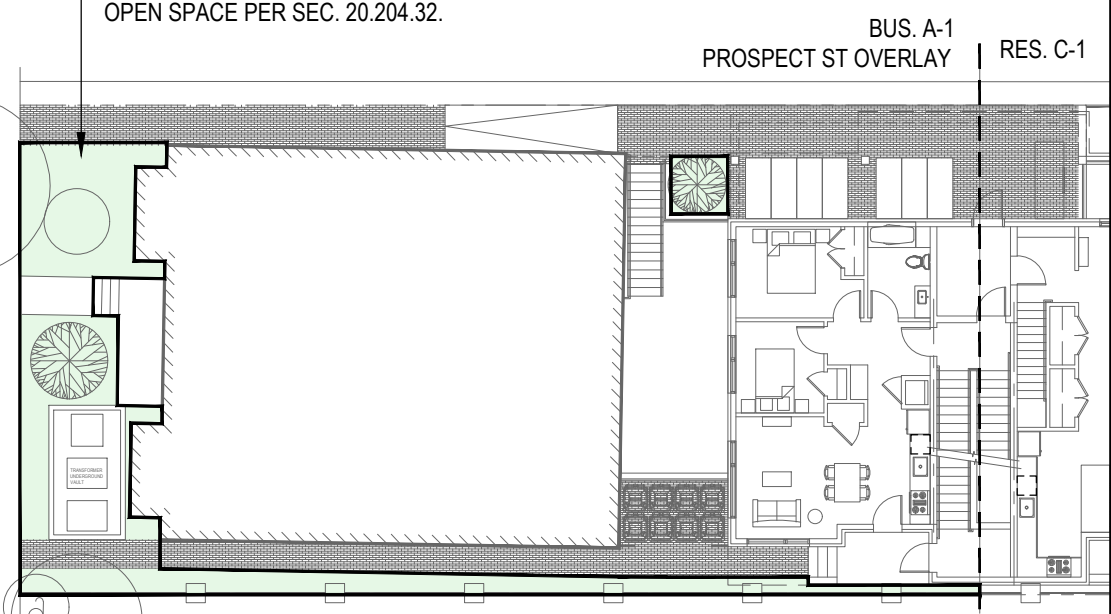
PRIVATE OPEN SPACE: 0-SF  
(SEE PRIVATE O.S. AT ROOF)

PERMEABLE OPEN SPACE: 260-SF  
= 18% OF RES. C-1 AREA.  
(15% min permeable o.s. required)

**4 PRIVATE OPEN SPACE**  
SCALE: 1" = 20'-0"



AREA BETWEEN PRINCIPAL WALL PLANE  
AND STREET IS DEVOTED TO GREEN AREA  
OPEN SPACE PER SEC. 20.204.32.



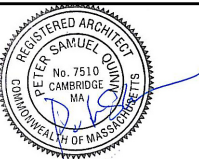
TOTAL LOT AREA IN BUS. A-1 / PROSPECT ST OVERLAY = 5,100-SF

GREEN AREA OPEN SPACE: 765-SF PROVIDED.  
(5,100-SF x 15% MIN = 765-SF MIN.)

GREEN AREA OPEN SPACE CAPABLE OF SUPPORTING VEGETATION: 574-SF PROVIDED.  
(765-SF G.A.O.S. x 0.75 = 574-SF MIN.)

**4.1 GREEN AREA OPEN SPACE**  
SCALE: 1" = 20'-0"

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DRAWING TITLE

**AVERAGE GRADE &  
BUILDING HEIGHT**

SCALE AS NOTED

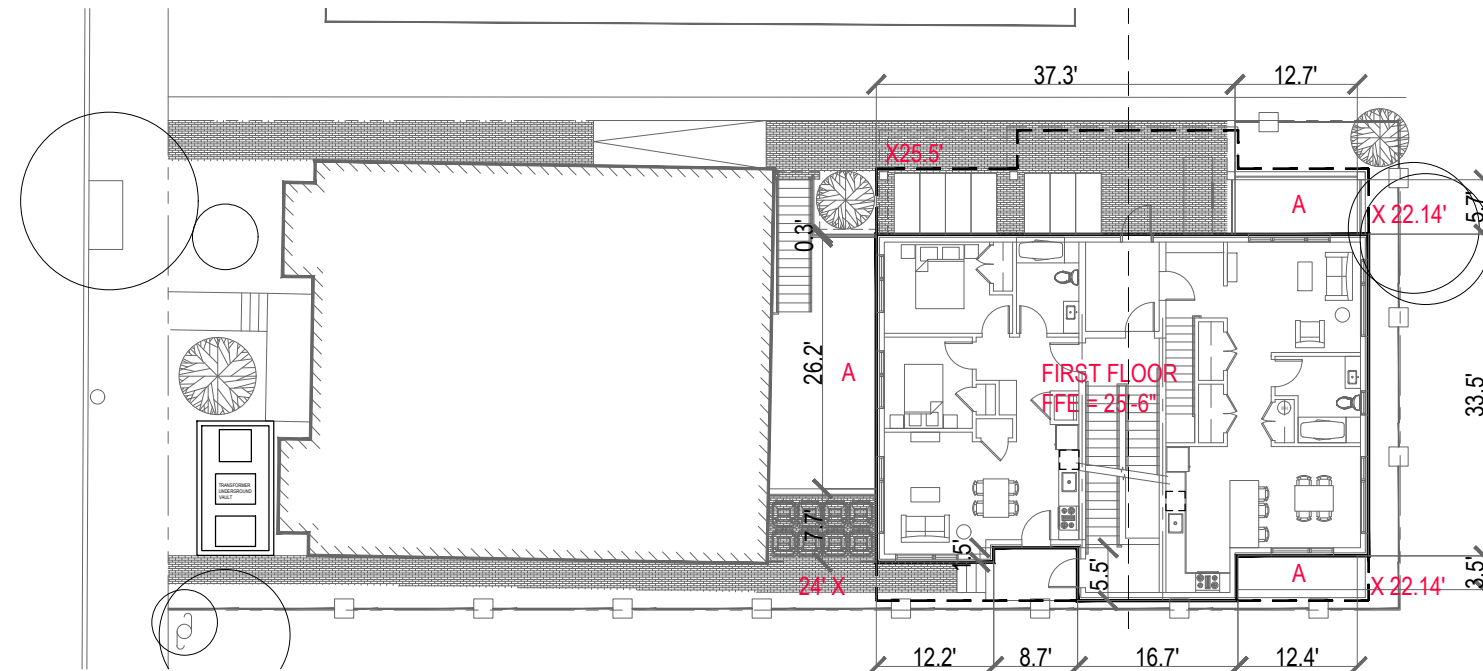
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**Z1.5**



$$\frac{25.5' + 22.14' + 22.14' + 24'}{4}$$

= 23.4' EL AVERAGE GRADE  
NOT AT LIGHT WELL

$$(23.4' \text{ EL} \times 121.3 \text{ LF}) + (15.08' \text{ EL} @ \text{A} \times 60.5 \text{ LF})$$

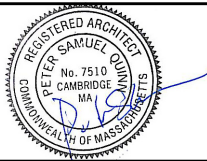
$$181.8' \text{ TOTAL LF PERIMETER}$$

= 20.6' EL AVERAGE GRADE FACTORING LIGHT WELLS

**2 AVERAGE GRADE**  
SCALE: 1" = 20'-0"



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DEVELOPMENT LLC

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DRAWING TITLE

BASEMENT PLAN

SCALE AS NOTED

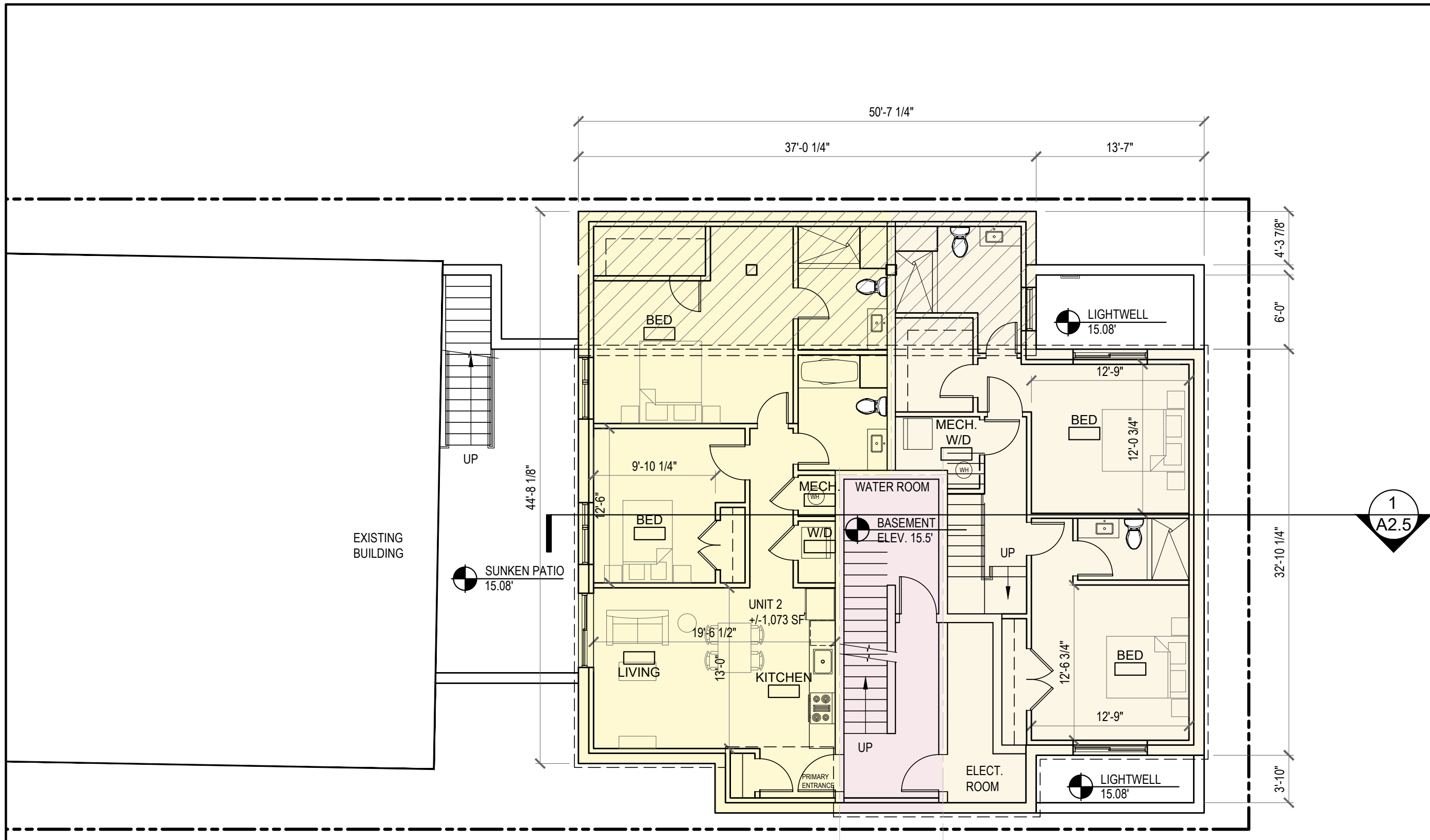
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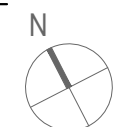
SHEET

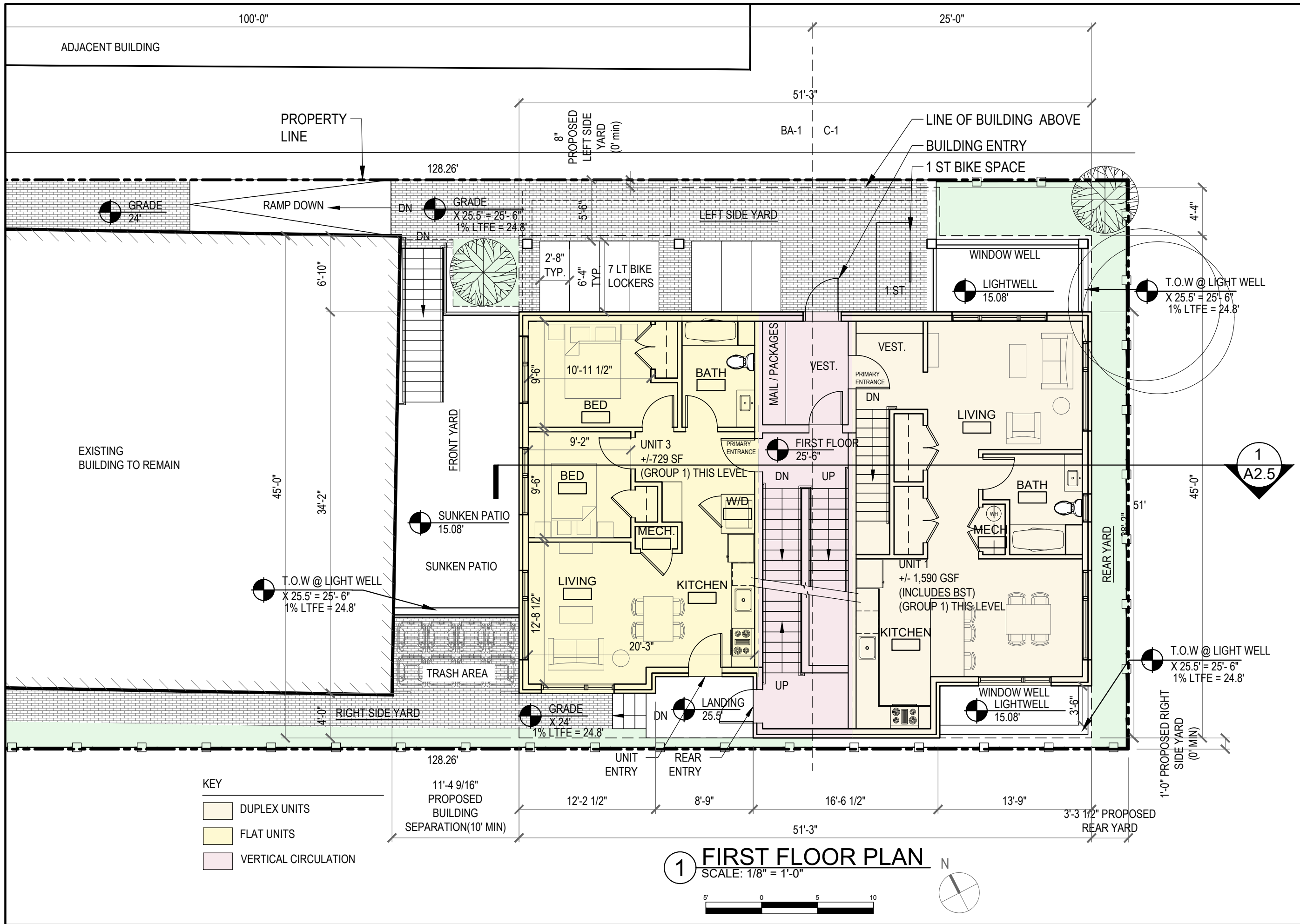
A1.0



- KEY
- DUPLEX UNITS
  - FLAT UNITS
  - VERTICAL CIRCULATION

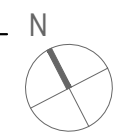
**1 BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"





- KEY
- DUPLEX UNITS
  - FLAT UNITS
  - VERTICAL CIRCULATION

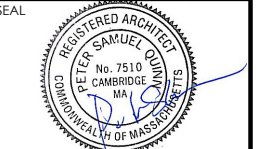
**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**PETER QUINN ARCHITECTS**

ARCHITECTURE PLANNING  
INTERIOR DESIGN

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DRAWING TITLE  
**FIRST FLOOR PLAN**

SCALE AS NOTED

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**A1.1**

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PROJECT  
DEVELOPMENT OF  
62 - 64 PROSPECT

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DEVELOPMENT LLC

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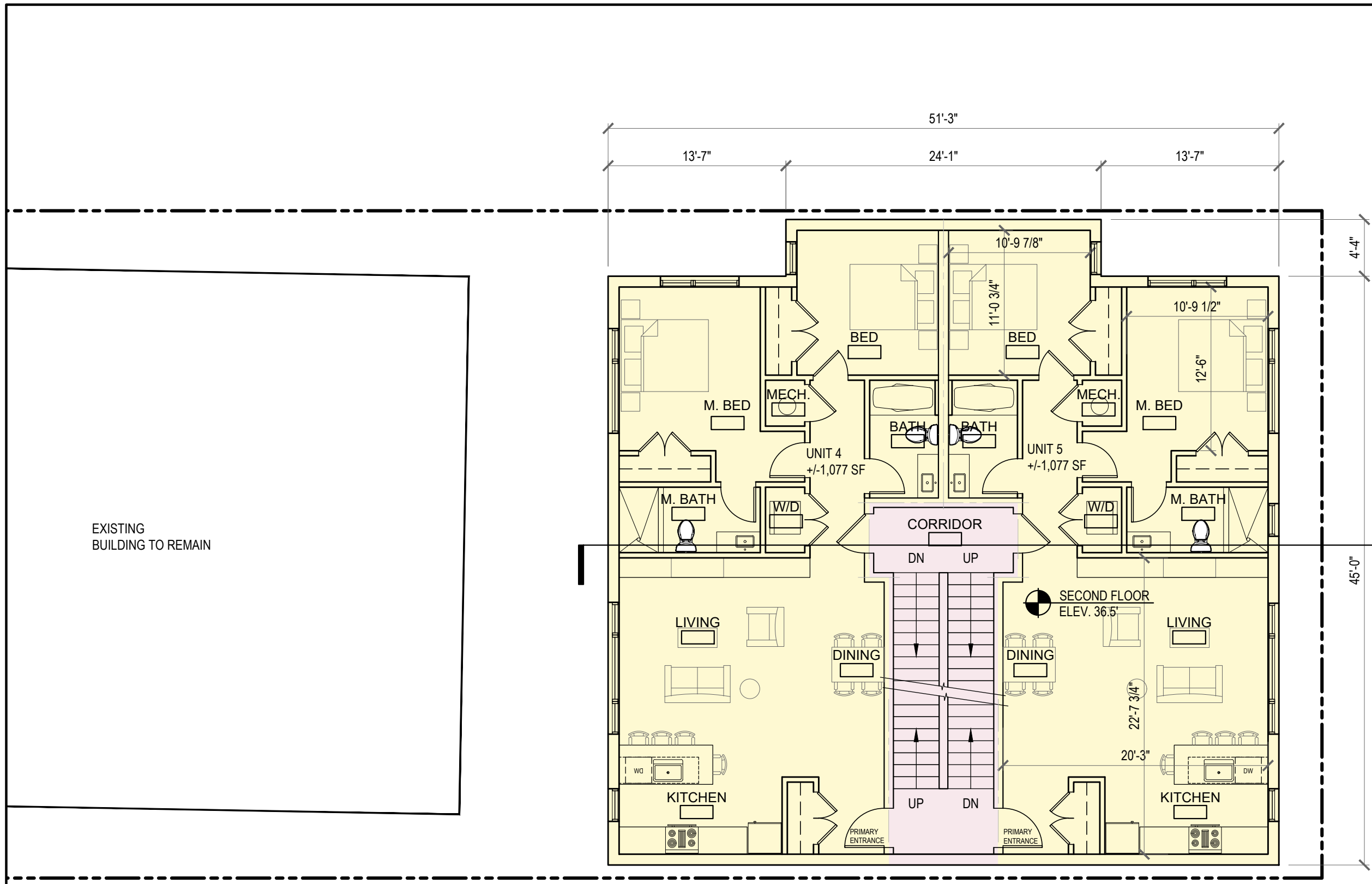
SECOND FLOOR PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
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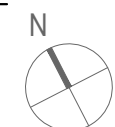
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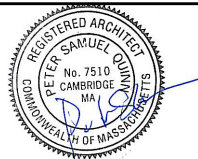
EXISTING  
BUILDING TO REMAIN

- KEY
- DUPLEX UNITS
  - FLAT UNITS
  - VERTICAL CIRCULATION

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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DRAWING TITLE

THIRD FLOOR PLAN

SCALE AS NOTED

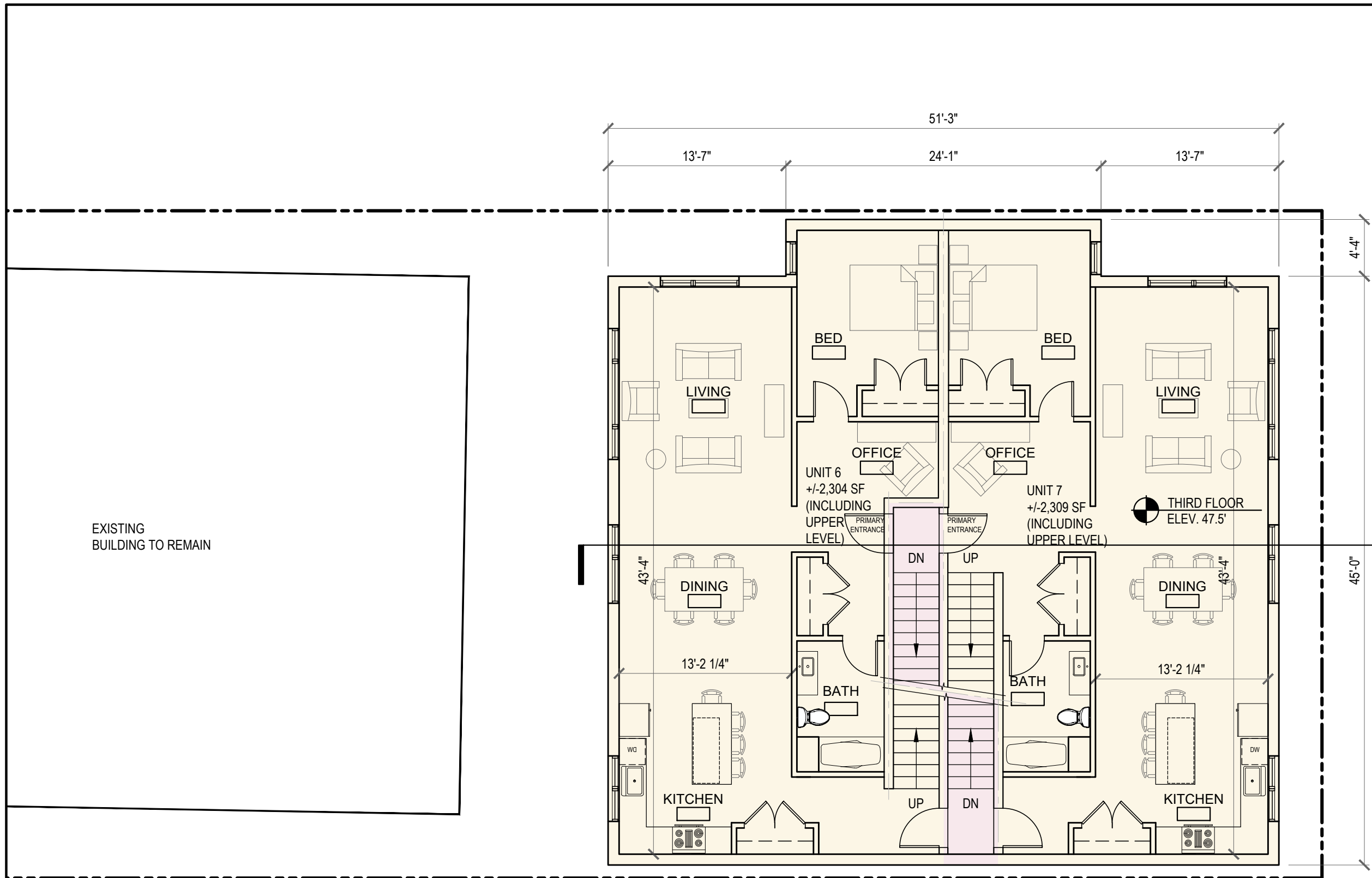
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**A1.3**



EXISTING  
BUILDING TO REMAIN

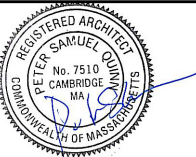
KEY

- DUPLEX UNITS
- FLAT UNITS
- VERTICAL CIRCULATION

**1 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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DRAWING TITLE

UPPER LEVEL  
DUPLEX FLOOR PLAN

SCALE AS NOTED

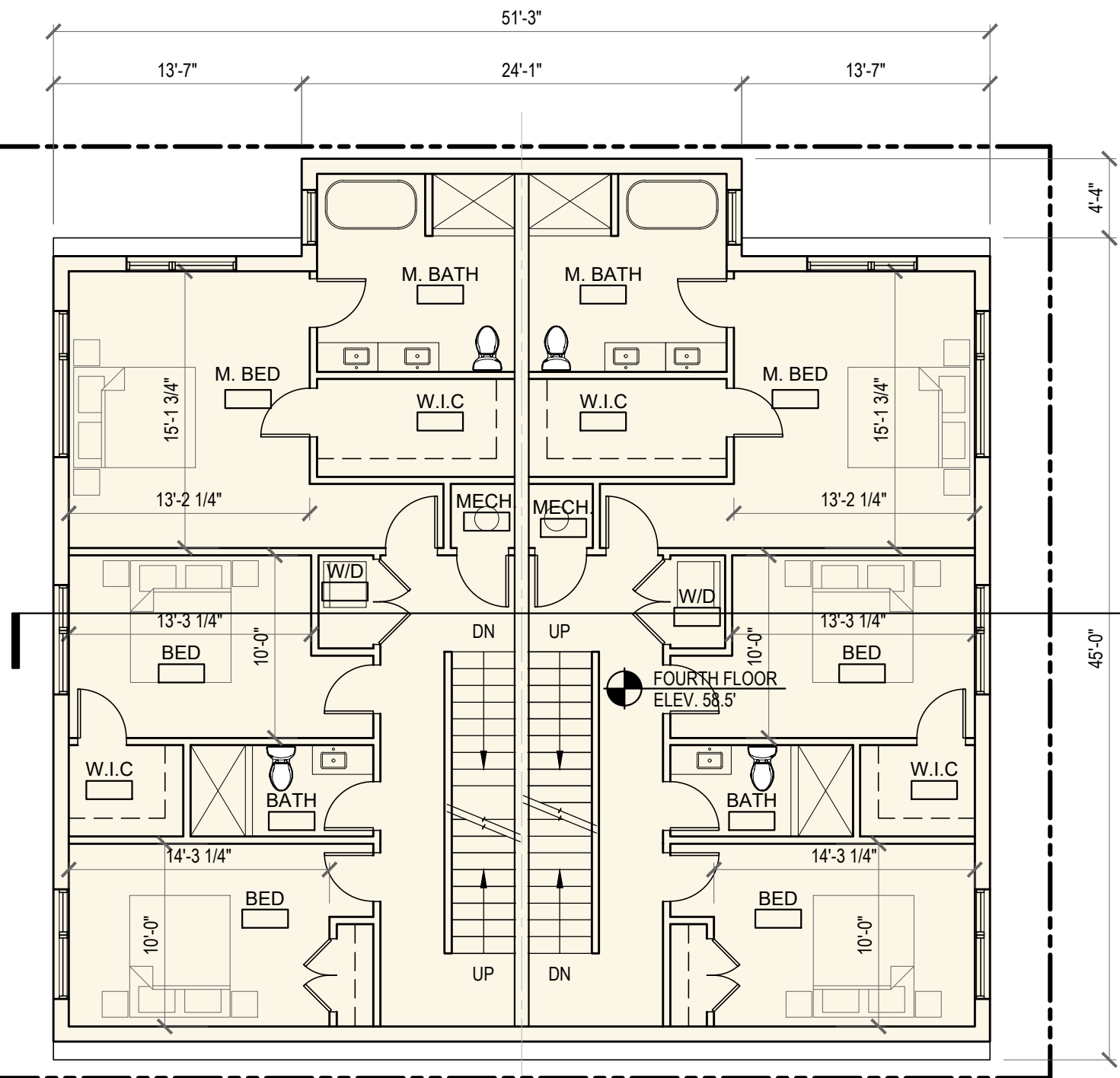
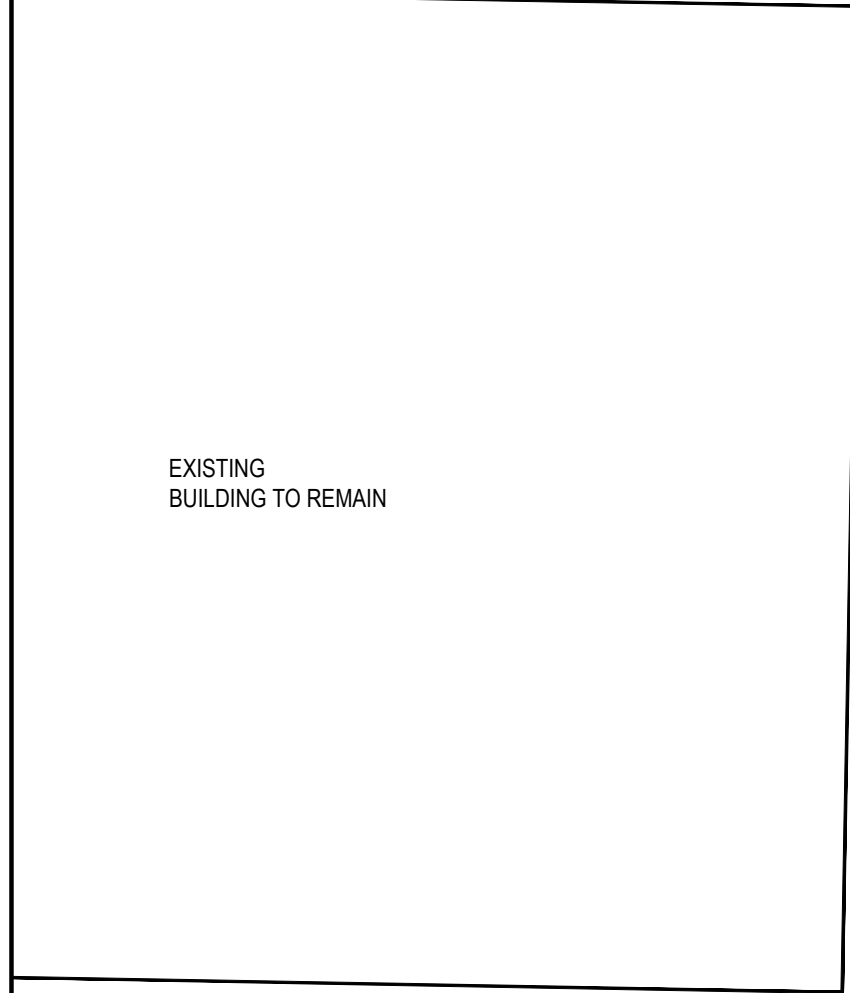
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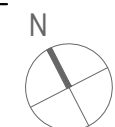
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A1.4

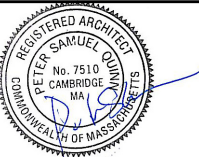


- KEY
- DUPLEX UNITS
  - FLAT UNITS
  - VERTICAL CIRCULATION

**1** UPPER LEVEL DUPLEX  
SCALE: 1/8" = 1'-0"



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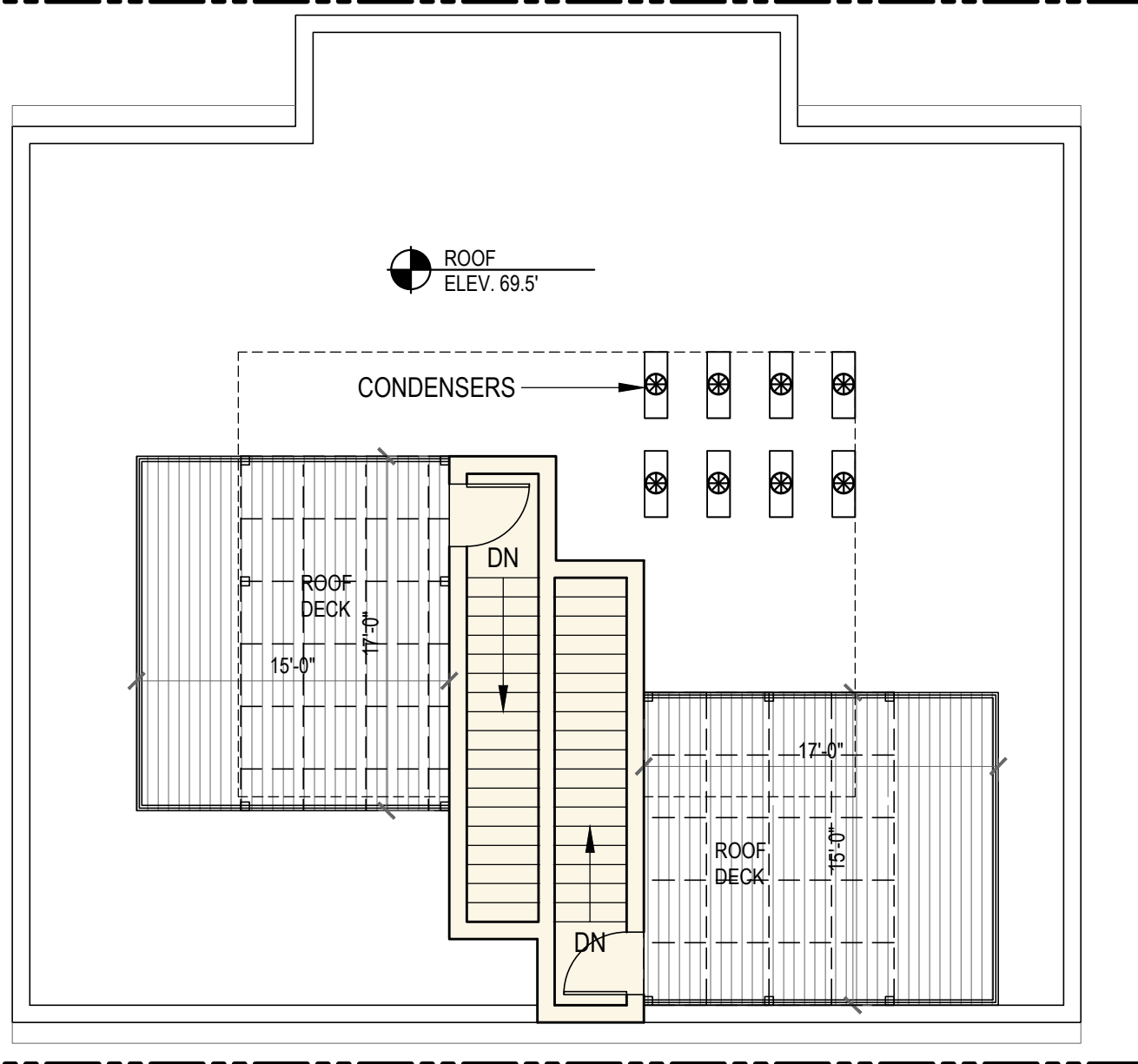
ROOF

SCALE AS NOTED

REVISION / ISSUE	DATE
PUBLIC ADVISORY CONSULT.	05/04/2026
DRAWN BY EXC	REVIEWED BY PQ

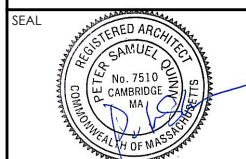
SHEET

A1.5



1 ROOF DECK  
SCALE: 1/8" = 1'-0"





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DRAWING TITLE

**FRONT ELEVATION**

SCALE AS NOTED

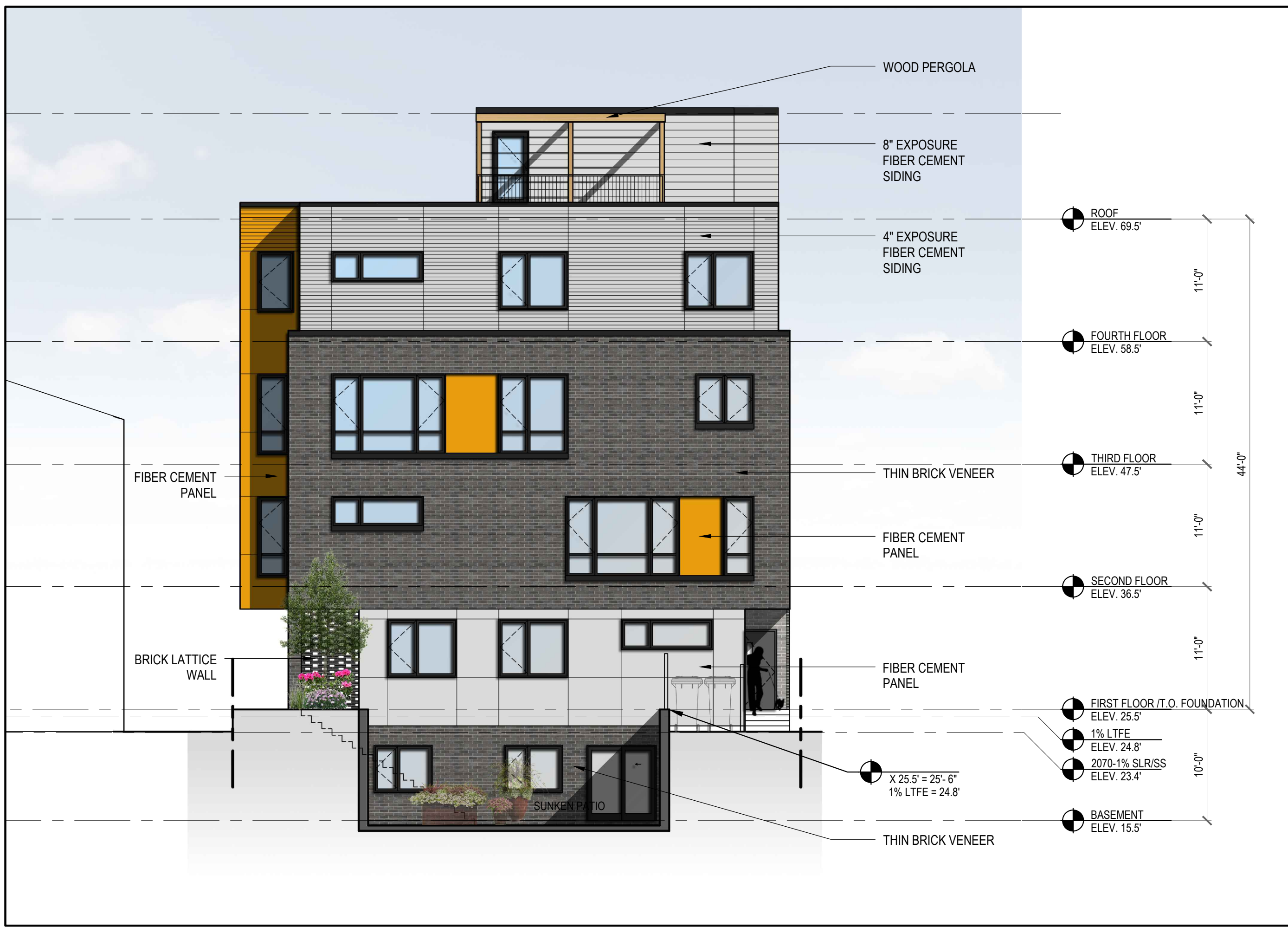
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**A2.1**





REVISIONS		
MARK	ISSUE	DATE

DRAWING INFORMATION	
ISSUE:	
DATE:	05/04/2026
SCALE:	

PROJECT NUMBER:	
DRAWN BY:	SC
CHECKED BY:	KP

DRAWING TITLE  
**TREE PROTECTION  
& REMOVAL PLAN**

DRAWING NUMBER

Tree Survey at 62-64 Prospect					
Location	DBH (inches)	Species	Action	Status	Bylaw Applicable
1	19	Tree of Heaven	TBR	Significant	Yes
2	2.5	Small Tree	To Remain	<6"	No

Tree Mitigation		
Existing Trees TBR (DBH)	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
	19	
Proposed Trees		See Plan

NOTES:

- See Arborist's report
- See arborist's report for tree exemptions

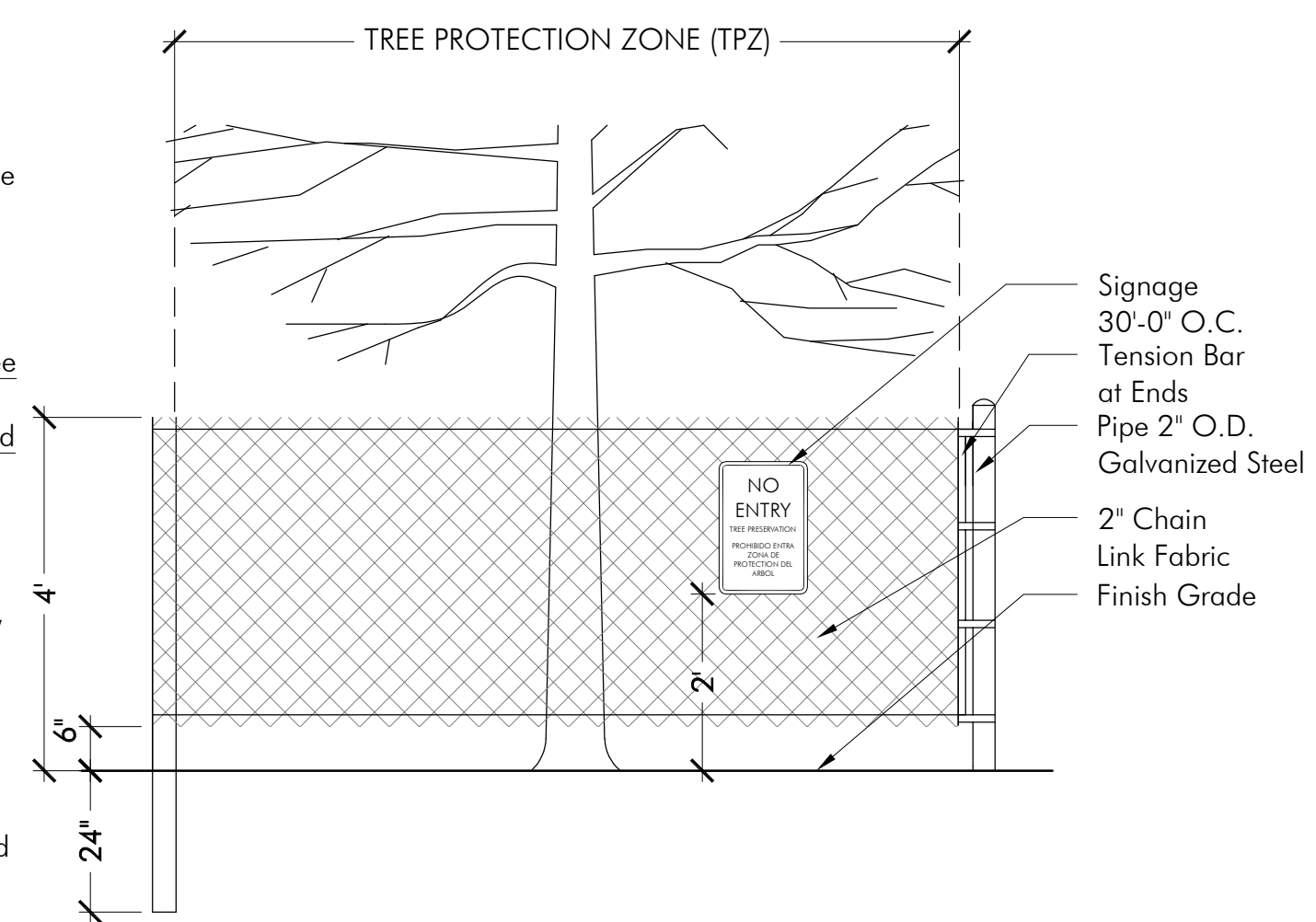
DBH = Diameter at Breast Height = trunk diameter measured 4 1/2 feet from the ground. For multiple trunk trees, DBH is the aggregate diameter  
CAL = Caliper = trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.

LEGEND:

	TEMP. TREE PROTECTION FENCE TO BE REMOVED AFTER CONSTRUCTION SEE Tree Protection Detail 1/L1
	TREE TO REMAIN & BE PROTECTED
	TREE TO BE REMOVED
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT

NOTES:

- Installed tree protection must be in place prior to any work (including demolition), and approved by landscape architect. Tree protection to remain in place throughout construction. Remove for final landscape treatment, after approval by landscape architect.
- Adjust location of tree protection within tree dripline only when necessary to perform work shown on Drawings, and as approved by Landscape Architect and Architect prior to adjusting.
- Stockpiling of soils, storing of materials, parking of vehicles or location of temporary structures shall not occur at any time within the dripline of trees to remain.
- All work within drip line must be done by hand.
- Post spacing a maximum of 6' on center, minimum four posts per tree.
- Adjust location and depth of posts to avoid tree roots.
- Sign material to be weather resistant.

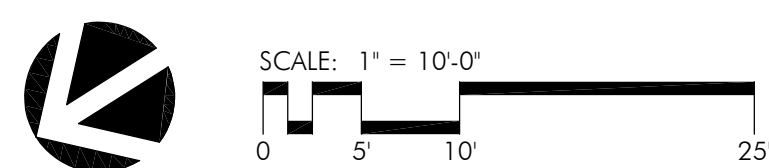
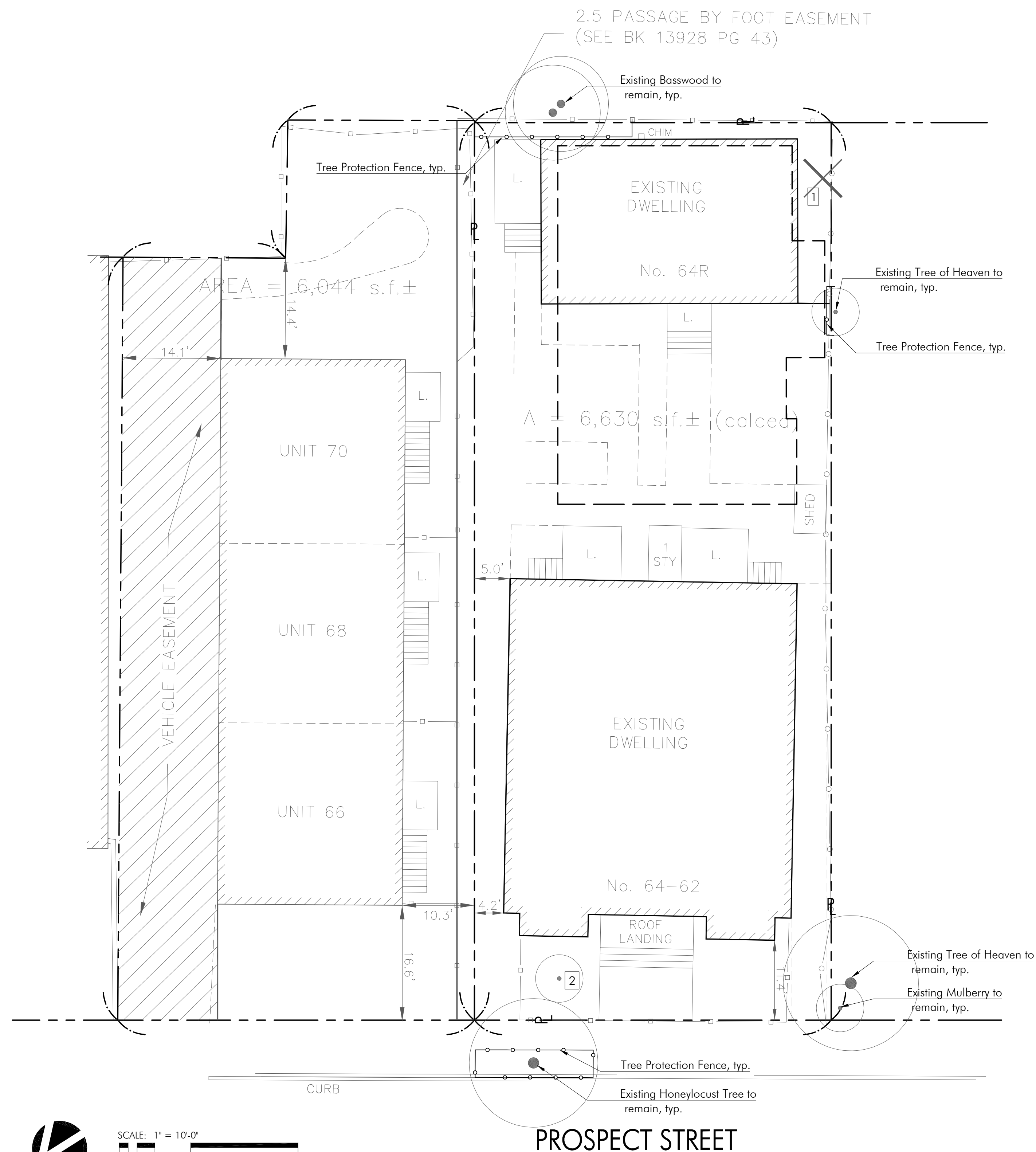


1 Tree Protection Zone  
SCALE: 1/2" = 1' - 0"

**Tree Protection Prior to Site Work:**

Prior to initiating site work, the Contractor shall install a 4' ht. chain link construction fence as shown on the plan to establish the Tree Protection Zone (TPZ). The contractor shall not enter the tree protection zone with equipment, store equipment or materials within the TPZ for the duration of the construction project. The TPZ shall be maintained throughout the construction period and may only be removed as specifically directed by the Landscape Architect or Town Tree Warden.

- In locations where the excavation and construction work will be within the desirable Tree Protection Zone (TPZ), the Contractor shall meet with the Landscape Architect to describe the scope of excavation or filing. Equipment shall not operate within the TPZ except as approved and directed by Landscape Architect. Should construction work be required within the TPZ, a certified Arborist shall be hired to provide an effective plan for protection, such as pneumatic excavation.
- A certified arborist shall be hired to cut and prune limbs and branches that may hinder construction operations or overhand the proposed building. The arborist shall cleanly cut roots at the edge of the construction zone. Fill in excavated area after the roots are pruned and water the disturbed area.
- Install 2 to 3 inches of wood chip mulch or a blend of composted wood chips and bark mulch over the entire TPZ or 30' from the tree protection fence - whichever is less, as directed by Arborist/Landscape Architect.
- The tree protection fence shall not be removed until the end of the construction of the building(s) at such time as the lawn work and plantings work is initiated. The Contractor shall request and get approval to remove the tree protection fence by the Landscape Architect.
- The Contractor shall set up and provide a temporary irrigation system in all the TPZ areas as directed by the Landscape Architect or Arborist. During the growing season (June 1 through October 1), the irrigation system shall supply 1" of water after any period of over 1 week when there is no natural rainfall. This added water will support vigorous tree growth allowing the tree to recover from the root damage from construction.
- Monitor trees for signs of stress or dieback over the next two growing seasons





Project Address 62-64 Prospect Street	Special Permit Number PB-XXX	Total Lot Area (SF) 6,543
Applicant Name Raffi Freeman	Phone Number	Open Space Requirement (%) 22%
Applicant Contact / Address Cambridge, MA	Email Address raffi@cambridgecreative.dev	Zoning District A-1, Residence C-1
Project Description Proposed multi-family residential development		Result Pass

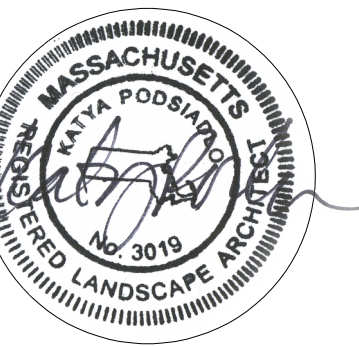
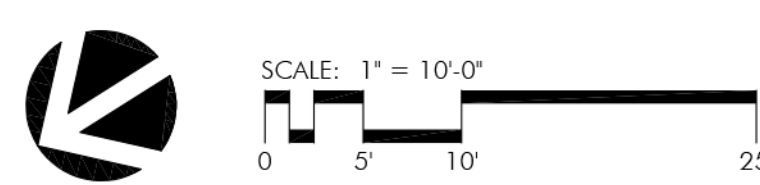
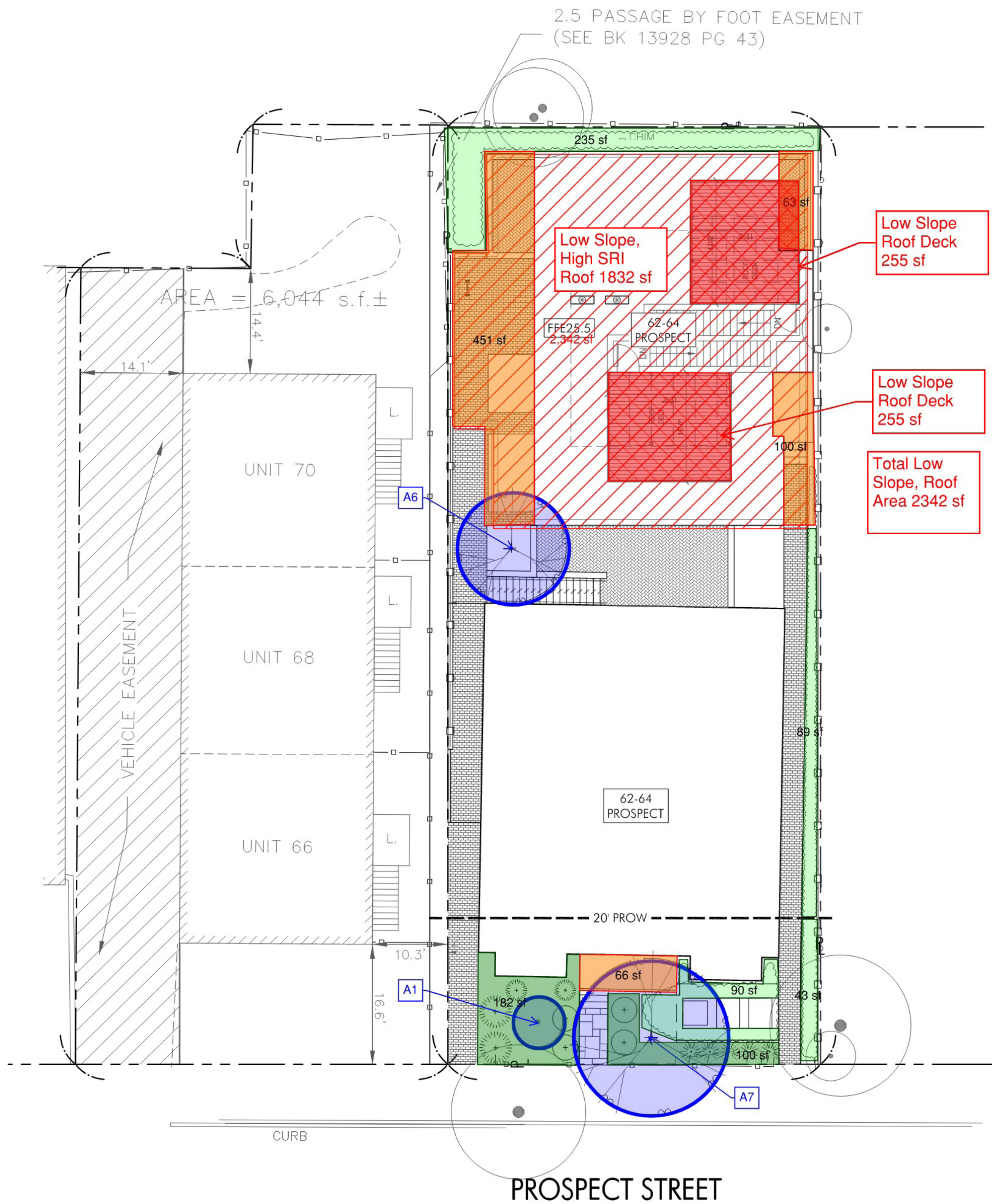
Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area
<b>Trees</b> Enter the number of trees in each category. Count each tree only once on this form.	<b>Preserved Existing Trees</b>						
	A1	0	0.80	+	1	1.60	240
	A2	0	1.00	+	0	2.00	-
	A3	0	0.80	+	0	1.60	-
	A4	0	1.00	+	0	2.00	-
	A5	0	1.20	+	0	2.40	-
	<b>New or Transplanted Trees</b>						
	A6	1	0.60	+	0	1.20	90
	A7	0	0.70	+	1	1.40	980
	<b>Planting Areas</b> Enter area in square feet of each component in the box provided	B1	0	0.30	+	0	0.60
B2		324	0.40	+	133	0.80	236
B3		0	0.50	+	282	1.00	282
<b>Green Roofs &amp; Facades</b> For definitions, see reference document.	C1	0	0.10	+	0	0.20	-
	C2	0	0.30	+	0	0.60	-
	C3	0	0.30	+	0	0.60	-
	C4	0	0.50	+	0	1.00	-
	C5	0	0.60	+	0	1.20	-
<b>Paving &amp; Structures</b>	D1	2,342	N/A				-
	D2	0	0.1				-
	D3	680	0.2	+	0	0.40	136
<b>Project Summary</b>	Portion of lot area utilizing green strategies ..... 28% Portion of score from green strategies ..... 93% Portion of score from trees ..... 67% Portion of score contributing to public realm cooling ..... 82%						Total Contributing Area <b>1,964</b> Total Area Goal <b>1,446</b> <b>COOL FACTOR SCORE</b> <b>1.36</b>

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.



REVISIONS	MARK	ISSUE	DATE

DRAWING INFORMATION  
ISSUE: \_\_\_\_\_  
DATE: 05/04/2026  
SCALE: \_\_\_\_\_

PROJECT NUMBER:  
DRAWN BY: SC  
CHECKED BY: KP

DRAWING TITLE  
**COOL FACTOR**

DRAWING NUMBER

**Legend: Trees And Plantings**

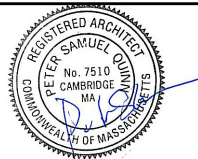
Type	Color	Description/Size
A1	See Plan	Understory Tree, currently <10' Canopy
A2	NA	Understory Tree, currently >10' Canopy
A3	NA	Understory Tree, currently <15' Canopy
A4	NA	Canopy Tree, currently between 15' and 25' Canopy
A5	NA	Canopy Tree, currently >25' Canopy
A6	See Plan	Understory Tree
A7	See Plan	Canopy Tree
B1	NA	Lawn Area
B2	Light Green	Low Planting Area, min. 12" Soil Depth, Mature Plant Height <2'
B3	Dark Green	High Planting Area, min. 18" Soil Depth, Mature Plant Height >2'

Type	Color	Description	SRI
C1	NA	Green Facade (15' x 10' Wide)	
C2	NA	Living Wall	
C3	NA	Green Roof	
C4	NA	Short Intensive Green Roof Area	
C5	NA	Intensive Green Roof Area	
D2	NA	High SRI Paving	
D3	Dark Grey	Shaded Area	

**Legend: Low Slope and Steep Slope Roof**

Type	Color	Description	Area	SRI
D1	Light Red	Low Slope Roof (<2:12)	2342 sf	
N/A	Dark Grey	Steep Slope Roof (>2:12)		<82

SEAL



CONSULTANT

PROJECT

DEVELOPMENT OF  
62 - 64 PROSPECT

62-64 PROSPECT ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
CAMBRIDGE CREATIVE  
DEVELOPMENT LLC

PO BOX 390033  
CAMBRIDGE, MA 02139

DRAWING TITLE

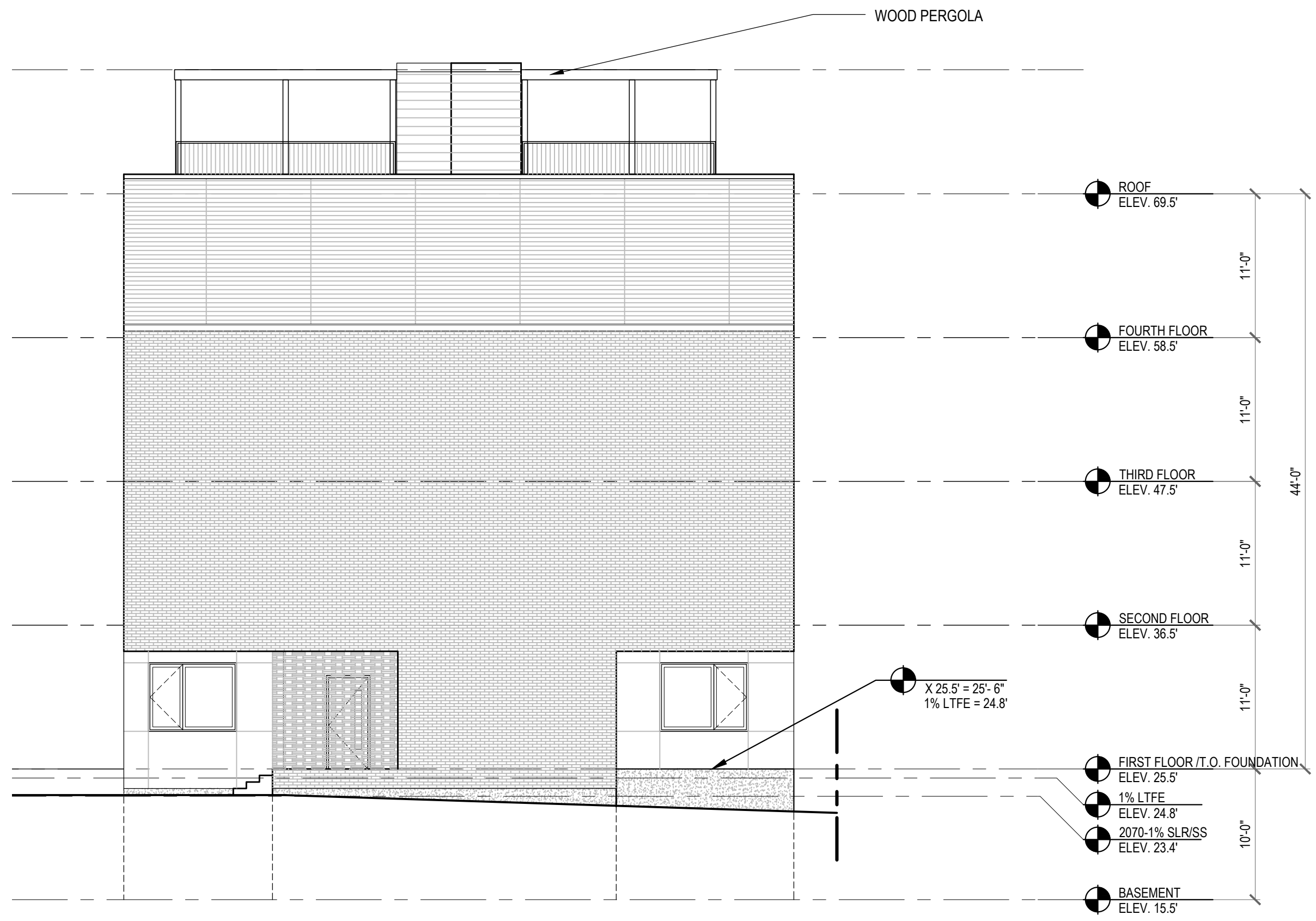
RIGHT HAND SIDE  
ELEVATION

SCALE AS NOTED

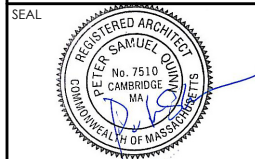
REVISION / ISSUE	DATE
PUBLIC ADVISORY CONSULT.	05/04/2026
DRAWN BY EXC	REVIEWED BY PQ

SHEET

**A2.2**



**2 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



CONSULTANT

PROJECT  
**DEVELOPMENT OF  
62 - 64 PROSPECT**

62-64 PROSPECT ST  
CAMBRIDGE, MA 02139  
PREPARED FOR  
CAMBRIDGE CREATIVE  
DEVELOPMENT LLC

PO BOX 390033  
CAMBRIDGE, MA 02139

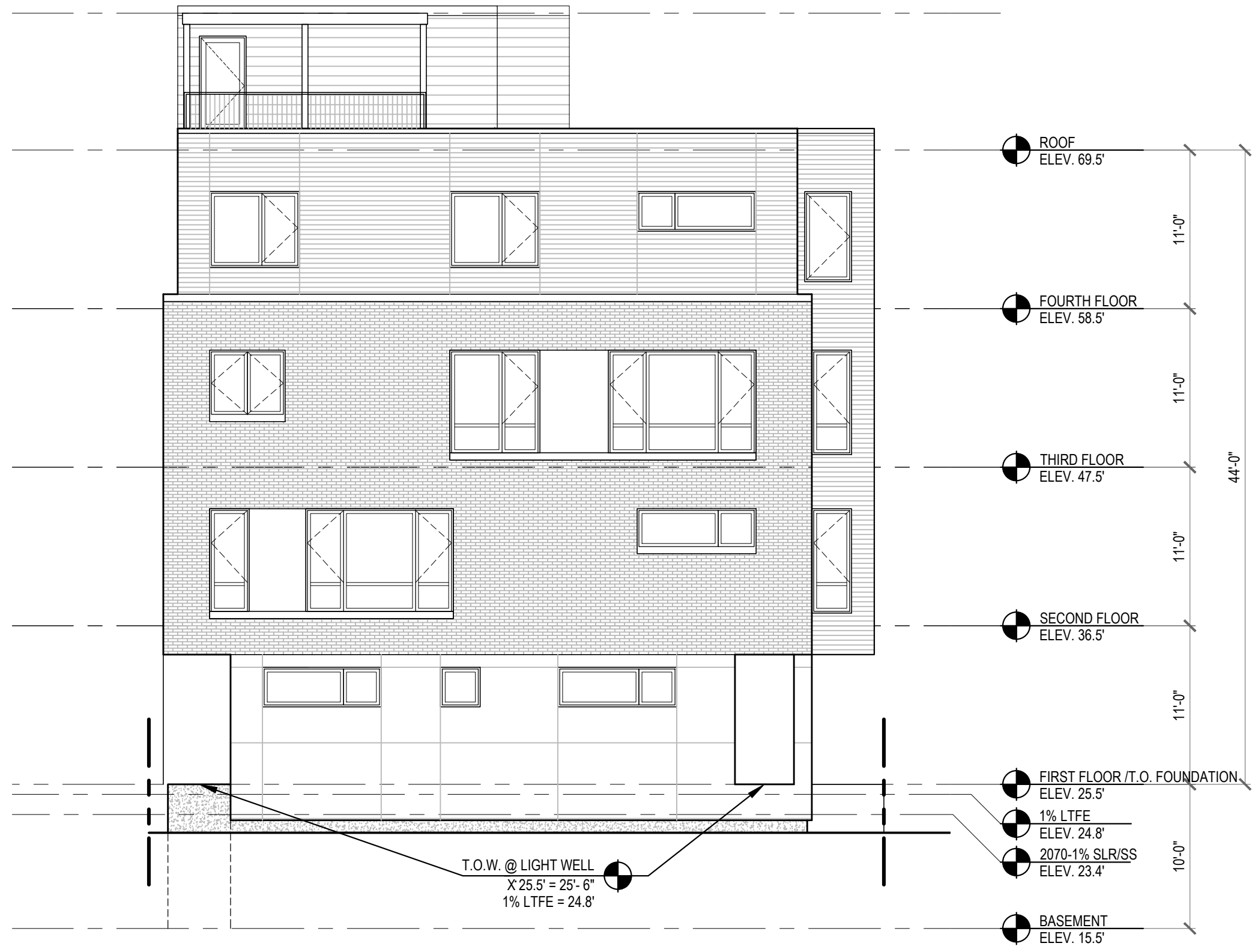
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**REAR ELEVATION**

SCALE AS NOTED

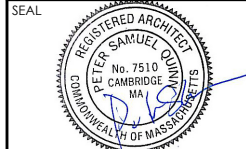
REVISION / ISSUE	DATE

PUBLIC ADVISORY CONSULT. 05/04/2026  
DRAWN BY EXC REVIEWED BY PQ

SHEET  
**A2.3**



**4 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



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PROJECT  
**DEVELOPMENT OF  
62 - 64 PROSPECT**

62-64 PROSPECT ST  
CAMBRIDGE, MA 02139  
PREPARED FOR  
CAMBRIDGE CREATIVE  
DEVELOPMENT LLC

PO BOX 390033  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**LEFT HAND SIDE  
ELEVATION**

SCALE AS NOTED

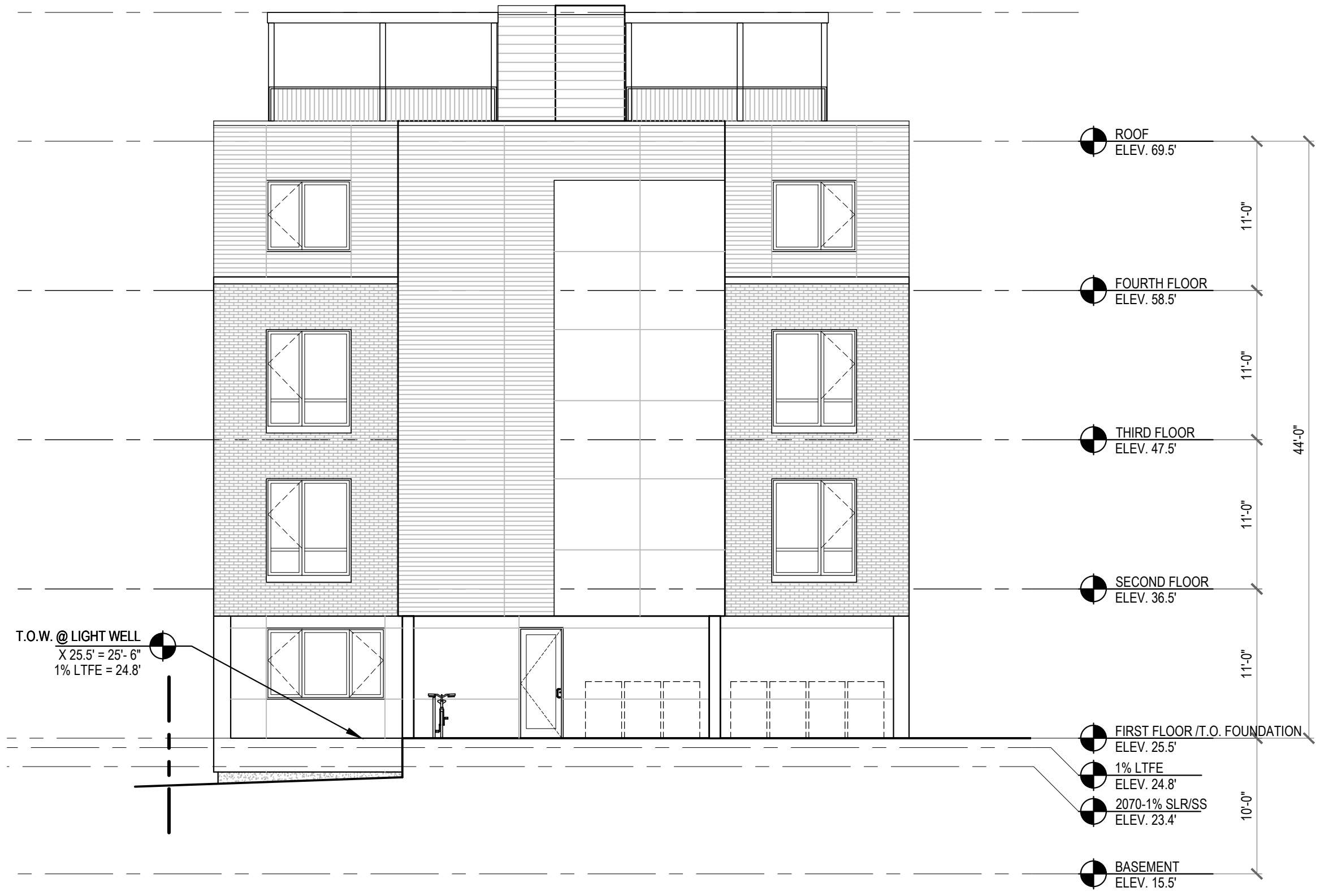
REVISION / ISSUE	DATE

PUBLIC ADVISORY CONSULT. 05/04/2026

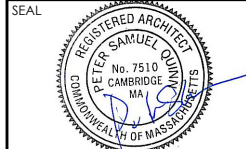
DRAWN BY EXC REVIEWED BY PQ

SHEET

**A2.4**



**3 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



CONSULTANT

PROJECT  
DEVELOPMENT OF  
62 - 64 PROSPECT

62-64 PROSPECT ST  
CAMBRIDGE, MA 02139

PREPARED FOR  
CAMBRIDGE CREATIVE  
DEVELOPMENT LLC

PO BOX 390033  
CAMBRIDGE, MA 02139

DRAWING TITLE  
LEFT HAND SIDE  
ELEVATION

SCALE AS NOTED

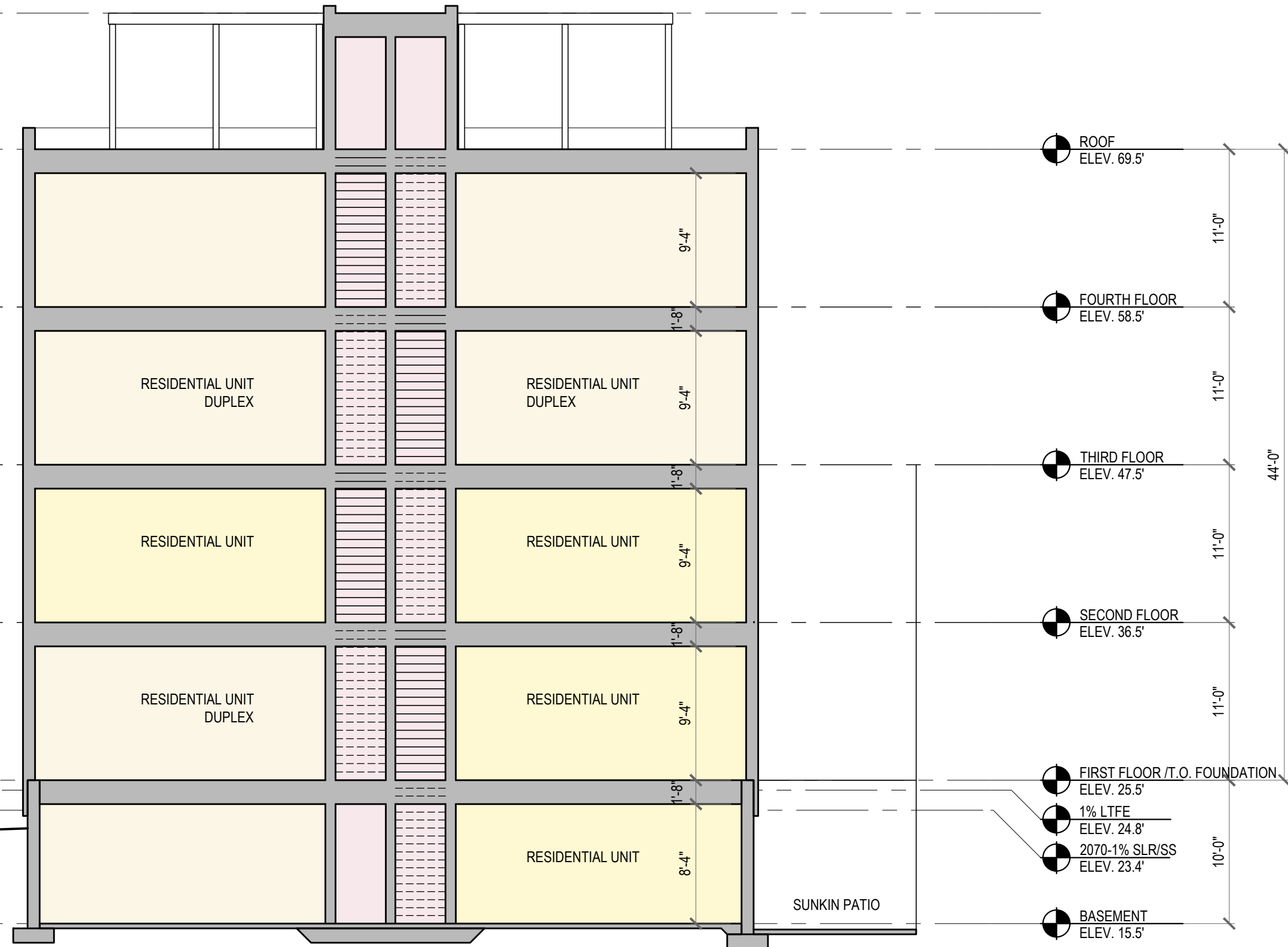
REVISION / ISSUE	DATE

PUBLIC ADVISORY CONSULT. 05/04/2026

DRAWN BY EXC REVIEWED BY PQ

SHEET

A2.4



- KEY
- DUPLEX UNITS
  - FLAT UNITS
  - VERTICAL CIRCULATION

5 BUILDING SECTION  
SCALE: 1/8" = 1'-0"