

8 THINGVALLA AVE. SPECIAL PERMIT APPLICATION
10/03/23

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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.

Parcel Address(s): 8 Thingvalla Ave. Cambridge, MA 02138

Base Zoning District(s): Res. B

Overlay Zoning District(s): NA

Applicant Name: Gregory Matteosian

Applicant Address: 30 Magnolia St, Arlington, MA 02474

Contact Information: Gregory Matteosian (857) 600-5898

Name dgsrealproperty@gmail.com Telephone #

Email Address

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.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
Article 5, Section 5.53	A special permit pursuant to section 5.53 allowing for more than one structure containing a principle residence farther than 75 ft from the street line is requested.

Denote other City of Cambridge Board/Commission Review Needed:

- Board of Zoning Appeal (Variances) Conservation Commission Historical Commission

Denote applicable Committee Review and Public Outreach:

- Central Square Advisory Committee Harvard Square Advisory Committee Community Meeting(s)

Signature of Applicant

10.03.2023

Date

DIMENSIONAL FORM

Project Address: 8 Thingvalla Ave

Date: 10/03/2023

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,276 sf	5,000 sf	6,276 sf	
Lot <u>Width</u> (ft)	50'	50'	50'	
Total Gross Floor Area (sq ft)	1,264 sf	2,947 sf	2,947 sf	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	0.2	0.47	0.47	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	1	2	2	
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)	6,276 sf/unit	2,500 sf/unit (*)	3,138 sf/unit	
Building Height(s) (ft)	15' 8"	35' 0"	33' 0" (#8) 31' 2 1/2" (#10)	
Front Yard Setback (ft)	24' 7"	15' (**)	14' 1 3/4" (**)	
Side Yard Setback (ft)	14' 2" (west)	7' 6" / sum of 20'	22' (#8) 7'6" (#10)	
Side Yard Setback (ft)	7' 6" (east)	7' 6" / sum of 20'	7' 6" (#8) 12' 6" (#10)	
Rear Yard Setback (ft)	52' 7"	25' + 6'- 4 1/2"	31'- 4 1/2"	
Open Space (% of Lot Area)	59%	40%	51%	
Private Open Space	59%	50% of 40%	51%	
Permeable Open Space	59%	50% of 40%	51%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	2	2	2	
Long-term Bicycle Parking Spaces	n/a	n/a	n/a	
Short-term Bicycle Parking Spaces	n/a	n/a	n/a	
Loading Bays	n/a	n/a	n/a	

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

* for first 5,000 sf of lot area, 4,000sf for remaining lot

**Per Table 5-1 footnote 3(b), in a Res B district the setback need not be more than the avg setback of the adjacent buildings. A lot occupied by a building set back more than 15 feet shall be considered as though occupied by a building set back 15 feet. The adjacent building setbacks (13' 3 1/2" and 17' 6", considered as 15') average 14' 1 3/4".

OWNERSHIP CERTIFICATE

Project Address: 8 Thingvalla Ave

Date: 10/5/2023

To be completed by the Property Owner:

I hereby authorize the following Applicant: Gregory Matteosian
at the following address: 30 Magnolia St, Arlington, MA 02474
to apply for a special permit for: To allow for more than one structure 75' from the street.
on premises located at: 8 Thingvalla Ave., Cambridge, MA 02138
for which the record title stands in the name of: Karen M. Ferolito
whose address is: 31 Edward Road, Watertown, MA

by a deed duly recorded in the:

Registry of Deeds of County: South Middlesex Book: 54708 Page: 20

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

[Signature] Estate of Joseph Ferolito
Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

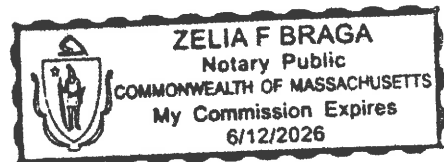
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named ACRUIE REDDING personally appeared before me,
on the month, day and year Oct., 5th, 2023 and made oath that the above statement is true.

Notary: Zelia Braga

My Commission expires: 6/12/2026



FEE SCHEDULE

Project Address: 8 Thingvalla Ave

Date: 10/06/2023

The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

Fee Calculation

(a) Proposed Gross Floor Area (SF) in Dimensional Form:	2947 SF	× \$0.10 =	\$294.70
(b) Flood Plain Special Permit fee		:	1000.00
(c) Minimum Special Permit fee		:	150.00
SPECIAL PERMIT FEE	Enter Largest of (a), (b), and (c):		\$294.70

8 THINGVALLA AVE. PROJECT NARRATIVE FOR SPECIAL PERMIT 10/03/23

Project Overview

The proposed project is located on Thingvalla Ave. which is a one-way residential street that connects Exeter Street to Cushing Street in the Strawberry Hill neighborhood. This area is zoned Residence B. There is an existing, non-descript one story ranch structure on the property built in 1959 that is smaller in scale and massing than all adjacent properties in the immediate vicinity. The existing house on the lot was reviewed by the Cambridge Historical Commission staff and deemed **not significant** and agreed to sign-off on a demolition permit without the necessity of a hearing. (See attached email correspondence from Sarah Burks at CHC).

The proposed project, therefore, consists of two new, single family detached dwelling units with off-street parking sharing a single curb cut. The front unit is designed as a modest two story, three-bedroom, gabled structure with a covered entry fronting Thingvalla Ave. The second proposed unit at the rear of the site is offset from the front house to allow the front entry to be seen and accessed directly from the street. The proposed rear unit is like the front structure in massing and scale but rotated 90 degrees from the front house. Both structures will have private side and rear yards.

The Zoning Ordinance (5.53) allows for more than one structure containing a principal residential use in a Residence B zoning district provided all portions of all structures are located no farther than seventy-five feet from any street line to which the lots abut. The back wall of the proposed rear house is approximately 94' from the Thingvalla property line. Because it is more than 75' away, a special permit from the Planning Board is required to build the two detached structures on a single lot as outlined in Article 5.53, paragraph 2 of the Ordinance.

Compliance with Zoning

A special permit pursuant to section 5.53 allowing for more than one structure containing a principal residence farther than seventy-five feet from the street line is requested.

The proposed structures and lot have been designed to conform to all Ordinance requirements other than 5.53 mentioned above.

Per Table 5-1, Footnote 3 **Setback Exceptions**, paragraph b ***In a Residence B district a dwelling need not set back more than the average of the setbacks of the buildings, other than accessory buildings, on the lots adjacent thereto the on either side, but in no case may any part of a building or accessory building extend nearer to any street line, or building line if such has been established, than ten (10) feet.***

The proposed front setback of 8 Thingvalla is 14'-1 ¾". This was calculated by averaging the setbacks of the homes on either side. 6 Thingvalla on the left is 17.5' (which can be considered 15' for calculation purposes pre footnote 3b under table 5-1) and 18 Thingvalla on the right is 13.3'.
 $15' + 13.3' / 2 = 14.15'$ or 14'-1 ¾".

Compliance with Criteria Specific to Special Permits Being Sought

Pursuant to section 5.53 of the Ordinance, the Planning Board by Special Permit may allow more than one structure containing a principal residential use on a lot where a portion of all structures are not greater than (75) feet from the lot line when the following criteria are met.

- a) That development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure; or

The proposed size and location of the two detached single-family units will reduce the impact of new construction because they will allow for continuous open space on all four sides of each unit enhancing view corridors and opportunity for natural light both for the proposed structures and immediate abutters. Most of the structures in the surrounding neighborhood are modest, single-family homes similar in scale to the two units proposed. An attached two-family structure conforming to the specifics of the Ordinance would be larger in mass and area than most of the homes in the neighborhood and would concentrate the massing toward the front of the site, blocking more natural light and casting more significant shadows on the adjacent structures.

- b) That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall consider the impact of the new construction on the following:

- 1) The extent to which the preservation of a large contiguous open space in the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than that required and through the dedication of that rear yard as Green Area, as defined in this Ordinance,

The proposed detached units and the associated parking are sited to allow for a conforming rear yard setback and conforming open space in keeping with the scale and massing of both adjacent lots and the neighborhood as a whole. More than 90% of the Open space will be permeable as defined by the Ordinance.

- 2) Incentives for the location of buildings and parking facilities in front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood,

The proposed siting of the new, front structure is consistent with the siting of adjacent residences which front the street and are typically set back by 10 to 15 feet. Off-street parking, when provided, is typically to the side of the house similar to the layout proposed.

- 3) The extent to which two or more structures provides an enhanced living environment for residents on the lot,

The proposed locations of the detached structures provide for an enhanced living environment because the resultant open space surrounding each of the structures will increase light, air, and privacy. The scale and siting of the separate structures is architecturally consistent with the immediate neighborhood.

- 4) Incentives to retain existing structures on a lot, particularly any structure determined to be a Preferable Preserved Significant structure by the Cambridge Historical Commission,

*The project was presented to the Cambridge Historic Commission staff for review. The Commission staff found the existing structure to be **not significant** and said that they would approve demolition without the need for a full Commission hearing. Email from Sarah Burks from CHC attached.*

- 5) The opportunities presented to reduce the visual impact of parking from the public street and from adjacent lots,

The existing curb cut is 13'-9" wide and will remain. Future shrubs, fencing and low plantings will serve to soften the visual impact.

- 6) The increased opportunities to reduce the height and bulk as new construction is deeper into a lot or closer to structures on abutting lots.

An attached structure positioned in the center of the site as would be required by the Ordinance would be significantly larger in bulk than the proposed detached units blocking views and light to abutters and not in keeping with the scale and massing of abutting structures and the neighborhood as a whole.

Compliance with General Special Permit Criteria (Section 10.43)

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 the detriment of the public interest because:

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

With the requested Special Permit, the project will meet all requirements of the Ordinance.

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

There will be no traffic or patterns of access or egress that will cause congestion, hazard, or substantial change in established neighborhood, because the proposed residential use is in keeping with the residential character of the existing neighborhood. The proposed project will provide two off-street parking spaces, with one curb cut, similar to what currently exists on the site.

- (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 continued operation of adjacent uses as permitted will not be adversely affected by the nature of the proposed use and the proposed two-family detached units will create a positive impact on the adjacent properties by allowing light and view corridors.

- (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

No nuisance or hazard will 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. The proposed project will add valuable three-bedroom single family housing to the Cambridge housing market.

The proposed project is in keeping with the goals for health, safety and welfare that are laid out in Section 19.30 Citywide Urban Design Objectives, which states that new projects should be responsive to the existing or anticipated pattern 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 or adjoining district or derogate from the intent and purpose of this Ordinance. The proposed project, of two detached single-family homes, will be consistent with the residential character of the surrounding neighborhood.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30

The proposed project is consistent with the Urban Design Objectives, as described below.

19.30 Citywide Urban Design Objectives

Pursuant to Section 19.31 New projects should be responsive to the existing or anticipated pattern of development. Indicators include:

(1) 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 heights and setbacks meet the requirements of the ordinance and are consistent with the majority of the buildings in the surrounding neighborhood.

(2) New buildings are designed and oriented on the lot 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 buildings are sited on the lot to be consistent with the established streetscapes on the abutting lots. The existing 1 story ranch which was not consistent with the fabric of the neighborhood will be demolished and the new structure fronting Thingvalla has been designed and positioned on the site in a manner consistent with other houses on the street. The height and massing of both proposed structures are consistent with other houses in the neighborhood. By offsetting the rear house from the front house, the formal entry for both structures are clearly visible from Thingvalla Ave.

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

N/A - The proposed project is only residential.

(4) Where relevant, historical context are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.

*The project was presented to the Cambridge Historic Commission staff for demolition review consideration. The Commission staff found the existing structure to be **not significant** and said that they would approve demolition without the need for a full Commission hearing. Email from Sarah Burks from CHC attached.*

Pursuant to Section 19.32 Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings. Indicators include:

(1) 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 service 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 a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward 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 building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.

N/A

(2) 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.

N/A

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

N/A

(4) Entries to buildings are located to ensure safe pedestrian movement across streets, encourage walking as a 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 stops 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 proposed house at the front of the lot will have a formal covered entry fronting Thingvalla Ave. The rear house has been positioned to the right of the front house to allow the formal entry a visual presence on Thingvalla as well.

(5) 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 parking will be consistent with requirements in Section 6.00 of the Ordinance.

(6) 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.

N/A

Pursuant to Section 19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:

(1) 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 visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

The proposed project will improve the streetscape and be sensitive to the visual impact on the surrounding neighborhood. The project will use all electric, energy efficient systems that will be quiet and minimal.

(2) 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.

The trash and recycling will be located away from public view and comply with the Ordinance requirements that the storage areas are not to be located in the front yard. The receptacles will be covered to minimize odor and visual impact.

(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

N/A

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

SITEC Engineering and Environmental Consultants has prepared an application for a stormwater control permit. (Attachment 2)

Stormwater runoff from the two proposed dwelling roofs, the driveway and portions of the yard will be directed into one of two proposed subsurface infiltration systems. Roof runoff will be conveyed using gutters and downspouts. Driveway runoff will be collected through a trench drain to be constructed along the front property line. Stormwater runoff from areas of the yard will be collected through site grading and the installation of area drains that will convey runoff to the infiltration systems. Once the subsurface infiltration system has reached its capacity, the roof runoff will discharge at grade through overflow outlets located on the downspouts of the two dwellings. The driveway, patios and walkways on the site will consist of pavers.

The proposed stormwater runoff rates will be reduced to below existing conditions. Additionally, the peak flowrate for the proposed 25-year storm event has been attenuated to below the peak flowrate for the existing 2-year storm event as required by the City of Cambridge.

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

The existing site is paved on the west side of the structure from the street approximately 75' deep into the site. There is a planting zone at the very rear of the site and a few bushes or shrubs in front of the house. The remaining site is lawn. The proposed development plan has a much more limited drive and parking area and plans for approximately one third of the total site area to be

planted to reduce the rate and volume of stormwater runoff. One third of that area will be low-to medium-height evergreen shrubs and the other two thirds will be lawn area. Where decking and pavers are necessary for outdoor sitting areas, pathways, and parking, selected materials will pervious.

(6) 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 19-13 operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

This project is designed and specifically sited to minimize the impact of shadows on the neighboring lots. The buildings are modest in scale and located to allow natural light to go through to neighboring structures and yards to lessen impacts on the enjoyment of open space and solar energy gains.

(7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

The changes in existing grade will be very minimal. There is currently a significant grade change from the back of the site to the end of Norman Street. This grade change will be maintained and supported with a required structural retaining wall.

(8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

The proposed buildings are of a similar scale to most of the surrounding residences and the fenestration is designed to maximize natural light and maintain privacy.

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

Lighting will be utilized along the front yard and walkways to provide safe access to the building entries and parking. The lighting will be sensitive and minimal, while providing safety and an improved visual environment at night.

(10) The creation of a 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 two significant trees on the site with canopy spreads 15' to 25' will remain.

One cherry tree (mature height & canopy spread 15-25') will be planted adjacent to Thingvalla Ave, and two dwarf birch trees (mature height 8-10', mature canopy spread 9-12') will be planted near Norman St. These trees will provide shading for the site and adjacent public rights of way.

Pursuant to 19.34 Projects should not overburden the city infrastructure services, including neighborhood roads, city water supply system, and sewer system. Indicators include:

(1) 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.

The proposed project will use water-conserving plumbing fixtures and best management practices for stormwater management.

(2) 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.

The proposed project will have adequate drinking water and wastewater infrastructure systems.

(3) 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 on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.

The proposed project will utilize energy efficient practices and systems to comply with all state and city codes.

Pursuant to 19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:

(1) New educational institutional construction that is focused within the existing campuses.

N/A

(2) 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. 19-14

N/A

(3) 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

(4) Historic structures and environments are preserved.

*The project was presented to the Cambridge Historic Commission staff for demolition review consideration. The Commission staff found the existing structure to be **not significant** and said that they would approve demolition without the need for a full Commission hearing. Email correspondence with Sarah Burks of CHC attached.*

(5) 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

Pursuant to 19.36 Expansion of the inventory of housing in the city is encouraged. Indicators include:

(1) 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.

N/A

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

The proposed project will provide two single family detached dwellings, each with four bedrooms suitable for family living.

Pursuant to 19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

(1) On large-parcel commercial developments, publicly beneficial open space is provided.

N/A

(2) 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.

N/A

(3) A wider range of open space activities than presently found in the abutting area is provided.

The proposed project will maintain open space requirements mandated by the Ordinance. The new building is sited to provide private backyard open space for both structures suitable for a multitude of activities.

Summary of Community Outreach

On October 3rd we met with interested neighbors at the Russell Youth Community Center and shared our plans with the 7 people in attendance including the direct abutters at 6 Thingvalla. There seemed to be general consensus that the design proposed was a good fit with the neighborhood in terms of scale and massing. Concern was raised about taking down any trees. We shared the landscape plan showing that all significant trees would remain, and that 3 additional trees would be planted to make up for the one non-significant tree that would be removed. Some concern was raised about future neighborhood gentrification. Sustainable aspects of the design were discussed.

We held a video conference meeting on October 4th. 5 or 6 additional neighbors attended including the abutters directly across the street. Again, there seemed to be general consensus that the design was compatible with the scale and massing of the street. Concerns were raised about rodent control, street access and construction timing.