

# Hathaway Lofts

15-33 Richdale Avenue, Cambridge

## Project Review Special Permit Application Volume 1: Written Materials

Hathaway Lofts, LLC.  
30 Brattle Street, 4<sup>th</sup> Floor  
Cambridge, MA 02138

## Project Team

<i>Owner</i>	<b>Hathaway Partners, LLC</b> c/o Camco Management Company, Inc. 30 Brattle Street, 4 <sup>th</sup> Floor Cambridge, MA 02138
<i>Architect</i>	<b>Bargmann Hendrie + Archetype, Inc.</b> 300 A Street Boston, MA 021210 (617) 350-0450
<i>Civil Engineer</i>	<b>Design Consultants, Inc.</b> 120 Middlesex Avenue, Suite 20 Somerville, MA 02145 (617) 776-3350
<i>Landscape Architect</i>	<b>Kyle Zick Landscape Architecture, Inc.</b> 36 Bromfield Street Suite 202 Boston, MA 02108 (617) 451-1018
<i>Mechanical Engineer</i>	<b>Allied Consulting Engineering Services, Inc.</b> 151 Lavan Street Warwick, RI 02888 (401) 461-7888
<i>Counsel</i>	<b>Hope Legal Law Offices</b> 130 Bishop Allen Drive Cambridge, MA 02139 (617) 492-0220

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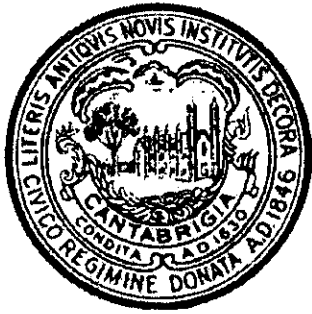
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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 15-33 Richdale Avenue

Zoning District: Res. C-1A

Applicant Name: Hathaway Partners, LLC.

Applicant Address: 30 Brattle Street, 4th Floor, Cambridge, 02138

Contact Information: Robert Wolff      rob@cambco.com      \_\_\_\_\_  
Telephone #      Email Address      Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

1. The proposed new construction exceeds 50,000sf of Gross Floor Area and requires an article 19.20 Project review special permit.
2. Special permit pursuant to Ordinance section 5.31 footnote (L) to reduce the rear yard setback.
3. Special Permit pursuant to Ordinance section 4.26 Multifamily Special Permit
4. Special Permit pursuant to Ordinance section 10.40

List all submitted materials (include document titles and volume numbers where applicable) below.

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

Signature of Applicant: \_\_\_\_\_

*Robert Wolff, manager*

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of CDD Staff

**DIMENSIONAL FORM**

**Project Address:** 15-33 Richdale Avenue

**Application Date:** September 3, 2013

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	42,043	5,000	42,043	
Lot Width (ft)	337	50	337	
Total Gross Floor Area (sq ft)	61,056	68,320	68,320	
Residential Base	0	52,554	52,554	
Non-Residential Base	61,056	0	0	
Inclusionary Housing Bonus	0	15,766	15,766	
Total Floor Area Ratio				
Residential Base	-	1.25	1.25	
Non-Residential Base	1.45	0	0	
Inclusionary Housing Bonus	-	0.30	0.30	
Total Dwelling Units	0	54	54	
Base Units	-	42	42	
Inclusionary Bonus Units	-	6	6	
Base Lot Area / Unit (sq ft)	-	1,000	1,001	
Total Lot Area / Unit (sq ft)	-	-	779	
Building Height(s) (ft)	+/- 30	45	45	
Front Yard Setback (ft)	0	10	new = 10	
Side Yard Setback – Side? (ft)	0	19	19	
Side Yard Setback – Side? (ft)	53	24	24	
Rear Yard Setback (ft)	3 to 13	65	10 minimum	
Open Space (% of Lot Area)				
Private Open Space	0	15%	21%	
Permeable Open Space	0	50% of P.O.S.	70% of P.O.S.	
Other Open Space (Specify)	0	-	-	
Off-Street Parking Spaces	20	54	54	
Bicycle Parking Spaces	0	56	56*	
Loading Bays	1	n/a	0	

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

- \* 56 Long term bike parking spaces will be provided in garage. In addition, 6 Short term bike parking spaces will be provided next to building entrance.

**OWNERSHIP CERTIFICATE**

**Project Address:** 15-33 Richdale Avenue

**Application Date:** July 15, 2013

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Robert Wolff of Hathaway Partners, LLC

at the following address: c/o Camco Mgmt, 4th Fl, 30 Brattle St, Cambridge, 02138

to apply for a special permit for: Residential Development

on premises located at: 15-33 Richdale Avenue, Cambridge, MA 02140

for which the record title stands in the name of: Hathaway Partners, LLC

whose address is: c/o Camco Mgmt, 4th Fl, 30 Brattle St, Cambridge, 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 61730 Page: 177

OR Registry District of the Land Court,  
Certificate No.:

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Robert Wolff, Managing Member

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of

Middlesex

The above named Robert Wolff personally appeared before me,

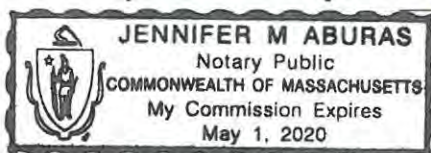
on the month, day and year July 15, 2013 and made oath that the above statement is true.

Notary: \_\_\_\_\_

[Signature]

My Commission expires:

May 1, 2020



## FEE SCHEDULE

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**Project Address:** 15-33 Richdale Avenue

**Application Date:** July 15, 2013

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

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

### Fee Calculation

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New or Substantially Rehabilitated Gross Floor Area (SF): 68,320 SF × \$0.10 = \$6,832.00

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

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

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**TOTAL SPECIAL PERMIT FEE** Enter Larger of the Above Amounts: \$6,832.00

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**b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION**

<b>Project Name:</b> Hathaway Lofts <b>Address of Site:</b> 15-33 Richdale Avenue <b>Applicant:</b> Hathaways Partners, LLC <b>Planning Board Project Number:</b>
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**Hearing Timeline** (CDD)

Application Date:		
Planning Board 1 <sup>st</sup> Hearing Date:	_____	*
<i>(PUD Development Proposal, other special permit)</i>		
Planning Board Preliminary Determination:	_____	*
<i>(PUD Development Proposal)</i>		
Second Submission Date:	_____	*
<i>(PUD Final Development Plan)</i>		
Planning Board 2 <sup>nd</sup> Hearing Date:	_____	*
<i>(PUD Final Development Plan)</i>		
Final Planning Board Action Date:	_____	*
<i>(PUD Final Development Plan, other special permit)</i>		
Deadline for Filing Decision:	_____	*

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

**Requested Relief: (include other boards and commissions)**

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

**Project Description**

*Brief Narrative:* Special permit to allow construction of a multi-family development consisting of 54 residential units, 54 parking spaces and 56 bicycle parking spaces.

***Project Size:***

▪ Total GFA:	_____	68,320f
▪ Non-residential uses GFA:	_____	N/A
▪ Site Area (acres and SF):	_____	0.965 acres, 42,043sf
▪ # of Parking Spaces:	_____	54 residential
▪ # of Bicycle Spaces:	_____	56 Bicycle spaces

***Proposed Uses:***

- **# of Dwelling Units:** 54
- **Other Uses:** None
- **Open Space** (% of the site area): 21% Private Open Space and 70% of private open space will met definition of Permeable Open Space.

***Proposed Dimensions:***

- Height: Range of Heights Maximum 45'
- FAR: 1.25

**15-33 Richdale Avenue**  
**NARRATIVE FOR SPECIAL PERMIT APPLICATION**

**08/26/2013**

**Prepared by Hope Legal Law Offices**

**A. General Narrative**

The Applicant proposes to construct Hathaway Lofts, a residential development sited on a 42,043 sf lot located at 15-33Richdale Avenue (the “Site”) consisting of 54 dwelling units including (12) 1 bedrooms, (28) 2 bedrooms, and (14) 3 bedrooms. The site is in the Residence C-1A zoning district and is the former location of the Hathaway Bakery building originally constructed in 1910. The existing industrial structure is 61,056sf and currently is underutilized with a mix of warehouse storage and office uses. The remainder of the parcel is occupied by a paved surface parking along the east elevation.

The configuration of the existing building is not suitable for residential use due to the extensive depth of the building (approximately 113 feet). Therefore the Applicant proposes a design concept that will retain the originally constructed portion of the Hathaway Bakery that fronts onto Richdale Avenue (representing about one half of the existing building façade) while demolishing the remainder of the building. The proposed new construction will be built around the restored portion of the original building.

The proposed residential development will satisfy the parking requirement of the ordinance with 54 parking spaces utilizing the existing curb-cut along the easterly portion of the property on Richdale Avenue. The parking will be sited partially below grade in the rear of the building completely enclosed by the building and residential units above, and not visible from the street.

As the site is presently covered by building and asphalt parking there is no permeable or private open space. The proposed development will provide 21% private open space. 70% of the private open space will meet zoning’s definition of permeable and will significantly address stormwater run-off. In addition sub-surface stormwater retention on the property will decrease the rate of discharge into City’s combined sewer system.

**Zoning Relief Requested:**

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

- The proposed new construction exceeds 50,000sf of Gross Floor Area and requires an article 19.20 Project review special permit.
- Special permit pursuant to Ordinance section 5.31 footnote (L) to reduce the rear yard setback.
- Special Permit pursuant to Ordinance section 4.26 Multifamily Special Permit

- Special Permit pursuant to Ordinance section 10.40.

### **Zoning Requirements for Granting Requested Relief**

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

#### **A. Generally Applicable Criteria for Approval of a Special Permit**

Pursuant to section 10.43 of the Ordinance, Special Permits will normally be granted where provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good because:

- a) It appears that requirements of this Ordinance cannot or will not be met

*With the requested Special Permits, the Project will meet all requirements of the Ordinance.*

- b) Traffic generated and or patterns of access or egress would cause congestion, hazard or substantial change in established neighborhood character.

*This Project is sited in a residential neighborhood comprised of multi-family housing along Richdale Avenue and surrounding streets. The rear of the site abuts the commuter railroad tracks. The Applicant has completed a detailed analysis of the - traffic impacts associated with the Project as evidenced in the Transportation Impact Study (the "TIS") prepared by Design Consultants, Inc. and submitted with this Application under separate cover.*

#### *Summary of TIS Results:*

- *Based on the Institute of Transportation Engineers (ITE) methodology, and the existing mode split in census tract 3547, the proposed development project is expected to generate approximately 10 vehicles trips during the weekday morning peak hour (2 entering, 8 exiting), and 11 vehicle trips during the weekday afternoon peak hour (7entering, and 4 exiting). Over the course of a typical weekday, the proposed project is expected to generate approximately 122 vehicle trips.*
- *The existing crash rate at each study intersection is below the MassDOT District 6 and statewide averages.*
- *The intersection capacity analyses conducted at each study intersection indicate that the project generated traffic is not expected to have any significant impacts on the intersection and roadway operations.*
- *The pedestrian analysis indicates that the proposed project is expected to result in negligible increases to pedestrian delays at all study intersections.*

- *This study indicates that the existing transportation infrastructure can accommodate the proposed residential development project, with minimal impacts on traffic operations.*

- c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use or

*The Project will not adversely affect continued operation or future development of adjacent uses and will enhance the multi-family character of the existing neighborhood. Additionally, the project will provide three new openings in the façade along Richdale Avenue that will add visual interest and landscaping to the pedestrian street-scape while restoring an important portion of the original 1910 Hathaway Bakery elevation.*

*The proposed residential project is consistent with smart growth principles being sited in close proximity (.2 Miles) from several modes of public transportation at the Porter Square Redline Train Station, Commuter Rail and Massachusetts Avenue buses.*

- d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the Citizens of the City or

*The Project will not create any nuisance or hazard or be a detriment to the health, safety and or welfare of the occupants of the Project nor the citizens of the City. In fact, the existing building has been in a state of decline and is in need of major repair. Its uses (warehouse storage and offices) are not commensurate with the established residential use in this district. The proposed new construction will allow for a highly energy efficient building consistent with LEED standards and will add valuable transit oriented development (TOD) to Cambridge's housing stock.*

*This Project is consistent with Cambridge's goals of health, safety and welfare as set forth in Section 19.30 (Citywide Urban Design Objectives) of the Ordinance to foster development which is responsive to the existing or anticipated patterns of development.*

- e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance and

*The Project will not impair the integrity of the district in which it is located or the adjoining district. The Project will not derogate from the intent and purpose of the Ordinance as the proposed residential use is allowed in this district and the project requires minimal dimensional relief. When complete the Project will add high quality housing to the neighborhood consistent with smart growth principles, and maintain a noise buffer between the residential neighborhood and the commuter rail.*

*Further, this project will revitalize an underutilized industrial property into a thriving residential parcel that is consistent with the stated purpose of the zoning ordinance*

*(section 1.30) which includes encouraging the most rational use of land throughout the city.*

**B. 19.20 Project Review Special Permit**

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

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

*The Traffic Impact Study concludes that the development will have minimal impacts on the surrounding roadways and intersections. Each of the study intersections experiences a crash rate below the MassDOT District 6 average, and the proposed project is not expected to exacerbate any existing safety conditions.*

*The location of the proposed project is within a short walking distance from Porter Square, and the many public transportation options at that location.*

*The intersection capacity analysis indicates that the additional vehicle trips that are expected to be generated by the project site can easily be accommodated by the existing transportation infrastructure, with minimal impacts on traffic operations. This finding is consistent for each analysis period, including the weekday morning peak hour and the weekday afternoon peak hour.*

*A comprehensive Transportation Demand Management (TDM) plan is being proposed to limit the number of vehicle trips that will be generated by the proposed project. These measures are expected to reduce the already minimal impacts on traffic operations at all study intersections.*

*Lastly, all five of the Planning Board Special Permit Criteria are met, with one exception. The one criteria that is not met is because a lack of existing safe bicycle facilities on Richdale Avenue, and the lack of existing right of way to provide bicycle lanes. The project proponent is committed to working with the City of Cambridge to implement appropriate measures to mitigate this existing deficiency.*

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

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

**C. 19.30 Citywide Urban Design Objectives**

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

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

*The proposed building is consistent in height to neighboring buildings which are typically 3-story multi-family structures. The proposed project setbacks and green space enhance the residential character of the neighborhood.*

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

*The proposed building is set back from the front and side yards to introduce landscaping that is consistent with the established streetscape of the residential lots. This is a significant improvement in streetscape from the existing conditions which has no landscaping whatsoever.*

- c) In mixed-use projects, uses are to be located carefully to respect context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use etc.

*N/A to the Project.*

- d) Where relevant, historical context are respected e.g. special consideration should be given to buildings or buildings that are preferably preserved on adjacent to the Site.

*The original bakery was built in 1910, subsequently added onto in 1913, partially demolished, rebuilt, and renovated from 1913 through 1938 resulting in an amalgamation of older structures with differing construction methods, a mezzanine, and awkward design solutions. The project plan includes the restoration of a good portion of the original 1910 façade to provide historical context.*

- 2. Pursuant to Section 19.32 of the Ordinance, development should be pedestrian and bicycle-friendly, with a positive relationship to its surrounding. Indicators include:

- a) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer services businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be prominent aspect of the relevant building facades. Where a mix of activities is accommodated in the building, the more active uses are encouraged facing public street, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented towards the street and encourage

pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the structure is located, and (c) compatible with the principal use for which the building is designed.

*The project is in a Residence district. The ground floor will be used for residences, lobbies and open space amenities for occupants of the building.*

- b) Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park and publicly accessible pathways.

*The parking will be completely contained within the building and located partially below grade in the rear of the structure.*

- c) Ground floors should be generally 25-50% transparent. The greatest amount of glass would be expected for retail uses with lesser amount for office, institutional or residential use.

*The lobby entry will provide transparency and glass fronting the street.*

- d) Entries to buildings are located so as to ensure safe pedestrian movement across street, encourage walking as preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stop and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

*The new portions of the building are sited to encourage pedestrian access by providing multiple means of access to the residential lobby and dwellings. Also the new portions of the building on the east and west elevation are setback from the street allowing for additional green space along Richdale Avenue.*

- e) Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be paid to providing safe access to the facilities from the outside.

*Bicycle (short-term) parking will be provided for visitors and residents next to the lobby entry. Resident bicycle parking will be provided in a secured area of the garage.*

- f) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

*The Project complies with the policy objective 19.32.*

3. Pursuant to Section 19.33 of the Ordinance, the building and site design should mitigate adverse environmental impacts of the development upon its neighbors. Indicators include:

- a) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative impacts and enhance the overall appearance of the equipment should be taken into account.

*The project is designed to minimize negative impacts on its surroundings and enhance the overall appearance of the existing streetscape and skyline. Rooftop mechanical equipment will be located to minimize views from the street and courtyard space. In fact the Project significantly improves the appearance of the Site by demolishing portions of the existing building not suitable for residential conversion and eliminating the surface parking lot.*

- b) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

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

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

*N/A to the Project*

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

*The Projects implements Stormwater Best Management Practices and other measures to minimize runoff and improve water quality. In the proposed condition, site imperviousness will be 85%, compared to 100% in the existing conditions. The large reduction in imperviousness will naturally reduce stormwater runoff and increase groundwater recharge. The project will meet the requirements of the DPW to mitigate the difference of the 25yr storm versus the 2yr storm by providing onsite subsurface cisterns. The subsurface retention system will act as additional groundwater recharge prior to discharging to the combined municipal sewer system. The landscaped area not only adds to the residential character of the site but is an integral part of our stormwater*



*mitigation strategy. Overall the project will provide a substantial improvement in stormwater management conditions on site.*

- e) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of storm water runoff compared pre-development conditions.

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

- f) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar System as defined in Section 22.60 of the Ordinance.

*The new building is consistent in height with neighboring buildings and is setback on the site such that there is minimal shadow impact, particularly as it pertains to the operation of any neighboring Registered Solar System.*

- g) Changes to the grade across the lot are designed in ways to minimize the need for structural retaining walls close to the property line.

*There will be a retaining wall on the easterly portion of the site to accommodate the sloped driveway into the garage. A planted buffer will be provided between the retaining wall and the property line. We do not anticipate any other structural retaining wall to change the grading across the lot.*

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

*The proposed building will have large windows to bring as much natural light into the dwelling units. The siding selection is intended to bring residential scale, interest, and distinctiveness to a neighborhood of varying housing types.*

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

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

- j) The creation of Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

*The site is covered with existing structures and paved surfaces containing no trees within the property boundaries. The new tree species being proposed are consistent with Ordinance requirements. The Applicant has reviewed conditions with the City Arborist **who** determined that Tree Protection Plan is not required.*

4. Pursuant to Section 19.34 of the Ordinance, projects should not overburden the City infrastructure services, including roads, city water supply system and sewer system.
  - a) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

*As described above, the Project's stormwater management system has been designed to incorporate best management practices and has been reviewed and approved by the Department of Public Works. Water-conserving plumbing fixtures will be used in keeping with industry standards, and as required to meet LEED standards.*

- b) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

#### *Sanitary Sewer Service Infrastructure*

*The existing building use is office space and warehouse storage. Using Title 5 design values, office space produces 75 gallons per day of waste water per 1,000 square feet of office space. The existing buildings provide approximately 59,905 square feet (sf) of office space, which would produce 4,493 gallons of waste water per day.*

*The proposed building use is residential. The project proposes 54 units with a total of 110 bedrooms. The Title 5 design value for residential use is 110 gallons per day per bedroom. The combination of the proposed residential is expected to produce 12,147 gallons per day.*

*The existing infrastructure in Richdale Avenue is a 10-inch vitrified clay pipe. There are no known capacity issues. The project's Engineer will continue coordination efforts with the DPW, as part of the stormwater permitting process, to verify the capacity of the City main.*

*The existing building has internal roof drains that collect stormwater and conveys it to, presumably, to the 10-inch PVC combined sewer in Richdale Avenue. The project Engineer will verify that the discharge point is the combined sewer by performing a dye test. The existing buildings and other paved surfaces cover approximately 93% of the site.*

*In the proposed condition, site imperviousness will be 85%. Stormwater management will meet the requirements of the DPW to mitigate the difference of*

*the 25yr storm versus the 2yr storm. Overall there will be a significant reduction of stormwater runoff in the proposed condition.*

*There is no stormwater main in Richdale Avenue.*

#### *Water Service Infrastructure*

*The existing building has twelve (12) bathrooms containing toilets and sinks. The building has no other known fixtures. The existing water demand is therefore quite low.*

*The proposed project will increase domestic water demand. Fifty-four (54) proposed residential units will each contain a kitchen sink, dish washer, and clothes washer. There will be a total of 96 full bathrooms. Additionally, it is likely that there will be some water use for irrigation purposes. We will look into reducing potable water use for irrigation as part of the project's sustainable goals.*

*The project Engineer has begun coordination with the Water Department (CWD) with respect to the capacity of the water main in Richdale Avenue. The CWD has indicated that the existing 6-inch main will not support the proposed project and they have requested that the 6-inch main be replaced with a new 8-inch main. The total length of replacement is approximately 575 linear feet.*

*A fire suppression service is proposed for the proposed building and the renovated building. When speaking with the CWD no concerns about sufficient pressure were discussed, but the CWD will require a pressure test as part of their permitting process.*

- c) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction of adjacent lot to do the same. Compliance with the Leadership Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards are encouraged.

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

- 5. Pursuant to Section 19.35 of the Ordinance, new construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include

- a) New Educational institutional construction that is focused with the existing campuses.

*N/A to the Project.*

- b) Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site.

*N/A to the Project*

- c) In large, multiple-building, non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.

*N/A*

- d) Historic structures and environments are preserved.

*Applicant is working with Historic Commission to determine how much the existing structure can be preserved that would be beneficial to the neighborhood and to the new residents of the development. The Historic Commission has voted for preferably preserving as much of the building as possible.*

- e) Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.

*N/A to the Project*

- 6. Pursuant to Section 19.36 of the Ordinance, expansion of the inventory of housing in the City is encouraged. Indicators include

- a) Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.

*The proposed landscaped open space is intended to be a natural transition and buffer to residential abutters.*

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

*The Project is 100% residential and will add 48 market rate and 6 affordable units to Cambridge's housing stock consistent with the requirements of the ordinance.*

7. Pursuant to Section 19.37 of the Ordinance, enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

a) On large-parcel commercial development, publicly beneficial open space is provided.

*N/A to the Project.*

b) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.

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

*The Project enhances and significantly increased the permeable and open space amenities on the site by increase the open space from 0% to 21% for private open space and 70% for permeable open space.*

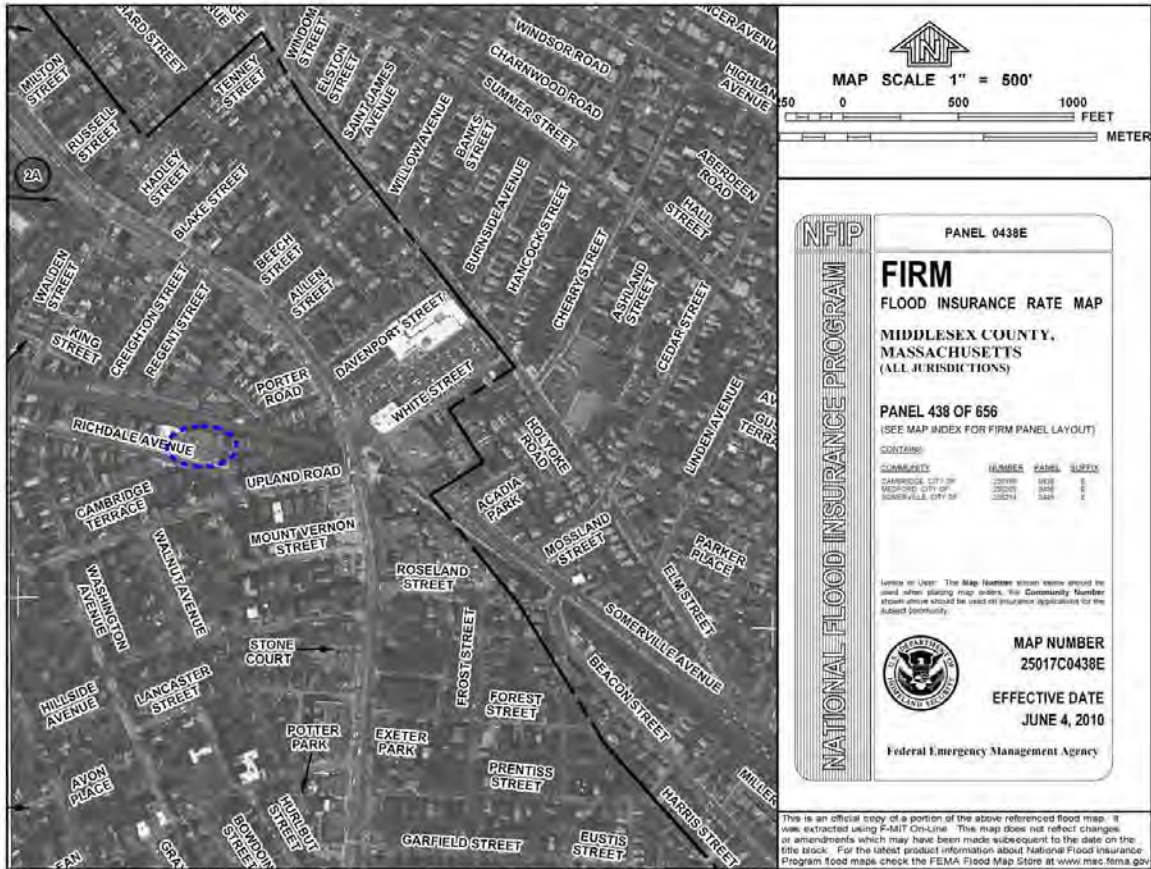
*Additionally the project improves the pedestrian streetscape by the addition of tree plantings visible from the street significantly improving the pedestrian streetscape along Richdale Avenue.*

#### **IV. CONCLUSION**

*As described above, the Project is appropriate for the site and surroundings providing additional transit oriented housing. The Project will further the goals of the ordinance by converting an underutilized industrial building into high-quality housing, increasing opportunities for pedestrian and bicycle access, and decreasing hard surface areas benefiting stormwater management. Accordingly, for the reason set forth in this application, the Applicant respectfully requests that the Board find that the Project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested Special Permits.*

# Flood Plain Documentation

The site is not in a designated flood plain.



## LEED Narrative

The following is a detailed outline of the project team's approach to achieving a LEED for Homes Silver certifiable project at 15-33 Richdale Avenue in Cambridge, MA. Please refer to attached LEED Project Checklist for point breakdown.

Hathaway Partners, LLC is committed to developing a project that has low impact to the environment, is energy and water efficient and contributes to creating healthy and durable homes for the community. The project is anticipating reaching the Silver certification level with 54 points minimum. Additional points will be evaluated as the project moves further with design and construction.

The LEED for Home certification process starts with the involvement of the Certification Provider during the design stage. The design team will work closely with the Provider to document the project to meet the sustainable goals established during Schematic Design. During construction, the Provider manages a team of Green Raters who conduct field inspections and performance testing to provide third party verification that the project meets LEED requirements.

### Innovation in Design Process

#### ID Credit 1: Integrated Project Planning

Establish meeting with Provider and design team to establish targeted LEED award level and credits. Assign team member to be responsible to specific credits. In addition, design team shall include architect, mechanical engineer, civil engineering and landscape architect who will meet at each design phase to review LEED project status. At least one member of the design team will be a LEED for Homes accredited professional.

### Location and Linkages

LL Credit 2: Site Selection: Project site is being developed on land that is above 100-year floodplain, is not habitat for threatened or endangered species, not within 100 feet of any water or wetland, not public parkland, or have "prime soils".

LL Credit 3: Preferred Locations: Project site is located in an urban infill and on a previously developed lot.

LL Credit 4: Infrastructure: Existing water service line and sewer service line are on Richdale Avenue and therefore meet the ½ mile criteria.

LL Credit 5: Community Resources / Transit: Project site is located within 0.2 miles of walking distance Porter Square which is a subway station, a commuter rail station and bus stop for 4 major bus routes in Cambridge with a combined transit rides per weekday of more than 125. Porter Square also offers the many of the basic community resources that are within 5 minutes walking distance.

LL Credit 6: Access to Open Space: Project site is 0.4 miles walking distance from Corcoran Playground to the southwest and 0.4 miles walking distance from Rindge Field to the northwest. Both public parks are at least  $\frac{3}{4}$  acre in size.

### **Sustainable Site**

SS Perquisites: 1.1 Site Stewardship: Project will include Erosion and Sedimentation Control which Contractor will implement.

SS Perquisites: 1.2 Site Stewardship: Project will have housing density of 54 units per acre (threshold is 7 units per acre).

SS Credit 2: Landscaping: Landscape design will include no invasive plants. Turf will be drought-tolerant. There will be no turf in densely shaded areas or where there is slope of 25%. Mulch or soil amendment will be added as appropriate and all compacted soil will be tilled to 6 inches minimum. Landscaping will also aim to limit conventional turf, include drought-tolerant plants. We also target overall reduction of irrigation demand by 60%.

SS Credit 3: Local Heat Island Effects: The threshold is to locate trees and planting for at least 50% of sidewalks, patios, and driveways.

SS Credit 4: Surface Water Management: To minimize erosion and runoff, project will include permanent erosion control and the site will be designed by licensed civil engineer to manage rainfall collected from the roof in subsurface recharge/detention system.

SS Credit 5: Nontoxic Pest Control: Features to minimize need for poisonous pest control includes keep all wood 12" above soil, seal all external cracks and joints, include separate exterior wood-to-concrete connections with metal or plastic fasteners or dividers, and install landscaping such that all parts of mature plant is 24" from face of building.

SS Credit 6: Compact Development: Project qualifies as "Very High Density" with 54 units per acre (threshold is 20 or more units per acre).

### **Water Efficiency**

WE Credit 1: Rainwater Harvesting System: We will consider collecting rainwater for irrigation.

WE Credit 2: Irrigation System: Irrigation will be high-efficient to conserve potable water use with a target to reduce overall irrigation demand by 45%.

WE Credit 3: Indoor Water Use: Plumbing fixtures shall be high-efficiency: lavatory faucet flow rate  $\leq 2.00$ gpm, shower flow rate  $\leq 2.00$  gpm, toilet flow rate  $\leq 1.30$  gpf.



## Energy and Atmosphere

EA Prerequisite 1.1: Optimize Energy Performance: Units will meet the performance requirement of ENERGY STAR for Homes. Third-party inspections will verify compliance.

EA Credit 1.2: Optimize Energy Performance: We are targeting 12 points by providing enhanced insulation, reduced envelope leakage, specifying energy efficient condensing units and hot water heater.

EA Credit 7.2: Pipe Insulation: All domestic hot water piping including pipe elbows shall have R-4 insulation.

EA Credit 8: Lighting: Light fixtures will be ENERGY STAR labeled. All exterior lighting will have motion sensor controls or integrated photovoltaic cells.

EA Credit 9: Appliances: Appliance package shall include ENERGY STAR labeled refrigerator, ceiling fan, dishwasher.

EA Credit 11: Residential Refrigerant Management: Project will include standard refrigerant charge test procedure and the use of non-HCFC refrigerants in HVAC equipment.

## Materials and Resources

MR Credit 2: Environmentally Preferable Products: Preferred products include those that have recycled content (minimum of 25% postconsumer), low or no VOC, or regionally extracted, processed, and manufactured within 500 miles. Components include concrete, drywall, flooring material, paint, adhesive and sealants.

MR Credit 3: Waste Management: Construction Waste Management Planning includes finding local options for diversion and documentation of actual diversion rate for construction waste. Project target is a 75% diversion rate.

## Indoor Environmental Quality

IEQ Credit 2: Combustion Venting: Basic combustion venting measures include carbon monoxide monitor on each floor, space and water heating equipment designed with closed combustion or power-vented exhaust.

IEQ Prerequisite 4.1: Outdoor Air Ventilation: Outdoor air ventilation will be designed in compliance with ASHRAE Standard 62.2-2007.

IEQ Prerequisite 5.1: Local Exhaust: Bathroom exhaust, fans and ducts are designed to ASHRAE Standard 62.2-2007. Exhaust airs are to the outdoors and bathroom exhaust fans are ENERGY STAR labeled.

IEQ Prerequisite 6.1: Room-by-Room Load Calculations: Mechanical engineer will perform design calculations for ducts in accordance with ACCA Manuals J and D, or the ASHRAE Handbook of Fundamentals.

IEQ Credit 7: Air Filtering: Install air filters  $\geq$  MERV 13.

IEQ Credit 8: Containment Control: This is to reduce occupant and construction worker's exposure to indoor airborne contaminants. Source control includes seals on all permanent ducts and vents until construction is completed, permanent walk-off mat that is at least 4 feet long and preoccupancy flush the units.

IEQ Credit 10: Garage Pollutant Protection: There will be no air-handling equipment and ductwork serving the residences in the garage. To minimize pollutants from the garage, all openings will be sealed.

### **Awareness and Education**

AE Credit 1: Education of the Tenant: Owner will provide operations and maintenance manual to tenants as well as walk-through. Public Awareness may include informational Open House highlighting the LEED features, web site explaining the features and benefits of LEED Homes or newspaper article on the project.

AE Credit 2: Education of Building Manager: To maintain the performance of the building and the established sustainable goals it is important that the building manager and maintenance staff are aware and educated on the operations of the building. This includes providing an operations and maintenance manual, guidance in future purchase and walk-through before occupancy.



for Homes

# LEED for Homes Simplified Project Checklist

Builder Name:	Hathaway Partners LLC
Project Team Leader (if different):	Lai-Sheung C Lee, BH+A
Home Address (Street/City/State):	15-33 Richdale, Cambridge, MA

**Project Description:**

Building type: **Multi-family**  
 # of units: **54**

Project type: **Multi-family De**  
 Avg. Home Size Adjustment: **-6**

**Adjusted Certification Thresholds**

Certified: **39.0** Gold: **69.0**  
 Silver: **54.0** Platinum: **84.0**

<b>Project Point Total</b> Prelim: 61.5 + 17 maybe pts <b>Certification Level</b> Prelim: Silver	<b>Final Credit Category Total Points</b>				
	Final: 16	ID: 0	SS: 4	EA: 12	EQ: 0
	Final: Not Certified	LL: 0	WE: 0	MR: 0	AE: 0
<i>Minimum Point Thresholds Not Met for Final Rating</i>					

date last updated :  
 last updated by :

**Max** **Project Points**  
**Points** **Preliminary** **Final**

<b>Innovation and Design Process (ID)</b>				(No Minimum Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Integrated Project Planning</b>	1.1	Preliminary Rating		Prereq						
	1.2	Integrated Project Team		1		1	0			0
	1.3	Professional Credentialed with Respect to LEED for Homes		1		1	0			0
	1.4	Design Charrette		1		0	1			0
	1.5	Building Orientation for Solar Design		1		0	0			0
<b>2. Durability Management Process</b>	2.1	Durability Planning		Prereq						
	2.2	Durability Management		Prereq						
	2.3	Third-Party Durability Management Verification		3		0	3			0
<b>3. Innovative or Regional Design</b>	3.1	Innovation #1 _____		1		0	0			0
	3.2	Innovation #2 _____		1		0	0			0
	3.3	Innovation #3 _____		1		0	0			0
	3.4	Innovation #4 _____		1		0	0			0
<i>Sub-Total for ID Category:</i>						<b>11</b>	<b>2</b>	<b>4</b>		<b>0</b>
<b>Location and Linkages (LL)</b>				(No Minimum Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. LEED ND</b>	1	LEED for Neighborhood Development	<b>LL2-6</b>			10	0	0		0
<b>2. Site Selection</b>	2	Site Selection				2	2	0		0
<b>3. Preferred Locations</b>	3.1	Edge Development	<b>LL 3.2</b>			1	1	0		0
	3.2	Infill				2	2	0		0
	3.3	Previously Developed				1	1	0		0
<b>4. Infrastructure</b>	4	Existing Infrastructure				1	1	0		0
<b>5. Community Resources/ Transit</b>	5.1	Basic Community Resources / Transit	<b>LL 5.2, 5.3</b>			1	1	0		0
	5.2	Extensive Community Resources / Transit	<b>LL 5.3</b>			2	2	0		0
	5.3	Outstanding Community Resources / Transit				3	3	0		0
<b>6. Access to Open Space</b>	6	Access to Open Space				1	1	0		0
<i>Sub-Total for LL Category:</i>						<b>10</b>	<b>10</b>	<b>0</b>		<b>0</b>
<b>Sustainable Sites (SS)</b>				(Minimum of 5 SS Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Site Stewardship</b>	1.1	Erosion Controls During Construction		Prereq						
	1.2	Minimize Disturbed Area of Site		1		1	0			0
<b>2. Landscaping</b>	2.1	No Invasive Plants		Prereq						
	2.2	Basic Landscape Design	<b>SS 2.5</b>	2		2	0			0
	2.3	Limit Conventional Turf	<b>SS 2.5</b>	3		1	0			0
	2.4	Drought Tolerant Plants	<b>SS 2.5</b>	2		1	0			0
	2.5	Reduce Overall Irrigation Demand by at Least 20%		6		3	0			0
<b>3. Local Heat Island Effects</b>	3	Reduce Local Heat Island Effects		1		0	1			0
<b>4. Surface Water Management</b>	4.1	Permeable Lot		4		0	0			0
	4.2	Permanent Erosion Controls		1		0	1			0
	4.3	Management of Run-off from Roof		2		2	0			0
<b>5. Nontoxic Pest Control</b>	5	Pest Control Alternatives		2		2	0			0
<b>6. Compact Development</b>	6.1	Moderate Density	<b>SS 6.2, 6.3</b>	2		0	0			0
	6.2	High Density	<b>SS 6.3</b>	3		0	0			0
	6.3	Very High Density		4		4	0			4
<i>Sub-Total for SS Category:</i>						<b>22</b>	<b>13</b>	<b>2</b>		<b>4</b>

## LEED for Homes Simplified Project Checklist (continued)

				Max Points	Project Points				
					Y/Pts	Maybe	No	Y/Pts	
				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>Water Efficiency (WE)</b> (Minimum of 3 WE Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Water Reuse</b>	1.1	Rainwater Harvesting System	<b>WE 1.3</b>	4	0	2	0	0	
	1.2	Graywater Reuse System	<b>WE 1.3</b>	1	0	0	0	0	
	1.3	Use of Municipal Recycled Water System		3	0	0	0	0	
<b>2. Irrigation System</b>	2.1	High Efficiency Irrigation System	<b>WE 2.3</b>	3	3	0	0	0	
	2.2	Third Party Inspection	<b>WE 2.3</b>	1	0	1	0	0	
	2.3	Reduce Overall Irrigation Demand by at Least 45%		4	1	1	0	0	
<b>3. Indoor Water Use</b>	3.1	High-Efficiency Fixtures and Fittings		3	3	0	0	0	
	3.2	Very High Efficiency Fixtures and Fittings		6	0	0	0	0	
<i>Sub-Total for WE Category:</i>				<b>15</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	
<b>Energy and Atmosphere (EA)</b> (Minimum of 0 EA Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Optimize Energy Performance</b>	1.1	Performance of ENERGY STAR for Homes		Prereq					
	1.2	Exceptional Energy Performance		34	12	0	0	12	
<b>7. Water Heating</b>	7.1	Efficient Hot Water Distribution		2	0	0	0	0	
	7.2	Pipe Insulation		1	1	0	0	0	
<b>11. Residential Refrigerant Management</b>	11.1	Refrigerant Charge Test		Prereq					
	11.2	Appropriate HVAC Refrigerants		1	1	0	0	0	
<i>Sub-Total for EA Category:</i>				<b>38</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>12</b>	
<b>Materials and Resources (MR)</b> (Minimum of 2 MR Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Material-Efficient Framing</b>	1.1	Framing Order Waste Factor Limit		Prereq					
	1.2	Detailed Framing Documents	<b>MR 1.5</b>	1	0	0	0	0	
	1.3	Detailed Cut List and Lumber Order	<b>MR 1.5</b>	1	0	0	0	0	
	1.4	Framing Efficiencies	<b>MR 1.5</b>	3	0	0	0	0	
	1.5	Off-site Fabrication		4	0	0	0	0	
<b>2. Environmentally Preferable Products</b>	2.1	FSC Certified Tropical Wood		Prereq					
	2.2	Environmentally Preferable Products		8	3	0	0	0	
<b>3. Waste Management</b>	3.1	Construction Waste Management Planning		Prereq					
	3.2	Construction Waste Reduction		3	2.5	0	0	0	
<i>Sub-Total for MR Category:</i>				<b>16</b>	<b>5.5</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Indoor Environmental Quality (EQ)</b> (Minimum of 6 EQ Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. ENERGY STAR with IAP</b>	1	ENERGY STAR with Indoor Air Package		13	0	0	0	0	
<b>2. Combustion Venting</b>	2.1	Basic Combustion Venting Measures	<b>EQ 1</b>	Prereq					
	2.2	Enhanced Combustion Venting Measures	<b>EQ 1</b>	2	0	2	0	0	
<b>3. Moisture Control</b>	3	Moisture Load Control	<b>EQ 1</b>	1	0	0	0	0	
<b>4. Outdoor Air Ventilation</b>	4.1	Basic Outdoor Air Ventilation	<b>EQ 1</b>	Prereq					
	4.2	Enhanced Outdoor Air Ventilation		2	0	0	0	0	
	4.3	Third-Party Performance Testing	<b>EQ 1</b>	1	0	1	0	0	
<b>5. Local Exhaust</b>	5.1	Basic Local Exhaust	<b>EQ 1</b>	Prereq					
	5.2	Enhanced Local Exhaust		1	1	0	0	0	
	5.3	Third-Party Performance Testing		1	0	1	0	0	
<b>6. Distribution of Space Heating and Cooling</b>	6.1	Room-by-Room Load Calculations	<b>EQ 1</b>	Prereq					
	6.2	Return Air Flow / Room by Room Controls	<b>EQ 1</b>	1	0	0	0	0	
	6.3	Third-Party Performance Test / Multiple Zones	<b>EQ 1</b>	2	0	2	0	0	
<b>7. Air Filtering</b>	7.1	Good Filters	<b>EQ 1</b>	Prereq					
	7.2	Better Filters	<b>EQ 7.3</b>	1	0	0	0	0	
	7.3	Best Filters		2	2	0	0	0	
<b>8. Contaminant Control</b>	8.1	Indoor Contaminant Control during Construction	<b>EQ 1</b>	1	1	0	0	0	
	8.2	Indoor Contaminant Control		2	1	0	0	0	
	8.3	Preoccupancy Flush	<b>EQ 1</b>	1	1	0	0	0	
<b>9. Radon Protection</b>	9.1	Radon-Resistant Construction in High-Risk Areas	<b>EQ 1</b>	Prereq					
	9.2	Radon-Resistant Construction in Moderate-Risk Areas	<b>EQ 1</b>	1	0	1	0	0	
<b>10. Garage Pollutant Protection</b>	10.1	No HVAC in Garage	<b>EQ 1</b>	Prereq					
	10.2	Minimize Pollutants from Garage	<b>EQ 1, 10.4</b>	2	2	0	0	0	
	10.3	Exhaust Fan in Garage	<b>EQ 1, 10.4</b>	1	1	0	0	0	
	10.4	Detached Garage or No Garage	<b>EQ 1</b>	3	0	0	0	0	
<i>Sub-Total for EQ Category:</i>				<b>21</b>	<b>9</b>	<b>7</b>	<b>0</b>	<b>0</b>	
<b>Awareness and Education (AE)</b> (Minimum of 0 AE Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Education of the Homeowner or Tenant</b>	1.1	Basic Operations Training		Prereq					
	1.2	Enhanced Training		1	0	1	0	0	
	1.3	Public Awareness		1	1	0	0	0	
<b>2. Education of Building Manager</b>	2	Education of Building Manager		1	1	0	0	0	
<i>Sub-Total for AE Category:</i>				<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	

**LEED for Homes Simplified Project Checklist**  
**Addendum: Prescriptive Approach for Energy and Atmosphere (EA) Credits**

*Points cannot be earned in both the Prescriptive (below) and the Performance Approach (pg 2) of the EA section.*

<b>Energy and Atmosphere (EA)</b> (No Minimum Points Required) OR			<b>Max Points</b>	<b>Project Points</b>			
				<b>Preliminary</b>		<b>Final</b>	
				Y/Pts	Maybe	No	Y/Pts
<b>2. Insulation</b>	2.1 Basic Insulation		Prereq				
	2.2 Enhanced Insulation		2	0	0		0
<b>3. Air Infiltration</b>	3.1 Reduced Envelope Leakage		Prereq				
	3.2 Greatly Reduced Envelope Leakage		2	0	0		0
	3.3 Minimal Envelope Leakage	<b>EA 3.2</b>	3	0	0		0
<b>4. Windows</b>	4.1 Good Windows		Prereq				
	4.2 Enhanced Windows		2	0	0		0
	4.3 Exceptional Windows	<b>EA 4.2</b>	3	0	0		0
<b>5. Heating and Cooling Distribution System</b>	5.1 Reduced Distribution Losses		Prereq				
	5.2 Greatly Reduced Distribution Losses		2	0	0		0
	5.3 Minimal Distribution Losses	<b>EA 5.2</b>	3	0	0		0
<b>6. Space Heating and Cooling Equipment</b>	6.1 Good HVAC Design and Installation		Prereq				
	6.2 High-Efficiency HVAC		2	0	0		0
	6.3 Very High Efficiency HVAC	<b>EA 6.2</b>	4	0	0		0
<b>7. Water Heating</b>	7.1 Efficient Hot Water Distribution		2	0	0		0
	7.2 Pipe Insulation		1	0	0		0
	7.3 Efficient Domestic Hot Water Equipment		3	0	0		0
<b>8. Lighting</b>	8.1 ENERGY STAR Lights		Prereq				
	8.2 Improved Lighting		2	0	0		1.5
	8.3 Advanced Lighting Package	<b>EA 8.2</b>	3	0	0		3
<b>9. Appliances</b>	9.1 High-Efficiency Appliances		2	0	0		1.5
	9.2 Water-Efficient Clothes Washer		1	0	0		1
<b>10. Renewable Energy</b>	10 Renewable Energy System		10	0	0		0
<b>11. Residential Refrigerant Management</b>	11.1 Refrigerant Charge Test		Prereq				
	11.2 Appropriate HVAC Refrigerants		1	0	0		1
<i>Sub-Total for EA Category:</i>			<b>38</b>	<b>14</b>	<b>0</b>		<b>12</b>



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## memo

to: Cambridge Planning Board

from: Lai-Sheung C Lee, RA, LEED AP

date: July 15, 2013

job name and number: Hathaway Lofts, 15-33 Richdale Avenue, 3143.00

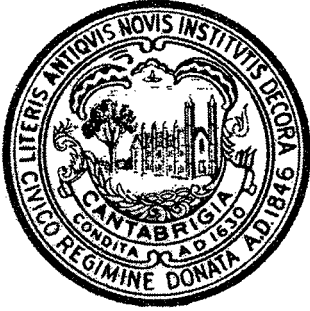
subject: Article 22 Requirements - Affidavit

cc: Rob Wolff, Hathaway Partners, LLC  
Sam Wolff, Hathaway Partners, LLC

To the best of my knowledge, the Hathaway Lofts project has been designed and will be constructed to achieve the requirements of Section 22.23 of the Cambridge Zoning Ordinance. The project as presently conceived will meet the requirements of LEED for Homes, Second Edition 2009, at the level of Silver or better.

Lai-Sheung C Lee  
MA Architect's Registration #10489, LEED AP

Project Plans and Illustrations are submitted under separate cover.



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office: Traffic, Parking & Transportation

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Project Address: 15-33 Richdale Avenue

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Applicant Name: Hathaway Partners, LLC.

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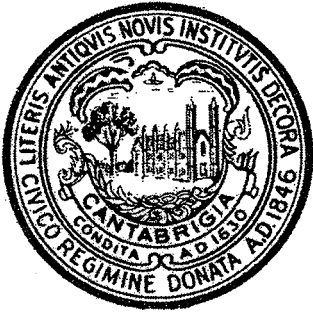
For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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Signature of City Department/Office Representative

Date





CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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

**City Department/Office:** Department of Public Works

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**Project Address:** 15-33 Richdale Avenue

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**Applicant Name:** Hathaway Partners, LLC.

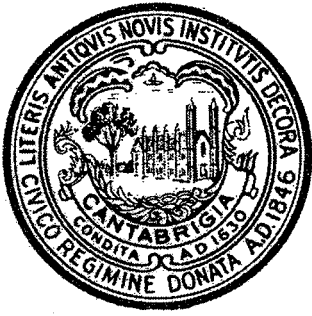
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For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special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

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**Signature of City Department/Office Representative**

**Date**



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office: Cambridge Tree Arborist

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Project Address: 15-33 Richdale Avenue

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Applicant Name: Hathaway Partners, LLC.

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

**See attached email confirmation from David Lefcourt**

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Signature of City Department/Office Representative

Date

## Lee, Cindy

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**From:** Kyle Zick <kzick@kylezick.com>  
**Sent:** Thursday, July 11, 2013 1:28 PM  
**To:** Lee, Cindy  
**Subject:** Fwd: 3143 Richdale Avenue-tree study

Sent from my iPhone

Begin forwarded message:

**From:** "Lefcourt, David" <dlefcourt@cambridgema.gov>  
**Date:** July 11, 2013, 1:10:33 PM EDT  
**To:** Kyle Zick <kzick@kylezick.com>  
**Cc:** "Paden, Liza" <lpaden@cambridgema.gov>  
**Subject: RE: 3143 Richdale Avenue-tree study**

Hi Kyle,

I apologize for not responding sooner. I have inspected the location. There are no significant trees on the existing property. There is no need to submit a tree study or tree protection plan. I have copied Liza Paden from the Planning Board. Please let me know if you have any other questions.

Thanks,

David Lefcourt  
ISA Certified Municipal Specialist, MCA, MCLP  
City Arborist/Tree Warden  
City of Cambridge DPW  
147 Hampshire Street  
Cambridge, MA 02139  
617-349-6433 - Desk  
617-349-4881 - Fax

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**From:** CambridgeTrees [<mailto:cambridgetree@cambridgema.gov>]  
**Sent:** Wednesday, June 26, 2013 11:53 AM  
**To:** Lefcourt, David  
**Subject:** FW: 3143 Richdale Avenue-tree study

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**From:** Kyle Zick[[SMTP:KZICK@KYLEZICK.COM](mailto:KZICK@KYLEZICK.COM)]  
**Sent:** Wednesday, June 26, 2013 11:50:49 AM  
**To:** CambridgeTrees  
**Cc:** Kyle Zick  
**Subject:** 3143 Richdale Avenue-tree study  
**Auto forwarded by a Rule**

David,

To follow up on our phone call this morning, the project on Richdale Avenue is #3143 (the former Hathaway Bakery building). Today the site is entirely developed and there are no trees. We are submitting a special permit application which requires a tree study and I want to be able to address that requirement.

I have attached an air photo of the site for your reference showing the project limits of the character of the site.

Thanks,  
Kyle Zick



Kyle S. Zick, ASLA  
Principal  
Kyle Zick Landscape Architecture, Inc.  
36 Bromfield Street Suite 202, Boston, MA 02108  
t: 617-451-1018 c: 617-913-4663  
e: [kzick@kylezick.com](mailto:kzick@kylezick.com) [www.kylezick.com](http://www.kylezick.com)



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office: Water Department

Project Address: 15-33 Richdale Avenue

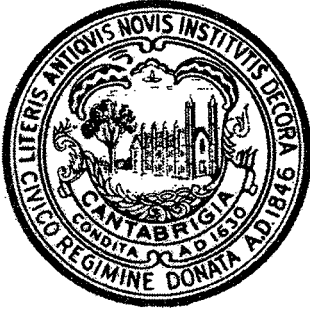
Applicant Name: Hathaway Partners, LLC.

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

Signature of City Department/Office Representative

7/15/13

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office: LEED Specialist

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Project Address: 15-33 Richdale Avenue

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Applicant Name: Hathaway Partners, LLC.

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For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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Signature of City Department/Office Representative

Date