



The Garage Cambridge, MA

Special Permit Application

December 6, 2021

Trinity Property Management

Bruner/Cott Architects

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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: 36 JFK, 81 Mount Auburn Street and 33 Dunster Street
Zoning District: Business B/Harvard Square Overlay District
Applicant Name: Trinity Property Management
Applicant Address: c/o 907 Massachusetts Avenue, Suite 300
Contact Information: (617) 492-4100 jrafferty@adamsrafferty.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.*

2.000	Basement Gross Floor Area
19.50	Building and Site Plan Requirements
20.54.2	Building Height
20.54.4	Vehicular and Bicycle Parking
20.54.7	FAR
22.35.2	Functional Green Roof Requirement

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

Ownership Certificate, Dimensional Form, Application, Supporting Statements, Project Narrative, Site Plan, Survey, Floor Plans, Elevations, Photographs, Landscape Plan and other Narratives.

Signature of Applicant: *J. Rafferty, Attorney for Applicant*

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: 36 JFK St, 81 Mt Auburn St, 33 Duns **Application Date:** Dec 6, 2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	17,608	17,608	17,608	
Lot Width (ft)	70', 193', 135'	70', 193', 135'	70', 193', 135'	
Total Gross Floor Area (sq ft)	78,300	70, 432	87,494*, ****	
Residential Base	0	n/a	0	
Non-Residential Base	0	n/a	87,494*, ****	
Inclusionary Housing Bonus	0	n/a	0	
Total Floor Area Ratio	4.45	4.0	4.97*, ****	
Residential Base	0	n/a	0	
Non-Residential Base	0	n/a	4.97*, ****	
Inclusionary Housing Bonus	0	n/a	0	
Total Dwelling Units	n/a	n/a	n/a	
Base Units	n/a	n/a	n/a	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Building Height(s) (ft)	51'-6" avg	60'	80' **	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	0	0	0	
Rear Yard Setback (ft)	0	0	0	
Open Space (% of Lot Area)	0	0	0	
Private Open Space	0	n/a	0	
Permeable Open Space	0	n/a	0	
Other Open Space (Specify)	0	n/a	0	
Off-Street Parking Spaces	0	98-191	0***	
Long-Term Bicycle Parking	0	27	27	
Short-Term Bicycle Parking	0	29	0****	
Loading Bays	0	1	0***	

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

*Special permit O/A basement inclusion requested **Overlay District special permit add'l height requested ***Overlay District special permit waiver of parking requested ****Payment to Bike Parking Fund *****Per Section 20.54.7 add'l OFA pursuant to special

OWNERSHIP CERTIFICATE

Project Address: 38 JFK 81 Mt Auburn 33 Dunster **Application Date:**

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

I hereby authorize the following Applicant: Trinity Property Management
at the following address: _____
to apply for a special permit for: _____
on premises located at: 36 JFK, 81 Mt Auburn, 33 Dunster
for which the record title stands in the name of: Trinity Realty I, LLC
whose address is: P.O. Box 280212, Cambridge MA 02138

by a deed duly recorded in the:
Registry of Deeds of County: Middlesex Book: 14843 Page: 178
OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

John P. McWhirter
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

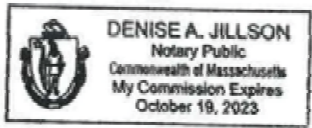
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Massachusetts

The above named John P. McWhirter personally appeared before me,
on the month, day and year Sept. 27, 2021 and made oath that the above statement is true.

Notary: Denise A. Jillson

My Commission expires: Oct. 19, 2023



FEE SCHEDULE

Project Address: 38 JFK, 81 Mt. Auburn, 33 Dunstable
Application Date: Dec 6, 2021

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

New or Substantially Rehabilitated Gross Floor Area (SF): 87,494 GFA × \$0.10 = \$8,749.40

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

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

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: \$8,749.40

Project Narrative

This is an application by Trinity Property Management to authorize construction of a new building at the corners of JFK, Mt. Auburn and Dunster Street in Harvard Square replacing an existing mixed use retail and office building known as “The Garage”.

The building is located at the corner of JFK Street and Mt. Auburn Streets with addresses of 36 JFK Street, 81 Mt. Auburn Street, 33 Dunster Street, Cambridge MA. The site is located in a Business B Zoning District and the Harvard Square Overlay District. The proposed building will contain 87,494 GSF a full basement and six stories above ground, to a maximum height of eighty feet (80’). The building massing maintains the street wall of the block and steps back on upper floors to accommodate the scale of nearby buildings.

There is no change in use. The designed mixed-use building matches the existing uses comprised of retail, restaurant and office.

	Gross Floor Area	Uses	FAR	Max Height
Existing Building	78,300	Office, Retail, Restaurant	4.45	Avg 51’ Max 62’
New Building	87,494	<p>All uses allowed in Business B zone, including but not limited to:</p> <p>4.33 Institutional Uses:</p> <ul style="list-style-type: none"> a. Religious Purposes b. Educational Purposes c. Noncommercial Research Facility d. Health Care Facilities <p>4.34 Office & Laboratory Use:</p> <ul style="list-style-type: none"> b. Office non-medical professional c. Real Estate, Insur. or agency prof d. General Office use e. Bank or similar financial institution f. Technical office for R&D <p>4.35 Retail Establishments</p> <ul style="list-style-type: none"> a-1. Convenience Store a-2. Merchandise Store a-3. Grocery Store b. Craft Retail & Production Shop c. Personal Services Establishment f-1. Restaurant f-2. Bar f-3. Craft Beer Establishment f-4 Food Stand or Kiosk f-5 Food Hall g. Dance Hall or Nightclub h. Theater 	4.97	Max 80’

		i-1. Commercial Recreation Estab. i-2. Fitness Center m. Indoor Auto Sales Facility o. Fast Order Food Establishment q-1. Art/Craft Studio q-2. Performing Arts Studio r. Bakery, Retail		
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Summary of building development characteristics

Site area:	17,608 SF lot area
Proposed building height(s):	80 ft maximum, 7 stories (single level basement plus 6 above grade)
Proposed parking spaces:	0 off street
Proposed bicycle parking spaces (Long-term and short-term):	27 long-term inside the building 29 short-term – not provided in project

The project includes demolition of the existing structure of The Garage, except for the portions of the two-story existing brick masonry facades of the 1860s building facing Mt. Auburn Street, Dunster Street, and the service alley. The replacement building blends the existing brick masonry façade of the 1860s horse stable into the design. At the ground floor, the building will contain multiple entries into likely retail uses, although no tenants have yet to be identified. It is possible that the second floor may also contain retail uses. The main entrance to the upper floors of the building will be located on Mt. Auburn Street and will provide access to likely office and business use tenants. The ground floor retail entrances will be accessible from all three street frontages. An entrance to the basement venue is accessed from Dunster Street. The design provides access to the outdoors on the upper floors with covered outdoor terraces and an occupiable roof terrace created at the fifth floor step back. The exterior building material palette consists of brick masonry, terracotta cladding, metal panels, zinc trim, and glass.

The building is designed to meet LEED Core & Shell Development (LEED-CS) v4 GOLD certification. LEED Gold standard meets City of Cambridge Article 22 Green Building Requirement. The building envelop is a high-performance design and exceeds the prescriptive performance of a code compliant baseline. The building mechanical systems are all-electric and will contribute to a Net-Zero ready building. The project includes a vegetated green roof on available, non-occupied or exempt roof area. The project seeks to reduce the area of required

vegetated green roof prescribed by the City of Cambridge new Green Roof ordinance.

Bike parking, shower and changing facilities were determined per LEED requirements and the City of Cambridge Article 6.100, bike parking space calculation formulae. The more stringent of the two was used for each bicycle facility type. The City of Cambridge Article 6.100 requirements are more stringent for bicycle parking, while LEED requires shower and changing facilities. Short term bicycle parking requirements will be met by payment into the City's Bike Parking Fund

Additional sustainability goals for the project include Fitwel Multi-Tenant Base Building certification 1-star, and a health and wellness strategy focused on indoor air quality, material health, acoustics, and active design.

The project team has reviewed the City of Cambridge's Flood Viewer for the property address to assess climate change threats from flooding. Currently, the scenario projections for flooding do not impact the project location.

GREEN BUILDING CERTIFICATION

81-93 Mount Auburn Street Green Building Report
CDD certification and/or comments for Special Permit Submission

Green Building Requirements

81-93 Mount Auburn Street Green Building Report – Certification for Special Permit Stage

Status: The Community Development Department (CDD) received the Green Building Report (GBR) for the Special Permit stage for 81-93 Mount Auburn Street (The Garage). Pursuant to Section 22.25.1 of the Zoning Ordinance, CDD staff have reviewed the project's GBR and provide the following Determination, Summary of Compliance and Comments.

CDD Determination: The documentation provided by the Applicant is adequate and demonstrates compliance with the Green Building Requirements applicable to the Special Permit stage. A revised submission, with additional documentation will be required at the Building Permit and Certificate of Occupancy stages.

Project Summary: This project is subject to the City's Green Building requirements, which mandate meeting the LEED Gold requirements. Based on the documents submitted, the project is expected to achieve LEED Gold certification with 68 points. The project is seeking LEED certification with USGBC.

Summary of Compliance:

Green Building Professional Affidavit Certification

Hilary Williams, PE LEED AP BD+C, of Arup USA Inc. has been identified as the Green Building Professional for the project. The affidavit states that this professional has reviewed all relevant documents for this project and confirm to the best of their knowledge that those documents indicate that the project has been planned and designed to achieve the LEED requirements of Section 22.24 under Article 22.20 of the Cambridge Zoning Ordinance.

LEED Rating System Checklist, LEED and Net Zero Narrative

- Rating System: LEED v4 BD+C: Core and Shell. LEED Baseline standard is ASHRAE 90.1-2010.
- Energy cost saving = 17 % over the LEED baseline standard (ASHRAE 90.1-2010).
- Energy use reduction = 34 % reduction below the Stretch code baseline (ASHRAE 90.1-2013).
- Energy use savings = 34% reduction in energy use relative to ASHRAE 90.1-2010 baseline.
- GHG emissions reduction = 23 % reduction.
- LEED categories and their credit points:
 - Integrative Process – 1 point
 - Location and Transportation – 18 points
 - Sustainable Sites – 5 points
 - Water Efficiency – 7 points
 - Energy and Atmosphere – 17 points
 - Materials and Resources – 6 points
 - Indoor Environmental Quality – 6 points
 - Innovation – 6 points
 - Regional Priority – 2 points
 - **Total credit points = 68 point**

Advisory Comments:

While the project meets the Green Building Requirements, CDD staff do provide comments and recommendations for consideration to the Planning Board on how projects might further improve their energy performance or reduce their embodied carbons. The Planning Board looks carefully at the

sustainability aspects and qualities of all building types/use, and their operational and embodied carbons. For that reason, staff believe the following recommendations are relevant to this project and should be considered:

1. Recommend continuing to pursue a reduction in embodied carbon, particularly through the use of a mass timber structure that could result in a 20% reduction in embodied carbon.
2. Recommend off site solar options, since there are limitations for on-site solar roof installations.
3. Recommend providing updates on the projected building energy performance modeling results including projected Energy use, cost savings, and Greenhouse Gas (GHG) Emissions during or at the end of the project's design development phase.

Procedural History

The building is located in the BB Business B Zoning Overlay District within the Harvard Square Overlay District. In addition, the building is located in the Harvard Square Conservation District. Accordingly, proposed demolition and exterior alterations require the issuance of a Certificate of Appropriateness from the Cambridge Historical Commission.

After a public hearing, the Cambridge Historical Commission voted on June 3, 2021, to grant a provisional Certificate of Appropriateness for the work set forth in the Special Permit application, including the demolition of the Garage building, the construction of a seven-story replacement building (six stories above grade and one story below grade) and the repair and preservation of selected existing masonry walls along Dunster and Mt. Auburn Streets. The Approval also authorizes the alteration of storefronts and ground floor openings at the existing masonry walls of the former 1860's horse stable including the removal of select brick infill. The CHC approval is subject to further review of design features and details at the existing masonry walls by the Commission and the *"further understanding that the applicant should return to the Historical Commission for final approval when Planning Board review has been substantially completed."*

In accordance with the provisions of Section 20.54.1.3 of the Zoning Ordinance, a copy of this application has been filed with the Harvard Square Advisory Committee for their review and comment at a public hearing.

Zoning Summary

The project is seeking a Special Permit pursuant to the Harvard Square Overlay District for additional height (Sec. 20.54.2), relief from the Sky Exposure Plane Requirements (Sec. 20.54.2), waiver of Parking and Loading requirements (Sec. 20.54.4), an exemption of Basement floor area from the Gross Floor Area calculation (2.0), a reduction of the prescribed green roof area, additional FAR (Sec. 20.54.7), and waiver of a portion of the requirements of Section 19.50.

Proposed Uses

The building is being developed to accommodate a full range of retail business and Consumer Service Establishments identified in Section 4.35, as well as the office and laboratory uses identified in Section 4.34. All of the proposed uses are allowed “as of right” in the Business B Zoning District and the Harvard Square Overlay District. Thus, this application does not seek a Special Permit for any of the proposed uses.

Section 20.54.2 - Building Height Limitations and Sky Exposure Plane Setbacks

The project seeks to increase the as of right maximum building height of 60 feet to 80 feet through a special permit for additional height in the Harvard Square Overlay District. The project also seeks relief from the district sky-plane requirements.

- At the corner of JFK and Mt. Auburn Streets, the building height is 56 feet at the street line, increasing to 80 feet in height at a plane set back 13 feet 6 inches parallel to Mt. Auburn Street and set back 15 feet parallel to JFK Street.
- At the corner of Mt. Auburn and Dunster Streets, the building height at the gable peak is 27 feet, 10 inches at the street line, increasing to 80 feet at a plane set back 8 feet, 2 inches from and parallel to Mt. Auburn Street.
- At the corner of Mt. Auburn and Dunster Street, the building steps back above the gable roof to create a distinct separation between the historic pediment and new building above.
- The building design has no stepback at the Dunster Street side, and requests relief for both the stepback and sky plane requirements on Dunster Street. This exception to the upper floor stepback on Dunster Street, will “...successfully reduce the overall negative effect of multiple floor setbacks and enhance both the proposed building silhouette and townscape of the block” as stated in the Harvard Square District Overlay

section 20.54.2 regarding building height and setbacks. The design with no setback responds to the ten-story Smith Campus Center building on the opposite side of Dunster Street.

- The roof area facing JFK and Mt Auburn Streets created by the setbacks is an uncovered, occupiable terrace for building occupants. The design includes free-standing shade canopies for increased occupant comfort on the west facing fifth floor roof terrace.

Section 20.54.4 – Vehicular Parking and Loading Requirements

The project seeks an exemption from on-site parking and loading requirements. Without a parking exemption, the project would need to provide between 98 - 191 off-site parking spaces in accordance with the Article 6 calculation method.

- The existing building does not provide on-site parking or loading. There will be no change in parking or loading accommodation on the site if the exemption is granted.
- An existing alley abutting the north edge of the project site provides shared access and a curb cut from Dunster Street for multiple properties for trash and other services.
- The building prioritizes pedestrian activity by providing uninterrupted sidewalks without curb cuts or vehicular access intersecting the pedestrian realm along all three street fronts.
- Ground Floor retail, restaurant, or other allowed uses with multiple storefronts on each street will support an active commercial environment and lively pedestrian focused street scape.
- An exemption from on-site parking and loading requirements results in a fully accessible, safe, people-friendly environment at this key block in the Harvard Square Conservation District.

Section 6.100 – Bicycle Parking Requirements

- Required bicycle parking is calculated using both the Cambridge Article 6.100 bicycle parking spaces and LEED v4.1 LTc6 Bicycle Facilities, and the following building metrics: 99,814 GFA*, 349 full-time occupants, 632 peak visitors. The project will meet the more stringent calculation method. Cambridge Article 6.100 is more stringent for both long term and short term bicycle parking, and LEED requires shower and changing facilities. *note 99,814 GFA includes occupiable basement SF

	Short-term		Long-term		Showers / Changing Rooms	
	Criteria	Result	Criteria	Result	Criteria	Result
Cambridge Article 6.100	Office: 0.06 spaces per 1,000 SF Retail: 0.6 spaces per 1,000 SF Restaurant: 1 space per 1,000 SF	29	Office: 0.3 spaces per 1,000 SF Retail: 0.1 spaces per 1,000 SF Restaurant: 0.2 spaces per 1,000 SF	27	n/a	n/a
LEED LTc6	2.5% of peak visitors	7	5% of FTE	17	1 for first 100 FTE +1 for each 150 after	3

- The project will provide 27 long term bicycle parking spaces inside the building on the basement level, accessible by elevator through the main building entrance on Mt. Auburn Street.
- Short term parking cannot be accommodated on the site because the building is built out to the property line on all sides. The project will satisfy the requirements for short term bicycle parking by providing funds to the City for installing bike parking on public land fund in lieu of on-site short-term bike parking, as authorized in 6.104.2.

Section 2.000 Gross Floor Area Definition

The project seeks an exemption of the basement from the definition of the Gross Floor Area.

- Basement space may be exempted from the definition of Gross Floor Area with the issuance of a Special Permit *“provided the permit granting authority finds that the uses occupying such exempted GFA support the*

character of the neighborhood or district in which the applicable lot is located". Article 2.0 Definitions; Gross Floor Area shall not include (16)

- The use of the basement floor area as an entertainment venue or restaurant, or other allowed use, will contribute to the range of uses in the building and support the character of the Harvard Square Conservation District.
- The basement use supports the Harvard Square District goals, by providing a mixed-use development with potential for active use beyond typical office hours.
- The basement area will provide an opportunity for retail uses that may not have the resources to pay street level retail rents to have a presence in Harvard Square. The current Garage Building has had a restaurant use at 33 Dunster Street for more than 50 years and a restaurant use in the lower level of the building at the corner of JFK and Mount Auburn Street for over a decade.

Section 22.35.2 – Functional Green Roof Requirement

The project seeks a reduction to the green roof area below the area prescribed by Section 22.35.2 through a special permit.

- The allowed exclusions include the occupied roof deck on the fifth floor created by the setback, maintenance and safety areas along the perimeter parapet, skylight, base building mechanical equipment, dunnage and screening on the main roof.
- The requested reduction in vegetated green roof area will accommodate mechanical equipment installed by building tenants adjacent to base building equipment and shafts.
- The project applicant will provide a unit price compensation for each SF reduced to the Cambridge Affordable Housing Trust as prescribed by the Green Roof Ordinance.

Summary of Roof Areas

Total Roof GFA	Allowed Exclusions	Remaining Roof Area	Green Roof Area	Reduction requested	Required Minimum
13,492	10,460 SF	3,032 SF	1,213 SF 40% of available	1,213 SF 40% of available	2,426 SF 80% of available

Section 20.54.7 - Additional FAR

The project seeks an increase in allowable FAR in the Business B district within the Harvard Square Overlay District. The maximum FAR applicable in the Harvard Square Overlay District, Business B district is 4.0 for Non-Residential uses. The project FAR is 4.97, based on Zoning GFA calculation and allowed exclusions plus additional requested basement exemption. The building height, setbacks and massing relates to the context and density of this particular block in Harvard Square, and specifically addresses the scale of neighboring buildings at each corner.

The proposed additional FAR will provide additional public benefit commensurate with the additional development in the following manner, and as outlined in Section 20.54.7 regarding the Harvard Square Overlay District and Harvard Square Conservation District.

20.54.7.1 Ground Floors that are devoted to retail and similar uses and commitments to local and independent businesses.

- The building incorporates a total of 9 potential storefront entrances – two on JFK Street, four on Mt. Auburn Street, and three on Dunster Street – to support flexibility toward a range of retail scales.
- The design of the ground floor bays is meant to be adaptable for either increased or fewer number of storefront entries to meet the needs of both near term and future long term tenant mix.
- The Ground Floor is fully dedicated to commercial retail and similar allowed uses in addition to the entrance lobby for upper floor office access.
- The project includes a dedicated entry from Dunster Street to the basement venue.

The ground floor rental tenant spaces can adapt to accommodate a diverse mix of retail scales and variety of uses helping to meet the goal of an active Square supporting the needs of the surrounding community.

20.54.7.4 Commitments to sustainable design that minimize greenhouse gas emissions and increase vegetation.

- The project is committed to sustainable design, including systems that minimize greenhouse gas emissions. The proposed building incorporates all electric systems for heating, ventilation, and domestic hot water. Exceptions for specific retail venues will be made on an individual basis – for example gas cooking equipment for restaurant uses.
- The proposed occupiable roof deck and covered terraces include permanent planting beds and vertical supports for year-round vegetation.

A portion of the unoccupied roof will be designed as vegetated green roof as prescribed by the new Cambridge ordinance. The final size and layout of the vegetated green roof will be determined by and coordinated with the final layout of rooftop mechanical equipment, skylight, elevator room and penthouse.

20.54.7.5 Investments into creating or improving public space

- The project will incorporate new sidewalks and sidewalk paving on all three street frontages to accommodate accessible entrances on the ground floor and enhance the public street scape.
- The existing street trees along the city sidewalk on Mt. Auburn Street will be protected or replaced in kind. The existing width of the Mt. Auburn Street sidewalk will be maintained, and outdoor furnishings and planters will be reinstalled.
- The project restores and incorporates the existing masonry walls of the former 1860's stable building on the corner of Mt. Auburn and Dunster Streets, with the intention to repair and re-use the walls and arched openings to connect the existing historic fabric with new accessible uses. The preservation of existing masonry walls and details are specific considerations intended to maintain the unique characteristics of this corner together with contemporary interventions to create accessible adaptive reuse that enriches the public realm in the Harvard Square Conservation district.

Compliance with Criteria for Harvard Square Overlay District Special Permits – Section 20.53.2

In reviewing applications for variances, special permits or development consultation reviews, the permit or special permit granting authority, or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines

The District seeks to

1. *Preserve and enhance the unique functional and visual form of the District*
 - The project recognizes the importance of its location in Harvard Square, and the distinction of building frontage on three streets. The design maintains the existing street wall of all three frontages - JFK, Mt Auburn and Dunster Streets.
 - The building incorporates the existing brick masonry façade of the former horse stable at the corner of Dunster and Mt. Auburn Streets.
 - The building design highlights both its history and re-imagined future as an active and memorable contributor to the Harvard Square District.

2. *Preserve its architecturally and historically significant structures and their settings, and encourage design compatible therewith:*
 - The design includes maintaining the existing masonry façade of the former stable building at Mt. Auburn and Dunster Streets, incorporating a reconstructed brick masonry gable in keeping with the historic 1860's structure.
 - Previous brick infill at the former stable facades, including infill at arched openings on Mt. Auburn Street - will be removed to create entrances and improved visual connection for pedestrians.
 - The existing masonry detailing including arches, recessed brick panels, and cornice will be maintained.
 - The new construction connected to the existing masonry will be contemporary in detailing and architecturally compatible.
 - The new building at the JFK and Mt. Auburn frontages incorporates a new terra cotta rain screen facade, large clear glass windows and accessible storefront entrances along the sidewalk for direct access to ground floor retail.
 - New accessible entrances and clear glazing will be incorporated into the existing masonry bays of the former stable building to serve ground floor retail uses along Dunster Street and Mt. Auburn Street.
 - A new, reconstructed gable will reference the earlier 1860's horse stable incorporating cornice and other masonry details in keeping with the existing masonry to be preserved.

3. *Mitigate any adverse impact of new development on adjacent properties and areas.*

- The building massing continues the street wall of the block with a continuous structure following the property line, up to four stories at the JFK street corner and two-stories at the Dunster Street corner existing historic structure.
- A distinct entrance lobby divides the overall massing along the 193-foot-long Mt. Auburn Street frontage.
- The fifth and sixth stories are set back 15 feet from both JFK and Mt. Auburn streets to reflect the scale of the neighboring buildings and maintain a cohesive building profile.
- The building massing at Dunster Street does not include a setback and responds to the ten-story facing building.

4. *Discourage homogeneity by maintaining the present diversity of development and open space patterns and building scales and ages.*

- The building design blends new construction with existing masonry construction without mimicking the old.
- Massing, materials, and colors are designed to complement each other, enhance the urban context of the Harvard Square District, and create a rich pedestrian experience.
- New interventions in the old masonry façade, such as storefront entries and transparent glazing replacing brick infill, improve the architectural features by making them more visible and refresh the dialogue between old and new.

5. *The District must remain a pedestrian friendly, accessible, human-scaled, mixed-use environment that complements nearby neighborhoods and maintains the history and traditions of its location.*

- The ground floor storefronts and entrances along all three street frontages will bring added transparency and access to the building creating a welcoming connection.
- New construction provides an opportunity to create accessible entrances at all locations despite the grade elevation changes along each street.
- The project seeks relief from on-site parking and loading requirements so that sidewalks can be uninterrupted by curb-cuts or driveways increasing safety and supporting a pedestrian friendly environment.
- Existing brick masonry and new glass storefront detailing provides texture, visual richness, and reference human scale to enhance the pedestrian experience.

The secondary goals for the District noted below are intended to provide general guidance in a wide variety of situations, and are not intended to be applied to every project. They are statements of policy, not prescriptive measures that must be applied equally in each situation.

Secondary District Goals

1. *Create a high-quality public environment*

- The building includes materials and features inspired by the scale and context of Harvard Square incorporating contemporary design elements and transparency to enhance the experience and activity of the public environment.
- The project will be tuned to the pedestrian experience as a priority – with visual connection and physical access to the range of uses within the building and supporting existing and future public uses along the sidewalk.

2. *Build on and sustain the diversity of existing building form, scale and material*

- The design incorporates the existing masonry of the former horse stable and a new gable end in keeping with the 1860 stable form.
- The Mt. Auburn Street and Dunster Street existing façades will be improved by removing brick infill and recapturing the existing arched openings for new entrances and windows. The increased transparency emphasizes the existing masonry detailing and rhythm of repeating arches.
- Glass and metal at the ground floor storefronts provides a transparency and connection at the pedestrian level, while adding contemporary materials and detailing. Large transparent glass storefronts establish a new rhythm of openings along JFK and Mt. Auburn Streets.
- The building massing is designed to integrate both the existing masonry facades and new construction on the property with intentional setbacks and a distinct recessed office entry to meet and respect the building form of abutting and nearby buildings.
- Recessed covered terraces at Mt. Auburn and Dunster street frontages provide relief in the overall building mass while animating the facades with occupiable outdoor spaces at upper levels.

3. *Complements the context of abutting buildings and enhances the character of the sub-district*

- The project building and neighboring abutting buildings create a full street wall at this core location in the Harvard Square Conservation district, prioritizing ground floor retail uses.

- The materials of existing brick masonry, terra cotta cladding, glazing systems and zinc trim are designed to enhance the existing character of the block.
 - The combination of brick and terra cotta colors provide richness to the building while variations in material texture, sheen and profile provide texture and dynamic surfaces for light and shadow.
 - Large storefronts with transparent glass provide a visual connection between interior building uses and a pedestrian focused active sidewalk.
4. ***Encourage environmentally sustainable development and maintain character-defining materials and designs at alterations to existing***
- The project will be designed to meet the LEED Gold standard, in addition to other wellness standards for building tenants and occupants.
 - High performance envelope design including triple-glazed windows contribute to increased overall building performance and energy efficient systems meet and exceed City of Cambridge guidelines.
 - Existing masonry walls to remain will be modified on the interior to accommodate new insulated assemblies.
 - All electric systems are proposed for heating, cooling, ventilation, and domestic hot water reducing on-site combustion and emissions.
 - All electric systems position the building for a Net-Zero future.
 - Water conservation measures will include low-flow fixtures and no on-site irrigation system.
 - Materials and systems will be specified to support strategies for human health and well-being focused on indoor air quality, material health, acoustics, and active design.
5. ***Reinforce definitive characteristics of historic and contemporary architecture as well as create high quality 24-hour streetscapes.***
- The building blends existing and new to create a dynamic building and sidewalk experience for pedestrians, activated on all three street frontages with new accessible entries.
 - Exterior lighting of select architectural features make the building a welcoming and exciting anchor as a part of the 24-hour streetscape in the core of the district.

Compliance with Special Permit Criteria - Section 10.43

“Special Permits will normally be granted where specific provisions of the 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 interest because: ”

- a) *Requirements of the Ordinance cannot or will not be met for the following reason:*
 - The Harvard Square Overlay District allows for the requested Special Permits when, as in this case, the goals of the district’s Design Guidelines will be satisfied.

- b) *Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:*
 - There are no proposed curb cuts or driveways that would result in any changes to established traffic patterns on the property or have any effect upon the established neighborhood character of Harvard Square. The existing shared use alley and curb cut abutting the project property will remain unchanged.
 - The overall increase in gross floor area between the existing Garage building and the proposed building is approximately 10,000 square feet. Such a modest increase in gross floor area will not measurably affect traffic volumes or patterns of access and egress in Harvard Square.

- c) *The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:*
 - There is no change in use proposed. The building use maintains allowed retail, restaurant and office uses already operating in the existing building.

- d) *Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:*
 - There will not be any nuisance or hazard created by the proposed office and allowed retail uses. The proposed design includes a screen for roof mounted equipment and will comply with the Cambridge noise ordinance.

- e) *For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:*

- The proposed retail, restaurant, and office use is allowed in the underlying Business BB District. Furthermore, the project design is consistent with the goals of the Harvard Square Overlay District as set forth in this application.
- f) *The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30*

Compliance with Section 19.30

Urban Design Guidelines

19.31 New projects should be responsive to the existing or anticipated pattern of development:

- The project is consistent with the form and character of the established streetscape and abutting buildings in the Harvard Square Overlay District.
- Proposed retail uses front the street on all three building frontages.
- The project incorporates the 1860's former stable masonry facades to maintain the historic context

19.32 Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

- The project prioritizes the pedestrian experience on all three frontages by maintaining a continuous sidewalk with no curb-cuts.

19.33 The building and site design should mitigate adverse environmental impacts of a development on its neighbors.

- Roof mechanical equipment will be screened from view
- The project will comply with the Cambridge noise ordinance.
- The project will continue the existing use of the shared alley for trash.

19.34 Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply, and sewer system.

- The project is incorporating water-conserving plumbing fixtures
- The project is incorporating best practices for storm water management and will minimize stormwater runoff.

19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has been developed historically.

- The project will incorporate and preserve a historic structure
- The project maintains the urban street wall of the block

19.36 expansion of the inventory of housing in the city is encouraged

- Not applicable

19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

- Not applicable

Compliance with Section 19.50

Building and Site Plan Requirements

The proposed building has been designed and will be constructed in accordance with the applicable provisions of Section 19.50 as detailed below.

Section 19.53 Location of Uses

50 percent or greater of the area devoted to retail uses shall be located fronting onto JFK, Mount Auburn and Dunster Streets. The ground floor will contain a mix of active uses, including retail and office uses. The lower level will have commercial retail and similar allowed uses, and will be accessible from a ground level entry on Dunster Street. Likely office and business uses on upper floors two through six are accessed from a ground floor entrance lobby on Mt. Auburn Street. It is possible that the second floor may also contain allowed retail uses.

Section 19.54 Historic Resources

A preliminary Certificate of Appropriateness has been issued by the Historical Commission

Section 19.55 Landscaping

The property has zero set backs on all three street frontages, and therefore there is no landscape area at the principal wall plane adjacent to the public sidewalks.

Section 19.56 Pedestrian Environment

The proposed building will contain a variety of uses in compliance with the requirements of 19.56.

- (1) The active uses will have a depth of at least twenty feet.
- (2) The JFK, Mount Auburn and Dunster Street facades contain 50 percent or greater clear glass

The JFK, Mount Auburn and Dunster Street facades at the ground level contain 50 percent or greater clear glass
- (3) Each separately leased ground floor retail space shall have an individual public entrance onto the abutting street, where any portion of the space fronts towards the street
- (4) Building entrances are proposed on JFK Street, Mount Auburn Street and Dunster Street.

Section 19.57 Parking

There is no on-grade surface parking proposed.

Section 19.58 Rooftop Mechanical Equipment, Refuse Storage and Loading Areas

- (1) The proposed rooftop mechanical equipment is setback 10 feet or greater from the property line and will be permanently screened from view
- (2) No ground level mechanical equipment is proposed
- (3) The proposed mechanical equipment is designed to meet all applicable noise regulations
- (4) Trash shall be contained within the building.

Section 19.59 Open Space

The lot does not presently, nor will it after construction of the proposed building, contain 15% Green Area or Permeable Open Space. Accordingly, as part of this Special Permit application, the Petitioner is seeking a waiver of that requirement.

Section 19.510 Green Building Requirements

As required, the petitioner has detailed earlier in this application how the project is consistent with the Urban Design Objectives set forth in Section 19.30. The building has been designed in accordance with the Green Building Requirements of Section 22.20 as further detailed in the Green Building Certification included in this application.

Summary of Community Engagement

In accordance with Section 5 of the Rules of the Planning Board, Trinity Property Management hosted an Early Community Engagement meeting to share their plans with area residents and business owners. After consultation with the Community Development Department, invitations were sent to abutters of the building, the Harvard Square Neighborhood Association and the Harvard Square Business Association. Attached is a complete list of invitees.

At the direction of the Community Development Department, the meeting was hosted in person on Wednesday, August 4 at 6:00pm on the lower level of 50 Church Street. Invitations were mailed two weeks prior to the event. Copies of the invitation are attached hereto. Notices of the meeting were posted on the CDD website and the City Calendar.

The meeting began with an introduction by John DiGiovanni, President of Trinity Property Management followed by a presentation by the Project Architect, Jason Jewhurst of Bruner Cott Architects. Mr. Jewhurst explained that the project involved the demolition of most of the existing structure with the notable exception of the façade of the former horse stable fronting on Mount Auburn Street.

An extensive period of questions and comments from attendees followed. Significant comments and opinions were expressed about how the base of the new building would be designed. Views were expressed about the proposed cladding materials for the building, especially the terra cotta panels.

A strong desire for ground floor retail with multiple entries was expressed. Another area of discussion involved the relationship of the restored gable façade of the stable to the new structure. The massing of the building and the matter in which it steps back at the upper floors was reviewed in detail.

Approximately 15 people attended the meeting. The meeting concluded after 90 minutes.

1.

WAUGH BUILDING LLC
C/O ROCKMONT MANAGEMENT CO., INC.
P.O. BOX 440433
SOMERVILLE, MA 02145

2.

ALLIARA, LLC
1188 CENTRE ST.
NEWTON CENTRE, MA 02459

3.

1834 REALTY, INC.
C/O CAMBRIDGE SAVINGS BANK
1374 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

4.

CAMBRIDGE SAVINGS BANK
C/O KAREN A. GIESTA
1374 MASS AVE
CAMBRIDGE, MA 02138-3891

5.

DANA CHAMBERS ALLIANCE
P.O. BOX 650043
NEWTON, MA 02465

6.

PRESIDENT & FELLOW OF HARVARD
HARVARD UNIVERSITY R.E. DEPT
HOLYOKE CENTER., ROOM 451
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

7.

45 DUNSTER STREET LLC
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

8.

PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

9.

FOX CLUB HOLDING, LLC.
C/O FOX CLUB GRADUATE ASS.
P.O. BOX 132
KINGSTON, MA 02364

10.

MAYHAW, LLC
C/O NCP MANAGEMENT
P.O. BOX 590179
NEWTON CENTER, MA 02459

11.

HARVARD COLLECTION LLC
C/O EQUITY ONE, INC. ATTN: CONTROLLER
P.O. BOX 790830
SAN ANTONIO, TX 78279

Neighborhood Organization:

<p>Harvard Square Neighborhood Association</p> <p>Web: https://www.harvardsquareneighborhood.org</p>	<p>Suzanne Blier Suzanne.Blier@harvardsquareneighborhood.org</p> <p>General email: info@harvardsquareneighborhood.org</p>
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From: [Putnam, Andrew](#)
To: [Messplay, Daniel](#)
Cc: [John P. DiGiovanni](#); [Karen Greene](#); [Joseph, Swaathi](#); [Falise, Kara](#); [Beuttell, Kevin](#)
Subject: 36 JFK Special Permit Project
Date: Wednesday, December 8, 2021 12:53:04 PM
Attachments: [image001.png](#)
[211208_site_pages_211206_The_Garage_Vol_2_Graphics_Final.pdf](#)

Hi Daniel,

I have reviewed the Tree Study for the project at 36 JFK Street. There are no significant trees on the property as defined by the Tree Protection Ordinance. I have requested some additional information on proposed tree protection to preserve the three City trees in the right of way on Mount Auburn Street during construction. They have met all the requirements needed for certification by the City Arborist as defined in 8.66.030.

Thank you,

Andrew Putnam
Superintendent of Urban Forestry & Landscapes
(617)-349-6722

From: Karen Greene <kgreene@brunercott.com>
Sent: Wednesday, December 8, 2021 10:11 AM
To: Putnam, Andrew <aputnam@cambridgema.gov>
Cc: Jason Jewhurst <jjewhurst@brunercott.com>; John P. DiGiovanni <JDigiiovanni@TrinityProperty.com>; James Rafferty <jrafferty@adamsrafferty.com>
Subject: 20.004 The Garage - request for tree report

Good Morning Andrew,

We have prepared an application to the Planning Board for The Garage project in Harvard Square. I am reaching out to request a report from the City Arborist to meet the Tree Study requirement of the Special Permit application.

The proposed project will follow the existing footprint on the property, the address is 36 JFK St, 81 Mt. Auburn Street and 33 Dunster Street.

Here is a site plan of the building location – there are three (3) city trees on the Mt. Auburn Street frontage only.

Please let me know if you need additional information to provide a report for inclusion with the project Application materials.

Best,
Karen

Karen Greene RA, LEED AP
Associate