



CITY OF CAMBRIDGE

Community Development Department

To: Planning Board

From: CDD Staff

Date: June 1, 2023

Re: Special Permit **PB-397, 2161 Massachusetts Avenue**

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Overview

Submission Type:	Special Permit Application
Applicant:	Nelson Group Companies
Zoning District(s):	Business A-2 (small portion in Residence B); Massachusetts Avenue Overlay District
Proposal Summary:	Relocate the existing building and construct a new addition to develop a mixed-use building with 8 dwelling units, ground floor office space and 7 off-street parking spaces. The final gross floor area would be 9,786 square feet.
Special Permits Requested:	Section 20.110.6.2 Additional FAR for a lot containing a historic structure in BA-2 District in Massachusetts Avenue Overlay District
Other City Permits Needed:	Historical Commission
Planning Board Action:	Grant or deny requested special permits.
Memo Contents:	CDD Zoning Report & Urban Design Report
Other Staff Reports:	Department of Public Works (DPW) in separate documents.

Zoning Section	Required Planning Board Findings <i>(Summary - see appendix for zoning text excerpts)</i>
Special Permit for additional FAR for a lot containing a historic structure in BA-2 District in Massachusetts Avenue Overlay District (Section 20.110.6.2)	<p>The Planning Board may grant a special permit to increase the allowed FAR in the BA-2 Districts, but not to exceed 1.75, for any combination of permitted uses upon finding that the increased FAR would:</p> <ul style="list-style-type: none"> (a) facilitate the preservation of the historic structure through economic reuse, (b) preserve the essential historically significant elements of the structure's architecture and setting, (c) introduce uses that are respectful of the structure's historic character, and (d) advance the stated purpose of the Massachusetts Avenue Overlay District and the purpose of the standards applicable in the BA-2 Districts.
General Special Permit Criteria (Section 10.43)	<p>Special permits will be normally granted if the zoning requirements are met, unless it is found not to be in the public interest due to one of the criteria enumerated in Section 10.43:</p> <ul style="list-style-type: none"> (a) It appears that requirements of this Ordinance cannot or will not be met, or (b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or (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 (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 (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 (f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

Zoning & Development Staff Report

Area Planning and Zoning

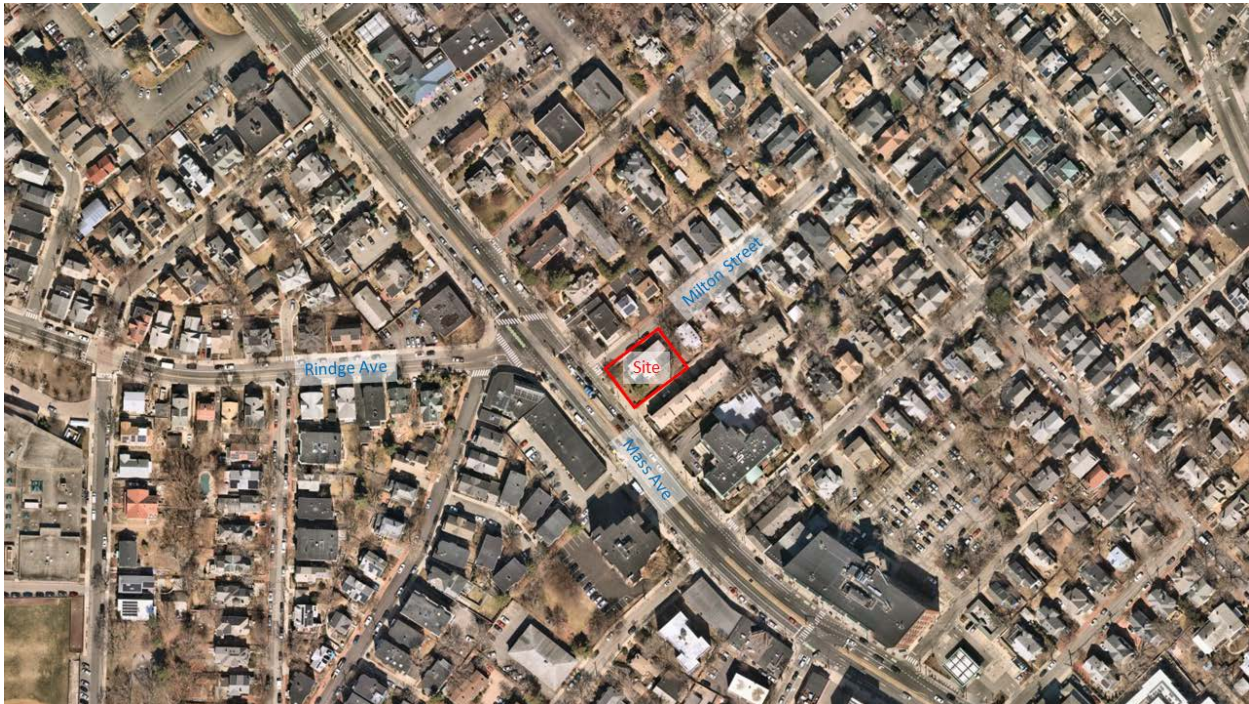
Site Context

Neighborhood/Area: North Cambridge

Development Patterns: The project is located on the corner of Milton Street and Massachusetts Avenue, about ½ mile north of the Porter Square MBTA station. The project is located within the BA-2 base zoning district and the Mass Ave Overlay District. A small portion of the back of the site is located within the Residence B district.

This portion of Mass Ave contains a broad mix of use types and building scales from one-story commercial buildings to 5-8 story multifamily housing and townhouses. Milton Street is primarily made up of single- and two-family homes.

Nearby Features: This site is approximately ½ mile north of the Porter Square MBTA station and Porter Square Shopping Center. Regular MBTA bus service is provided along Mass Ave. Stops for the 77 and 83 bus routes are roughly 200 feet north of the site. The Gerard Bergin Park is about 1/3 mile southwest of the site.

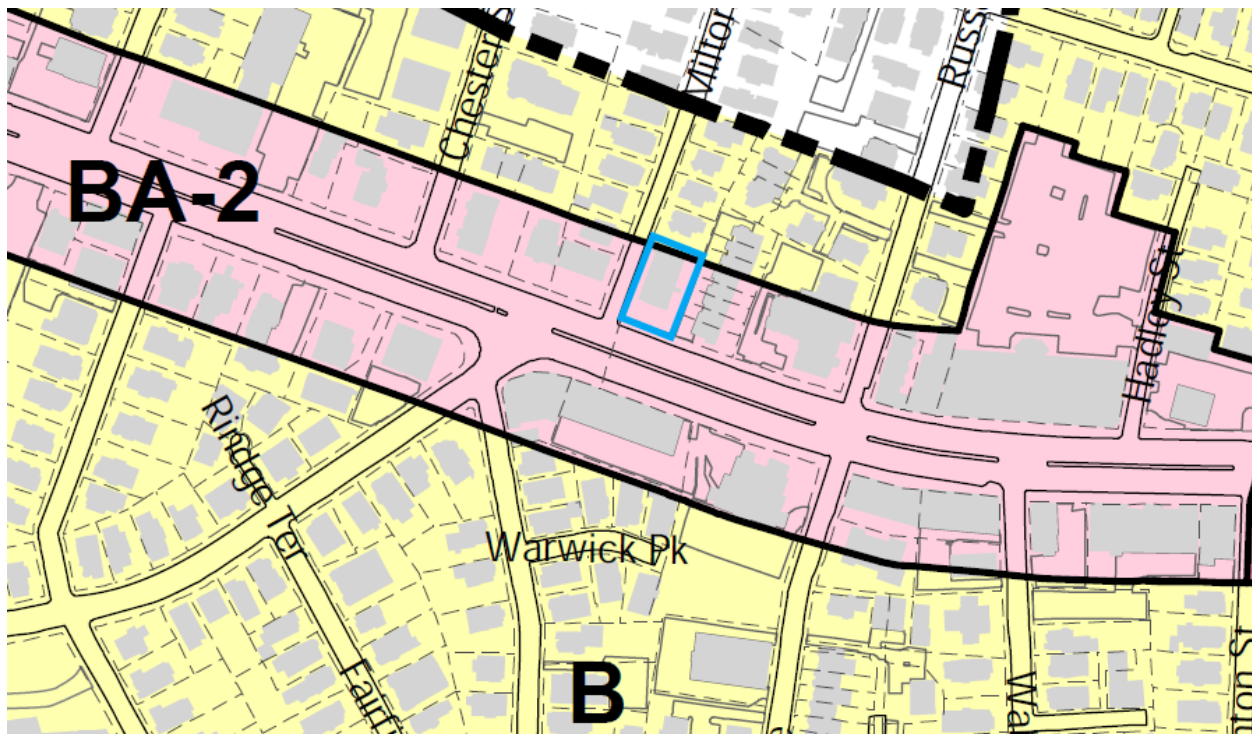


Context Map for 2161 Mass Ave. Source: Nearmap Aerial Imagery, 2023

Site Zoning

General description: Base zoning permits a wide range of residential, institutional, and commercial uses at lower densities (1.0 for non-residential and 1.75 for residential) and buildings up to 45 feet in height, with lower height requirements proximate to neighboring residential districts. The Mass Ave Overlay District applies additional design and development standards for building facades facing Mass Ave, in order to create a pleasant and inviting pedestrian environment while still encouraging compatibility with the adjacent residential neighborhoods.

	Base District	Overlay District(s)
District(s):	Business A-2, Residence B	Mass Avenue Overlay District
Allowed Uses:	Residential, institutional, office/lab, retail and consumer service uses.	Same as base zoning
Max. Building Height	45'	Same as base zoning
Max. FAR/GFA	1.0 nonresidential / 1.75 residential	Same as base zoning
Required Setbacks	5' front, 10' side, 20' rear	Same as base zoning
Required Open Space	none	Same as base zoning
Other District Standards or Requirements	N/A	Building façade design standards apply to buildings abutting Mass Ave.



Site overview. Source: Zoning Map, City of Cambridge

A small portion of the site is located within the Residence B district, but no development is proposed for that area.

Development Plans and Guidelines

Massachusetts Avenue Overlay District

The intent of the Mass Ave Overlay District is:

- to create a more harmonious and consistent image for the development of Mass. Avenue, adjacent areas, and abutting neighborhoods;
- to encourage good building design and site development, which enhances the pedestrian amenities;
- to ensure that changes along the Avenue are compatible with the scale and character of abutting neighborhoods;
- to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods; and
- to discourage new development inappropriate in both scale and design.

Design standards associated with building facades apply based on the need to enhance the visual quality of the District, create a pleasant and inviting pedestrian environment, and be compatible with the residential neighborhoods. Specifically, principal building entrances must face Mass. Ave, and front facades must consist of at least 25 percent clear glass.

Historic structures in the Mass Ave Overlay District are exempt from the ground floor active non-residential use requirements of Section 20.110.2.1.

Envision Cambridge

Massachusetts Avenue is considered a Major Mixed-Use Corridor in the [Envision Cambridge](#) comprehensive plan (2019) and as such, "...should grow at a moderate, measured pace that takes advantage of transit proximity and enhances their unique character and sense of place."

Relevant Strategies and Actions:

- [Housing Plan](#), Strategy 1: Increase overall housing production.
 - Action: Change zoning to enable more housing, including affordable housing, to be built along major corridors, squares, and in other areas that have the capacity to accommodate growth and are well served by transit (e.g., increase base zoning, allow multifamily residential development citywide, offer density bonuses for increased percentage of affordable housing units).
- [Economy Plan](#), Strategy 4: Encourage a business climate that prioritizes local, independent businesses and enables inclusive entrepreneurship.
 - Action: Change zoning to increase density and achieve a mix of uses in targeted areas along Massachusetts Avenue and Cambridge Street, in order to build the customer base for retail.
- [Urban Form Plan](#), Strategy 1: Increase density near transit nodes while accommodating the unique character of our squares and areas along the corridors.
 - Action: Adjust existing zoning near transit nodes to allow greater density while complementing the character of the surrounding area.

Current Proposal

Overview

The site currently contains a two-story office building built in the 1930s as the residence and professional office of a dentist. The applicant is proposing to demolish a portion of the existing structure, relocate the building closer to Massachusetts Avenue and Milton Street, and build a three-story addition on the southeastern side of the building. The completed mixed-use project will include 7,272 square feet of residential space in eight housing units and roughly 2,514 square feet of commercial space on the ground floor and basement, for a total gross floor area of 9,786 square feet. The height of the proposed project is 29 ½ feet.

The lot has frontage on both Massachusetts Avenue and Milton Street. The main entrance is located at the corner of the building facing the intersection of the two streets. There are two additional points of egress on the Milton Street side and there is a driveway that runs from Milton Street along the rear of the building. The site is located on the 77 and 83 MBTA bus routes and is roughly ½ mile from the Porter Square MBTA station. The proposal would move the main residential entrance to the Milton Street side and create a new commercial entrance in the three-story addition facing Mass Ave. The proposal also includes seven residential parking spaces at the rear of the property, with access from Milton Street.

The proposed project includes six two-bedroom units and two one-bedroom units. There are two, two-bedroom units on the first and third floors and the second floor contains two, two-bedroom units and two one-bedroom units. The first floor also includes roughly 950 square feet of commercial space, located entirely within the addition to the existing structure. Approximately 1,350 square feet of additional commercial space is located in the basement. The addition to the existing structure is set back from Mass Ave roughly 7 feet further than the bulk of the building, making the entrance to the commercial space somewhat hidden from the street. There are seven vehicular parking spaces in the rear and nine bike storage lockers on the southeastern side, including eight standard lockers and one cargo bike locker. There is an enclosed trash area between the bike parking area and the vehicular lot in the rear. The application proposes to remove one 24” caliper hemlock tree on the southeastern side of the building and preserve one multi-stem magnolia on the corner of Mass Ave and Milton Street.

Proposed Uses

The Application proposes the following uses on the site:

Proposed Uses	Location/Size	Allowed/Special Permit?
4.31.g – Multifamily housing	Predominant use on all Stories Above Grade; 8 units, approx. 7,272 sf	Allowed by right
4.34.d – General office use	Ground Story southeast corner of the building; approx. 2,514 sf	Allowed by right

The Mass Ave Overlay District requires a minimum 25% glass in total for the façade, with at least 50% on ground floor where office/retail uses are established. The maximum amount of clear glass is 75% of façade (Section 20.107.1.3).

Proposed Dimensions

The Application proposes the following dimensions for development on the site:

Dimension	Proposal	Relief Sought?
Gross Floor Area (GFA)	9,786*	N/A
Floor Area Ratio (FAR)	1.30	Special permit to increase FAR to 1.75 for lots containing historic structures
Height and Stories	3 stories; 29'6"*	N/A
Setbacks	5' front (Mass Ave); 10' side (Mass Ave); 40' side (Milton St.); 5' front (Milton St.)	N/A
Open Space	596 sf	N/A

*There are minor inconsistencies in GFA and building height between the submitted dimensional form and the zoning chart provided in the graphic plan set, which will need to be corrected prior to the proposal advancing to a building permit.

Proposed Parking, Bicycle Parking, and Loading

The Application proposes seven new vehicular parking spaces, nine long-term bike storage lockers, and 4 short-term bike parking spaces. There are no parking spaces reserved for the commercial space. No special permits are needed. Per the recently adopted zoning amendment to remove off-street parking requirements, development that creates four or more new parking spaces are required to submit a Parking Analysis Report to the City, which is included in the narrative report.

The design of the parking area does not comply with the setback requirements for on grade open parking facilities as set forth in Section 6.44.1. Specifically, parking spaces shall not be located within ten feet of the building wall of a first floor or basement residential unit. The Application shows the parking area directly adjacent to the rear of the building, which contains a residential unit on the first floor. Additionally, the parking area extends to the rear lot line, which may be in conflict with Section 6.44.1(b) which states that “no on grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.” Staff recommends that these issues be further explored before the Project moves forward.

Special Permits

The Applicant is seeking a special permit under Section 20.110.6.2, which states that the Planning Board may grant a special permit to increase the allowed FAR from 1.0 to 1.75 for any lot containing a historic structure. The proposed site is specifically identified in the zoning as a lot containing a historic structure.

To grant this special permit, the Board must find that the increased FAR would:

- (a) facilitate the preservation of the historic structure through economic reuse,
- (b) preserve the essential historically significant elements of the structure's architecture and setting,
- (c) introduce uses that are respectful of the structure's historic character, and

- (d) advance the stated purpose of the Massachusetts Avenue Overlay District and the purpose of the standards applicable in the BA-2 Districts.

In the Application, the Applicant references the Historical Commission’s review to demonstrate how the project facilitates the preservation of the structure through economic reuse and preserves historically significant elements of the building’s architecture. In that review, the Historical Commission agreed that the proposed relocation and addition would preserve the building’s historical architectural elements in an economically viable way. The Applicant argues that the proposed residential use with ground floor office space is consistent with the original use of the building. One bullet in the stated purpose of the Mass Ave Overlay District is “to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods.” The Applicant notes that the proposal will achieve that goal by preserving and repurposing the existing historic structure.

Other Zoning Requirements

The proposal is not subject to Green Building or Green Roof requirements because it is under the 25,000 square foot threshold. It is subject to the Green Factor Standard, which has been met primarily through the provision of a high-albedo roof and permeable, high-SRI paving materials. The Green Factor Certification is attached to this memo.

Advisory Review

The Massachusetts Avenue Overlay and BA-2 districts are Areas of Special Planning Concern as defined in Article 19 of the CZO and are subject to Advisory Review procedures. However, where a special permit is required by the Planning Board, Small or Large Project Review Procedures are waived (Section 19.45).

Non-Zoning Requirements

Historical Commission review: The proposal was reviewed by the Historical Commission on December 2, 2021 under the Demolition Delay Ordinance, in which the relocation of a building falls within the definition of “demolition.” The Commission granted the Applicant’s request for a demolition permit to relocate the existing building.

Tree Protection Ordinance & Stormwater Management Requirements: The Applicant will need a permit to remove at least one tree as a part of the proposed project. Further, the Applicant will need to obtain a Stormwater Control Permit from the City prior to any building permit being issued on the project. More information can be found in the correspondence from DPW on this proposal, included in the Board’s packet.

Community Engagement

The applicant held two Pre-application Community Engagement meetings. The first one was at a regularly scheduled meeting of the North Cambridge Stabilization Committee (“NCSC”) on Monday, November 29, 2021. The second meeting was held via Zoom on Wednesday, May 18, 2022. Invitations were sent to abutters and the NCSC.

The applicant states that the response during these meetings was generally positive with concerns about unit count and parking. In response, the applicant reduced the number of units from nine to eight and added a seventh parking space.

Special Permit Conditions

If the Board decides to grant the special permit, the following list summarizes the general categories of conditions recommended for this development based on the requested special permits:

1. **Approved Development:** Authorized development would need to conform with the submitted application materials. An Approved Dimensional Form would be attached as an Appendix. As noted earlier in this memo, the inconsistencies identified between the dimensional form and the plan set would need to be clarified prior to the special permit decision being filed with the Clerk's office.
2. **Permitted Uses:** The special permit would authorize a specified range of uses. In the future, uses that are allowed by zoning but not authorized by the special permit would require Planning Board approval, and uses that are limited by the Zoning Ordinance (e.g., requiring a separate special permit from the Planning Board or BZA) would need to seek the necessary relief.
3. **Design Review:** CDD staff would review and approve design details at the construction documents phase, prior to issuance of a building permit, to certify that the plans conform to the Planning Board's approval. Board members may cite specific areas of focus for detailed review, based on the Urban Design Report and Board discussion.
4. **Transportation and Infrastructure:** Work being done on City property would be subject to review and approval by appropriate City departments, including DPW, TP+T and CDD. Should the Applicant's plans for stormwater management result in site changes that substantially differ from what is approved by the Planning Board, then the proposal would need to return to the Planning Board for a design update or special permit amendment.
5. **Sustainability:** Development will not be subject to the Green Building Requirements in Section 22.20 or Green Roof Requirements in Section 22.35 because the project is less than 25,000 square feet. The project will be subject to Green Factor requirements in Section 22.90 and will be reviewed again at the building permit stage.

Appendix - Zoning Text Excerpts

Special Permit for additional FAR for a lot containing a historic structure in BA-2 District in Massachusetts Avenue Overlay District

20.110.6.2 Any lot containing a historic structure as listed below, or as may be designated a Preferably Preserved Significant building by the Cambridge Historical Commission, shall be exempt from the requirements of 20.110.21. If the applicable requirements of Section 20.110.21 are not met, the lot shall not be considered a Mixed Use Lot under the provisions of Subsection 20.110.31 above. However, notwithstanding any other provisions of Subsection 20.110.31, the Planning Board may grant a special permit to increase the allowed FAR in the BA-2 Districts, but not to exceed 1.75, for any combination of permitted uses upon finding that the increased FAR would (a) facilitate the preservation of the historic structure through economic reuse, (b) preserve the essential historically significant elements of the structure's architecture and setting, (c) introduce uses that are respectful of the structure's historic character, and (d) advance the stated purpose of the Massachusetts Avenue Overlay District and the purpose of the standards applicable in the BA-2 Districts.

Lots Containing Identified Historic Structures. The following street address numbers on Massachusetts Avenue shall designate lots containing historic structures for the purpose of this Subsection 20.110.62: 1675, 1676, 1679, 1684,1686, 1696, 1705, 1720,1734, 1735, 1741, 1749, 1751, 1753, 1759, 1771, 1800, 1991, 1996-2006, 2014-2018, 2020-2024, 2026-2080, 2029, 2067, 2088-2098, 2103, 2161, 2179, 2200, 2203, 2210, 2211, 2218, 2222-2224 , 2240, 2254, 2270, 2301, 2307, 2343, 2508-2596, 2535, 2557-2585; and in addition, 3 Linnaean Street.

General Criteria for Issuance of a Special Permit

10.43 *Criteria.* Special permits will normally be granted where specific 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 interest because:

- (a) It appears that requirements of this Ordinance cannot or will not be met, or
- (b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or
- (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
- (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
- (g) 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
- (h) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

19.30 Citywide Urban Design Objectives [SUMMARIZED]

Objective	Indicators
New projects should be responsive to the existing or anticipated pattern of development.	<ul style="list-style-type: none"> • Transition to lower-scale neighborhoods • Consistency with established streetscape • Compatibility with adjacent uses • Consideration of nearby historic buildings
Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.	<ul style="list-style-type: none"> • Inhabited ground floor spaces • Discouraged ground-floor parking • Windows on ground floor • Orienting entries to pedestrian pathways • Safe and convenient bicycle and pedestrian access
The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.	<ul style="list-style-type: none"> • Location/impact of mechanical equipment • Location/impact of loading and trash handling • Stormwater management • Shadow impacts • Retaining walls, if provided • Building scale and wall treatment • Outdoor lighting • Tree protection (requires plan approved by City Arborist)
Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.	<ul style="list-style-type: none"> • Water-conserving plumbing, stormwater management • Capacity/condition of water and wastewater service • Efficient design (LEED standards)
New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.	<ul style="list-style-type: none"> • Institutional use focused on existing campuses • Mixed-use development (including retail) encouraged where allowed • Preservation of historic structures and environment • Provision of space for start-up companies, manufacturing activities
Expansion of the inventory of housing in the city is encouraged.	<ul style="list-style-type: none"> • Housing as a component of large, multi-building development • Affordable units exceeding zoning requirements, targeting units for middle-income families
Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.	<ul style="list-style-type: none"> • Publicly beneficial open space provided in large-parcel commercial development • Enhance/expand existing open space, complement existing pedestrian/bicycle networks • Provide wider range of activities

Urban Design Staff Report

Urban Design Comments

The existing building at 2161 Massachusetts Avenue, constructed in 1939, is significant as one of the few Art Deco style residences in Cambridge. The proposed project creates eight residential units, plus a commercial space on the first floor and basement, and enlarges the surface parking lot in the rear of the site.

The project moves the existing building southwest, closer to Mass Ave; removes the building's northeastern-most portion; and constructs a new three-floor flat-roofed addition on the southeast side of the existing building and on top of its southeastern half, extending as far as the middle of the existing hipped roof. The first floor and basement of the addition will accommodate commercial space, the second and third floors will be residential. The existing parking lot in the northeastern-most portion of the site is enlarged to accommodate seven cars. The addition's first and second floors are brick to match the existing building, with recessed horizontal banding in fiber cement lap siding at the levels of the windows. The third floor and the new roof are standing seam metal.

The preservation of the existing building, the relatively discreet scale and massing of the addition, and the retention of some landscaped front yard setback are in accord with the North Mass Ave Urban Design Guidelines (1986).

Architectural Design

The proposed design integrates the addition with the existing building rather than treating it as a separate element.

- The match between the color and texture of the existing and new brick will be critical.

Multipane windows are proposed for the addition and to replace the existing building's one-over-one doublehung windows. The proposed type of operable sashes is not clear from the application.

- Their design should be reviewed by the Cambridge Historical Commission.

The new third-floor volume has a bulky appearance above the existing building.

- Consideration should be given to reducing its volume, including by lowering its parapet and/or its roof level.
- Consideration should be given to adding windows on its northwest side, and to using wider windows on its southwest façade facing Mass Ave.
- The decision to use the same color and material on the sloped roof and the walls of the third-floor addition helps to integrate the addition with the existing building, but the perspectives show the standing seam metal as a very dark greyish brown. A lighter color should be considered.

- The small porch on the building's northwest side appears to be roofed with standing seam copper. Consideration should be given to using that material on the roof of the existing building and on the third floor.

Rooftop mechanical equipment is held back from the Mass Ave and Milton Street edges of the high roof.

- The sightlines from grade should be evaluated. Given the nearby residential buildings, acoustical and visual screening should be considered.

Steps and a ramp are proposed in the narrow setback parallel to the Milton Street sidewalk, giving access to the slightly elevated first floor entrance.

- The design of their railings and handrails should be reviewed for stylistic appropriateness to the art deco building.

The new addition has a flat roof.

- Consideration should be given to incorporating a green roof and/or photovoltaic systems.

Site Design

The only existing street tree is a 3" elm on Mass Ave.

- An additional street tree on Mass Ave should be considered unless precluded by technical considerations such as underground utilities.

The landscape plan (Sheet L2) indicates that the existing magnolia at the western corner of the site will be preserved, and that there will not be a paved walk to the entry at the building's rounded corner. But the perspective renderings do not show the magnolia and they do show the walk.

- Staff suggests that the tree be preserved, and that a walk not be provided in this location unless this is meant to be the entry to the front residential unit.

The landscape plan (Sheet L2) indicates a paved area between the commercial space's entrance and Mass Ave, but this area is shown as planted on the perspective rendering (sheet AV-3). The tree and transformer indicated on the landscape plan are not shown on the perspective.

- Vegetation in this area would enhance the entry and add visual interest to pedestrians.

The existing site has several well grown and well tended hedges.

- Clarification is needed if they can be transplanted.

The portions of the site not occupied by the building are mostly paved.

- Consideration should be given to providing additional planted areas where possible, potentially including at the southeast end of the parking lot, between the required 3' clear width of the short-term bicycle parking spaces and the building, and at the transformer where not precluded by required access.

Special Permit PB-397, 2161 Massachusetts Avenue – CDD Memo to Planning Board

- The project's provisions to accommodate stormwater should be clarified, see the separate memo from the DPW.
- The feasibility of providing a photovoltaic canopy over portions of the parking lot could be explored.

The building's transformer is proposed to be located next to Mass Ave sidewalk.

- A more discreet location would be preferable. If this is not possible, consideration should be given to screening the transformer with opaque fencing or planting as compatible with the need for access.

According to the application, the seven parking spaces will be used by the dwelling units.

- Will the use of spaces by the commercial tenant or its guests be allowed during the day if the spaces are not occupied by residents?

The existing curb cut on Milton Street adjoins the north property line. The proposed curb cut is slightly farther south and slightly wider.

- The Project should determine if it needs city approval for its proposed modifications to the existing curb cut on Milton Street. If approval is needed, the Applicant should obtain it before the issuance of a Building Permit.

Continuing Review

The following are additional recommendations for ongoing design review by staff if the Board decides to grant the special permit:

- Review of all exterior materials, details, and colors by city staff and the Planning Board, including a material wall mock-up on site prior to any exterior materials being ordered.
- Review of systems to accommodate stormwater.
- Review of the design of the addition's facades, with particular attention to the third floor.
- Review of all work on the existing building by CDD staff and the Cambridge Historical Commission, including issues involved in moving the existing building, repairs to brick and pointing, the design and installation of windows, railings, etc.
- Review of sitework, including layout, paving materials, and plantings.
- Review of any exterior lighting.
- Review of screening for mechanical.
- Review of the potential for an additional street tree on Mass Ave.
- Review of the curb cut.
- Review of bicycle parking.

Green Factor Standard - Article 22.000, Section 22.90 of Cambridge Zoning Ordinance

Certification for Green Factor Standard - Special Permit Stage

Project: 2161 Massachusetts Avenue

CDD Determination and/or comments for Special Permit submission

The Community Development Department (CDD) received the Green Factor Report (GFR) for the Special Permit stage. Pursuant to Section 22.96 of the Zoning Ordinance, CDD staff have reviewed the project's GFR and provide the following Determination and Summary of Compliance.

CDD Determination: The documentation provided by the Applicant is adequate and demonstrates compliance with the Green Factor Standard applicable to the Special Permit stage.

Summary of Compliance:

- Solar Reflectance Index of Roof – 95
- Solar Reflectance Index of Paving – 50
- Cool Score – 2.14