



**CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100**

**BZA APPLICATION FORM**

Plan No: BZA-017219-2019

**GENERAL INFORMATION**

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Central Square Redevelopment LLC - C/O Clifford Schorer

PETITIONER'S ADDRESS : 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY : 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Assembly, Merchantile, Residential ZONING DISTRICT : Business B Zone/CSQ Overlay

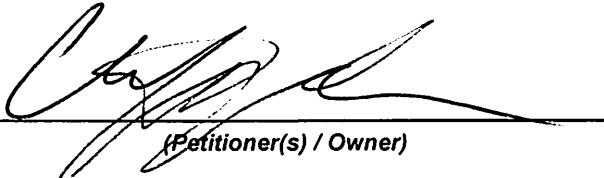
REASON FOR PETITION :  
 Other: Lot area per dwelling unit variance

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Applicant seeks to build 29 micro-Studio apartments where 20 units of any size are permitted by right. Infill location with small building footprint and existing retailers create a hardship for renovating building into larger spaces.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article <u>5.000</u>	Section <u>5.33 (Table of Dimensional Requirements).</u>
Article <u>11.000</u>	Section <u>11.203.5.A,B (Affordable Housing).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

Original Signature(s) :   
 \_\_\_\_\_  
 (Petitioner(s) / Owner)  
 Clifford Schorer  
 \_\_\_\_\_  
 (Print Name)

Address : 10 Turnpike Road, Southborough, MA 01772

Tel. No. : (508)726-5445

E-Mail Address : cschorer@gmail.com

Date : November 26, 2019

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Central Square Redevelopment  
(OWNER)

Address: 10 TURNPIKE RD. SOUTH BRAINTON, MA

State that I/We own the property located at 544-550 MASS AVE., which is the subject of this zoning application.

The record title of this property is in the name of CENTRAL Square Redevelopment

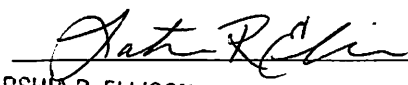
\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Clifford J. Schorer III personally appeared before me, this 14<sup>th</sup> of November, 2019, and made oath that the above statement is true.

 Notary

My commission expires \_\_\_\_\_  
LATARSHIA R. ELLISON  
Notary Public (Notary Seal).  
Commonwealth of Massachusetts  
My Commission Expires Mar 20, 2026



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Cliff Schorer **PRESENT USE/OCCUPANCY:** Retail, Office  
**LOCATION:** 544 Massachusetts Ave Cambridge, MA **ZONE:** Business B Zone/CSQ Overlay  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Retail, Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>7,879</u>	<u>17,436</u>	<u>20,550</u>	(max.)
<u>LOT AREA:</u>	<u>4,391</u>	<u>4,391</u>	<u>None</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>1.79</u>	<u>3.97</u>	<u>4.0 (SP)</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>151sf</u>	<u>300sf</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>49.98'</u>	<u>N/C</u>	<u>None</u>	(min.)
DEPTH	<u>89'</u>	<u>N/C</u>	<u>None</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>0'</u>	<u>N/C</u>	<u>None</u>	(min.)
REAR	<u>0'</u>	<u>N/C</u>	<u>None</u>	(min.)
LEFT SIDE	<u>5' &amp; 8'</u>	<u>N/C</u>	<u>None</u>	(min.)
RIGHT SIDE	<u>0'</u>	<u>N/C</u>	<u>None</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>42'</u>	<u>69'6"</u>	<u>80' (SP)</u>	(max.)
LENGTH	<u>92'</u>	<u>92'</u>	<u>None</u>	
WIDTH	<u>44'</u>	<u>49'</u>	<u>None</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0</u>	<u>1,400</u>	<u>0</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>29</u>	<u>20</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>.5/du</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>None</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/C</u>	<u>N/A</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

**A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would require the loss of local retailers and enlargement of the floorplate of each floor to allow for larger residential units, given the extreme high-cost of infill construction and engineering reinforcements required. There is substantial demand for inclusionary and market units at a smaller scale and price point. It is this demand that alleviates the substantial financial hardship of preserving and renovating existing building.

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The building is a very unusual shape having been developed over 100 years with additions. There is an easement for public emergency access that runs through the property alley which must be preserved, and the rear of the building may not be increased in height due to existing support structure of a different height to the floors. The area per floor is broken up by the requirement to add an elevator and emergency stair egress. This provides only very small spaces for units. The hardship in this particular location would be great for larger unit sizes.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1)** Substantial detriment to the public good for the following reasons:

There is substantial demand for this smaller scale and less expensive housing in Central Square. It will relieve pressure on larger family units in the surrounding neighborhood. With the loss of many SRO and lodging accommodations in the Central Square Area, this is a much needed housing stock category. There is no esthetic, traffic, or quality of life impact and the overall FAR is within the new CSQ guidelines. Permitting this Variance will create 4 additional Inclusionary units which are available at 25% of the applicant's income rather than the usual 30%. The new ordinance is creating far fewer smaller units (16% under old ordinance/12% under new ordinance) and this is a serious need that will only increase. Nearly 50% of the entire need in the City of Cambridge, based on existing inclusionary, is single person occupancy.

**2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

There will be no change to the proposed exterior of the building and this will allow the improvement of an obsolete structure in the middle of Central Square without displacing the local retailers. As the overall project is very low scale and a small urban infill, rather than the large scale residential development the ordinance is designed to address, this is an exception that is very specific to the challenges of this site that creates enough value to justify the enormous cost per foot, which has permitted most of this side of Mass Ave to fall into long term neglect.

**\*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 544 Massachusetts Ave Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:  
All other requirements of the Ordinance are met. The variance addresses only the need for additional DU per lot area, due to the inclusion of small units.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration. There is substantial demand in this area for smaller housing units and this number will have no detrimental effect on the overall traffic burden of the area.
- 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 are numerous local retailers and especially restaurateurs who would only benefit by the addition of residential on this portion of Mass Ave.
- D)** Nuisance or hazard would not 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 for the following reasons:  
There is no impact on public safety, health or welfare. Units are served by public water and waste.
- 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:  
This is entirely in the spirit of the recent Zoning changes to the CSQ Overlay in encouraging reuse of obsolete and dilapidated structures and renovation of infill properties which would be too costly without the availability of variances and special permits.

# 544 MASSACHUSETTS AVENUE

542-550 Massachusetts, Avenue, Cambridge, MA 02139

## OWNER

Cliff Schorer

xx xxx xxx  
xxt, MA xxx

## ARCHITECT

CARR, LYNCH AND SANDELL, INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140

## SURVEY

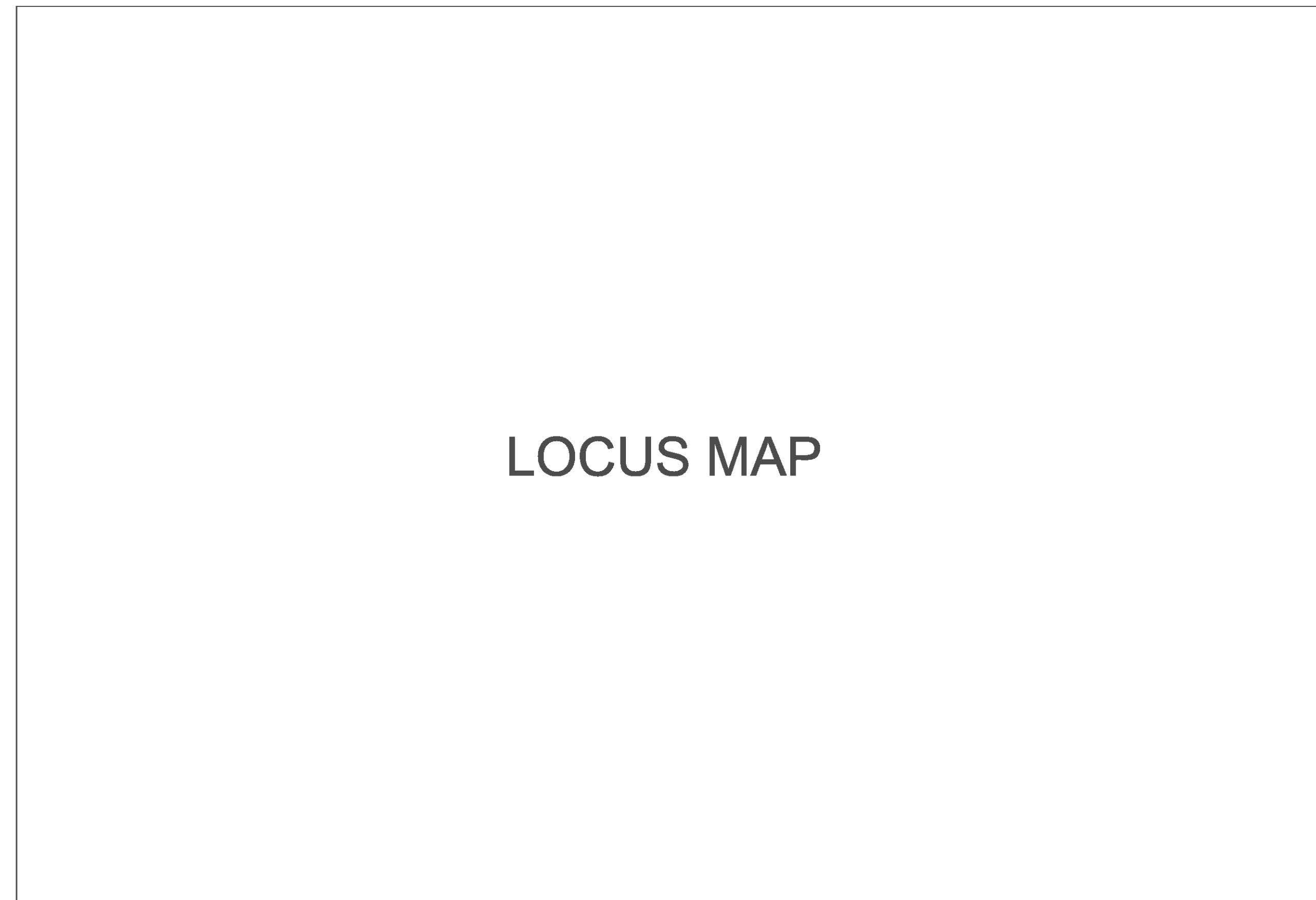
BOSTON SURVEY, INC.

C4 Shipway Place  
Charlestown, MA 02129

## STRUCTURAL ENGINEER

LeMESSURIER

1380 Soldiers Field Rd  
Boston, MA 02135



## DRAWING INDEX

	COVER SHEET
A1.1	BASEMENT, SECOND AND THIRD FLOOR PLANS
A1.2	FOURTH, FIFTH, SIXTH AND ROOF FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS

## ZONING:

	<u>Ord. Req.</u>	<u>Existing</u>	<u>Proposed</u>
District:		BB / CSQ Overlay	
Total Grss Flr Area:	22,833 gsf	7,879 gsf	17,436 gsf
Lot Area:		4,391 sf ±	No change
Ratio of Gross Floor Area to Lot Area:	3.97	.56	2.75 / 3.0 (4.0 S.P.)
Width:		50ft	No change
Setbacks:			
Front:	0'-0"	No change	No change
Left Side:	0'-0'	5' & 8'	0' & 8'
Right Side:	0'-0"	No change	No change
Rear:	0'-0"	No change	No change
Max Height:	55'-0"-(80'-0" SP)	TBD	69'-6"
Size of Building:			
Height:			69'-6"
Length:		92'-0"	No change
Width:		44' & 41'	49' & 41'
No. Dwelling Units:		N/A	29
No. Parking Spaces:			
No. Loading Areas:			

SEPTEMBER 19, 2019

**544 Mass Ave**  
543-550 Massachusetts Avenue  
Cambridge, MA 02139

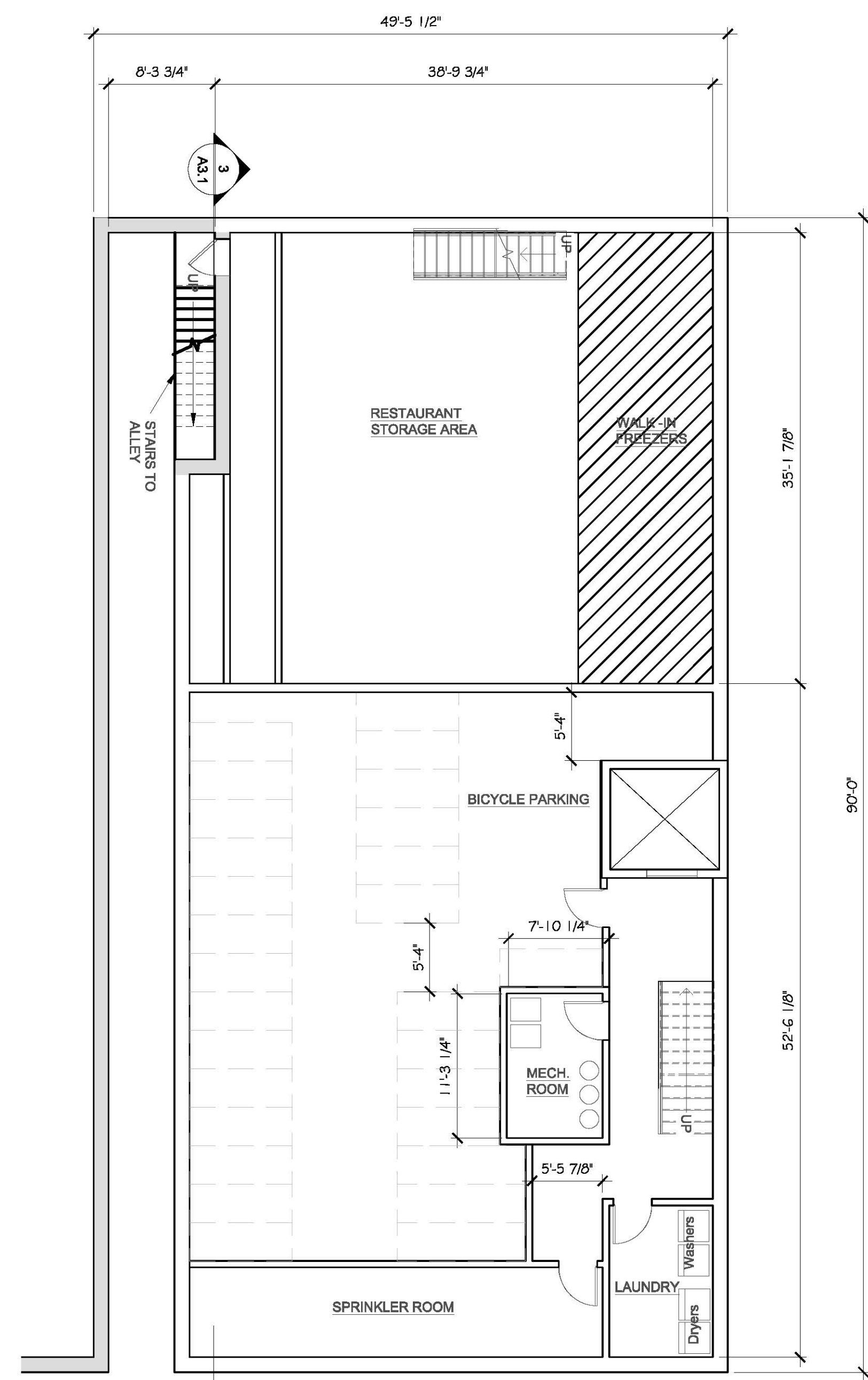
**CARR, LYNCH AND SANDELL, INC**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

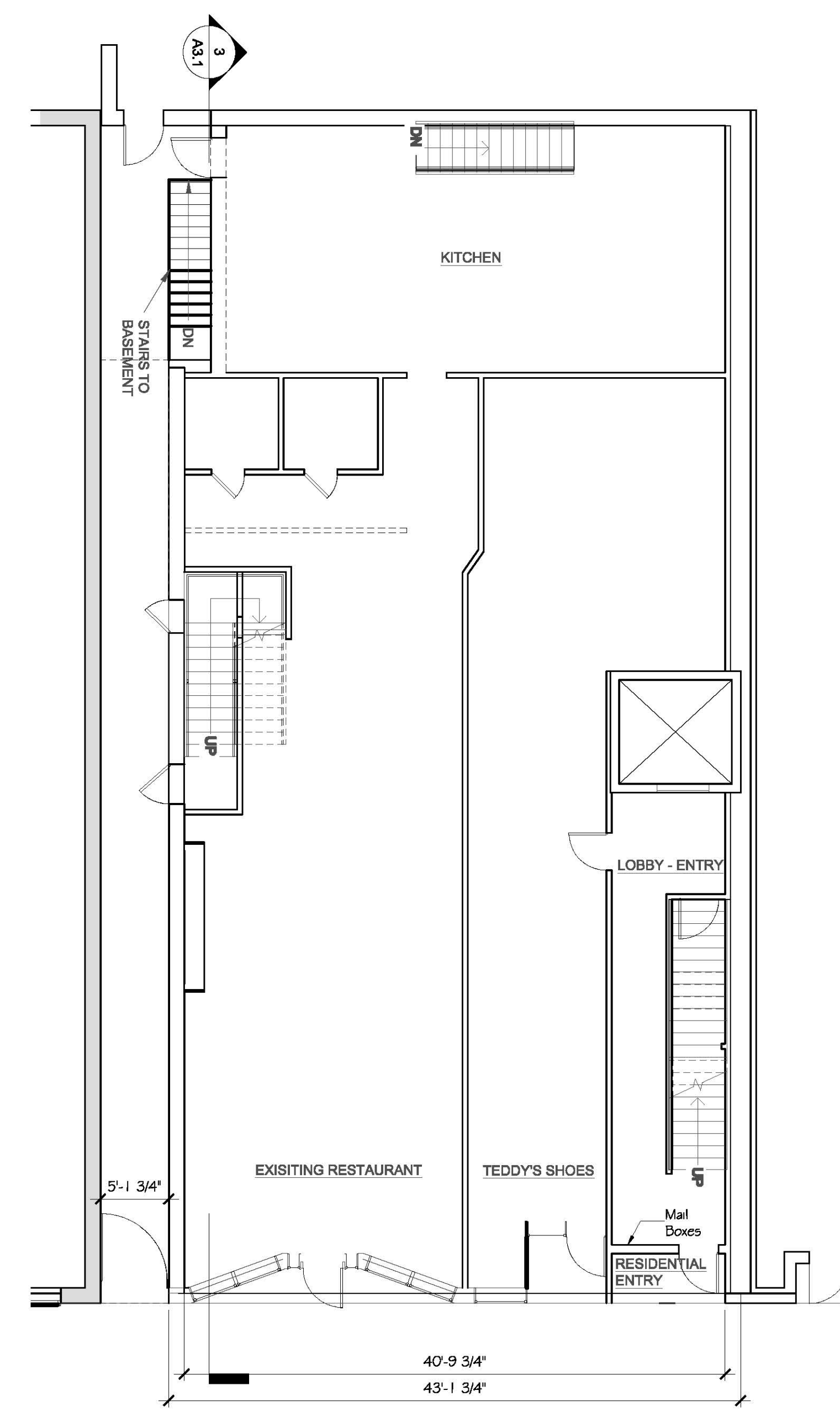
drawing title:  
**BASEMENT, 1st,  
2nd & 3rd FLR PLANS**

scale: 1/8" = 1'-0"  
date: 9/19/2019  
drawn by: KG  
project #: 1703

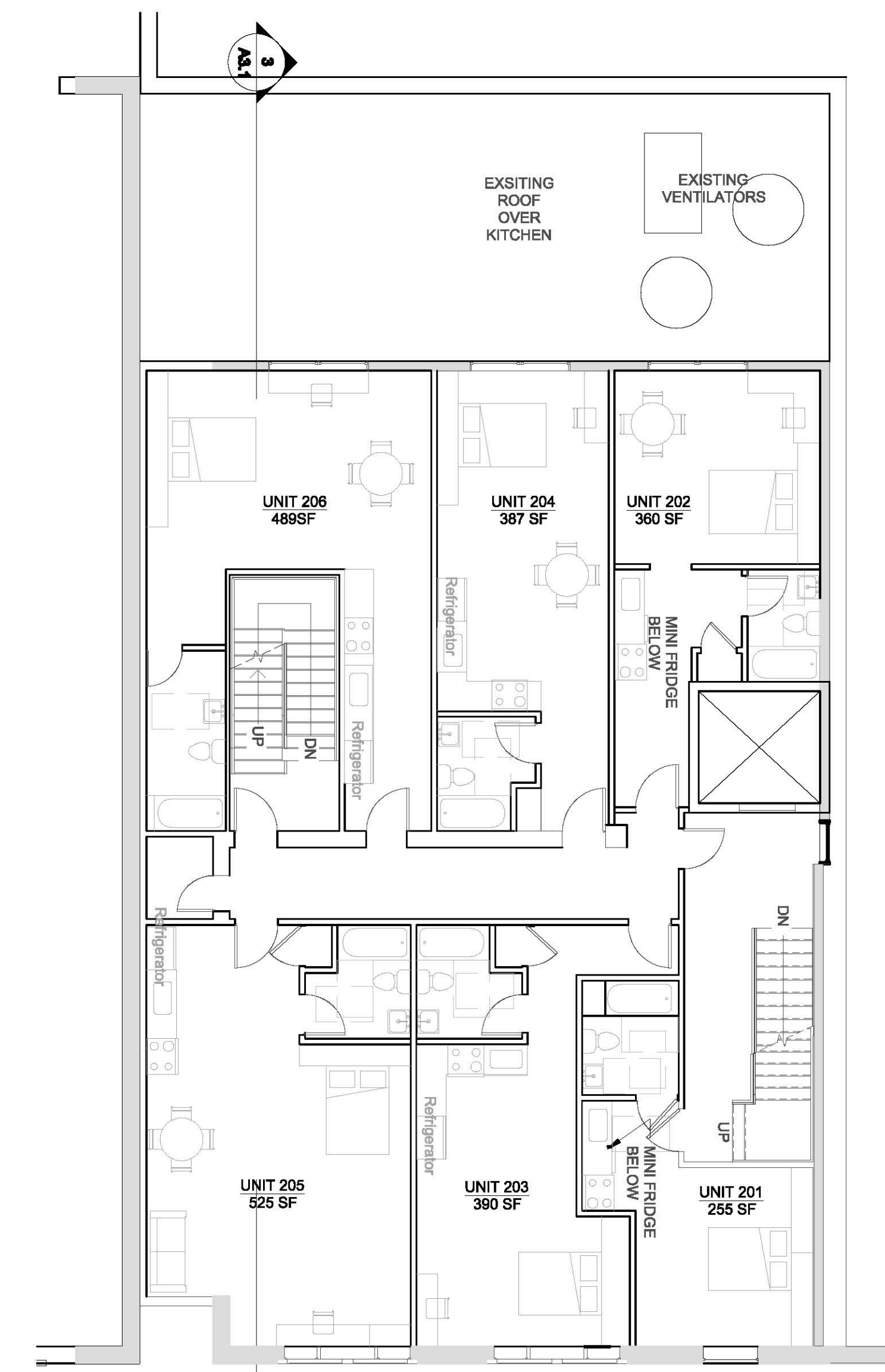
**A1.1**



BASEMENT PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN (3rd Sim)

A

B

C

D

1

2

3

4

5

Key Plan

**544 Mass Ave**  
 842-880 Massachusetts Avenue  
 Cambridge, MA 02138

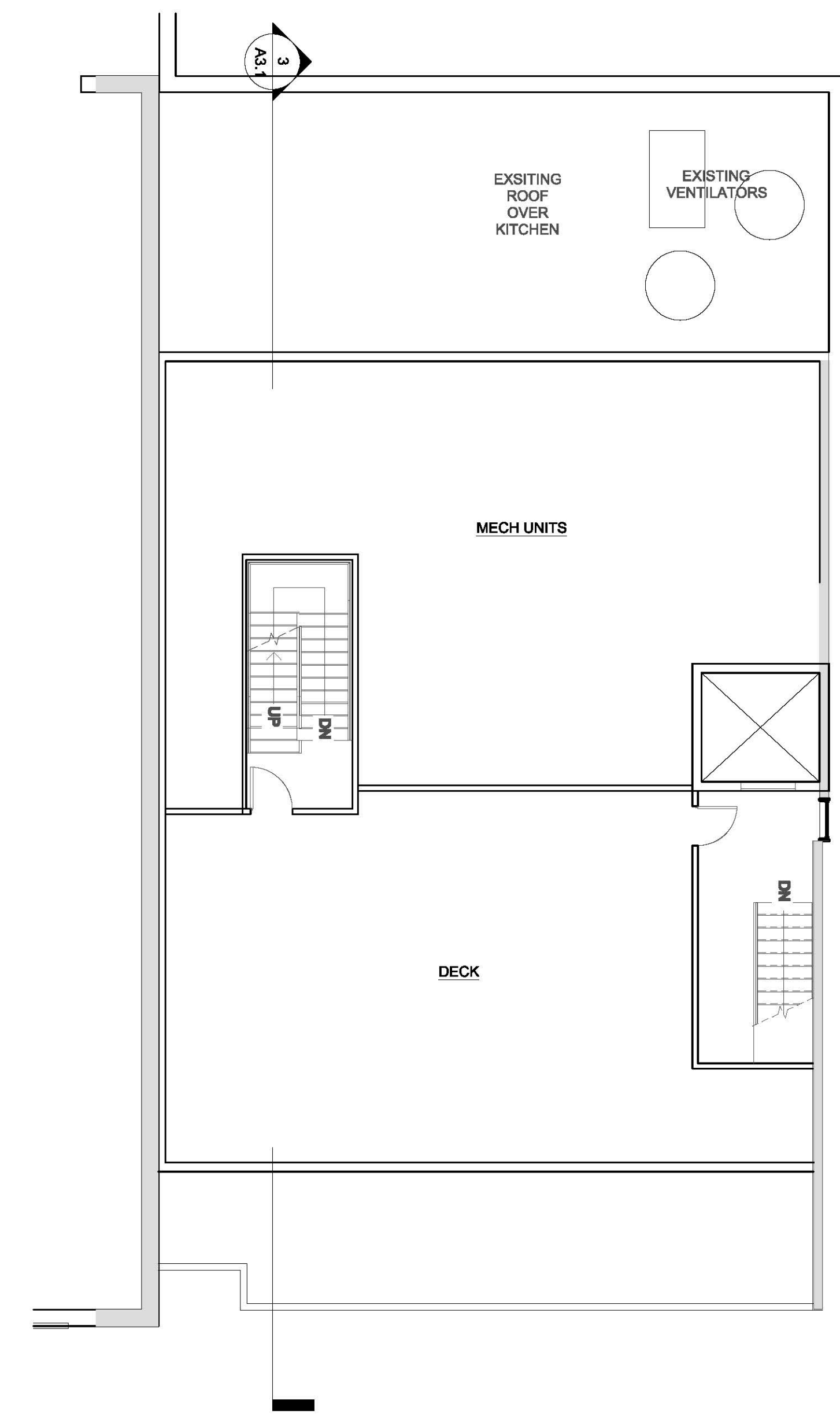
**CARR, LYNCH AND SANDELL, INC.**  
 Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617 661-6566 TEL  
 617 661-6822 FAX  
 Incorporated 1980

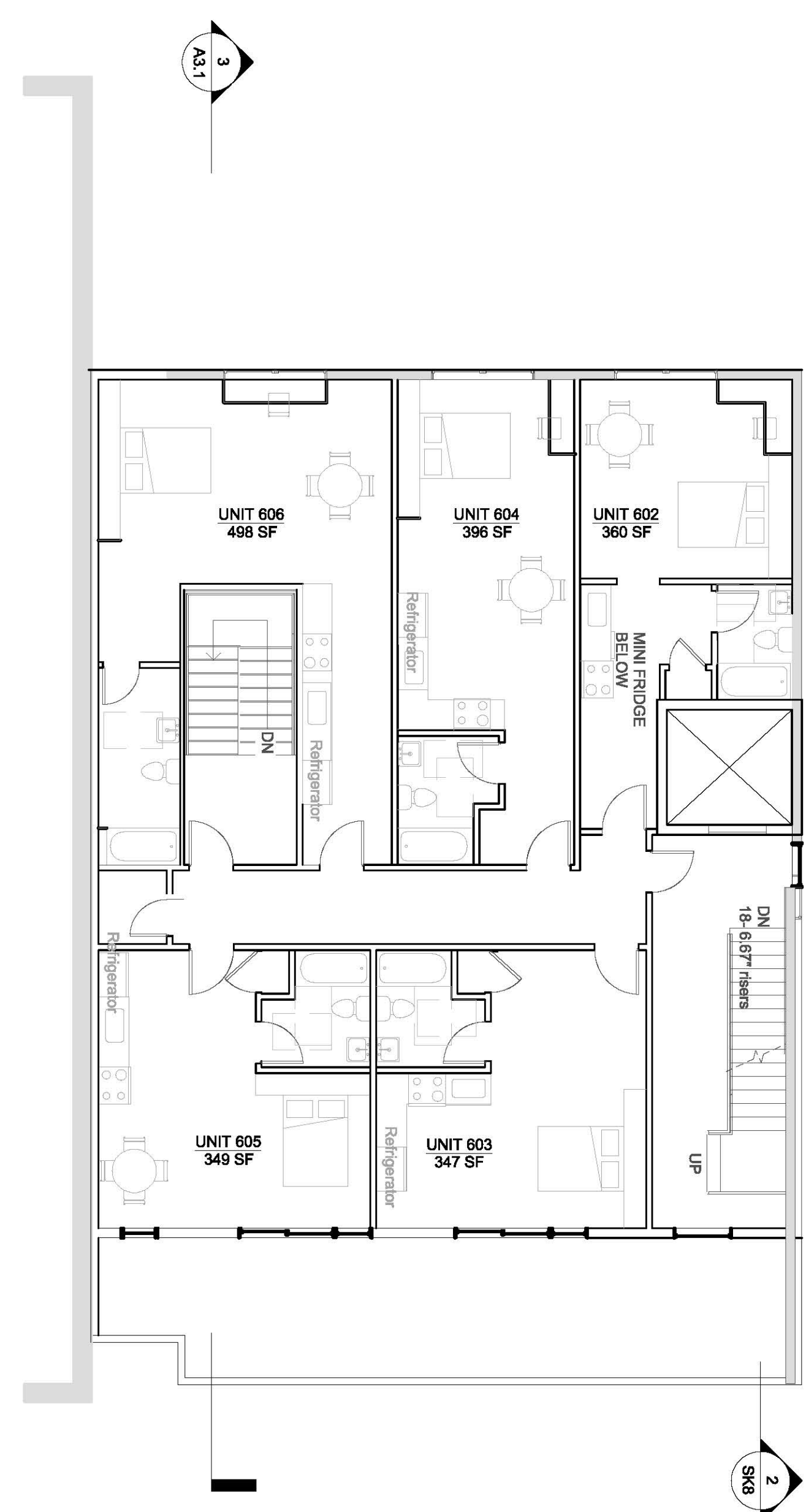
drawing title:  
**4th, 5th, 6th &  
 ROOF FLR PLANS**

scale: 1/8" = 1'-0"  
 date: 9/19/2019  
 drawn by: KG  
 project #: 1703

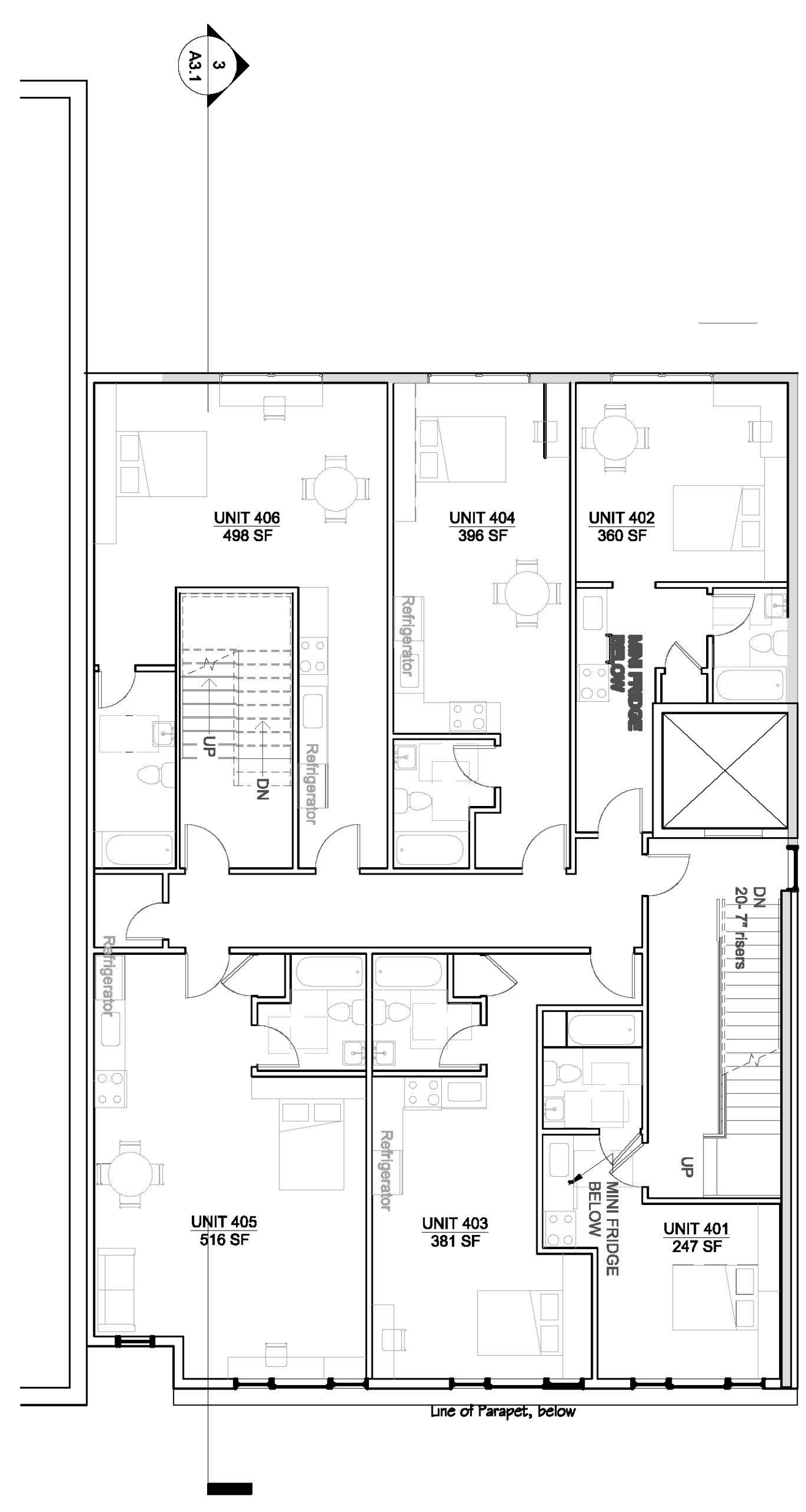
**A1.2**



ROOF PLAN



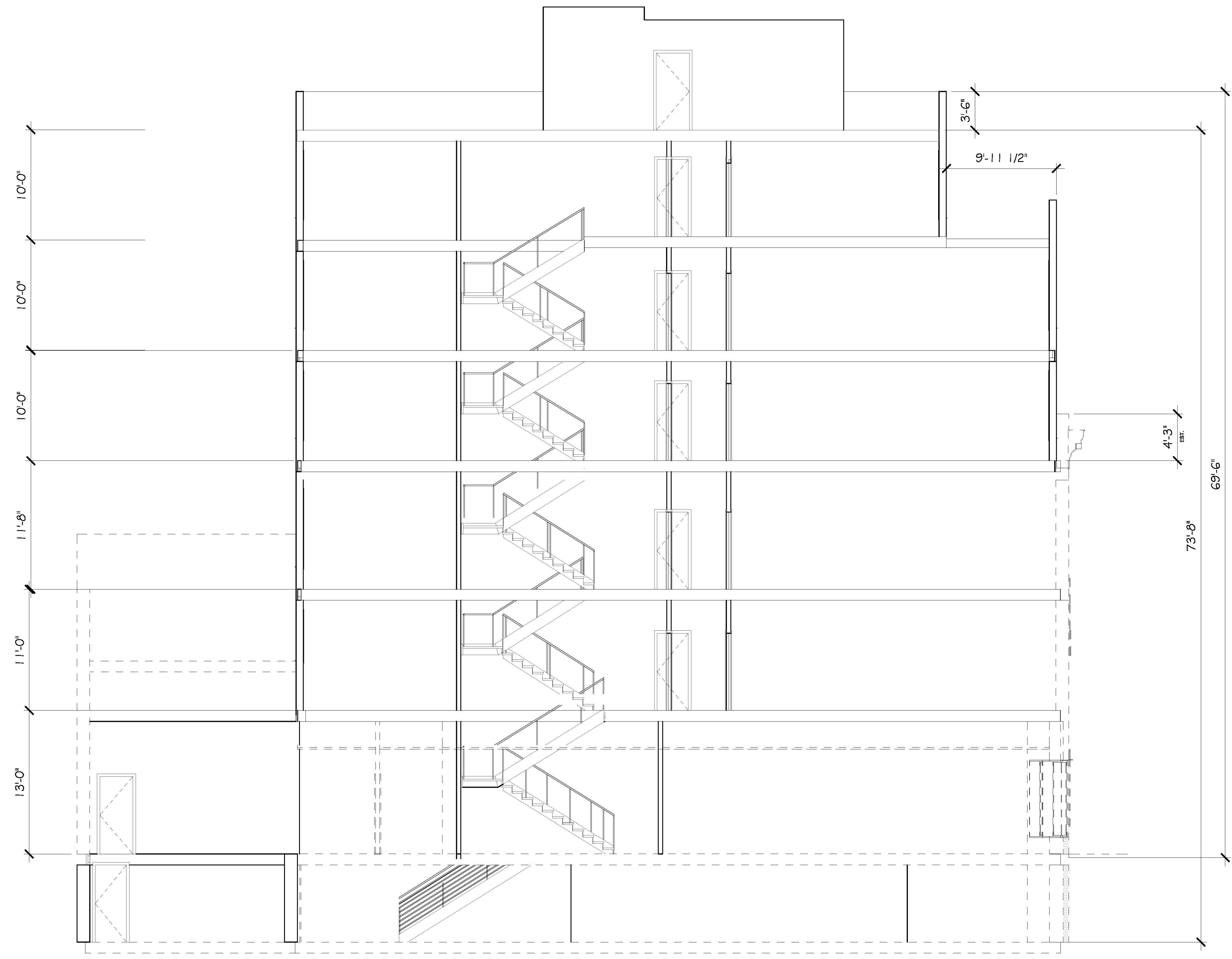
6TH FLOOR PLAN



4TH & 5TH FLOOR PLAN

A  
B  
C  
D





SECTION 3

Key Plan

**544 Mass Ave**  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

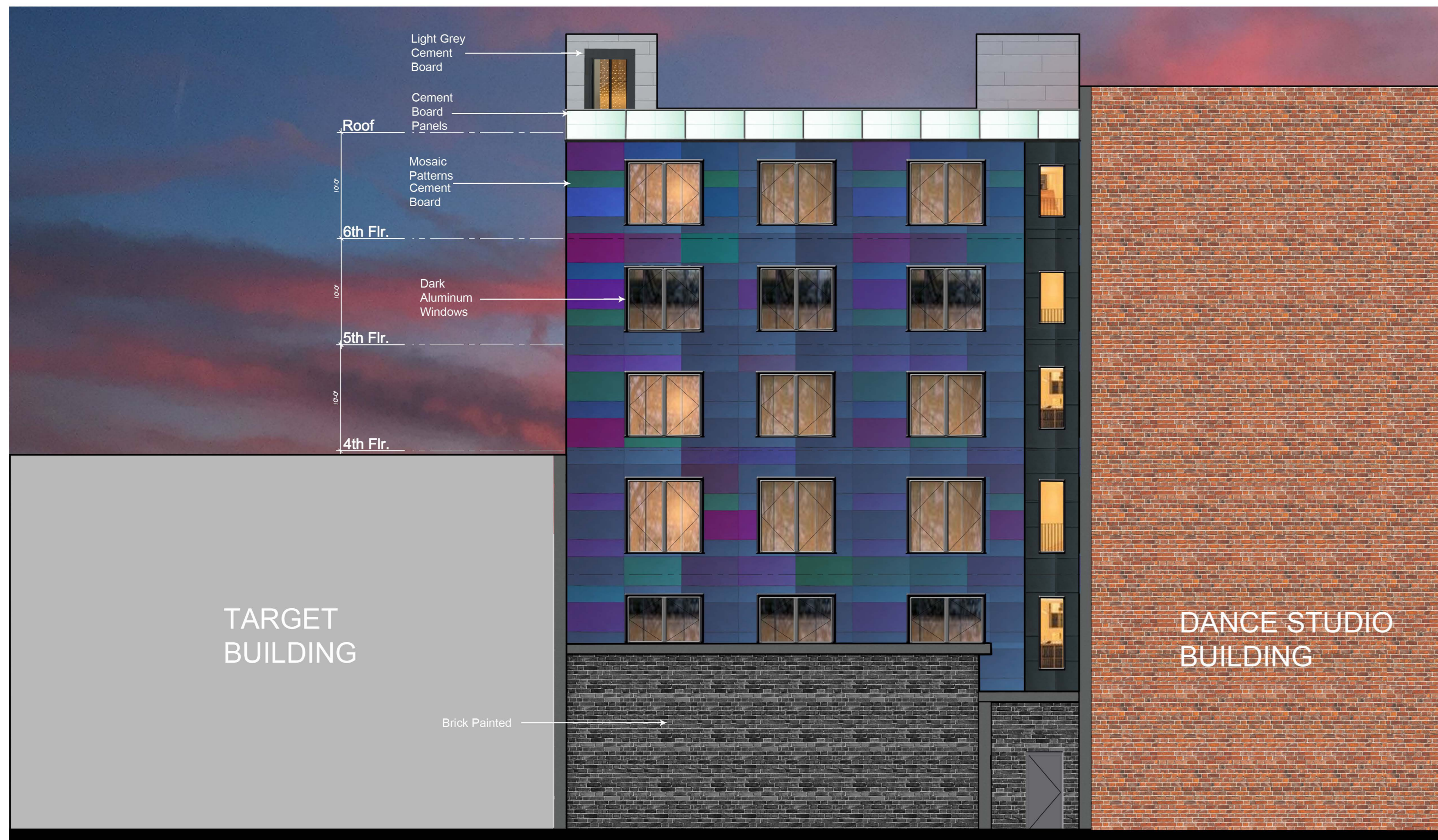
**CARR, LYNCH AND SANDELL, INC.**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1960

drawing title:  
**SECTION**

scale: 3/16" = 1'-0"  
date: 9/19/2019  
drawn by: KG  
project #: 1703

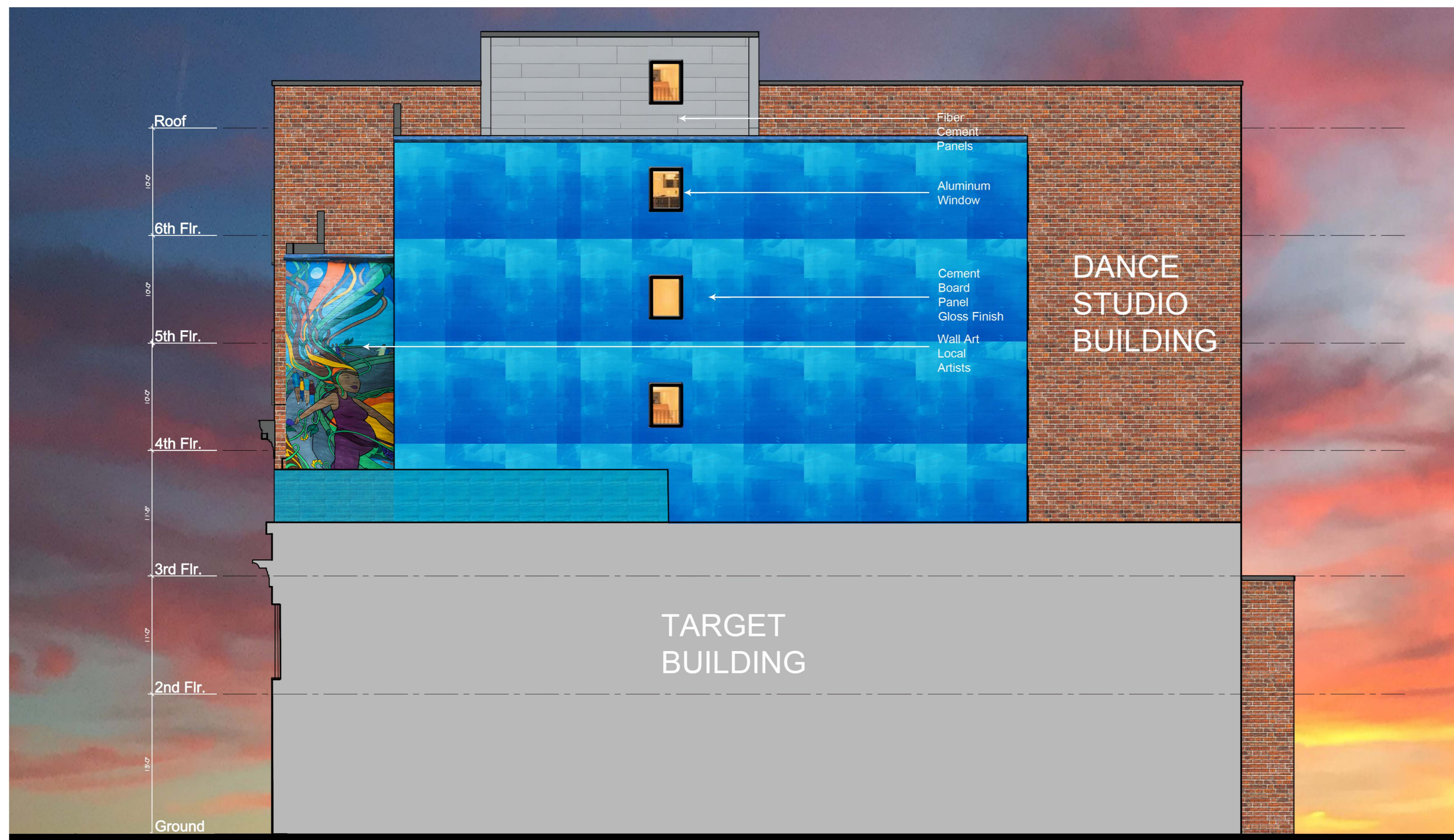
drawing no:  
**A3.1**



2 **SOUTHWEST ELEVATION**  
Scale 1/8" = 1'-0"



1 **NORTHEAST ELEVATION**  
Scale 1/8" = 1'-0"



3 **NORTHWEST ELEVATION**  
Scale 1/8" = 1'-0"

Revisions:  
no. date description

Key Plan

544 Mass Ave  
544 Massachusetts Avenue  
Cambridge, MA 02139

CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

drawing title:  
**EXTERIOR ELEVATIONS**

scale: drawing no:  
date: 9/19/2019  
drawn by: **A 2.1**  
project #: 1703



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: James Bakis Date: 12/19/19  
(Print)

Address: 544 Mass Ave

Case No. BZA-017219-2019

Hearing Date: 1/9/20

Thank you,  
Bza Members

**CARR, LYNCH AND SANDELL, INC.**

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2019 DEC 26 AM 10:10  
MEMORANDUM

To: Cliff Schorer  
From: Jean Hermann, RA  
Date: December 24, 2019  
Re: 544 Massachusetts Avenue - Parking Requirements

Per our telephone conversation yesterday afternoon, we have reviewed the parking requirements for the referenced building in the Cambridge Zoning Code. As noted in earlier conversations with you and overlooked at the time the Zoning form was filled out, the relevant paragraphs of the Zoning Code are as follows:

**20.300 - CENTRAL SQUARE OVERLAY DISTRICT**

**20.304.6** Parking and Loading Requirements.

The provisions set forth in Article 6.000 shall apply except as modified by the provisions set below.

1. Maximum Parking. Where any of the following listed uses are established in the Central Square Overlay District as of August 1, 2016, the accessory off-street parking for such uses shall be limited by the maximum rates set forth below. For uses not listed below, any maximum rate set forth in Article 6.000 shall apply. Exceeding the maximum allowed parking shall require a waiver of maximum parking under the general provisions of Article 6.000.
  - (a) Residential Uses (6.36.1), excluding Hotel and Motel (i-2 and i-3): 0.75 space per dwelling unit
  - (e) Retail and Consumer Service Establishments (6.36.5): 0.50 space per 1,000 square feet
2. Minimum Parking and Loading. The minimum parking and loading requirements as specified in Section 6.36 Schedule of Parking and Loading Requirements shall apply except as set forth below:
  - (a) For Residential Uses (6.36.1), excluding Hotel and Motel (i-2 and i-3), the minimum required parking ratio shall be 0.50 space per dwelling unit.
3. Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements and the minimum requirements set forth in Paragraph 2 above.
  - (a) The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or
  - (b) The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:
    - (i) The total development authorized on the site is reduced to ninety (90) percent of the maximum permitted on the lot; or a cash contribution is made to the Central Square Improvement Fund to be established by the City of Cambridge in an amount equal to fifty (50) percent of the cost of construction of the parking spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following improvements in the Central Square Overlay District:

A revised "BZA Application Form Dimensional Information" is attached.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** CITY OF CAMBRIDGE **PRESENT USE/OCCUPANCY:** Assembly / A-2  
INSPECTORIAL SERVICES SCHOOL **Business / B**  
CLIFF SCHOOL SERVICES **Mercantile / M**  
**LOCATION:** 542-550 Massachusetts Avenue **ZONE:** BB / CSQ Overlay  
Central Square 703 DEL 26-A 10:30 **Assembly / A-2**  
**PHONE:** 508-726-5445 **REQUESTED USE/OCCUPANCY:** Mercantile / M  
Residential / R-2

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<b>TOTAL GROSS FLOOR AREA:</b>	<u>7,879gsf</u>	<u>17,436gsf</u>	<u>20,550gsf</u> (max.)
<b>LOT AREA:</b>	<u>4,391sf</u>	No Change	_____ (min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></b>	<u>.56</u>	<u>3.97</u>	<u>2.75/4.0 (SP)</u> (max.)
<b>LOT AREA FOR EACH DWELLING UNIT:</b>	<u>N/A</u>	<u>151sf</u>	<u>300sf</u> (min.)
<b>SIZE OF LOT:</b>	WIDTH	<u>49.98'</u>	<u>None</u> (min.)
	DEPTH	<u>89'</u>	<u>None</u>
<b>Setbacks in Feet:</b>	FRONT	<u>0'</u>	<u>None</u> (min.)
	REAR	<u>0'</u>	<u>None</u> (min.)
	LEFT SIDE	<u>5' &amp; 8'</u>	<u>0' &amp; 8'</u> (min.)
	RIGHT SIDE	<u>0'</u>	<u>None</u> (min.)
<b>SIZE OF BLDG.:</b>	HEIGHT	<u>42'+/-</u>	<u>55' (80' SP)</u> (max.)
	LENGTH	<u>92'</u>	No Change
	WIDTH	<u>44' &amp; 41' 0</u>	<u>49' &amp; 41'</u> (min.)
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></b>	<u>0sf</u>	<u>1,400sf</u>	<u>0sf</u> (min.)
<b>NO. OF DWELLING UNITS:</b>	<u>0</u>	<u>29</u>	<u>20</u> (max.)
<b>NO. OF PARKING SPACES:</b>	<u>0</u>	<u>0</u>	<u>0</u> (min./max)
<b>NO. OF LOADING AREAS:</b>	<u>0</u>	No Change	_____ (min.)
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT:</b>	<u>N/A</u>	No Change	<u>N/A</u> (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

N/A

---



---



---

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

December 19, 2019

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on January 9, 20<sup>20</sup>~~19~~

The Planning Board will not hold a meeting by the January 9<sup>th</sup> agenda date and will not have any review.

---



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 544 Massachusetts Ave.

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures are fifty years or more old and is therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
If the project will require a demolition permit (such as for reconstruction, full demolition or partial demolition), it will require a hearing with the Historical Commission as the building is located in the Central Square National Register District.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB Date January 8, 2020

Received by Uploaded to Energov Date January 8, 2020

Relationship to project BZA 017219-2019

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



## **Pacheco, Maria**

---

**From:** Luke Edson <luke.edson01@gmail.com>  
**Sent:** Wednesday, January 8, 2020 3:34 PM  
**To:** Pacheco, Maria  
**Subject:** Public Comment on BZA-017219-2019

To Whom It May Concern,

I am a Cambridge resident, and I wanted to write in support of the petition to build 29 micro-studio apartments on a property where 20 units are allowed by-right. Cambridge does not have enough small studio apartments, which forces students and recent graduates to share larger units that could have served families instead. Small, dense units near public transit are also an important piece of meeting Cambridge's environmental goals.

Please approve the variance to allow the construction of these units.

Sincerely,

Luke Edson  
29 Frost St  
Cambridge, MA

Studio at 550  
550 Massachusetts Ave.  
Cambridge, MA 02139  
617-863-2550  
[www.studioat550.org](http://www.studioat550.org)  
[callie@studioat550.org](mailto:callie@studioat550.org)

January 8, 2020

To the Cambridge Board of Zoning Appeals:

We are writing to protest case# BZA-017219-2019, for a variance for the building addressed at 544 Massachusetts Avenue, Cambridge due to objections to the following:

The applicant, Cliff Schorer is requesting variance request on 3 ordinances: Lot area for each dwelling unit to be decreased from 300sf to 151ft; Number of dwelling units to be increased from 20 to 29; and Number of parking spaces to be decreased from .5/du to 0.

Citing item B of supporting statement where applicant writes, *"There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration."* We object to, especially the last part of the argument noting that Studio at 550 is a very active arts organization who serves nearly 300 artists per week providing much needed rehearsal, class, and performance space which contributes to the cultural identity of Central Square. Since the transfer of ownership of the building Studio at 550 has paid our \$2300/month rent on time every month, contradicting the argument that the business is a "failure" as an assembly space. Studio at 550 provides not just space to artists but also much needed programs and community engagement efforts which not only engage artists, but also neighbors to Central Sq, the greater Boston arts scene, and artists and audiences from throughout New England and beyond.

Studio at 550 has operated in the 3rd floor space since 2016, and while we agree that the building has fallen into disrepair, a more fitting solution to the development of the space would be to make efforts to include an already existing arts space into the plan for development of the building.

Citing item E of the applicant's supporting statement where he argues that the conversion of zoning from retail/office to retail/residential would be "in the spirit of recent Zoning changes to the CSQ Overlay" we would argue the following: There has been some considerable effort in establishing an Arts Overlay District within Central Sq, with Councillor Mallon chairing Mayor McGovern's Arts Task Force in efforts to support existing artists to strengthen Central Square as an Arts and Cultural District. There has been considerable work in advocacy with the newly established Central Square Business Improvement District in the same vein. Converting existing artist space to residential space would directly contradict these efforts blindly knocking out a much needed resource for the community which the City and other agencies are fighting so hard to retain.

From the perspective of leasee of the 3rd floor of 550 Massachusetts Ave., Callie Chapman, Director of Studio at 550:

A) I never was in correspondence with the current landlord (Cliff Schorer) at all before this request was filed. No effort was made on his part to even engage in conversation prior to his application and posting for request of variance..

B) I showed up at 550 Mass Ave. and there was a notice posted on the building only 7 days before the hearing. Even though one of the property owners (Jim) was in the building 1 day before to check on a leak in the ceiling, he never mentioned it while he met with me.

C) The property owner is citing a "hardship" as the reason he is requesting a variance. Whereas due to financial circumstances surrounding his purchase of the building are interesting there is nothing dire to prevent compliance with existing ordinances.

All requests for variance due to the overarching objective to transform existing arts/assembly space into rental apartment units would detrimentally change in the essential character of the neighborhood. Citing multiple efforts by community members, associations, individual businesses, individual artists, arts organizations, City councilors, mayors, and citizens of Cambridge to keep the arts in Central Sq in particular, this project will contradict these efforts and strip one more arts organization from the district. Contributing to the ongoing deterioration of stability for the arts in Cambridge.

With objection to the variances requested,

Signed:

Eric	Bornstein	(617) 417-4961	Artist, Arts Educator, Performer
Aislinn	Brophy	(561) 504-9288	Freelance Theatre Artist & Arts Administrator
Margaux	Skalecki		Director of Theater Arte Being Seen Being Heard
Jack	Tan	(857) 207-7907	Student/Dancer
Irene	Hsi	(510) 304-3877	Choreographer/Renter
Ellen	Godena	(617) 407-2333	Movement Educator/Choreographer
David	Karger	(617) 767-6527	
Katerine	Gagnon	(413) 424-6665	Dancer, Ensemble Inédit
Dayenne	Walters	(617) 894-6885	Member of Dance Community since 1998
Emily	Beattie	(617) 256-8789	Choreographer and Dancer
Carl	Alleyne	(617) 905-0512	Dance Instructor
Anna	Patterson	(781) 439-7601	Arts admin/dancer/choreographer Dance teacher, choreographer and director artistic Papsy Naay Leer Dance Company
Papa	Sy	(631) 805-7172	
Arthur	Duffy	(617) 671-6576	
Meghan	McLyman	(617) 320-4764	Dance Professor at Salem State University
Jason	Weeks	(617) 349-4383	Executive Director/Cambridge Arts Council
Benjamin	Cuba	(508) 736-3871	Dance Accompanist/Studio@550, The Dance Complex
Anastasia	Yendiki	(734) 222-0907	Dance instructor, Flamenco Boston
Erin	Scarry	(857) 600-1714	Independent Performing Artist
Callie	Chapman	(617) 863-2550	Director, Studio at 550, Choreographer and Multi-Media Artist
Ivan	Korn	(781) 640-7648	Musician

LALA ROBERTS 617 331 7729 - DANCER  
Jacelyn Bowden 617-429-4656 dancer  
Pineda Tibodes 617 953 9103 dancer  
Malick ngom 646 934 3041

Dear Board of Zoning Appeals City of Cambridge,

My name is Carl Alleyne and I am a dance instructor and performing artist teaching in the city of Cambridge. I teach at Studio 550, and I and my students love it there! The studio has a great owner in Callie Chapman and a fantastic community.

I am writing in support of Callie Chapman of Studio 550. I've known Callie for a number of years and have rented studio space for a number of years. Studio at 550 is active and has a great community, and is one of the pillars when it comes to dance in Cambridge. Musicians and other artists also go to this location to enhance their craft. I even had the TV show "Chronicle" come and interview me, and we did the interview at the Studio at 550.

This is a very dire time right now, as a lot of artists are displaced and do not have homes to continue to enhance community and culture through the arts.

Converting existing arts space to residential space would put a big dent in our community. I ask that this letter be considered.

Sincerely,

Carl Alleyne  
Dance Instructor/ Performing Artist

---

January 9, 2020

Dear Board of Zoning Appeals, City of Cambridge,

My name is Benjamin Cuba, and I am active, working musician in the Somerville and Cambridge arts community. This letter is in response to the potential and possible closing or rezoning of Studio @550 and other business at the 550 Massachusetts Ave. address. Studio @550 and other businesses and units should not be closed in this process.

Studio @550 provides a useful and exciting space for rehearsals, residencies, and performances for creative, intelligent artists in the Boston dance community. A lot of purposeful and engaging work has been crafted and presented in such a space. Studio @550 has showcased and harnessed the talent from the dancers, choreographers, musicians, and artists across this city, and continues to support projects from experts and novices alike. It is more than merely a studio, but rather a keystone community center where patrons and lovers of the arts can admire and learn from each other.

Furthermore, this rezoning situation has not been executed with much clarity or consideration to the working parties involved.

Central Square should not lose another creative space. Cambridge can achieve a more vibrant artistic community. Please reconsider your efforts to close an already functioning and successful creative space.

Thank you for your time and consideration.

Benjamin Cuba

January 9, 2020


To: The Board of Zoning Appeals  
City of Cambridge

From: the undersigned dancers

We are writing about the Variance Request submitted by Clifford Schorer. If his variance is granted, Studio 550 will be impacted, possibly removed. Studio 550 is an important resource for the dance community in Cambridge and several of the surrounding cities and towns. It provides rehearsal space for dancers and musicians and performance space for various events. The dance community in Central Square has already been very hard hit by the closure of Green Street Studios to development. Central Square prides itself on being a center for the arts. Don't let Studio 550 be yet another loss for the local dance community.

Sincerely,

Allison Ross  
Wacky Steinfeld  
Sue Penney  
Julie Leavitt  
Joanie Block  
Karen Klein



Ready when you are

6:09 PM

Hi Callie

I apologize for the lateness of this

I tried to get folks to hearing tonight and it slipped my mind later today to push

if it helps add any fuel to the fire you can say that you have written word from the Dance Complex that we've not been recently reached out to about any details and that we certainly would have a concern about the general nature of significant changes to our our view



Thank you Peter. No worries about lateness. I can see if I



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2020 JAN 13 AM 11:30

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

**The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139**

RE: Case # 017219-2019

Address: 544 Mass Ave

Owner,  Petitioner, or  Representative: Cliff Schan  
(Print Name)

**Hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.**

Date: 1/9/20

[Signature]  
Signature



## **Pacheco, Maria**

---

**From:** Michael Matson <michaelwmatson@gmail.com>  
**Sent:** Monday, February 24, 2020 11:29 AM  
**To:** Pacheco, Maria  
**Subject:** Case: BZA-017219-2019

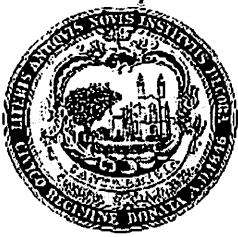
Hello,

My name is Michael Matson and I currently live at 48 Bishop Allen Drive in Cambridge. As a renter who will soon be displaced by luxury apartments, I would like to submit my full support for the micro units proposed at 544 Mass Ave.

Cambridge, and in particular Central Square, is severely lacking in affordable housing options. Rents have skyrocketed to the point where residents require a six figure salary in order to deem any of the current units as affordable. The only way to offer immediate relief is rapid housing development to meet the soaring need.

I urge the board to unanimously approve this project and ensure it is built as quickly as possible and takes up the maximum space that is allowed.

Thank you,  
Michael Matson



CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100

2019 NOV 27 AM 11:13

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Central Square Redevelopment LLC - C/O Clifford Schorer

PETITIONER'S ADDRESS : 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY : 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Assembly, Merchantile, Residential ZONING DISTRICT : Business B Zone/CSQ Overlay

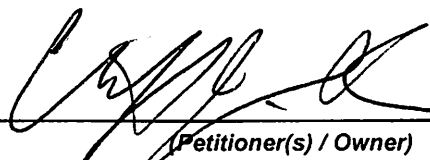
REASON FOR PETITION :  
 Other: Lot area per dwelling unit variance

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Applicant seeks to build 29 micro-Studio apartments where 20 units of any size are permitted by right. Infill location with small building footprint and existing retailers create a hardship for renovating building into larger spaces.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.33 (Table of Dimensional Requirements).  
 Article 11.000 Section 11.203.5.A,B (Affordable Housing).  
 Article 10.000 Section 10.30 (Variance).

Original Signature(s) :   
 (Petitioner(s) / Owner)  
 Clifford Schorer  
 (Print Name)

Address : 10 Turnpike Road, Southborough, MA 01772

Tel. No. : (508)726-5445

E-Mail Address : cschorer@gmail.com

Date : November 26, 2019

\* \* \* \* \*

(8:49 p.m.)

Sitting Members: Brendan Sullivan, Andrea A. Hickey,  
Jim Monteverde, Laura Wernick, and Slater  
W. Anderson

BRENDAN SULLIVAN: The Board will hear -- is it  
8:00 yet? Yes, it is. The Board will hear Case Number  
017219 -- 2019, 544 Mass Avenue.

CLIFFORD SCHORER: Good evening.

BRENDAN SULLIVAN: Good evening.

CLIFFORD SCHORER: Okay. My name is Cliff Schorer.  
I'm a managing member of Central Square Redevelopment, which  
owns 544 - 550 Mass Ave. We are here actually on a very,  
very fine point.

I've been sent here by the Planning Board to begin  
a process that we began two years ago, which started with  
environmental remediation, and then spent a year on planning  
in terms of construction process, et cetera.

When we went to planning to discuss the eventual  
application of a special permit application, we were told  
that we need to start with the Zoning Board on a formality,  
because they cannot --

1 COLLECTIVE: Mr. Chair, some people can't hear.  
2 Yeah, use the microphone. Get very, very, close to the mic.

3 CLIFFORD SCHORER: -- rule at the Planning Board  
4 fine point of our application. And because our application  
5 hinges upon this question, they suggested that we make this  
6 application prior to our community meetings, which are  
7 scheduled, first Cambridge Board community group on the  
8 twenty-eighth, and a number of other meetings that are  
9 scheduled thereafter.

10 So I just want to be very clear on the fine point,  
11 because I've heard some of you raise objections about what  
12 we hear about -- specifically plan objections, other issues.

13 Our zoning application before you is merely about  
14 the lot area per unit, and it determines what the unit count  
15 in the eventual proposal will be that is brought for special  
16 permits, that will be pending in the future.

17 BRENDAN SULLIVAN: Okay.

18 CLIFFORD SCHORER: So I just want to be very clear  
19 about that.

20 BRENDAN SULLIVAN: All right. Let me tell you  
21 where I am, and then, you know, we can discuss that.

22 CLIFFORD SCHORER: Okay.

1           BRENDAN SULLIVAN: Section 20.303.1 of the  
2 ordinance:

3           "Central Square Overlay District shall be  
4 considered an area of special planning. The development  
5 proposal is listed in subsection 19, except that any large  
6 project review, new buildings of 2,000 square feet or more,  
7 which you are putting up a new building -- 2,000 square feet  
8 or more -- shall be conducted in large project review, shall  
9 be conducted by the Central Square Advisory Committee using  
10 procedures as specified in subsection 20.

11           "The committee shall undertake all large project  
12 reviews, and shall receive all application for variances and  
13 special permits for activities within the Central Square  
14 Overlay District for review and comment.

15           "Within the six months preceding any application,  
16 the committee shall prepare a written report of findings and  
17 recommendations with respect to the applicant's proposed  
18 project. The report shall be forwarded to the applicant,  
19 and shall be included any application for building permit,  
20 special permit or variance.

21           "It is expected that in making a decision  
22 regarding special permits and variances within the Overlay

1 District, the Planning Board and/or the Board of Zoning  
2 Appeal will give due consideration to the report and  
3 recommendation of the Advisory Committee."

4 Then it was talking about the maximum height and  
5 what have you. I guess my question is, have you been before  
6 the Central Square Overlay District Commission?

7 CLIFFORD SCHORER: We informally met yesterday, at  
8 their request, through actually the Central Square Business  
9 Committee I believe it is -- the office Michael Monestime  
10 runs, and they had an informal meeting yesterday morning, at  
11 which we discussed the idea of having that process before we  
12 passed the zoning question, and the discussion was that to  
13 do so would be to rule on a project that doesn't yet have a  
14 basis.

15 So in other words, the Planning Board has still  
16 got the special permit authority that you address in there,  
17 and therefore between the two meetings, open this meeting,  
18 sound the opinion of the zoning on this fine question, the  
19 question that the Planning Board cannot rule on, and then we  
20 go and do that process for the X number of months.

21 BRENDAN SULLIVAN: Well, my feeling is that you  
22 need to go before the Central Square Advisory Committee with

1 a formal plan, have a hearing on that, and hearing of use,  
2 and then have them file a report to any permit granting  
3 authority. I think that's -- to me, the way I read this --  
4 is that would be step number one.

5 And how you proceed vis-à-vis the Planning Board,  
6 Zoning Board -- my own personal view is I would -- and  
7 again, I'm a little bit unclear -- I can't connect the dots  
8 about the Planning Board's reasoning. I think we sort of  
9 like to be the last stop before the permitting, rather than  
10 having another one over us, because somebody over us could  
11 -- you know --

12 CLIFFORD SCHORER: Right.

13 BRENDAN SULLIVAN: -- change it. And then you'd  
14 have to come back again.

15 CLIFFORD SCHORER: Right.

16 BRENDAN SULLIVAN: And I think that as far as the  
17 public is concerned, that there should be an orderly  
18 progression of events. It starts with the Central Square  
19 Advisory Committee, number one, it may go to Planning, or we  
20 may have some discussion -- maybe I would ask Planning Board  
21 to submit some correspondence to us explaining their  
22 position. And then, you know, so there's one -- one step,

1 two steps, three steps.

2 CLIFFORD SCHORER: Just to be sort of clear on the  
3 sort of cart before the horse is what you're suggesting. So  
4 the plan that we bring forward to the Planning Board, the  
5 building itself there are no changes. The question that  
6 comes down to the ZBA, or the BZA, is the lot area per unit  
7 count?

8 And even though the plan doesn't change -- what  
9 changes is the unit count and the number of inclusionary  
10 units. So for us to propose two plans -- one by right, and  
11 one assuming that at the end of that whole process the ZBA  
12 would revisit the unit count, that -- I understand the  
13 Planning Board's logic.

14 This is a rare occasion where the ordinance in  
15 question does not change the actual physical structure of  
16 the building. The ordinance in question just changes the  
17 unit count we propose, and the number of inclusionary units.

18 BRENDAN SULLIVAN: And there's ramifications for  
19 that.

20 CLIFFORD SCHORER: Correct.

21 BRENDAN SULLIVAN: That's right, so --

22 JOHN HAWKINSON: Mr. Chair?



1           BRENDAN SULLIVAN: In a minute. So that's why I  
2 -- again, I would lean towards going before the Central  
3 Square Advisory Committee, having the input of the committee  
4 and of the neighborhood, and then you make the decision and  
5 have some more discussion with whomever whether you go to  
6 Planning, and then come to us, whether you come to us, and  
7 then go back -- the Planning Board really is -- I think is  
8 the parking. Is that --

9           CLIFFORD SCHORER: No, actually. The Planning  
10 Board is the special permit for height, special permit for  
11 the VAR enhancement for local retail preservation.

12          BRENDAN SULLIVAN: Okay, all right. There are a  
13 number of stubs here.

14          CLIFFORD SCHORER: Yeah, there's three.

15          BRENDAN SULLIVAN: Yeah, that's right. Okay.

16          CLIFFORD SCHORER: And that's why they determined  
17 that unless we have a hearing count, all of the other  
18 questions -- parking, et cetera, are all contingent. So  
19 that's why they suggested this guy.

20          BRENDAN SULLIVAN: Okay.

21          ANDREA HICKEY: I just wanted to add it's my  
22 understanding we can't sort of hear the case piecemeal.

1 Either we hear the whole case, or we wait until another time  
2 to hear the whole case. We can't give an advisory opinion  
3 on a very narrow issue. That's my understanding.

4 BRENDAN SULLIVAN: That's correct.

5 CLIFFORD SCHORER: Right. And I'm sorry, maybe  
6 the phraseology was incorrect. What I'm asking for is BZA  
7 approval on the question of a waiver of the lot area per  
8 unit count, and nothing else.

9 And then we have to go through -- because  
10 obviously we have two full special permits to seek through  
11 the Planning Department, which involves the entire process  
12 that you're describing, including the -- we understand your  
13 position, but it's exactly counter to what the Planning  
14 Board has --

15 BRENDAN SULLIVAN: Right. But I would, again,  
16 lean on, I would welcome the input of the Advisory  
17 Committee, and they obviously will have input from the  
18 community. And formulating and coming forth with whatever  
19 plan you want to at the end.

20 Any other questions or --

21 JOHN HAWKINSON: Mr. Chair, sorry, would it be  
22 helpful if the Chair could distinguish between the Planning

1 Board and Community Development staff, because they're not  
2 the same, and the Planning Board has not met on this in any  
3 fashion? Thank you.

4 BRENDAN SULLIVAN: Community Development is -- has  
5 under their umbrella the Central Square Overlay District.

6 JOHN HAWKINSON: Also true, but the petitioner  
7 referenced the Planning Board several times, and I think  
8 that was very confusing to some of the audience.

9 BRENDAN SULLIVAN: Right. Okay. Anyhow, I had a  
10 thought here.

11 JOHN HAWKINSON: I could clarify that, if you  
12 like.

13 BRENDAN SULLIVAN: No, that's okay. Slater, any  
14 questions?

15 SLATER ANDERSON: I'm a little confused as to  
16 what's -- this unit count, why are we asking -- and I want  
17 to be careful, we haven't started this. This isn't heard  
18 yet, or are we in this thing?

19 BRENDAN SULLIVAN: No, we're not even getting into  
20 the merits of anything.

21 SLATER ANDERSON: Yeah. So I don't want to ask  
22 questions.

1           BRENDAN SULLIVAN: No. And that might be an  
2 issue. But to me, whether it's one unit or 29 units or 129  
3 units, until it has gone before the Central Square Advisory  
4 Committee, had a hearing, neighborhood input and so on and  
5 so forth, and then that comes back to us with their  
6 recommendation or they may come back and say, "this page was  
7 left intentionally blank -- " you know, whatever.

8           But that's a starting point with me. Do that,  
9 have that hearing, have them correspond, and then we will  
10 hear the unit count.

11          JOHN HAWKINSON: Okay.

12          BRENDAN SULLIVAN: And whether or not it's --

13          CLIFFORD SCHORER: If I may ask one quick  
14 question, just to not basically go back to the Planning  
15 Board staff and say we've heard the opposite -- if we start  
16 with the community approval process --

17          BRENDAN SULLIVAN: I think it's quite clear what  
18 you have to do.

19          CLIFFORD SCHORER: If we start with that, is the  
20 next step to logically establish the unit count before we go  
21 back to the Planning Board for our special permit?

22          BRENDAN SULLIVAN: I would say yes. I would say

1 whatever you are going to ultimately submit to us should be  
2 submitted to the Advisory Committee, plain and simple, as  
3 far as -- that's the way I read it.

4 ANDREA HICKEY: I'm not sure that wasn't the  
5 question.

6 CLIFFORD SCHORER: That wasn't the question -- the  
7 question, I'm sorry, is that we need special permission from  
8 the Planning Board, but the entire foundation of that  
9 question is what is the unit count, which has to be  
10 established by the Zoning Board. So --

11 JIM MONTEVERDE: I understand. But I think what  
12 the Chair has said, and the way the regulations read, you've  
13 got to run it up the flagpole with the --

14 CLIFFORD SCHORER: Yep.

15 JIM MONTEVERDE: -- whole group, period. You've  
16 got to put your plan on the table and go from there.

17 CLIFFORD SCHORER: Okay, that's fine. And then  
18 return to the Zoning Board, before the planning?

19 JIM MONTEVERDE: I think you laid out a process  
20 that indicated it could be either the Planning Board or the  
21 Zoning Board, that's your call.

22 CLIFFORD SCHORER: Or with -- simultaneously.

1           JIM MONTEVERDE: You'll get the advice under which  
2 way it goes, but if you got to do that first step first; put  
3 the plan that you proposed --

4           BRENDAN SULLIVAN: Laura, any comment at all?

5           LAURA WERNICK: No, I think that's correct.

6 Andrea, any?

7           ANDREA HICKEY: No. It does sound like the number  
8 of units is going to be -- and the Planning Board decisions  
9 are going to be contingent upon a set number of units. So  
10 the -- I see the logic, but you have to go through the  
11 Advisory -- the route of going through the Advisory  
12 Committee.

13           BRENDAN SULLIVAN: All right. So you've asked for  
14 a continuance --

15           CLIFFORD SCHORER: Yes, please.

16           BRENDAN SULLIVAN: -- to this matter. Let me make  
17 a motion then to continue this matter as a case not heard.  
18 Now, I guess the question is, okay, we have January 9 and we  
19 got February, we got March. At what point would you be  
20 comfortable in scheduling a date?

21           CLIFFORD SCHORER: I think probably we need to  
22 have some feedback in terms of the schedule on the other

1 approval process, and then come back to you with a day at  
2 the staff level, if that's possible.

3 BRENDAN SULLIVAN: No, we have to set it now. I  
4 mean, we can set it -- you can set it February 27, March 12,  
5 March 26.

6 CLIFFORD SCHORER: We have a January 28 schedule  
7 date, and I think we can probably work in the schedule. So  
8 we'll -- how about we try for February 27?

9 BRENDAN SULLIVAN: February 27?

10 CLIFFORD SCHORER: Yeah.

11 BRENDAN SULLIVAN: Okay. Does that work, Sisia?

12 SISIA DAGLIAN: Yeah.

13 BRENDAN SULLIVAN: As a case not heard? The  
14 motion then is to continue this matter until February 27,  
15 2020, on the condition that the petitioner change the  
16 acoustic sign to reflect the new date of twenty-seventh of  
17 February at 7:00 p.m. -- that any submissions to the Board  
18 should be in the file no later than the Monday prior to the  
19 February 27 hearing.

20 That the petitioner agrees to sign a waiver of a  
21 timeframe for rendering a decision on this, if you would  
22 sign the waiver?

1 CLIFFORD SCHORER: Sure.

2 BRENDAN SULLIVAN: Anything else to --

3 MICHAEL WIGGINS: Mr. Chair, for the record, what  
4 is the meeting on the twenty-eight? January 28 is the  
5 meeting with who?

6 BRENDAN SULLIVAN: That's the Cambridgeport  
7 Neighborhood Association. That's the first of our  
8 neighborhood association meetings.

9 MICHAEL WIGGINS: Okay.

10 BRENDAN SULLIVAN: On the motion to continue this  
11 matter?

12 [ ALL FIVE VOTE YES ]

13 BRENDAN SULLIVAN: Five in favor. All right.  
14 Thank you.

15

16

17

18

19

20

21

22



## O'Grady, Sean

---

**From:** Pacheco, Maria  
**Sent:** Thursday, February 27, 2020 3:31 PM  
**To:** O'Grady, Sean  
**Subject:** Fw: 544 Mass Ave - CSAC written report  
**Attachments:** csac\_200221\_544 Mass Ave\_Report.pdf

Sean,  
Can you print this email and attachment and get back to him.

Thanks  
Maria

---

**From:** Kane, Drew <dkane@cambridgema.gov>  
**Sent:** Thursday, February 27, 2020 12:43:30 PM  
**To:** Pacheco, Maria <mpacheco@cambridgema.gov>  
**Subject:** 544 Mass Ave - CSAC written report

Hi Maria,

How are you? I'm Drew Kane, the planner who will be staffing the Central Square Advisory Committee in Wendell Joseph's absence. Wendell, unfortunately for us, has left CDD for a new position. So, for the time being, I'll be taking over. I'm literally just getting up to speed on things, but it was brought to my attention that it would be helpful for the BZA to have the summary report from the CSAC on the 544 Mass Ave case.

Does the BZA generally request written reports from CSAC for zoning matters under the purview of the BZA? Wendell mentioned that he'll provide them for the planning board when relevant.

Thanks so much, and nice to meet you!

-Drew

**Drew Kane, AICP**

Land Use Planner  
City of Cambridge Community Development Department  
dkane@cambridgema.gov | 617.349.4640



---

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

---

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

**To:** City of Cambridge Planning Board  
City of Cambridge Board of Zoning Appeals  
**From:** Central Square Advisory Committee  
**Date:** 2/21/20  
**Re:** 544 Mass Ave

---

The Central Square Advisory Committee (the "Committee") met on Wednesday, February 19, 2020 to review and comment on the Central Square Redevelopment LLC (c/o Cliff Schorer) (the "Applicant") proposal to build 29 micro-unit apartments – where 20 units of any size are allowed by right – above existing ground-floor retail at 544 Mass Ave.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study").

\* \* \*

According to the Applicant, due to the high costs of construction, a literal enforcement of the ordinance would result in the loss of local retailers and an enlargement of the floorplate on each floor to allow for larger residential units. Additionally, per the Applicant, due to the substantial demand for inclusionary and market units at a smaller scale and lower price point, the addition of 29 micro-units could address this demand, relieve pressure on existing family-size units in the surrounding neighborhood, and alleviate the substantial financial hardship of preserving and renovating the existing building.

The Committee's comments spoke to the complexity of the issues that impact this project, reiterating the need for a wide variety of housing options and the need to preserve and nurture cultural assets. A Committee member stated that, while the use of micro-size seems appropriate on this site, given the project's constraints, there is still a substantial need for family-sized units. Another pointed out the unfortunate nature of pitting housing needs against the arts, however unintentional it may be. Both are critical needs in the District and require creative solutions.

Committee members in attendance were not opposed to the proposed project.

**Additional Committee Questions/Comments**

- ***Since the Dance Complex is not set back on the upper floors, could you approach this building in the same way? Is it possible to match the massing of the adjacent building?***
  - The current zoning ordinance does not allow it. Also, the current façade is weak and must be restructured in order to accommodate the additional weight.
- ***The property does not extend all the way to Green Street. How do you anticipate constructing on such a limited site?***
  - It's extremely challenging. As much as possible, it must be prepared off-site then assembled on site. In order to access the basement to work on the building's foundation, there must be an arrangement with Teddy's Shoes. The other issue is how to keep retail viable during this process (Teddy's Shoes and Five Spices House).

---

344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
www.cambridgema.gov

---



---

## CITY OF CAMBRIDGE

### COMMUNITY DEVELOPMENT DEPARTMENT

---

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

- **What's the expected price point for the micro-units?**
  - The price points are based on \$47/sf which is the market average in the area. It ranges between \$1320-1800 a month, depending on unit size.

#### **Public Questions/Comment**

*There were 19 members of the public present.*

Members of the public in attendance spoke in support of the existing tenants of the upper floors – Studio 550 and the Center for Marxist Education – who would likely be displaced. The Applicant made known the commitment to assist in finding suitable and appropriate locations for these tenants.

Public comment also spoke to the larger issue of a history in Central Square of the displacement of cultural assets, which is ironic for a place that has been designated as an “cultural district” by the State. How can we put a stop to this cycle? How can we protect the uses in buildings that are used for and by the arts community? “What can the City do to preserve its cultural assets, particularly when the arts are a major factor in creating the social and economic base that facilitate development”, one member of the public expressed.

On the topic of housing in Central Square, a member of the public expressed their lack of enthusiasm for the micro-units. At the time that the inclusionary percentage was increased, they explained, the City said there was a lack of 3bd units. Tenants said they would hold out on studio-size units in favor of the larger ones. In the rezoning of Central Square, many in the community specifically said that micro-units were not a desire. We wanted units that people could stay in for longer periods of time. These units are not providing the kind of housing that we really need.

Letters of support were also sent electronically. They have been attached to this report.

#### **Committee Members Present**

- Melissa Greene
- Esther Hanig
- Tahir Kapoor
- Robert Winters

#### **Committee Members Absent**

- Joel Altstein
- Christopher Sol Gully
- Michael Monestime

#### **Project Team**

- Cliff Schorer, *Central Square Redevelopment LLC*

submitted on behalf of the Committee,  
**Wendell Joseph, Neighborhood Planner**  
Community Development Department

**IDENTITY**

Studio at 550 is a non-profit multidisciplinary arts organization residing at 550 Mass. Ave, in Central Sq on the 3rd floor. The Studio is comprised of one open space of approximately 1,000 sq ft equipped with dance marley floor, mirrors, a sound system, with various theatrical components. This creates a modular environment for rehearsals, classes, and performances across many disciplines (such as dance, music, theatre, photography, videography, and experimental art) to be practiced. Over 750+ artists have walked through Studio at 550's doors over the past 3.8 years it has existed under this organization. Previously the space was home to Boston Dance Company for 20 years, a ballet company which had it's own programming including its annual Nutcracker and various performances throughout the year, lead by former Boston Ballet dancer Jimmy Rearden.

**USE**

Currently, the Studio has provided platform for a multitude of various rehearsals, photoshoots, videoshoots, performances, events, and classes. Throughout the relatively short period of time of its existence, the Studio has harness so much creative activity within its walls. Not only cultivating the creativity of established artists, but also providing the spark to young and burgeoning artists as well. From providing space for the various documentaries focusing on software engineer Margaret Hamilton, to providing space for the Swissnex to present experimental music performance of Marcel Zeis Studio at 550 has provided necessary platform for the practice, learning, and presentation of arts for not only Central Square, but on an international scale as well.

**MULTIDISCIPLINARY ARTS**

The Studio prides itself for having a central location that is part of the cultural hub that is Central Sq. Dance, in particular has deep roots here in Central Square and providing multiple dance in relative close proximity is necessary to sustain a community which requires a considerable amount of resources in order to operate. It is not by chance that Studio at 550 has the amenities that make dance "possible". As director I have dedicated my life as a dance artist who has been also practicing and studying media/projection art in parallel. Due to the considerable amount of resources required for dance, it's sometimes more difficult to integrate other arts disciplines due to lack of safe and appropriate amenities in spaces designed for other disciplines. It is with this premise that Studio provides one of the few spaces in Massachusetts outside of University where dance can exist to interact with other disciplines in practice, not only in performance.

**TRANSPORTATION**

Central Sq provides a unique and important location for Studio at 550. With artists coming from Dorchester, Roxbury, Watertown, Arlington, Somerville, Lynn, Salem, Revere, Jamaica Plain, Mattapan, Brighton, Boston, and some out of state. Central Square is a transportation center which makes cultivating professional artistic relationships a reality. This is especially important due to the proximity to Dance Complex and formerly Green Street Studios. Dance happens when there are people in a studio space to work. It can't work in our backyards, or kitchens, or a painting studio. Dance requires multiple bodies at time who come from various locations to meet up, and spend a few hours to rehearse, take class, or perform.

**METRICS**

Studio at 550 has over 57 monthly members, 624 active contacts who rent out the space on the continuum, 18 ongoing weekly classes with over 360 students who come weekly. Over 24 performances per year happen here, and with a staff of 1 + 1 workstudy. I'm sincerely proud of all of what was created and possible within the last 3.8 years.

**SOLUTIONS?**

We are aware that the space where Studio at 550 currently resides is intended on developing micro unit apartments. And while we feel yes, housing is a benefit of this plan, displacing an arts organization which feeds the cultural vitality of not only Central Sq, but the greater Boston/Cambridge area would be a substantial detriment to the Central Square Cultural District which will ultimately diminish the value of the district considerably. After loosing many arts organizations over the years due to development, and within these last few months another dance organization Green Street Studios, it would be not only a shame, but a slap in the face for the Cultural District who have fewer and fewer arts organizations who help get the district its name. I'm here with an open mind to figure out ways in which we can work together as a community to create solutions for situations such as this.

Callie Chapman  
 Director  
 Studio@550

Dear Cambridge Council (via Callie at Studio at 550),

Over the last few years, Central Square (and the greater Cambridge area) has lost important arts communities & venues such as the EMF space, Green Street Studios, and TT the Bears to the "progress" of high end real estate development and raising rents. As a successfully self-employed musician living in Cambridgeport, I marvel and am disgusted by Central Square's Cultural District designation. What can those words mean to those who care about the vitality of the arts in Cambridge and see the city do nothing to support the arts communities that have contributed successfully to the Square to give it that designation? They are empty words and a convenient way for the city to capitalize on the culture that these arts groups have worked so hard to foster without any work from the city. Please do not let the Studio at 550 be another victim of the Cambridge Council's inability to step in to maintain the arts component of Central Square's Cultural District by stopping the proposal of the landlord of 544-550 Mass Ave. to redevelop the property into micro-unit residential apartments. Stop the previous cycle in Cambridge of taking advantage of thriving arts communities for the city's economic gain and support the arts communities that are still left in Central Square while we still have them.

Thank you,  
Valerie Thompson

Studio at 550  
550 Massachusetts Ave.  
Cambridge, MA 02139  
617-863-2550  
[www.studioat550.org](http://www.studioat550.org)  
[callie@studioat550.org](mailto:callie@studioat550.org)

January 8, 2020

To the Cambridge Board of Zoning Appeals:

We are writing to protest case# BZA-017219-2019, for a variance for the building addressed at 544 Massachusetts Avenue, Cambridge due to objections to the following:

The applicant, Cliff Schorer is requesting variance request on 3 ordinances: Lot area for each dwelling unit to be decreased from 300sf to 151ft; Number of dwelling units to be increased from 20 to 29; and Number of parking spaces to be decreased from .5/du to 0.

Citing item B of supporting statement where applicant writes, *"There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration."* We object to, especially the last part of the argument noting that Studio at 550 is a very active arts organization who serves nearly 300 artists per week providing much needed rehearsal, class, and performance space which contributes to the cultural identity of Central Square. Since the transfer of ownership of the building Studio at 550 has paid our \$2300/month rent on time every month, contradicting the argument that the business is a "failure" as an assembly space. Studio at 550 provides not just space to artists but also much needed programs and community engagement efforts which not only engage artists, but also neighbors to Central Sq, the greater Boston arts scene, and artists and audiences from throughout New England and beyond.

Studio at 550 has operated in the 3rd floor space since 2016, and while we agree that the building has fallen into disrepair, a more fitting solution to the development of the space would be to make efforts to include an already existing arts space into the plan for development of the building.

Citing item E of the applicant's supporting statement where he argues that the conversion of zoning from retail/office to retail/residential would be "in the spirit of recent Zoning changes to the CSQ Overlay" we would argue the following: There has been some considerable effort in establishing an Arts Overlay District within Central Sq, with Councillor Mallon chairing Mayor McGovern's Arts Task Force in efforts to support existing artists to strengthen Central Square as an Arts and Cultural District. There has been considerable work in advocacy with the newly established Central Square Business Improvement District in the same vein. Converting existing artist space to residential space would directly contradict these efforts blindly knocking out a much needed resource for the community which the City and other agencies are fighting so hard to retain.

From the perspective of leasee of the 3rd floor of 550 Massachusetts Ave., Callie Chapman, Director of Studio at 550:

A) I never was in correspondence with the current landlord (Cliff Schorer) at all before this request was filed. No effort was made on his part to even engage in conversation prior to his application and posting for request of variance..

B) I showed up at 550 Mass Ave. and there was a notice posted on the building only 7 days before the hearing. Even though one of the property owners (Jim) was in the building 1 day before to check on a leak in the ceiling, he never mentioned it while he met with me.

C) The property owner is citing a "hardship" as the reason he is requesting a variance. Whereas due to financial circumstances surrounding his purchase of the building are interesting there is nothing dire to prevent compliance with existing ordinances.

All requests for variance due to the overarching objective to transform existing arts/assembly space into rental apartment units would detrimentally change in the essential character of the neighborhood. Citing multiple efforts by community members, associations, individual businesses, individual artists, arts organizations, City councilors, mayors, and citizens of Cambridge to keep the arts in Central Sq in particular, this project will contradict these efforts and strip one more arts organization from the district. Contributing to the ongoing deterioration of stability for the arts in Cambridge.

With objection to the variances requested,

Signed:

Eric	Bornstein	(617) 417-4961	Artist, Arts Educator, Performer
Aislinn	Brophy	(561) 504-9288	Freelance Theatre Artist & Arts Administrator
Margaux	Skalecki		Director of Theater Arte Being Seen Being Heard
Jack	Tan	(857) 207-7907	Student/Dancer
Irene	Hsi	(510) 304-3877	Choreographer/Renter
Ellen	Godena	(617) 407-2333	Movement Educator/Choreographer
David	Karger	(617) 767-6527	
Katerine	Gagnon	(413) 424-6665	Dancer, Ensemble Inédit
Dayenne	Walters	(617) 894-6885	Member of Dance Community since 1998
Emily	Beattie	(617) 256-8789	Choreographer and Dancer
Carl	Alleyne	(617) 905-0512	Dance Instructor
Anna	Patterson	(781) 439-7601	Arts admin/dancer/choreographer Dance teacher , choreographer and director artistic Papsy Naay Leer Dance Company
Papa	Sy	(631) 805-7172	
Arthur	Duffy	(617) 671-6576	
Meghan	McLyman	(617) 320-4764	Dance Professor at Salem State University
Jason	Weeks	(617) 349-4383	Executive Director/Cambridge Arts Council
Benjamin	Cuba	(508) 736-3871	Dance Accompanist/Studio@550, The Dance Complex
Anastasia	Yendiki	(734) 222-0907	Dance instructor, Flamenco Boston
Erin	Scarry	(857) 600-1714	Independent Performing Artist
Callie	Chapman	(617)863-2550	Director, Studio at 550, Choreographer and Multi-Media Artist
Ivan	Korn	(781)640-7648	Musician

LALA ROBERTS 617 331 7729 - DANCER  
Gaudyn Bowden 617-429-4656 dancer  
Rianne Triboder 617 953 9103 dancer  
Malick ngom 646 934 3041  
Cassandre Charles 857-318-5546  
Joe Buego 617 686 4146 dancer, ensemble Inédit

# THE DanceComplex I

536 Massachusetts Avenue  
Cambridge, MA 02139

February 18, 2020

To: Central Square Advisory Committee  
Cc: Callie Chapman, Director, Studio 550; Michael Monestime, Executive Director, Central Square Business Improvement District; Jason Weeks, Executive Director, Cambridge Arts; Vice Mayor Alana Mallon, City of Cambridge (chair of Mayor's Arts Task Force); Mayor Sumbul Siddiqui, City of Cambridge

To Our Friends of the Central Square Advisory Committee:

I am writing today to express concern for more development that would infringe on at least two arts institutions in Central Square, a state-designated Cultural District: Studio 550 at 550 Mass Ave, and our own The Dance Complex.

There has been great effort and articulation heeding us as a city to be aware of how our specific arts ecology is eroding in the Square. In recent discussions, including those of the 10<sup>th</sup> months study the Mayor's Arts Task Force undertook, the closure of Green Street Studios, the EMF artists' studios, great and sound statements are made that we can't allow more of our arts businesses and community to be forced out.

I bring these thoughts to the discussion on February 19<sup>th</sup>, as Central Square Development proposes plans to develop the buildings where Studio 550 is housed, and adjacent to our property. We would welcome in-depth discussion with the developers on their plans, and would also welcome a guiding hand from the City that would encourage these and any developers to work with us in the arts community. If the goal is to retain the unique-ness of Central Square as a vibrant and dynamic center of art and culture – and developers are using this as a selling point to their tenants – then we have the opportunity to stop the erosion of long standing contributors to that vibrancy and dynamism we as arts institutions bring.

I appreciate the many discussions that have occurred since the Green Street closure- the ones we have been included in and, likely, countless other ones that have occurred. I know there is great sentiment to support the arts. It is time for us as citizens to act upon the wishes of what we want Central Square to be, what we want it to sustain. And we count on our city government, including its arts council, to find ways to encourage all who have a stake here to work together toward our goals.


Aside from being introduced to the developers proposing the build-up of 550 Mass Ave, we have not been engaged by the developers in any discussions regarding their plans, seeking our input. We would hope that any developer would be seeking to sustain the arts organization on site or find ways to support it in transition; and as a neighboring business alone we should be consulted; that we are a nonprofit and arts organization should make the consult even more necessary.

New development should contribute to the place keeping of our community and in this specific case, to the sustenance of the cultural and arts community. It should not be allowed to dismantle it. We are Cambridge, and we know better. Happy to be part of further discussions.

Sincerely,



Peter DiMuro  
Executive Artistic Director

 617-547-9363

 /DanceComplex

 /TheDanceComplex

 /DanceComplex

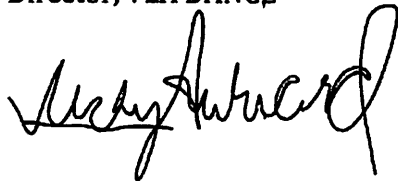


To Whom It May Concern:

I'm writing in regards to Studio at 550.

I am a professional dance artist who got their start working with organizations such as Studio at 550. When I first graduated from college and moved back home to the Cambridge area, I did a work-study program led by Callie Chapman at Studio at 550. In exchange for strengthening my administrative skills via work at Studio at 550 I received studio space for rehearsals. These rehearsals served as a stepping ground for my new dance company (2 years later) VLA DANCE. Without organizations like Studio at 550 so many artists, dancers, musicians, and community members would not have access to structures that support their first steps in creating on a larger scale. Studio at 550 is integral to Cambridge and Boston arts scene. Without Studio at 550 the performing arts community would only have one accessible dance studio in Central Square, Cambridge and that is not a sustainable structure. Thus we also need Studio at 550 to continue on because it provides options and more space. Studio at 550 serves people of all kind – not just professional dancers, although the support for professional dancers is currently unparalleled in this city. Recently I met a woman who holds SOCA dance classes at Studio at 550 and she told me that her main clientele are people who work in the corporate sector (based in both Cambridge and Boston) who want to dance to balance out their work life schedule. This serves as a wonderful example as to how the arts support a livable community. No one wants to live somewhere where there are no arts. Central Square is the art capital of Cambridge. I grew up in the suburbs of Boston and traveled 30-minutes on the weekends to come take dance classes in Central Square, Cambridge. People travel to Central Square for the arts; it's one of the most beautiful and authentic places in Massachusetts. Studio at 550 contributes to that landscape and it would be an incredibly horrendous mistake to get rid of this wonderful organization.

Thank you for your time,  
Victoria Lynn Awkward  
Director, VLA DANCE



**Subject:** Studio @ 550  
**From:** Eric Bornstein <behindthemask1@gmail.com>  
**Date:** 2/18/2020, 10:57 PM  
**To:** Callie Chapman <callie@studioat550.org>

Letter of support for the Studio at 550

To Whom It May Concern,

I lived in Central for over 20 years from 1981. I still go onto Central regularly for dance classes and other arts programming. This is where the young artist I was evolved into a career professional artist who has contributed to the cultural life of Cambridge and beyond for almost 40 years as a Fulbright Scholar, IRNE award winner, and designer for institutions like Boston Ballet, Boston Lyric Opera, Underground Railway Theater, and many others. Central Square was essential not just for me but to generations of artists who are daily nurtured and inspired by the dance schools and other artist spaces. So many arts orgs have closed over the past 30+ years. Our cultural centers have become gentrified and sterilized. There are fewer places for young artists to thrive and for professional artists to work and teach. Artists need urban cultural centers like Central to create their necessary work. Callie has been an ardent and tireless advocate of the arts as well as a brilliant artist herself. Her Studio at 550 is the kind of institution that makes Central a desirable destination for dance students and professionals. After the loss of the Green Street Studios, I would think that those who are caretakers of the Central legacy would protect this vital institution. Please support Callie's effort to preserve the Studio at 550.

Thank you,

Eric Bornstein

To the Central Square Advisory Committee:

I'm writing in support of keeping Studio at 550 in Central Square, ideally in its current building.

I live in North Cambridge, work at a tech company in Kendall Square, and have been taking flamenco classes for the past five years; these classes just moved to Studio at 550 after the Green Street Studios closure this past fall.

The recent Mayor's Arts Task Force Report noted the importance of having artist space within a 5-minute "pedestrian walkshed" of the Central T stop for accessibility. Accepting the loss of Studio at 550 would mean losing 900 square feet of artist space that is very much within this pedestrian walkshed.

This space has been used for dance for decades. While The Dance Complex is wonderful, it cannot absorb everyone who has been displaced from Green Street Studios and may be displaced from Studio at 550.

Employers locate in Cambridge because this is a desirable place to live for the talented, creative, passionate people they want to hire and retain. Cambridge's creative economy connects its residents to one another, enriching the lives and opportunities of all people, particularly those in marginalized groups.

If we treat this as an externality which can be taken for granted, it will disappear. This city's innovation economy will become even more unequal, and eventually hollow out.

Cambridge is a vital and growing city in need of more housing, in no small part because of why Central Square was named a Cultural District. Let's find a way to have residential, retail, and artist space here.

Sincerely,  
Barb Strom

February 7, 2020

To Whom It May Concern,

I have been a Boston based dancer my whole life. As a life long resident, it is especially apparent to me that art spaces, particularly dance spaces are disappearing at a rapid rate. Studio at 550 is one of the few affordable dance spaces within the Boston/Cambridge area. It is incredibly important for dance makers, particularly those who are not established yet (I am 31 and just honing in on my professional career) to have affordable spaces to rent.

Studio at 550 has housed rehearsals for my small dance company, I have participated in performances in the space, and they support the arts community in Cambridge/Boston in a myriad of ways. They offer a residency program for companies that provides free rental space and mentor-ship.

In a city that is becoming every increasing difficult to live in due to cost, it is paramount that we support our cities artists and those who make Cambridge an interesting place to live. Artists need spaces in which to practice. The dance community just lost Green St Studios, one of the only other affordable performance/rental spaces. Don't let Boston/Cambridge loose one of our last creative spaces in support of affordable housing. We need your help to keep the creativity in our city.

Best,  
Adriane Brayton

12 Adelaide St.  
Boston, MA

Dear Advisory Committee Members,

I'm writing in support of Studio at 550 in Central Square to try to ensure that the studio is not displaced by development in the building. Although I understand the need for housing in Cambridge, Studio 550 is a venue that provides critical rehearsal and teaching space for dance artists from Cambridge and beyond.

With the loss of Green Street Studio in the Square, the arts community can't afford to lose another space. Central Square has been a magnet for artists since the 1970s because of affordable rehearsal, teaching and performance space. In addition to bringing working artists to the neighborhood, these spaces attract students, audience members and others who come to the square for classes and rehearsals but also eat at the restaurants, shop at stores and generally bring a lively, engaged and positive energy to Central Square.

Please make certain that this important space continues to be a resource to Cambridge and the wider community.

Respectfully,  
Amy Zell Ellsworth  
Board Member, New England Foundation for the Arts

January 9, 2020

Dear City of Cambridge,

My name is Benjamin Cuba, and I am active, working musician in the Somerville and Cambridge arts community. This letter is in response to the potential and possible closing or rezoning of Studio @550 and other business at the 550 Massachusetts Ave. address. Studio @550 and other businesses and units should not be closed in this process.

Studio @550 provides a useful and exciting space for rehearsals, residencies, and performances for creative, intelligent artists in the Boston dance community. A lot of purposeful and engaging work has been crafted and presented in such a space. Studio @550 has showcased and harnessed the talent from the dancers, choreographers, musicians, and artists across this city, and continues to support projects from experts and novices alike. It is more than merely a studio, but rather a keystone community center where patrons and lovers of the arts can admire and learn from each other.

Furthermore, this rezoning situation has not been executed with much clarity or consideration to the working parties involved.

Central Square should not lose another creative space. Cambridge can achieve a more vibrant artistic community. Please reconsider your efforts to close an already functioning and successful creative space.

Thank you for your time and consideration.

Benjamin Cuba

Dear Board of Zoning Appeals City of Cambridge,

My name is Carl Alleyne and I am a dance instructor and performing artist teaching in the city of Cambridge. I teach at Studio 550, and I and my students love it there! The studio has a great owner in Callie Chapman and a fantastic community.

I am writing in support of Callie Chapman of Studio 550. I've known Callie for a number of years and have rented studio space for a number of years. Studio at 550 is active and has a great community, and is one of the pillars when it comes to dance in Cambridge. Musicians and other artists also go to this location to enhance their craft. I even had the TV show "Chronicle" come and interview me, and we did the interview at the Studio at 550.

This is a very dire time right now, as a lot of artists are displaced and do not have homes to continue to enhance community and culture through the arts.

Converting existing arts space to residential space would put a big dent in our community. I ask that this letter be considered.

Sincerely,

Carl Alleyne  
Dance Instructor/ Performing Artist

January 9, 2020

To: The Board of Zoning Appeals  
City of Cambridge

From: the undersigned dancers

We are writing about the Variance Request submitted by Clifford Schorer. If his variance is granted, Studio 550 will be impacted, possibly removed. Studio 550 is an important resource for the dance community in Cambridge and several of the surrounding cities and towns. It provides rehearsal space for dancers and musicians and performance space for various events. The dance community in Central Square has already been very hard hit by the closure of Green Street Studios to development. Central Square prides itself on being a center for the arts. Don't let Studio 550 be yet another loss for the local dance community.

Sincerely,

Allison Ross  
Vicky Steinfeld  
Sue Lemney  
Julie Leavitt  
Joanie Block  
Karen Klein



Dear CDD and staff:

I want to register my horror that the city would even consider taking over one of the LAST public art spaces in Central Sq. I know how hard it has been to keep the Dance Complex from being taken over and Callie Chapman has put in her own resources to provide a place to make art - It is not only unfair unjust and unnecessary but

a contradiction to the promises the city manager and staff has made to make Central sq. a registered artistic center.

I know there are alternatives for building micro-units so please keep the studio open for me and all the other artists in Cambridge .

Sincerely

Alice Heller

22 Corporal Burns Rd

## Joseph, Wendell

---

**From:** Flightorvisibility Music <flightorvisibilitymusic@gmail.com>  
**Sent:** Wednesday, February 19, 2020 7:39 PM  
**To:** Joseph, Wendell  
**Subject:** Statement read at committee meeting

Hello Mr. Joseph,

Thanks for asking me to send you the statement I read at your committee meeting.

Here's the statement:

Hi, my name is Rafael Natan, I am a local performance artist and I am also the events coordinator at Make Shift Boston. I was a Cambridge resident last year but was priced out.

Today I am here in Solidarity with Studio at 550. Like Make Shift, Studio 550 is one of the few spaces in the greater city where any artist can rent space affordably to realize their vision. I remember going to one particularly memorable event at Studio 550 where musicians and dancers were encouraged to develop an improvised story performance together. This event completely changed the way I perform and teach and it is of utmost importance that we as citizens of the Greater Boston area continue to hold space for these kinds of community events.

In my 9 years in Boston, I have seen at least 12 different community spaces like Studio 550 shut down, that rate being greater than 1 per year. Rents for such spaces are going up and we honestly can't afford to lose any more of these spaces.

Additionally, I've seen an influx of new luxury housing units, often remaining vacant for years while market rate of the neighborhood catches up to the rate of the new developments. Meanwhile our homeless population is growing and the income metric to consider a unit "affordable" is significantly higher than the annual income made by anyone I know in the extended artist community.

The landlord of 550 mass ave mentioned \$30,000 a year as a metric for affordability. As a full-time artist, I make about \$5,000 a year and I'm one of the lucky ones, one of the few people who does not have student debt. If I did, I would not be able to live in Boston at all.

So my question is how are we going to continue to hold space for working artists and how are we going to insure that new housing projects actually cater to those who need housing the most?

Sincerely,

--  
Rafael Natan  
Oboist, Violinist, Singer, Songwriter, Educator  
pronouns: They/Them/Theirs

IG: @flightorvisibility  
New single: [Always](#)

## Joseph, Wendell

---

**From:** Studio at 550 <callie@studioat550.org>  
**Sent:** Thursday, February 20, 2020 12:07 AM  
**To:** Joseph, Wendell  
**Subject:** Fwd: support letter

Dear Central Square Advisory Committee,

I write this letter as a performing artist who moved to Cambridge 10 years ago because of the work and professional development opportunities this city offered. While I no longer live in Cambridge due to rising rents, it has continued to be the home of my artistic practice thanks to places like Studio550, The Dance Complex and Green Street Studios, which have been the equivalents of offices or workshops for me and so many other artists who need the resource of space to develop their work. It is due to this practice, in these places, that I am able to teach and enrich the lives of people in the community at places like the Cambridge Public Library, Cambridge Citywide Senior Center and Cambridge Friends School, and create and perform work in countless venues and public places around the Boston area.

As arts organizations and businesses such as Out of the Blue Gallery, EMF, Green Street Studios and others have been forced to close due to egregious rents and what seems to be the prioritizing of income versus healthy, robust communities by both property owners and the city, I am deeply concerned that these places of work, creation and leisure are not being protected. Once a beacon of productivity, hope and innovation in the arts, Cambridge is becoming a place of gentrified, class homogeneity.

I urge you to actually demonstrate your proclamation of Central Square being a "Cultural District" by saving our spaces for arts and culture for all residents and visitors alike. Insist that developers and property owners respect Cambridge's long standing commitment to supporting people of all walks of life. Help them to realize that taking away spaces for arts and culture takes away jobs, opportunities for personal and communal growth and the character that helps to make Cambridge the special city that it is.

I am happy to discuss this further and help advocate for Studio 550 and other spaces. I can be reached at [kara@karafili.com](mailto:kara@karafili.com) should you like to connect.

Thank you for reading and for your work on this matter,

Kara Fili

--

Educator / Artist / Administrator  
MFA Interdisciplinary Arts; Concentration in Performance Creation  
[www.karafili.com](http://www.karafili.com)  
978 - 500 - 1079  
She / Her / Hers

"It Goes Like This...Stories of Movement"  
a multi-modal evening of storytelling at The Dance Complex  
March 27, 2020  
<https://storiesofmovement20.eventbrite.com>  
IGLT fundraising page: [gf.me/u/xf3ct5](https://gf.me/u/xf3ct5)

**@ItGoesLikeThis\_Events**

**#itgoeslikethis2020**

**FB Event:** <https://www.facebook.com/events/156699349082500/>

## Joseph, Wendell

---

**From:** Olive Rappoli <orappoli@gmail.com>  
**Sent:** Thursday, February 20, 2020 6:31 PM  
**To:** Joseph, Wendell  
**Cc:** sjoseph@cambridge.gov  
**Subject:** 550 Massachusetts Ave

Hello Wendell,

My name is Olive, I attended the Central Square Advisory Committee meeting on February 19th regarding the proposed development at 544-550 Massachusetts Avenue. I'd like to say first off, thank you for facilitating the meeting, I found it very informative! I am a shy soul and this was the first meeting of its kind that I have attended, but I felt very much compelled to be present to support the case for preserving the arts scene in Central Square.

I have been coming to Central Square for dance, music and art for the last 7+ years. I am a dance student with Flamenco Boston, which holds its classes at Studio@550, and prior to its closing I also took classes at Green Street Studios. I have lived and worked in the Boston/Cambridge area my entire life, and Central Square has one of the most vibrant personalities of all the neighborhoods that I have come to know. All of the squares in Cambridge have restaurants, bars and storefronts, but Central Square has so much more than that. The high concentration of artists, music venues, dance studios and socials has provided a home for the arts community that is extremely unique. To have so many businesses and organizations dedicated to the arts clustered together and accessible to the public is truly special and important to the strength of the community, and is not something that can be easily rebuilt once dispersed. As a hub for the arts community, these spaces also draw consumers for other businesses in Central Square.

The loss of Green Street Studios was a difficult one, and it would be a shame to see the same happen to Studio@550. I could go on for many pages describing what dancing means to me personally, and can only imagine how devastated other members of the dance community were, who rely on these spaces for their livelihood, physical and mental health, and recreation. It is so important to preserve places like these that bring together people of all races, ages and backgrounds. So many diverse artists were displaced with the closure of GSS, and many have found new home at Studio@550. Spaces like Studio@550 need to remain open not only for the existing community but also to inspire and foster future artists and allow unique cultural neighborhoods like Central Square to thrive.

Thank you so much for your time, and best of luck on your new position!

Best Regards,  
Olive Rappoli



---

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

---

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

**To:** City of Cambridge Planning Board  
City of Cambridge Board of Zoning Appeals  
**From:** Central Square Advisory Committee  
**Date:** 2/21/20  
**Re:** 544 Mass Ave

---

The Central Square Advisory Committee (the "Committee") met on Wednesday, February 19, 2020 to review and comment on the Central Square Redevelopment LLC (c/o Cliff Schorer) (the "Applicant") proposal to build 29 micro-unit apartments – where 20 units of any size are allowed by right – above existing ground-floor retail at 544 Mass Ave.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study").

\* \* \*

According to the Applicant, due to the high costs of construction, a literal enforcement of the ordinance would result in the loss of local retailers and an enlargement of the floorplate on each floor to allow for larger residential units. Additionally, per the Applicant, due to the substantial demand for inclusionary and market units at a smaller scale and lower price point, the addition of 29 micro-units could address this demand, relieve pressure on existing family-size units in the surrounding neighborhood, and alleviate the substantial financial hardship of preserving and renovating the existing building.

The Committee's comments spoke to the complexity of the issues that impact this project, reiterating the need for a wide variety of housing options and the need to preserve and nurture cultural assets. A Committee member stated that, while the use of micro-size seems appropriate on this site, given the project's constraints, there is still a substantial need for family-sized units. Another pointed out the unfortunate nature of pitting housing needs against the arts, however unintentional it may be. Both are critical needs in the District and require creative solutions.

Committee members in attendance were not opposed to the proposed project.

**Additional Committee Questions/Comments**

- *Since the Dance Complex is not set back on the upper floors, could you approach this building in the same way? Is it possible to match the massing of the adjacent building?*
  - The current zoning ordinance does not allow it. Also, the current façade is weak and must be restructured in order to accommodate the additional weight.
- *The property does not extend all the way to Green Street. How do you anticipate constructing on such a limited site?*
  - It's extremely challenging. As much as possible, it must be prepared off-site then assembled on site. In order to access the basement to work on the building's foundation, there must be an arrangement with Teddy's Shoes. The other issue is how to keep retail viable during this process (Teddy's Shoes and Five Spices House).

---

344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
[www.cambridgema.gov](http://www.cambridgema.gov)

---



---

**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

---

**IRAM FAROOQ**  
*Assistant City Manager for  
Community Development*

**SANDRA CLARKE**  
*Deputy Director  
Chief of Administration*

**KHALIL MOGASSABI**  
*Deputy Director  
Chief of Planning*

- **What's the expected price point for the micro-units?**
  - The price points are based on \$47/sf which is the market average in the area. It ranges between \$1320-1800 a month, depending on unit size.

**Public Questions/Comment**

*There were 19 members of the public present.*

Members of the public in attendance spoke in support of the existing tenants of the upper floors – Studio 550 and the Center for Marxist Education – who would likely be displaced. The Applicant made known the commitment to assist in finding suitable and appropriate locations for these tenants.

Public comment also spoke to the larger issue of a history in Central Square of the displacement of cultural assets, which is ironic for a place that has been designated as an “cultural district” by the State. How can we put a stop to this cycle? How can we protect the uses in buildings that are used for and by the arts community? “What can the City do to preserve its cultural assets, particularly when the arts are a major factor in creating the social and economic base that facilitate development”, one member of the public expressed.

On the topic of housing in Central Square, a member of the public expressed their lack of enthusiasm for the micro-units. At the time that the inclusionary percentage was increased, they explained, the City said there was a lack of 3bd units. Tenants said they would hold out on studio-size units in favor of the larger ones. In the rezoning of Central Square, many in the community specifically said that micro-units were not a desire. We wanted units that people could stay in for longer periods of time. These units are not providing the kind of housing that we really need.

Letters of support were also sent electronically. They have been attached to this report.

**Committee Members Present**

- Melissa Greene
- Esther Hanig
- Tahir Kapoor
- Robert Winters

**Committee Members Absent**

- Joel Altstein
- Christopher Sol Gully
- Michael Monestime

**Project Team**

- Cliff Schorer, *Central Square Redevelopment LLC*

submitted on behalf of the Committee,  
**Wendell Joseph, Neighborhood Planner**  
Community Development Department



**IDENTITY**

Studio at 550 is a non-profit multidisciplinary arts organization residing at 550 Mass. Ave. in Central Sq on the 3rd floor. The Studio is comprised of one open space of approximately 1,000 sq ft equipped with dance marley floor, mirrors, a sound system, with various theatrical components. This creates a modular environment for rehearsals, classes, and performances across many disciplines (such as dance, music, theatre, photography, videography, and experimental art) to be practiced. Over 750+ artists have walked through Studio at 550's doors over the past 3.8 years it has existed under this organization. Previously the space was home to Boston Dance Company for 20 years, a ballet company which had it's own programming including its annual Nutcracker and various performances throughout the year, lead by former Boston Ballet dancer Jimmy Rearden.

**USE**

Currently, the Studio has provided platform for a multitude of various rehearsals, photoshoots, videoshoots, performances, events, and classes. Throughout the relatively short period of time of its existence, the Studio has harness so much creative activity within its walls. Not only cultivating the creativity of established artists, but also providing the spark to young and burgeoning artists as well. From providing space for the various documentaries focusing on software engineer Margaret Hamilton, to providing space for the Swissnex to present experimental music performance of Marcel Zeis Studio at 550 has provided necessary platform for the practice, learning, and presentation of arts for not only Central Square, but on an international scale as well.

**MULTIDISCIPLINARY ARTS**

The Studio prides itself for having a central location that is part of the cultural hub that is Central Sq. Dance, in particular has deep roots here in Central Square and providing multiple dance in relative close proximity is necessary to sustain a community which requires a considerable amount of resources in order to operate. It is not by chance that Studio at 550 has the amenities that make dance "possible". As director I have dedicated my life as a dance artist who has been also practicing and studying media/projection art in parallel. Due to the considerable amount of resources required for dance, it's sometimes more difficult to integrate other arts disciplines due to lack of safe and appropriate amenities in spaces designed for other disciplines. It is with this premise that Studio provides one of the few spaces in Massachusetts outside of University where dance can exist to interact with other disciplines in practice, not only in performance.

**TRANSPORTATION**

Central Sq provides a unique and important location for Studio at 550. With artists coming from Dorchester, Roxbury, Watertown, Arlington, Somerville, Lynn, Salem, Revere, Jamaica Plain, Mattapan, Brighton, Boston, and some out of state. Central Square is a transportation center which makes cultivating professional artistic relationships a reality. This is especially important due to the proximity to Dance Complex and formerly Green Street Studios. Dance happens when there are people in a studio space to work. It can't work in our backyards, or kitchens, or a painting studio. Dance requires multiple bodies at time who come from various locations to meet up, and spend a few hours to rehearse, take class, or perform.

**METRICS**

Studio at 550 has over 57 monthly members, 624 active contacts who rent out the space on the continuum, 18 ongoing weekly classes with over 360 students who come weekly. Over 24 performances per year happen here, and with a staff of 1 + 1 workstudy. I'm sincerely proud of all of what was created and possible within the last 3.8 years.

**SOLUTIONS?**

We are aware that the space where Studio at 550 currently resides is intended on developing micro unit apartments. And while we feel yes, housing is a benefit of this plan, displacing an arts organization which feeds the cultural vitality of not only Central Sq, but the greater Boston/Cambridge area would be a substantial detriment to the Central Square Cultural District which will ultimately diminish the value of the district considerably. After loosing many arts organizations over the years due to development, and within these last few months another dance organization Green Street Studios, it would be not only a shame, but a slap in the face for the Cultural District who have fewer and fewer arts organizations who help get the district its name. I'm here with an open mind to figure out ways in which we can work together as a community to create solutions for situations such as this.

Callie Chapman  
Director  
Studio@550

Dear Cambridge Council (via Callie at Studio at 550),

Over the last few years, Central Square (and the greater Cambridge area) has lost important arts communities & venues such as the EMF space, Green Street Studios, and TT the Bears to the "progress" of high end real estate development and raising rents. As a successfully self-employed musician living in Cambridgeport, I marvel and am disgusted by Central Square's Cultural District designation. What can those words mean to those who care about the vitality of the arts in Cambridge and see the city do nothing to support the arts communities that have contributed successfully to the Square to give it that designation? They are empty words and a convenient way for the city to capitalize on the culture that these arts groups have worked so hard to foster without any work from the city. Please do not let the Studio at 550 be another victim of the Cambridge Council's inability to step in to maintain the arts component of Central Square's Cultural District by stopping the proposal of the landlord of 544-550 Mass Ave. to redevelop the property into micro-unit residential apartments. Stop the previous cycle in Cambridge of taking advantage of thriving arts communities for the city's economic gain and support the arts communities that are still left in Central Square while we still have them.

Thank you,  
Valerie Thompson

Studio at 550  
550 Massachusetts Ave.  
Cambridge, MA 02139  
617-863-2550  
[www.studioat550.org](http://www.studioat550.org)  
[callie@studioat550.org](mailto:callie@studioat550.org)

January 8, 2020

To the Cambridge Board of Zoning Appeals:

We are writing to protest case# BZA-017219-2019, for a variance for the building addressed at 544 Massachusetts Avenue, Cambridge due to objections to the following:

The applicant, Cliff Schorer is requesting variance request on 3 ordinances: Lot area for each dwelling unit to be decreased from 300sf to 151ft; Number of dwelling units to be increased from 20 to 29; and Number of parking spaces to be decreased from .5/du to 0.

Citing item B of supporting statement where applicant writes, *"There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration."* We object to, especially the last part of the argument noting that Studio at 550 is a very active arts organization who serves nearly 300 artists per week providing much needed rehearsal, class, and performance space which contributes to the cultural identity of Central Square. Since the transfer of ownership of the building Studio at 550 has paid our \$2300/month rent on time every month, contradicting the argument that the business is a "failure" as an assembly space. Studio at 550 provides not just space to artists but also much needed programs and community engagement efforts which not only engage artists, but also neighbors to Central Sq, the greater Boston arts scene, and artists and audiences from throughout New England and beyond.

Studio at 550 has operated in the 3rd floor space since 2016, and while we agree that the building has fallen into disrepair, a more fitting solution to the development of the space would be to make efforts to include an already existing arts space into the plan for development of the building.

Citing item E of the applicant's supporting statement where he argues that the conversion of zoning from retail/office to retail/residential would be "in the spirit of recent Zoning changes to the CSQ Overlay" we would argue the following: There has been some considerable effort in establishing an Arts Overlay District within Central Sq, with Councillor Mallon chairing Mayor McGovern's Arts Task Force in efforts to support existing artists to strengthen Central Square as an Arts and Cultural District. There has been considerable work in advocacy with the newly established Central Square Business Improvement District in the same vein. Converting existing artist space to residential space would directly contradict these efforts blindly knocking out a much needed resource for the community which the City and other agencies are fighting so hard to retain.

From the perspective of leasee of the 3rd floor of 550 Massachusetts Ave., Callie Chapman, Director of Studio at 550:

A) I never was in correspondence with the current landlord (Cliff Schorer) at all before this request was filed. No effort was made on his part to even engage in conversation prior to his application and posting for request of variance..

B) I showed up at 550 Mass Ave. and there was a notice posted on the building only 7 days before the hearing. Even though one of the property owners (Jim) was in the building 1 day before to check on a leak in the ceiling, he never mentioned it while he met with me.

C) The property owner is citing a "hardship" as the reason he is requesting a variance. Whereas due to financial circumstances surrounding his purchase of the building are interesting there is nothing dire to prevent compliance with existing ordinances.

All requests for variance due to the overarching objective to transform existing arts/assembly space into rental apartment units would detrimentally change in the essential character of the neighborhood. Citing multiple efforts by community members, associations, individual businesses, individual artists, arts organizations, City councilors, mayors, and citizens of Cambridge to keep the arts in Central Sq in particular, this project will contradict these efforts and strip one more arts organization from the district. Contributing to the ongoing deterioration of stability for the arts in Cambridge.

With objection to the variances requested,

Signed:

Eric	Bornstein	(617) 417-4961	Artist, Arts Educator, Performer
Aislinn	Brophy	(561) 504-9288	Freelance Theatre Artist & Arts Administrator
Margaux	Skalecki		Director of Theater Arte Being Seen Being Heard
Jack	Tan	(857) 207-7907	Student/Dancer
Irene	Hsi	(510) 304-3877	Choreographer/Renter
Ellen	Godena	(617) 407-2333	Movement Educator/Choreographer
David	Karger	(617) 767-6527	
Katerine	Gagnon	(413) 424-6665	Dancer, Ensemble Inédit
Dayenne	Walters	(617) 894-6885	Member of Dance Community since 1998
Emily	Beattie	(617) 256-8789	Choreographer and Dancer
Carl	Alleyne	(617) 905-0512	Dance Instructor
Anna	Patterson	(781) 439-7601	Arts admin/dancer/choreographer Dance teacher , choreographer and director artistic Papsy Naay Leer Dance Company
Papa	Sy	(631) 805-7172	
Arthur	Duffy	(617) 671-6576	
Meghan	McLyman	(617) 320-4764	Dance Professor at Salem State University
Jason	Weeks	(617) 349-4383	Executive Director/Cambridge Arts Council
Benjamin	Cuba	(508) 736-3871	Dance Accompanist/Studio@550, The Dance Complex
Anastasia	Yendiki	(734) 222-0907	Dance instructor, Flamenco Boston
Erin	Scarry	(857) 600-1714	Independent Performing Artist
Callie	Chapman	(617)863-2550	Director, Studio at 550, Choreographer and Multi-Media Artist
Ivan	Korn	(781)640-7648	Musician

LALA ROBERTS 617 331 7729 - DANCER  
Gaulyn Bowden 617-429-4656 dancer  
Richard Tiboden 617 953 9103 dancer  
Malick ngom 646 934 3047  
Cassandre Charles 857-318-5546  
Joe Buego 617 686 4146 dancer, ensemble Inédit

# | THE DanceComplex |

536 Massachusetts Avenue  
Cambridge, MA 02139

February 18, 2020

To: Central Square Advisory Committee  
Cc: Callie Chapman, Director, Studio 550; Michael Monestime, Executive Director, Central Square Business Improvement District; Jason Weeks, Executive Director, Cambridge Arts; Vice Mayor Alana Mallon, City of Cambridge (chair of Mayor's Arts Task Force); Mayor Sumbul Siddiqui, City of Cambridge

To Our Friends of the Central Square Advisory Committee:

I am writing today to express concern for more development that would infringe on at least two arts institutions in Central Square, a state-designated Cultural District: Studio 550 at 550 Mass Ave, and our own The Dance Complex.

There has been great effort and articulation heeding us as a city to be aware of how our specific arts ecology is eroding in the Square. In recent discussions, including those of the 10<sup>th</sup> months study the Mayor's Task Force undertook, the closure of Green Street Studios, the EMF artists' studios, great and sound statements are made that we can't allow more of our arts businesses and community to be forced out.

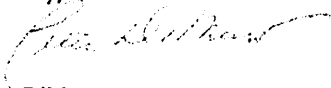
I bring these thoughts to the discussion on February 19<sup>th</sup>, as Central Square Development proposes plans to develop the buildings where Studio 550 is housed, and adjacent to our property. We would welcome in-depth discussion with the developers on their plans, and would also welcome a guiding hand from the City that would encourage these and any developers to work with us in the arts community. If the goal is to retain the unique-ness of Central Square as a vibrant and dynamic center of art and culture – and developers are using this as a selling point to their tenants – then we have the opportunity to stop the erosion of long standing contributors to that vibrancy and dynamism we as arts institutions bring.

I appreciate the many discussions that have occurred since the Green Street closure- the ones we have been included in and, likely, countless other ones that have occurred. I know there is great sentiment to support the arts. It is time for us as citizens to act upon the wishes of what we want Central Square to be, what we want it to sustain. And we count on our city government, including its arts council, to find ways to encourage all who have a stake here to work together toward our goals.


Aside from being introduced to the developers proposing the build-up of 550 Mass Ave, we have not been engaged by the developers in any discussions regarding their plans, seeking our input. We would hope that any developer would be seeking to sustain the arts organization on site or find ways to support it in transition; and as a neighboring business alone we should be consulted; that we are a nonprofit and arts organization should make the consult even more necessary.

New development should contribute to the place keeping of our community and in this specific case, to the sustenance of the cultural and arts community. It should not be allowed to dismantle it. We are Cambridge, and we know better. Happy to be part of further discussions.

Sincerely,



Peter DiMuro  
Executive Artistic Director

 617-547-9363

 /DanceComplex

 /TheDanceComplex

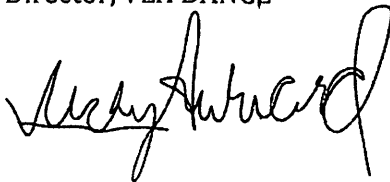
 /DanceComplex

To Whom It May Concern:

I'm writing in regards to Studio at 550.

I am a professional dance artist who got their start working with organizations such as Studio at 550. When I first graduated from college and moved back home to the Cambridge area, I did a work-study program led by Callie Chapman at Studio at 550. In exchange for strengthening my administrative skills via work at Studio at 550 I received studio space for rehearsals. These rehearsals served as a stepping ground for my new dance company (2 years later) VLA DANCE. Without organizations like Studio at 550 so many artists, dancers, musicians, and community members would not have access to structures that support their first steps in creating on a larger scale. Studio at 550 is integral to Cambridge and Boston arts scene. Without Studio at 550 the performing arts community would only have one accessible dance studio in Central Square, Cambridge and that is not a sustainable structure. Thus we also need Studio at 550 to continue on because it provides options and more space. Studio at 550 serves people of all kind – not just professional dancers, although the support for professional dancers is currently unparalleled in this city. Recently I met a woman who holds SOCA dance classes at Studio at 550 and she told me that her main clientele are people who work in the corporate sector (based in both Cambridge and Boston) who want to dance to balance out their work life schedule. This serves as a wonderful example as to how the arts support a livable community. No one wants to live somewhere where there are no arts. Central Square is the art capital of Cambridge. I grew up in the suburbs of Boston and traveled 30-minutes on the weekends to come take dance classes in Central Square, Cambridge. People travel to Central Square for the arts; it's one of the most beautiful and authentic places in Massachusetts. Studio at 550 contributes to that landscape and it would be an incredibly horrendous mistake to get rid of this wonderful organization.

Thank you for your time,  
Victoria Lynn Awkward  
Director, VLA DANCE



**Subject:** Studio @ 550

**From:** Eric Bornstein <behindthemask1@gmail.com>

**Date:** 2/18/2020, 10:57 PM

**To:** Callie Chapman <callie@studioat550.org>

Letter of support for the Studio at 550

To Whom It May Concern,

I lived in Central for over 20 years from 1981. I still go onto Central regularly for dance classes and other arts programming. This is where the young artist I was evolved into a career professional artist who has contributed to the cultural life of Cambridge and beyond for almost 40 years as a Fulbright Scholar, IRNE award winner, and designer for institutions like Boston Ballet, Boston Lyric Opera, Underground Railway Theater, and many others. Central Square was essential not just for me but to generations of artists who are daily nurtured and inspired by the dance schools and other artist spaces. So many arts orgs have closed over the past 30+ years. Our cultural centers have become gentrified and sterilized. There are fewer places for young artists to thrive and for professional artists to work and teach. Artists need urban cultural centers like Central to create their necessary work. Callie has been an ardent and tireless advocate of the arts as well as a brilliant artist herself. Her Studio at 550 is the kind of institution that makes Central a desirable destination for dance students and professionals. After the loss of the Green Street Studios, I would think that those who are caretakers of the Central legacy would protect this vital institution. Please support Callie's effort to preserve the Studio at 550.

Thank you,

Eric Bornstein

To the Central Square Advisory Committee:

I'm writing in support of keeping Studio at 550 in Central Square, ideally in its current building.

I live in North Cambridge, work at a tech company in Kendall Square, and have been taking flamenco classes for the past five years; these classes just moved to Studio at 550 after the Green Street Studios closure this past fall.

The recent Mayor's Arts Task Force Report noted the importance of having artist space within a 5-minute "pedestrian walkshed" of the Central T stop for accessibility. Accepting the loss of Studio at 550 would mean losing 900 square feet of artist space that is very much within this pedestrian walkshed.

This space has been used for dance for decades. While The Dance Complex is wonderful, it cannot absorb everyone who has been displaced from Green Street Studios and may be displaced from Studio at 550.

Employers locate in Cambridge because this is a desirable place to live for the talented, creative, passionate people they want to hire and retain. Cambridge's creative economy connects its residents to one another, enriching the lives and opportunities of all people, particularly those in marginalized groups.

If we treat this as an externality which can be taken for granted, it will disappear. This city's innovation economy will become even more unequal, and eventually hollow out.

Cambridge is a vital and growing city in need of more housing, in no small part because of why Central Square was named a Cultural District. Let's find a way to have residential, retail, and artist space here.

Sincerely,  
Barb Strom



February 7, 2020

To Whom It May Concern,

I have been a Boston based dancer my whole life. As a life long resident, it is especially apparent to me that art spaces, particularly dance spaces are disappearing at a rapid rate. Studio at 550 is one of the few affordable dance spaces within the Boston/Cambridge area. It is incredibly important for dance makers, particularly those who are not established yet (I am 31 and just honing in on my professional career) to have affordable spaces to rent.

Studio at 550 has housed rehearsals for my small dance company, I have participated in performances in the space, and they support the arts community in Cambridge/Boston in a myriad of ways. They offer a residency program for companies that provides free rental space and mentor-ship.

In a city that is becoming every increasing difficult to live in due to cost, it is paramount that we support our cities artists and those who make Cambridge an interesting place to live. Artists need spaces in which to practice. The dance community just lost Green St Studios, one of the only other affordable performance/rental spaces. Don't let Boston/Cambridge loose one of our last creative spaces in support of affordable housing. We need your help to keep the creativity in our city.

Best,  
Adriane Brayton

12 Adelaide St.  
Boston, MA

Dear Advisory Committee Members,

I'm writing in support of Studio at 550 in Central Square to try to ensure that the studio is not displaced by development in the building. Although I understand the need for housing in Cambridge, Studio 550 is a venue that provides critical rehearsal and teaching space for dance artists from Cambridge and beyond.

With the loss of Green Street Studio in the Square, the arts community can't afford to lose another space. Central Square has been a magnet for artists since the 1970s because of affordable rehearsal, teaching and performance space. In addition to bringing working artists to the neighborhood, these spaces attract students, audience members and others who come to the square for classes and rehearsals but also eat at the restaurants, shop at stores and generally bring a lively, engaged and positive energy to Central Square.

Please make certain that this important space continues to be a resource to Cambridge and the wider community.

Respectfully,  
Amy Zell Ellsworth  
Board Member, New England Foundation for the Arts

January 9, 2020

Dear City of Cambridge,

My name is Benjamin Cuba, and I am active, working musician in the Somerville and Cambridge arts community. This letter is in response to the potential and possible closing or rezoning of Studio @550 and other business at the 550 Massachusetts Ave. address. Studio @550 and other businesses and units should not be closed in this process.

Studio @550 provides a useful and exciting space for rehearsals, residencies, and performances for creative, intelligent artists in the Boston dance community. A lot of purposeful and engaging work has been crafted and presented in such a space. Studio @550 has showcased and harnessed the talent from the dancers, choreographers, musicians, and artists across this city, and continues to support projects from experts and novices alike. It is more than merely a studio, but rather a keystone community center where patrons and lovers of the arts can admire and learn from each other.

Furthermore, this rezoning situation has not been executed with much clarity or consideration to the working parties involved.

Central Square should not lose another creative space. Cambridge can achieve a more vibrant artistic community. Please reconsider your efforts to close an already functioning and successful creative space.

Thank you for your time and consideration.

Benjamin Cuba

---

Dear Board of Zoning Appeals City of Cambridge,

My name is Carl Alleyne and I am a dance instructor and performing artist teaching in the city of Cambridge. I teach at Studio 550, and I and my students love it there! The studio has a great owner in Callie Chapman and a fantastic community.

I am writing in support of Callie Chapman of Studio 550. I've known Callie for a number of years and have rented studio space for a number of years. Studio at 550 is active and has a great community, and is one of the pillars when it comes to dance in Cambridge. Musicians and other artists also go to this location to enhance their craft. I even had the TV show "Chronicle" come and interview me, and we did the interview at the Studio at 550.

This is a very dire time right now, as a lot of artists are displaced and do not have homes to continue to enhance community and culture through the arts.

Converting existing arts space to residential space would put a big dent in our community. I ask that this letter be considered.

Sincerely,

Carl Alleyne  
Dance Instructor/ Performing Artist

January 9, 2020

To: The Board of Zoning Appeals  
City of Cambridge

From: the undersigned dancers

We are writing about the Variance Request submitted by Clifford Schorer. If his variance is granted, Studio 550 will be impacted, possibly removed. Studio 550 is an important resource for the dance community in Cambridge and several of the surrounding cities and towns. It provides rehearsal space for dancers and musicians and performance space for various events. The dance community in Central Square has already been very hard hit by the closure of Green Street Studios to development. Central Square prides itself on being a center for the arts. Don't let Studio 550 be yet another loss for the local dance community.

Sincerely,

Allison Ross

Vicky Steinfeld

Sue Penney

Julie Leavitt

Joanie Block

Karen Klein

Dear CDD and staff:

I want to register my horror that the city would even consider taking over one of the LAST public art spaces in Central Sq. I know how hard it has been to keep the Dance Complex from being taken over and Callie Chapman has put in her own resources to provide a place to make art - It is not only unfair unjust and unnecessary but

a contradiction to the promises the city manager and staff has made to make Central sq. a registered artistic center.

I know there are alternatives for building micro-units so please keep the studio open for me and all the other artists in Cambridge .

Sincerely

Alice Heller

22 Corporal Burns Rd

## Joseph, Wendell

---

**From:** Flightorvisibility Music <flightorvisibilitymusic@gmail.com>  
**Sent:** Wednesday, February 19, 2020 7:39 PM  
**To:** Joseph, Wendell  
**Subject:** Statement read at committee meeting

Hello Mr. Joseph,

Thanks for asking me to send you the statement I read at your committee meeting.

Here's the statement:

Hi, my name is Rafael Natan, I am a local performance artist and I am also the events coordinator at Make Shift Boston. I was a Cambridge resident last year but was priced out.

Today I am here in Solidarity with Studio at 550. Like Make Shift, Studio 550 is one of the few spaces in the greater city where any artist can rent space affordably to realize their vision. I remember going to one particularly memorable event at Studio 550 where musicians and dancers were encouraged to develop an improvised story performance together. This event completely changed the way I perform and teach and it is of utmost importance that we as citizens of the Greater Boston area continue to hold space for these kinds of community events.

In my 9 years in Boston, I have seen at least 12 different community spaces like Studio 550 shut down, that rate being greater than 1 per year. Rents for such spaces are going up and we honestly can't afford to lose any more of these spaces.

Additionally, I've seen an influx of new luxury housing units, often remaining vacant for years while market rate of the neighborhood catches up to the rate of the new developments. Meanwhile our homeless population is growing and the income metric to consider a unit "affordable" is significantly higher than the annual income made by anyone I know in the extended artist community.

The landlord of 550 mass ave mentioned \$30,000 a year as a metric for affordability. As a full-time artist, I make about \$5,000 a year and I'm one of the lucky ones, one of the few people who does not have student debt. If I did, I would not be able to live in Boston at all.

So my question is how are we going to continue to hold space for working artists and how are we going to insure that new housing projects actually cater to those who need housing the most?

Sincerely,

--

Rafael Natan  
Oboist, Violinist, Singer, Songwriter, Educator  
pronouns: They/Them/Theirs

IG: @flightorvisibility

New single: Always



## Joseph, Wendell

---

**From:** Studio at 550 <callie@studioat550.org>  
**Sent:** Thursday, February 20, 2020 12:07 AM  
**To:** Joseph, Wendell  
**Subject:** Fwd: support letter

Dear Central Square Advisory Committee,

I write this letter as a performing artist who moved to Cambridge 10 years ago because of the work and professional development opportunities this city offered. While I no longer live in Cambridge due to rising rents, it has continued to be the home of my artistic practice thanks to places like Studio550, The Dance Complex and Green Street Studios, which have been the equivalents of offices or workshops for me and so many other artists who need the resource of space to develop their work. It is due to this practice, in these places, that I am able to teach and enrich the lives of people in the community at places like the Cambridge Public Library, Cambridge Citywide Senior Center and Cambridge Friends School, and create and perform work in countless venues and public places around the Boston area.

As arts organizations and businesses such as Out of the Blue Gallery, EMF, Green Street Studios and others have been forced to close due to egregious rents and what seems to be the prioritizing of income versus healthy, robust communities by both property owners and the city, I am deeply concerned that these places of work, creation and leisure are not being protected. Once a beacon of productivity, hope and innovation in the arts, Cambridge is becoming a place of gentrified, class homogeny.

I urge you to actually demonstrate your proclamation of Central Square being a "Cultural District" by saving our spaces for arts and culture for all residents and visitors alike. Insist that developers and property owners respect Cambridge's long standing commitment to supporting people of all walks of life. Help them to realize that taking away spaces for arts and culture takes away jobs, opportunities for personal and communal growth and the character that helps to make Cambridge the special city that it is.

I am happy to discuss this further and help advocate for Studio 550 and other spaces. I can be reached at [kara@karafili.com](mailto:kara@karafili.com) should you like to connect.

Thank you for reading and for your work on this matter,

Kara Fili

--

Educator / Artist / Administrator  
MFA Interdisciplinary Arts; Concentration in Performance Creation  
[www.karafili.com](http://www.karafili.com)  
978 - 500 - 1079  
She / Her / Hers

"It Goes Like This...Stories of Movement"  
a multi-modal evening of storytelling at The Dance Complex  
March 27, 2020  
<https://storiesofmovement20.eventbrite.com>  
IGLT fundraising page: [gf.me/u/xf3ct5](https://gf.me/u/xf3ct5)

@ItGoesLikeThis\_Events

#itgoeslikethis2020

FB Event: <https://www.facebook.com/events/156699349082500/>

## Joseph, Wendell

---

**From:** Olive Rappoli <orappoli@gmail.com>  
**Sent:** Thursday, February 20, 2020 6:31 PM  
**To:** Joseph, Wendell  
**Cc:** sjoseph@cambridge.gov  
**Subject:** 550 Massachusetts Ave

Hello Wendell,

My name is Olive, I attended the Central Square Advisory Committee meeting on February 19th regarding the proposed development at 544-550 Massachusetts Avenue. I'd like to say first off, thank you for facilitating the meeting, I found it very informative! I am a shy soul and this was the first meeting of its kind that I have attended, but I felt very much compelled to be present to support the case for preserving the arts scene in Central Square.

I have been coming to Central Square for dance, music and art for the last 7+ years. I am a dance student with Flamenco Boston, which holds its classes at Studio@550, and prior to its closing I also took classes at Green Street Studios. I have lived and worked in the Boston/Cambridge area my entire life, and Central Square has one of the most vibrant personalities of all the neighborhoods that I have come to know. All of the squares in Cambridge have restaurants, bars and storefronts, but Central Square has so much more than that. The high concentration of artists, music venues, dance studios and socials has provided a home for the arts community that is extremely unique. To have so many businesses and organizations dedicated to the arts clustered together and accessible to the public is truly special and important to the strength of the community, and is not something that can be easily rebuilt once dispersed. As a hub for the arts community, these spaces also draw consumers for other businesses in Central Square.

The loss of Green Street Studios was a difficult one, and it would be a shame to see the same happen to Studio@550. I could go on for many pages describing what dancing means to me personally, and can only imagine how devastated other members of the dance community were, who rely on these spaces for their livelihood, physical and mental health, and recreation. It is so important to preserve places like these that bring together people of all races, ages and backgrounds. So many diverse artists were displaced with the closure of GSS, and many have found new home at Studio@550. Spaces like Studio@550 need to remain open not only for the existing community but also to inspire and foster future artists and allow unique cultural neighborhoods like Central Square to thrive.

Thank you so much for your time, and best of luck on your new position!

Best Regards,  
Olive Rappoli

**O'Grady, Sean**

---

**From:** Sheli <sheliwortis@comcast.net>  
**Sent:** Thursday, February 27, 2020 4:45 PM  
**To:** O'Grady, Sean  
**Subject:** Please no micro-units

Cambridge needs long-term affordable housing.

Please do not accept the proposal for Variance: To build a 29-unit micro-studio apartment building at 544 Mass. Ave. in Central Sq.

Thank you!

Sheli Wortis  
106 Berkshire St. 02141

Sent from Xfinity Connect Application

## O'Grady, Sean

---

**From:** Lee Farris <Lee@LeeFarris.net>  
**Sent:** Thursday, February 27, 2020 5:50 PM  
**To:** O'Grady, Sean  
**Subject:** Opposition to BZA-017219-2019 544 Mass. Ave. from Cambridge. Residents Alliance

Dear BZA members,

The Cambridge Residents Alliance opposes BZA approval of Case 017219-2019.

The Cambridge Residents Alliance worked with others to pass the recent Central Sq. Restoration zoning which seeks to encourage housing in Central Sq. That zoning did not allow micro-units. The Cambridge Residents Alliance wants new housing to be aimed at longer-term residents who are more likely to be involved in the community, and therefore thinks that micro-units are a bad idea, because it is hard for people to live long-term in micro-units. We oppose the project being allowed to develop 29 micro-units.

The proposed development would also force yet another arts space, The Studio@550, that is used by hundreds of performers each week, to leave Central Sq. One of the goals of the Central Sq. re-zoning was to strengthen the Central Sq. Arts district. Since The Studio@550 would be displaced by this proposal, we ask that the BZA not approve the proposal.

Sincerely,

Lee Farris  
269 Norfolk St. 02139  
Cambridge Residents Alliance  
*Working for a Livable, Affordable and Diverse Cambridge*

## O'Grady, Sean

---

**From:** Smith, Jacquelyn A <jams@bu.edu>  
**Sent:** Thursday, February 27, 2020 6:02 PM  
**To:** O'Grady, Sean  
**Subject:** Micro units @ 544 Mass AVE

I cannot attend tonight's meeting but want to register my concern and opposition to building micro units in the proposed space. Cambridge needs affordable - that translates to me as middle and lower income housing units that are 1,2 and 3 bedroom units for residents who plan to stay long term and become part of the community. I am also concerned for homeless individuals who need a place while waiting for a permanent placement. Micro units could fulfill that need. If the biotech and technical businesses need housing for their temporary employees or visiting staff, they can look to the properties they already have and adjust the space.

Jacquelyn Smith. Cambridge resident 02139Sent from my iPhone

Central Square Redevelopment LLC  
10 Turnpike Road  
Southborough, MA 01772  
(508)726-5445

February 27, 2020

To the Members of the Cambridge BZA  
delivered by hand with a request for a meeting continuance on February 27, 2020

RE: Zoning Variance hearing 544-550 Mass Ave Cambridge, MA

Dear Members of the Cambridge BZA:

First let me thank the Board for the continuance this evening and I look forward to returning when the Planning Board process is nearing completion.

To explain: We have received advice from our counsel, confirmed by the staff at Planning (see attached email from Wendell Joseph, Swaathi Joseph and Jeff Roberts of February 21, 2020, that although section 10.45 allows the BZA and Planning Board to combine the process of Special Permits required from each board into one process, by “not requiring a separate application”, in this case, because we are seeking a Variance from the BZA and Special Permits from the Planning Board, the process must remain two separate processes that may run in tandem. From a practical standpoint, the Planning Board application should make its way through the process before the BZA closes the process in order to avoid duplicate work by the Boards.

In this interest, we have been advised to ask for a continuance of the Variance application hearing, during which time we will advance the Planning Board process. We will return to the BZA when the Planning Board process has ruled on the application, and then only with the unit count per lot area variance request which is the question before the BZA.

I attach for the board’s information the Central Square Advisory Committee report from the meeting that was held on February 19th. The Advisory Committee stated in summary: “The Committee members in attendance were not opposed to the proposed project”.

In addition there were a large number of people in attendance who were opposed to the project on the basis that a tenant on the top floor of the building called Studio 550 will be displaced by the construction and the redevelopment. The message from the dance community was heard loud and clear. Although we have no space available for this use in the future project, I am committed over the next few months to work with Callie Chapman, the Director of the Studio to seek alternative spaces and non-profit support for her mission.

Page 2: 550 Mass Ave February 27, 2020 Letter to the Cambridge BZA

The project at has agreed to create a small community meeting space onsite for the Marxist Bookstore and other organized meetings, as this has been located on this site since the 1970's. This will have a small impact on the square footage of the largest units and will be revised prior to the first Planning Board meeting.

There were a number of comments regarding the small units and the extra inclusionary units that would be created by allowing this Variance. Some were highly supportive and others are committed to larger units, which this project does not offer. It is our belief there must be a mix of unit sizes in the permitting pipeline if any progress is to be made on the housing pressure in Cambridge. The facts are that the number of inclusionary units would increase by 3 with this variance granting, to 5 total, the total unit count increase by 9 and the rent of the market-rate studio units would be among the least expensive new units being created in the Square of any size in all of the new developments. The waiting list for studios and one bedrooms is the longest waiting list and there has been a 12% drop in the creation of smaller units since the zoning favoring larger units and the inclusionary rent percentage being reduced to 25% of the applicants income, inclusive of all utilities, rather than the previous 30%.

There is no doubt that allowing these additional nine units of smaller housing units will provide a dramatic social good, and have no demonstrable downside from a housing perspective. As every study demonstrates more units will ease housing pressure, and not every one of them can be \$4,000 - \$6,000 per month Luxury units, as most new development is offering.

I look forward to returning when the Planning Board has had sufficient time to rule on the Special Permits Application and we will then ask to be put on the agenda and will repost the required notices.

Please feel free to contact me with any questions or concerns.

Sincerely,



Cliff Schorer  
Manager, Central Square redevelopment LLC



---

## 544 Mass Ave Report

---

Joseph, Wendell <wjoseph@cambridgema.gov>  
To: "cschorer@gmail.com" <cschorer@gmail.com>

Fri, Feb 21, 2020 at 5:57 PM

Hello Cliff,

Thanks again for sharing your proposal with the Central Square Advisory Committee. I know you've heard from some of these folks before, but I do appreciate you sticking around for as long as you did to hear from the public.

Also, as a follow up to the question you asked me a couple of days ago, it is possible that this project would have to go through separate processes with the different boards. You cited Section 10.45 in the Zoning Ordinance (Section 10.45) which states:

***10.45 Any development application requiring a special permit from the Planning Board that contains elements requiring a special permit from the Board of Zoning Appeal may be allowed by the Planning Board within the scope of the Planning Board special permit and shall not require a separate application to the Board of Zoning Appeal.***

I checked in with staff and they informed me that the Planning Board can indeed review & grant BZA special permits if the project also requires a special permit from the Planning Board. However, this only applies to BZA special permits and not variances. Since your project would require a variance for exceeding the maximum number of allowed residential units, and only BZA can grant variances, the Planning Board would not be able to grant it. Essentially, there would have to be two processes: one for the variance from the BZA, and another for the special permit from the Planning Board. If you have any follow up questions, please feel free to contact Swaathi Joseph or Jeff Roberts.

Attached to this email, you will find a copy of the report I will send to the Board of Zoning Appeals and the Planning Board. Best of luck moving forward!!

Regards,

Wendell

---

Wendell T. Joseph, Neighborhood Planner

Community Development Department, City of Cambridge

344 Broadway, Cambridge, MA 02139

Work: (617) 349-9462

Mobile: (617) 544-7884

Email: [wjoseph@cambridgema.gov](mailto:wjoseph@cambridgema.gov)

Website: <https://www.cambridgema.gov/CDD>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

P R O C E E D I N G S

\* \* \* \* \*

(7:01 p.m.)

Sitting Members: Constantine Alexander, Andrea A. Hickey,  
Jim Monteverde, Laura Wernick, Arch Horst

CONSTANTINE ALEXANDER: The Chair will call this meeting of the Board of Zoning Appeals to order. As is our custom, we start off by hearing continued cases.

These are cases that are started at an earlier date, but for one reason or another were not resolved, and were referred until this evening. And after that, we'll go to our regular agenda.

But before I call the first of the continued cases, I'm going to read a statement.

After notifying the Chair, any person may make a video or audio recording of our open sessions, or may transmit the meeting through any media, subject to reasonable requirements that the Chair may impose as to the number, placement and operation of equipment used, so as not to interfere with the conduct of the meeting.

At the beginning of the meeting, the Chair will inform other attendees at that meeting that a recording is

1 being made.

2 And I wish to advise that not at least two  
3 recordings are being made. Our stenographer makes a  
4 recording to assist her when she prepares a transcript of  
5 the meeting, and a citizen of the city is also recording  
6 this meeting, and he's left his tape recorder on the front  
7 desk right here.

8 Is there anyone else planning to record, or  
9 whatever -- record or film this meeting? None? Okay. With  
10 that out of the way, let's start, and I'm going to first  
11 call Case Number 017219 -- 544 Massachusetts Avenue. Anyone  
12 here wishing to be heard on this matter?

13 THE REPORTER: Can you spell your name for the  
14 record?

15 CLIFFORD SCHORER: Sure. My name is Clifford  
16 Shore, that's S-c-h-o-r-e-r. That's all you need?

17 THE REPORTER: And your address?

18 CLIFFORD SCHORER: 15 Concord Square, Boston,  
19 Mass. So basically, I'm here to just read a letter into the  
20 record and then submit some materials, and then ask for  
21 another continuance. That's the advice I've been given by  
22 staff of both Board, if that's okay.

1           CONSTANTINE ALEXANDER: We won't consider any of  
2 that. We'll put it in the files.

3           CLIFFORD SCHORER: Okay, that would be --

4           CONSTANTINE ALEXANDER: That's not what we have in  
5 the real hearing.

6           CLIFFORD SCHORER: -- that would be perfect. Let  
7 me first thank the Board for the continuance this evening,  
8 and I look forward to returning when the Planning Board  
9 process is nearing completion.

10           To explain, we received advice from Counsel  
11 confirmed by the staff of Planning -- see attached e-mail  
12 from Wendell Joseph, Swathi Joseph and Jeff Roberts of  
13 February 21, 2020 -- that although Section 10.45 allows the  
14 BZA and Planning Board to combine the processes of special  
15 permit requested from each Board into one process by, "not  
16 requesting a separate application," in this case, because we  
17 are seeking a variance from the BZA and special permits from  
18 the Planning Board, the process must remain two separate  
19 processes that may run in tandem.

20           From a practical standpoint, the Planning Board  
21 application should make its way through the process before  
22 the BZA closes the process in order to avoid duplicate work

1 by the Boards.

2 In this interest, I've been advised to ask for her  
3 a continuance of the variance application hearing, during  
4 which time we will advance the Planning Board process.

5 We'll return to the BZA when the Planning Board  
6 process has ruled on the application, and then only with the  
7 unit count for lot area of variance requested, as it was  
8 initially.

9 I attach for the Board's information the Central  
10 Square Advisory Committee's report from the meeting that was  
11 held February 19. The Advisory Committee stated in the  
12 summary, "The committee members in attendance were not  
13 opposed to the participated project. In addition, there  
14 were a large number of people in attendance who were opposed  
15 to the project on the basis that a tenant on the top floor  
16 of the building, called, 'Studio 550' will be displaced by  
17 the construction and redevelopment.

18 "The message from the dance community was heard  
19 loud and clear. Although we have no space available for  
20 this use in the future project, I am committed over the next  
21 few months to work with Callie Chapman, the Director of the  
22 Studio, to seek alternative spaces and nonprofit support for

1 her mission.

2 "The project has agreed to create a community  
3 meeting space on site for the Marxist (sic) book store and  
4 other organized meetings of community organizations.

5 "This has been located on this site since the  
6 1970s. This will be a small impact on the square footage of  
7 the largest units, and will be revised before the first  
8 Planning Board meeting.

9 "There were a number of comments regarding the  
10 small units and the extra inclusionary units that would be  
11 created by allowing this variance. Some were highly  
12 supportive, and others are committed only to larger units,  
13 which this project does not offer.

14 "It is our belief there must be a mix of unit  
15 sizes, and a permanent pipeline if any progress is to be  
16 made on the housing pressure in Cambridge.

17 "The facts are that the number of inclusionary  
18 units would increase by 3, with this variance granted, to  
19 five total. The total unit count increased by 9, and the  
20 rent of the market-rate studio units would be among the  
21 lowest and least expensive units created in the square in  
22 any of the new developments.

1           "The waiting list for studios and one-bedrooms is  
2 the longest waiting list there is, and there's been a 12  
3 percent drop in the creation of small units since the  
4 zoning, favoring large units, and inclusionary rent  
5 percentages being reduced to 25 percent of the applicant's  
6 income, inclusive of all utilities rather than the previous  
7 30.

8           "There is no doubt that allowing these additional  
9 nine units of smaller housing will provide a dramatic social  
10 good, and have no demonstrable downside from a housing  
11 perspective.

12           "As every study demonstrates, more units relieve  
13 housing pressure, and not every one of them can be \$4,000 to  
14 \$6,000 per month luxury units, as nearly all new  
15 developments are offering.

16           "I look forward to returning when the Planning  
17 Board has had sufficient time to rule on the special permit  
18 application, and we ask that we be put on the agenda at your  
19 convenience, and we'll repost the required notices at that  
20 time.

21           "Please feel free to contact me with any questions  
22 or concerns."

1           CONSTANTINE ALEXANDER: Before we get to the  
2 actual continuance, it's not a time for discussion, okay?  
3 Let me point out something to you, you should be well aware  
4 of it. Our role as a Board is far different from the  
5 Planning Board Central Square Advisory Committee.

6           They can make discretionary decisions to do things  
7 they believe in the best interest of the city. We don't  
8 have that discretion. We have a very tight state law. The  
9 legal standard has to be satisfied.

10           So when you come back and seek the variance,  
11 assuming that you will, you've got to make sure you  
12 understand what you've got for a case to try to present to  
13 us. You've got to demonstrate that unless we grant the  
14 relief, you will suffer a substantial hardship.

15           And it's not a hardship for the people who own the  
16 property now, it's a hardship for anybody who owns the  
17 property.

18           And that this hardship, you've got to make sure  
19 you've got it right -- this hardship is owing to  
20 circumstances and -- reading from the statute -- relating to  
21 the soil conditions, shape or topography of such land or  
22 structures, and especially affecting them. But not



1 generally affecting the zoning district in which it is  
2 located. That's a narrow type standard, the third word  
3 that's more general.

4 That's what you're going to have to deal with,  
5 assuming you get back to us, you get the variance you seek.  
6 There should be no misunderstanding about that.

7 CLIFFORD SCHORER: Yes, no, thank you for the  
8 counsel. And our original application focused on those  
9 questions. This is what we were advised to --

10 CONSTANTINE ALEXANDER: No, no, I meant -- I  
11 wasn't sitting on the case when you came the last time.  
12 That's exactly what you do. I just want to make sure  
13 there's no misunderstanding when you do come back. I wasn't  
14 aware of that. So good.

15 CLIFFORD SCHORER: Okay.

16 CONSTANTINE ALEXANDER: All to the better.

17 CLIFFORD SCHORER: Okay.

18 CONSTANTINE ALEXANDER: So you have a date you  
19 want to suggest to people?

20 CLIFFORD SCHORER: Based on the schedule of the  
21 Planning Board, I would suggest two months, so -- two months  
22 would give us time.

1           CONSTANTINE ALEXANDER:  If there's a citizen who  
2 wishes to speak -- James? Plans?

3           JAMES WILLIAMSON:  So James Williamson, 1000  
4 Jackson Place.  I just want to point out that --

5           THE REPORTER:  I'm sorry, what's your address?

6           JAMES WILLIAMSON:  1000 Jackson Place in  
7 Cambridge.  So I just want to mention I went by Inspectional  
8 Services because the deadline for submitting materials, my  
9 understanding, is 5:00 on Monday.

10          CONSTANTINE ALEXANDER:  Mm-hm.

11          JAMES WILLIAMSON:  I went by at about 7:00,7:30.  
12 Maria Pacheco didn't happen to be there Monday, was there  
13 Tuesday apparently.  But the material in the file, there was  
14 no mention at all of there being a request for a  
15 continuance.

16                 I'm sympathetic to there being a continuance, but  
17 I -- it's troubling to me that maybe more than one person  
18 has shown up here tonight not being aware of the fact that a  
19 continuance would be requested, and also mention made of the  
20 memorandum for the Central Square Advisory Committee is also  
21 not yet in the file.

22                 So I was pretty much in the dark, and there may be

1 some other people.

2 In fact, I told at least one other person in the  
3 room -- two other people maybe -- that it would probably be  
4 a good idea to be here, but there was no..

5 And I just wonder if this communication aspect  
6 couldn't be managed better, so that we would know that the  
7 proponent was asking, was planning to ask for a continuance,  
8 or that it could have happened, and that information could  
9 have been in the file by the deadline of 5:00 Monday.

10 And I'm not saying it's anybody -- you know, Cliff  
11 may have done everything he thought he was honestly supposed  
12 to do, I just wonder if this could be addressed.

13 CONSTANTINE ALEXANDER: Our practice I think,  
14 James, is with regard to the 5:00 p.m. on the Monday before,  
15 that relates to drawings, dimensional forms, factual  
16 matters.

17 And so, that gives to our Board members, and the  
18 citizens of the city the opportunity to read them, study  
19 them, and be prepared for the hearing on Thursday night.  
20 This is a case for a continuance. There's no requirement  
21 that that request for the continuance be in the file.

22 The way it works is he could have just shown up

1 here tonight. We knew in advance, through Maria, that he  
2 was going to seek a continuance. But we didn't have to  
3 know. It wouldn't be out of line if we didn't. To be sure,  
4 it can create inconveniences for citizens of the city,  
5 that's just the way it is.

6           Continuances can be for many reasons, and  
7 sometimes it's not apparent until the hearing starts that  
8 there's a need for a continuance, okay?

9           So do you want to two for now?

10           SISIA DAGLIAN: Well April 30 is the first date we  
11 have available anyway.

12           CONSTANTINE ALEXANDER: April?

13           SISIA DAGLIAN: April 30.

14           CONSTANTINE ALEXANDER: April 30. Is the  
15 thirtieth -- got to give you -- give your name and address  
16 to the stenographer, please.

17           HATCH STUART: My name is Hatch Stuart.

18           CONSTANTINE ALEXANDER: Your name, I'm sorry?

19           HATCH STUART: Hatch Stuart. I live at 12  
20 Portland Street in Area 4. Okay.

21           CONSTANTINE ALEXANDER: Now, you're only going to  
22 speak to the request for a continuance. Don't get into the

1 merits of the case.

2 HATCH STUART: Well, actual, if there's request  
3 for a variance --

4 CONSTANTINE ALEXANDER: Yeah, we're not hearing  
5 that tonight.

6 HATCH STUART: -- a variance has to be -- you did  
7 mention the hardship requests the variance?

8 SISIA DAGLIAN: No.

9 HATCH STUART: But I would -- in the BZA  
10 deliberations look very carefully, whether what he considers  
11 -- a developer considers the hardship has to do with --

12 CONSTANTINE ALEXANDER: Sir --

13 HATCH STUART: -- not the characteristics --

14 CONSTANTINE ALEXANDER: Sir!

15 HATCH STUART: -- of the property.

16 CONSTANTINE ALEXANDER: You give, you're going  
17 beyond what you can talk about right now.

18 HATCH STUART: Okay.

19 CONSTANTINE ALEXANDER: All we're talking about is  
20 should we continue this case.

21 HATCH STUART: It's very fundamental. Thank you.

22 CONSTANTINE ALEXANDER: April 30 it is. Case not

1 heard, so.

2 CLIFFORD SCHORER: Do you need these?

3 COLLECTIVE: No.

4 CLIFFORD SCHORER: And these are the materials  
5 that the Cambridge --

6 CONSTANTINE ALEXANDER: Give it to Sisia.

7 CLIFFORD SCHORER: Yeah, okay.

8 CONSTANTINE ALEXANDER: It will go in the files,  
9 and any member of the city, any person -- citizen -- can  
10 come back and read them.

11 CLIFFORD SCHORER: Okay. Thank you very much.

12 SISIA DAGLIAN: He has to sign a waiver, right?

13 CONSTANTINE ALEXANDER: Well, he's already signed  
14 one.

15 SISIA DAGLIAN: Oh, he has? Okay.

16 CONSTANTINE ALEXANDER: Don't go yet, until we  
17 finish this vote. Okay. The Chair moves that we continue  
18 this case as a case not heard until 7:00 p.m. on April 30,  
19 subject to the following conditions:

20 First is that the petitioner sign a waiver of time  
21 for decision, and he's already done that in connection with  
22 the first continuance.

1           Second, that a new posting sign or a modified  
2 posting sign reflecting the new date, April 30, and the new  
3 time, 7:00 p.m., must be posted and maintained for the 14  
4 days before April 30 date, just as you did when you had your  
5 first application, or first hearing.

6           And lastly, usually if I talk to James, any  
7 modification in the building plans, dimensional forms,  
8 should be in our files no later than 5:00 p.m. on the Monday  
9 before.

10           In this regard, we will expand that, and any  
11 report from the Planning Board, you don't control that, but  
12 I would ask you to request the Planning Board -- what do you  
13 have in your Planning Board hearing, by the way? How much  
14 in advance of April 30?

15           CLIFFORD SCHORER: It is the second, it's the --

16           CONSTANTINE ALEXANDER: Of April?

17           CLIFFORD SCHORER: It's the beginning of April.

18           CONSTANTINE ALEXANDER: So are you planning to --  
19 we would like, and the citizens of the city are entitled to  
20 see -- whatever their report or recommendations are. So  
21 they should be in our files, Inspectional Services files, no  
22 later than 5:00 p.m. on the Monday before April 30.

1 All those in favor of continuing the case, please  
2 say, "Aye."

3 THE BOARD: Aye.

4 [ All vote YES ]

5 CONSTANTINE ALEXANDER: Five in favor, case  
6 continued. We'll see you on April 30 along with a couple  
7 other people.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22



# CITY OF CAMBRIDGE

Massachusetts  
BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
617) 349-6100

April 15, 2020

Central Square Redevelopment LLC  
C/o Clifford Schorer  
10 Turnpike Road  
Southborough, MA 01772

RE: 544 Mass Avenue – BZA-017219-2019

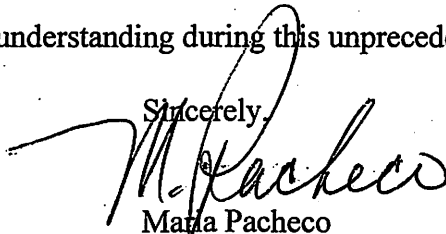
Dear Mr. Schorer,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

Sincerely,



Maria Pacheco  
Administrative Assistant

1 \* \* \* \* \*

2 (7:13 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,  
4 Janet Green, Jim Monteverde, Slater W.  
5 Anderson

6 CONSTANTINE ALEXANDER: The Chair will now call  
7 Case Number 017219 -- 544 Massachusetts Avenue. Anyone here  
8 wishing to be heard on this matter? Apparently not. We'll  
9 see if there's a letter in the file.

10 SISIA DAGLIAN: Hang on, there's someone that  
11 raised their hand.

12 CONSTANTINE ALEXANDER: I'm sorry?

13 SISIA DAGLIAN: There's someone that raised their  
14 hand.

15 [Technical difficulties]

16 PATRICIA LEE FARRIS? Can you hear me?

17 CONSTANTINE ALEXANDER: Yes. Could you identify  
18 yourself, please?

19 PATRICIA LEE FARRIS: Yes. This is Patricia Lee  
20 Farris, and I'm speaking regarding 544, although I thought  
21 that I would be speaking after a presentation. So is the  
22 presentation not happening?

1           CONSTANTINE ALEXANDER: It is not happening. We  
2 have a -- we've been advised that the petitioner wishes to  
3 continue the case, and is not ready or does not want to make  
4 a presentation at this point.

5           PATRICIA LEE FARRIS: Could I request a quick  
6 verbal review of the number of continuances this applicant  
7 has received? Because I believe this might be the third  
8 time that I've showed up and -- either virtually or in  
9 person, and the case has been continued.

10           And I would also ask how many times is a  
11 continuance allowed?

12           CONSTANTINE ALEXANDER: Very good questions, and I  
13 should have addressed that myself. Our rule of thumb -- and  
14 it is a rule of thumb, it's not a legal requirement -- is  
15 that we grant no more than two variances. And after that,  
16 the case goes forward, come hell or high water.

17           This is a case we're going to go to our third  
18 continuance. But I think, in my mind and other members of  
19 the Board can feel differently -- this is an interesting and  
20 maybe important case for the City of Cambridge. And I think  
21 it's fair to allow the petitioner time to get his or her  
22 ducks in order, so we have a thorough presentation.

1 I realize that for people who are not the  
2 petitioner, that means you're going to use some time come  
3 Thursday of a certain month, but I think we have in this  
4 case no choice.

5 But I will say that there will be no further  
6 continuances, in my mind, absent extremely compelling  
7 circumstances. We have to bring this case to a closure, as  
8 you've suggested. So that should be part of the record, and  
9 the petitioner in this case should be told, "No more  
10 continuances."

11 PATRICIA LEE FARRIS: May I also ask if there is a  
12 way for the website shortly before a hearing is to be held  
13 that the website would reflect that the petitioner has  
14 requested a continuance? Because if I had known that, I  
15 would have saved the last hour and 15 minutes. That would  
16 have been nice.

17 CONSTANTINE ALEXANDER: I apologize for that, but  
18 that's just the way we do it. I don't think we --

19 PATRICIA LEE FARRIS: Yeah.

20 CONSTANTINE ALEXANDER: -- we never in the past.  
21 All I can say is I'll have to leave it to the ISD to answer  
22 that. But in the past, we don't -- often we don't know

1 until a day or two before the hearing, scheduled hearing,  
2 that there's going to be a request for a continuance. So,  
3 although a fair request, it's not a feasible request.

4 So all I can say is what I would suggest in the  
5 future, you can call the Inspectional Services Department on  
6 the Thursday afternoon of the scheduled hearing and ask, "Is  
7 this case going forward?"

8 But there's always a risk that a case goes  
9 forward, and as a result of questions from members of the  
10 Board, the petitioner or the Board asks for a further  
11 continuance.

12 Not likely, in my opinion -- and it's only my  
13 opinion -- in this case, given the number of continuances  
14 we've given.

15 But I can't give you an ironclad guarantee that  
16 you would know in advance. The best I can do.

17 PATRICIA LEE FARRIS: Well, thank you very much.  
18 I would simply differentiate between times that a  
19 continuance is granted when the petitioner is present and  
20 the Board members ask questions and then grant a  
21 continuance. I would want to be present for that. But when  
22 it's known ahead of time, even 24 hours ahead of time, it

1 would be helpful to know.

2 So I will do what I've refrained from doing in the  
3 past, which is, "Bothering the staff with, 'Is this going  
4 forward?'" So that seems to be you're saying the only  
5 solution to this situation.

6 CONSTANTINE ALEXANDER: Right.

7 PATRICIA LEE FARRIS: And I guess I will now wait  
8 to hear what date you reschedule this for. Thank you very  
9 much for your time.

10 CONSTANTINE ALEXANDER: Thank you. What's the  
11 earliest date we can hear this case?

12 SISIA DAGLIAN: Sorry, correspondence in the file  
13 indicates that there's a Planning Board hearing in  
14 September. So I'm wondering if October 8 would be a safe  
15 date.

16 CONSTANTINE ALEXANDER: I'm looking at the file.  
17 All I see are things about the July or --

18 SISIA DAGLIAN: Isn't -- I thought there was an e-  
19 mail in there.

20 CONSTANTINE ALEXANDER: The case is rescheduled  
21 for July 23 meeting; that's tonight. But I don't have a new  
22 request, I don't have a date suggested by the petitioner as

1 to when they want the case continued to.

2 SISIA DAGLIAN: Yeah. I just saw an e-mail in the  
3 folder saying there was something going on with the Planning  
4 Board with this in September. So --

5 CONSTANTINE ALEXANDER: Let me make a suggestion:  
6 Let's push this case farther out. The farther out, the less  
7 likely it's going to be a problem in terms of the petitioner  
8 needing more time. So rather than hearing the case in  
9 October, why don't we hear it in November?

10 SISIA DAGLIAN: Okay. November 5?

11 CONSTANTINE ALEXANDER: November 5? Other members  
12 of the Board, what is your views on this? November 5, are  
13 you --

14 BRENDAN SULLIVAN: This is Brendan Sullivan. If  
15 it's going to have to go before the Planning Board in  
16 September, I think that giving them in the next month, which  
17 would be October -- the second meeting in October -- would  
18 be my inclination.

19 CONSTANTINE ALEXANDER: But what are the  
20 consequences of just going back two more weeks --

21 BRENDAN SULLIVAN: It --

22 CONSTANTINE ALEXANDER: -- for safety?

1 BRENDAN SULLIVAN: -- there is none.

2 CONSTANTINE ALEXANDER: Okay. I'm going to --

3 BRENDAN SULLIVAN: So.

4 CONSTANTINE ALEXANDER: -- with all due respect, I  
5 think I'm going to suggest --

6 BRENDAN SULLIVAN: Yeah, that's fine.

7 CONSTANTINE ALEXANDER: November 5. November 5,  
8 you said?

9 SISIA DAGLIAN: Yes.

10 CONSTANTINE ALEXANDER: November 5 date. Jim or  
11 Janet or Slater? I don't know if Slater, you'll be present  
12 for that meeting, but you have any thoughts, is the November  
13 5 okay with you?

14 JANET GREEN: It's fine with me, Gus.

15 JIM MONTEVERDE: Yeah, this is Jim. November 5 is  
16 fine.

17 CONSTANTINE ALEXANDER: Okay. The Chair --

18 SLATER ANDERSON: I will say I don't plan to be  
19 traveling.

20 CONSTANTINE ALEXANDER: -- moves that we continue  
21 this case as -- is it a case heard? I was not at the  
22 original hearing, no.



1           SISIA DAGLIAN: I don't think so, no.

2           CONSTANTINE ALEXANDER: So it's a case not heard  
3 until 7:00 p.m. on November 5, where the petitioner has  
4 already signed a waiver of time for a decision, am I right?

5           SISIA DAGLIAN: No.

6           CONSTANTINE ALEXANDER: Okay. Then the other  
7 requirements are that the petitioner must post 14 days  
8 before November 5 in accordance with the usual procedures,  
9 so that there is proper notice given to the community at  
10 large about the pendency of this case.

11           And lastly, to the extent the petitioner has new  
12 or revised plans, specifications or the like, they must be  
13 in our files no later than 5:00 p.m. on the Monday before  
14 November 5.

15           CONSTANTINE ALEXANDER: All those --

16           BRENDAN SULLIVAN: Brendan Sullivan, yes for the  
17 continuance.

18           CONSTANTINE ALEXANDER: Jim?

19           JIM MONTEVERDE: Jim Monteverde, yes.

20           CONSTANTINE ALEXANDER: Janet?

21           JANET GREEN: Janet Green, yes.

22           CONSTANTINE ALEXANDER: Slater?

1           SLATER ANDERSON: Slater says yes. Gus, I make  
2 one comment?

3           CONSTANTINE ALEXANDER: Yes, go ahead.

4           SLATER ANDERSON: To Ms. Farris' request of, you  
5 know, advance notice. I think the problem with that is  
6 until you gavel the hearing into session, you know, there  
7 cannot be any action taken on a case. So ISD telling them  
8 that it's not going to go forward, I think, is a risky thing  
9 to do.

10           Because until the hearing has come to formal  
11 session, you know, and we take action on it, the person  
12 could show up and proceed with the case. So I just -- I  
13 think it's risky that -- I understand we've all gone, shown  
14 up for hearings and they don't happen, but I just -- I  
15 caution on it.

16           CONSTANTINE ALEXANDER: Your caution is well  
17 stated. I don't know what we can do to avoid it. And  
18 that's just the way the cookie crumbles in terms of our  
19 zoning procedures.

20           SLATER ANDERSON: I agree with not continuing  
21 indefinitely, though. And we are --

22           CONSTANTINE ALEXANDER: I agree with that.

1           SLATER ANDERSON: Yeah. We're in unusual times,  
2 so I definitely have some deference right now, but -- you  
3 know -- our practice of not more than two with good reason I  
4 think is sound.

5           CONSTANTINE ALEXANDER: Well, again, I want to  
6 make it as part of this public record that unless there's  
7 extremely unusual or compelling circumstances, this case  
8 will not be continued further beyond November 5. That's the  
9 best we can do at this point.

10           Votes taken, yes. Case continued.

11           [All vote YES]

12

13

14

15

16

17

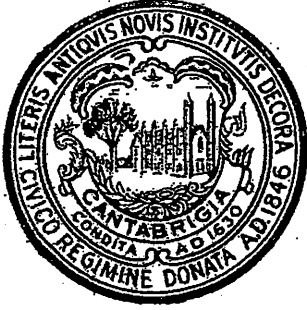
18

19

20

21

22



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

July 9, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on July 23, 2020.

The Planning Board have no comments on the cases listed on the BZA agenda.

---

## Pacheco, Maria

---

**From:** Cj S <cschorer@gmail.com>  
**Sent:** Tuesday, July 14, 2020 11:38 PM  
**To:** Pacheco, Maria  
**Subject:** Re: 544 Mass Avenue - BZA-017219-2019

Dear Maria,

I have posted the sign. I received the sign by mail and it is posted. I just want to make sure the sign is 8.5" x 11". Is this big enough or is the one you have at City Hall bigger? If so I will come by and get the bigger one.

As you requested, I would ask to please continue the hearing as we are still working on the Planning Board process before we return. I understand the next meeting might be in September. I understand and we will try to press the Planning process to make sure we are ready.

Thanks,

Cliff Schorer  
Manager  
Central Square Redevelopment, LLC  
508-726-5445

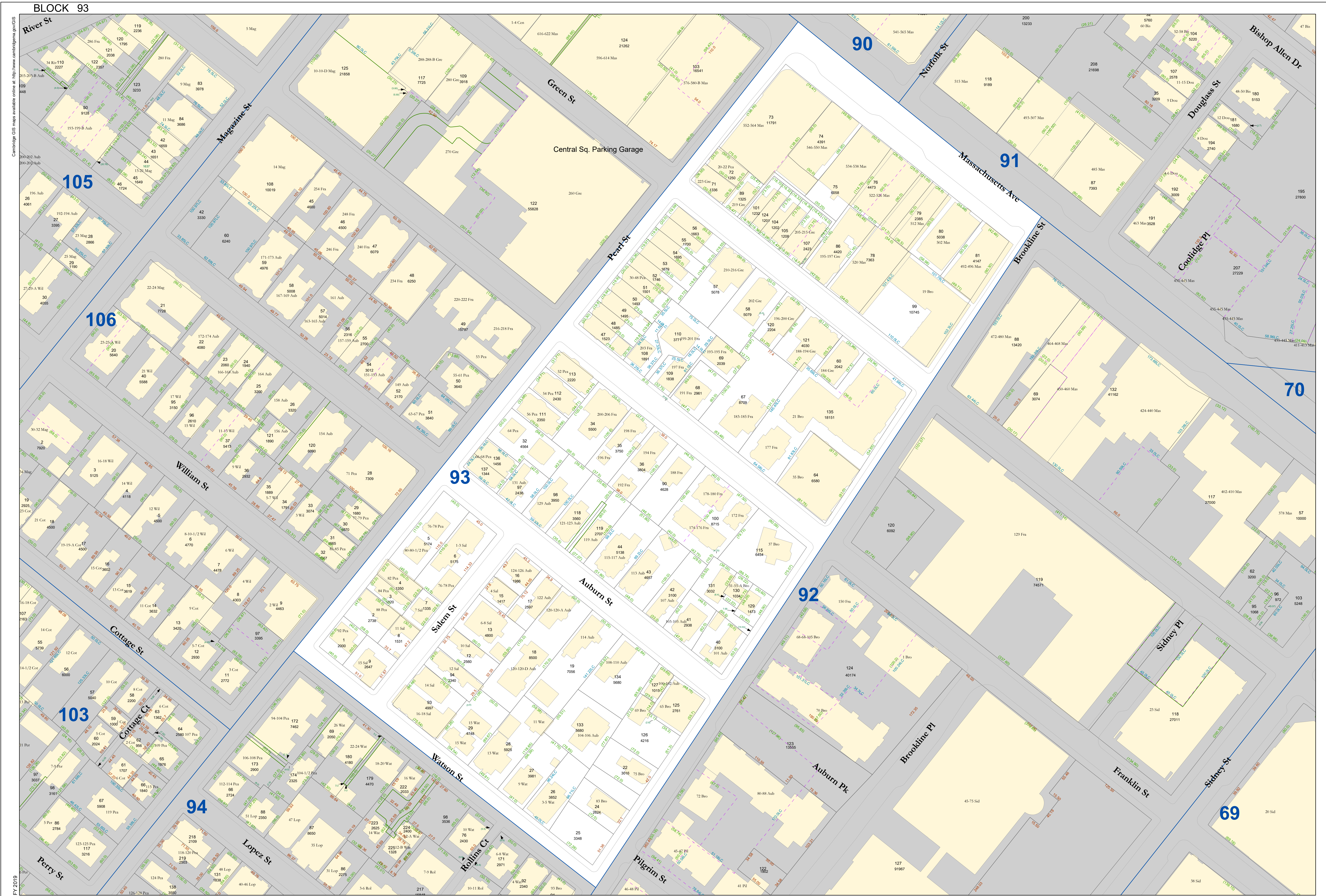
On Tue, Jun 30, 2020 at 2:56 PM Pacheco, Maria <[mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)> wrote:

Hi,

The above case is re-scheduled for our July 23, 2020 BZA hearing. New notices will be going out this Thursday 7/2/20. Please make sure to pick up your new **POSTING SIGN** at our front desk located at the Inspectional Services Department, 831 Mass Avenue, Cambridge on Tuesday 7/7/20 between 10-12 a.m. All boards need to be posted by Thursday 7/9/20.

Thanks,

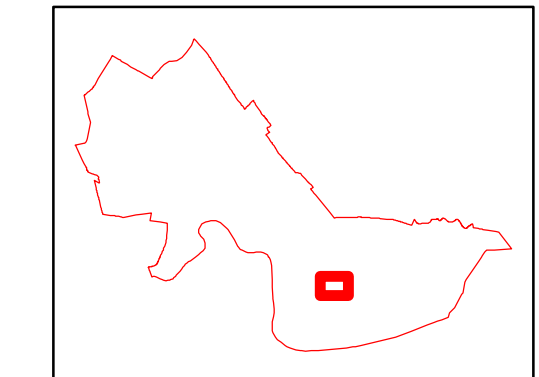
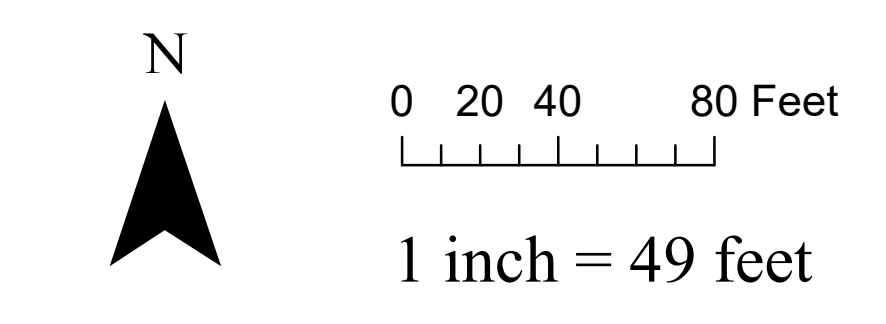
Maria Pacheco



City of Cambridge  
Assessing Department  
795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
  - Water
  - Lot Line
  - Sub-Parcel Line
  - Block Line
  - Easement
  - City Boundary
  - Railway
- 10 Lot Number      100 Parcel size in Sq. Ft.  
 93 Block Number      44.0LC Land Court Dimension  
 10 Cam Street Number      65.0 Survey Dimensions  
 (125.0) Deed Dimension

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map  
**93**

## **Pacheco, Maria**

---

**From:** James Zall <jzall@comcast.net>  
**Sent:** Monday, July 20, 2020 4:30 PM  
**To:** Pacheco, Maria  
**Subject:** BZA-017219-2019 (544 Mass Ave): comments for 7/23 meeting

To the Board of Zoning Appeals:

This project aims to construct 29 small residential units in a space where zoning would normally allow only 20. This is a welcome development at a time when the City is trying to deal-- on multiple fronts -- with the effects of an extreme shortage of housing, especially affordable housing. Long-standing restrictive zoning rules and procedures have often made those efforts more difficult and expensive than they would otherwise be.

Although this project will not officially provide income-based affordable housing, its smaller unit size can help fill a desperate need for less-expensive apartments. It would offer an alternative to multiple single tenants sharing larger apartments needed by families with children.

Some Cambridge residents who've been opposing zoning changes for affordable housing in their own neighborhoods have argued that lower-cost housing only belongs along major corridors or near public transportation. This project clearly meets those requirements they have sought to impose.

The present "not too small" zoning rule for apartments in Central Square is needlessly restrictive-- even cruel --in the face of the current housing shortage. I urge the Board to grant the modest zoning relief requested here and approve this variance.

Sincerely,

James Zall  
203 Pemberton Street

## Pacheco, Maria

---

**From:** Lee Farris <Lee@LeeFarris.net>  
**Sent:** Thursday, July 23, 2020 6:06 PM  
**To:** Pacheco, Maria  
**Subject:** Fwd: Opposition to BZA-017219-2019 544 Mass. Ave. from Cambridge. Residents Alliance

Begin forwarded message:

**From:** Lee Farris <[Lee@LeeFarris.net](mailto:Lee@LeeFarris.net)>  
**Subject:** Opposition to BZA-017219-2019 544 Mass. Ave. from Cambridge. Residents Alliance  
**Date:** July 23, 2020 at 5:54:41 PM EDT  
**To:** [sogrady@cambridgema.gov](mailto:sogrady@cambridgema.gov)

7-23-20

Dear BZA members,

The Cambridge Residents Alliance opposes BZA approval of Case 017219-2019.

The Cambridge Residents Alliance worked with others to pass the recent Central Sq. Restoration zoning which seeks to encourage housing in Central Sq. That zoning did not allow micro-units. The Cambridge Residents Alliance wants new housing to be aimed at longer-term residents who are more likely to be involved in the community, and therefore thinks that micro-units are a bad idea, because it is hard for people to live long-term in micro-units. We oppose the project being allowed to develop 29 micro-units.

The proposed development would also force yet another arts space, The Studio@550, that is used by hundreds of performers each week, to leave Central Sq. One of the goals of the Central Sq. re-zoning was to strengthen the Central Sq. Arts district. Since The Studio@550 would be displaced by this proposal, we ask that the BZA not approve the proposal.

Sincerely,

Lee Farris, President  
269 Norfolk St. 02139  
Cambridge Residents Alliance  
*Working for a Livable, Affordable and Diverse Cambridge*



## **Pacheco, Maria**

---

**From:** Cj S <cschorer@gmail.com>  
**Sent:** Monday, November 2, 2020 11:20 AM  
**To:** Pacheco, Maria  
**Subject:** Requested info: 544 Mass Avenue - BZA-017219-2019  
**Attachments:** csac\_200221\_544 Mass Ave\_Report (1).pdf

Dear Maria,

Thanks very much for the call today. Per your request, I have attached the letter from the Central Square Advisory Committee. It is noted that a copy was sent to you, but I have no confirmation, so hopefully this will make it.

Additionally, as mentioned we have had a long process, but we would like to request a continuance this week. It would be best to continue the hearing into early to mid January 2021 to allow sufficiency. I will update you on the Planning Board Process before the next meeting, and I am hopeful that we will be complete with that process by then.

All the best,

Cliff Schorer

508-726-5445



---

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

---

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

**To:** City of Cambridge Planning Board  
City of Cambridge Board of Zoning Appeals  
**From:** Central Square Advisory Committee  
**Date:** 2/21/20  
**Re:** 544 Mass Ave

---

The Central Square Advisory Committee (the "Committee") met on Wednesday, February 19, 2020 to review and comment on the Central Square Redevelopment LLC (c/o Cliff Schorer) (the "Applicant") proposal to build 29 micro-unit apartments – where 20 units of any size are allowed by right – above existing ground-floor retail at 544 Mass Ave.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study").

\* \* \*

According to the Applicant, due to the high costs of construction, a literal enforcement of the ordinance would result in the loss of local retailers and an enlargement of the floorplate on each floor to allow for larger residential units. Additionally, per the Applicant, due to the substantial demand for inclusionary and market units at a smaller scale and lower price point, the addition of 29 micro-units could address this demand, relieve pressure on existing family-size units in the surrounding neighborhood, and alleviate the substantial financial hardship of preserving and renovating the existing building.

The Committee's comments spoke to the complexity of the issues that impact this project, reiterating the need for a wide variety of housing options and the need to preserve and nurture cultural assets. A Committee member stated that, while the use of micro-size seems appropriate on this site, given the project's constraints, there is still a substantial need for family-sized units. Another pointed out the unfortunate nature of pitting housing needs against the arts, however unintentional it may be. Both are critical needs in the District and require creative solutions.

Committee members in attendance were not opposed to the proposed project.

**Additional Committee Questions/Comments**

- ***Since the Dance Complex is not set back on the upper floors, could you approach this building in the same way? Is it possible to match the massing of the adjacent building?***
  - The current zoning ordinance does not allow it. Also, the current façade is weak and must be restructured in order to accommodate the additional weight.
- ***The property does not extend all the way to Green Street. How do you anticipate constructing on such a limited site?***
  - It's extremely challenging. As much as possible, it must be prepared off-site then assembled on site. In order to access the basement to work on the building's foundation, there must be an arrangement with Teddy's Shoes. The other issue is how to keep retail viable during this process (Teddy's Shoes and Five Spices House).

---

344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
www.cambridgema.gov

---



---

# CITY OF CAMBRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT

---

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

- **What's the expected price point for the micro-units?**

- The price points are based on \$47/sf which is the market average in the area. It ranges between \$1320-1800 a month, depending on unit size.

### Public Questions/Comment

*There were 19 members of the public present.*

Members of the public in attendance spoke in support of the existing tenants of the upper floors – Studio 550 and the Center for Marxist Education – who would likely be displaced. The Applicant made known the commitment to assist in finding suitable and appropriate locations for these tenants.

Public comment also spoke to the larger issue of a history in Central Square of the displacement of cultural assets, which is ironic for a place that has been designated as an “cultural district” by the State. How can we put a stop to this cycle? How can we protect the uses in buildings that are used for and by the arts community? “What can the City do to preserve its cultural assets, particularly when the arts are a major factor in creating the social and economic base that facilitate development”, one member of the public expressed.

On the topic of housing in Central Square, a member of the public expressed their lack of enthusiasm for the micro-units. At the time that the inclusionary percentage was increased, they explained, the City said there was a lack of 3bd units. Tenants said they would hold out on studio-size units in favor of the larger ones. In the rezoning of Central Square, many in the community specifically said that micro-units were not a desire. We wanted units that people could stay in for longer periods of time. These units are not providing the kind of housing that we really need.

Letters of support were also sent electronically. They have been attached to this report.

### Committee Members Present

- Melissa Greene
- Esther Hanig
- Tahir Kapoor
- Robert Winters

### Committee Members Absent

- Joel Altstein
- Christopher Sol Gully
- Michael Monestime

### Project Team

- Cliff Schorer, *Central Square Redevelopment LLC*

submitted on behalf of the Committee,  
**Wendell Joseph, Neighborhood Planner**  
Community Development Department

## IDENTITY

Studio at 550 is a non-profit multidisciplinary arts organization residing at 550 Mass. Ave, in Central Sq on the 3rd floor. The Studio is comprised of one open space of approximately 1,000 sq ft equipped with dance marley floor, mirrors, a sound system, with various theatrical components. This creates a modular environment for rehearsals, classes, and performances across many disciplines (such as dance, music, theatre, photography, videography, and experimental art) to be practiced. Over 750+ artists have walked through Studio at 550's doors over the past 3.8 years it has existed under this organization. Previously the space was home to Boston Dance Company for 20 years, a ballet company which had it's own programming including its annual Nutcracker and various performances throughout the year, lead by former Boston Ballet dancer Jimmy Rearden.

## USE

Currently, the Studio has provided platform for a multitude of various rehearsals, photoshoots, videoshoots, performances, events, and classes. Throughout the relatively short period of time of its existence, the Studio has harness so much creative activity within its walls. Not only cultivating the creativity of established artists, but also providing the spark to young and burgeoning artists as well. From providing space for the various documentaries focusing on software engineer Margaret Hamilton, to providing space for the Swissnex to present experimental music performance of Marcel Zeis Studio at 550 has provided necessary platform for the practice, learning, and presentation of arts for not only Central Square, but on an international scale as well.

## MULTIDISCIPLINARY ARTS

The Studio prides itself for having a central location that is part of the cultural hub that is Central Sq. Dance, in particular has deep roots here in Central Square and providing multiple dance in relative close proximity is necessary to sustain a community which requires a considerable amount of resources in order to operate. It is not by chance that Studio at 550 has the amenities that make dance "possible". As director I have dedicated my life as a dance artist who has been also practicing and studying media/projection art in parallel. Due to the considerable amount of resources required for dance, it's sometimes more difficult to integrate other arts disciplines due to lack of safe and appropriate amenities in spaces designed for other disciplines. It is with this premise that Studio provides one of the few spaces in Massachusetts outside of University where dance can exist to interact with other disciplines in practice, not only in performance.

## TRANSPORTATION

Central Sq provides a unique and important location for Studio at 550. With artists coming from Dorchester, Roxbury, Watertown, Arlington, Somerville, Lynn, Salem, Revere, Jamaica Plain, Mattapan, Brighton, Boston, and some out of state. Central Square is a transportation center which makes cultivating professional artistic relationships a reality. This is especially important due to the proximity to Dance Complex and formerly Green Street Studios. Dance happens when there are people in a studio space to work. It can't work in our backyards, or kitchens, or a painting studio. Dance requires multiple bodies at time who come from various locations to meet up, and spend a few hours to rehearse, take class, or perform.

## METRICS

Studio at 550 has over 57 monthly members, 624 active contacts who rent out the space on the continuum, 18 ongoing weekly classes with over 360 students who come weekly. Over 24 performances per year happen here, and with a staff of 1 + 1 workstudy. I'm sincerely proud of all of what was created and possible within the last 3.8 years.

## SOLUTIONS?

We are aware that the space where Studio at 550 currently resides is intended on developing micro unit apartments. And while we feel yes, housing is a benefit of this plan, displacing an arts organization which feeds the cultural vitality of not only Central Sq, but the greater Boston/Cambridge area would be a substantial detriment to the Central Square Cultural District which will ultimately diminish the value of the district considerably. After loosing many arts organizations over the years due to development, and within these last few months another dance organization Green Street Studios, it would be not only a shame, but a slap in the face for the Cultural District who have fewer and fewer arts organizations who help get the district its name. I'm here with an open mind to figure out ways in which we can work together as a community to create solutions for situations such as this.

Callie Chapman  
Director  
Studio@550

Dear Cambridge Council (via Callie at Studio at 550),

Over the last few years, Central Square (and the greater Cambridge area) has lost important arts communities & venues such as the EMF space, Green Street Studios, and TT the Bears to the "progress" of high end real estate development and raising rents. As a successfully self-employed musician living in Cambridgeport, I marvel and am disgusted by Central Square's Cultural District designation. What can those words mean to those who care about the vitality of the arts in Cambridge and see the city do nothing to support the arts communities that have contributed successfully to the Square to give it that designation? They are empty words and a convenient way for the city to capitalize on the culture that these arts groups have worked so hard to foster without any work from the city. Please do not let the Studio at 550 be another victim of the Cambridge Council's inability to step in to maintain the arts component of Central Square's Cultural District by stopping the proposal of the landlord of 544-550 Mass Ave. to redevelop the property into micro-unit residential apartments. Stop the previous cycle in Cambridge of taking advantage of thriving arts communities for the city's economic gain and support the arts communities that are still left in Central Square while we still have them.

Thank you,  
Valerie Thompson

Studio at 550  
550 Massachusetts Ave.  
Cambridge, MA 02139  
617-863-2550  
[www.studioat550.org](http://www.studioat550.org)  
[callie@studioat550.org](mailto:callie@studioat550.org)

January 8, 2020

To the Cambridge Board of Zoning Appeals:

We are writing to protest case# BZA-017219-2019, for a variance for the building addressed at 544 Massachusetts Avenue, Cambridge due to objections to the following:

The applicant, Cliff Schorer is requesting variance request on 3 ordinances: Lot area for each dwelling unit to be decreased from 300sf to 151ft; Number of dwelling units to be increased from 20 to 29; and Number of parking spaces to be decreased from .5/du to 0.

Citing item B of supporting statement where applicant writes, *"There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration."* We object to, especially the last part of the argument noting that Studio at 550 is a very active arts organization who serves nearly 300 artists per week providing much needed rehearsal, class, and performance space which contributes to the cultural identity of Central Square. Since the transfer of ownership of the building Studio at 550 has paid our \$2300/month rent on time every month, contradicting the argument that the business is a "failure" as an assembly space. Studio at 550 provides not just space to artists but also much needed programs and community engagement efforts which not only engage artists, but also neighbors to Central Sq, the greater Boston arts scene, and artists and audiences from throughout New England and beyond.

Studio at 550 has operated in the 3rd floor space since 2016, and while we agree that the building has fallen into disrepair, a more fitting solution to the development of the space would be to make efforts to include an already existing arts space into the plan for development of the building.

Citing item E of the applicant's supporting statement where he argues that the conversion of zoning from retail/office to retail/residential would be "in the spirit of recent Zoning changes to the CSQ Overlay" we would argue the following: There has been some considerable effort in establishing an Arts Overlay District within Central Sq, with Councillor Mallon chairing Mayor McGovern's Arts Task Force in efforts to support existing artists to strengthen Central Square as an Arts and Cultural District. There has been considerable work in advocacy with the newly established Central Square Business Improvement District in the same vein. Converting existing artist space to residential space would directly contradict these efforts blindly knocking out a much needed resource for the community which the City and other agencies are fighting so hard to retain.

From the perspective of leasee of the 3rd floor of 550 Massachusetts Ave., Callie Chapman, Director of Studio at 550:

A) I never was in correspondence with the current landlord (Cliff Schorer) at all before this request was filed. No effort was made on his part to even engage in conversation prior to his application and posting for request of variance..

B) I showed up at 550 Mass Ave. and there was a notice posted on the building only 7 days before the hearing. Even though one of the property owners (Jim) was in the building 1 day before to check on a leak in the ceiling, he never mentioned it while he met with me.

C) The property owner is citing a "hardship" as the reason he is requesting a variance. Whereas due to financial circumstances surrounding his purchase of the building are interesting there is nothing dire to prevent compliance with existing ordinances.

All requests for variance due to the overarching objective to transform existing arts/assembly space into rental apartment units would detrimentally change in the essential character of the neighborhood. Citing multiple efforts by community members, associations, individual businesses, individual artists, arts organizations, City councilors, mayors, and citizens of Cambridge to keep the arts in Central Sq in particular, this project will contradict these efforts and strip one more arts organization from the district. Contributing to the ongoing deterioration of stability for the arts in Cambridge.

With objection to the variances requested,

Signed:

Eric	Bornstein	(617) 417-4961	Artist, Arts Educator, Performer
Aislinn	Brophy	(561) 504-9288	Freelance Theatre Artist & Arts Administrator
Margaux	Skalecki		Director of Theater Arte Being Seen Being Heard
Jack	Tan	(857) 207-7907	Student/Dancer
Irene	Hsi	(510) 304-3877	Choreographer/Renter
Ellen	Godena	(617) 407-2333	Movement Educator/Choreographer
David	Karger	(617) 767-6527	
Katerine	Gagnon	(413) 424-6665	Dancer, Ensemble Inédit
Dayenne	Walters	(617) 894-6885	Member of Dance Community since 1998
Emily	Beattie	(617) 256-8789	Choreographer and Dancer
Carl	Alleyne	(617) 905-0512	Dance Instructor
Anna	Patterson	(781) 439-7601	Arts admin/dancer/choreographer Dance teacher , choreographer and director artistic Papsy Naay Leer Dance Company
Papa	Sy	(631) 805-7172	
Arthur	Duffy	(617) 671-6576	
Meghan	McLyman	(617) 320-4764	Dance Professor at Salem State University
Jason	Weeks	(617) 349-4383	Executive Director/Cambridge Arts Council
Benjamin	Cuba	(508) 736-3871	Dance Accompanist/Studio@550, The Dance Complex
Anastasia	Yendiki	(734) 222-0907	Dance instructor, Flamenco Boston
Erin	Scarry	(857) 600-1714	Independent Performing Artist
Callie	Chapman	(617)863-2550	Director, Studio at 550, Choreographer and Multi-Media Artist
Ivan	Korn	(781)640-7648	Musician

LALA ROBERTS 617 331 7729 - DANCER  
Jacquelyn Bowden 617-429-4656 dancer  
Richard Tibodeur 617 953 9103 dancer  
Malick ngom 646 934 3047  
Cassandre Charles 857-318-5546  
Joe Buego 617 686 4146 director, ensemble Inédit

# | THE DanceComplex |

536 Massachusetts Avenue  
Cambridge, MA 02139

February 18, 2020

To: Central Square Advisory Committee  
Cc: Callie Chapman, Director, Studio 550; Michael Monestime, Executive Director, Central Square Business Improvement District; Jason Weeks, Executive Director, Cambridge Arts; Vice Mayor Alana Mallon, City of Cambridge (chair of Mayor's Arts Task Force); Mayor Sumbul Siddiqui, City of Cambridge

To Our Friends of the Central Square Advisory Committee:

I am writing today to express concern for more development that would infringe on at least two arts institutions in Central Square, a state-designated Cultural District: Studio 550 at 550 Mass Ave, and our own The Dance Complex.

There has been great effort and articulation heeding us as a city to be aware of how our specific arts ecology is eroding in the Square. In recent discussions, including those of the 10<sup>th</sup> months study the Mayor's Arts Task Force undertook, the closure of Green Street Studios, the EMF artists' studios, great and sound statements are made that we can't allow more of our arts businesses and community to be forced out.

I bring these thoughts to the discussion on February 19<sup>th</sup>, as Central Square Development proposes plans to develop the buildings where Studio 550 is housed, and adjacent to our property. We would welcome in-depth discussion with the developers on their plans, and would also welcome a guiding hand from the City that would encourage these and any developers to work with us in the arts community. If the goal is to retain the unique-ness of Central Square as a vibrant and dynamic center of art and culture – and developers are using this as a selling point to their tenants – then we have the opportunity to stop the erosion of long standing contributors to that vibrancy and dynamism we as arts institutions bring.

I appreciate the many discussions that have occurred since the Green Street closure- the ones we have been included in and, likely, countless other ones that have occurred. I know there is great sentiment to support the arts. It is time for us as citizens to act upon the wishes of what we want Central Square to be, what we want it to sustain. And we count on our city government, including its arts council, to find ways to encourage all who have a stake here to work together toward our goals.


Aside from being introduced to the developers proposing the build-up of 550 Mass Ave, we have not been engaged by the developers in any discussions regarding their plans, seeking our input. We would hope that any developer would be seeking to sustain the arts organization on site or find ways to support it in transition; and as a neighboring business alone we should be consulted; that we are a nonprofit and arts organization should make the consult even more necessary.

New development should contribute to the place keeping of our community and in this specific case, to the sustenance of the cultural and arts community. It should not be allowed to dismantle it. We are Cambridge, and we know better. Happy to be part of further discussions.

Sincerely,



Peter DiMuro  
Executive Artistic Director

 617-547-9363

 /DanceComplex

 /TheDanceComplex

 /DanceComplex

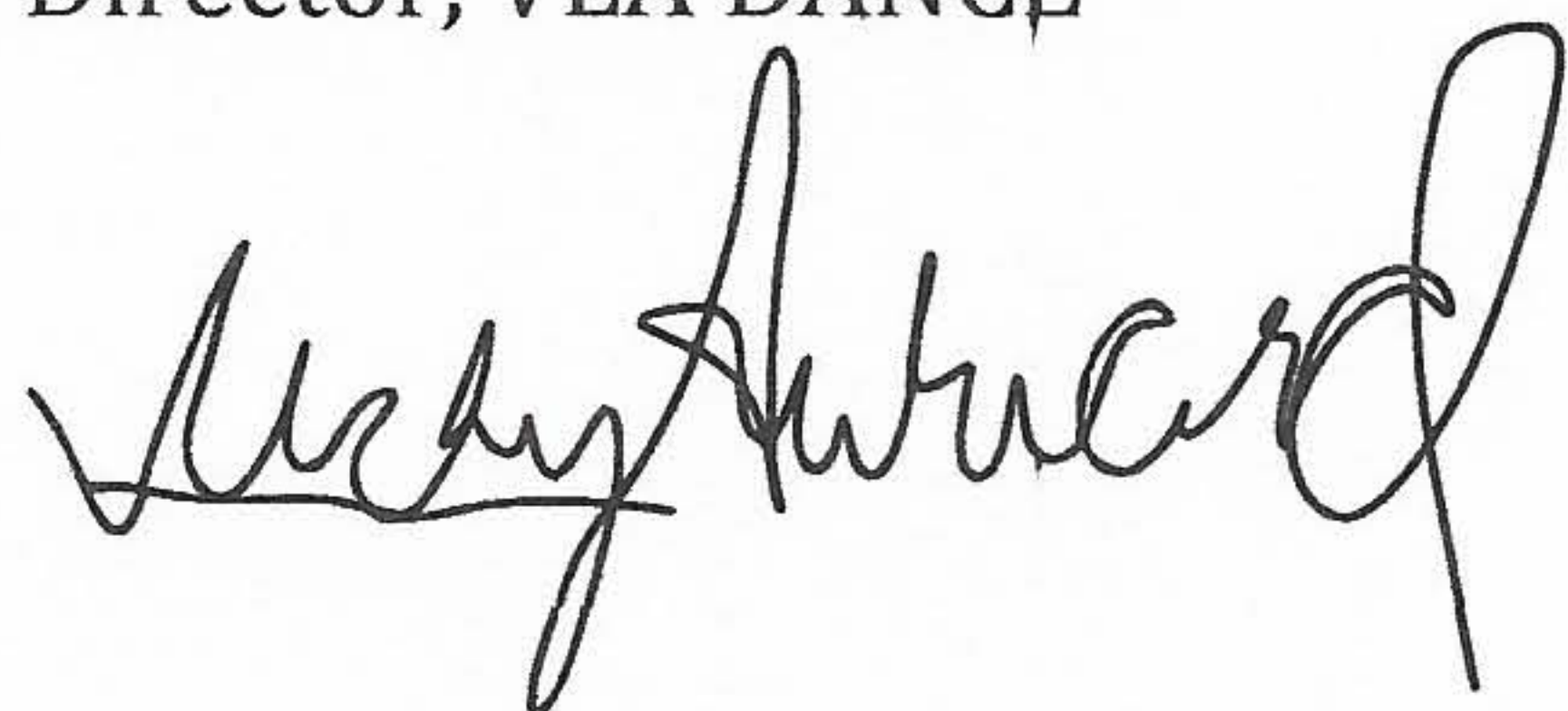


To Whom It May Concern:

I'm writing in regards to Studio at 550.

I am a professional dance artist who got their start working with organizations such as Studio at 550. When I first graduated from college and moved back home to the Cambridge area, I did a work-study program led by Callie Chapman at Studio at 550. In exchange for strengthening my administrative skills via work at Studio at 550 I received studio space for rehearsals. These rehearsals served as a stepping ground for my new dance company (2 years later) VLA DANCE. Without organizations like Studio at 550 so many artists, dancers, musicians, and community members would not have access to structures that support their first steps in creating on a larger scale. Studio at 550 is integral to Cambridge and Boston arts scene. Without Studio at 550 the performing arts community would only have one accessible dance studio in Central Square, Cambridge and that is not a sustainable structure. Thus we also need Studio at 550 to continue on because it provides options and more space. Studio at 550 serves people of all kind – not just professional dancers, although the support for professional dancers is currently unparalleled in this city. Recently I met a woman who holds SOCA dance classes at Studio at 550 and she told me that her main clientele are people who work in the corporate sector (based in both Cambridge and Boston) who want to dance to balance out their work life schedule. This serves as a wonderful example as to how the arts support a livable community. No one wants to live somewhere where there are no arts. Central Square is the art capital of Cambridge. I grew up in the suburbs of Boston and traveled 30-minutes on the weekends to come take dance classes in Central Square, Cambridge. People travel to Central Square for the arts; it's one of the most beautiful and authentic places in Massachusetts. Studio at 550 contributes to that landscape and it would be an incredibly horrendous mistake to get rid of this wonderful organization.

Thank you for your time,  
Victoria Lynn Awkward  
Director, VLA DANCE



**Subject:** Studio @ 550

**From:** Eric Bornstein <behindthemask1@gmail.com>

**Date:** 2/18/2020, 10:57 PM

**To:** Callie Chapman <callie@studioat550.org>

Letter of support for the Studio at 550

To Whom It May Concern,

I lived in Central for over 20 years from 1981. I still go onto Central regularly for dance classes and other arts programming. This is where the young artist I was evolved into a career professional artist who has contributed to the cultural life of Cambridge and beyond for almost 40 years as a Fulbright Scholar, IRNE award winner, and designer for institutions like Boston Ballet, Boston Lyric Opera, Underground Railway Theater, and many others. Central Square was essential not just for me but to generations of artists who are daily nurtured and inspired by the dance schools and other artist spaces. So many arts orgs have closed over the past 30+ years. Our cultural centers have become gentrified and sterilized. There are fewer places for young artists to thrive and for professional artists to work and teach. Artists need urban cultural centers like Central to create their necessary work. Callie has been an ardent and tireless advocate of the arts as well as a brilliant artist herself. Her Studio at 550 is the kind of institution that makes Central a desirable destination for dance students and professionals. After the loss of the Green Street Studios, I would think that those who are caretakers of the Central legacy would protect this vital institution. Please support Callie's effort to preserve the Studio at 550.

Thank you,

Eric Bornstein

To the Central Square Advisory Committee:

I'm writing in support of keeping Studio at 550 in Central Square, ideally in its current building.

I live in North Cambridge, work at a tech company in Kendall Square, and have been taking flamenco classes for the past five years; these classes just moved to Studio at 550 after the Green Street Studios closure this past fall.

The recent Mayor's Arts Task Force Report noted the importance of having artist space within a 5-minute "pedestrian walkshed" of the Central T stop for accessibility. Accepting the loss of Studio at 550 would mean losing 900 square feet of artist space that is very much within this pedestrian walkshed.

This space has been used for dance for decades. While The Dance Complex is wonderful, it cannot absorb everyone who has been displaced from Green Street Studios and may be displaced from Studio at 550.

Employers locate in Cambridge because this is a desirable place to live for the talented, creative, passionate people they want to hire and retain. Cambridge's creative economy connects its residents to one another, enriching the lives and opportunities of all people, particularly those in marginalized groups.

If we treat this as an externality which can be taken for granted, it will disappear. This city's innovation economy will become even more unequal, and eventually hollow out.

Cambridge is a vital and growing city in need of more housing, in no small part because of why Central Square was named a Cultural District. Let's find a way to have residential, retail, and artist space here.

Sincerely,  
Barb Strom

February 7, 2020

To Whom It May Concern,

I have been a Boston based dancer my whole life. As a life long resident, it is especially apparent to me that art spaces, particularly dance spaces are disappearing at a rapid rate. Studio at 550 is one of the few affordable dance spaces within the Boston/Cambridge area. It is incredibly important for dance makers, particularly those who are not established yet (I am 31 and just honing in on my professional career) to have affordable spaces to rent.

Studio at 550 has housed rehearsals for my small dance company, I have participated in performances in the space, and they support the arts community in Cambridge/Boston in a myriad of ways. They offer a residency program for companies that provides free rental space and mentor-ship.

In a city that is becoming every increasing difficult to live in due to cost, it is paramount that we support our cities artists and those who make Cambridge an interesting place to live. Artists need spaces in which to practice. The dance community just lost Green St Studios, one of the only other affordable performance/rental spaces. Don't let Boston/Cambridge loose one of our last creative spaces in support of affordable housing. We need your help to keep the creativity in our city.

Best,  
Adriane Brayton

12 Adelaide St.  
Boston, MA

Dear Advisory Committee Members,

I'm writing in support of Studio at 550 in Central Square to try to ensure that the studio is not displaced by development in the building. Although I understand the need for housing in Cambridge, Studio 550 is a venue that provides critical rehearsal and teaching space for dance artists from Cambridge and beyond.

With the loss of Green Street Studio in the Square, the arts community can't afford to lose another space. Central Square has been a magnet for artists since the 1970s because of affordable rehearsal, teaching and performance space. In addition to bringing working artists to the neighborhood, these spaces attract students, audience members and others who come to the square for classes and rehearsals but also eat at the restaurants, shop at stores and generally bring a lively, engaged and positive energy to Central Square.

Please make certain that this important space continues to be a resource to Cambridge and the wider community.

Respectfully,

Amy Zell Ellsworth

Board Member, New England Foundation for the Arts

January 9, 2020

Dear City of Cambridge,

My name is Benjamin Cuba, and I am active, working musician in the Somerville and Cambridge arts community. This letter is in response to the potential and possible closing or rezoning of Studio @550 and other business at the 550 Massachusetts Ave. address. Studio @550 and other businesses and units should not be closed in this process.

Studio @550 provides a useful and exciting space for rehearsals, residencies, and performances for creative, intelligent artists in the Boston dance community. A lot of purposeful and engaging work has been crafted and presented in such a space. Studio @550 has showcased and harnessed the talent from the dancers, choreographers, musicians, and artists across this city, and continues to support projects from experts and novices alike. It is more than merely a studio, but rather a keystone community center where patrons and lovers of the arts can admire and learn from each other.

Furthermore, this rezoning situation has not been executed with much clarity or consideration to the working parties involved.

Central Square should not lose another creative space. Cambridge can achieve a more vibrant artistic community. Please reconsider your efforts to close an already functioning and successful creative space.

Thank you for your time and consideration.

Benjamin Cuba

Dear Board of Zoning Appeals City of Cambridge,

My name is Carl Alleyne and I am a dance instructor and performing artist teaching in the city of Cambridge. I teach at Studio 550, and I and my students love it there! The studio has a great owner in Callie Chapman and a fantastic community.

I am writing in support of Callie Chapman of Studio 550. I've known Callie for a number of years and have rented studio space for a number of years. Studio at 550 is active and has a great community, and is one of the pillars when it comes to dance in Cambridge. Musicians and other artists also go to this location to enhance their craft. I even had the TV show "Chronicle" come and interview me, and we did the interview at the Studio at 550.

This is a very dire time right now, as a lot of artists are displaced and do not have homes to continue to enhance community and culture through the arts.

Converting existing arts space to residential space would put a big dent in our community. I ask that this letter be considered.

Sincerely,

Carl Alleyne  
Dance Instructor/ Performing Artist

January 9, 2020

To: The Board of Zoning Appeals  
City of Cambridge

From: the undersigned dancers

We are writing about the Variance Request submitted by Clifford Schorer. If his variance is granted, Studio 550 will be impacted, possibly removed. Studio 550 is an important resource for the dance community in Cambridge and several of the surrounding cities and towns. It provides rehearsal space for dancers and musicians and performance space for various events. The dance community in Central Square has already been very hard hit by the closure of Green Street Studios to development. Central Square prides itself on being a center for the arts. Don't let Studio 550 be yet another loss for the local dance community.

Sincerely,

Allison Ross  
Vicky Steinfeld  
Sue Purvey  
Julie Leavitt  
Joanie Block  
Karen Klein



Dear CDD and staff:

I want to register my horror that the city would even consider taking over one of the LAST public art spaces in Central Sq. I know how hard it has been to keep the Dance Complex from being taken over and Callie Chapman has put in her own resources to provide a place to make art - It is not only unfair unjust and unnecessary but a contradiction to the promises the city manager and staff has made to make Central sq. a registered artistic center. I know there are alternatives for building micro-units so please keep the studio open for me and all the other artists in Cambridge .

Sincerely  
Alice Heller  
22 Corporal Burns Rd

## Joseph, Wendell

---

**From:** Flightorvisibility Music <flightorvisibilitymusic@gmail.com>  
**Sent:** Wednesday, February 19, 2020 7:39 PM  
**To:** Joseph, Wendell  
**Subject:** Statement read at committee meeting

Hello Mr. Joseph,

Thanks for asking me to send you the statement I read at your committee meeting.

Here's the statement:

Hi, my name is Rafael Natan, I am a local performance artist and I am also the events coordinator at Make Shift Boston. I was a Cambridge resident last year but was priced out.

Today I am here in Solidarity with Studio at 550. Like Make Shift, Studio 550 is one of the few spaces in the greater city where any artist can rent space affordably to realize their vision. I remember going to one particularly memorable event at Studio 550 where musicians and dancers were encouraged to develop an improvised story performance together. This event completely changed the way I perform and teach and it is of utmost importance that we as citizens of the Greater Boston area continue to hold space for these kinds of community events.

In my 9 years in Boston, I have seen at least 12 different community spaces like Studio 550 shut down, that rate being greater than 1 per year. Rents for such spaces are going up and we honestly can't afford to lose any more of these spaces.

Additionally, I've seen an influx of new luxury housing units, often remaining vacant for years while market rate of the neighborhood catches up to the rate of the new developments. Meanwhile our homeless population is growing and the income metric to consider a unit "affordable" is significantly higher than the annual income made by anyone I know in the extended artist community.

The landlord of 550 mass ave mentioned \$30,000 a year as a metric for affordability. As a full-time artist, I make about \$5,000 a year and I'm one of the lucky ones, one of the few people who does not have student debt. If I did, I would not be able to live in Boston at all.

So my question is how are we going to continue to hold space for working artists and how are we going to insure that new housing projects actually cater to those who need housing the most?

Sincerely,

--

Rafael Natan  
Oboist, Violinist, Singer, Songwriter, Educator  
pronouns: They/Them/Theirs

IG: @flightorvisibility  
New single: [Always](#)

## Joseph, Wendell

---

**From:** Studio at 550 <callie@studioat550.org>  
**Sent:** Thursday, February 20, 2020 12:07 AM  
**To:** Joseph, Wendell  
**Subject:** Fwd: support letter

Dear Central Square Advisory Committee,

I write this letter as a performing artist who moved to Cambridge 10 years ago because of the work and professional development opportunities this city offered. While I no longer live in Cambridge due to rising rents, it has continued to be the home of my artistic practice thanks to places like Studio550, The Dance Complex and Green Street Studios, which have been the equivalents of offices or workshops for me and so many other artists who need the resource of space to develop their work. It is due to this practice, in these places, that I am able to teach and enrich the lives of people in the community at places like the Cambridge Public Library, Cambridge Citywide Senior Center and Cambridge Friends School, and create and perform work in countless venues and public places around the Boston area.

As arts organizations and businesses such as Out of the Blue Gallery, EMF, Green Street Studios and others have been forced to close due to egregious rents and what seems to be the prioritizing of income versus healthy, robust communities by both property owners and the city, I am deeply concerned that these places of work, creation and leisure are not being protected. Once a beacon of productivity, hope and innovation in the arts, Cambridge is becoming a place of gentrified, class homogeny.

I urge you to actually demonstrate your proclamation of Central Square being a "Cultural District" by saving our spaces for arts and culture for all residents and visitors alike. Insist that developers and property owners respect Cambridge's long standing commitment to supporting people of all walks of life. Help them to realize that taking away spaces for arts and culture takes away jobs, opportunities for personal and communal growth and the character that helps to make Cambridge the special city that it is.

I am happy to discuss this further and help advocate for Studio 550 and other spaces. I can be reached at [kara@karafili.com](mailto:kara@karafili.com) should you like to connect.

Thank you for reading and for your work on this matter,

Kara Fili

--

Educator / Artist / Administrator  
MFA Interdisciplinary Arts; Concentration in Performance Creation  
[www.karafili.com](http://www.karafili.com)  
978 - 500 - 1079  
She / Her / Hers

**"It Goes Like This...Stories of Movement"**  
**a multi-modal evening of storytelling at The Dance Complex**  
**March 27, 2020**  
<https://storiesofmovement20.eventbrite.com>  
IGLT fundraising page: [gf.me/u/xf3ct5](https://gf.me/u/xf3ct5)

**@ItGoesLikeThis\_Events**

**#itgoeslikethis2020**

**FB Event:** <https://www.facebook.com/events/156699349082500/>

## Joseph, Wendell

---

**From:** Olive Rappoli <orappoli@gmail.com>  
**Sent:** Thursday, February 20, 2020 6:31 PM  
**To:** Joseph, Wendell  
**Cc:** sjoseph@cambridge.gov  
**Subject:** 550 Massachusetts Ave

Hello Wendell,

My name is Olive, I attended the Central Square Advisory Committee meeting on February 19th regarding the proposed development at 544-550 Massachusetts Avenue. I'd like to say first off, thank you for facilitating the meeting, I found it very informative! I am a shy soul and this was the first meeting of its kind that I have attended, but I felt very much compelled to be present to support the case for preserving the arts scene in Central Square.

I have been coming to Central Square for dance, music and art for the last 7+ years. I am a dance student with Flamenco Boston, which holds its classes at Studio@550, and prior to its closing I also took classes at Green Street Studios. I have lived and worked in the Boston/Cambridge area my entire life, and Central Square has one of the most vibrant personalities of all the neighborhoods that I have come to know. All of the squares in Cambridge have restaurants, bars and storefronts, but Central Square has so much more than that. The high concentration of artists, music venues, dance studios and socials has provided a home for the arts community that is extremely unique. To have so many businesses and organizations dedicated to the arts clustered together and accessible to the public is truly special and important to the strength of the community, and is not something that can be easily rebuilt once dispersed. As a hub for the arts community, these spaces also draw consumers for other businesses in Central Square.

The loss of Green Street Studios was a difficult one, and it would be a shame to see the same happen to Studio@550. I could go on for many pages describing what dancing means to me personally, and can only imagine how devastated other members of the dance community were, who rely on these spaces for their livelihood, physical and mental health, and recreation. It is so important to preserve places like these that bring together people of all races, ages and backgrounds. So many diverse artists were displaced with the closure of GSS, and many have found new home at Studio@550. Spaces like Studio@550 need to remain open not only for the existing community but also to inspire and foster future artists and allow unique cultural neighborhoods like Central Square to thrive.

Thank you so much for your time, and best of luck on your new position!

Best Regards,  
Olive Rappoli



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2020 NOV -2 AM 11:53  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA - 017219 - 2019.

Address: 544 Mass Ave

Owner,  Petitioner, or  Representative: Clifford Schorer  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 11/2/20

  
Signature

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

\* \* \* \* \*

(7:28 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Andrea A. Hickey, Jim Monteverde, Matina  
and Jason Marshall

CONSTANTINE ALEXANDER: Okay, the Chair will now  
call Case Number 544 Massachusetts Avenue, Number 017219.

Anyone here wishing to be heard on this matter? Apparently  
not.

We are in receipt of a letter, which I will read  
into the record requesting a continuance. This letter is  
from the petitioner, Cliff Schorer, S-c-h-o-r-e-r. He --  
I'm going to just summarize his letter. He would like to  
request a continuance to continue the hearing into early to  
mid-January, to allow sufficient -- and the words got cut  
off.

So anyway, the proposal is to continue this case  
until -- what's the second one in January?

SISIA DAGLIAN: The twenty-eighth.

CONSTANTINE ALEXANDER: Twenty-eighth? Before I  
propose a motion, I want to make a statement. And this --  
I'm speaking for myself and this does not represent the



1 views of the Board, and perhaps my comments are not  
2 appropriate at this point.

3 I don't understand why a petition -- that we have  
4 this petition before us. This is not a zoning case. We've  
5 had -- this will be the fourth continuance we've given.  
6 This case started in January 9, 2020, so if we continue the  
7 case it will have gone for a year.

8 The reason I say this is not a zoning case is that  
9 in no way is the petitioner in my judgment -- and it is a  
10 personal judgment -- entitled to zoning relief. The  
11 standards for a variance are dramatically different from  
12 what you're proposing.

13 You don't meet the requirements for substantial  
14 hardship. You certainly don't meet the requirements for  
15 soil conditions and the like.

16 What needs to be done here, with regard to the  
17 project -- and by the way, I'm not opposed to the project,  
18 per se -- but what needs to be done is the city has to  
19 create an overlay district for Micro Studio Apartments.

20 And that will say where in the city they can be  
21 built and where not. It can lay down ground rules for how  
22 big or how small the apartments can be, and whether there's

1 any parking requirements or anything else that seems  
2 material to the drafters of this.

3 And that way we'll have a framework for the city.  
4 Now, if we were to -- if, if and I underscore "if" we were  
5 to grant the zoning relief that's being sought come January  
6 after one year, how do we handle other cases involving micro  
7 studio apartment buildings? If we grant the relief here, we  
8 have to grant it there!

9 I just think this case is just misconceived and  
10 should not be before our Board. And I've said my peace, and  
11 I'll now make a motion to continue this case until 7:00 p.m.  
12 on January [28?] --

13 SISIA DAGLIAN: Yes.

14 CONSTANTINE ALEXANDER: -- January 28, subject to  
15 the following conditions, and these conditions are known  
16 very well to the petitioner, since he's continued this case,  
17 as I said, three more -- three times previously.

18 One, that the petitioner has to sign a waiver of  
19 time for decision, and he did so with regard to the earlier  
20 continuances. So that's been satisfied.

21 Two, a posting sign has to be erected and  
22 maintained for the fourteen days prior to January 28, as

1 required by our ordinance. I would note that no sign up  
2 there right now for tonight's hearing.

3 And lastly, that to the extent that there are new  
4 plans, revised plans, dimensional forms and the like, all of  
5 which must be in our files no later than 5:00 p.m. on the  
6 Monday before January 28. That's the motion.

7 Brendan?

8 BRENDAN SULLIVAN: Brendan Sullivan. Reluctantly,  
9 I will continue to vote to continue this thing one more  
10 time. I really was almost of the mind of not wanting this  
11 to continue, because it has started back in January 9, it  
12 has gone until February. It has also been heard in July,  
13 and now tonight in November.

14 It appears that the petitioner is not ready for  
15 this proposal to come before us, and that there are  
16 conflicting circumstances here in what he wants to do at  
17 this particular location, and I don't think he has really a  
18 good faith effort to try and resolve that, and that --  
19 again, this thing goes back 11 months. And I would not vote  
20 -- I would not -- I was prepared not to vote to continue  
21 this matter.

22 However, in deference, I will vote to continue

1 this matter until January 28 for one more time, and if it is  
2 not heard on that particular night, then I would make the  
3 motion to deny the petition before us. So yes to the  
4 continuance.

5 CONSTANTINE ALEXANDER: Andrea and Jim?

6 JIM MONTEVERDE: And Jim Monteverde, yes to the  
7 continuance?

8 CONSTANTINE ALEXANDER: Andrea?

9 ANDREA HICKEY: Yes, Andrea Hickey, I endorse Mr.  
10 Sullivan's sentiments, and it seems this case has been  
11 kicking around for long enough. So I agree that we give  
12 them one last time to be ready to proceed. So yes, in favor  
13 of the continuance.

14 CONSTANTINE ALEXANDER: Okay. Matina?

15 BRENDAN SULLIVAN: No, this will be --

16 JASON MARSHALL: Actually, it's me, Mr. Chairman.

17 CONSTANTINE ALEXANDER: Oh, that's right. I'm  
18 sorry. Go ahead. You continue.

19 JASON MARSHALL: So I'm new to this case, but I  
20 just -- I think you made a really important point, Mr.  
21 Chairman, and this does seem to present a larger policy  
22 issue around Micro units that, you know, really the BZA

1 doesn't appear to be the proper form for those kinds of  
2 policy changes. And, you know, we're obviously constrained  
3 by the requirements of the Massachusetts General Laws and  
4 our zoning ordinance.

5 But I'm inclined to support the continuance, and  
6 so, I would vote to do that.

7 CONSTANTINE ALEXANDER: Thank you. And as I've  
8 indicated before, with a great deal of reluctance I am  
9 supporting the continuance one more time.

10 With that, the case is continued until 7:00 p.m.  
11 on January 28.

12 BRENDAN SULLIVAN: Twentieth.

13 CONSTANTINE ALEXANDER: Twentieth? I thought --

14 SISIA DAGLIAN: 28.

15 CONSTANTINE ALEXANDER: What?

16 SISIA DAGLIAN: 28.

17 BILL ARDINGER: 28.

18 BRENDAN SULLIVAN: Oh, 28, sorry.

19 CONSTANTINE ALEXANDER: Thanks. Okay. Case is  
20 over -- for now. Moving on.

21

22



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Tom Galicis Date: 1/11/21  
(Print)

Address: 544 Mass Ave

Case No. BZA-017219-2019

Hearing Date: 1/28/21

Thank you,  
Bza Members

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

\* \* \* \* \*

(8:24 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Jim Monteverde, Laura Wernick and Janet  
Green

CONSTANTINE ALEXANDER: The Chair will now call  
Case Number 017219 -- 544 Massachusetts Avenue. Anyone here  
wishing to be heard on this matter?

SISIA DAGLIAN: He has to unmute?

CONSTANTINE ALEXANDER: Sorry?

SISIA DAGLIAN: There we go.

CLIFF SHORE: Hello?

CONSTANTINE ALEXANDER: Hello.

CLIFF SHORE: Yes, this is Cliff Shore. How are  
you. I also have you on Zoom, but unfortunately, I think  
I'm going to have to use audio here, because it's not  
connecting via Zoom.

SISIA DAGLIAN: Okay.

CONSTANTINE ALEXANDER: Okay, if we -- as I  
understand this case, you wish to continue this case, is  
that correct?

CLIFF SHORE: Yes. If I may, I would like to

1 thank the Chairman and the Board for hearing us again.

2 And I did read some ex-parte comments from the  
3 transcripts of the last meeting, which I didn't attend,  
4 where I had asked for a continuance. And I just would like  
5 to address those briefly. I know that we'll be back, as I  
6 mentioned --

7 CONSTANTINE ALEXANDER: No, sir, I don't want to  
8 get into a discussion of the case.

9 CLIFF SHORE: Okay.

10 CONSTANTINE ALEXANDER: That causes problems for  
11 us. It makes this a case heard. We've got to find five --  
12 the same five people present, and since we're not going to  
13 make any decisions tonight anyway --

14 CLIFF SHORE: Okay.

15 CONSTANTINE ALEXANDER: -- I suggest you save  
16 those comments for the next time you appear before us. I  
17 would say to you, though, that I don't think our Board  
18 should be hearing this case until after you run through the  
19 zoning process. And I believe that you're planning to do  
20 that, and you have started that as well. Am I correct?

21 CLIFF SHORE: Yes. Yes, you are correct. And I -  
22 - shall I update you on that process or is that not



1 relevant?

2           CONSTANTINE ALEXANDER: That's okay. Particularly  
3 it's the timing; how long you think before you'll be through  
4 the process.

5           CLIFF SHORE: Okay. So we -- one of the major  
6 issues was the tenancies in the building, and we have -- as  
7 you recall -- a large number of the dance community attended  
8 our first meeting to object to our plans.

9           We have subsequently worked with the dance  
10 community in the building for six months and have resolved  
11 that issue. We have paid the tenancy to relocate. We've  
12 helped them relocate, and therefore now we are stepping  
13 before the Planning Board. We will need until April, we  
14 believe, to conclude that effort, and then we would like to  
15 return to you. And if April 22 or 8 is available, we would  
16 be happy to do that.

17           CONSTANTINE ALEXANDER: April 22 is three months.  
18 That's fine. We know all five members can make it. We know  
19 Andrea is not on. We only have four, so --

20           SISIA DAGLIAN: It's unheard, so it doesn't  
21 matter. It hasn't been heard, so it --

22           CONSTANTINE ALEXANDER: What?

1           SISIA DAGLIAN: It hasn't been heard, so --

2           CONSTANTINE ALEXANDER: I know. So we don't have  
3 to worry about who's going to be here. So I'll make a  
4 motion. The Chair moves that we continue this case as a  
5 case not heard until 7:00 p.m. on April 22, subject to the  
6 following conditions:

7           The first has already been satisfied; a waiver of  
8 time for decision, and you've done that in connection with  
9 past continuances.

10          JAMES WILLIAMSON: I'm sorry, Mr. Chairman?

11          CONSTANTINE ALEXANDER: Yes.

12          JAMES WILLIAMSON: I just -- this is James  
13 Williamson again, and -- because I, you know, went out of my  
14 way to be here for this case and didn't understand that it  
15 was going to be continued and notified parties of interest.  
16 Can you explain -- can someone explain how many continuances  
17 can there be?

18                 Because it begins to be -- you know, kind of  
19 disruptive because we don't find out until 48 -- it doesn't  
20 get posted until, like, 48 hours ago that the continued case  
21 -- some people may have been alerted, other people may not  
22 have been. So I just -- first of all, I'd like to

1 understand how many continuances can there be?

2 And also, not only the Planning Board but there's  
3 material in the application having to do with the Historical  
4 Commission, and if Cliff could speak to the status of -- his  
5 understanding of where things stand with the Historical  
6 Commission, that would I think would be appreciated.

7 And finally, Cliff did mention the issue of the  
8 tenants. And I was aware of the negotiated settlement with  
9 Studio 550. There is still possibly an outstanding issue  
10 with the other tenant of interest, the Center for Marxist  
11 Education.

12 And did he have anything to add since he spoke  
13 about the other tenant, if he had anything to add on where  
14 things stand with let's call it the Center?

15 CONSTANTINE ALEXANDER: Okay. I'll try to answer  
16 your question -- at least tell me your question. As to how  
17 many continuances? It's completely discretionary on the  
18 part of the Board. We have a rule of thumb but it's a rule  
19 of thumb that if we feel that no more two.

20 But that's in situations where we're -- we start  
21 to believe we're being strung along, and there's no good  
22 reason for further continuance.

1           We will go over that rule of thumb or two for this  
2 petition. But there are ample reasons why it's appropriate  
3 and necessary. I think the only thing, my comment would be  
4 the petitioner originally for the zoning relief is  
5 premature, unfortunately. But that's how we -- you learn  
6 from life.

7           I think you need -- personally -- I think  
8 personally you need planning relief for starters. There may  
9 be -- you may need to have an amendment to the zoning laws,  
10 to get the relief you're seeking.

11           Because you're talking about creating micro  
12 housing, which -- and if we grant it here, I'm again  
13 speaking off the record -- what's to stop someone from  
14 another part of the city wanting to do it?

15           And what are the rules and requirements? How big  
16 can the apartment be? How small must it be? Should I have  
17 parking? Probably not, but those -- we need an Overlay  
18 District. This creates an Overlay District for micro studio  
19 apartments. And that needs planning.

20           Because if you come before us without that, I  
21 think the chances of getting the zoning relief you're  
22 seeking are not very good. That's a personal opinion, not

1 an official opinion of the Board. That's the best I can do  
2 for you. But I think -- I think this process has started  
3 all the wrong way, and we're in the middle of it, and we've  
4 got to proceed to the end.

5 And hopefully in three months, all these issues  
6 can get resolved. If not, we may have to continue it  
7 further, assuming the petitioner wants to continue to do  
8 that.

9 But I think our patience -- my view is -- our  
10 patience with regard to this case is ample. It's an  
11 interesting and important issue. And we've got to get it  
12 done right.

13 Does that answer your question?

14 CLIFF SHORE: Well yeah, that's helpful. And the  
15 Historical Commission and the status of the other tenant in  
16 the building?

17 CONSTANTINE ALEXANDER: The Historical Commission  
18 is -- from our point of view, only from the zoning point of  
19 view -- is very helpful to us. It is not required. We've  
20 granted zoning relief, for example, in situations that go  
21 contrary to what the Historical Commission would like to see  
22 done. Not often we do that, but it has been done. We have

1 the right to do it. And it'll depend upon the facts and  
2 circumstances when the case comes before us.

3 As for the issue with the tenants, that's not a  
4 zoning issue.

5 JAMES WILLIAMSON: Right, I get it, except that  
6 Cliff did speak to it, and it was mentioned in the letter  
7 that's in the file. And it is -- it's of interest. For  
8 example, perhaps some of that's been resolved, and people  
9 don't need to be -- you know, engaged anymore if there's  
10 been -- you know, to the extent there may be a satisfactory  
11 resolution.

12 But also, my understanding from looking at the  
13 case file with the Historical Commission is not that it's  
14 necessarily what's going to happen before you as whether or  
15 not there's -- this is I'm just asking Cliff while he's  
16 here, and because of what's in the case file that's sort of  
17 ambiguous -- is it Cliff's understanding that it will come  
18 under the jurisdiction of the Historical Commission because  
19 they list different categories of, "demolition" - partial  
20 demolition, significant interior demolition?

21 So it would be useful to know from Cliff if he  
22 knows whether it's his understanding that there will have to

1 be some, or if there maybe already has been review by the  
2 staff, or whether it may yet be determined that it has to go  
3 before the Historical Commission as some form of--quote,  
4 unquote-- "demolition.

5 And of course I'd appreciate it if he has anything  
6 to say, if the Chair would allow, about the other important  
7 tenant who's been involved since the beginning.

8 CLIFF SHORE: If I may, Mr. Chairman, I can  
9 address those pretty quickly. The Center for Marxist  
10 Education, we have created after the first meeting and we  
11 learned about their sensitivities, we've created a basement  
12 meeting space for them with library that they will continue  
13 to have access to.

14 We've also reduced their present rent to a  
15 peppercorn as it were, until, you know, COVID is over.

16 JAMES WILLIAMSON: \$700, I think.

17 CLIFF SHORE: No, no, no, it went down.

18 JAMES WILLIAMSON: Oh, even more.

19 CLIFF SHORE: \$400.

20 JAMES WILLIAMSON: Oh.

21 CLIFF SHORE: And basically, we are accommodating  
22 them until COVID is over, because they can't hold their

1 meetings. So yes, we have -- and we are in extended  
2 conversations with them. We will accommodate them with a  
3 new --

4 JAMES WILLIAMSON: Sounds good.

5 CLIFF SHORE: -- community meeting space. And  
6 James, you have my mobile number, so you're welcome to call  
7 me any time you'd like to address the HDC, or the Historic  
8 District folks.

9 We did meet with them first, and they have  
10 endorsed the plan the way that we proposed it, and part of  
11 our hardship here, not related to zoning relief hardship,  
12 which I can speak to at the next meeting, but part of our  
13 hardship here is that we're dealing with a very frail  
14 building that is not particularly historically significant.  
15 It's built in 1906 and it's basically in need of complete  
16 redo.

17 But yes, that has been addressed.

18 CONSTANTINE ALEXANDER: I'd actually --

19 JAMES WILLIAMSON: Well, thank you, very much.

20 CONSTANTINE ALEXANDER: -- want to continue this  
21 case.

22 JAMES WILLIAMSON: And I -- and this came up



1 quick. I mean, I would only notice this today because of  
2 the way, and I think it would be great if the staff for the  
3 BZA could somehow -- there could be an arrangement where  
4 continued cases, the public have a chance to learn about  
5 them, about when they're going to be heard a little sooner  
6 than just 48 hours before they happen.

7 Because I didn't really -- I didn't know about  
8 this until I happened to look and just --

9 CONSTANTINE ALEXANDER: We gave 48 hours.

10 JAMES WILLIAMSON: -- and just saw it there and  
11 then checked the agenda and saw that you were on the agenda  
12 for tonight.

13 So anyway, that -- it's just a suggestion maybe, a  
14 change in how that's managed by the staff if that's -- it  
15 seemed like it might be a doable thing. It would certainly  
16 be helpful to the public and thanks. And I appreciate,  
17 Cliff, what you were saying about your arrangement with the  
18 Center.

19 CONSTANTINE ALEXANDER: The use of 14 days' notice  
20 to the public, I don't think it's a matter of statute, I  
21 think it's a matter of our rules. It's the rules we've had  
22 for at least 20 years, and no one's had a problem with that.

1           JAMES WILLIAMSON: No, no, it might be noticed in  
2 the paper Gus --

3           CONSTANTINE ALEXANDER: Say it again?

4           JAMES WILLIAMSON: -- you know, not everybody  
5 checks legal notices religiously, I certainly don't -- but  
6 it's also -- and there may be a posting on the side of the  
7 building which, you know, if you don't happen to go by --

8           CONSTANTINE ALEXANDER: That's another issue.

9           JAMES WILLIAMSON: But it's the online posting  
10 that I'm interested in, that you don't see it on the  
11 calendar for the city for the Board of Zoning Appeal until  
12 two days before it's actually been scheduled.

13           And I just think that -- maybe that could be  
14 matched, that could be -- you know, managed so that it  
15 matches the 14-day notice that you're talking about.

16           CONSTANTINE ALEXANDER: All right.

17           JAMES WILLIAMSON: That's a consideration for pro-  
18 bono publica.

19           CONSTANTINE ALEXANDER: We'll take that under  
20 consideration.

21           BRENDAN SULLIVAN: So noted.

22           CONSTANTINE ALEXANDER: And by the way --

1 JAMES WILLIAMSON: Anyway, thank you.

2 CONSTANTINE ALEXANDER: -- with the posting sign,  
3 there's been problems in the past with whether the sign has  
4 been properly posted. It has to be on the property that's  
5 the subject of the case; not down the street, not adjacent,  
6 it's got to be on the building -- on the doorway, a window...  
7 but it's got to be -- it's got to be visible, and it's got  
8 to be -- well, there are the requirements but your building  
9 -- this building that's initially here will meet those.

10 So that's there. That's how it works. Post --  
11 and you have 14 -- people have, who walk by will see it for  
12 14 days, they'll read about it in the newspapers, in The  
13 Cambridge Chronicle, what have you, that this case is coming  
14 up with a date. So it's not 48 hours.

15 JAMES WILLIAMSON: No, no. I'm talking about the  
16 online. I -- Gus, I get what you're saying and I appreciate  
17 that. As far as I know, they complied with those notice  
18 requirements.

19 What I'm talking about is for people who don't  
20 happen to be walking by the building, the main way you can  
21 find out about these things -- specifically the continued  
22 cases, for some reason are not posted online.

1           The online calendar, which especially now with COVID  
2 and everything else, which is our -- you know, we always  
3 reach for that as our justification for every argument, but  
4 -- the online posting for the city calendar and the BZA  
5 calendar for continued cases specifically does not happen  
6 until 48 hours before the date of the hearing. And that's  
7 what I'm talking about.

8           And it seems like that's something that could be  
9 improved or adjusted so that it matches the things that  
10 you're describing --

11           CONSTANTINE ALEXANDER: I get it.

12           JAMES WILLIAMSON: -- which I think are adequate.

13           CONSTANTINE ALEXANDER: Let me raise the --

14           JAMES WILLIAMSON: It's just -- you know, it's  
15 just one additional -- it's just the online calendar listing  
16 of the continued cases.

17           CONSTANTINE ALEXANDER: Fair enough.

18           JAMES WILLIAMSON: But anyway, thank you for --

19           CONSTANTINE ALEXANDER: I will raise it --

20           JAMES WILLIAMSON: -- hearing me.

21           CONSTANTINE ALEXANDER: -- I will raise this with  
22 the staff of the Inspectional Services Department that we go

1 on -- that when we have a continued case, put the posting of  
2 the date for the continued case to be heard will be 14 days,  
3 that the signage has got to be done.

4 JAMES WILLIAMSON: Thank you very much. That  
5 would be extremely helpful.

6 CONSTANTINE ALEXANDER: I'll pursue it. I can't  
7 say I can guarantee it, but I'll pursue that with the --

8 JAMES WILLIAMSON: I've got it.

9 CONSTANTINE ALEXANDER: -- Inspectional Services  
10 Department.

11 JAMES WILLIAMSON: Got it. Thank you.

12 BRENDAN SULLIVAN: Okay. On the motion to  
13 continue?

14 CONSTANTINE ALEXANDER: Oh, yeah, we have the  
15 motion -- I make the motion --

16 BRENDAN SULLIVAN: Brendan Sullivan, yes to  
17 continue.

18 JANET GREEN: Janet Green, yes to continuance.

19 CONSTANTINE ALEXANDER: Janet. Jim?

20 JIM MONTEVERDE: Jim Monteverde, yes to continue.

21 CONSTANTINE ALEXANDER: And?

22 LAURA WERNICK: Laura Wernick --

1 JIM MONTEVERDE: Laura.

2 LAURA WERNICK: -- yes to continue.

3 CONSTANTINE ALEXANDER: The case is -- and I vote  
4 yes as well.

5 [All vote YES]

6 The case is continued until 8 -- I'm sorry, 7:00  
7 p.m. on April 22.

8 CLIFF SHORE: Thank you, Mr. Chairman.

9 CONSTANTINE ALEXANDER: Thank you!

10 JAMES WILLIAMSON: And thanks for indulging my  
11 questions.

12 CONSTANTINE ALEXANDER: That's fine. That's what  
13 we're here -- what we get paid the big money for, to sit  
14 here and do this. All right, thank you very much and thank  
15 my fellow Board members for sitting through this case, all  
16 the cases. Goodnight.

17 COLLECTIVE: Goodnight, bye-bye.

18 [08:26 p.m. End of Proceedings]

19

20

21

22

**Pacheco, Maria**

---

**From:** Cj S <cschorer@gmail.com>  
**Sent:** Wednesday, April 14, 2021 10:10 PM  
**To:** Pacheco, Maria  
**Subject:** Re: 544 Mass Avenue

Dear Maria,

Thank you for checking in. As after a long delay this past week we received the report from Swaathi Joseph and her staff asking us for a number of additional supporting documents for our Planning application, we will indeed need to ask for another continuance. We expect to provide all of the requested documents to Planning by Monday after meetings with the architects, and then we will be heard at their pleasure.

I would like to ask for a continuance until July, and hopefully the matter will be settled before Planning by then.

As we will not attend, unless this request for continuance is refused, or my presence is requested, I would appreciate it if the board reserves judgement and comment until we are able to actually present the decision of the Planning Board, and the facts on the matter. I am sorry we must ask for this continuance, due to the lengthy delays and Covid which has added nearly 12 months to this application.

We look forward to presenting our narrow request to the BZA when the Planning Board has made its decision.

Sincerely,

Cliff Schorer  
508-726-5445

On Wed, Apr 14, 2021 at 9:28 AM Pacheco, Maria <[mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)> wrote:

Hi,

As you know the above mentioned property is coming back next week to the BZA April 22<sup>nd</sup> and the last time we spoke you had said that you may be requesting another continuance. Please, let me know and if you are requesting a further continuance please, email me a continuance letter.

Maria



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## Planning Board Waiver Form

Date: October 25, 2021

**Cambridge Planning Board  
Community Development Department  
344 Broadway  
Cambridge, MA 02139**

**RE: Case #** PB-381.

**Address:** 544-550 Massachusetts Ave.

Central Square Redevelopment LLC, **Petitioner,**

or Clifford Schorer **Petitioner Representative, hereby waives the  
Petitioner's right to a Public Hearing and a Decision by the Planning  
Board on the above reference Case # PB-381, within the statutory time  
periods as required by Sections 9 and 15 of the Zoning Act of the  
Commonwealth of Massachusetts, until February 28, 2020.**

**Massachusetts General Laws, Chapter 40A.**

Cliff Schorer Signature



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 28, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS:  
 ZONE: X  
 COMMUNITY PANEL: 25017C0576E  
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:  
 OWNER OF RECORD:  
 CENTRAL SQUARE REDEVELOPMENT, LLC  
 10 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772

REFERENCES:  
 DEED: BK 71483; PG 536  
 PLAN: PL BK 46; PL 5  
 PL BK 123; PL 23  
 PL 1941 #568  
 PL 1965 #701  
 PL 1989 #494  
 PL 2003 #854  
 PL 2005 #1237  
 PL 2010 #96  
 LCC: 2794-A  
 8422-A  
 9196-A  
 11305-A  
 12110-A

NOTES:  
 PARCEL ID: 93-74  
 ZONING: BB-CSQ

# SITE PLAN OF LAND

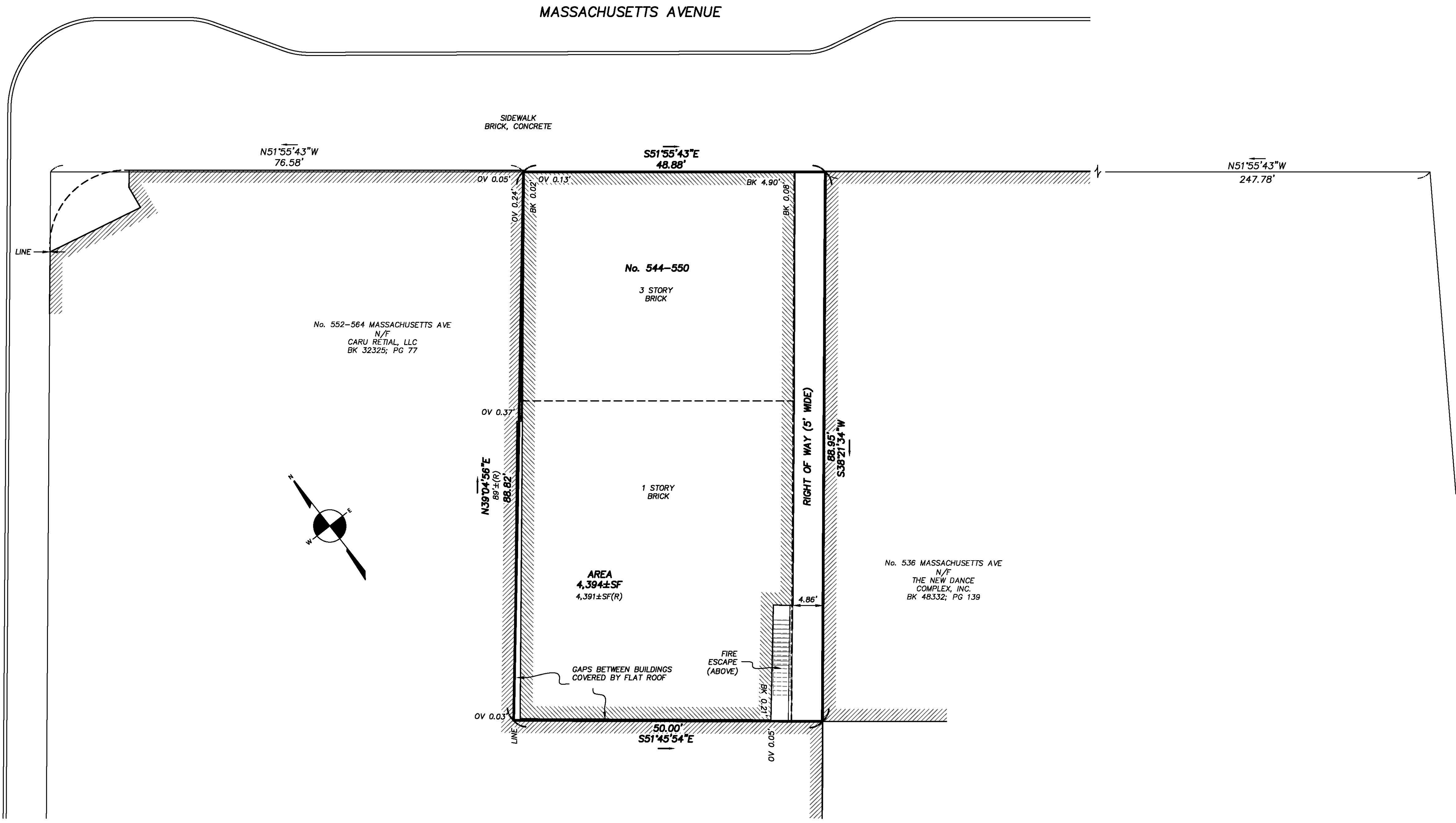
LOCATED AT  
**544-550 MASSACHUSETTS AVENUE**  
**CAMBRIDGE, MA**

DATE: OCTOBER 30, 2019    SCALE: 1.0 INCH = 10.0 FEET



PEARL STREET  
 (PUBLIC ~ 40.0' WIDE)

BROOKLINE STREET  
 (PUBLIC)



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	10/30/19
JOB #	19-00713

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

\* \* \* \* \*

(7:00 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Andrea A. Hickey, Jim Monteverde, and  
Janet Green

CONSTANTINE ALEXANDER: We're going to reconvene  
this Zoning Board hearing to hear, as I indicated earlier,  
some continued cases. The first case I'm going to call is  
Case Number 017219 -- 544 Massachusetts Avenue. Anyone here  
wishing to be heard on this matter? No one.

Because the petitioner in this case wants a  
further continuance, they have requested in an e-mail to  
this Board, or to basically Maria Pacheco that they want to  
continue the case until July, sometime in July. I guess  
they're having some issues with the Planning Board, and they  
need more time.

What are the dates in July we have, Ms. Sisia?

SISIA DAGLIAN: Oh, July we have fifteenth and  
twenty-ninth.

CONSTANTINE ALEXANDER: Fifteenth and the twenty-  
ninth.

SISIA DAGLIAN: Mm-hm.

1           CONSTANTINE ALEXANDER: Let's try the twenty-  
2 ninth. Is that okay with everybody? Is this a case heard?

3           JANET GREEN: Gus, I didn't sit on that case.

4           BRENDAN SULLIVAN: Not heard.

5           CONSTANTINE ALEXANDER: Not heard, yeah.

6           BRENDAN SULLIVAN: It's a case not heard.

7           CONSTANTINE ALEXANDER: That's right, we started  
8 with you. It's a case not heard, so we just need any five  
9 Board members.

10          JANET GREEN: Okay.

11          CONSTANTINE ALEXANDER: All right? The Chair  
12 moves that we continue this case as a case not heard until  
13 6:00 p.m. on --

14          SISIA DAGLIAN: July 29.

15          CONSTANTINE ALEXANDER: July 29, subject to the  
16 following conditions, which the petitioner in this case has  
17 satisfied in the past:

18                 That this being a case not heard, nevertheless the  
19 petitioner needs to sign a waiver of time for decision to  
20 allow this case to continue until July 29 at 6:00 p.m.

21                 If that waiver is not signed, and the waiver can  
22 be obtained -- it's a very full document that we use for all

1 continued cases -- the petitioner needs to go to the -- get  
2 in touch with Maria Pacheco at the Building Department and  
3 get a waiver of time and sign it.

4 If that waiver is not signed and returned by 5:00  
5 p.m. a week from this coming Monday, then this case will be  
6 dismissed. So needless to say, it's important to the  
7 petitioner to sign this waiver of time for a decision --  
8 yeah, waiver for a time for a decision.

9 The second condition is that a new posting sign,  
10 once again, must erected and maintained reflecting the new  
11 date and the new time. And that sign must be maintained for  
12 the 14 days prior to July 29.

13 And lastly, to the extent that there are -- will  
14 be -- and I think they will be if this case is continued --  
15 new plans, drawings, specifications and the like, they must  
16 be in our file no later than 5:00 p.m. on the Monday before  
17 July 29.

18 Brendan, how do you vote?

19 BRENDAN SULLIVAN: Brendan Sullivan yes to the  
20 continuance.

21 CONSTANTINE ALEXANDER: Jim?

22 JIM MONTEVERDE: And Jim Monteverde yes to the

1 continuance.

2 CONSTANTINE ALEXANDER: Andrea?

3 ANDREA HICKEY: Andrea Hickey yes to the  
4 continuance.

5 CONSTANTINE ALEXANDER: And Janet?

6 [Pause]

7 JANET GREEN: Janet?

8 JIM MONTEVERDE: You have to unmute.

9 ANDREA HICKEY: You're muted.

10 JIM MONTEVERDE: There you go. Nope.

11 JANET GREEN: Yeah. Janet Green yes to the  
12 continuance.

13 CONSTANTINE ALEXANDER: Okay. And the Chair votes  
14 yes as well.

15 [All vote YES]

16 This case is continued until 6:00 p.m. on July 29.  
17  
18  
19  
20  
21  
22



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

*Replacement  
Board*

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Janez Gaurakelis Date: 7/8/21  
(Print)

Address: 544 Mass Ave

Case No. BZA-017219-2019

Hearing Date: 7/29/21

Thank you,  
Bza Members

\* \* \* \* \*

(6:27 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Andrea A. Hickey, Wendy Leiserson, and  
Matina Williams

CONSTANTINE ALEXANDER: The Chair will now call  
Case Number #017219 -- 544 Massachusetts Avenue. Anyone  
here wishing to be heard on this matter?

CLIFFORD SCHORER: Yes, this is Cliff Schorer.

CONSTANTINE ALEXANDER: I'm sorry. I'm having  
trouble hearing you. Could you speak up, please?

CLIFFORD SCHORER: Yes. This is Clifford Schorer.

CONSTANTINE ALEXANDER: Okay.

CLIFFORD SCHORER: Can you hear me, Mr. Chair?

CONSTANTINE ALEXANDER: Yes. It's a little  
better. Not great, but better.

CLIFFORD SCHORER: Okay. So as you know, this is  
a case that's been continued for a while. It is before the  
Planning Board as well and has responded to a 45-question,  
six-page letter from the Planning Board in the last 12 days.

The Planning Board has stated that they are  
hopeful that the Zoning Board of Appeals -- or the BZA --

1 will defer their decision until such time as they have had a  
2 time to rule on the full application, as we've discussed  
3 before.

4 And I am at the Chair's discretion as to whether I  
5 present the zoning -- the very specific zoning issue that we  
6 wish to address, or whether you defer me again until the  
7 Planning Board has finished.

8 CONSTANTINE ALEXANDER: I think we need to  
9 continue this case further. We should make a decision in  
10 the context of the final decision from the Planning Board,  
11 because their views are important to us.

12 I don't want to decide the case without having the  
13 full input from the Planning Board. So though I'm loathe to  
14 keep continuing cases, I don't think we should -- I think we  
15 should continue this case.

16 CLIFFORD SCHORER: I appreciate that, Mr.  
17 Chairman. If I could just add a small point of order, the  
18 code in Cambridge does speak to the fact that these cases  
19 are supposed to be continued in tandem between the Planning  
20 and the Zoning Board.

21 So we've been put in this position of asking you  
22 for these continuances, and we apologize for that, but we



1 have had 10 months of deferral on the Planning Board side  
2 working with them on details of the plan.

3 So just so that you're aware, it was not our  
4 intention to clog up your agenda for 10 months.

5 CONSTANTINE ALEXANDER: Oh, we understand that.  
6 No apologies necessary.

7 CLIFFORD SCHORER: Thank you.

8 CONSTANTINE ALEXANDER: But thank you for making -  
9 - for advising us of such. Do you have a date you would  
10 like to continue this case to?

11 CLIFFORD SCHORER: I suppose the best thing to do  
12 would be be safe, and let's defer this to November to give  
13 the Planning Board as much time as they need.

14 CONSTANTINE ALEXANDER: I think being safe is the  
15 wisest decision. September did you say, or November?

16 CLIFFORD SCHORER: November. The Planning Board  
17 will hear us again in September. So November.

18 CONSTANTINE ALEXANDER: So November. What are our  
19 dates in November?

20 SISIA DAGLIAN: November 4 and the eighteenth.

21 CONSTANTINE ALEXANDER: Well, we don't need --  
22 this is a case not heard, so we're okay in membership.

1 November 4 work for you, sir?

2 CLIFFORD SCHORER: Would the eighteenth be  
3 acceptable?

4 CONSTANTINE ALEXANDER: You want the eighteenth?

5 CLIFFORD SCHORER: Yes, please.

6 CONSTANTINE ALEXANDER: Sure. It's a long way  
7 off, so we can -- it's pretty easy to say, "Sure."

8 CLIFFORD SCHORER: Okay. Thank you very much.

9 CONSTANTINE ALEXANDER: The Chair moves that we  
10 continue this case until 6:00 p.m. on November 18, subject  
11 to the following conditions, the first of which has already  
12 been satisfied: Namely, the signing of a waiver of time for  
13 decision.

14 The second is that yet another sign be posted,  
15 either a modified version of whatever is up there now or a  
16 new sign reflecting the new date, November 18, and the new  
17 time, 6:00 p.m.

18 And that the sign be maintained for the 14 days  
19 before November 18.

20 And lastly, to the extent that there are new,  
21 modified plans, specs, what have you -- that are not in our  
22 files today but result from your discussions with the

1 Planning Board or otherwise, those plans, et cetera., must  
2 be in our files no later than 5:00 p.m. on the Monday before  
3 November 18.

4 Brendan, how do you vote?

5 BRENDAN SULLIVAN: Yeah. Brendan Sullivan yes to  
6 the continuance.

7 CONSTANTINE ALEXANDER: Matina?

8 MATINA WILLIAMS: Matina Williams yes to the  
9 continuance.

10 CONSTANTINE ALEXANDER: Andrea?

11 ANDREA HICKEY: Andrea Hickey yes to the  
12 continuance.

13 CONSTANTINE ALEXANDER: And Wendy, I apologize for  
14 making you last, but Wendy, how do you vote?

15 WENDY LEISERSON: [Wendy Leiserson] I vote yes for  
16 the continuance.

17 CONSTANTINE ALEXANDER: And the Chair votes yes as  
18 well.

19 [All vote YES].

20 CONSTANTINE ALEXANDER: Case continued until  
21 November 18.

22 CLIFFORD SCHORER: Thank you.

1                   CONSTANTINE ALEXANDER: Thank you. All right.

2                   Turning now to our regular agenda, just -- it's 6:31, that's  
3                   right --

4                   JIM MONTEVERDE: Mr. Chair, this is Jim  
5                   Monteverde. I don't think I'm on the regular cases, so I'm  
6                   going to sign off here.

7                   CONSTANTINE ALEXANDER: Thank you, Jim.

8                   JIM MONTEVERDE: So, nice to see you all.

9                   CONSTANTINE ALEXANDER: Nice to see you.

10                  JIM MONTEVERDE: Take care.

11                  CONSTANTINE ALEXANDER: Take care. Okay. And  
12                  who's replacing Jim? No, Jim's -- we're all set. We're all  
13                  set.

14

15

16

17

18

19

20

21

22

## Pacheco, Maria

---

**From:** Cj S <cschorer@gmail.com>  
**Sent:** Friday, November 12, 2021 1:09 AM  
**To:** Pacheco, Maria  
**Subject:** Re: 544 Mass Ave BZA-017219-2019

Dear Maria,

It was great to speak to you. As I mentioned we have made some recommended modifications to the program and have an extension with the Planning Board until January of 2022 as we meet with Swaathi and her team to finalize the plans. Please accept this request for a continuance of the BZA proceedings until the Planning Process has been completed. It has been suggested so we do not bother you with any further continuances that we put a date in March of 2022 on the request, and if the Planning process is completed before then we will of course let you know and see if there is room on the agenda. We sincerely appreciate the Board's considerations and we look forward to returning when the Planning process has been completed.

Sincerely,

Cliff Schorer  
Central Square Redevelopment LLC  
(508)726-5445

On Wed, Jul 21, 2021 at 11:20 AM Pacheco, Maria <[mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)> wrote:

Hi,

Yes, please bring me 1 hard copy of everything including what you just sent me, so I can put it in the file.

Thanks,

Maria

Central Square Redevelopment LLC  
10 Turnpike Road  
Southborough, MA 01772  
(508)726-5445

April 28, 2021

Cambridge BZA  
Attn: Maria Pacheco, by email

RE: 544 Mass Avenue - BZA-017219-2019

Dear Maria and members of the Zoning Board,

Thank you for the email regarding the meeting reschedule. As I mentioned we have made some recommended modifications to the program and have an extension with the Planning Board until July of 2022 as we meet with Swaathi and her team to finalize the plans. The unit count has been reduced and some additional modifications have been made, so in the interest of our application, please accept this request for a continuance of the BZA proceedings until the Planning Process has been completed. It has been suggested so we do not bother you with any further continuances that we put a date in July of 2022 on the request, and if the Planning process is completed before then we will of course let you know and see if there is room on the agenda. We sincerely appreciate the Board's considerations and we look forward to returning when the Planning process has been completed

Sincerely,



Cliff Schorer  
Manager, Central Square Redevelopment LLC

1 (6:10 p.m.) \* \* \* \* \*

2 Sitting Members: Constantine Alexander, Brendan Sullivan,  
3 Jim Monteverde, Laura Wernick, and Jason  
4 Marshall

5 BRENDAN SULLIVAN: The next case I'll hear is BZA  
6 017219- 2019 -- 544 Massachusetts Avenue. Olivia, is there  
7 a letter in the file here requesting a continuance from Mr.  
8 Schorer?

9 [Pause]

10 There is correspondence from -- the Board is in receipt of  
11 correspondence from Cliff Schorer. It is addressed to  
12 Mayor Maria Pacheco dated March 14, May 22, and he  
13 basically goes on to say that they're presenting a revised  
14 plan.

15 The unit count has been reduced and affordable  
16 units increased in size. If we might continue until June,  
17 I believe you should be ready by then.

18 BRENDAN SULLIVAN: We're going to continue this  
19 matter until July 28, 2022, on the condition that the  
20 petitioner maintain the posting sign at least 14 days prior  
21 to the July 28 date..

22 That he change the posting date to reflect the new

1 date of July 28, 2022 at 6:00 p.m., and we have a waiver in  
2 the file that any new changes, submissions be in the file --  
3 must be in the file by Friday 5:00 p.m. on the Monday prior  
4 to the July 28, 2022 hearing.

5 On the motion then, to continue this matter, Mr.  
6 Alexander?

7 CONSTANTINE ALEXANDER: I vote in favor.

8 BRENDAN SULLIVAN: Jim Monteverde?

9 JIM MONTEVERDE: I vote in favor.

10 BRENDAN SULLIVAN: Laura? And is Laura's on this?

11 [Pause]

12 LAURA WERNICK: I vote in favor.

13 BRENDAN SULLIVAN: Okay.

14 LAURA WERNICK: Laura Wernick voting in favor.

15 BRENDAN SULLIVAN: Wendy Leiserson?

16 WENDY LEISERSON: Voting in favor.

17 BRENDAN SULLIVAN: And [Brendan Sullivan] yes to  
18 continue this matter.

19 [All vote YES]

20 The matter is continued to July 28.  
21  
22



**Central Square Redevelopment LLC**  
44 Bearfoot Road, Suite 200  
Northborough, MA 01532  
(508)726-5445

July 22, 2022

Cambridge BZA  
Attn: Maria Pacheco, by email

RE: 544 Mass Avenue - BZA-017219-2019

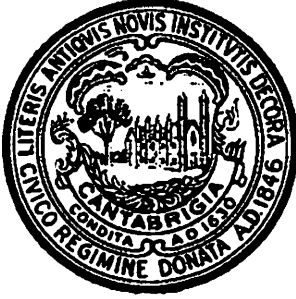
Dear Maria and members of the Zoning Board,

Thank you for the email regarding the meeting reschedule. Our next Planning Board meeting to present all of the modifications agreed at Staff meetings is on 16th August, 2022, so it has been suggested that we request a continuance from the BZA until September, in order to give the Planning Board additional time to finalize our process. We sincerely appreciate the Board's considerations and we look forward to returning when the Planning process has been completed. Should the process be concluded in a shorter time, I will write to request a new date. We appreciate your assistance in this matter.

Sincerely,



Cliff Schorer  
Manager, Central Square Redevelopment LLC



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

August 17, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-017219-2019 544 Massachusetts Avenue

At its regular meeting of August 16, 2022, the Planning Board granted the requested special permits with conditions for the revised proposal (plan set titled Revised Graphics Package Section 2 , prepared by Clifford Schorer and Carr Lynch & Sandell, Architects, dated 4/24/2022 and revised through July 2022) for a mixed-use project including 27 residential units at 544 Massachusetts Avenue (PB-381). Conditions include continuing review of design details by Community Development Department and Cambridge Historical Commission staff. The special permits are also conditioned on the project receiving the necessary zoning relief from the BZA.

The Planning Board supports the revised proposal and voted to forward a favorable recommendation to BZA on the variance request for this project.



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Clifford Schorer Date: 9/1/22  
(Print)

Address: 544 Mass Ave

Case No. BZA-017219-2019

Hearing Date: 9/22/22

Thank you,  
Bza Members

**EMERGENCY  
EXIT  
DO NOT BLOCK**

**Notice of Public Hearing**  
The following information is being provided to you in accordance with the provisions of the Freedom of Information Act (5 U.S.C. 552) and the Freedom of Information Act (5 U.S.C. 552). This information is being provided to you for your information only and does not constitute an offer of any product or service. For more information, please contact the following office:  
Office of the State Comptroller  
110 West Street  
Albany, NY 12242  
Tel: 518/474-2400  
Fax: 518/474-2401  
www.comptroller.state.ny.us

**5 SPICES**

54

5 Spices

ACCESSIBLE ENTRANCE



Key Plan

**544 Mass Ave**  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

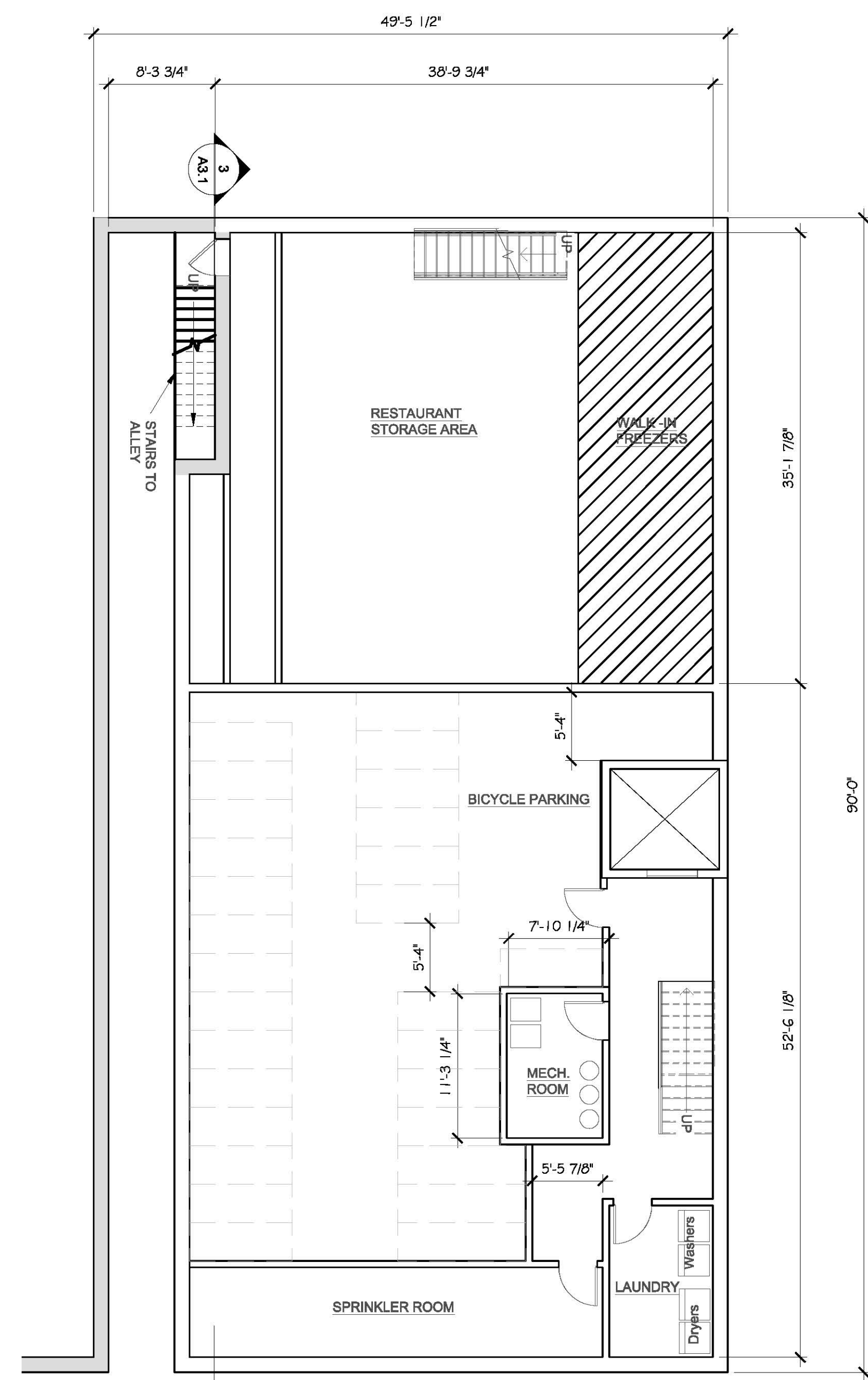
**CARR, LYNCH AND SANDELL, INC**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

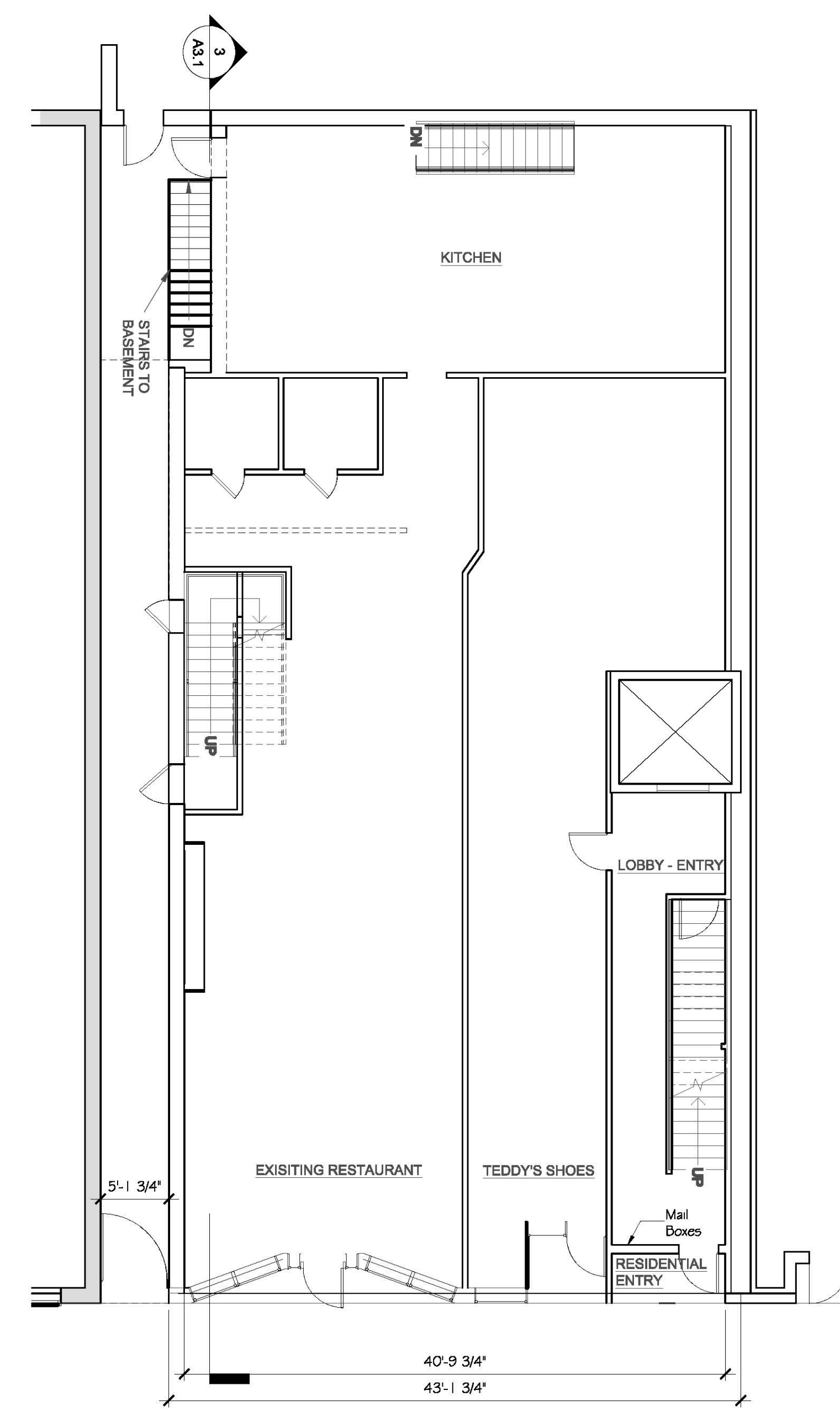
drawing title:  
**BASEMENT, 1st,  
2nd & 3rd FLR PLANS**

scale: 1/8" = 1'-0"  
date: 9/19/2019  
drawn by: KG  
project #: 1703

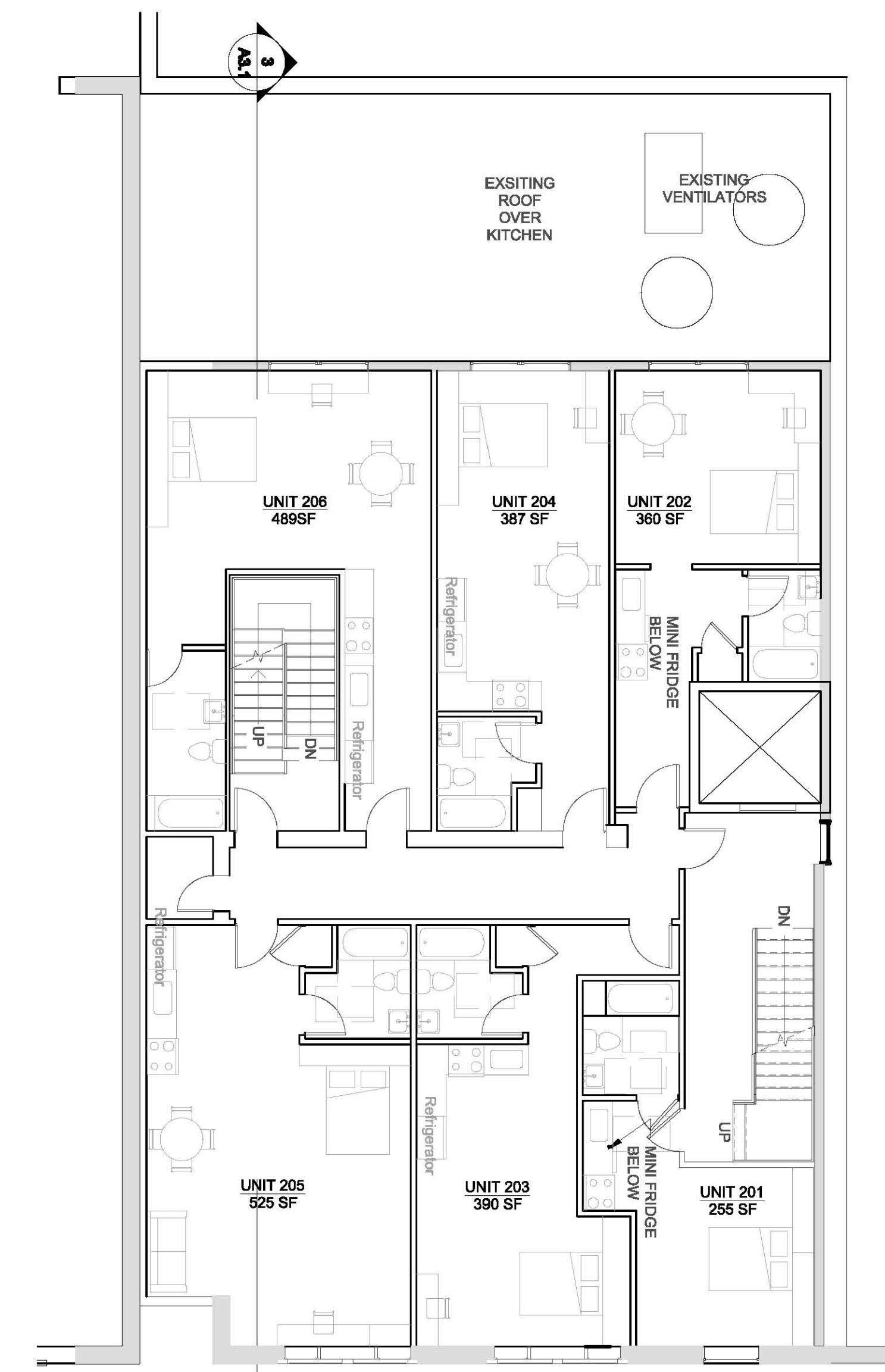
**A1.1**



BASEMENT PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN (3rd Sim)

A

B

C

D

1

2

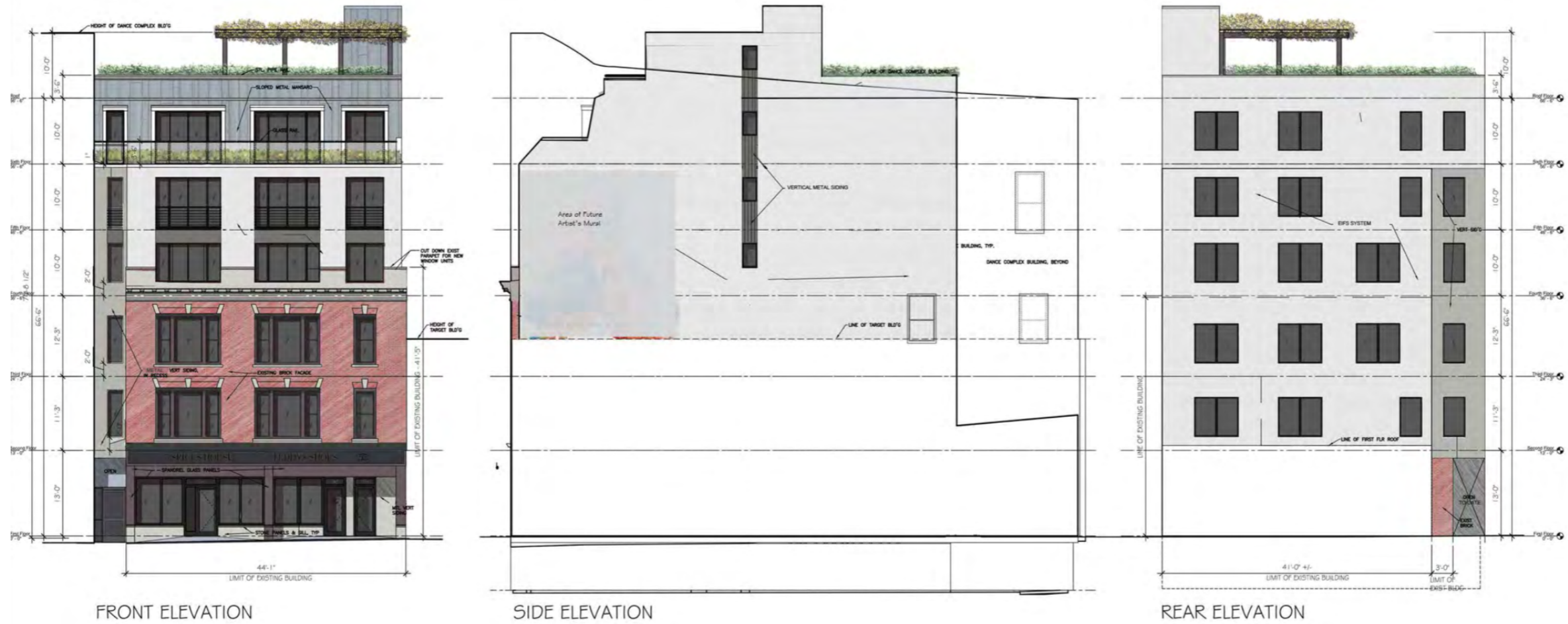
3

4

5

**CENTRAL SQUARE REDEVELOPMENT LLC**

544-550 Mass Ave, Cambridge, MA



# Revised Graphics Package Section 2

Prepared for: Cambridge Planning Board  
Prepared by: Clifford Schorer and Carr Lynch & Sandell, Architects, Jean Hermann. Lead  
April 24, 2022  
Application: PB-381  
544-550 Massachusetts Ave., known as: 550 Mass Ave, Cambridge, MA

# Plan Modifications and Improvements

- Reduce unit count to 27 to include more 1-Bedrooms
- Increase on-site Bicycle Storage and provide in Lieu for Guest Bicycle Parking
- Transportation program with T-Pass co-pay for all residents
- Larger Inclusionary units
- Community Meeting Room Access & Programming

# Façade Improvements

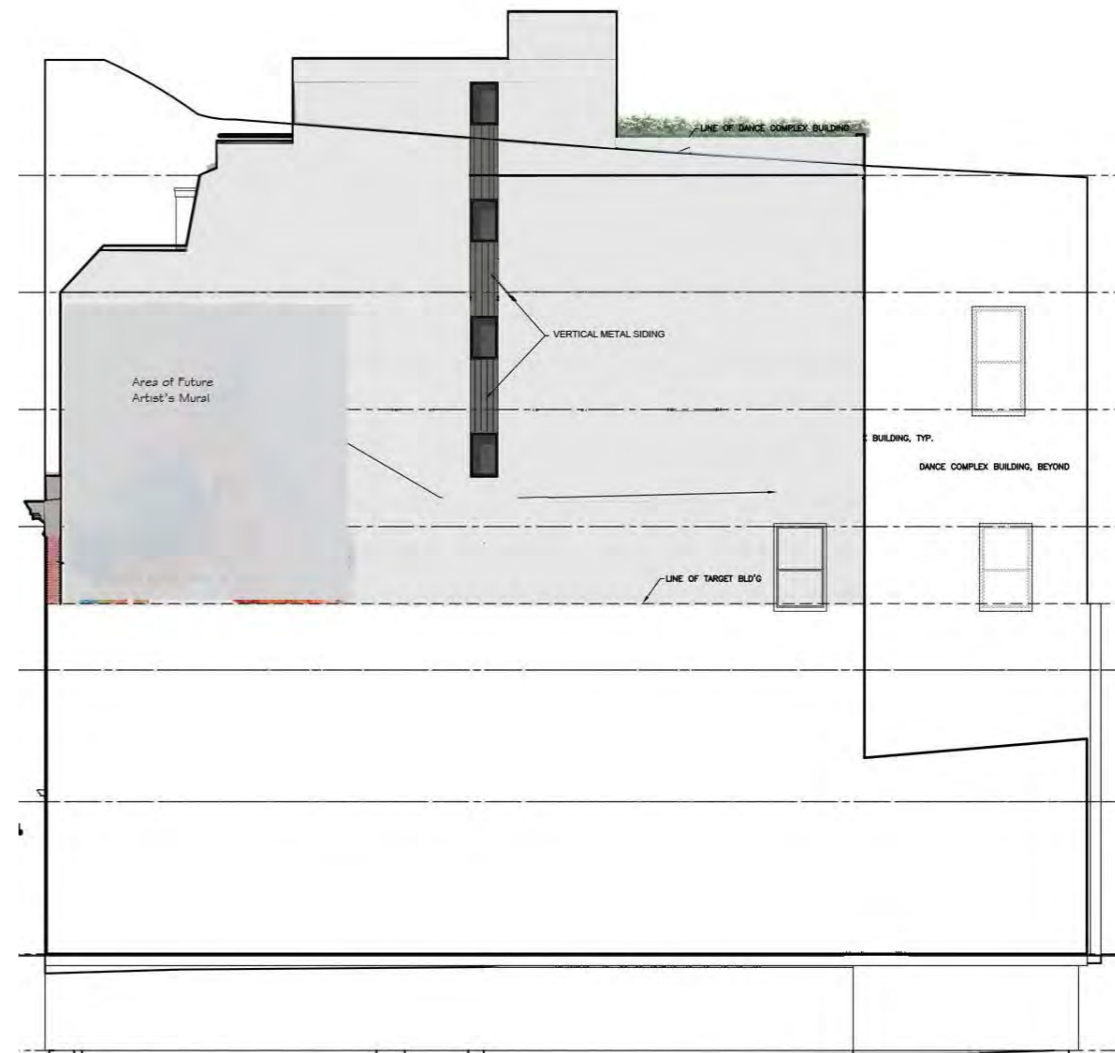
- Complete Façade Redesign
- Modify Window types and arrangements
- Railing and simplified colors to break up verticality
- Revise Cornice design
- Revise upper railing and setbacks
- Mansard Roof Design to further step-back upper floor





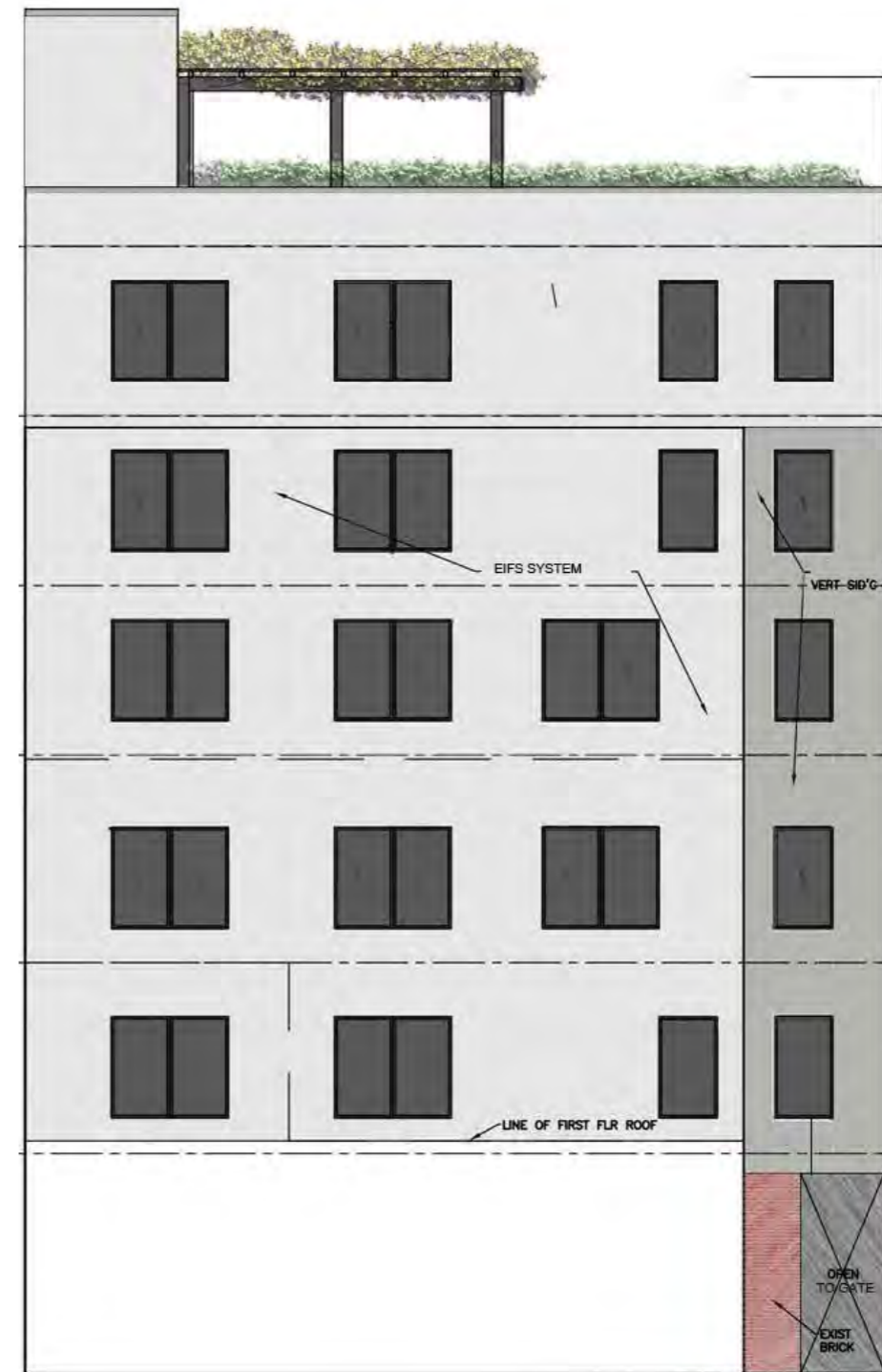
# Side Elevation

- Large space for public art
- Recessed Windows in Stairs for future development of Target
- Flat Sto finish with completely flat seams
- More prominent Cornice View
- Setback from rear property line to prevent any shadows from residential neighbors
- Mansard Roof Design to further step-back upper floor



# Rear Elevation

- Simplify palette of materials
- Use EFIS system to create minimal expansion joints and planar wall
- Reduce Rooftop equipment on lower massing
- Shield equipment on roof
- Better Side-wall ingration with Odd-Fellows and Target



# Retail Improvements

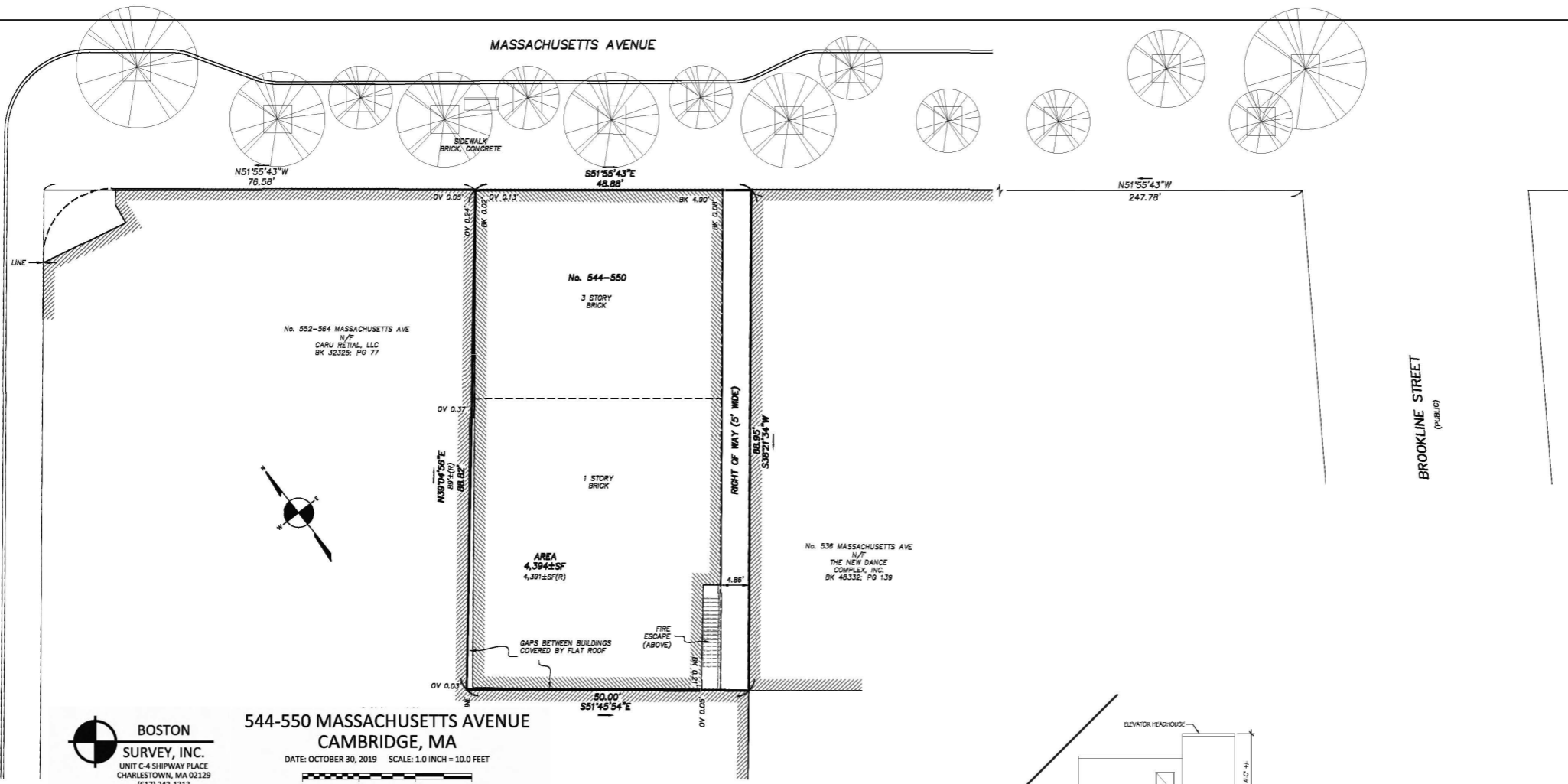


14  
13  
A  
B  
C  
D

PEARL STREET  
(PUBLIC - 40.0' WIDE)

MASSACHUSETTS AVENUE

BROOKLINE STREET  
(PUBLIC)



**BOSTON SURVEY, INC.**  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

**544-550 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA**

DATE: OCTOBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET



Revisions:  
no. date description

Key Plan

**544 Mass Ave**  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

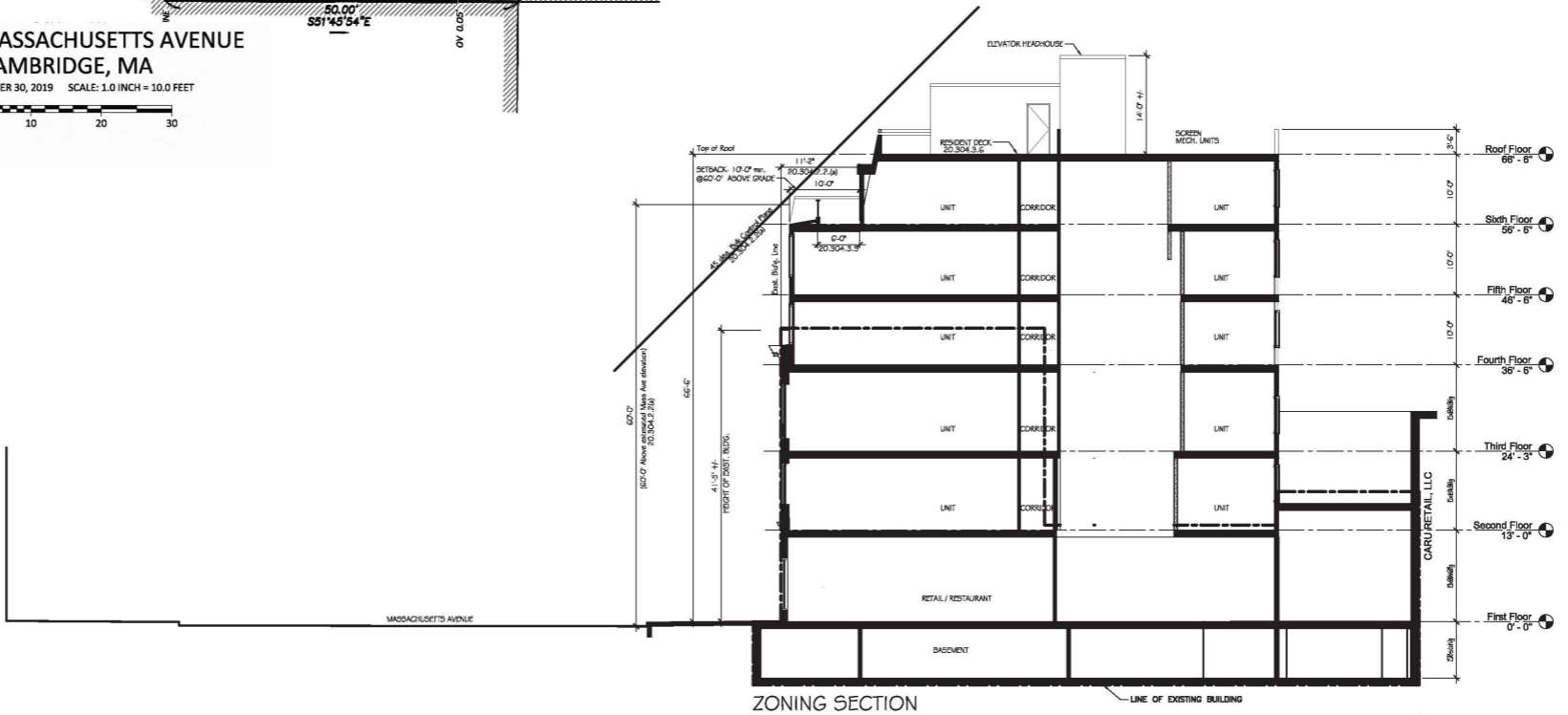
**CARR, LYNCH AND SANDELL, INC.**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 861-8586 TEL  
617 861-8522 FAX  
Incorporated 1980

drawing title:  
**SITE PLAN & SECTION**

scale: 1" = 10'-0"  
date: 22 MAY 2022  
drawn by:  
project #: 1703

drawing no:  
**Z1.2**



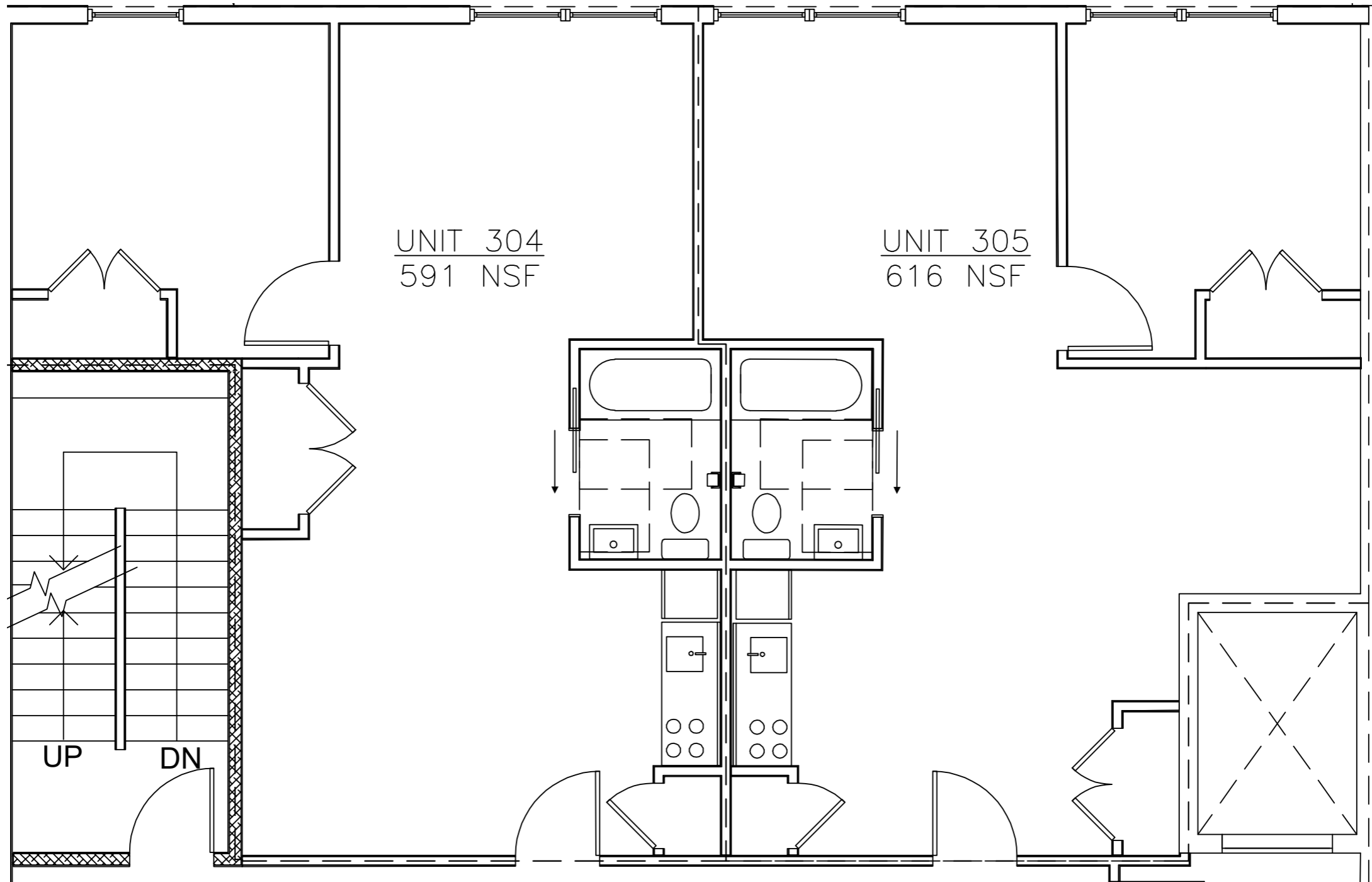
ZONING SECTION

# Construction Phase

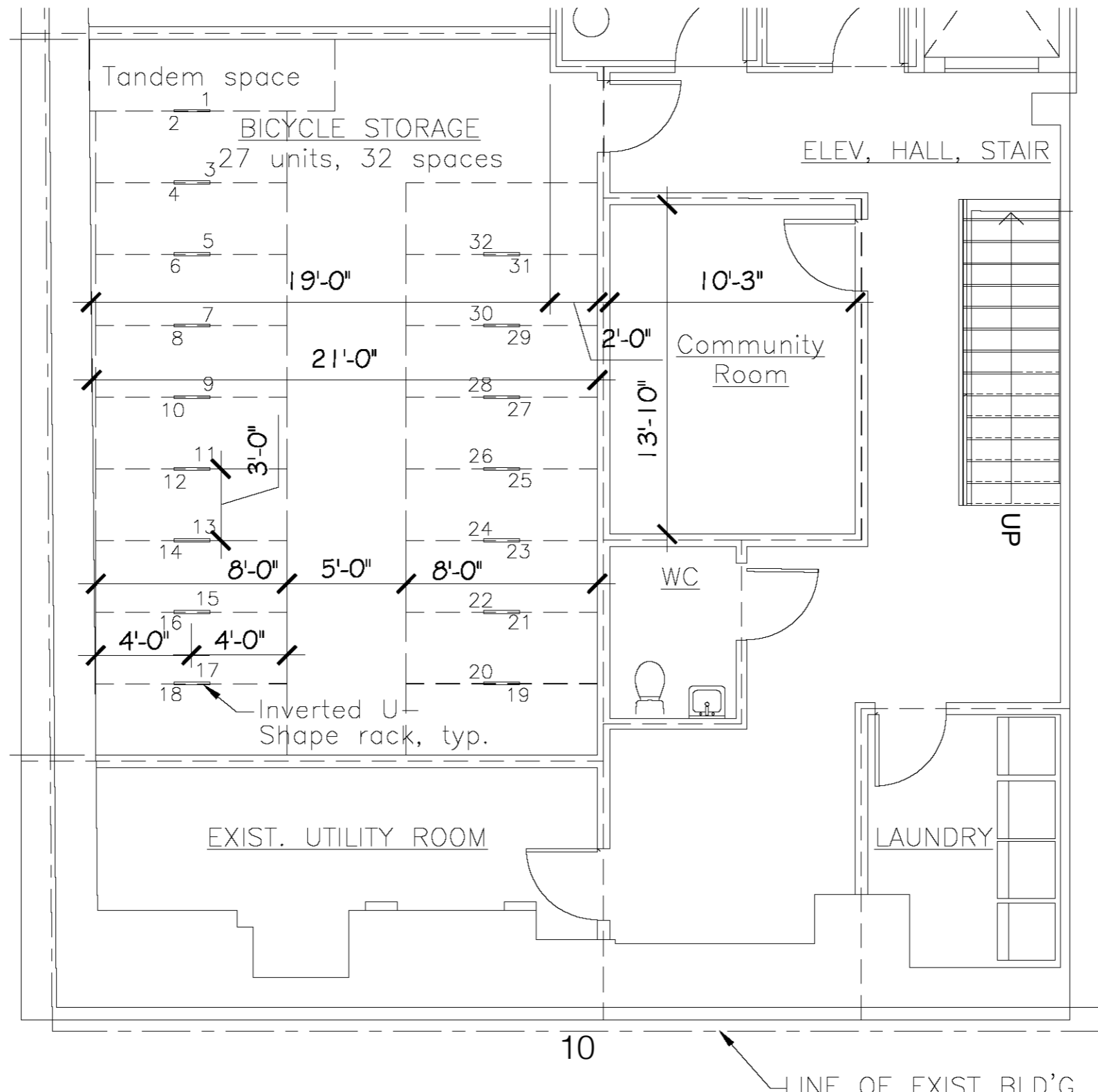


Existing Conditions

# Larger Units for Inclusionary options



# Basement Modifications



CARU RETAIL, LLC



Problem  
no. date description

Key Plan

544-550 Mass Ave  
Cambridge

CAMB, LYNCH AND SNODGRASS, INC.  
ARCHITECTS

100 Massachusetts Avenue  
Cambridge, MA 02142  
Tel: 617-452-1100  
Fax: 617-452-1101  
www.cslinc.com

Drawing Title  
CONTEXT MASSING  
DIAGRAMS

scale: 1/8" = 1'-0"  
date: 04/28/11  
drawn by:  
project #: 1763

drawing no.  
**A4.1**







**City of Cambridge**

**Central Square Redevelopment LLC**

**Application for Special Permits**

**544-550 Massachusetts Avenue,  
Cambridge, MA 02139**

**Revised Materials: July 6, 2022**

**Additional Revisions: July 31, 2022**



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: 544 - 550 Massachusetts Avenue

Zoning District: Business B Zone/CSQ Overlay

Applicant Name: Central Square Redevelopment LLC Attn: Clifford Schorer

Applicant Address: 44 Bearfoot Road, Northborough, MA 01532

Contact Information: 508-726-5445      cschorer@gmail.com      none

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.*

20.304.6 3. (a) and (b) Parking and Loading Requirements, as applicable  
20.304.2 Building Height Limitations  
20.304.3 Floor Area Ratio Limitation  
Minimum Lot Area per Dwelling Unit (presently before BZA continued pending Planning)  
20.304.3.6 FAR Exemption for Rooftop Spaces  
Section 2 Exemption of basement GFA from calculation of GFA  
20.304.4.1 Setback & 20.304.4.2 Open Space (use C-3 Section 5.28.1.c)

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

Cover Pages, Project Plans, Project Narrative, Summary of Community Meetings and suggestions incorporated. Plans set includes: Cover Sheet, Basement Plan, Ground Floor Plan, Second Floor Plan, Elevations, Dimensional Form, Ownership affidavit, Copy of BZA Application and attachments. BZA-017219-2019

Signature of Applicant: Cliff Schorer

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:** 544-550 Massachusetts Avenue

**Application Date:** Revised 7/6/22

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	4,394	5,000	4,394	
Lot Width (ft)	49.98 & 50	50	49.98 & 50	
Total Gross Floor Area (sq ft)	7,879	17,576	18,988	
Residential Base	0		11,534	
Non-Residential Base	7,879	<Residential SF	2,181	
Inclusionary Housing Bonus		22,849	5,273	
Total Floor Area Ratio	1.8	4.0	4.32	
Residential Base	0		3.26	
Non-Residential Base	.56	<Residential SF	.50	
Inclusionary Housing Bonus		5.2	.57	
Total Dwelling Units	0	20	27	
Base Units		15	22	
Inclusionary Bonus Units		5	5	
Base Lot Area / Unit (sq ft)		293	200	
Total Lot Area / Unit (sq ft)		220	163	
Building Height(s) (ft)	+/- 42	80	66.5	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	5	0	0	
Side Yard Setback (ft)	0	0		
Rear Yard Setback (ft)	0	0	0	
Open Space (% of Lot Area)	0	0/10	0	
Private Open Space	0	0	795	
Permeable Open Space	0	0	0	
Other Open Space (Specify)	0	0	0	
Off-Street Parking Spaces	0	0	0	
Long-Term Bicycle Parking	0	28	<del>30</del> 32	
Short-Term Bicycle Parking	0	4	0	
Loading Bays	0	0	0	

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

544-550 Massachusetts Avenue		May 2022	
Owner: Central Square Redevelopment LLC,			
Architect: Carr, Lynch and Sandell, Inc.			
DIMENSIONAL FORM			
	Existing	Allowed or Required	Proposed
Lot Area (sf)	4,394 <small>note 1</small>	5,000	4,394
Lot Width (ft)	49.98' & 50' <small>note 1</small>	50 ft	49.98' & 50'
Gross Floor Area (sf)	7,879 <small>note 1</small>	17,576 <small>note 2</small> + incl incentive	18,988 <small>note 3</small>
Residential Base	0		11,534
Non-Residential Base	7,879	< Res sf	2,181
Inclusionary Housing Bonus	N/A	22,849 <small>note 4</small>	5,273
Total Floor Area Ratio	1.8	4.0	4.32
Residential Base	0		3.26 <small>note 5</small>
Non-Residential Base	0.56	< Res sf	0.50 <small>note 5</small>
Inclusionary Housing Bonus		5.2	0.57
Total Dwelling Units	0	20	27
Base Units	N/A	15	22
Inclusionary Incentive Units	N/A	5	5
Base Lot Area / Unit (sf)	N/A	293	200
Total Lot Area / Unit (sf)	N/A	220	163
Building Height (ft)	± 42	80	66.5
Front yard setback (ft)	0	0	0
Side yard setback (ft)	5	0	0
Rear yard setback (ft)	0	0	0
Open Space (% of lot area)	0%	0%/10%	0%
Private Open Space	0	0	795 <small>note 6</small>
Permeable Open Space	0	0	0
Other Open Space	0	0	0
Off-Street parking spaces	0	0	0
Long-Term Bicycle Parking	0	28	30 32
Short-Term Bicycle Parking	0	4	0
Loading Bays	0	0	0
<b>Notes:</b>			
1	Per Property Survey dated: October 30, 2019		
2	Lot area X 4.0		
3	Allowed Bld'g Area w/Inclus Bonus = 22,849 GSF. 90% of Allowed Bld'g Area = 20,564 GSF		
4	30% of FAR allowed = 5,273sf		
5	20.304.3.4 allows the Planning Board to increase the allowed FAR "provided that the maximum FAR permitted for non-residential uses on a lot shall not exceed the limitation on non-residential FAR applicable in the base zoning district and that the proposed FAR of all non-residential uses on the lot shall not exceed the proposed FAR of all residential uses on the lot."		
6	unit + roof decks 18%		

544-550 Massachusetts Avenue		May 2022	
Owner: Central Square Redevelopment LLC, Architect: Carr, Lynch and Sandell, Inc.			
DIMENSIONAL FORM			
	Existing	Allowed or Required	Proposed
Lot Area (sf)	4,394 <sup>note 1</sup>	5,000	4,394
Lot Width (ft)	49.98' & 50' <sup>note 1</sup>	50 ft	49.98' & 50'
Gross Floor Area (sf)	7,879 <sup>note 1</sup>	17,576 <sup>note 2</sup> + Incl Incentive	18,988 <sup>note 3</sup>
Residential Base	0	< Res sf	11,534
Non-Residential Base	7,879		2,181
Inclusionary Housing Bonus	N/A	22,849 <sup>note 4</sup>	5,273
Total Floor Area Ratio	1.8	4.0	4.32
Residential Base	0		3.26 <sup>note 5</sup>
Non-Residential Base	0.56	< Res sf	0.50 <sup>note 5</sup>
Inclusionary Housing Bonus		5.2	0.57
Total Dwelling Units	0	20	27
Base Units	N/A	15	22
Inclusionary Incentive Units	N/A	5	5
Base Lot Area / Unit (sf)	N/A	293	200
Total Lot Area / Unit (sf)	N/A	220	163
Building Height (ft)	± 42	80	66.5
Front yard setback (ft)	0	0	0
Side yard setback (ft)	5	0	0
Rear yard setback (ft)	0	0	0
Open Space (% of lot area)	0%	0%/10%	0%
Private Open Space	0	0	795sf (unit/roof decks) 18%
Permeable Open Space	0	N/A	N/A
Other Open Space	0	N/A	0
Off-Street parking spaces	0	0	0
Long-Term Bicycle Parking	0	28	30 <del>32</del>
Short-Term Bicycle Parking	0	4	0
Loading Bays	0	0	0
Notes:			
1	Per Property Survey dated: October 30, 2019		
2	Lot area X 4.0		
3	Allowed Bld'g Area w/Inclus Bonus = 22,849 GSF. 90% of Allowed Bld'g Area = 20,564 GSF		
4	30% of FAR allowed = 5,273sf		
5	20.304.3.4 allows the Planning Board to increase the allowed FAR "provided that the maximum FAR permitted for non-residential uses on a lot shall not exceed the limitation on non-residential FAR applicable in the base zoning district and that the proposed FAR of all non-residential uses on the lot shall not exceed the proposed FAR of all residential uses on the lot."		



# Central Square Redevelopment LLC

Planning Board Special Permit Submission

Supplemental Narrative - PB-381



Revised July 6, 2022

## OVERVIEW

Over the past 18 months Central Square Redevelopment has worked with the City Staff and has made modifications to the proposal for 544-550 Massachusetts Avenue for a mixed use development including housing, retail, a community room, outdoor space, and interior bicycle storage. The Planning Board members have voted to continue the hearing of the applicant's submission, and, along with City Staff, has provided feedback on the proposed project, which has been summarized below. We are especially grateful for the assistance with the esthetic concerns and I believe the project has been improved dramatically based on the input of several architects and engineers.

- 1. Unit Count Reduced from 29 to 27; creating 4 larger 1-BR units:** It was deemed more desirable to have Inclusionary Units that were larger than studios. We were asked to increase the size of the affordable units. It was understood that the increase in size of the Affordable Units would result in the reduction of the total number of units in the development due to the limitations of the floor-plates of the building. We have increased the size of four of the affordable units to two large one bedrooms, which has resulted in the reduction of the overall unit count from 29 to 27 units. This change will also reduce the BZA variance from 29 units to 27 units in the parallel application before the BZA.
- 2. A complete redesign of the lower façade and upper floors to meet the esthetic goals of Historic and all of the input received in all the meetings.** Concerns were expressed about the additional façade elevations as proposed. The most constructive of these objections suggested that the esthetics could be improved by adding a Mansard detail to the top floor, thus reducing the perceived elevation, creating a more pleasing streetscape, and echoing other buildings in the Square. We have created a Mansard Detail and set back the top floor windows into these niches and we agree that it does add lovely visual interruption to the upper floor scale and improves the appearance. The upper floor fenestration has been completely changed to look less generic, to be more symmetrical, and we have added railing details simulating balconies. In addition we have reduced the number of exterior finishes and have simplified the pallet to distract from the upper massing areas. We have retained the large mural area, now indicated, in the setback along Massachusetts Avenue to allow for a future art installation. As the mural will start at the roof-line above the target, the



transition of materials around the corner will not be an abrupt transition from red brick to other materials.

3. **Bicycle Storage:** We have confirmed that the radius and layout of the bicycle storage will allow for storage of the number of bicycles specified. We have included the direction of travel arrows, as requested and fully dimensioned the bicycle room in an 11x17" scaled drawing, to demonstrate it meets the requirements We have agreed to provide payment-in-lieu for two off-site racks in a location designated by the City.
4. **Clarification of all calculations:** We have revised all of the spreadsheets based on these changes and have harmonized the calculations to correctly account for the basement and open space areas in the plan. We have added a detailed sheet which shows the Zoning of the building interior based on these calculations in a readable scale.
5. **Retail storefronts:** We have retained the rhythm of the original façade at the streetscape, while still widening the residential entrance to comply with the ADA requirements. We have also offered to relocate Teddy's Shoes during construction to reduce the disruption to their business. The original broken transom tiles in burgundy glass will be replaced with a single plane of glass and three vertical columns as suggested by Charlie Sullivan, to create a simplified look above the recessed doors.
6. **Community Meeting Space:** The community meeting space and ADA compliant rest room remains a part of the lower level design to accommodate the future use by the CME or other local community organizations.

The following key changes have been made to the façades, rear elevation and western elevation above Target:

- **Mansard:** Add a sloped Mansard roof in a raised standing seam metal in RHEINZINK-GRANUM, dark gray/charcoal finish.
- **Façade 4th and 5th Floor:** Mosaic pattern stone panels in light grey gradient will be the finish for the 4th and 5th floor, with the 6th being a mansard in darker grey. The simplified pallet along with the balcony rails in black will reduce the apparent massing, and the receding mansard will be a lovely addition in the Square.
- **Additional Finishes:** There is reserved space for a large mural of approximately 50x60 feet on the Mass Avenue side façade. We will work closely with the Central Square stakeholders to ensure it compliments the Square and makes an important artistic contribution. All other exposed vertical panels shall be Rheinzinc-Natural pre-patina natural, and cement panel board in natural gray finish, mosaic pattern cement board in gray gradations and clear glass.
- **Storefronts:** The storefronts have been redesigned to give a singular band of signage, consistent matching glazing profiles and as much symmetry as possible. The general appearance will be similar to an old rendering from the 1930's which we have used as a model. See new detail elevations. Based on the excellent suggestions of Erik and Charlie, we have replaced the tiled glass with a simulated three columns to the street and infill panels above, trying to retain the original 1930's design.
- **Continuing consultation with Historic and Engineering:** Given the condition of the steel beam over the storefronts, we will need to replace and repoint all of the areas around this beam. The goal will be to completely repoint and replace as necessary all broken masonry above the first floor, but to retain the historic façade below the third floor.
- **Realignment and harmonizing window sizes and locations:** The windows have been more carefully aligned and made more symmetrical for all upper floors and set into new

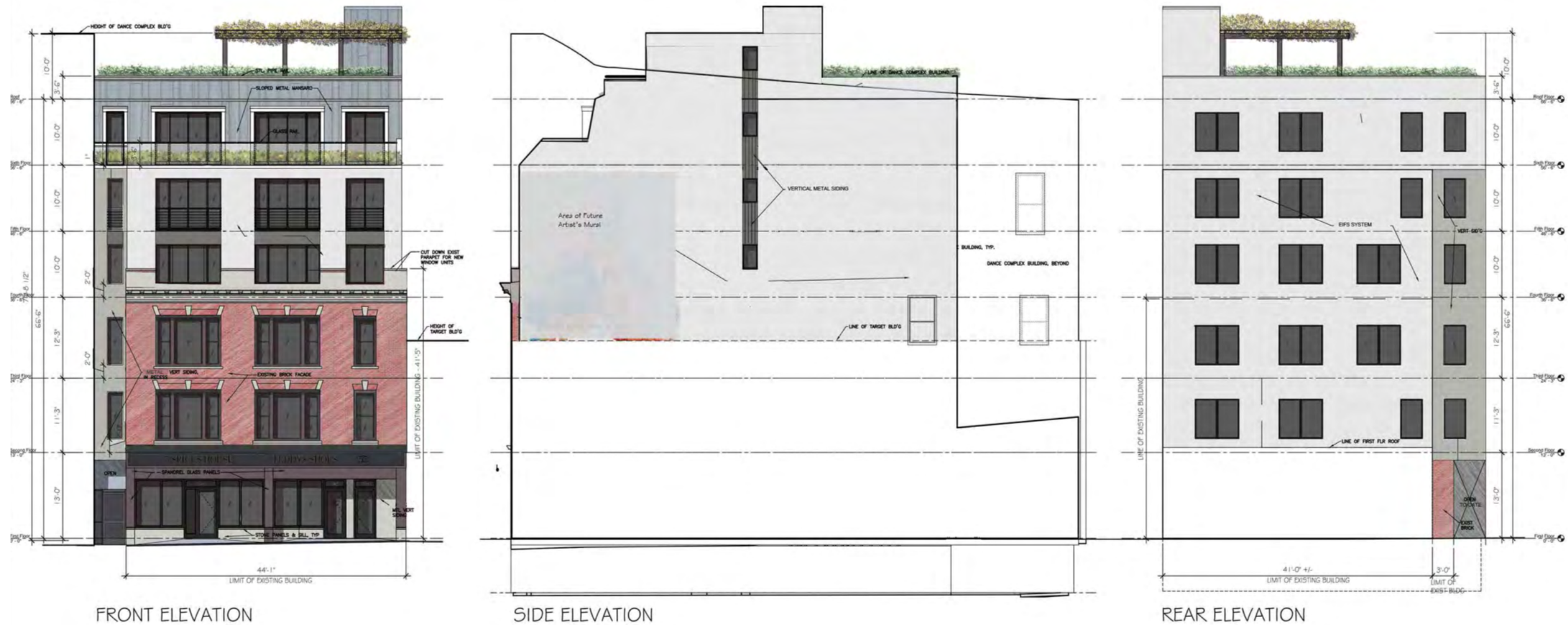
mansard on the top floor to increase streetscape harmony of the window lines, and to emphasize the step back next to the Odd Fellows' Hall.

- **Interior hallway realignment:** Interior hallways and entries have been harmonized to improve street appearance and make a more consistent whole with all three entries.
- **Parapets:** The two parapets have been modified to allow the most symmetric fenestration when viewed from the street. Custom made iron rail has been added to break up the verticality. The windows will now have a better relationship as the eye travels up the building.
- **The building will be fully ADA accessible:** The building retains all ADA compliance including the public space on the roof, and the community room in the basement.

All text from the original Special Permit Filing Volume 1 remains applicable, with the exception of these supplemental pages and additional detail requested.

**CENTRAL SQUARE REDEVELOPMENT LLC**

544-550 Mass Ave, Cambridge, MA



# Revised Graphics Package Section 2

Prepared for: Cambridge Planning Board

Prepared by: Clifford Schorer and Carr Lynch & Sandell, Architects, Jean Hermann. Lead

April 24, 2022 **Revised July 2022**

Application: PB-381

544-550 Massachusetts Ave., known as: 550 Mass Ave, Cambridge, MA

## TABLE OF CONTENTS

1. SITE PLAN OF LAND 544-550 MASSACHUSETTS AVENUE  
**EXISTING CONDITIONS - NO CHANGES TO THIS SECTION**
2. EXISTING 1, 2, 3RD FLOOR EX1.1
3. EXISTING BASEMENT & SECTION EX1.2

### **EXISTING AND PROPOSED ZONING - COMPLETELY REVISED SECTION**

1. EXISTING AND PROPOSED ZONING Z1.1

### **PROPOSED FLOORPLANS SMALL SCALE- COMPLETELY REVISED SECTION**

1. BASEMENT, FIRST AND SECOND FLOOR PLANS A1.1
2. THIRD, FOURTH, AND FIFTH FLOOR PLANS A1.2
3. SIXTH, ROOF, OPEN SPACE PLANS A1.3

### **PROPOSED FLOORPLANS LARGE SCALE - COMPLETELY REVISED SECTION**

1. BASEMENT W/ DETAILED BICYCLE RM DIMS - BASEMENT FLOOR PLAN
2. FIRST FLOOR PLAN 11X17 SCALE 1/8 = 1' - 1ST FLOOR PLAN
3. SECOND FLOOR PLAN 11X17 SCALE 1/8 = 1' - 2ND FLOOR PLAN
4. THIRD FLOOR PLAN 11X17 SCALE 1/8 = 1' - 3RD FLOOR PLAN
5. FORTH FLOOR PLAN 11X17 SCALE 1/8 = 1' - 4TH FLOOR PLAN
6. FIFTH FLOOR PLAN 11X17 SCALE 1/8 = 1' - 5TH FLOOR PLAN
7. SIXTH FLOOR PLAN 11X17 SCALE 1/8 = 1' - 6TH FLOOR PLAN
8. ROOF PLAN 11X17 SCALE 1/8 = 1' - ROOF PLAN

### **Notes Regarding Graphic Volume Changes**

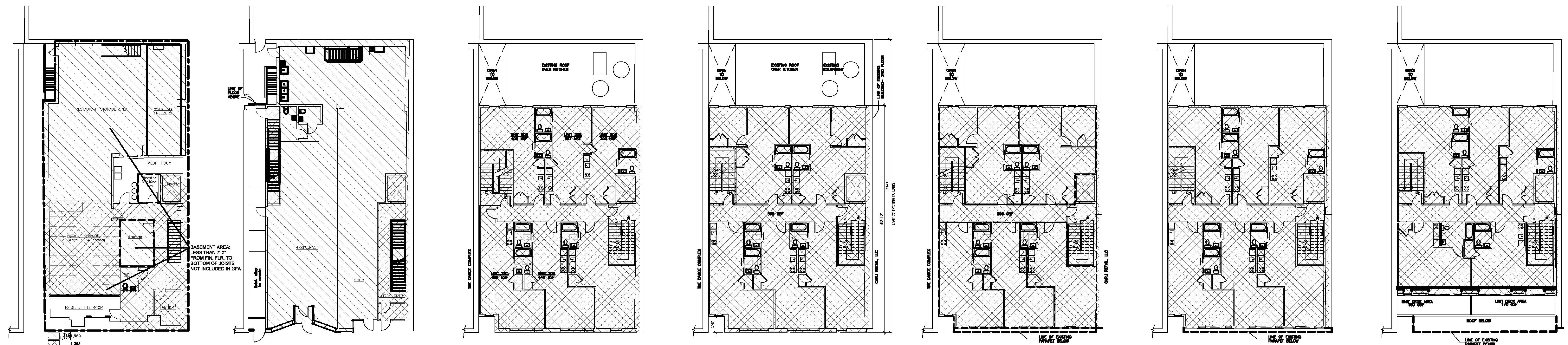
This graphics package has been fully revised to reflect design changes and floorplan changes as discussed with Staff.

See summary of image changes under each Section heading below. See cover letter and of this package for narrative of design changes.

### **PROPOSED ELEVATIONS - COMPLETELY REVISED SECTION**

1. PROPOSED FRONT, SIDE AND REAR ELEVATIONS A2.1A
2. PROPOSED FRONT& REAR ELEVATIONS (ALTERNATE A) A2.1
3. NORTHEAST ELEVATION AND STREET SCAPE

### **ADDL. MASSING AND PHOTO MONTAGES - SEE HARD-COPIES**



BASEMENT PLAN 3rd FLOOR PLAN 1ST FLOOR PLAN

2nd FLOOR PLAN

3rd FLOOR PLAN

4th FLOOR PLAN

5th FLOOR PLAN

6th FLOOR PLAN

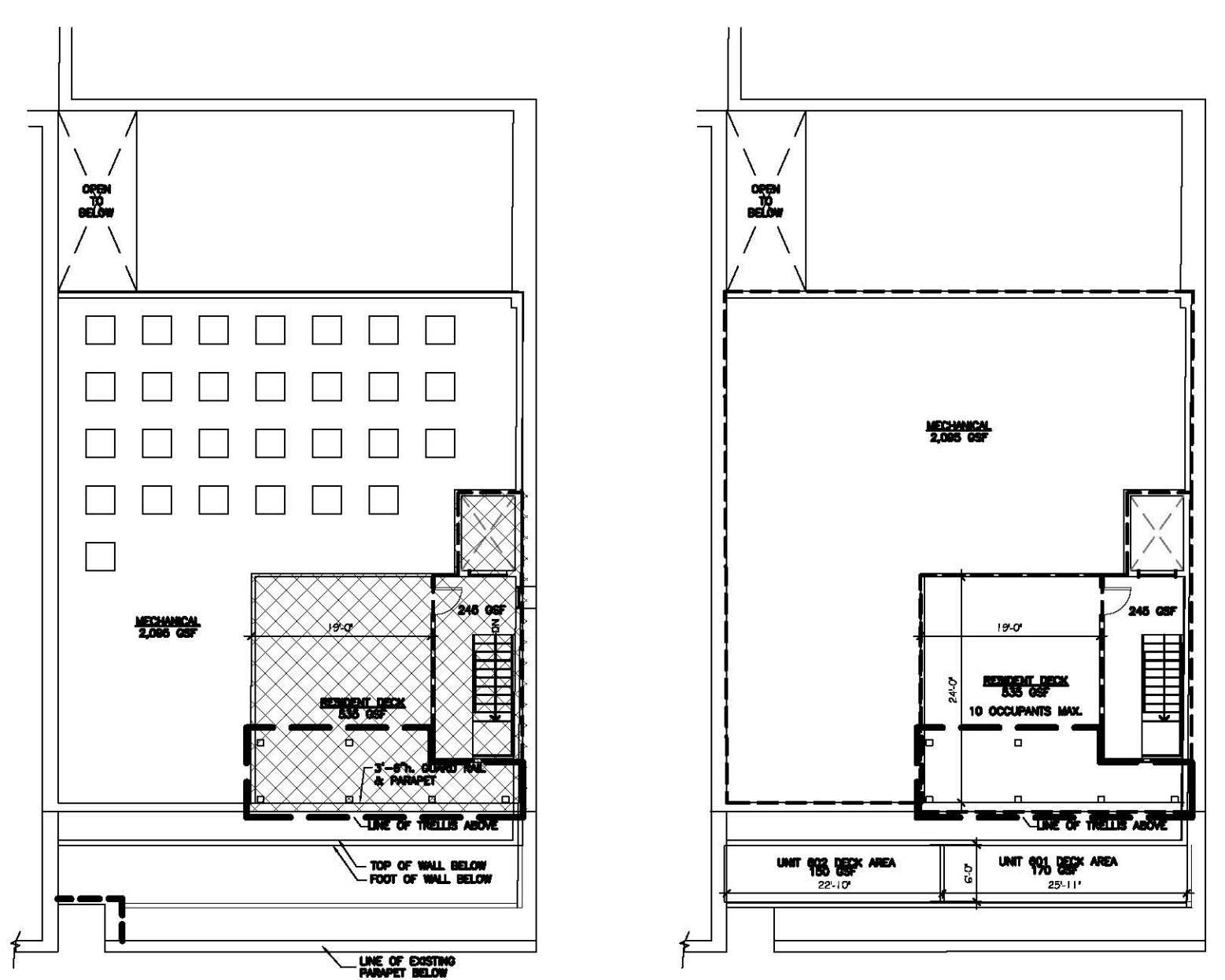
PROPOSED PLAN- SQUARE FEET BY USE  
1/8" = 1'-0"

LEGEND

[Hatched Pattern]	NONRESIDENTIAL GFA
[Cross-hatched Pattern]	RESIDENTIAL GFA
[White]	NON GFA

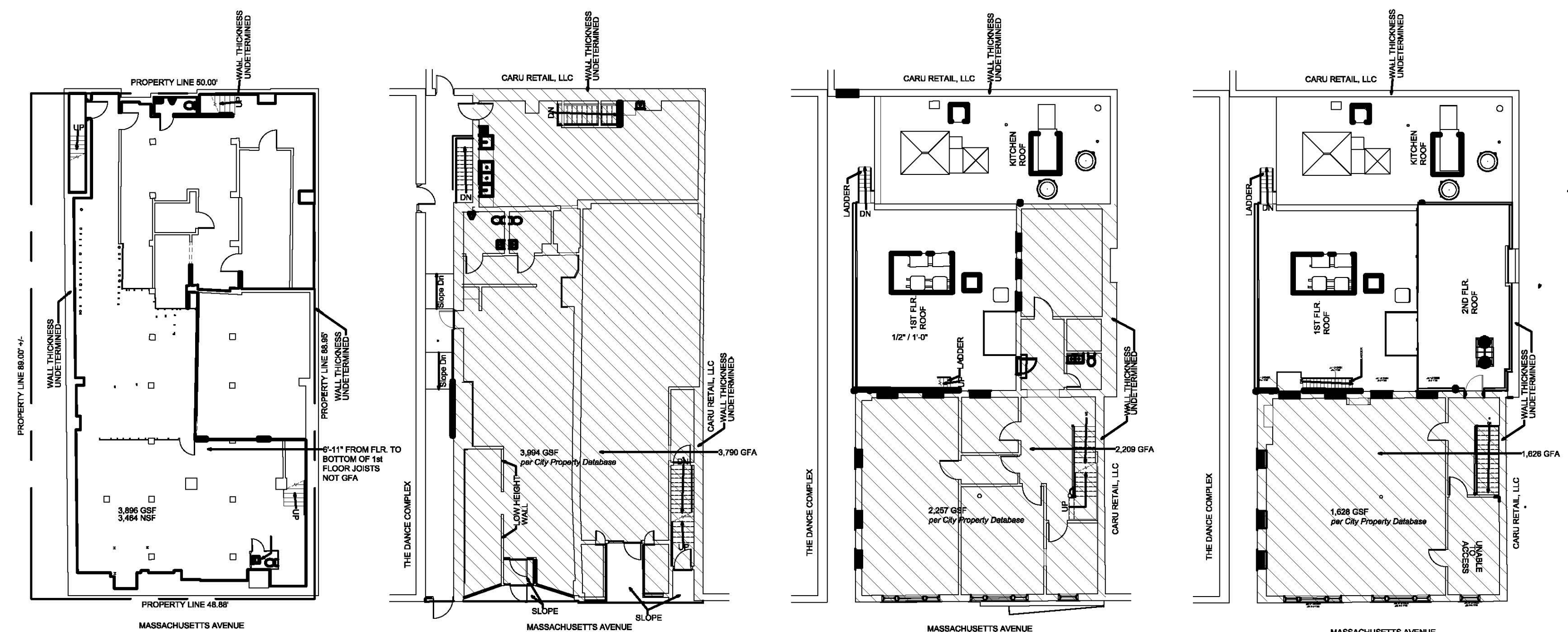
TOTAL PROPOSED BUILDING AREA (GSF) - BY USE							
	RESIDENTIAL			NON-RES			TOT GSF
	CIRC.	BIKE/LAUN	UNITS	REST.	RETL	C. RM/WC	
BASEMENT	533	831	0	1,777	193	515	3,849
1ST FLOOR	561	0	2,181	1,079			3,821
2ND FLOOR	599	2,279					3,378
3RD FLOOR	599	2,279					3,378
4TH FLOOR	599	2,722					3,321
5TH FLOOR	599	2,722					3,321
6TH FLOOR	583	2,265				292	3,140
ROOF	0	0	0			2,416	503
TOTAL BUILDING GSF	4,073	831	13,267	3,956	1,079	3,195	27,127
Tot. GFA w/FAR exclusions allowed w/basement included							
18,988							
Tot. GFA w/FAR exclusions allowed w/basement excluded							
18,988							
Total FAR allowed w/inclusion incentive							
5.20 FAR; 22,833 GSF							

FAR CALCULATION				FAR CALCULATION w/Inclusion Incentive			
	GFA	LOT AREA	FAR		GFA	FAR	
EXISTING	7,879 gsf	4,394sf	1.79				
ALLOWED	17,564 gsf		4.00	+ 30%	22,833 gsf	5.20	
PROPOSED	22,322 gsf		5.08				
PROPOSED w/Incl. Incentive	18,988 gsf		4.32				



ROOF PLAN

OPEN SPACE PLAN



EXISTING BASEMENT PLAN

EXISTING 1ST FLOOR PLAN

EXISTING 2nd FLOOR PLAN

EXISTING 3rd FLOOR PLAN

EXISTING CONDITION PLANS ZONING  
1/8" = 1'-0"

LEGEND

[Hatched Pattern]	NONRESIDENTIAL GFA
[Cross-hatched Pattern]	RESIDENTIAL GFA
[White]	NON GFA

	TOTAL AREA (SF)	
	NONRESIDENTIAL GFA	NON GFA
BASEMENT	3,994**	3,994*
1ST FLOOR	3,994**	
2ND FLOOR	2,257**	
3RD FLOOR	1,628**	
TOTAL NONRES GFA	7,879**	

\* Basement Height 6'-11" fr. to bottom of 1st flr. joists  
\*\* Floor GSF per City Property Database  
\*\*\* Lot Area per survey

544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

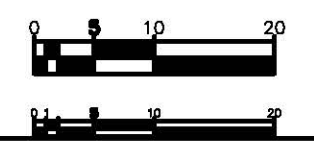
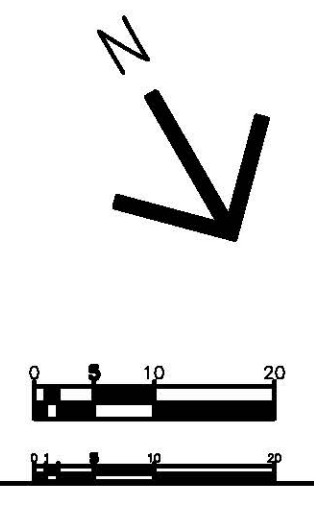
CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

drawing title:  
EXISTING AND PROPOSED ZONING

scale: 1/16" = 1'-0" drawing no:  
date: January 2022  
R: 4/22/2022  
drawn by:  
project #: 1703

Z1.1

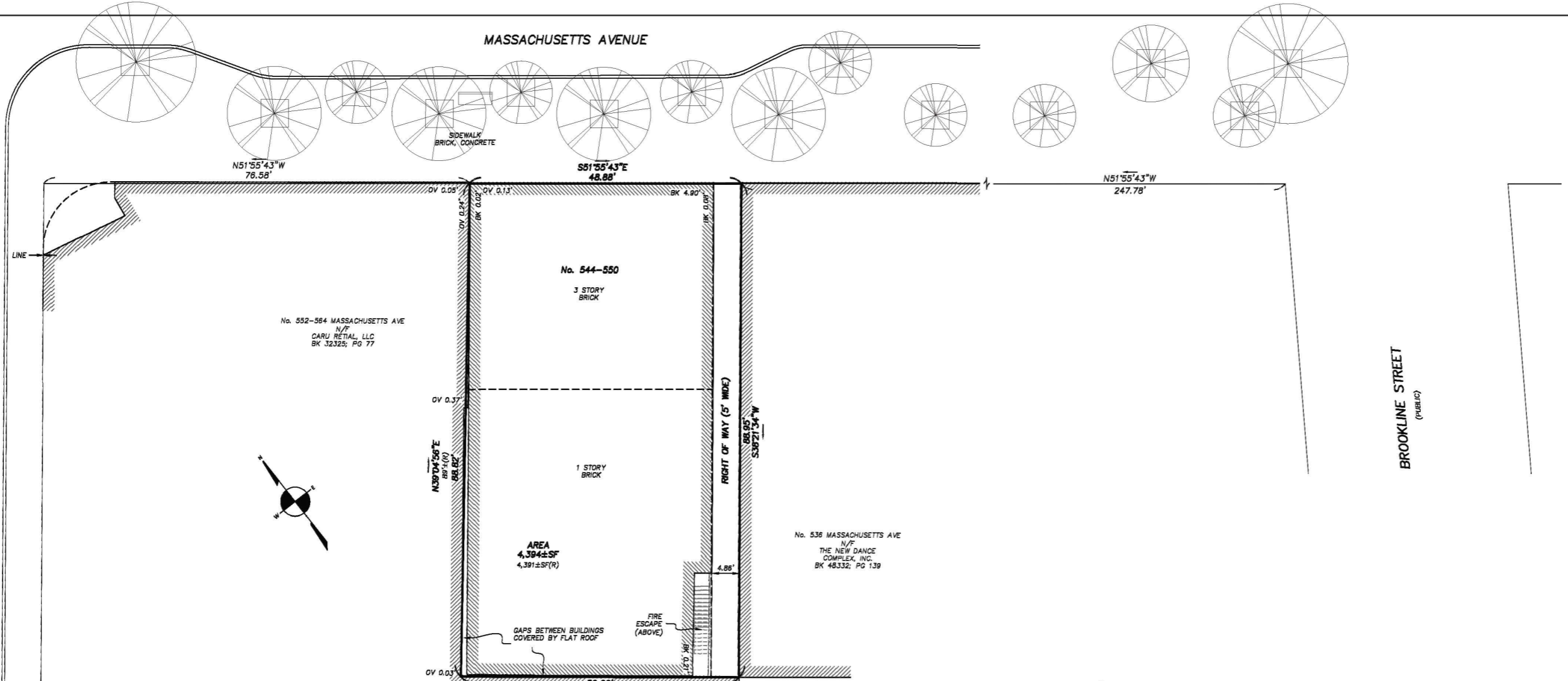


336  
13  
A  
B  
C  
D

PEARL STREET  
(PUBLIC ~ 40.0' WIDE)

MASSACHUSETTS AVENUE

BROOKLINE STREET  
(PUBLIC)



544-550 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA

DATE: OCTOBER 30, 2019 SCALE: 1.0 INCH = 10.0 FEET



**BOSTON SURVEY, INC.**  
 UNIT C-4 SHIPWAY PLACE  
 CHARLESTOWN, MA 02129  
 (617) 242-1313

Revisions:  
no. date description

Key Plan

544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

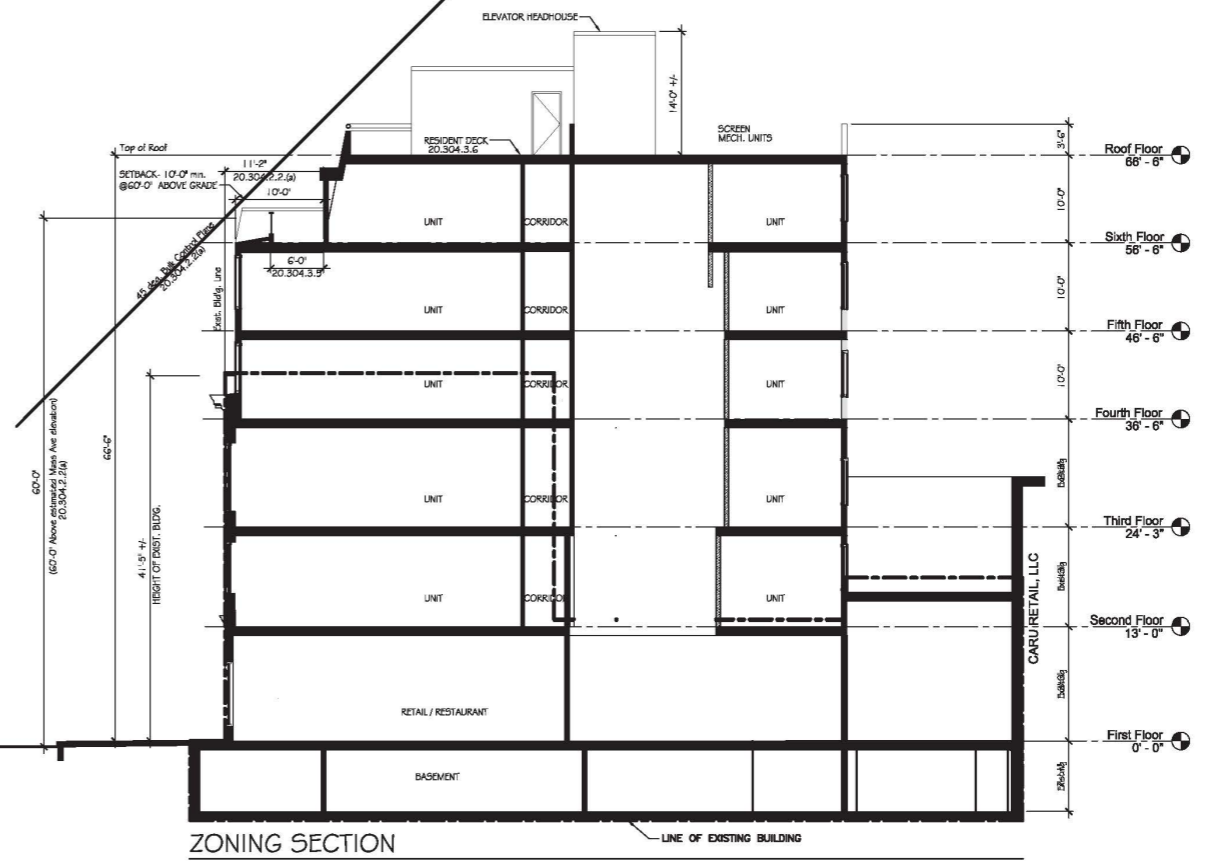
**CARR, LYNCH AND SANDELL, INC.**  
 Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617 861-8588 TEL.  
 617 861-8522 FAX  
 Incorporated 1980

drawing title:  
**SITE PLAN & SECTION**

scale: 1" = 10'-0"  
 date: 22 MAY 2022  
 drawn by:  
 project #: 1703

drawing no:  
**Z1.2**



ZONING SECTION

Key Plan

544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

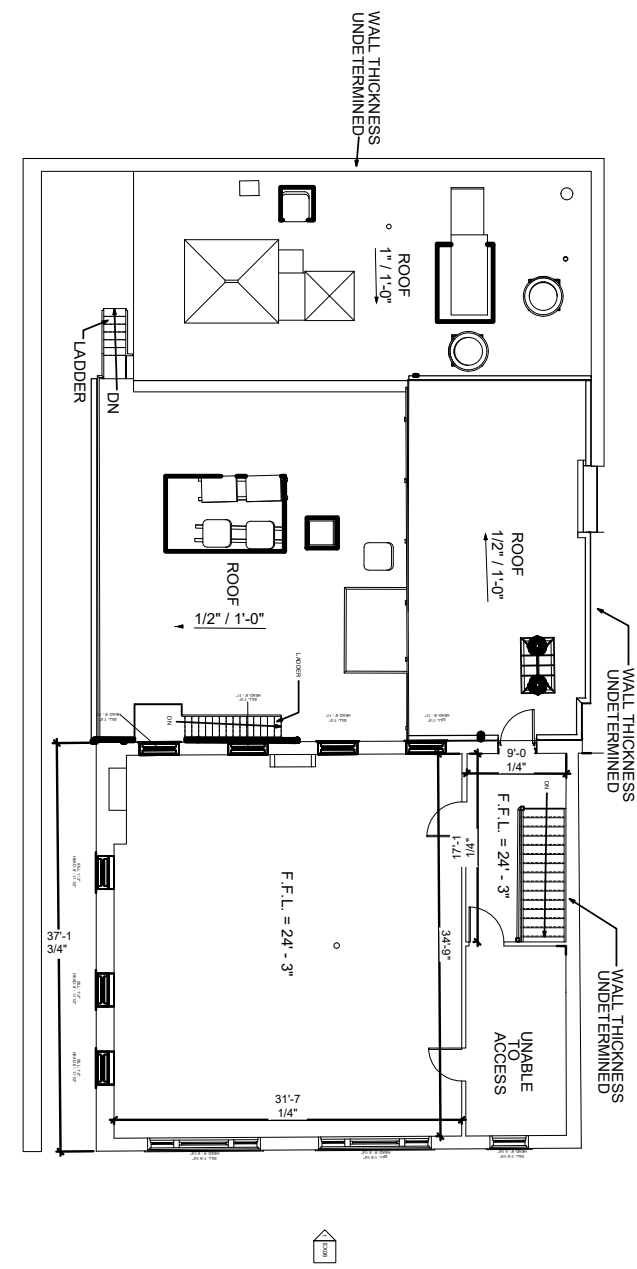
**CARR, LYNCH AND SANDELL, INC.**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

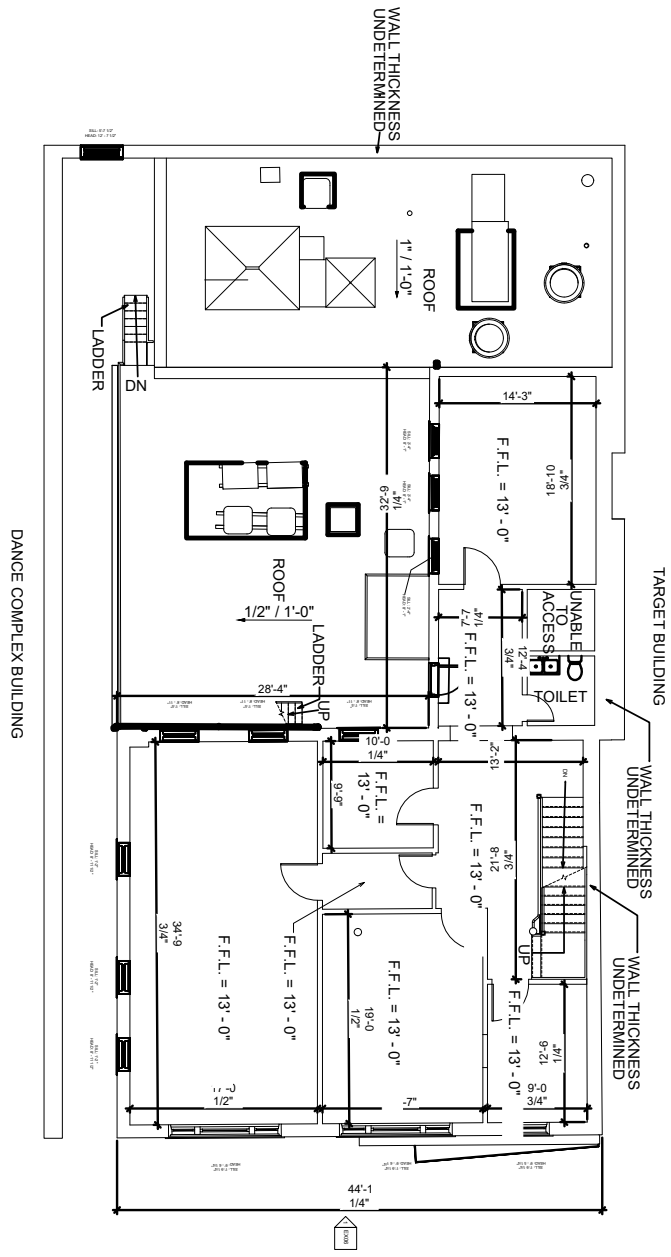
drawing title:  
**EXIST. FLOOR PLANS**  
1st, 2nd & 3rd

scale: 1/8" = 1'-0" drawing no:  
date: 4/28/2021 drawing no:  
rev: 8/23/2021  
drawn by:  
project #: 1703

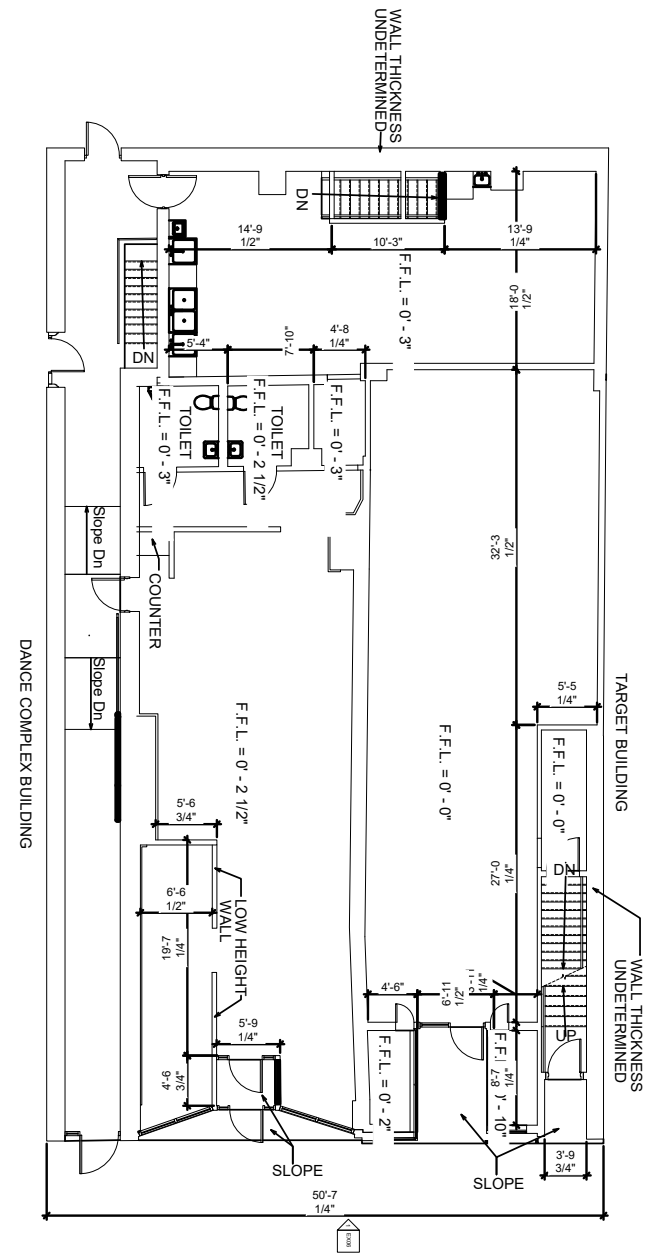
**EX1.1**



EXISTING 3rd FLOOR PLAN



EXISTING 2nd FLOOR PLAN



EXISTING 1st FLOOR PLAN

A

B

C

D

1

2

3

4

5





no.	date	description

Key Plan

544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

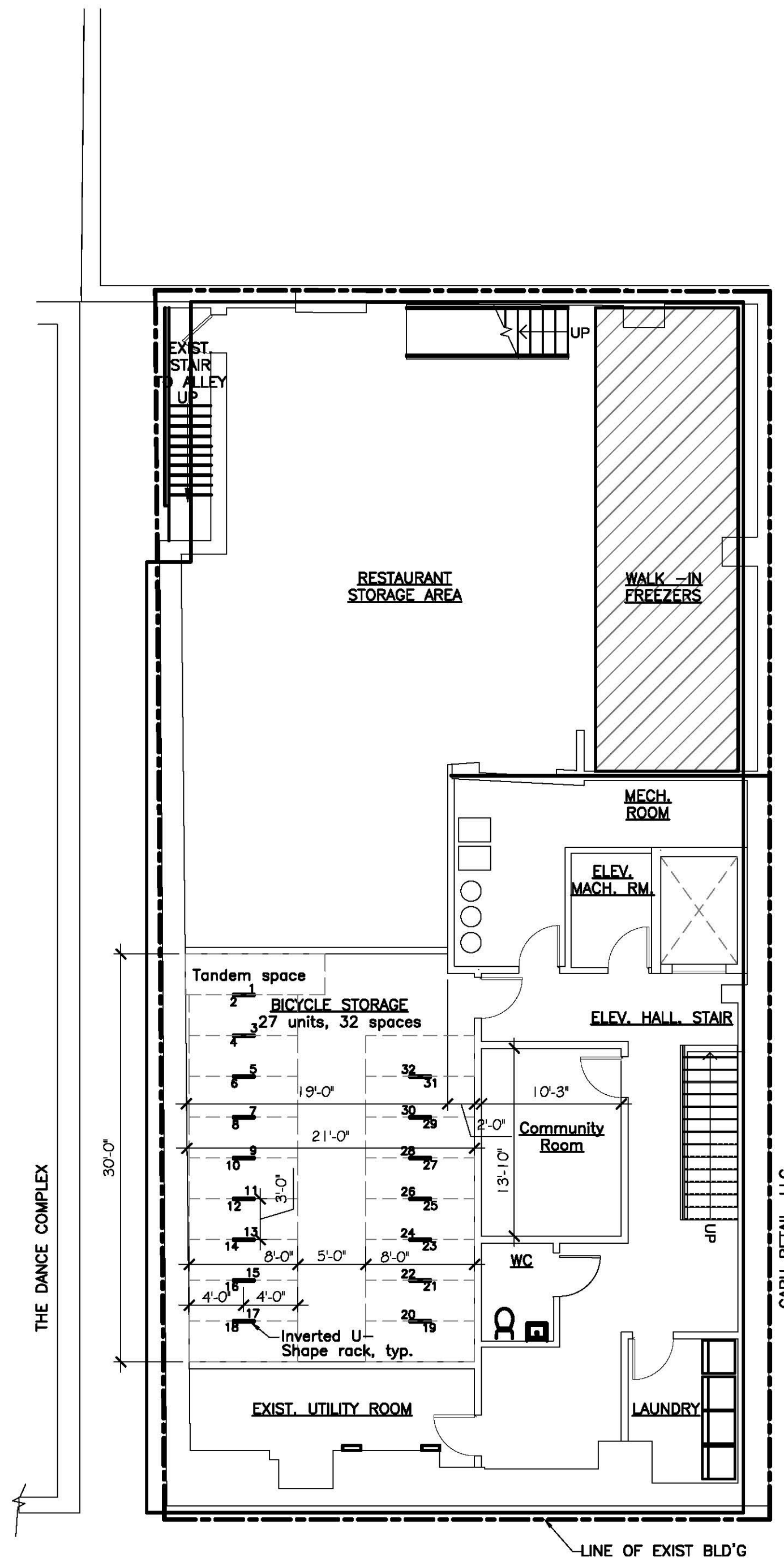
CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

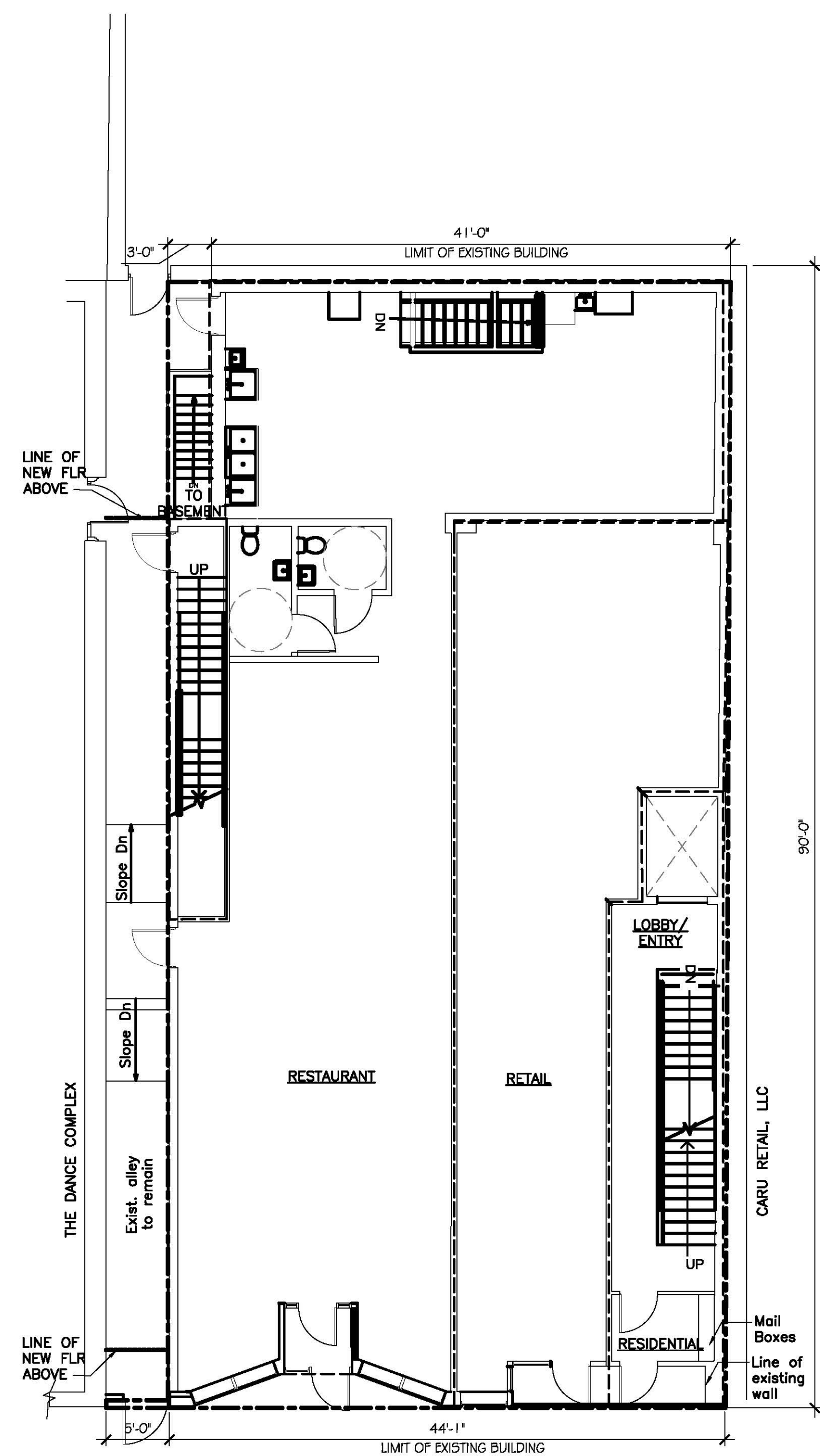
drawing title:  
**PROPOSED  
BASEMENT, 1st & 2nd  
FLOOR PLANS**

scale: 1/8" = 1'-0" drawing no:  
date: 4/28/2021  
re: 8/23/21, 9/13/21, 1/2022, 4/22, 5/22, 7/31/22  
drawn by:  
project #: 1703

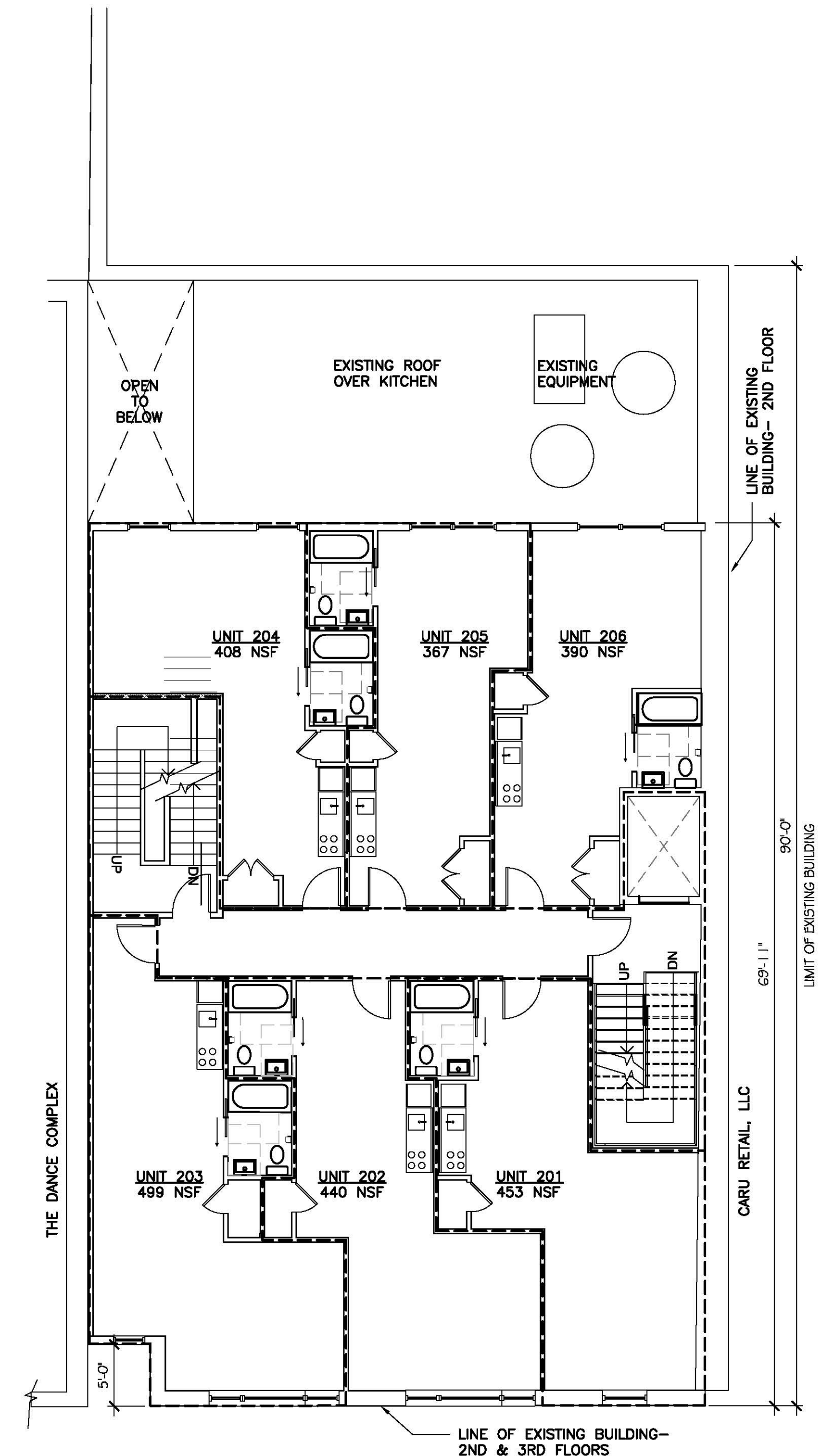
**A1.1**



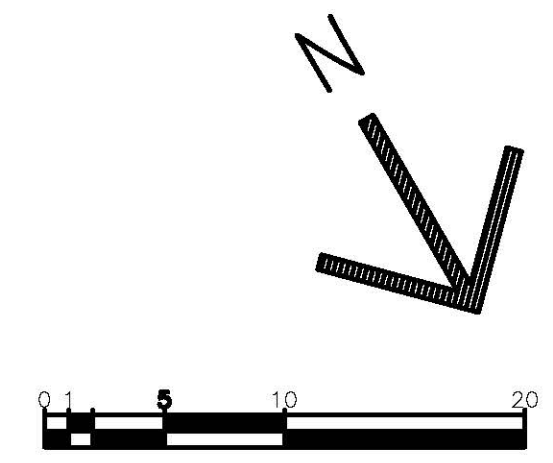
BASEMENT FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



Revisions:		
no.	date	description

Key Plan

544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

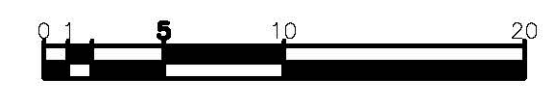
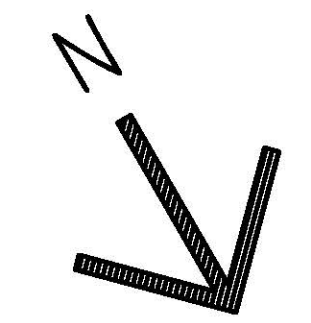
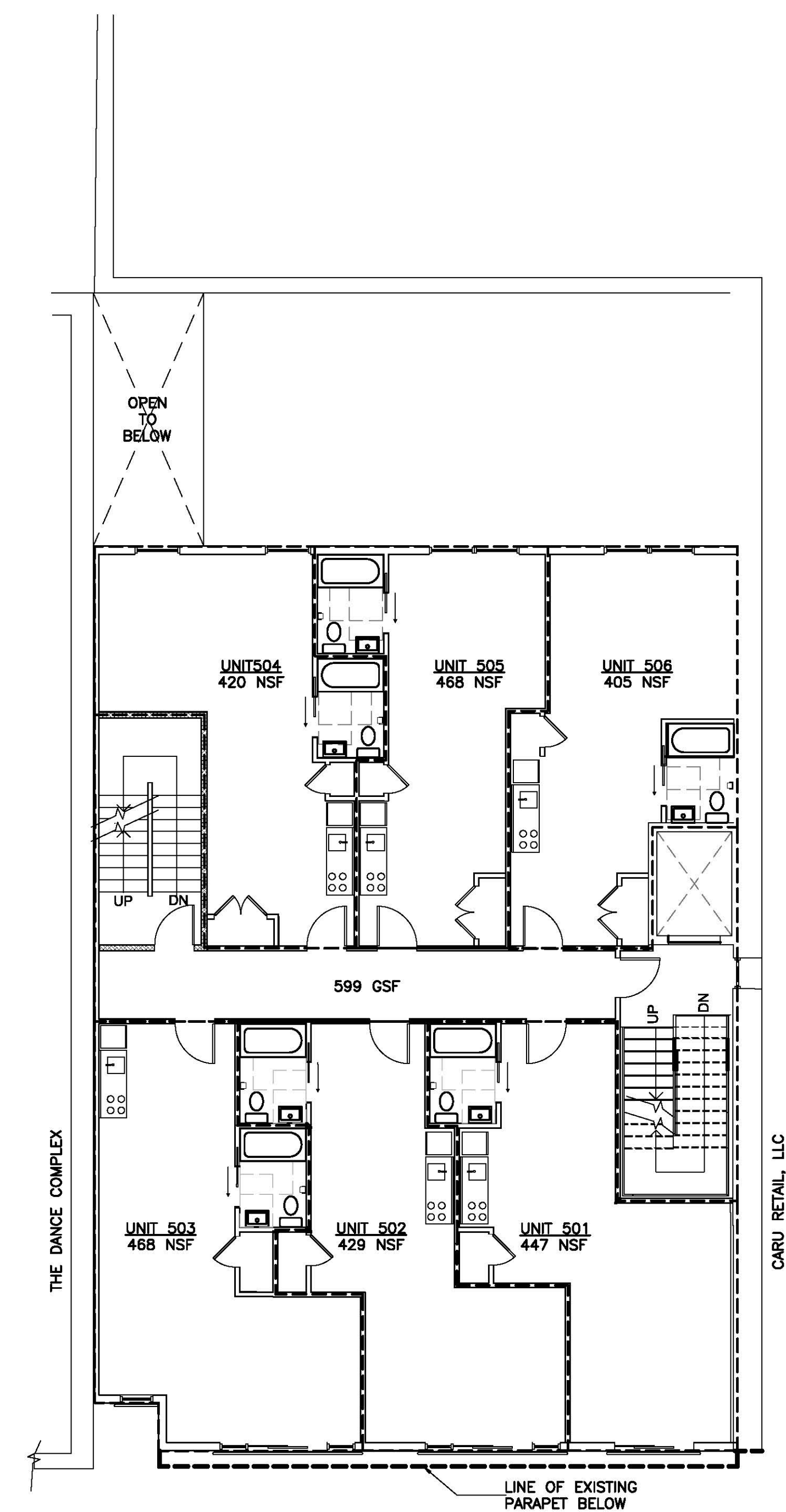
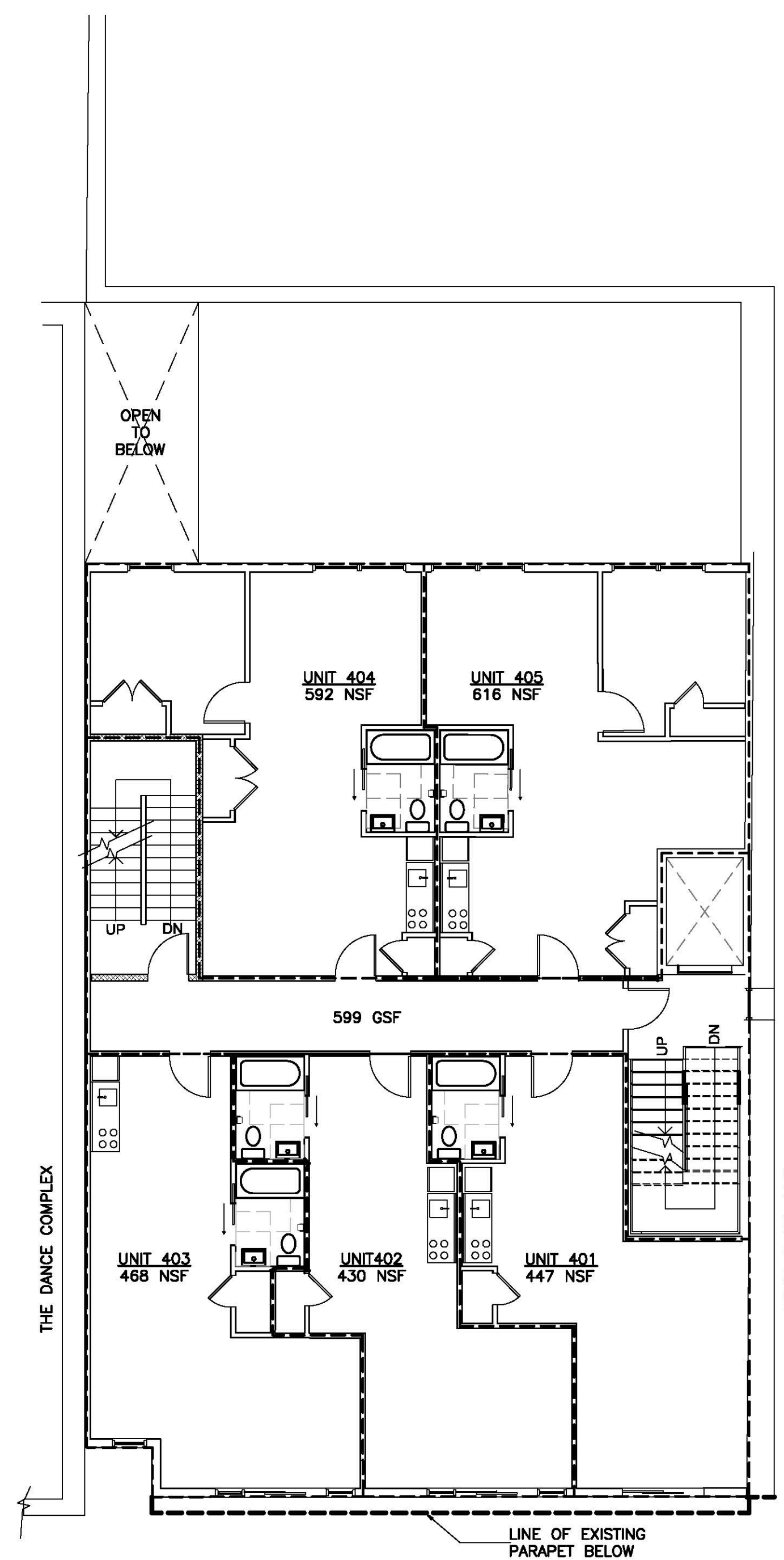
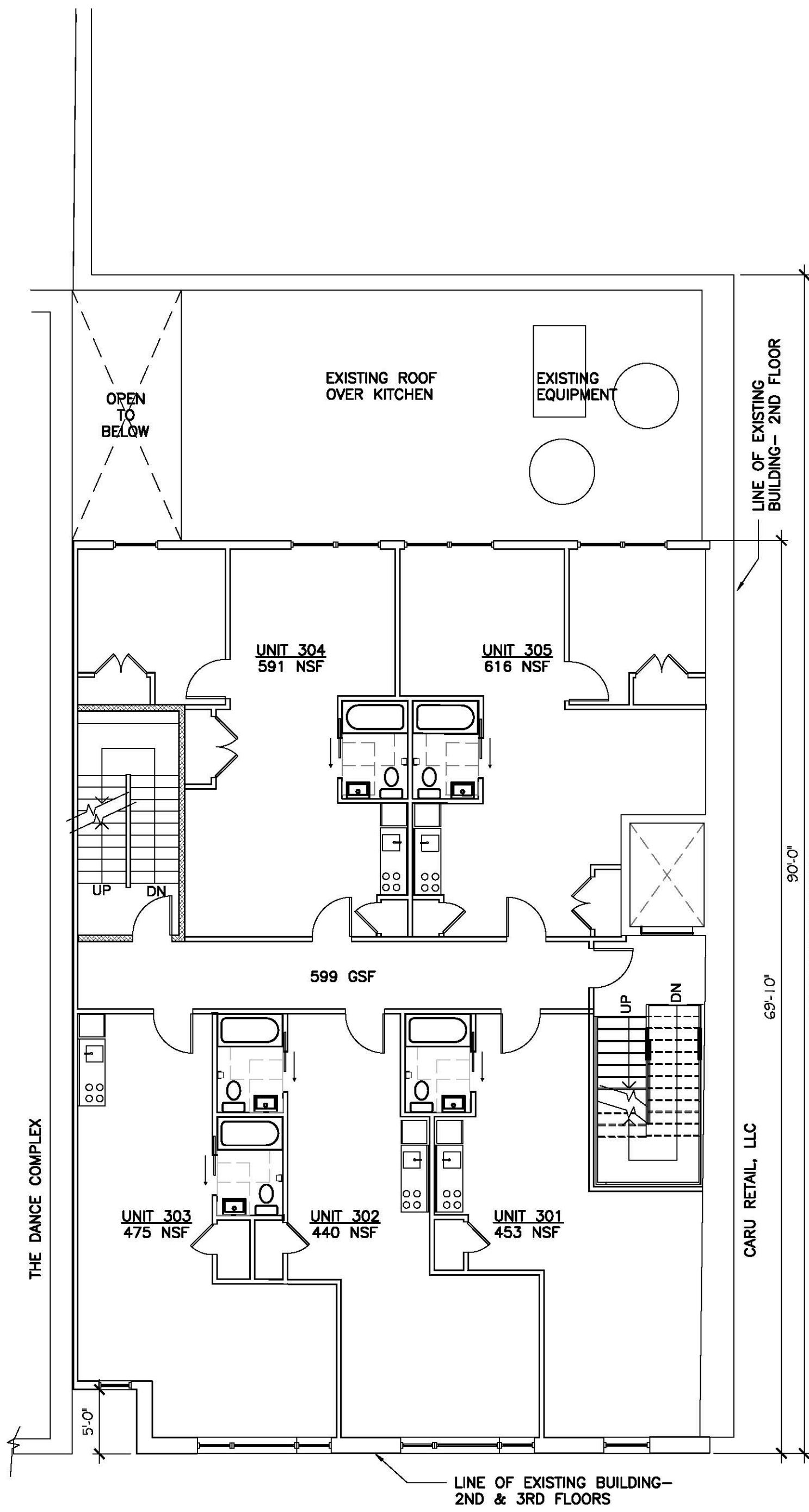
CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

drawing title:  
PROPOSED 3rd, 4th &  
5th FLOOR PLANS

scale: 1/8" = 1'-0" drawing no:  
date: 4/28/2021  
re: 8/23/21, 9/13/21, 1/2022, 4/22/22, 7/31/22  
drawn by:  
project #: 1703

A1.2



no.	date	description

Key Plan

**544 Mass Ave**  
 542-550 Massachusetts Avenue  
 Cambridge, MA 02139

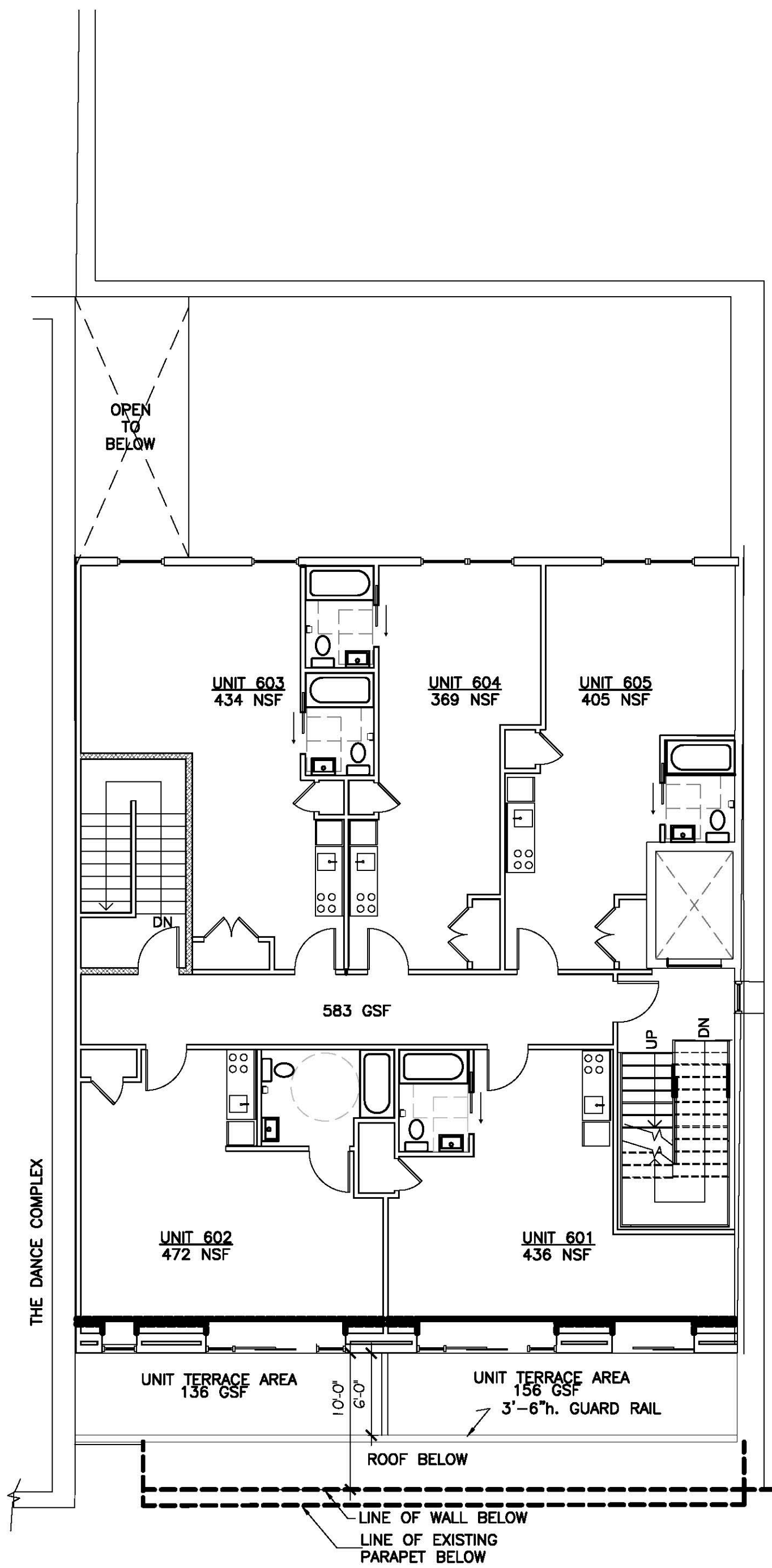
**CARR, LYNCH AND SANDELL, INC.**  
 Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617 661-6566 TEL  
 617 661-6822 FAX  
 Incorporated 1980

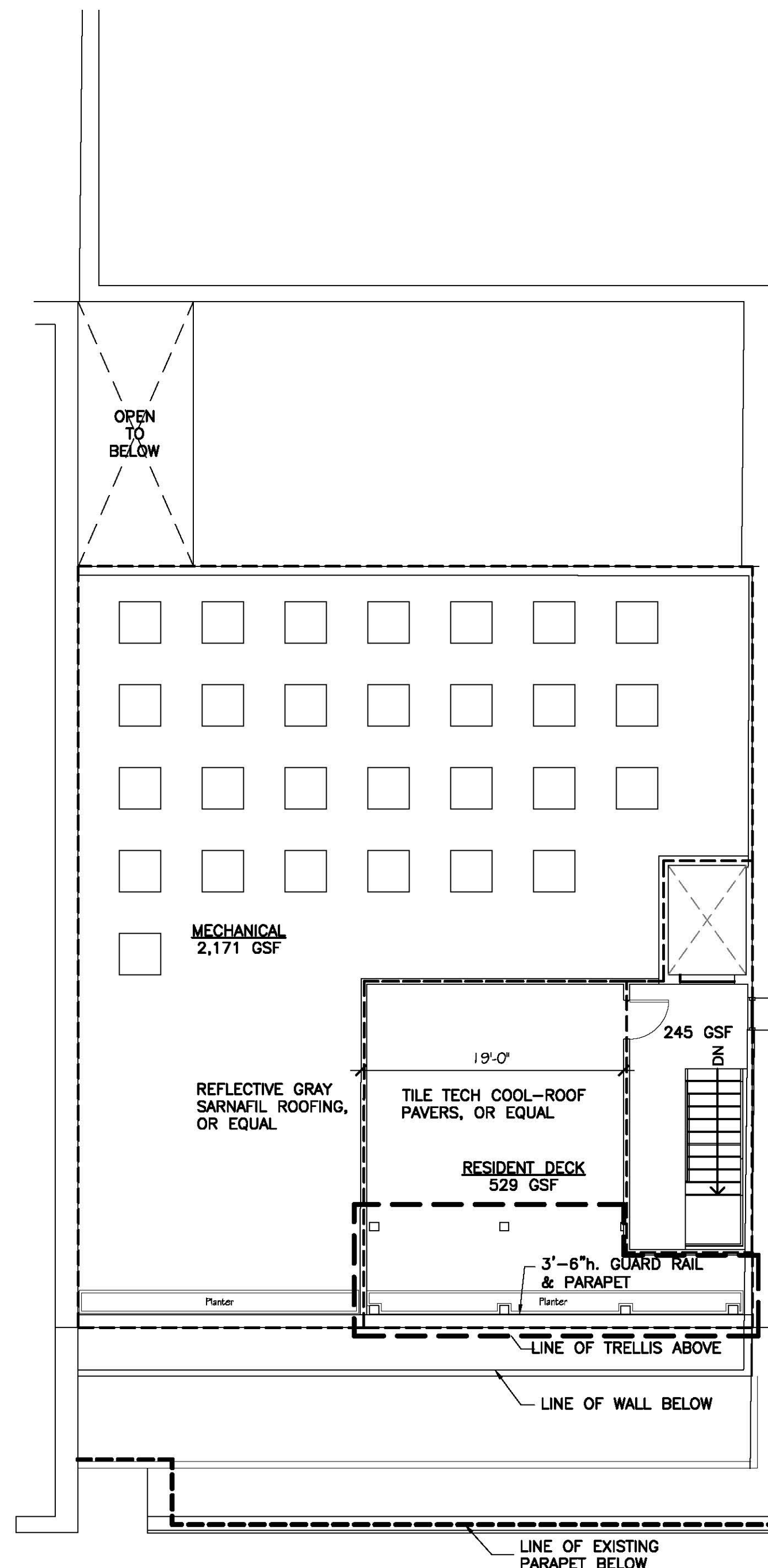
drawing title:  
**PROPOSED 6th &  
 ROOF FLOOR PLANS &  
 OPEN SPACE PLAN**

scale: 1/8" = 1'-0" drawing no:  
 date: 4/28/2021  
 re: 8/23/21, 9/13/21, 1/2022, 4/22/22, 7/31/22  
 drawn by:  
 project #: 1703

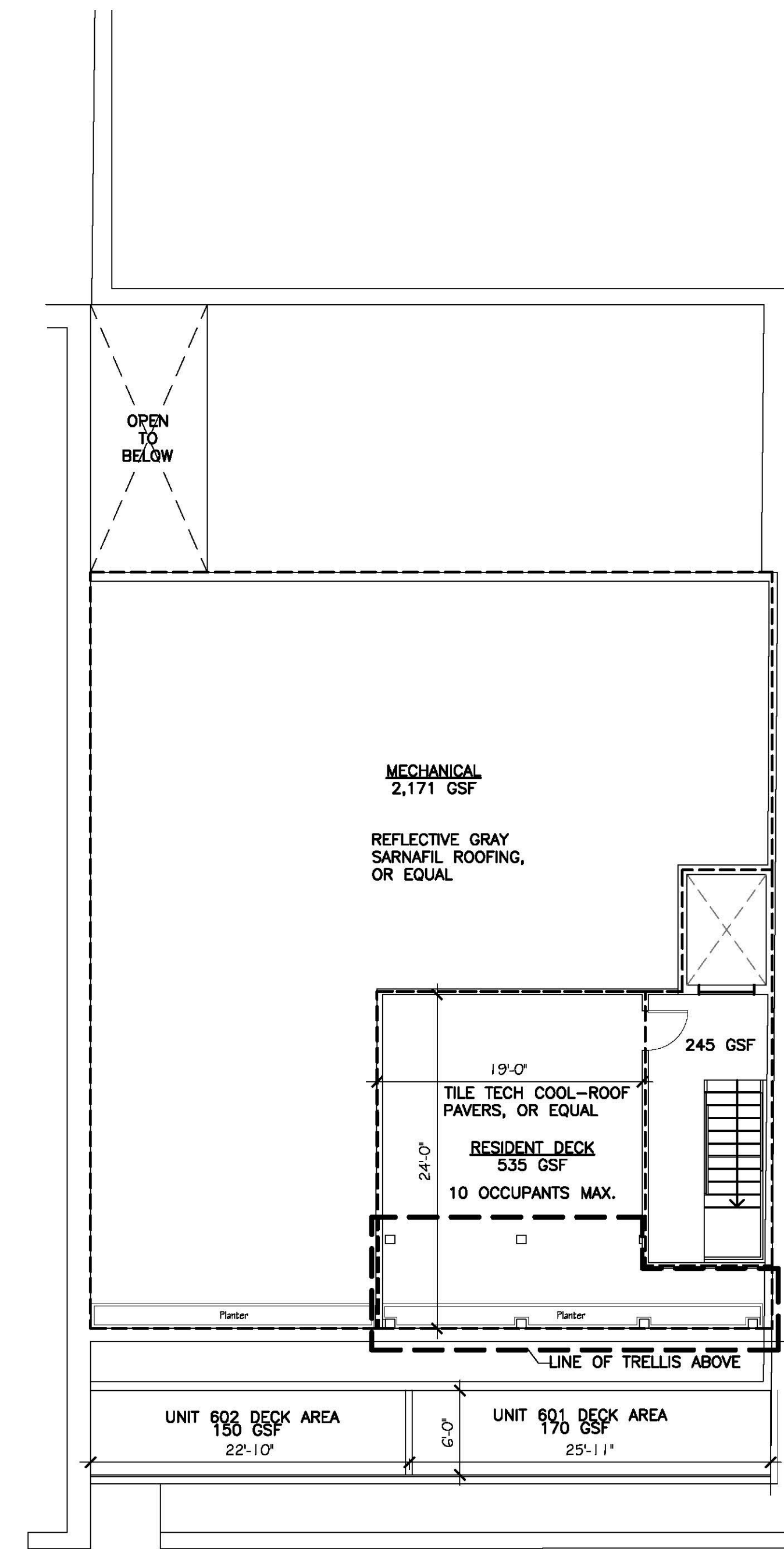
**A1.3**



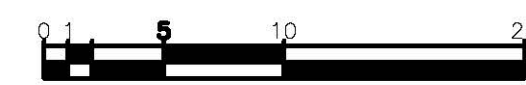
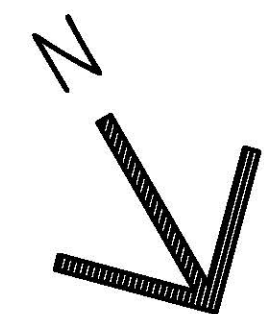
6th FLOOR PLAN



ROOF PLAN



OPEN SPACE PLAN



A

B

C

D

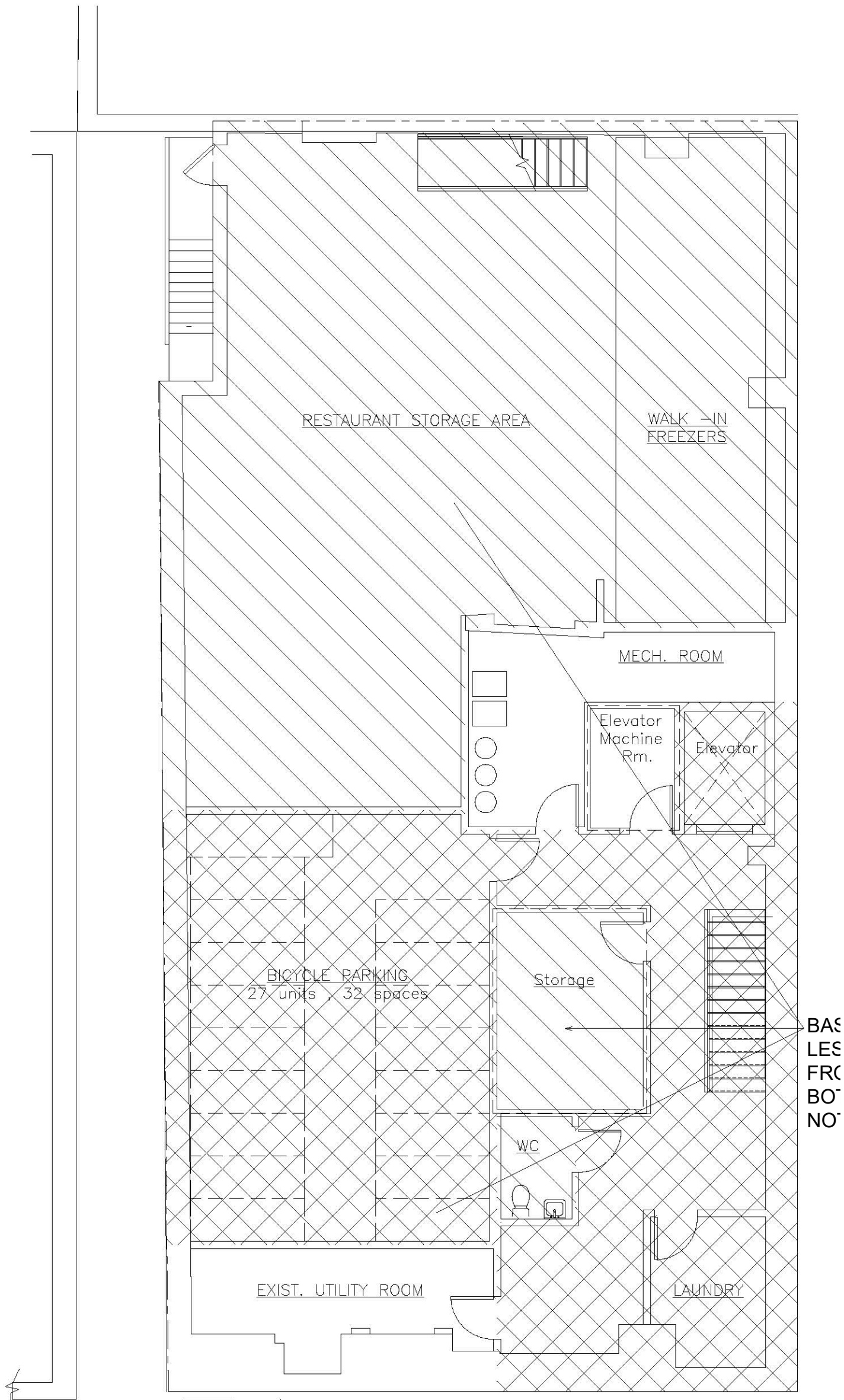
1

2

3

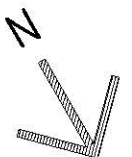
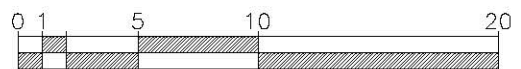
4

5



	192	1,969
	1,777	1,365
	188	515
	60	
	267	

# BASEMENT PLAN



CARR, LYNCH AND SANDELL INC.

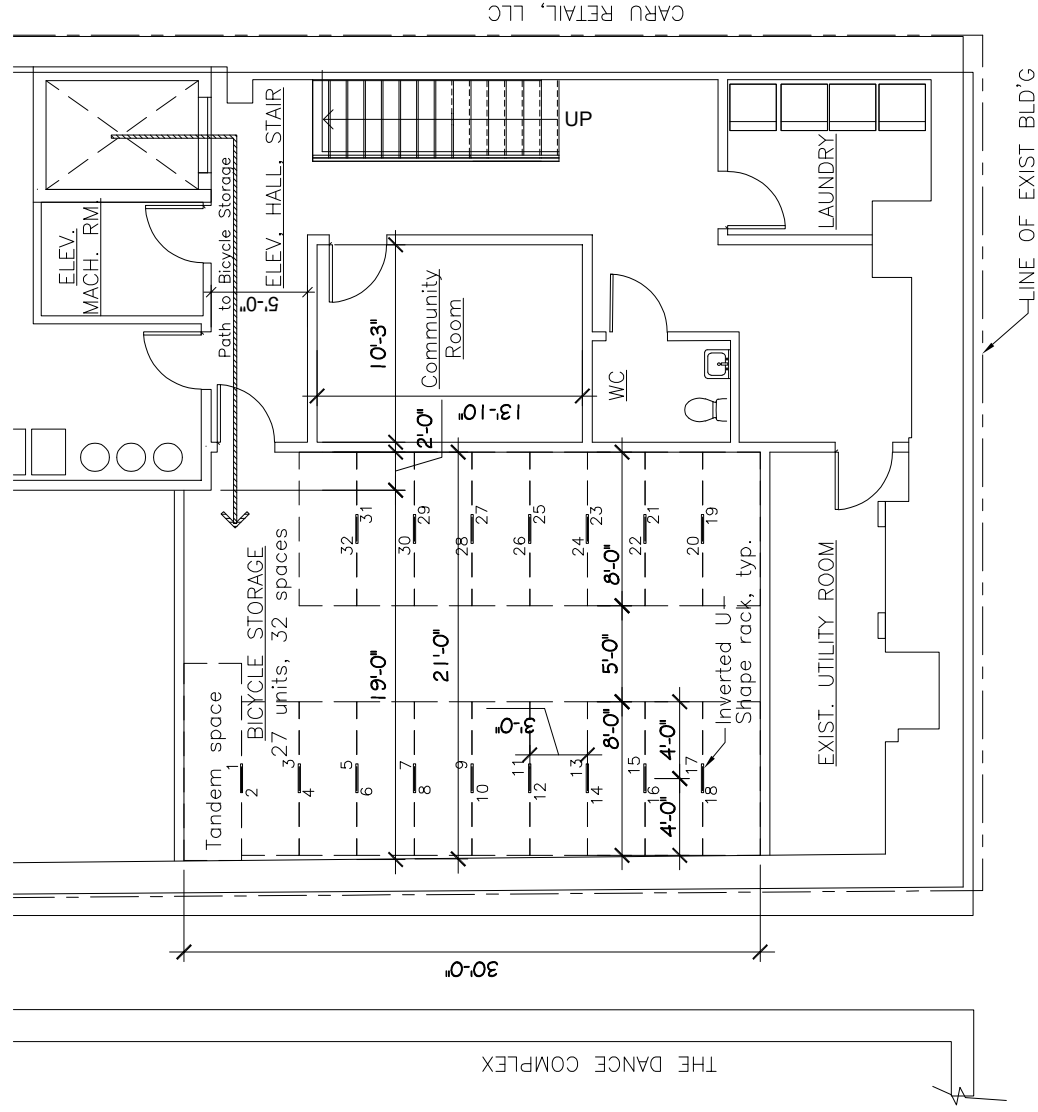
1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

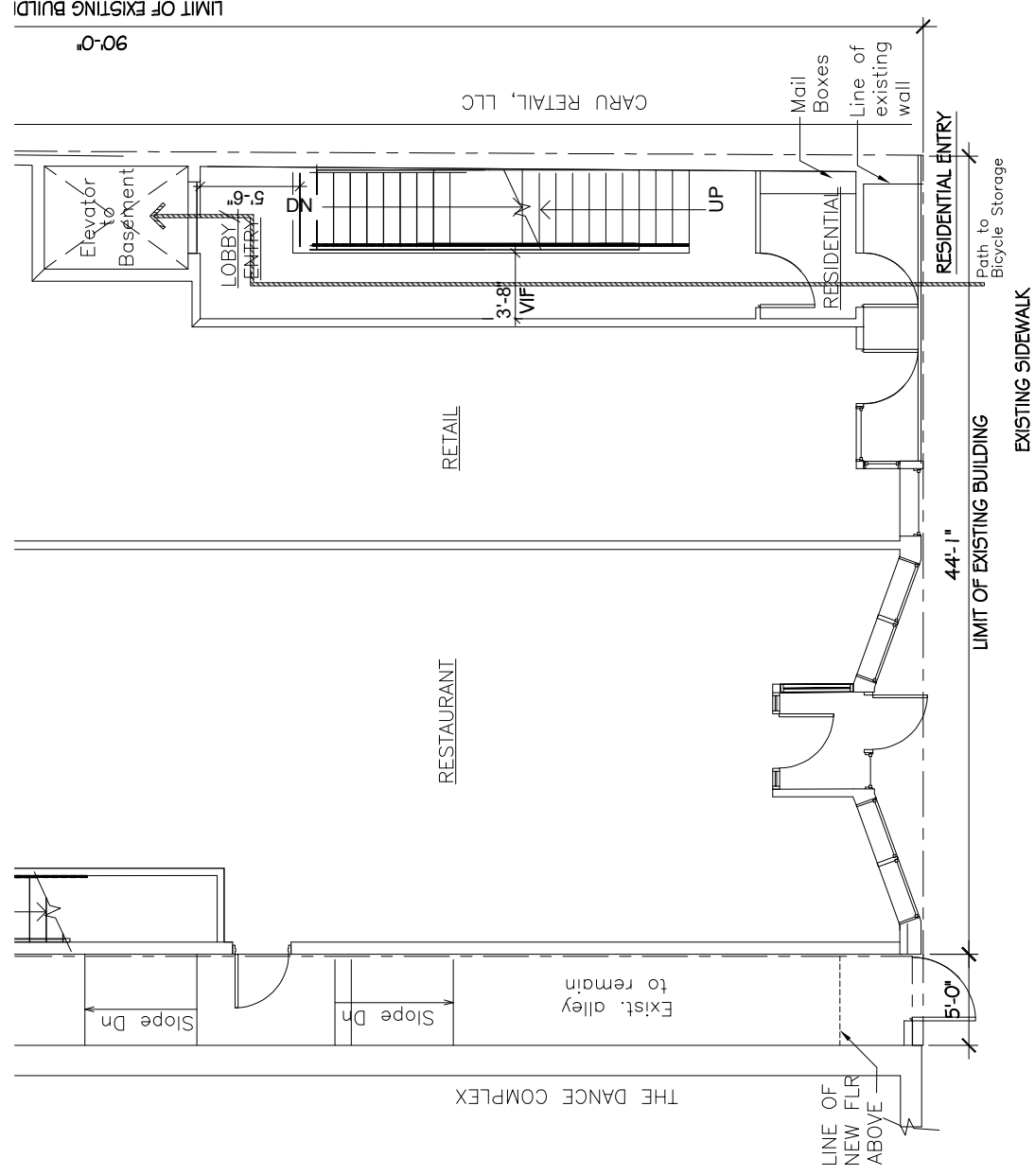
project **544 MASS AVE CAMBRIDGE**

title **Basement Proposed Zoning** drawing no.

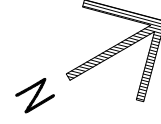
scale 1/8" = 1'-0" date 22 May 2022, rev 7/31/2022



# BASEMENT FLOOR PLAN



# 1st FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

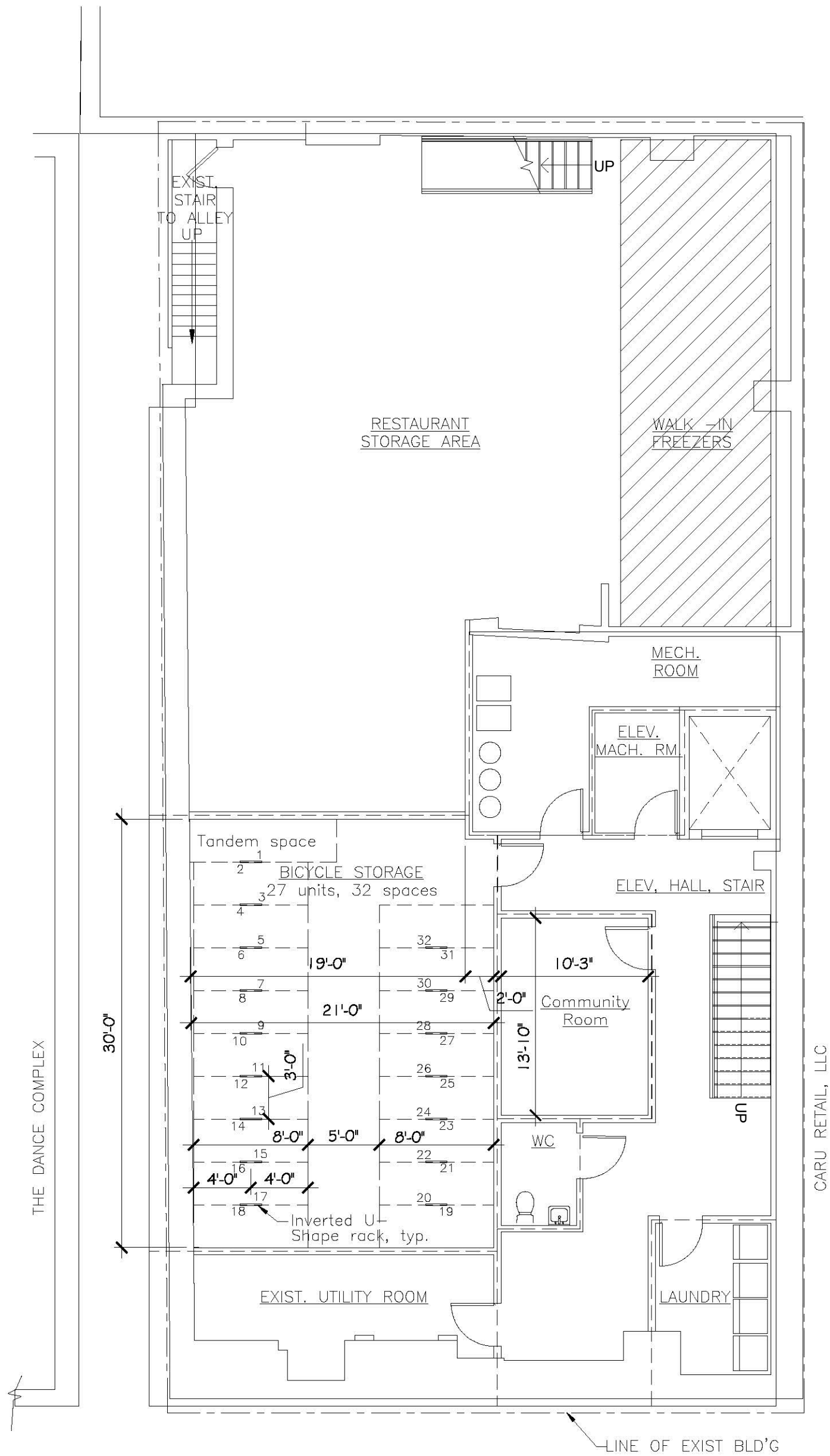
project **544 MASS AVE CAMBRIDGE**

title **Bicycle Storage Plan**

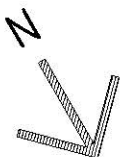
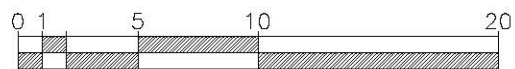
scale 1" = 10'-0"

date 12 May 2022

drawing no.



# BASEMENT FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

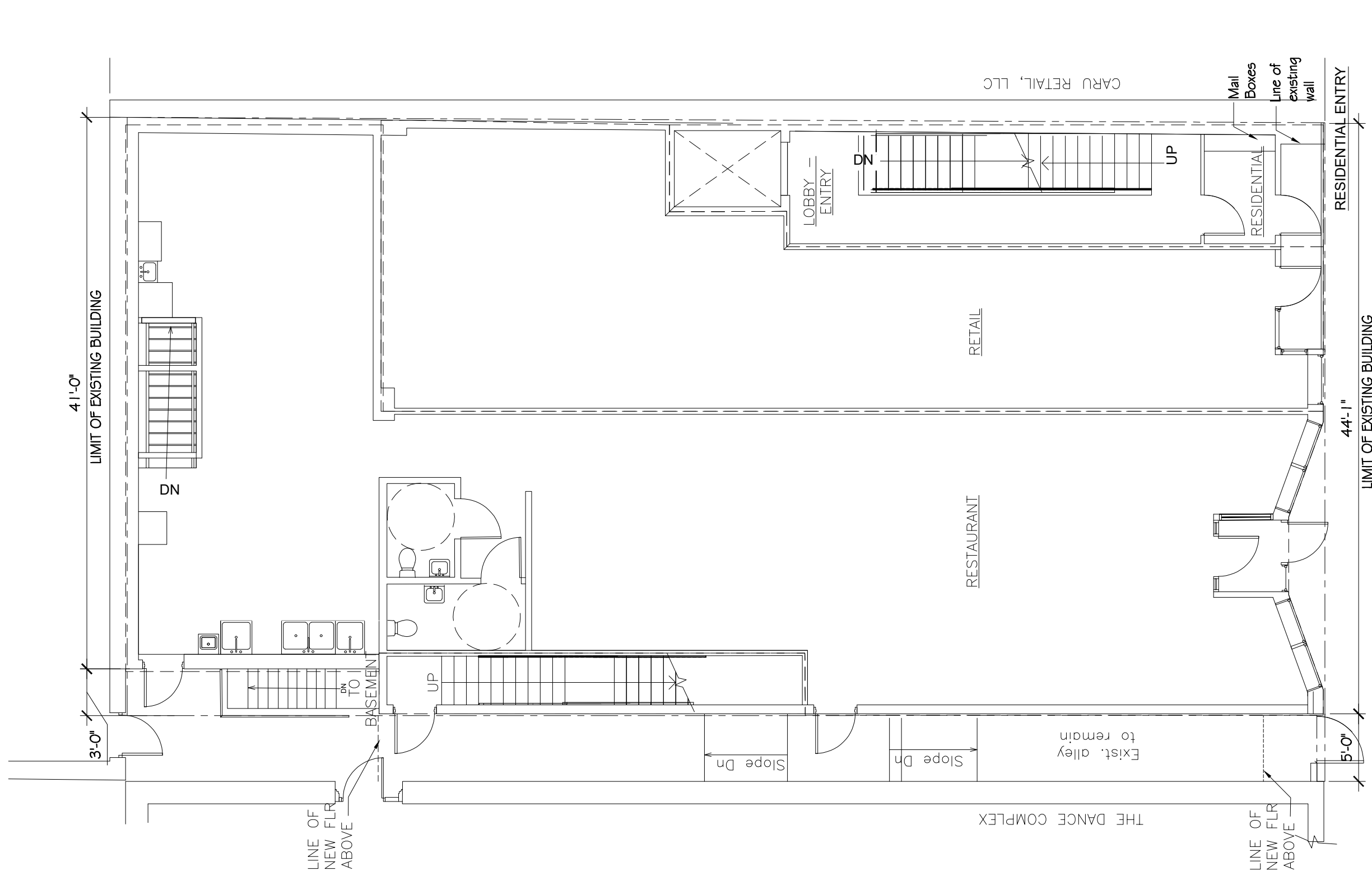
project **544 MASS AVE CAMBRIDGE**

title **Basement Floor Plan**

drawing no.

scale 1/8" = 1'-0"

date 22 May 2022, rev 7/31/2022



# 1st FLOOR PLAN

CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

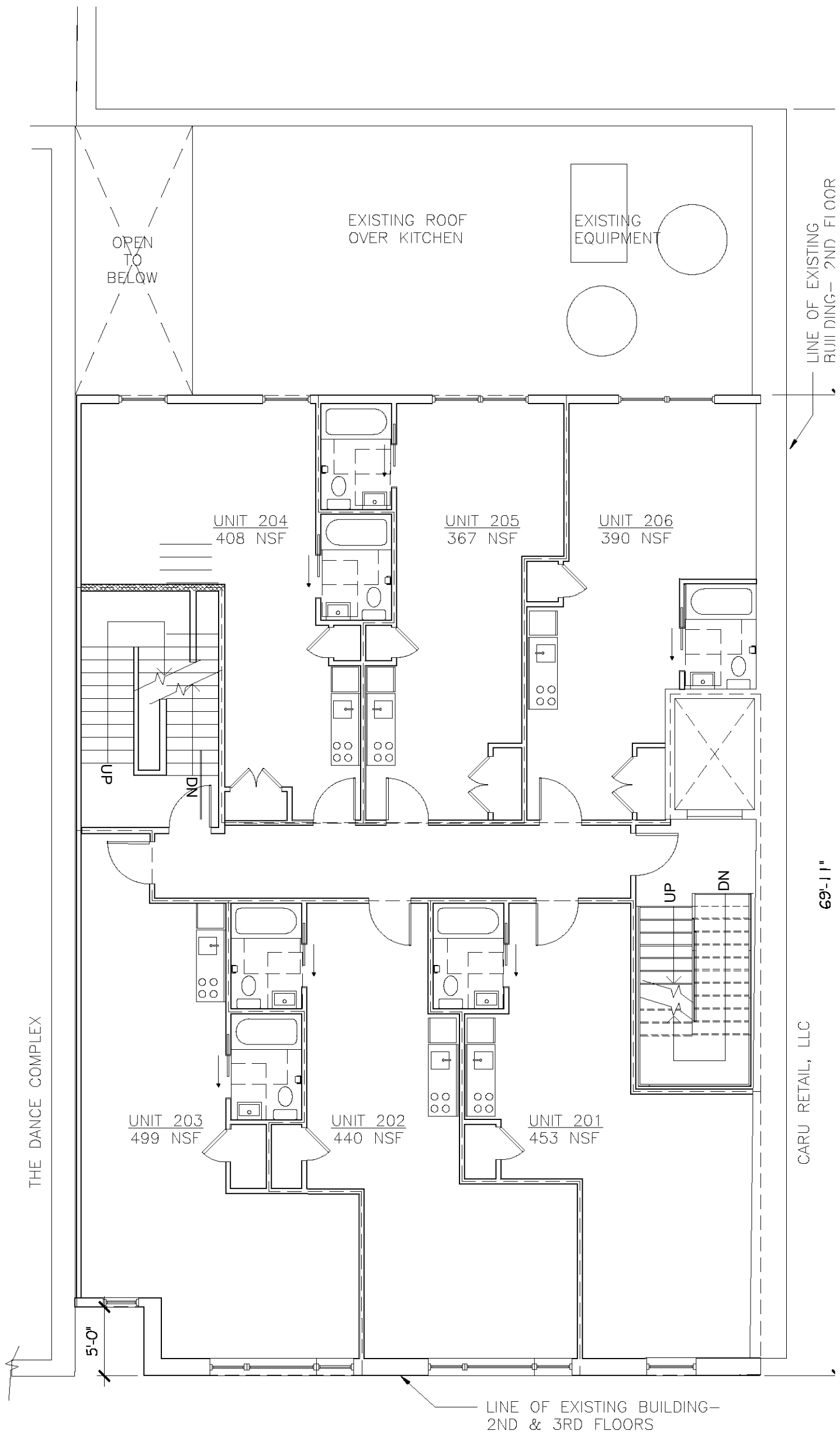
Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

project **544 MASS AVE CAMBRIDGE**

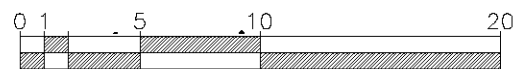
title **1st Floor Plan**

drawing no.

scale 1/8" = 1'-0" date 22 May 2022



# 2nd FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

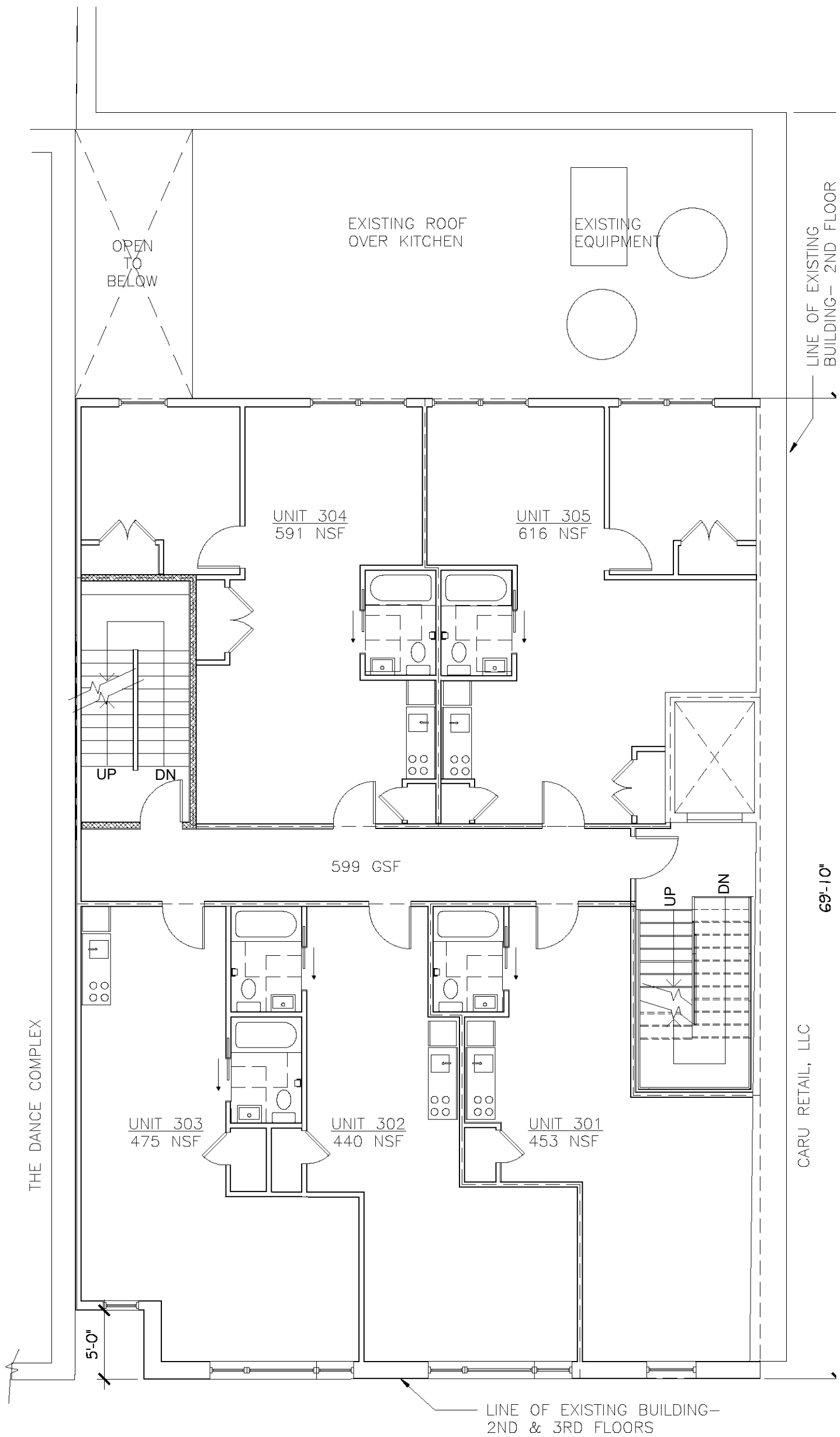
project **544 MASS AVE CAMBRIDGE**

title **2nd Floor Plan**

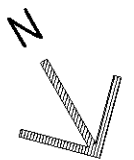
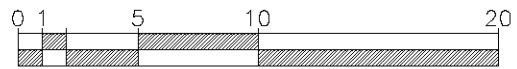
drawing no.

scale  $1/8" = 1'-0"$  date 22 May 2022





# 3rd FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

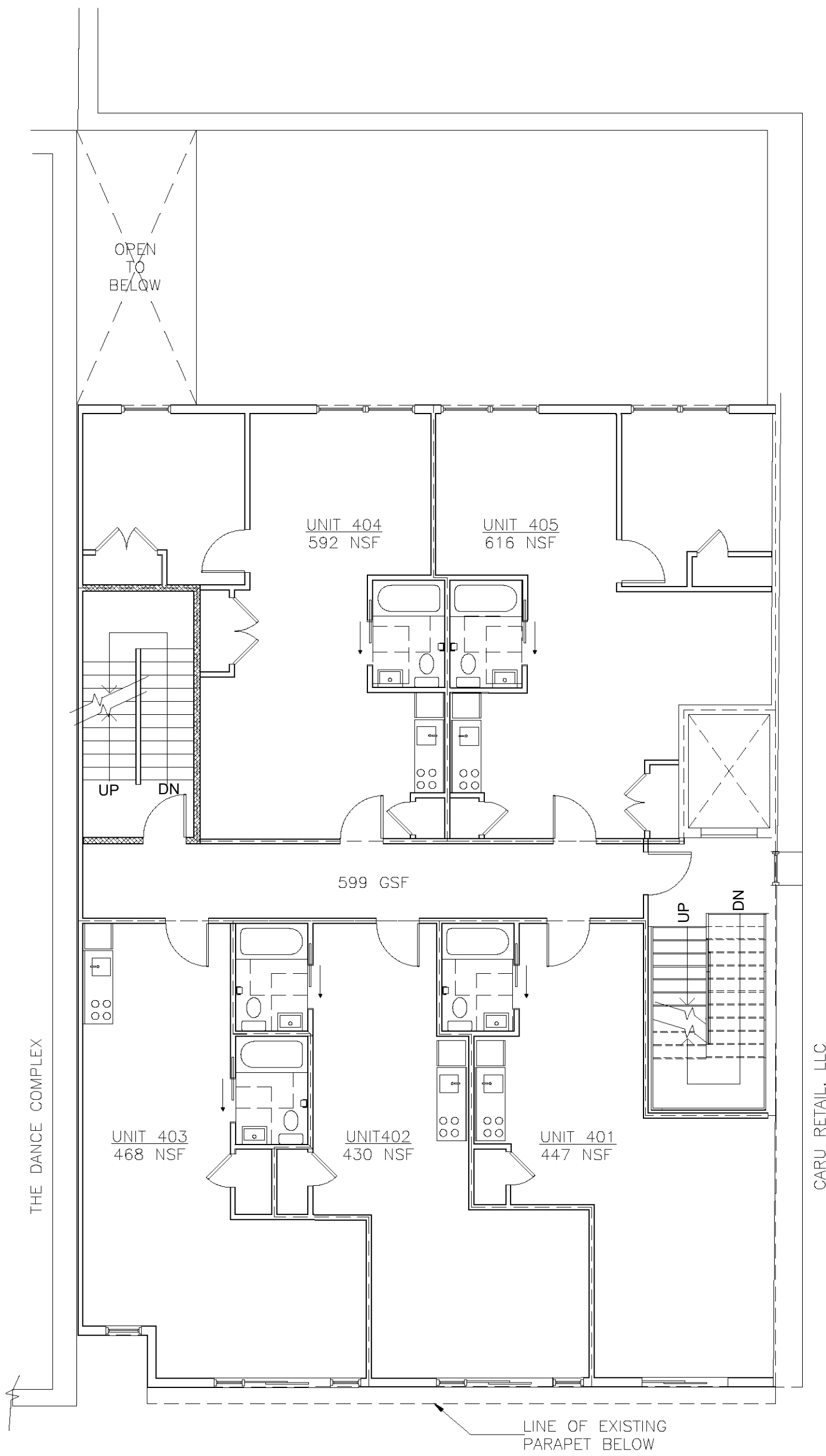
project **544 MASS AVE CAMBRIDGE**

title **3rd Floor Plan**

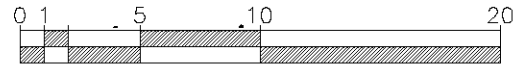
drawing no.

scale  $1/8" = 1'-0"$

date 22 May 2022



# 4th FLOOR PLAN



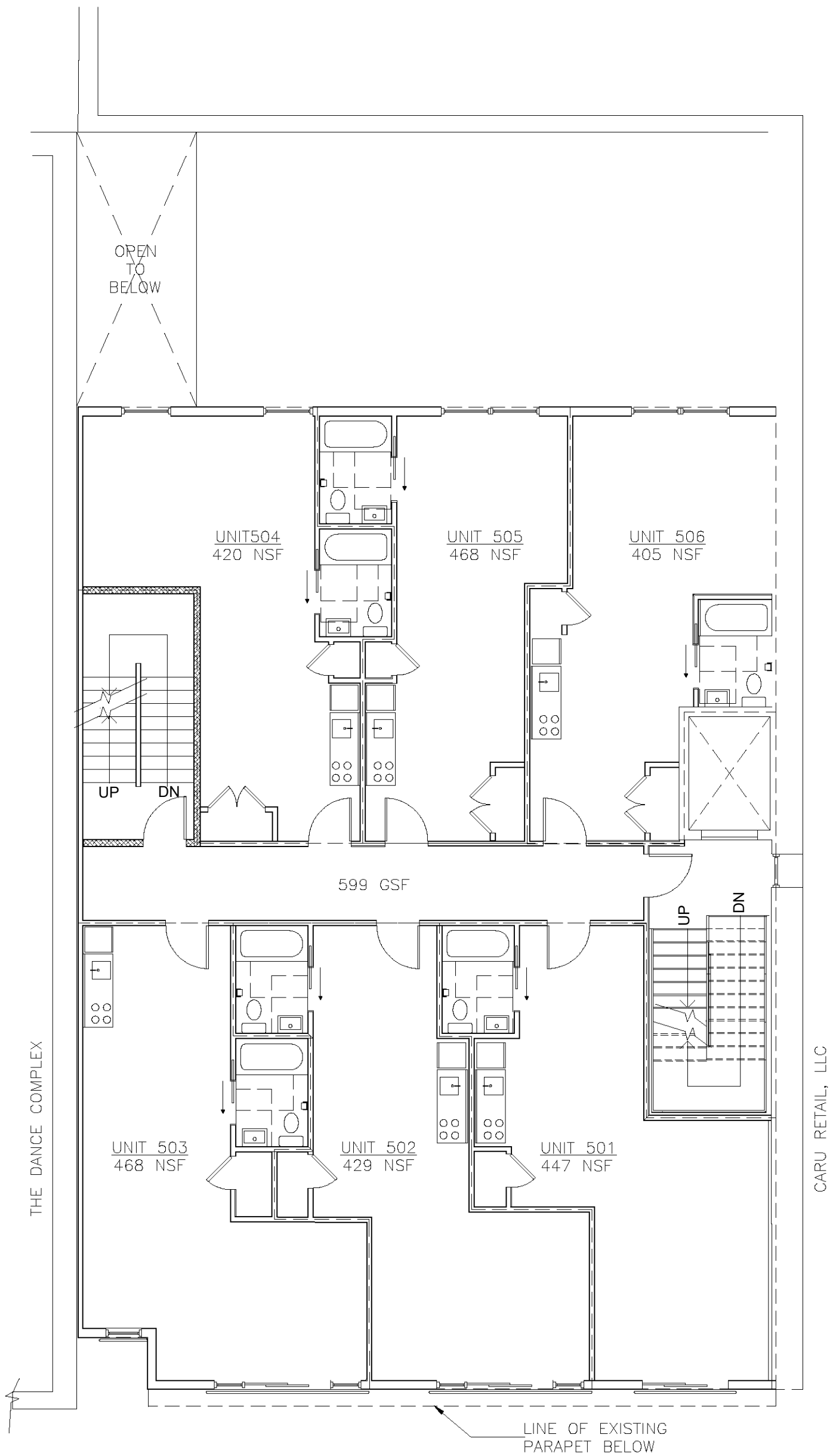
CARR, LYNCH AND SANDELL INC.  
 1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617-661-6566  
 Fax 617-661-6822  
 Incorporated 1980

Architects  
 Landscape Designers  
 Urban Designers  
 Planners  
 Development Advisors

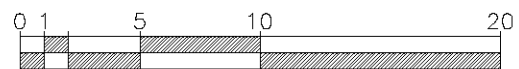
project **544 MASS AVE CAMBRIDGE**

title **4th Floor Plan** drawing no.

scale  $1/8" = 1'-0"$  date 22 May 2022



# 5th FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

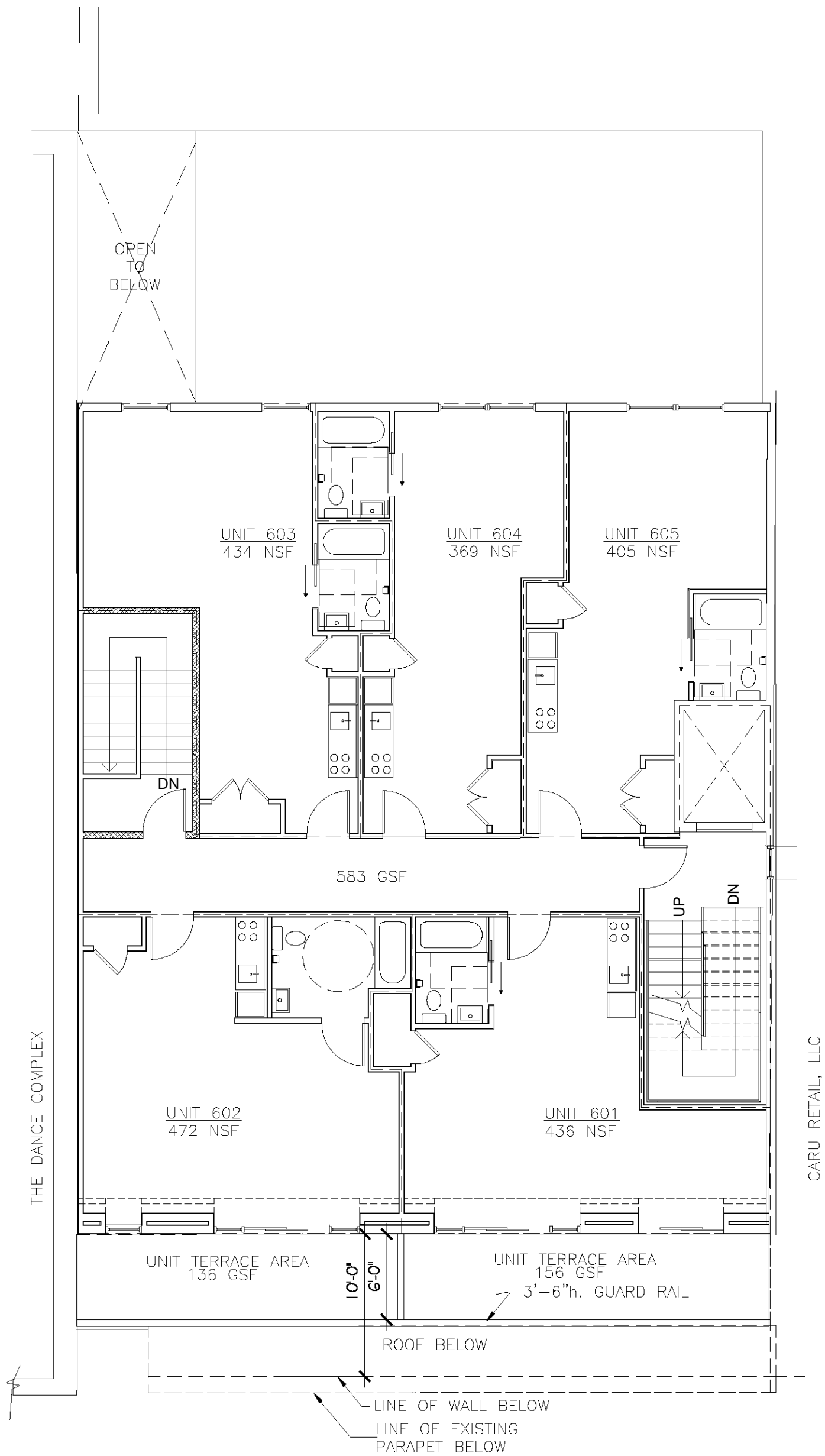
Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

project **544 MASS AVE CAMBRIDGE**

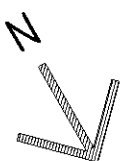
title **5th Floor Plan**

drawing no.

scale  $1/8" = 1'-0"$  date 22 May 2022



# 6th FLOOR PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

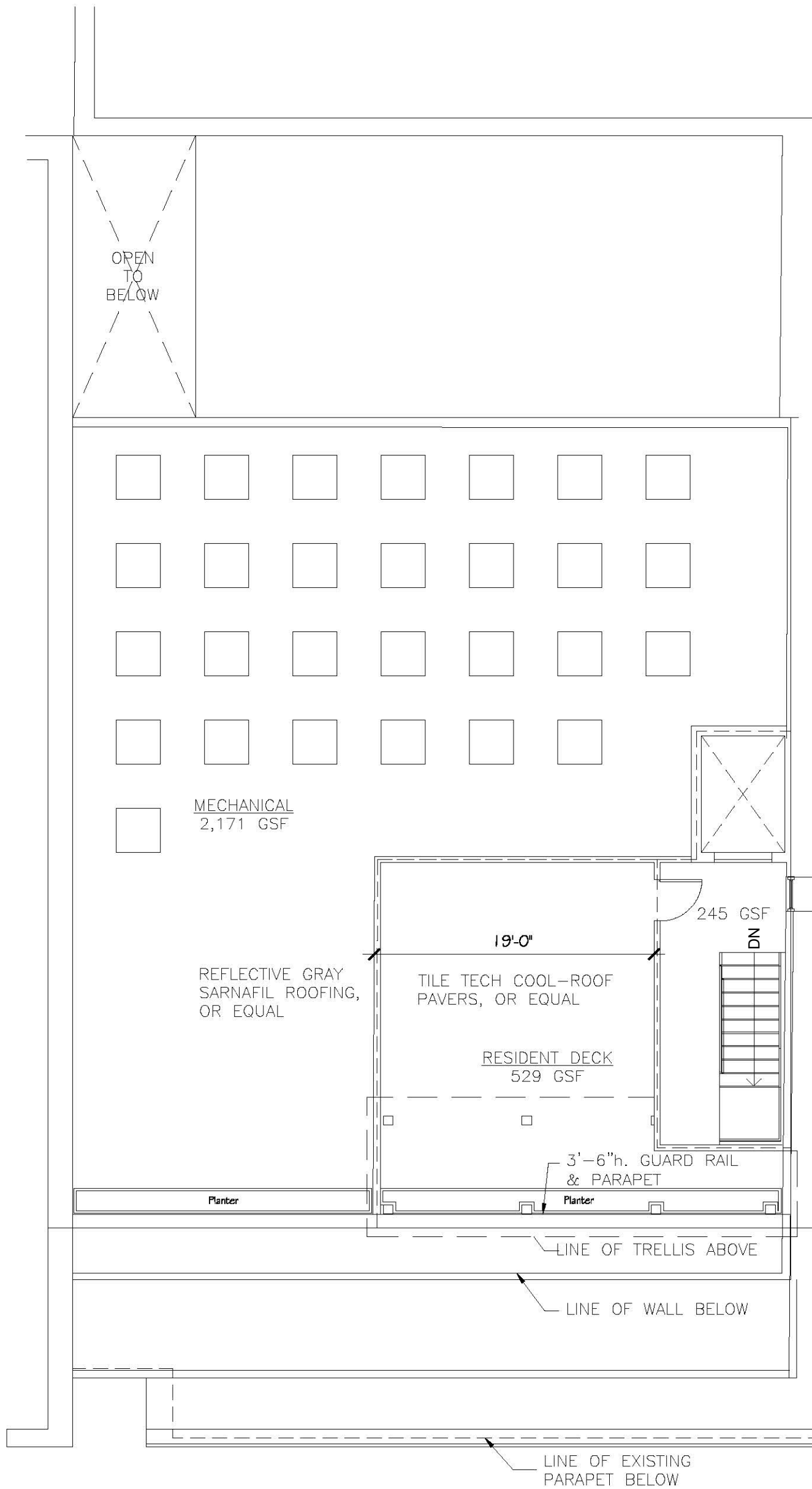
Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

project **544 MASS AVE CAMBRIDGE**

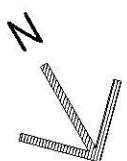
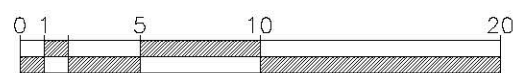
title **6th Floor Plan**

drawing no.

scale  $1/8" = 1'-0"$  date 22 May 2022



# ROOF PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

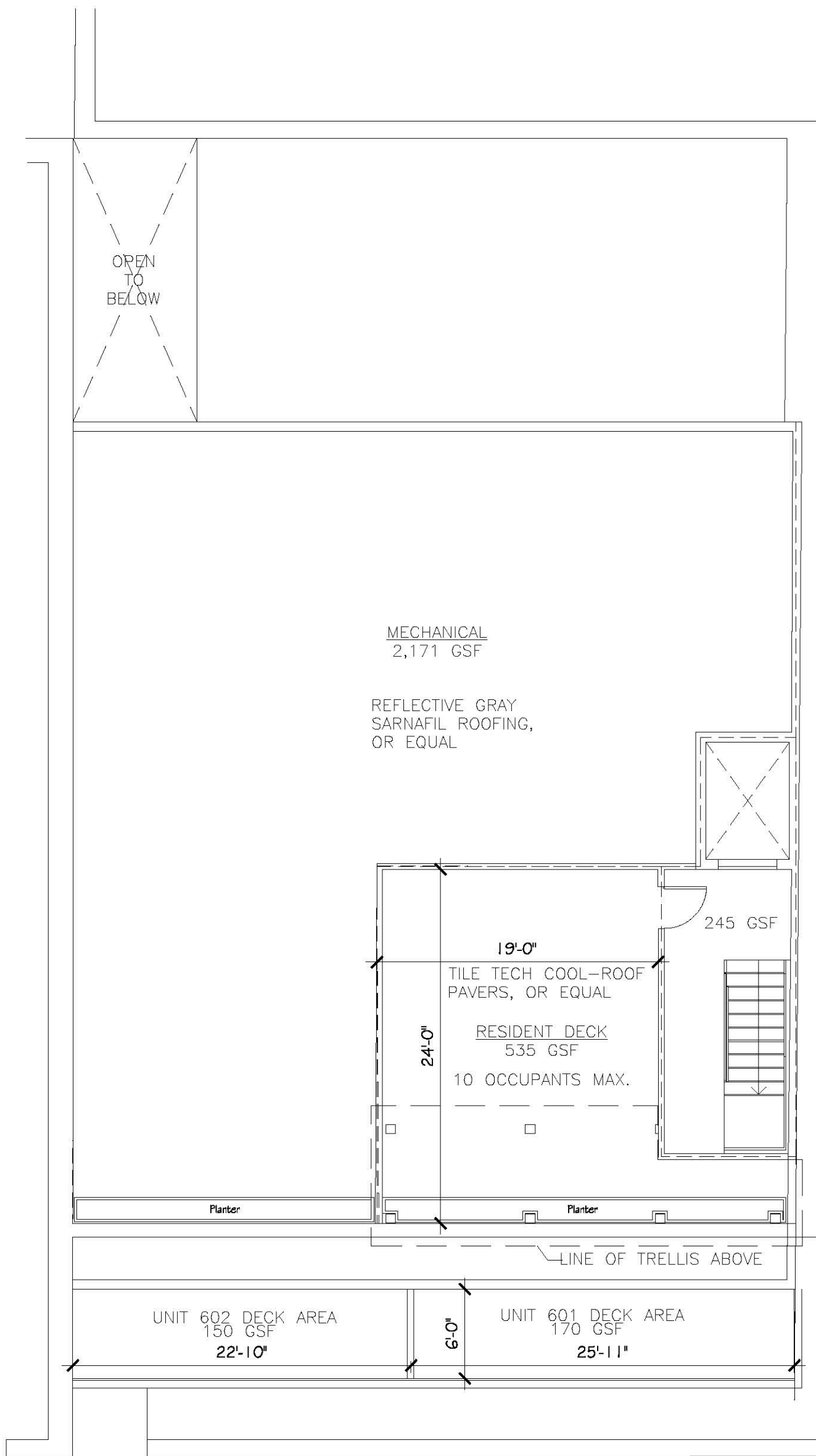
project **544 MASS AVE CAMBRIDGE**

title **Roof Plan**

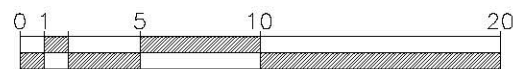
drawing no.

scale 1/8" = 1'-0"

date 22 May 2022, rev 7/31/2022



# OPEN SPACE PLAN



CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors

project **544 MASS AVE CAMBRIDGE**

title **Open Space Plan**

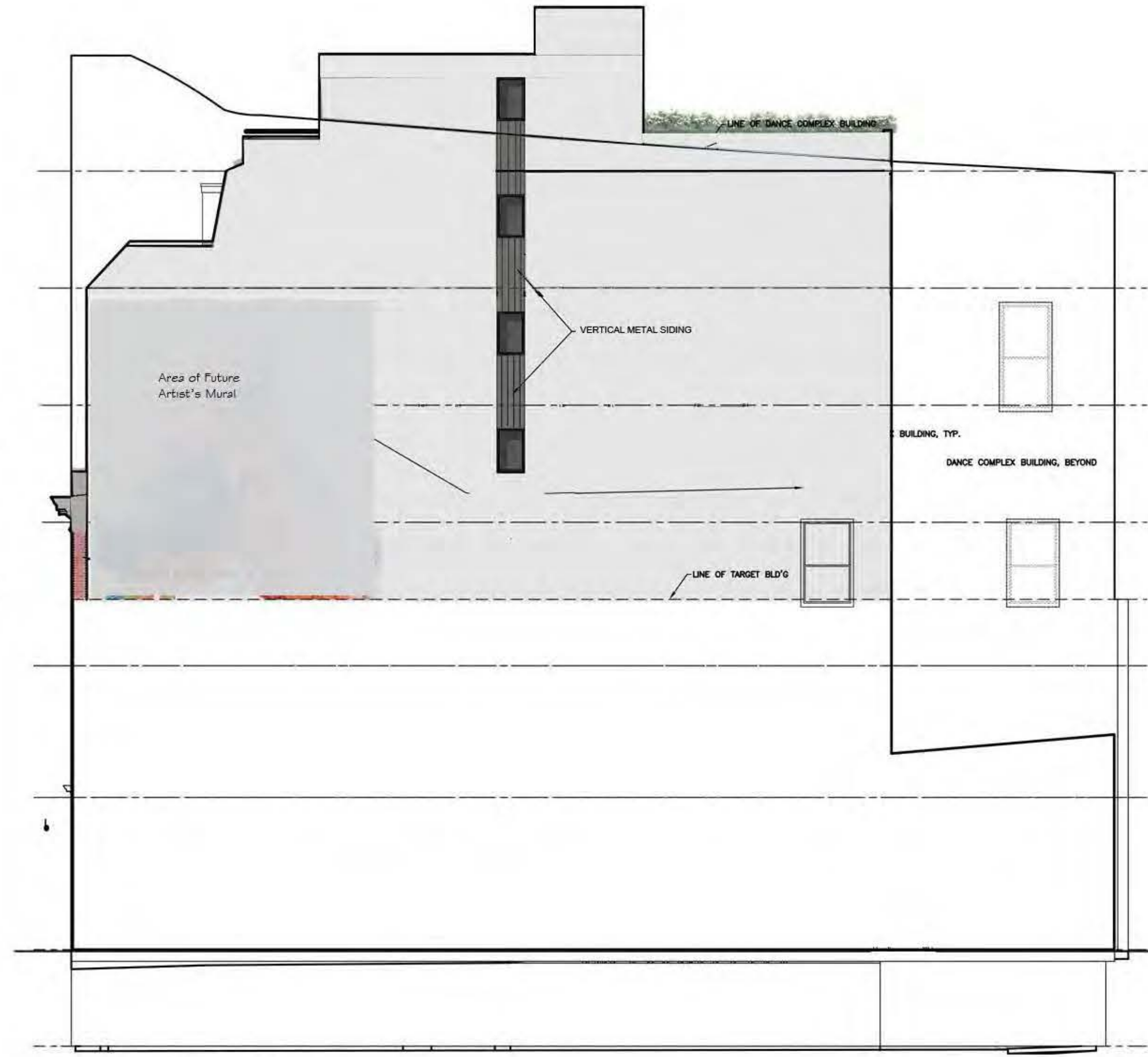
drawing no.

scale 1/8" = 1'-0"

date 22 May 2022, rev 7/31/2022



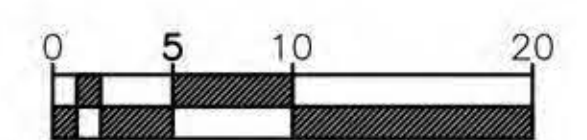
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PROPOSED FRONT ELEVATION  
scale: 1/4" = 1'-0"

544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

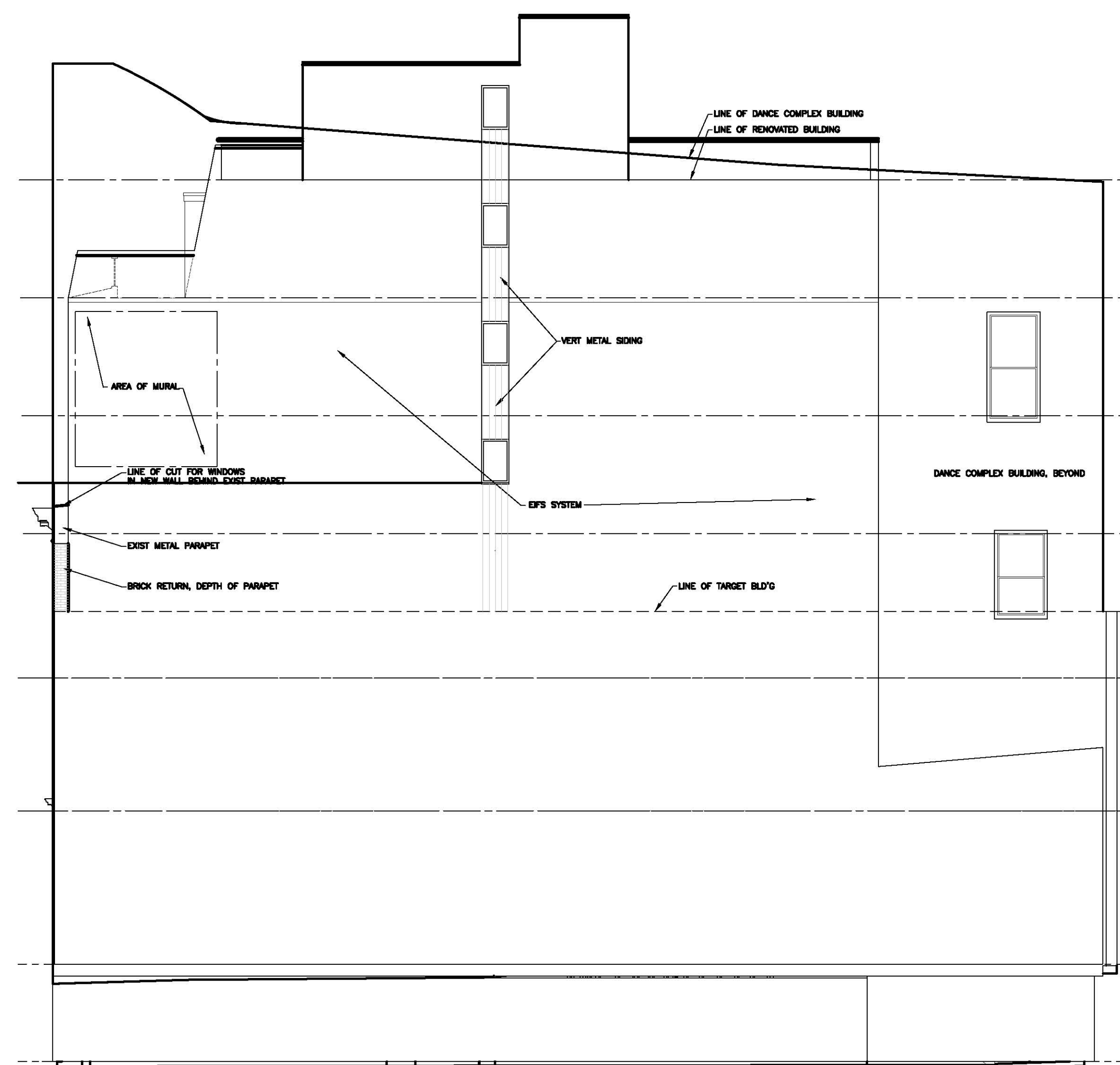
drawing title:  
PROPOSED FRONT &  
REAR ELEVATIONS

scale: 1/8" = 1'-0", UNO drawing no:  
date: 4/28/2021 R: 8/23/21,  
8/13/21, 10/2022, 4/22/22  
drawn by: 7/31/22  
project #: 1703

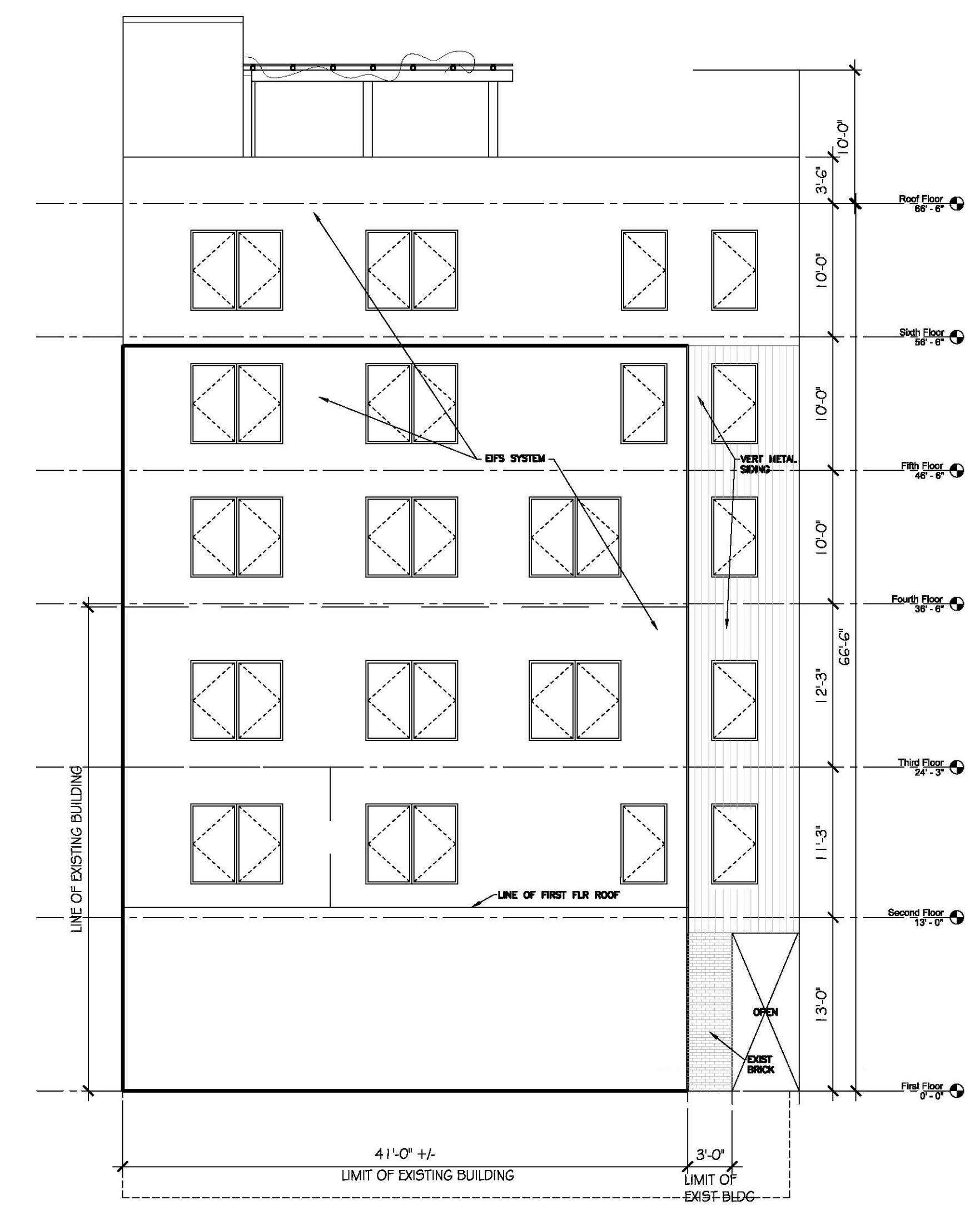
A2.1



FRONT ELEVATION



SIDE ELEVATION

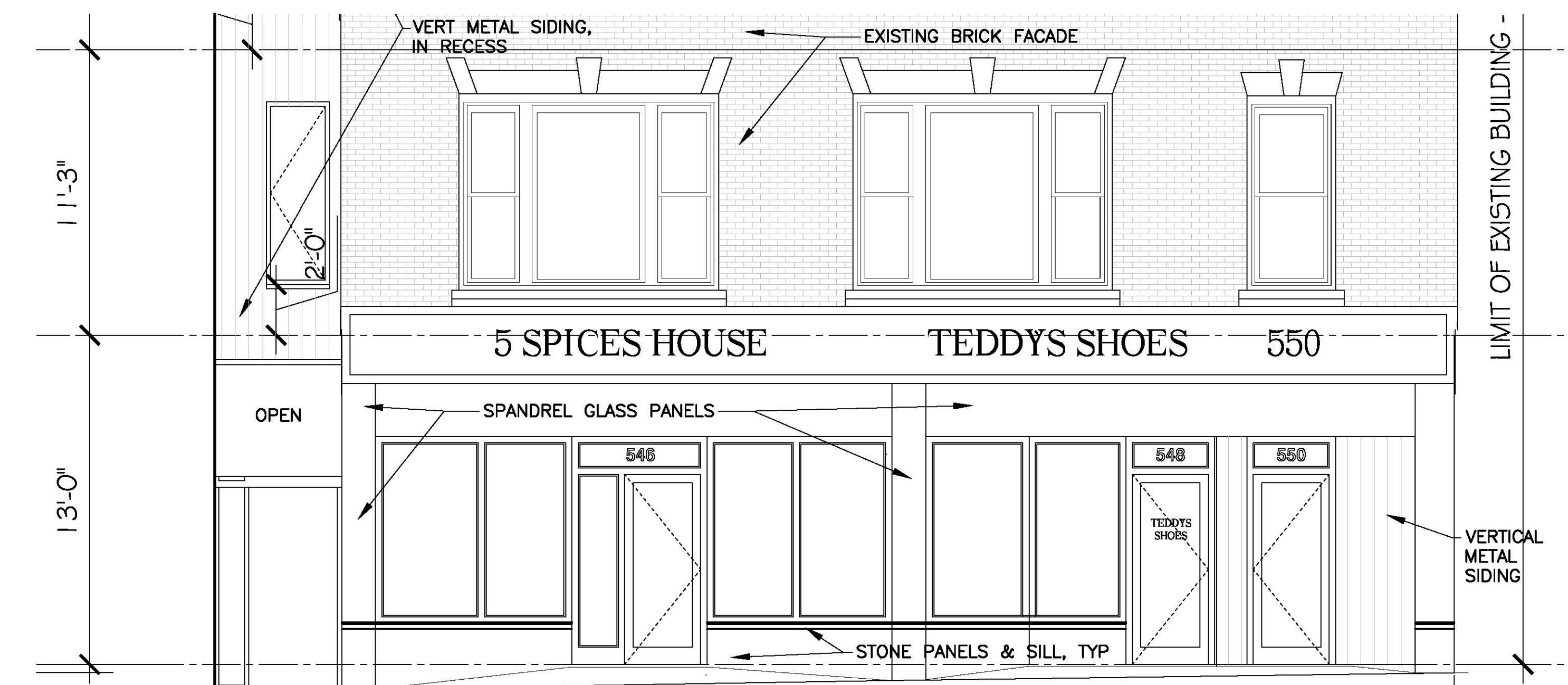


REAR ELEVATION



544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

Key Plan



PROPOSED STREET LEVEL ELEVATION

scale: 1/4" = 1'-0"

CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1980

drawing title:  
**PROPOSED FRONT,  
SIDE & REAR ELEVS &  
STREET LEVEL**

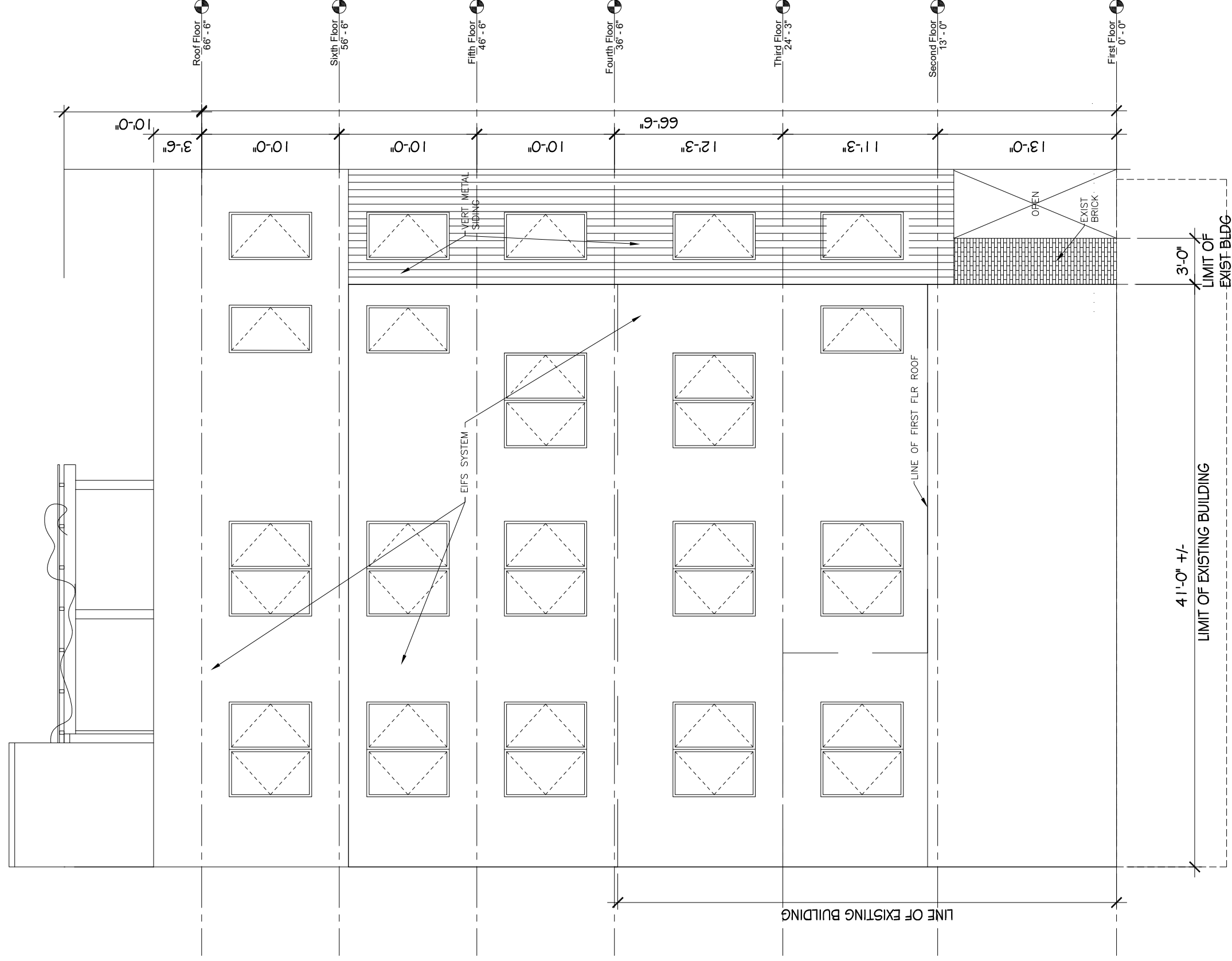
scale: 1/8" = 1'-0", UNO drawing no:

date: 4/28/2021  
re: 3/23/21, 6/13/21, 1/2022, 4/22, 5/22, 7/31/22  
drawn by:

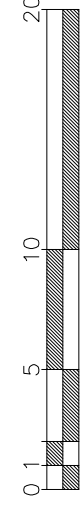
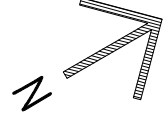
project #: 1703

**A2.1a**





# REAR ELEVATION



CARR, LYNCH AND SANDELL INC.  
 1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617-661-6566  
 Fax 617-661-6822  
 Incorporated 1980

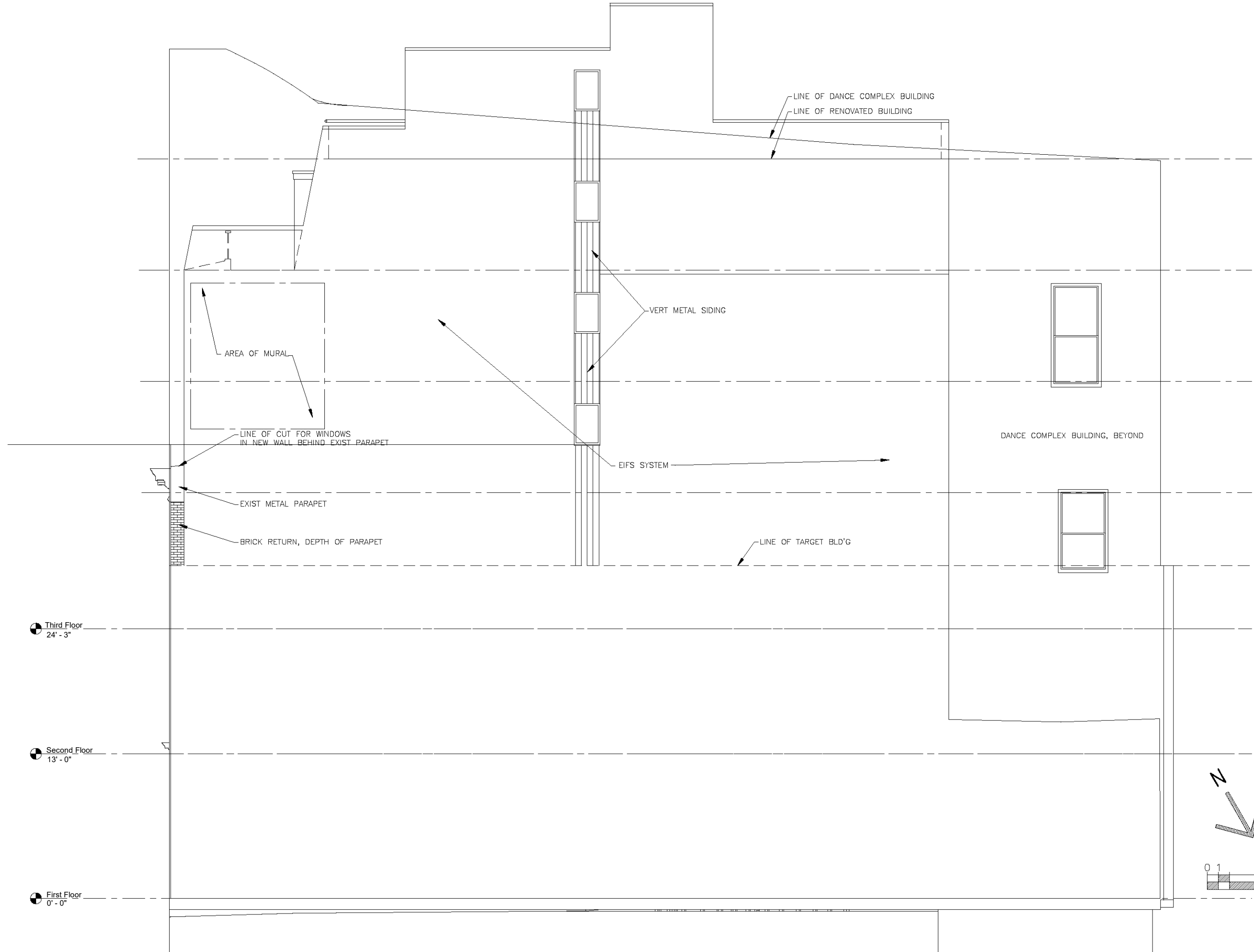
Architects  
 Landscape Designers  
 Urban Designers  
 Planners  
 Development Advisors

project **544 MASS AVE CAMBRIDGE**

title **Rear Elevation**

drawing no.

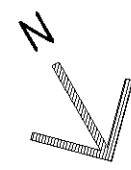
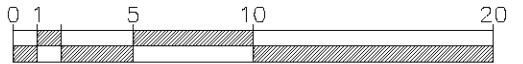
scale 1/8" = 1'-0" date 22 May 2022, rev 7/31/2022



Third Floor  
24' - 3"

Second Floor  
13' - 0"

First Floor  
0' - 0"



project **544 MASS AVE CAMBRIDGE**

title **Side Elevation**

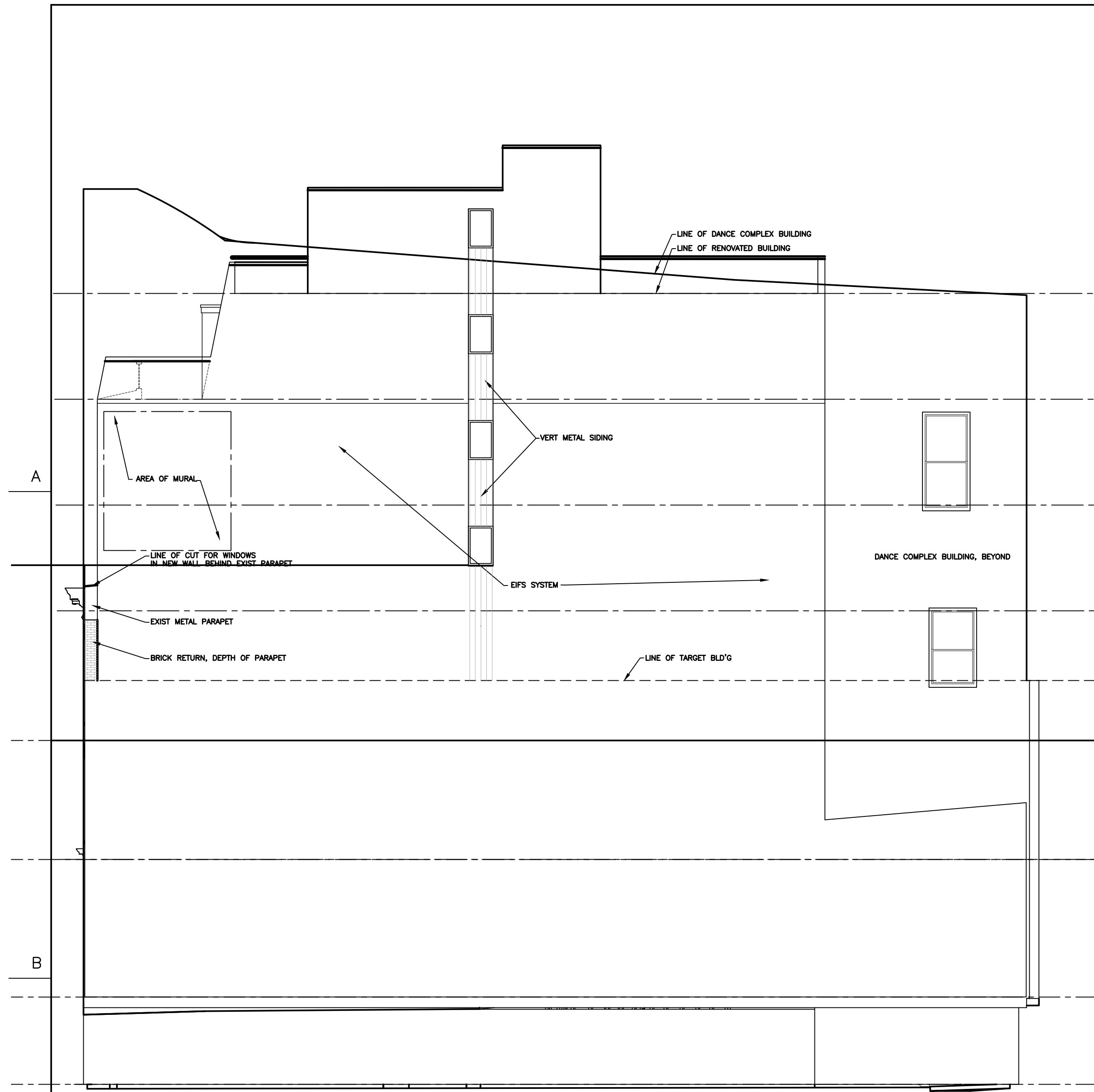
drawing no.

scale 1/8" = 1' - 0" date 22 May 2022, rev 7/31/2022

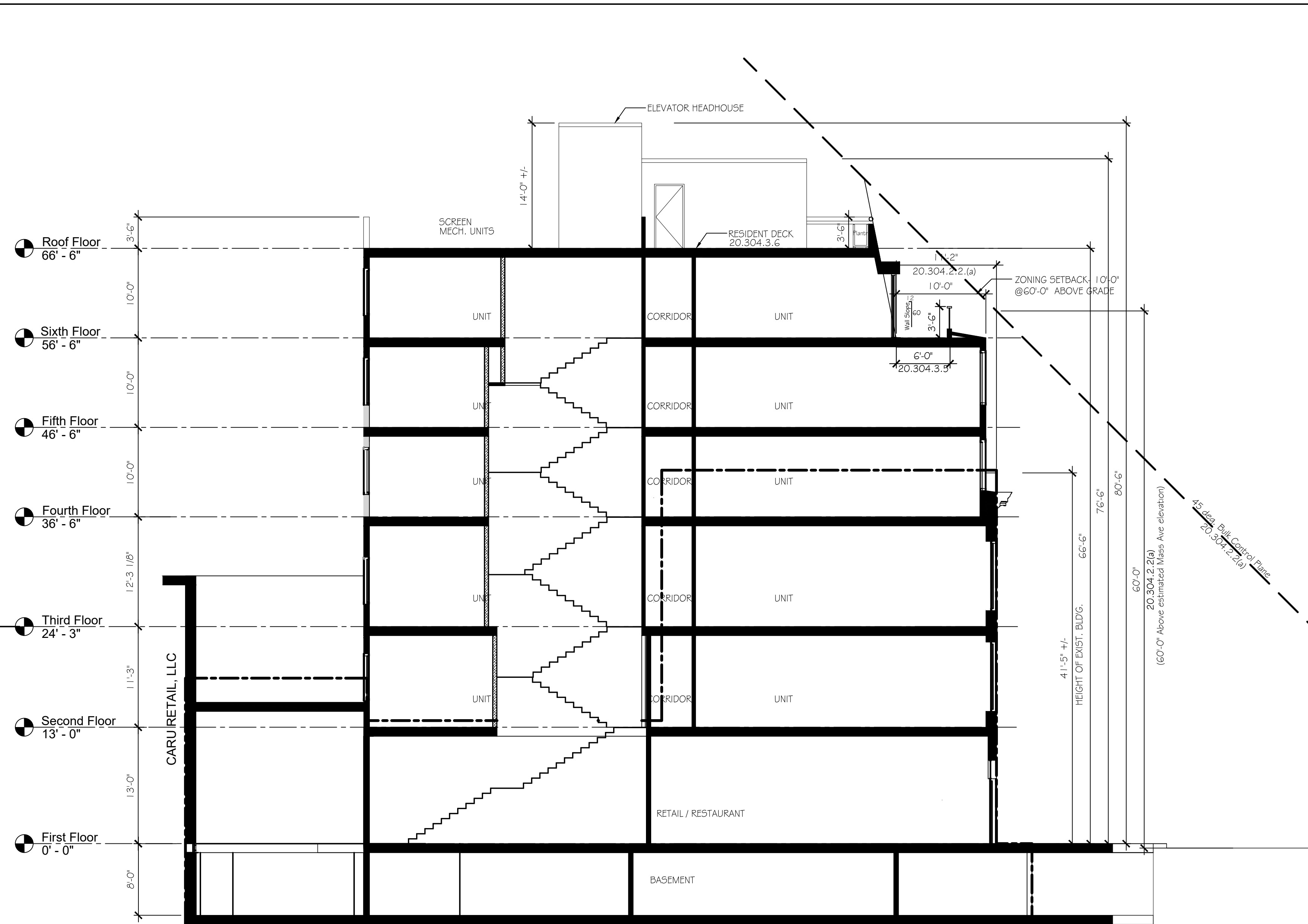
CARR, LYNCH AND SANDELL INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566  
Fax 617-661-6822  
Incorporated 1980

Architects  
Landscape Designers  
Urban Designers  
Planners  
Development Advisors



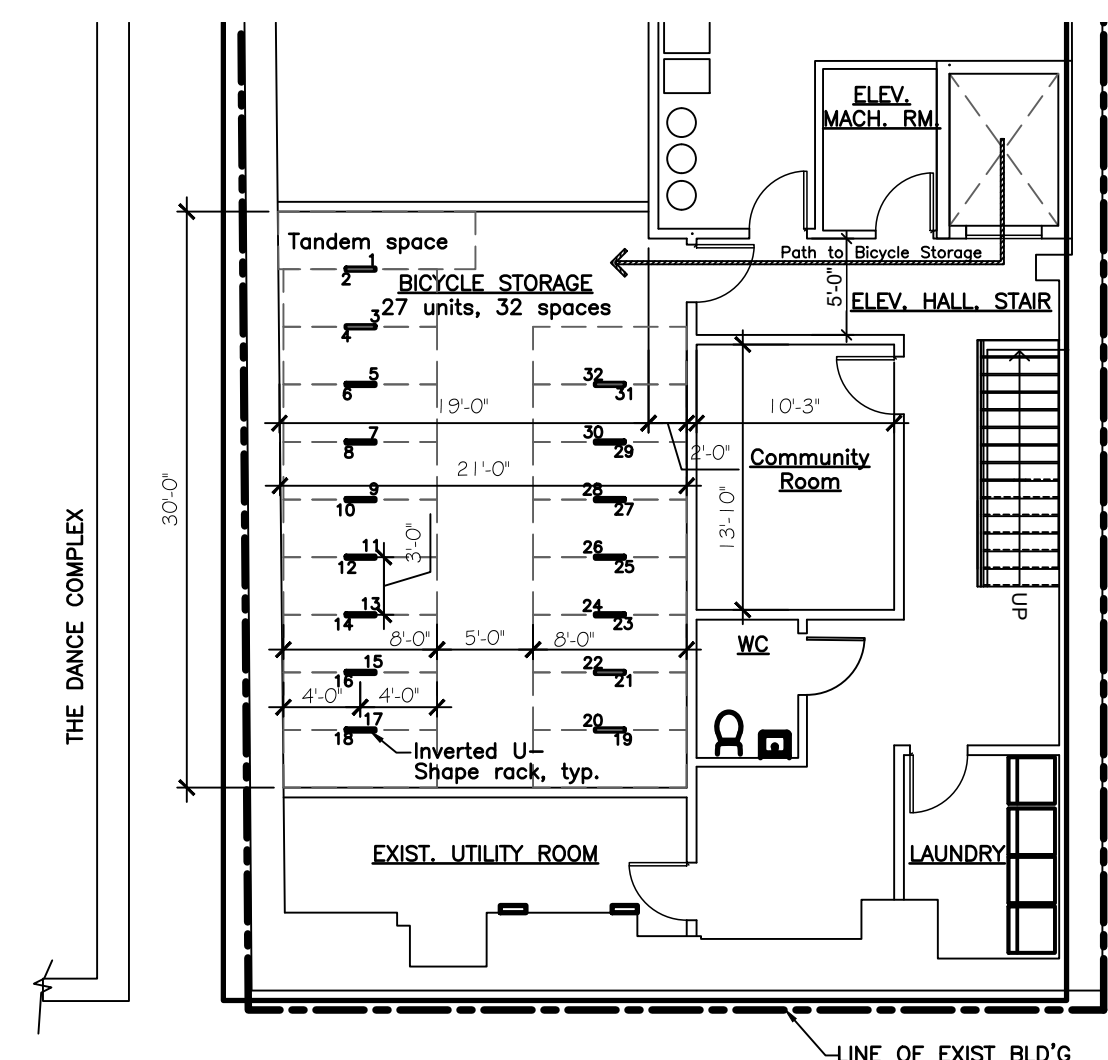
SIDE ELEVATION



SECTION I

Key Plan

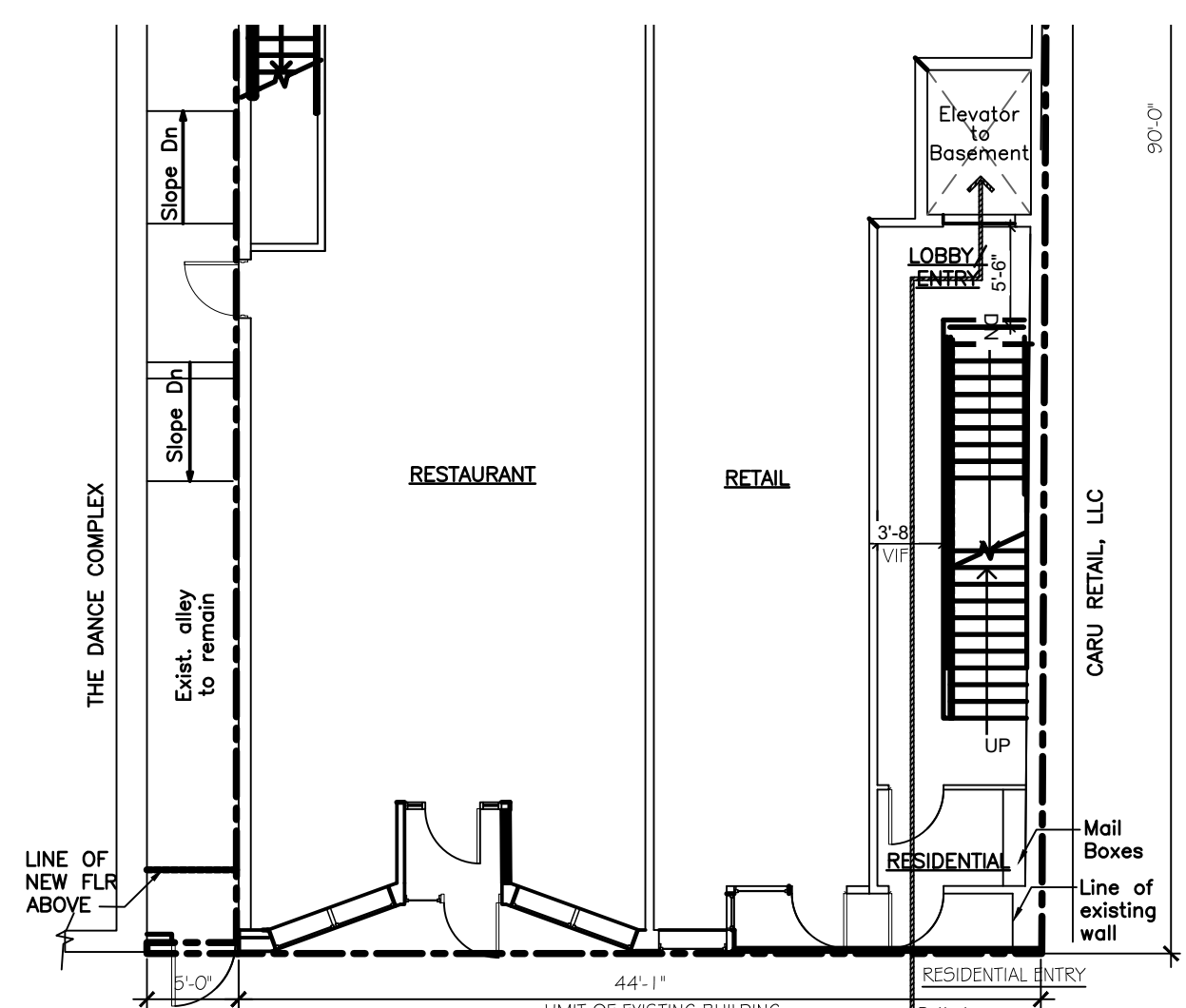
544 Mass Ave  
542-550 Massachusetts Avenue  
Cambridge, MA 02139



BASEMENT FLOOR PLAN

BICYCLE STORAGE ROOM PLAN & ACCESS ROUTE

1" = 10'-0"



1st FLOOR PLAN

0 5 10 20

**CARR, LYNCH AND SANDELL, INC.**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6266 TEL  
617 661-6822 FAX  
Incorporated 1980

drawing title:  
**PROPOSED SIDE ELEV  
w/Dance Complex beyond  
SECTION &  
& BICYCLE RM PLAN**

scale: 1/8" = 1'-0" drawing no:  
date: 6/22/2021, 1/2022, 5/22/22, 7/31/22  
drawn by:  
project #: 1703

**A3.1**



STREET VIEW ELEVATION

544 Mass Ave  
 542-550 Massachusetts Avenue  
 Cambridge, MA 02139

CARR, LYNCH AND SANDELL, INC.  
 Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617 551-5556 TEL  
 617 551-6822 FAX  
 Incorporated 1980

drawing title:  
**PROPOSED STREET  
 VIEW ELEVATION**  
 Illustrative

scale: NTS drawing no:  
 date: 4/28/2021  
 re: 8/25/21, 9/15/21, 1/2022, 5/22/22  
 drawn by:  
 project #: 1703

**A2.3**



**NOTE: This has been modified since this rendering - see A2.1 for detail**

Key Plan

544-550 Mass Ave  
Cambridge

**CARR, LYNCH AND SANDELL, INC.**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6522 FAX  
Incorporated 1980

drawing title:  
**CONTEXT MASSING  
DIAGRAMS**

scale: 1/8" = 1'-0"  
date: 04/28/21  
drawn by:  
project #: 1703

drawing no:

**A4.1**



VIEW 1



VIEW 2

Revisions:  
no. date description

Key Plan

544-550 Mass Ave  
Cambridge

CARR, LYNCH AND SANDELL, INC.  
Architects Landscape Architects Urban-Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617-661-6566 TEL  
617-661-6822 FAX  
Incorporated 1960

drawing title:  
CONTEXT MASSING  
DIAGRAMS

scale: 1/8" = 1'-0"  
date: 04/28/21  
drawn by:  
project #:1703

drawing no:  
**A4.1**

# Notes & Reports to Application



Prepared for: Cambridge Planning Board  
Prepared by: Clifford Schorer, Central Square Redevelopment  
Submitted with Revisions - July 2022

# Notes & Reports to Application INDEX

1. Existing Site Conditions
2. Site Planning and Zoning Context
3. Uses: History and Proposed
4. Design Narrative
5. Summary of Proposed Development
6. Copy of Community Meeting Presentation
7. Zoning Criteria and Compliance, Notes to Special Permits requested
8. Stormwater Management Notes
9. Notes to 2015 Climate Change Vulnerability Assessment & Storm Watch Site Utility Provision
10. Built Form Massing
11. Façade Designs and Details
12. Side Elevations, Surrounding Future Development
13. Green Street Backyards and Shadow Minimization
14. Sidewalk improvements and Vault
15. Bicycle Parking and Storage
16. Central Square Business Improvement District and Support
17. Housing Type, Need and Affordability
18. Cambridge Zoning Ordinance Special Permit Criteria
19. Compliance with Citywide Urban Design Objectives
20. Central Square Action Plan and Development Guidelines, 1987 - Summary of Relevant Design Principles and Guidelines
21. Envision Cambridge 2019 - Summary of Relevant Design Principles and Guidelines
22. Special Permit for Increase in Building Height and FAR in Central Square Overlay District
23. Special Permit for Waiver of Setback and Open Space Requirements in Central Square Overlay District
24. Special Permit for Waiver of Parking & Loading Requirements in Central Square Overlay District
25. Special Permit for Exemption of Basement Area in the Calculation of Gross Floor Area
26. Project Compliance Special Permit – Traffic Study Review
27. Project Compliance Special Permit – Urban Design Findings
28. General Criteria for Issuance of a Special Permit
29. Revisions to Plan after Community Meetings 2019 and 2020
30. Sustainability, Green Building Requirements, Sustainability Narrative and Implementation
31. Transportation Impact Study
32. Appendices and Bibliography



## Existing Site Conditions



# Site Planning and Zoning Context

## Site Location

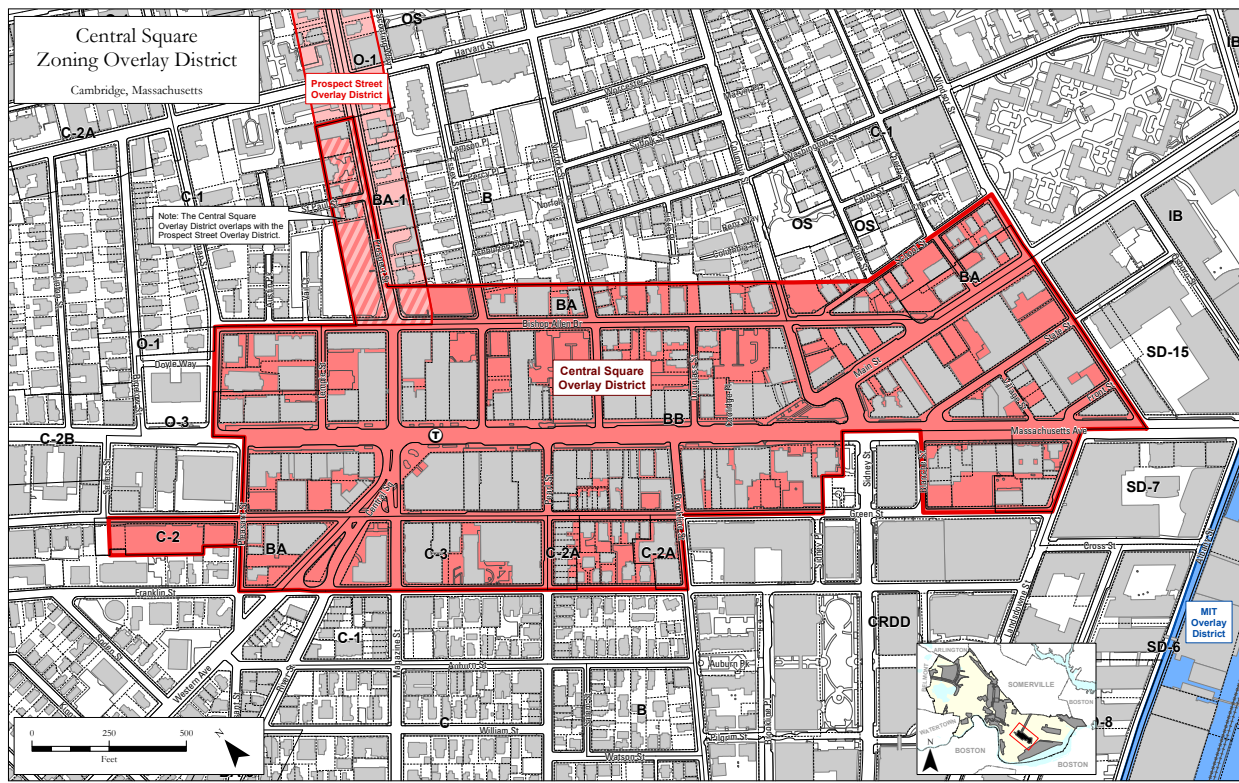
The site location is in the heart of Central Square on the southwestern side of Massachusetts Avenue between the intersections of Brookline Street and Pearl Street. This fully developed area of Central Square is one of Cambridge's densest commercial corridors. There are retail, restaurants, offices, and apartments along the entire south side of the street. The trend is recent multifamily residential buildings and additions of upper floors as the economics of development are compelling for the first time in several decades and can include the historic obsolete upper floors on the Southwestern Side of Mass Ave. This area benefits from its proximity to a radial network of public transit routes, including the Central station on the MBTA Red Line and several bus lines. This is ground zero for urban, public transit travel in Cambridge.



## Site Zoning

The site is located in the Business B (BB) base zoning district and the Central Square Overlay District. BB allows a wide range of typical neighborhood business uses, such as convenience stores, pharmacies, and restaurants, as well as office and residential uses. It also allows institutional uses, such as schools, government buildings, and health care facilities, as well as hotels and theaters. The BB and the Central Square Overlay district development standards promote high-density development, with maximum heights up to 80 feet and floor-area ratios (FAR) up to 4.00. BB districts are primarily located in Central Square and Harvard Square, where overlay districts further modify the base zoning.

In the case of this site, the Central Square Overlay District as codified in Section 20.300 of the Zoning Ordinance modifies many base zoning provisions. Notably, zoning in Central Square imposes stricter as-of-right limits on both use and development regulations, while allowing increases in height and density and a broader range of uses through a Planning Board special permit. Applicants for a special permit through Section 20.300 are required to follow the Central Square Standards for Issuance of Special Permits in addition to other relevant criteria.



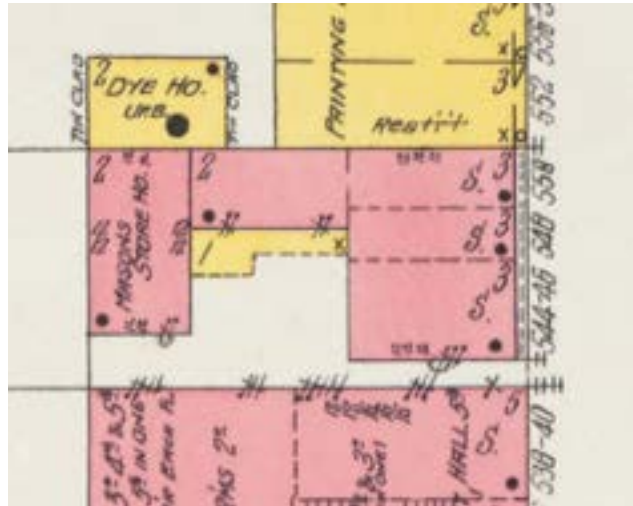
## Uses: History and Proposed

### Overview:

Central Square Redevelopment LLC, the owner, and developer of 544-550 Massachusetts Avenue, Cambridge, MA, are pleased to submit this proposal for a Special Permit to the City of Cambridge Planning Board for its consideration. The project involves the complete building renovation and an extension around an existing building's facade and retailers. The present building, of little character, replaced a historic building on the site in the early 20th Century when the original building collapsed. The property owned by the Adelson family for close to a century has long passed dilapidated into utter obsolescence, without a complete reconstruction. This plan is designed to make the necessary compromises for an infill lot in Central Square to be improved to the 21st Century while still honoring the legacy of the building, and some of the historic uses. There is nothing of merit to preserve, but the presence of the building's original lower facade, and more importantly the street level retail, will be a comforting reminder of the original building. This property at the center of Central Square achieves the stated goals of the Central Square Overlay, and other planning, strategic, and vision plans for the area, and, most importantly, it is a viable use. The product of over a year of planning, after a year of environmental remediation to remove leaking an underground petrochemical tank, to remediate the soils, to close the DEP files, and to plan a project which will not load-bear in this area due to the disturbed deep soils, the applicant proposed a 27 unit apartment project, of small scale, and the retention of the local ground floor retail spaces. As well the applicant, working with the Center for Marxist Education will create a dynamic library and ADA-compliant community meeting center, so the group may continue its advocacy and programming. The applicant will also work with the CME to update and diversify the programming with themes of extreme importance to the future of Cambridge, the Commonwealth, and the United States, such as Affordable Housing, Racial Harmony, Universal Health Care, and Income Inequity.

History of 544-550 Mass Ave: According to the HDC, the original circa 1830's general store which was located on the site collapsed in 1902 and was replaced by the current structure. The building was purchased by the Adelson family more 100 years ago, and the family shoe store remains there to this day, Teddy's Shoes operated by Stevie Adelson. The other retail space has changed use dozens of times over the Century, most recently Shalimar Indian Restaurant, now Five Spices. At 550 The Center for Marxist Education, opened 46 years ago as a campaign office for the Communist Party USA Candidate to unseat, unsuccessfully, Tip O'Neill in the 11th and then 8th Districts. It operates as a Marxist Center and Bookstore to this day one of the last in the United States.

## Uses: History and Proposed (Cont)



1900 Site Plan before 1902 Building Collapse



Present View Interior ArcView 2016

## Uses: History and Proposed (Cont)

Edward C. Wheeler, executor of the estate of the late B. P. Clark, has sold Nos. 544 to 550 Massachusetts avenue to Charles R. Lamb. The lot contains about 4,400 feet of land, upon which is a three-story brick building, containing two stores and two tenements. The property is assessed for \$16,000. T. H. Raymond was the broker.

cc March 24, 1900

**ANOTHER STORE.**

The building at 544 and 550 Massachusetts avenue is to be renovated and re-modeled, and by the first of November will be occupied by Farnsworth & McMullin, of Boston, as a five and ten cent store. This company has a large store of this kind in Boston and their plans for expansion has been manifest in the above enterprise. It is possible that the upper portion of the building may be fitted for offices, but this is not decided upon. Undertaker Judson Litchfield, P. Drebbin's shoe store, and Professor Joe, the bootblack, will be forced to move by the last of this month.

CC August 16, 1902

**BUILDING PERMITS.**

5689—Charles Lamb owner, Charles N. Cogswell architect, W. Fillmore & Co. builder, 544 Massachusetts avenue, ward 6; store, \$6000.

9690—Charles Linehan owner and build-

CC August 30, 1902

**EXTENSIVE REPAIRS.**

W. Fillmore Co. has the contract for remodeling the lower floor at 544, 546 and 548 Massachusetts avenue. Three apartments and one large store will be the result of the transformation. A 5 and 10 cent store will be established there by the first of November. The store will extend 88 feet back from the street and will be 44 feet wide in front. The entire front of the building will be changed materially and the entrance will be practically in the center, while the hall and stairway leading to the second story will be on the end at number 544 instead of in the center. Two large plate glass windows will take the place of three smaller ones and the store will be modernized in many ways.

CC Sept. 6, 1902

## Uses: History and Proposed (Cont)

**BUSINESS BLOCK  
A MASS OF RUINS.**  
Collapses While Repairs Are  
Being Made—Weak Props  
Supposed to Be the Cause—  
Several Narrow Escapes.

An unoccupied three-story building at 544-546 Massachusetts avenue collapsed yesterday afternoon, entailing a loss of about \$3000. What was a few minutes before a fairly respectable structure became in an instant a mass of ruins. The lower floor was being remodelled and workmen were engaged there when the crash came, but all had miraculous escapes. Other men were employed on the upper floors, but they, too, made good their escape just in time.

The ruined building stood between the Odd Fellows block and the structure on the corner of the avenue and Pearl street. The occupants a few weeks ago had been ordered out and extensive changes had been planned. Carpenters and others had been employed for some time and the work was progressing favorably.

At just five minutes past four o'clock, with a crash that could be heard a long distance, the front of the structure caved in, followed by the other parts of the building. Several side windows in Rosenberg's shoe store in Odd Fellows block were broken, and an awning on the corner building was somewhat twisted, but this was the extent of damage to other property. When the crash came a crowd quickly gathered and a fire alarm was given, but when the apparatus arrived there was nothing for it to do. The board of health ambulance also came upon the scene, but was not needed.

Of the men in the building, P. B. McNamara, of this city, a plumber in the employ of H. L. Rome, had one of the narrowest escapes. He was at work near the roof when he saw what was coming and he jumped onto the eil of the neighboring building, a distance of 20 feet. He landed fairly and beyond a shaking up suffered no inconvenience.

# Collapse!!

# Chaos!

# \$3,000!!

W. W. Betts, of 9 Watson street, had a very narrow escape. He was near the front on the first floor. He heard a crash and tried to run to the rear, but did not reach there in time. A side wall which held some of the flying debris, alone saved Mr. Betts, and he succeeded in crawling through this tunnel a distance of four feet to a place of safety. He was not injured in the least. He says the affair came so quickly he failed to see how he or any of the men escaped.

The other men were also on the street floor, but so well in the rear as to escape in time. They were W. S. Merrill, of this city, Samuel J. Leavis, of Somerville, Fred Crocker, of Malden, and John Clark, of Roxbury. There were also two men in the basement, mixing mortar, who were uninjured. Luckily there was no one on the sidewalk in front of the building when it fell. The cause of the collapse is unknown, although it would seem that the posts in the front of the building were weak, as they were the first to give way. The building is owned by Charles R. Lamb, of 159 Brattle street, a dry goods commission merchant at 31 Bedford street, Boston. T. H. Raymond has charge of the building, while the contractor is Wellington, Fillmore & Co., 25 Cherry street, this city. Mr. Fillmore was seen shortly after the accident but refused to say more than that he had no idea how it happened. William H. Gray, superintendent of public buildings, said that he was unable to tell how it occurred, although it looked to him as though the building gave way in front, indicating weakness there.

It was intended that Farnsworth & McMullen should occupy the first floor Nov. 1, for a five and ten cent store. The two upper floors were to be used as apartments.

CC October 4, 1902

## Uses: History and Proposed (Cont)

**“Never in the History of Cambridge has so much excitement attended the advent of a new enterprise!!**

**NEW FIVE AND TEN CENT STORE.**



**INTERIOR OF FARNSWORTH & McMULLEN'S STORE.**

Never in the history of Cambridge has so much excitement attended the advent of a new enterprise as that which attended the opening of the Farnsworth & McMullen five and ten cent store, at 50 Massachusetts avenue.

On Friday evening, from 7 to 10 o'clock, the store was open to the public for inspection and over three thousand persons visited the store and inspected the beautiful collection of choice china, glassware, crockery, etc. During the evening an orchestra stationed in the centre of the store played choice selections.

The greatest excitement was on Saturday morning, when the doors were opened for business, and long before the hour appointed the people began to gather, till over two thousand were in waiting when the doors were opened.

During the first three hours of the day about five thousand patrons were waited on by the sixty salesladies in attendance.

The enterprise is a good one and will supply a long-felt want to the people of Cambridge. The store is the most complete in our city, being equipped in the most modern manner with every convenience for the comfort of patrons. The cash system of the Lawson company's overhead service and since the National cash register are in use. The lighting is by the Phoenix Gas Light Co., using the Kinnaman light.

The Farnsworth & McMullen syndicate intend to make their Cambridge store the best of all their stores and lovers of choice china, glassware, crockery, tinware, dry goods, notions, etc., will always find in stock the best the market affords.

Miss Addie F. Fish, the superintendent, is a most competent person, and will see that every detail for the comfort of the patrons is carried out.

Success to the enterprise.

CC May 9, 1903



## Uses: History and Proposed (Cont)

**The Apartments:** The proposed 27-unit apartment building will consist of smaller studios of approximately 400 square feet, with built in millwork furniture and optimized for small scale living. The units will be located on the 2-6th floor. There will be a common roof deck and equipment located on roof. Although the units will use passive energy plans efficient HVAC, lighting, and cooking to ensure a very low monthly cost and consumption for the future residents.

**The Retail:** Presently located in the building is Teddy's Shoes that has been in this location for nearly 100 years, and Five Spices, a new Asian Restaurant, which occupies the former Shalimar space and the rear out-massing which contains their kitchen. Also in the building is The Center for Marxist Education which has been located on the second floor for over 46 years. The upper floors are now vacant. The future plan will include spaces for the two ground floor retailers and a new community room/library space accessible by elevator to accommodate the CME, or other programming, and the apartments.

**The Architect** - Carr, Lynch & Sandell The firm was founded in 1977 as a partnership between the late Kevin Lynch, noted MIT professor of Urban Studies and Planning, and the architect/planner/public space designer Stephen Carr. In 1980 it was incorporated Carr, Lynch Associates. James Sandell joined as a principle in 1987 after nearly 20 years of collaborative efforts. In 1999 Jean Hermann became a principle after 13 years as an architect providing technical coordination and guidance for the firm's built projects. Steven Carr retired from the firm in 2001. Peter Martin re-joined the firm in 1999 and became a principle in 2002, providing leadership as an architect/planner/urban designer and exhibit designer. John Hecker rejoined CLS in 2006 as an associate to build on his specific experience in the restoration, preservation, and reuse of historic buildings.

**Owner and Developer** – Central Square Redevelopment LLC, Development Partnership: Cliff Schorer is the founder and manager of the 501(c)3 Nantucket Homes for People Inc, which built the first affordable home-ownership opportunities for qualified buyers on Nantucket Island, among the least affordable housing markets in America. The project is a successful model of how to harness good planning, and the overheated market forces to create ownership opportunities protected forever as affordable housing. Mr. Schorer also turned around The Chester, an affordable housing project on Massachusetts Avenue in Boston. He brought it back from bankruptcy, through prudent management, and ensured over 77 units of excellent quality affordable housing for the next 30 years and continuing. Mr. Schorer has also been involved in a number of historic renovations of buildings by Walter Gropius and McKim, Mead and White. Jim Gaklis is a builder and developer of fine homes and developments, and has projects as diverse as historic mill buildings converted to contemporary use, and new build high craftsmanship homes in communities including the South End, Charlestown, Nantucket, and the suburbs.

## Design Narrative

544-550 Massachusetts Avenue's is best positioned to continue the use as retail shops and has an opportunity to make a more significant contribution to the number of smaller studio residential units in the Square. The stock of studio apartments in the Square area has fallen well below demand, and from an affordability standpoint, these small units are the best solution to those displaced by the loss of lodging house units and the student demand that has put increased pressure on larger, multi-bedroom units in the square. As there are few incentives to create studio units, and even a penalty in terms of the rents that may be charged on smaller units, very few are being created. There was a 12% drop in permit applications for small units with the introduction of the reduced 25% income threshold for Affordable Studios. The projects' plan retains the existing street level mix of spaces, and adds building height, and setback to create 27 new studio apartments. The design is a compromise, to preserve the parts of the building that support the present retail and restaurant uses, and to stay well back from the rear lot line with the height increase to prevent the creation of a cavern in the rear yard of the houses on Green St. the compromise is to increase the height and reduce the upper floor massing. The height variance is one of these compromises to create less impact on the abutters. The street level facade would be dramatically improved. There is presently a rusted steel beam visible that supports the front facade of the building, and the brick is in disrepair. This will be full repointed and encapsulated and there will be an opportunity for less "after-thought" signage on the facade. The plan will also create a fully ADA compliant building which is not presently the case, and will create a secure entrance for the residential units. With the adjacent T Station and the new underground bicycle parking, the project will knit well into the transportation network and is located in a "Walker's Paradise" with all of the local food, shopping, educational and medical services.

## Copy of Community Meeting Presentation

A community meeting was held at the Cambridgeport Community Association meeting at the LBJ Apartments on January 28, 2020 at 6:00PM, and a second noticed meeting was held via Zoom on July 28th at 4:00PM. Meetings were properly noticed and abutters were invited along with the relevant Neighborhood Associations. In light of the feedback received during the first meeting, we have made a number of changes to the design and programming of the project. These changes are outlined in **Revisions to Plan after Community Meetings 2019 and 2020**. We believe we have responded to all of the objections raised to the plan with modifications to satisfy those constituents.

### See Attached PDF - Community Meeting

544-550 Mass Ave

## Central Square Redevelopment



## Zoning Criteria and Compliance

### Zoning Variance

This project is presently seeking a single Zoning Variance for Dwelling Unit per Lot Area from the by-right 20 units to 27 units to allow for smaller units. This Variance must be approved by the BZA based on hardship. The subsurface conditions are a hardship due to underground soil conditions including extensively remediated, previously petrochemical contaminated soils, the disturbance of deep soil to fully remediate the site contamination leading to unsuitable footing material, the lot size and shape, the pre-existing historical easements that prevent use of a portion of the lot, and small footprint of the building necessitate the limiting of the individual unit sizes to very small floor-plate sizes. The application for this relief is presently before the BZA, but the applicant has been advised by the BZA to continue that meeting until the Planning Board has the opportunity to fully review the application and then we may return to the BZA with the PB decision and they will consider the application. This process will allow the Planning Board's determinations and directions to take priority over the BZA process.

In all other regards, this project conforms to the applicable Cambridge Zoning Ordinance requirements for this Business B District within the Central Square Overlay District.

This Matter is before the Zoning Board of Appeals as:

**BZA-017219-2019**

**CENTRAL SQUARE REDEVELOPMENT LLC**

**Variance: To build a 27-unit micro-studio apartment building.**

**Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements) & Art. 10.000,  
Sec. 10.30 (Variance)**

## Stormwater Management Notes

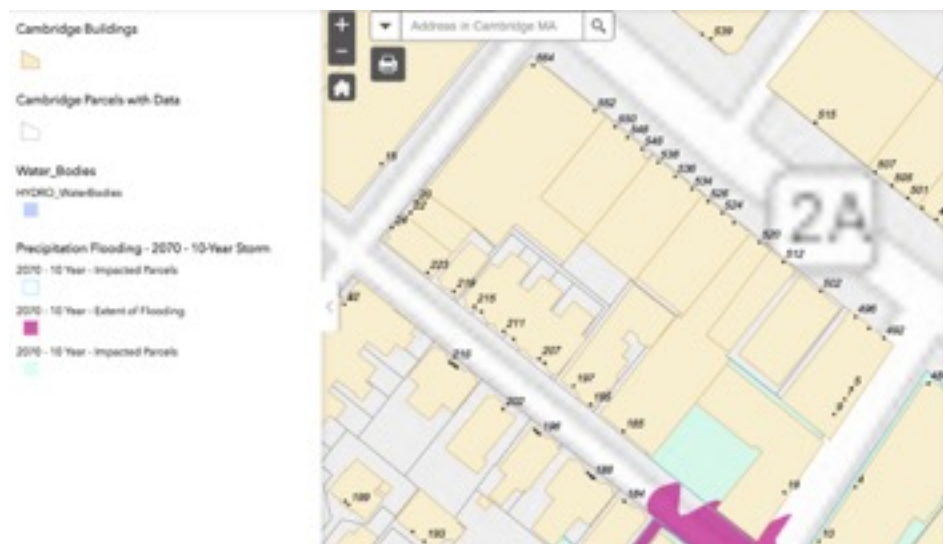
Under the City Land Disturbance Regulations, although the site is under all other thresholds, due to the project requiring a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works. The permit requirements cover the design standards and long term operation and maintenance of a management system for the project site, as well as the construction phase erosion and sedimentation control plans.

The applicant will submit the required Stormwater Control Permit application and detail for thorough review of the design. This will be completed at the time of Building Permit submission and Stormwater Control Permit submission.

Additional study data for underground soil conditions at the site are to be included in the BZA application regarding unique subsurface conditions at the site.

## Notes to 2015 Climate Change Vulnerability Assessment & Storm Watch

The project parcel has not been identified as one with increased flood elevations associated with future projected design storm events as presented in the November 2015 Climate Change Vulnerability Assessment. There are no known or expected flood event possibilities in the area of the property. Dataset: City of Cambridge Flood Viewer 2021



## Utility Provision

The site is provided with all necessary utilities and has recently undergone subsurface construction and the creation of a vault under the sidewalk to provide necessary sprinkler water supply and new gas lines. This urban Infill Development is consistent with strategic planning and development plans for Central Square as, “it requires far less new infrastructure, public or private, to serve the occupants within a fully developed network of utility services, transit and diverse community resources.”

## Built Form Massing

Central Square’s buildings primarily date from the late 19th and early 20th centuries. The general Mass Avenue façades are 1-5 story with a number of taller buildings representing periods of prosperity and dynamism in Central Square. The large number of single story buildings represent periods when the economic sustainability of the upper stories was uncertain or impossible, and owners decided to reduce the scale of their own buildings to reduce costs from unproductive upper floors, or more often, the dilapidated buildings needed to be deconstructed to allow an owner to generate revenue from the ground floor as public transit made Central Square a destination for great shopping in the 20th Century. The diversity of styles and materials creates a dynamic streetscape, if dated, and with the alignment and zero lot line setbacks, a very urban context, creating an inviting retail mix.

The proposed infill development is completely consistent in its basic form and massing with the previously established streetscape of Central Square, and generally follows the Central Square Design Guidelines. The shared firewall design and the zero lot lines, and the height consistent with the adjacent buildings, including the immediate neighbor, are completely consistent with the neighborhood. Ground floor retail on a small and local scale with glazed facades and quirky design are also part of the DNA of the neighborhood. The only novel concept that has been added to the design guidelines in the recent decades is the step-back of the upper floors to break up the verticality. This design complies with those ideas, and the “contemporary” views on urban quality of life as buildings exceed the previous height limitations. In this case it also provides a demarcation between the old and the new, in a subtle way, that demonstrates the evolution of the urban façade.

With an expectation that in some prosperous future moment for Central Square, when the opportunity arises, the Target site will represent a prime opportunity to create additional developed space consistent with the Envision Plan and future plans for Central Square, and therefore until that day, the large exposed façade facing Mass Ave will be an opportunity for some public art rather than a wall of windows that will one day be blocked by future development. At present there is an exposed wall on the Dance Complex building, and the lower wall on 544-550 Mass Ave that have been magnets for graffiti for decades. This infill vertical wall will provide an opportunity for a signature work to channel some of that artistic energy.

## Façade Designs and Details

### Massachusetts Avenue Façade:

The building's Massachusetts Avenue façade, with its brick and keystone design cladding second to the third floor, punched and vertically grouped windows, and glazed retail ground floor, is compatible with the prevalent façades of Central Square. The building is approximately 45' across which naturally breaks into three 15' vignettes to reduce scale. This has been the historical arrangement since the construction of the building circa 1902, after the collapse of the early 19th Century historic building on this site. The triple bay style windows above and the pedestrian entrance to access the upper floor offices will be retained. The proportions will also be maintained at street level, to retain the character of this "expected" old friend. The delineation from old to new will be broken by the step back on the upper floors and despite the replacement of all window, and extensive repairs to the façade, the streetscape will feel improved but familiar.

On the newly added upper floors as the building steps back both over the exit easement and the residential spaces, the materials have been chosen to minimize the visual impact and conflict with the historic red brick. A gray palette of smooth and glazed flat materials, in essentially two tones of gray/taupe and a window scape that echoes the arrangement below will keep the upper floors from screaming out for attention. An entirely different approach would be taken for ground up construction, with opportunities for bolder design, but as the existing retailers are to remain, and the effort will be made to restore the existing façade, this is the solution that fits the practical requirement, and given the constraints,, although there is no great nostalgic love for this generic building, the HDC favors this approach. The historic Signage from Teddy's Shoes will remain at the discretion of the retailer, as they own these brands and signage.

### Visible Side Façade:

The facade facing Mass Ave above the 2nd story will be partially visible from Mass Ave heading to the river and from the upper stories of the buildings down Mass Ave. This will be a minimally fenestrated smooth wall and will accommodate a large public art installation. The development will seek input from community stakeholders and artists on the best utilization of this space. The ownership is committed to public art, and will pursue this opportunity as the project is developed.

### Green Street Façade:

There will be little to no visibility from the rear of the property as there is solid row of facades facing Green Street to to rear of the building. Also with the Target Store out-massing and the backyards of the houses on Green the setback from Green such that the historic townhouse façades will completely retain the historic character and appearance of Green Street.

## Side Elevations, Surrounding Future Development

As has been mentioned the opportunity to utilize the Harvard facing façade above the 2nd story for more elaborate architecture, fenestration, or outdoor spaces or terraces has been ruled out as in a few decades there may be an increase in height at 564 Mass Ave, a much larger and deeper site that encloses 544-550 on two sides. The decision therefore has been taken to leave this elevation as a space for public art until future development on the adjacent site. Conversations were held between the owners in 2019 to explore the options of a joint project on the upper floors, but as there are long-term leases in place at 564 and extensive mechanical on the roof of that building, there was little that could happen economically until a distant future date.





## Green Street Backyards and Shadow Minimization

It has been determined through a simple shadow projection that there will be little to no impact on the adjacent properties including the row-houses on Green Street which have small backyards. The entirety of the shadow impact on the three sides of the building other than the Mass Ave Façade, which is here addressed separately, all shadow will be cast onto roadway and adjacent roof surfaces. This can easily be demonstrated by the setback on three sides of the property which is greater than 70 feet or exceeded in height by adjacent structures. There can therefore definitely be no impacting any residential neighbor. On the Mass Ave facade, using the step-back and proposed elevation, the shadow cast to the centerline of Mass Avenue will be extended by approximately 8' on the Spring and Fall Equinox at 3:00PM. This shadow will not reach the opposite sidewalk as it does not now, and will be approximately 8' shorter than the shadow presently cast by 536 Mass Ave, the Dance Complex Building, due to the step-backs of the upper floors. In Winter on the Solstice at 12:00PM, there will be a narrow angled sliver of shadow in the middle of Mass Ave adjacent to the Dance Complex Shadow, and at 3:00PM, the most extreme shadow event of the year, the shadow will extend approximately 6 feet further onto the roof of 541 Mass Ave, which it presently reaches and covers approximately 9'. No known Registered Solar System is affected by the proposed building.

### Most Extreme Shadow Impacts During the Year



Existing Shadow  
Equinox 3:00 PM



Proposed Shadow  
Equinox 3:00 PM



Existing Shadow  
Solstice 3:00 PM



Proposed Shadow  
Solstice 3:00 PM

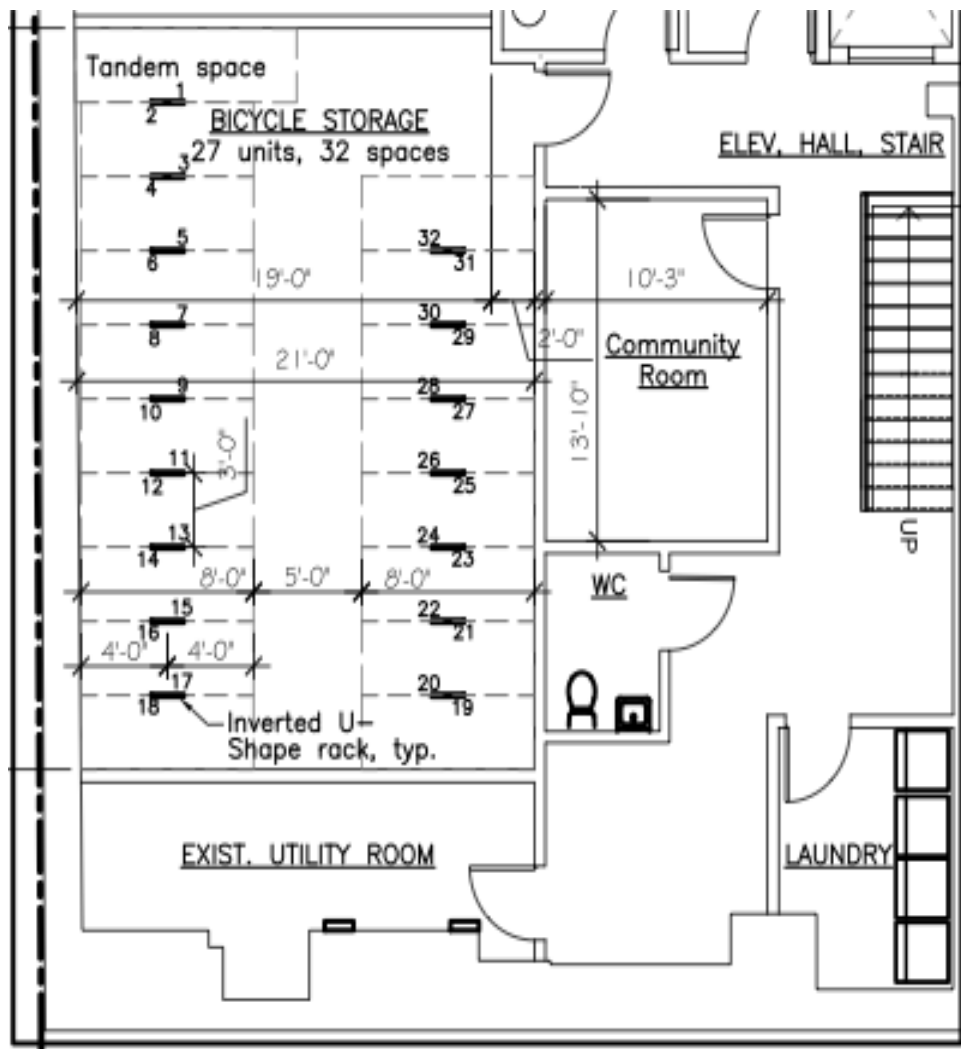
## Sidewalk improvements and Vault

The sidewalk has recently been disturbed by the replacement of an underground vault and utilities and a temporary sidewalk resurfacing was done by the City of Cambridge. We have been assured that the final replacement sidewalk will address the uneven surface and non-ADA compliant slope at the sidewalk. We will coordinate those repairs so there will be no further disturbance of the work contemplated as part of the sidewalk plan. The plan includes a new interface with the sidewalk to create a completely ADA compliant entrance to the elevator lobby at 550 Mass Ave and the retail entrances. As has previously been approved the restaurant ADA entrance may need to remain as at present, unless grade changes will allow a revised slope to the front entrance of the existing Five Spices Restaurant.



## Bicycle Parking and Storage

The proposed new building will accommodate 27 residential units and street level retail and a total of 32 bicycle parking spaces in a one-level, below-grade basement area created for the purpose which meets specifications for long term bicycle and transient bicycle storage. In addition the project will provide payment in lieu for a guest parking rack placed in a location determined by the City. With the adjacent T Station and the new underground bicycle parking, the project will knit well into the transportation network and is located in a "Walker's Paradise" with all of the local food, shopping, educational and medical services.



## Central Square Business Improvement District

The new owners of the building were early supporters of the Central Square BID, and gladly signed the petitions and agreements. We feel it has done some excellent work, especially during Covid, to help businesses during this challenging period for retailers and local residents. The outreach to the homeless is an area we care deeply about as well, and have been pleased with some of the local initiatives. We will continue to offer our support to the BID team!

### Housing Type, Need and Affordability

The project converts 8,000 square feet of obsolete and functionally obsolescent office space: when completed, there will be approximately 15,000 square feet of newly built apartments. The design creates (27) 400 +/- square foot studio apartments with built in mill-worked features to allow for efficient small scale living.

There is no doubt that allowing these additional twenty seven smaller housing units will provide a dramatic social good, and have no demonstrable downside from a housing perspective, and are perfectly located in the Square which was the historic center of lodging, rooming, and SRO housing. As every study demonstrates more units, especially rental units, will ease housing pressure, and not every one of them can be \$4,000 - \$6,000 per month, multi-bedroom, luxury units, as most new development is offering.

### Cambridge Zoning Ordinance Special Permit Criteria Notes to Special Permits Requested

Planning Board Special Permit relief is requested pursuant to Central Square Overlay District provisions set forth in CZO Section 20.304 as follows (see additional narrative on additional Special Permits Requested in Section 1 of submittal):

**A.** Project requires special permit relief pursuant to Sec. 20.304.3.4 to allow for a total FAR of 4.0 for non-residential and residential uses combined, and meets all of the requirements of this provision, as further described below.

Note: In order to grant the Special Permit, this Project requires the Planning Board in accordance with the following sections and to exclude them from floor area calculations:

- (i) ground-floor retail spaces equal to or less than 1,500 square feet – under Sec. 20.304.3.7. Existing Teddy's Shoes, Ground Floor, 1059 square feet.

---

(ii) balconies -- exempt under Sec. 20.304.3.5.

(iii) rooftop spaces – exempt under Sec. 20.304.3.6.

(iv) basement areas - exempt for community uses- Article 2.000

### **NOTES TO GFA & FAR**

Three of the special permits that the applicant is seeking pertain to gross floor area (GFA) and floor-area ratio (FAR) limits, two of which are imposed by the Central Square Overlay District. The overlay zoning allows an FAR of 4.0 as-of-right for all residential uses in the Business B base zoning district, but requires a special permit under Section 20.304.3 to allow a total FAR of 4.0 for non-residential and residential uses combined (not including the additional 30% GFA allowed for Inclusionary Housing projects, which would increase the total maximum FAR to 5.2). The applicant is also seeking a special permit to exempt the basement GFA from the total GFA calculation for the project when determining zoning limitations. For a full and accurate calculation of FAR and GFA see FAR Calculations Worksheet.

## Cambridge Zoning Ordinance Special Permit Criteria Notes to Special Permits Requested (Cont.)

**B.** The project requires special permit relief pursuant to Sec. 20.304.2.2.a to increase the height of the building to 69'6".

### NOTES TO BUILDING HEIGHT

The applicant is requesting a special permit to increase the building height under Section 20.304.2(2)(a). The Central Square Overlay District zoning imposes an as-of-right height limit of 55 feet in this area, while allowing increases of up to 80 feet (in BB) or 120 feet (in Residence C-3), provided that the portions of the building above 60 feet in height are set back from the street line by at least 10 feet and are designed to meet a 45° bulk control plane (which can be modified by the Planning Board). The rationale behind this strategy is that it gives the Planning Board the ability to review new buildings of significant height that might not otherwise be required to receive a special permit. It is also important to note that residential uses in Business B must follow the dimensional requirements and other restrictions for residential uses in the Residence C-3 district per Section 5.28.1(c) of the Zoning Ordinance.

In this case, the proposed building height, 69.5 feet, is under the maximum height limit. The proposed plans show that the building is also in conformance with the other standards

**C.** Project requires special permit waiver of yard setbacks and open-space requirements under Section 20.304.4:

### NOTES TO YARD SETBACK AND OPEN SPACE

The applicant is seeking two special permits under Section 20.304.4, one to waive the yard setback requirement and the other to waive the private open space requirement. Although the Business B district does not require any yard setbacks or private open space for non-residential uses, residential uses in Business B must follow the dimensional requirements and other restrictions for residential uses in the Residence C-3 district. The existing building does not have any setbacks since it extends to the lot line on the Massachusetts Avenue frontage, and shares a party wall with buildings on its other three elevations. As the application states, this is characteristic of other buildings on the block and in Central Square generally.

The proposed building will include balconies and roof deck. Not all of these spaces qualify as Private Open Space under Article 2.000 and Section 5.22 of the Zoning Ordinance. As a result, the applicant is seeking a special permit to waive the private open space requirement for residential uses in the Residence C-3 district. In granting this special permit, the Planning Board must determine that the Central Square Overlay District urban design objectives are met.

## Cambridge Zoning Ordinance Special Permit Criteria Notes to Special Permits Requested (Cont.)

D. Project requires special permit waiver of parking and loading requirements pursuant to Sec. 20.304.6.3. With no on-site parking, the project will seek special permit waivers based on:

- (i) exemption for parking and loading for uses proposed within the existing building (constructed prior to 1940), and the total development authorized on the site is reduced to ninety (90) percent of the maximum permitted on the lot.

### NOTES TO OFF-STREET PARKING AND LOADING

The applicant is seeking a waiver of parking and loading requirements under Section 20.304.6(3)(b) since there is no opportunity to provide parking or loading. Uses in existing buildings are not required to provide any new parking, but for new buildings the Planning Board may waive the parking and loading requirements set forth in Section 6.36 by special permit. A per-parking-space payment to a Central Square Improvement Fund is required *unless* the total GFA of a new development is no greater than 90% of the maximum development allowed on the lot. In granting a special permit, the Planning Board must find that the lot, especially one over 10,000 square feet, is small enough to encourage a diverse development pattern, and that the building design will be more in conformance with the Central Square Development Guidelines and therefore be more appropriate to the neighborhood fabric. As this lot is under 5,000 square feet, has never had parking, nor access to a roadway for vehicular parking, and will be under the 90% threshold, the applicant meets the requirements of the Special Permit. The proposed use will reduce the actual traffic in the area from the existing uses, will create small units near transportation hubs, and will intentionally discourage vehicle ownership by residents through incentives to use public transportation and bicycles. As the project is creating additional inclusionary units, providing new bicycle parking, and providing a net reduction in traffic to the site, the applicant seeks to waive any discretionary fees to create or encourage off-site parking.

Please see the separate information in the Traffic Study for additional comments on the parking proposal.

### Bicycle Parking

The applicant will provide 30 long-term bicycle parking spaces on-site. Pursuant to Section 6.104.2(b) of the Zoning Ordinance, the applicant will provide a payment to the City in lieu of providing the required short-term bicycle parking spaces on-site, at the City's direction.

# Compliance with Citywide Urban Design Objectives

## 19.30 Citywide Urban Design Objectives

Objective	Indicators
<p>New projects should be responsive to the existing or anticipated pattern of development.</p>	Transition to lower-scale neighborhoods
	• Consistency with established streetscape
	• Compatibility with adjacent uses
<p>Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.</p>	• Consistent with historic con
	• Active ground floor spaces
	• Discouraged ground-floor parking
	• Ground floor 50% plus transparent
	• Provide safe pedestrian pathways
<p>The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.</p>	• Safe and convenient bicycle and pedestrian access
	• Location/impact of mechanical equipment
	• Location/impact of loading and trash handling
	• Stormwater management
	• Shadow impacts
	• Hiding trash storage
	• Building scale and wall treatment
	• Outdoor lighting
• Attractive streetscape, plantings where possible	



## Central Square Action Plan and Development Guidelines, 1987 – Summary of Relevant Design Principles and Guidelines

Objective	Indicators
This Building is listed as #33 in the chart of potential development sites in “Central Square to MIT”, underutilized with an FAR of 2.0	Maintain a strong retail frontage
	Encourage Residential and Mixed Uses
	Improve streetscape and walkability
	Retain most important historic buildings
Encourage ground level retail on Mass Ave and discourage surrounding retail to limit complaints from neighborhood	Focus on Mass Ave for Retail
	Improved walkability
	Reduce Noise in the Neighborhood
	MBTA Enhancements
	Complimentary business signage
Encourage Mixed income development with incentives, Raise building heights to 85’ and FAR to 4.0 in this area. Raise unit count per lot area.	Meets 85’ maximum recommendation
	FAR 4.0 plus inclusionary incentives
	Increased unit count per lot area
	Reduces parking needs, especially transient
	Meets all limits suggested by plan
	Plan outlines became de facto Zoning
	Meets all goals and objectives

## Envision Cambridge 2019 - Summary of Relevant Design Principles and Guidelines

The Envision Cambridge (2019) comprehensive plan established city-wide planning goals and recommendations, designating this area as one of several “Squares and Major Mixed-Use Corridors. In these areas the plan asserts that, “Any redevelopment should affirm the squares and corridors as the mixed-use centers of civic life, accommodating greater densities than the surrounding neighborhoods to strengthen the mix of uses and incentivize sustainable transportation choices such as walking, bicycling, and public transit. In addition, new development along the corridors can support Cambridge’s independent retail businesses.” The plan specifically calls for housing above ground floor retail, affordable housing, and greater densities to achieve these goals. It recognizes the need to restore older buildings and for changes or use, mixes use, and creative redevelopment to be part of the future of these districts.

Envision provides graphics and states that the scale of development in the Squares should reference and compliment the scale of existing buildings.

This project meets all the stated design objectives in the plan and further significantly reduces the per capita greenhouse gas impacts and environmental goals of the plan through smaller units per person, efficient design, environmental remediation of existing contaminated site and knits perfectly into the fiber of Cambridge’s celebrated Squares and Major Mixed Use Corridors, of which Central Square is and should remain the transportation hub and the actual *Heart of the City*.



## Special Permit for Increase in Building Height and FAR in Central Square Overlay District

**20.304.2 Building Height Limitations.** The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 20.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

1. *As of Right Height Limitations.* The maximum height of any building shall be fifty-five (55) feet except as further limited below:

(a) Where the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street, any portion of the building above forty-five (45) feet shall be set back behind a forty-five degree (45°) bulk control plane beginning at an elevation of forty-five (45) feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a forty-five degree (45°) angle.

(b) Where the Residence C-2A district serves as the base district, the maximum height shall be forty-five feet. No additional height shall be permitted in this district notwithstanding any provision in Paragraph 2 below.

2. *Special Permit for Additional Height.* Additional height may be permitted as follows:

(a) The maximum allowable height in the Central Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning sixty (60) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.

(b) Where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above forty-five (45) feet shall be set back behind a forty-five degree (45°) bulk control plane beginning at an elevation of forty-five (45) feet above (1) the front lot lines on Bishop Allen Drive and/or Prospect Street and (2) any residential zoning district line abutting the Business A District, and rising over one or more lots at a forty-five degree (45°) angle.

3. The bulk control plane restrictions of Paragraphs 1 and 2 above may be waived by the Planning Board upon issuance of a Special Permit.

# Special Permit for Waiver of Setback and Open Space Requirements in Central Square Overlay District

## 20.304.4 *Waiver of Setback and Open Space Requirements.*

1. *Yard Setbacks.* Upon issuance of a special permit from the Planning Board the yard requirements of a base zoning district may be waived except where such yard abuts a lot, but not a public way, outside the Overlay District. However, in waiving or reducing a front yard setback, the Planning Board shall take into account the width of the adjacent public sidewalk and may limit the reduction of the setback in order to provide additional sidewalk width within the front yard setback where appropriate, taking into account applicable City standards and expected pedestrian traffic on the street.

2. *Private Open Space.* Open Space shall be provided as required in the Base Zoning District, however the Planning Board may allow, by Special Permit, the reduction of required Open Space, and permit such Open Space to be located at levels other than at grade if the applicant can demonstrate that the urban design objectives as set forth in the Central Square Overlay District can be met.

## Special Permit for Waiver of Parking & Loading Requirements in Central Square Overlay District

**20.304.6** Parking and Loading Requirements. The provisions set forth in Article 6.000 shall apply except as modified by the provisions set below.

1. Maximum Parking. Where any of the following listed uses are established in the Central Square Overlay District as of August 1, 2016, the accessory off-street parking for such uses shall be limited by the maximum rates set forth below. For uses not listed below, any maximum rate set forth in Article 6.000 shall apply. Exceeding the maximum allowed parking shall require a waiver of maximum parking under the general provisions of Article 6.000.

(a) Residential Uses (6.36.1), excluding Hotel and Motel (i-2 and i-3): 0.75 space per dwelling unit

(b) Hotel or Motel Uses (6.36.1 i-2 or i-3): 0.25 space per sleeping room

(c) Office Uses (6.36.4), excluding Technical Office (f): 0.90 space per 1,000 square feet

(d) Technical Office Uses (6.36.4 f): 0.80 space per 1,000 square feet

(e) Retail and Consumer Service Establishments (6.36.5): 0.50 space per 1,000 square feet

2. Minimum Parking and Loading. The minimum parking and loading requirements as specified in Section 6.36 Schedule of Parking and Loading Requirements shall apply except as set forth below:

(a) For Residential Uses (6.36.1), excluding Hotel and Motel (i-2 and i-3), the minimum required parking ratio shall be 0.50 space per dwelling unit.

(b) Where the minimum number of parking spaces derived from the requirements of Article 6.000 is greater than the maximum number of parking spaces derived from Paragraph 1 above, the minimum required number of parking spaces shall be reduced to the greatest number that conforms to the maximum requirements derived from Paragraph 1 above.

3. Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements and the minimum requirements set forth in Paragraph 2 above. (a) The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

## Special Permit for Waiver of Parking & Loading Requirements in Central Square Overlay District (cont.)

(b) The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:

- (i) The total development authorized on the site is reduced to ninety (90) percent of the maximum permitted on the lot; or a cash contribution is made to the Central Square Improvement Fund to be established by the City of Cambridge in an amount equal to fifty (50) percent of the cost of construction of the parking spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following improvements in the Central Square Overlay District:

- (1) Provision of public parking, preferably for short term users;

- (2) Programming, events, and infrastructure that contribute to the Cultural District established in Central Square;

- (3) Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a nonprofit organization;

- (4) Improvements to public pedestrian and bicycle facilities such as sidewalks, crosswalks, dedicated cycling paths and bicycle parking.

The Central Square Advisory Committee shall receive and make comments on any proposal for the expenditure of such cash contributions. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge. The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

- (ii) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met).
- (iii) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in Central Square Development Guidelines.

## Special Permit for Waiver of Parking & Loading Requirements in Central Square Overlay District (cont.)

- (iv) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and
- (v) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.

**6.35.1** Reduction of Required Parking. Any minimum required amount of parking may be reduced only upon issuance of a special permit from the Board of Zoning Appeals. A special permit shall be granted only if the Board determines and cites evidence in its decision that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood, or that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood, including specifically, among other benefits, assisting in the provision of affordable housing units. In making such a determination the Board shall also consider whether or not less off street parking is reasonable in light of the following:

(1) The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station.

(2) The availability of public or commercial parking facilities in the vicinity of the use being served provided the requirements of Section 6.23 are satisfied.

(3) Shared use of off street parking spaces serving other uses having peak user demands at different times, provided that no more than seventy-five (75) percent of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces and that the requirements of Subsection 6.23 are satisfied.

(4) Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and

(5) Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian amenities along public ways.

(6) The provision of required parking for developments containing affordable housing units, and especially for developments employing the increased FAR and Dwelling unit density provisions of Section 11.200, will increase the cost of the development, will require variance relief from other zoning requirements applicable to the development because of limitations of space on the lot, or will significantly diminish the environmental quality for all residents of the development.

## Special Permit for Exemption of Basement Area in the Calculation of Gross Floor Area

### 2.000 DEFINITIONS:

*Floor Area Gross*

*Gross Floor Area shall not include:*

(15) Any basement or cellar living space in any single-family or two-family home.

(16) Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approved the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, 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.



## Project Review Special Permit – Traffic Impact Findings

**19.25.1** Traffic Impact Findings. Where a Traffic Study is required as set forth in Section 19.24 (3) above the Planning Board shall grant the special permit only if it finds that the project will have no substantial adverse impact on city traffic within the study area as analyzed in the Traffic Study. Substantial adverse impact on city traffic shall be measured by reference to the traffic impact indicators set forth in Section 19.25.11 below.

In areas where the Planning Board determines that area-specific traffic guidelines have been established in the Ordinance, the Board recognizes written agreements between project proponents and the City dealing with transportation mitigation strategies.

**19.25.11** Traffic Impact Indicators. In determining whether a proposal has substantial adverse impacts on city traffic the Planning Board shall apply the following indicators. When one or more of the indicators is exceeded, it will be indicative of potentially substantial adverse impact on city traffic. In making its findings, however, the Planning Board shall consider the mitigation efforts proposed, their anticipated effectiveness, and other supplemental information that identifies circumstances or actions that will result in a reduction in adverse traffic impacts. Such efforts and actions may include, but are not limited to, transportation demand management plans; roadway, bicycle and pedestrian facilities improvements; measures to reduce traffic on residential streets; and measures undertaken to improve safety for pedestrians and vehicles, particularly at intersections identified in the Traffic Study as having a history of high crash rates.

The indicators are: (1) Project vehicle trip generation weekdays and weekends for a twenty-four hour period and A. M. and P.M. peak vehicle trips generated; (2) Change in level of service at identified signalized intersections; (3) Increased volume of trips on residential streets; (4) Increase of length of vehicle queues at identified signalized intersections; and (5) Lack of sufficient pedestrian and bicycle facilities. The precise numerical values that will be deemed to indicate potentially substantial adverse impact for each of these indicators shall be adopted from time to time by the Planning Board in consultation with the TPTD, published and made available to all applicants.

## Project Compliance Special Permit – Urban Design Findings

**19.25.2** Urban Design Findings. The Planning Board shall grant the special permit only if it finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30. In making that determination the Board may be guided by or make reference to urban design guidelines or planning reports that may have been developed for specific areas of the city and shall apply the standards herein contained in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to nonprofit religious and educational activities.

### **19.30 Citywide Urban Design Objectives**

The following urban design objectives are intended to provide guidance to property owners and the general public as to the city's policies with regard to the form and character desirable for new development in the city. It is understood that application of these principles can vary with the context of specific building proposals in ways that, nevertheless, fully respect the policies' intent. It is intended that proponents of projects, and city staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the detailed provisions presented in this Section as long as the core values expressed are being served. A project need not meet all the objectives of this Section 19.30 where this Section serves as the basis for issuance of a special permit. Rather the permit granting authority shall find that on balance the objectives of the city are being served. Nor shall a project subject to special permit review be required to conform to the Required Building and Site Plan Requirements set forth in Section 19.50.

Further indicators of conformance with these policy objectives shall be found in planning documents and plans developed for specific areas of the city or the city as a whole, to the extent that they are not inconsistent with the objectives set forth in this Section 19.30. These documents include the *Harvard Square Development Guidelines*, the *Central Square Action Plan*, the *Central Square Development Guidelines*, the *North Massachusetts Avenue Urban Design Guidelines Handbook*, the *University Park at MIT Urban Design Guidelines*, the *North Point Policy Plan and Design Guidelines*, the *Cambridge Institutional Growth Management Plan*, the *East Cambridge Riverfront Plan*, the *Eastern Cambridge Plan*, the *Eastern Cambridge Design Guidelines*, the *Alewife Revitalization, Alewife Urban Design Study Phase II* and its Draft update of 1991, and *Toward a Sustainable Future: Cambridge Growth Policy Document*.

## General Criteria for Issuance of a Special Permit

### COMPLIANCE - GENERAL SPECIAL PERMIT CRITERIA (SEC. 10.43)

Granting of the Planning Board special permit for the project at 544-550 Massachusetts Avenue will not be to the detriment of the public interest for the reasons described here:

(a) The requirements of the Ordinance can and will be met. This project conforms with the Ordinance requirements in all respects except as to those elements that are eligible for special permit relief or are subject to a requirement for a BZA variance as Dwelling Unit per Lot Area, described above, the latter to be decided by the Cambridge BZA at the conclusion of the Special Permit process.

(b) Traffic generated or patterns of access or egress will not cause congestion, hazard, or substantial change in established neighborhood character. This project, located one block from the MBTA Central Square train station and bus stops, will in fact reduce traffic or changes to access or egress the site. Further, the renovation of the existing building will result the replacement of a dilapidated building in a prominent location in Central Square and bring it up to the standards of the surrounding buildings while retaining the local character of the building and the neighborhood.

(c) The project will not adversely effect the neighbors or neighborhood and will bring a small number of residents to this block to help sustain the retailers and foodservice in the immediate neighborhood without creating additional vehicular traffic.

(d) There will be no nuisance nor hazard created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City. For reasons already described, the project will not be cause for nuisance or hazard detrimental to the neighborhood or the community.

(e) The proposed use will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance. The project will create improved ground-floor retail opportunities within the existing building, improved, extremely desirable and rare small apartments, including 5 new inclusionary units within the district. Such uses will be a benefit to the Central Square business district and the residents and visitors to the City of Cambridge. The project achieves a number of the stated goals of the Central Square Overlay District, and given the complexity and cost of renovating a building around existing retailers and in a tight urban infill location with previous sub-surface petrochemical contamination, the compromises here are thoughtful, creative and are otherwise impossible without this relief.

(f) The new and renovation building construction is also consistent with the Urban Design Objectives set forth in Section 19.30, as well as consistent with the Central Square Development Guidelines published by the Development Department in 2013.

**COMPLIANCE - CENTRAL SQUARE OVERLAY (SEC. 20.305(1) – (5))**

The Project meets the following standards for issuance of special permits being sought pursuant to the Central Square Overlay District set forth in Sec. 20.305(1) through (5):

The proposed development is consistent with the goals and objectives of the Central Square Action Plan:

**“Encourage responsible and orderly development”**: This Project will constitute a responsible development consistent with long-term goals of the Central Square community.

**“Strengthen the retail base to more completely serve the needs of the neighborhoods”**: The entire building will be ADA compliant and attractive and inviting. This will help the retailers to attract larger and more diverse clientele.

**“Preserve the Square's cultural diversity”**: Our building has always been culturally diverse and with the addition of a residential, and significantly more affordable housing component that continue.

**“Create active people-oriented spaces”**: In addition to the residential unit, this project creates a new community space with library for the CME and other community groups to host meetings and discussions. The building will continue, as it has been for 40 years, a place for dynamic and challenging ideas.

**“Improve the physical, and visual environment”**: The project will renovate a dilapidated and obsolete building to provide useful ADA compliant spaces. The addition of an elevator will remove the present barriers and 544-550 Mass Ave will be ready and beautified for its next century.

• **“Provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods”**: The building has always served small retailers and restaurateurs who serve the diverse local communities, and with this improvement it will also be ADA compliant to enhance the tradition, and renovated to provide more accommodating spaces.

**“Encourage the development of new mixed income housing”**: This project will create 27 new residential units, 5 inclusionary units, which rent at 25% of the applicant's income, the least expensive option. This project will make a significant contribution of smaller units, so rare, yet desperately needed in the Square now that abundant affordable housing has been absent for decades.

**“Promote compatible retail adjacent to residential uses”**: The Project will renovate the ground floor retail near residential uses in Central Square.

## COMPLIANCE WITH CRITERIA SPECIFIC TO SPECIAL PERMIT BEING SOUGHT

The Project complies in all respects with the specific criteria to the special permits being sought from the Planning Board, including as follows:

**1. Special Permit for Additional FAR for Residential Uses Pursuant to Sec. 20.304.3.4:** “Upon issuance of a special permit, the Planning Board may increase the allowed FAR on any lot or portion of a lot located within the Business B (BB) portion of the Central Square Overlay District to a total FAR of 4.00 for all nonresidential and residential uses combined, notwithstanding the Rules for Calculation of Permitted Gross Floor Area on a Lot as set forth in Section 5.30.12, provided that the maximum FAR permitted for nonresidential uses on a lot shall not exceed the limitation on non-residential FAR applicable in the base zoning district and that the proposed FAR of all non-residential uses on the lot shall not exceed the proposed FAR of all residential uses on the lot.” The project FAR calculations meet the above requirements. Please see attached worksheet from Carr, Lynch & Sandell and Dimensional Sheet.

**2. Special Permit for Additional Height of 80 feet Pursuant to Sec. 20.304.2.2.a:** “The maximum allowable height in the Central Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning sixty (60) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.” The project plans show that the building meets the requirements and conditions, including 69’6” feet height, 10 feet setback (above 60 feet), and the bulk control planes described above.

**3. Special Permit for Waiver of Yard Setbacks and Open-Space Requirements Pursuant to Section 20.304.4:** “Although the Business B district does not require any yard setbacks or private open space for non-residential uses, residential uses in Business B must follow the dimensional requirements and other restrictions for residential uses in the Residence C-3 district.” In granting this special permit, the Planning Board must determine that the Central Square Overlay District urban design objectives are met under Article 2.000 and Section 5.22 of the Zoning Ordinance. As the application states, this is characteristic of other buildings on the block and in Central Square generally and meets the goals of the ordinances.

## COMPLIANCE WITH CRITERIA SPECIFIC TO SPECIAL PERMIT BEING SOUGHT (Cont.)

**4. Special Permit for Waiver of Parking and Loading Requirements Pursuant to Sec. 20.304.6.3:** “Uses contained within the existing structure in existence before 1940 shall be exempt from parking and loading requirements of Section 6.36 of the Ordinance.” With respect to uses in the new addition to be constructed, special permit requirements and criteria, as follows, are or will be met by this project:

(a) “The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures”. The lot size of 4,391 is below half of the 10,000 threshold, and the existing, historic structure covers all of the buildable lot. The only land available is an easement 5’ wide whose soils may not be structural due to prior environmental remediation.

(b) “The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in Central Square Development Guidelines”; This project meets the requirement for an exemption as a requirement for onsite parking or loading facilities is inappropriate to this location and the fabric of this block of Mass Ave which has no curb cuts, nor onsite visible parking. It would also render this project unfeasible, due to the existing building and limited land on which to construct the foundation to the new addition.

(c) “No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building”; The existing building is not on the National Registry, is not eligible for membership, nor does it represent an important historical asset for the Square. The esthetic improvements contemplated by this Permit will improve the contribution of the building to the streetscapes and the utility of the building for the local area.

(d) “No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.” No building has been demolished on this site since 1906. In conclusion, the project fully meets the specific special permit criteria set forth in Sec.20.305

## Revisions to Plan after Community Meetings

During both community meetings and the Central Square Advisory Committee Meetings where this plan was discussed in 2019 and early 2020, there was robust opposition to the change in use to residential by one existing tenant. There were a number of supporters who came to the meetings mostly from the local dance and arts community to add voice to the opposition. For the 4-years prior to the application there was a dance studio which was available for hourly rental on the top floor of the building called Studio-550. The studio hosted 300 people per week for dance instructions and presentations and it was a dynamic and exciting use. The Central Square Dance Community is strong and has deep roots. The adjacent Dance Center and the Green Street Studios, along with Teddy's Shoes, in our building, which has historically served the local dancers with Capezios and tap shoes, made Central Square the "Center for Dance". Although the studio was a temporary use on a tenant-at-will basis in the building, the tenant was aware from the outset that the use was going to change in the future, and the space was distinctly unsuitable for a long-term, sustainable dance operation, it was what was needed by the art's community at the time, very cheap space. The message was received loud and clear and over the next 9 months, we worked with Studio-550 to relocate to a new facility. Although Covid has delayed the Studio's reopening, we are pleased we were able to offer a long period of free rent while they relocated and we look forward to their reopening in a new ADA compliant location. As a result of this concession and assistance, all parties are very pleased with the outcome.

Another issue that was raised is the future of The Center for Marxist Education, which has also been an occupant in the building for decades. The former owner of the building supported the Center for political reasons by giving them space for a near zero rent. Although the present rent is now \$400.00 per month which is completely unsustainable for the building, the proposed plan includes a further concession and compromise with the Center. The developer has agreed to create a community room and library space that may be used by the CME providing that the programming includes meetings and discussions of topics that are important to both the CME and the applicant, these include: Affordable Housing, First-time Home Ownership, Health Care and Democratic Action to Effect Positive Change.

From a number of local housing advocates, there was positive feedback on the provision of more, smaller residential rentals in the context of the center of the Square in close proximity to the T, and to actively discourage automobile ownership by residents to the maximum legal extent:

### Summary of Changes:

Assist Studio 550 with Relocation and hold application until resolved - Complete January 1, 2021

Create new Community Space and Library for CME, new public space and restroom - Adopted 2021

## Sustainability, Green Building Requirements, Sustainability Narrative and Implementation

**Green Building Project:** Although this project does not meet the requirements to be determined a “Green Building Project” in that, “Any new construction, or any substantial rehabilitation of an existing building for an existing or new use, that totals 25,000 square feet of Gross Floor Area or more and that (1) requires the issuance of a special permit by the Planning Board under any provision of this Zoning Ordinance (including but not limited to special permits required in Article 13.000 – Planned Unit Development Districts, Section 19.20 – Project Review Special Permit, and Section 5.28.2 – Conversion of Non-Residential Structures to Residential Use) or (2) is subject to the provisions of Section 19.50 – Building and Site Plan Requirements, shall be considered a Green Building Project subject to the requirements of Sections 22.20 through 22.25.”, the applicant is committed to best practices in this area. The dilapidated and obsolete existing building at the site is the very opposite of a **Green Building**. With an ancient Oil burner, no insulation, single pane and leaky glazing, lack of door closers and airlocks, no under roof insulation, and a wide open vault to the under-sidewalk areas, the energy efficiency and program ratings of the building will be dramatically improved by this application.

At a minimum the applicant is committed to the EnergyStar MultiFamily New Construction Standards for all the areas that will be “new build” and will up-fit and retrofit all existing areas to the highest energy standards that can be achieved through the renovations. In addition the new build areas will work with an engineer to achieve the LEED Gold certification, Mass Stretch Energy Code, and IECC 2015. Improvements to be made include:

- ◆ Water Efficiency: Ultra efficiency faucets, toilets, showers and appliances that meet or exceed EnergyStar Certification.
- ◆ No outdoor water usage.
- ◆ Energy and Atmosphere: Higher density, reduced consumption per capita and 25% better than ASHRAE 90.1.2010 through small ultra efficient condensing boilers, and heat pumps.
- ◆ Efficient Hot Water systems. On-demand or combi boilers at 97% efficiency or greater
- ◆ Reduced Construction waste and Green Materials
- ◆ Efficient Zoning and computer controls of HVAC to reduce consumption
- ◆ High U and R Values for all windows and insulation
- ◆ 100% LED lighting interior and exterior

Tracking and rating information will be reviewed for rating and submitted with Building Permit application.



## Transportation Impact Study

### Executive Summary:

**Although the project does not meet the threshold for a Traffic Study, and one is NOT required as set forth in Section 19.24(3),** the applicant has undertaken a review of pre-Covid traffic studies in the immediate area and presents that data here in the attached Transportation Impact Review.

**Summary of Findings of Transportation Impact Review:** The proposed changes of use will, in fact, significantly reduce vehicular traffic to and from the site within the study area. This is due primarily to the relocation of a Dance Studio which attracted approximately 300 visitors per week from a broad geographic area for 1-2 hour classes at all times of day, 7-days per week, the relocation of a tailor and cleaning shop which attracted 6-10 customers with vehicles and delivery trucks per day with vehicular pickups and deliveries, the organization of community meetings in off-peak hours, and the change of use from upper floor commercial (with up to 6 workers per floor) to residential (5 or 6 residents per floor). The proposed changes of use will also change the pattern of traffic and reduce the peak hour, short-term vehicular traffic.

**Applicant will also strive to further reduce vehicular traffic to and from the building, and the environmental impact of the use of private vehicles, though the offering of a discounted MBTA Perq Pass to all residents, video monitored bicycle storage and security, MetroBike memberships, and pro-active discouragement of vehicular ownership by tenants without demonstrated ownership or rental of off-street parking offsite as part of the leasing process.**

**Please see attached: Traffic Impact Review and Summary, January, 2020 (based on pre-Covid traffic data)**

## Appendices and Bibliography

### **Additional Materials:**

Carr Lynch and Sandell, Three Dimensional Computer, as-built survey of 544-550 Mass Ave  
Community Meeting Presentation Slide PDF's  
FAR Worksheets and detailed analysis per floor  
Overall Dimensional Worksheet  
Review Transportation Impact Study  
Architectural Drawing Set - Carr Lynch & Sandell  
Material Presentation Board  
Photographic Survey of Material Presentation Board



# Traffic Impact Review

Prepared for: Central Square Redevelopment LLC

February 3, 2021

Review of Data sets for changes in proposed use at 544-550 Mass Ave Cambridge, MA

---

# Transportation Impact Review — 544-550 Massachusetts Avenue

## Project Overview

On behalf of Central Square Redevelopment LLC (Ownership) a review of publicly available data conducted in the relevant intersections, pre-Covid's economic impact in 2019 and 2020, I have conducted this Transportation Impact Review for the proposed 544-550 Massachusetts Avenue Project (the Project Site). This project consists of a mixed use redevelopment of an existing retail and office building into a mixed-use residential and retail building on the site. The development will include 29 small single occupant units, and the retail spaces will remain unchanged at approximately 3,721 square feet. The total development will be housed within the existing building (the Proposed Project). As the development does not require a full TIS, this review is to provide detail as to uses and occupancy and the potential increase or decrease in traffic impact created by the proposed development. The data set has been collected between April and August of 2019, and existing conditions are modeled on the occupancy at 544-550 Mass Ave at that time, and covers the intersections and neighborhood potentially impacted by this development.

The review has addresses the City of Cambridge Guidelines for Transportation Impact Studies in order to provide a general summary of findings and is in no way a comprehensive study, as that is not required, under the Article 19 Special Permit Project Review, in this case.

Pre-existing site conditions: (all data is from Fall 2019 - Spring 2020):

7,879 Square Feet: The present use consists of a restaurant licensed for 67 seats. The hours of operation are 11:30AM - 11:00PM weekdays and 11:30AM - 1:00AM weekends. This restaurant replaces Shalimar with approximately the same number of seats. In addition there is a shoe retailer, Teddy's Shoes, that employs two people and estimates 10-15 customers per day and 2 deliveries by truck per day. The hours of operation are 11:00AM - 6:00PM 6 days per week. On the second floor is The CME, a community group office with 3 permanent staff and weekly meetings with up to 30 attendees. They operate a bookstore and have 3-5 customers per day, and one delivery by truck per week. In addition there is a retail tailor with a workshop which employs between 3 and 6 full time persons, and they report 6 customer visits and truck deliveries and pickups per day between the hours of 10AM and 6PM. On the third floor of the building is a Dance and performance studio. The studio employs 3 full time employees and conducts rental classes between 7 and 12 hours per day. The classes host 1 or 2 educators and 6-25 students. The studio has calculated the weekly total attendance at 300 people per week, with highly variable hours, but generally 11:00AM - 9:00PM. There is no onsite vehicle or bicycle parking.

Proposed Uses:

19,758 Square Feet: The proposed project will include 29 small studio residential units, suitable for single tenant occupancy, and approximately 3,721 SF of restaurant/retail. No vehicle parking will be provided in association with the project. There are 29 long-term bicycle storage spaces in the basement accessible by elevator.

---

## SUMMARY OF REVIEW

Reviewing the ATR data gathered in June of 2019 for the intersections of Pearl Street, South of Mass Ave and Green Street between Pearl and Magazine, and the bicycle and pedestrian counts performed on June 19, 2019 and July 9, 2019, by VHB, conducted as part of the study for 600 Mass Ave, which provides the most relevant pre-Covid dataset for this precise location, as well as the datasets created for 10 Essex, Mass & Main, MIT Kendall Square Redevelopment, and 907 Main Street, and including projected growth of .5% per year for five years (ignoring the 15% reduction due to the pandemic for the purposes of future projections) for this review, the proposed project will not increase vehicular traffic counts, and will in fact result in a difference in delay from present to future of -.01, -.03 and -.07, respectively, for slight improvements in the three intersections analyzed. The project will increase bicycle and pedestrian traffic at the immediate two adjacent intersections on Mass Avenue, but will not change the rating of these crossings, and the increases in ridership on the MBTA will be significant in percentage terms for these 29 units, but nominal overall with no measurable impact on the system, nor waiting times. The improvements on the vehicular numbers are due to the relocation of the Studio-550, and the Community Center which generated a very high trip rate and local parking demand for transient visitors, compared to the single-occupant residential units. Although the total residential square footage will double the previous commercial footage, overall trip generation due to the new 29 SRO units will decline significantly from the prior uses.

**Short-term Bicycle Parking:** Although the Long-term bicycle parking needs will be met by enclosed, secured storage, based on Cambridge Zoning Ordinance Section 6.100, short-term needs, estimated at 7 spaces, using city guide (Section 6.100) can not be met on the applicant's property. The proponent would like to seek approval from the City to either install a rack in an appropriate space in the front of the building, or to make a payment in-lieu toward nearby short-term bicycle parking provided by the City. The City of Cambridge Bicycle Parking Guidelines indicate that 7 spaces is sufficient for the project demand.

**Mass Transit:** The MBTA reports a departing capacity on trains and busses from Central Square within a 3 minute walk from the site of 28,000 departures per hour, so the project will have no measurable impact on capacity nor create any burden on the system. According the MBTA capacity on the Red Line will increase by 7,000 riders per hour as signal works and new equipment deployment is completed. Central Square represents a central hub in this network which allows access in numerous directions, creating an ideal starting point of departure. This entry point saves riders multiple transfers and increases system capacity overall.

---

**Copy of BZA  
Application  
191126 -**

**544-550 Mass Ave**



**CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100**

**BZA APPLICATION FORM**

Plan No: BZA-017219-2019

**GENERAL INFORMATION**

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Central Square Redevelopment LLC - C/O Clifford Schorer

PETITIONER'S ADDRESS : 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY : 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Assembly, Merchantile, Residential ZONING DISTRICT : Business B Zone/CSQ Overlay

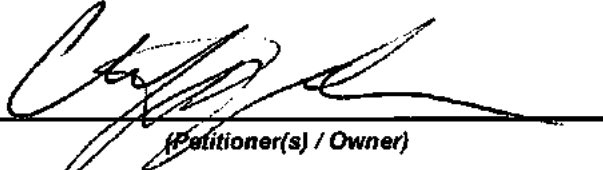
REASON FOR PETITION :  
 Other: Lot area per dwelling unit variance

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Applicant seeks to build 29 micro-Studio apartments where 20 units of any size are permitted by right. Infill location with small building footprint and existing retailers create a hardship for renovating building into larger spaces.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.33 (Table of Dimensional Requirements).  
 Article 11.000 Section 11.203.5.A,B (Affordable Housing).  
 Article 10.000 Section 10.30 (Variance).

Original Signature(s) :   
 (Petitioner(s) / Owner)  
 Clifford Schorer  
 (Print Name)

Address : 10 Turnpike Road, Southborough, MA 01772

Tel. No. : (508)726-5445

E-Mail Address : cschorer@gmail.com

Date : November 26, 2019

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Central Square Redevelopment  
(OWNER)

Address: 10 TURNPIKE RD. SOUTH BERAUGH, MA

State that I/We own the property located at 544-550 MASS AVE., which is the subject of this zoning application.

The record title of this property is in the name of CENTRAL Square Redevelopment

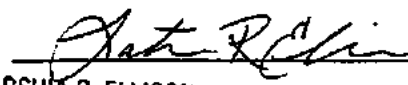
\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Clifford J. Schorer III personally appeared before me, this 14<sup>th</sup> of November, 2019, and made oath that the above statement is true.

 Notary

My commission expires \_\_\_\_\_  
 LATARSHIA R. ELLISON  
Notary Public (Notary Seal).  
Commonwealth of Massachusetts  
My Commission Expires Mar 20, 2026

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.





**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

**A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would require the loss of local retailers and enlargement of the floorplate of each floor to allow for larger residential units, given the extreme high-cost of infill construction and engineering reinforcements required. There is substantial demand for inclusionary and market units at a smaller scale and price point. It is this demand that alleviates the substantial financial hardship of preserving and renovating existing building.

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The building is a very unusual shape having been developed over 100 years with additions. There is an easement for public emergency access that runs through the property alley which must be preserved, and the rear of the building may not be increased in height due to existing support structure of a different height to the floors. The area per floor is broken up by the requirement to add an elevator and emergency stair egress. This provides only very small spaces for units. The hardship in this particular location would be great for larger unit sizes.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Substantial detriment to the public good for the following reasons:

There is substantial demand for this smaller scale and less expensive housing in Central Square. It will relieve pressure on larger family units in the surrounding neighborhood. With the loss of many SRO and lodging accommodations in the Central Square Area, this is a much needed housing stock category. There is no esthetic, traffic, or quality of life impact and the overall FAR is within the new CSQ guidelines. Permitting this Variance will create 4 additional Inclusionary units which are available at 25% of the applicant's income rather than the usual 30%. The new ordinance is creating far fewer smaller units (16% under old ordinance/12% under new ordinance) and this is a serious need that will only increase. Nearly 50% of the entire need in the City of Cambridge, based on existing inclusionary, is single person occupancy.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

There will be no change to the proposed exterior of the building and this will allow the improvement of an obsolete structure in the middle of Central Square without displacing the local retailers. As the overall project is very low scale and a small urban infill, rather than the large scale residential development the ordinance is designed to address, this is an exception that is very specific to the challenges of this site that creates enough value to justify the enormous cost per foot, which has permitted most of this side of Mass Ave to fall into long term neglect.

\* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 544 Massachusetts Ave Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:  
All other requirements of the Ordinance are met. The variance addresses only the need for additional DU per lot area, due to the inclusion of small units.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
There is no change to the access and egress and no additional parking or traffic impact anticipated. This is perfectly located above public transportation and has been a failure as office and assembly space on the upper floors leading to deterioration. There is substantial demand in this area for smaller housing units and this number will have no detrimental effect on the overall traffic burden of the area.
- 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 are numerous local retailers and especially restaurateurs who would only benefit by the addition of residential on this portion of Mass Ave.
- D) Nuisance or hazard would not 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 for the following reasons:  
There is no impact on public safety, health or welfare. Units are served by public water and waste.
- 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:  
This is entirely in the spirit of the recent Zoning changes to the CSQ Overlay in encouraging reuse of obsolete and dilapidated structures and renovation of infill properties which would be too costly without the availability of variances and special permits.



**CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100**

**2019 NOV 27 AM 11:13**

**BZA APPLICATION FORM**  
**GENERAL INFORMATION**

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Central Square Redevelopment LLC - C/O Clifford Schorer

PETITIONER'S ADDRESS : 10 Turnpike Road Southborough, MA 01772

LOCATION OF PROPERTY : 544 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Assembly, Merchantile, ZONING DISTRICT : Business B Zone/CSQ  
Residential Overlay

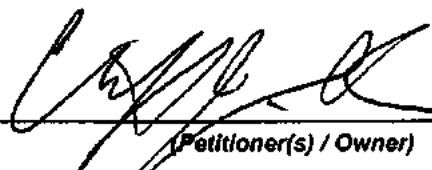
REASON FOR PETITION :  
 Other: Lot area per dwelling unit variance

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Applicant seeks to build 29 micro-Studio apartments where 20 units of any size are permitted by right. Infill location with small building footprint and existing retailers create a hardship for renovating building into larger spaces.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.33 (Table of Dimensional Requirements).  
 Article 11.000 Section 11.203.5.A,B (Affordable Housing).  
 Article 10.000 Section 10.30 (Variance).

Original Signature(s) :   
 (Petitioner(s) / Owner)  
 Clifford Schorer  
 (Print Name)

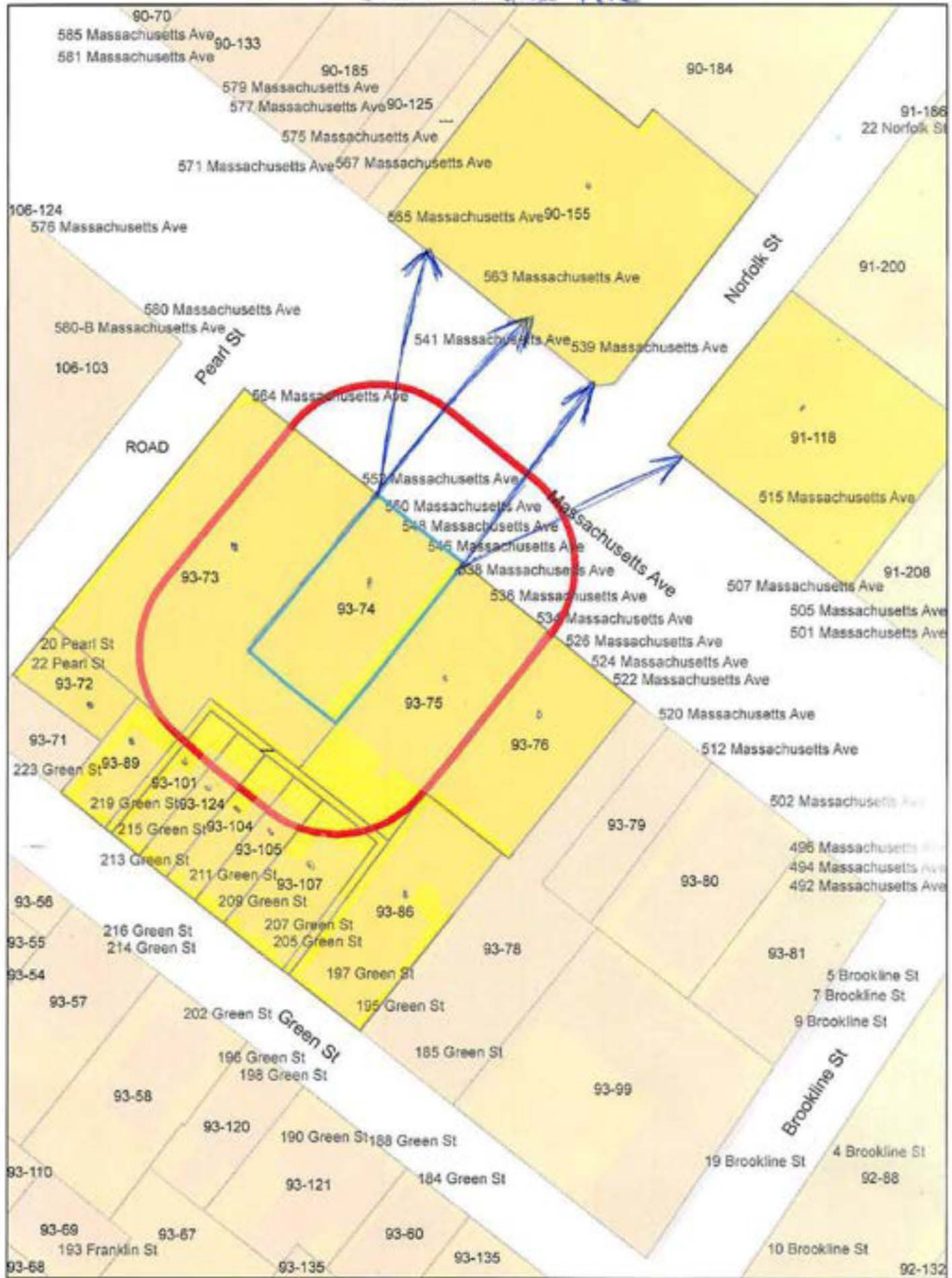
Address : 10 Turnpike Road, Southborough, MA 01772

Tel. No. : (508)726-5445

E-Mail Address : cschorer@gmail.com

Date : November 26, 2019

544 Mass Ave



544 Mass Ave

93-73  
CARU RETAIL LLC.  
614 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

93-89  
CHESHATSANG, DHIKI P., &  
CHESHATSANG, LOBSANG N.  
48 PIERSON ST  
WATERTOWN, MA 02472

*Petitioner*  
CENTRAL SQ. REDEVELOPMENT LLC  
C/O CLIFFORD SCHORER  
10 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772

93-105-104  
RAYCE REALTY LLC  
228 WESTERN AVE  
CAMBRIDGE, MA 02139

93-74  
CENTRAL SQUARE REDEVELOPMENT, LLC  
10 TURNPIKE RD  
SOUTHBOROUGH, MA 01772

93-76  
522-526 MASSACHUSETTS AVENUE, LLC  
C/O MOULTON ORIENTAL FURNITURE  
68 MOULTON ST., 3RD FL  
CAMBRIDGE, MA 02138

91-118  
PARTEEN, LLC  
C/O MINTZ LEVIN, COHN, FERRIS, GLOVSKY  
ONE FINANCIAL CTR  
ATTN: ALLAN CAGGIANO, ESQ.  
BOSTON, MA 02111

90-155  
NAGGAR REALTY LLC.  
C/O 545-565 MASS AVE LLC  
585 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

93-72  
RAMEY, JEAN ANN,  
TRUSTEE OF CRESCENT REALTY TRUST  
SYNAPSE ENERGY ECONOMICS, INC.  
ATTN: JEANANN RAMEY  
485 MASS AVE STE #2  
CAMBRIDGE, MA 02139-4041

93-107  
CASCAP REALTY, INC  
231 SOMERVILLE AVENUE  
SOMERVILLE, MA 02143

93-101  
YOZWIAK, NATHAN L. & JASMINE M. HANIFI  
215 GREEN ST., #A  
CAMBRIDGE, MA 02139

93-75  
THE NEW DANCE COMPLEX, INC.  
C/O RICHARD GETZ ASSOC. AGENT  
22 HILLIARD ST. STE106  
CAMBRIDGE, MA 02138

93-101  
GAJOS, KRZYSZTOF Z.  
215 GREEN ST. UNITB  
CAMBRIDGE, MA 02139

93-124  
GREENWALD, DANIEL & MARISA S. GOLD  
213 GREEN ST #2  
CAMBRIDGE, MA 02139

93-75  
THE NEW DANCE COMPLEX, INC.  
C/O LIZ SMITH  
536 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

93-86  
PARSON-GREEN LLC  
1247A COMMONWEALTH AVE  
BOSTON, MA 02134

93-86  
CABRAL, KYLE PROPERTY MANAGER/REALTOR  
ALL BRIGHT REAL ESTATE  
1247A COMMONWEALTH AVE  
ALLSTON, MA 02134

93-86  
OLIVIA LLC,  
93 FISHER AVE  
BROOKLINE, MA 02445

93-86  
CABRAL, KYLE PROPERTY MANAGER/REALTOR  
ALL BRIGHT REAL ESTATE  
1247A COMMONWEALTH AVE  
ALLSTON, MA 02134

93-86  
FEUERMAN, JEFFREY M. & JEFFREY A. KESNER  
TRUSTEE 195-197 GREEN STREET TRUST  
1247A COMMONWEALTH AVE  
ALLSTON, MA 02134

93-124  
GOULET, DARIN P. TARA B. REDEPENNING  
213 GREEN ST #1  
CAMBRIDGE, MA 02139

Key Plan

**544 Mass Ave**  
 542-550 Massachusetts Avenue  
 Cambridge, MA 02138

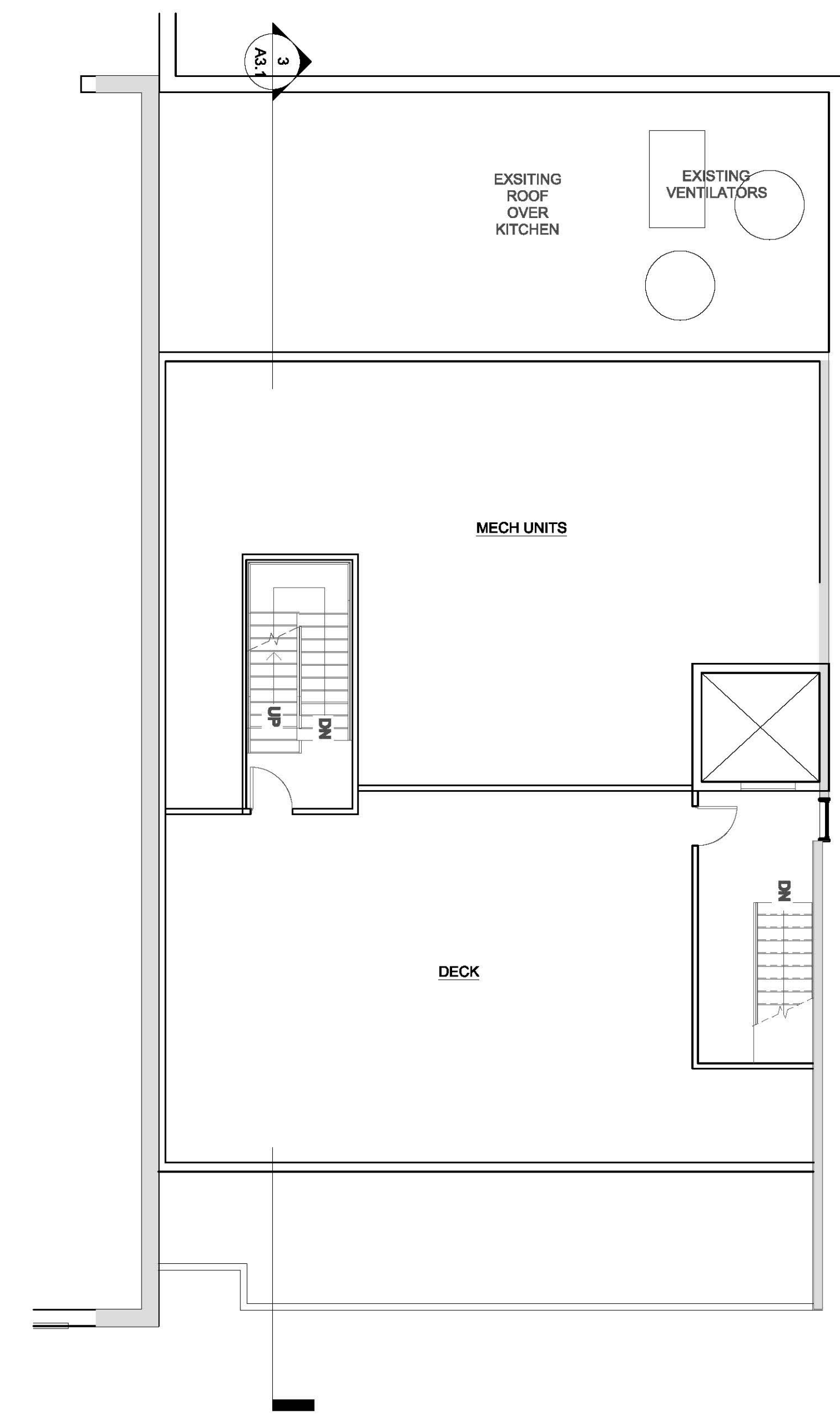
**CARR, LYNCH AND SANDELL, INC.**  
 Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
 Cambridge, MA 02140  
 617 661-6556 TEL  
 617 661-6822 FAX  
 Incorporated 1980

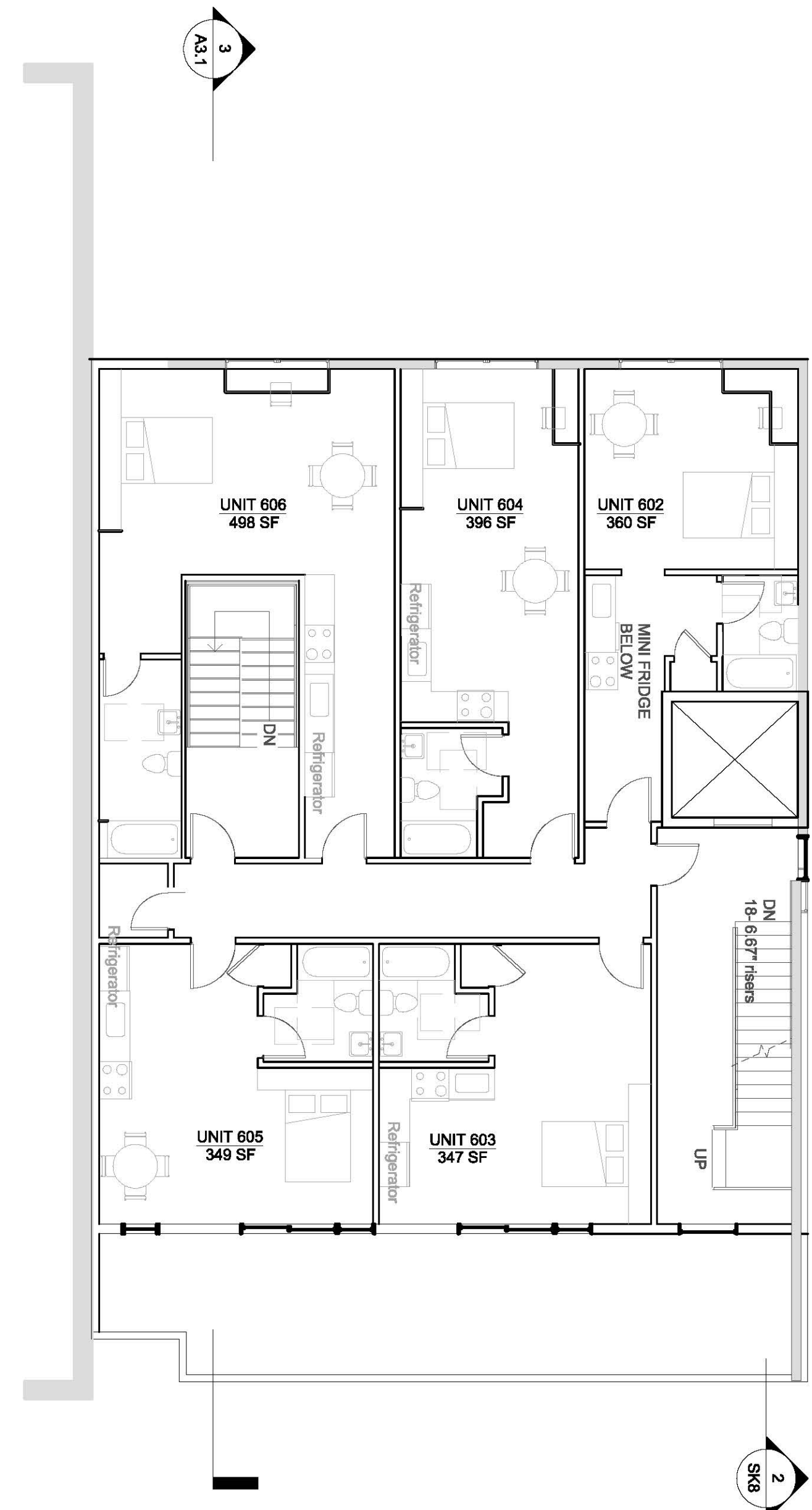
drawing title:  
**4th, 5th, 6th &  
 ROOF FLR PLANS**

scale: 1/8" = 1'-0"  
 date: 9/19/2019  
 drawn by: KG  
 project #: 1703

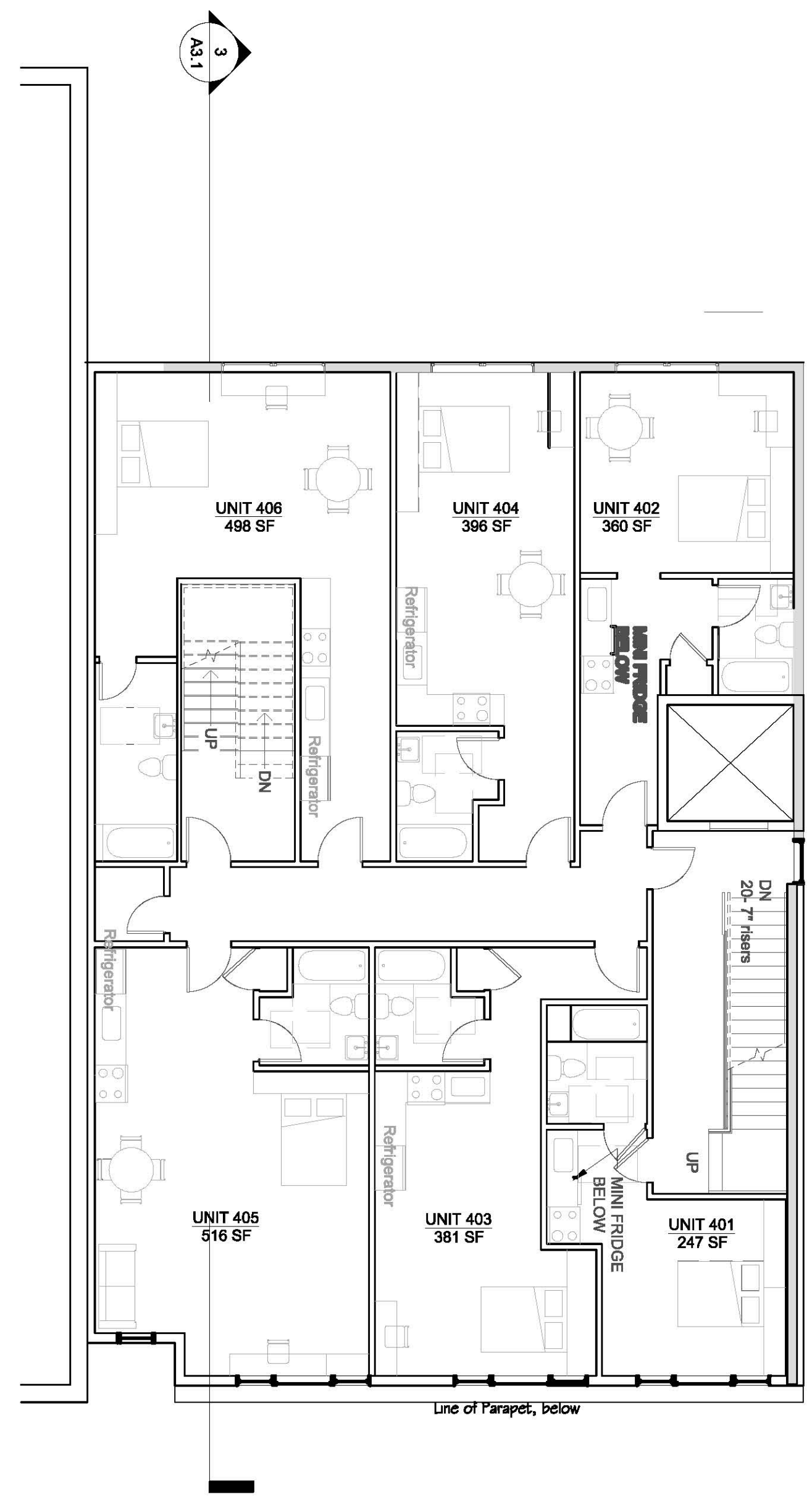
**A1.2**



ROOF PLAN



6TH FLOOR PLAN



4TH & 5TH FLOOR PLAN

A  
B  
C  
D





544 Mass Ave

Petitioner

93-73  
CARU RETAIL LLC.  
614 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

93-89  
CHESHATSANG, DHIKI P., &  
CHESHATSANG, LOBSANG N.  
48 PIERSON ST  
WATERTOWN, MA 02472

CENTRAL SQ. REDEVELOPMENT LLC  
C/O CLIFFORD SCHORER  
10 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772

93-105-104  
RAYCE REALTY LLC  
228 WESTERN AVE  
CAMBRIDGE, MA 02139

93-74  
CENTRAL SQUARE REDEVELOPMENT, LLC  
10 TURNPIKE RD  
SOUTHBOROUGH, MA 01772

93-76  
522-526 MASSACHUSETTS AVENUE, LLC  
C/O MOULTON ORIENTAL FURNITURE  
68 MOULTON ST., 3RD FL  
CAMBRIDGE, MA 02138

91-118  
PARTEEN, LLC  
C/O MINTZ LEVIN, COHN, FERRIS, GLOVSKY  
ONE FINANCIAL CTR  
ATTN : ALLAN CAGGIANO, ESQ  
BOSTON, MA 02111

90-155  
NAGGAR REALTY LLC.  
C/O 545-565 MASS AVE LLC  
585 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

93-72  
RAMEY, JEAN ANN,  
TRUSTEE OF CRESCENT REALTY TRUST  
SYNAPSE ENERGY ECONOMICS, INC  
ATTN: JEANANN RAMEY  
485 MASS AVE STE #2  
CAMBRIDGE, MA 02139-4041

93-107  
CASCAP REALTY, INC  
231 SOMERVILLE AVENUE  
SOMERVILLE, MA 02143

93-101  
YOZWIAK, NATHAN L. & JASMINE M. HANIFI  
215 GREEN ST., #A  
CAMBRIDGE, MA 02139

93-75  
THE NEW DANCE COMPLEX, INC.  
C/O RICHARD GETZ ASSOC. AGENT  
22 HILLIARD ST. STE106  
CAMBRIDGE, MA 02138

93-101  
GAJOS, KRZYSZTOF Z.  
215 GREEN ST. UNITB  
CAMBRIDGE, MA 02139

93-124  
GREENWALD, DANIEL & MARISA S. GOLD  
213 GREEN ST #2  
CAMBRIDGE, MA 02139

93-75  
THE NEW DANCE COMPLEX, INC.  
C/O LIZ SMITH  
536 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

93-86  
PARSON-GREEN LLC  
1247A COMMONWEALTH AVE  
BOSTON, MA 02134

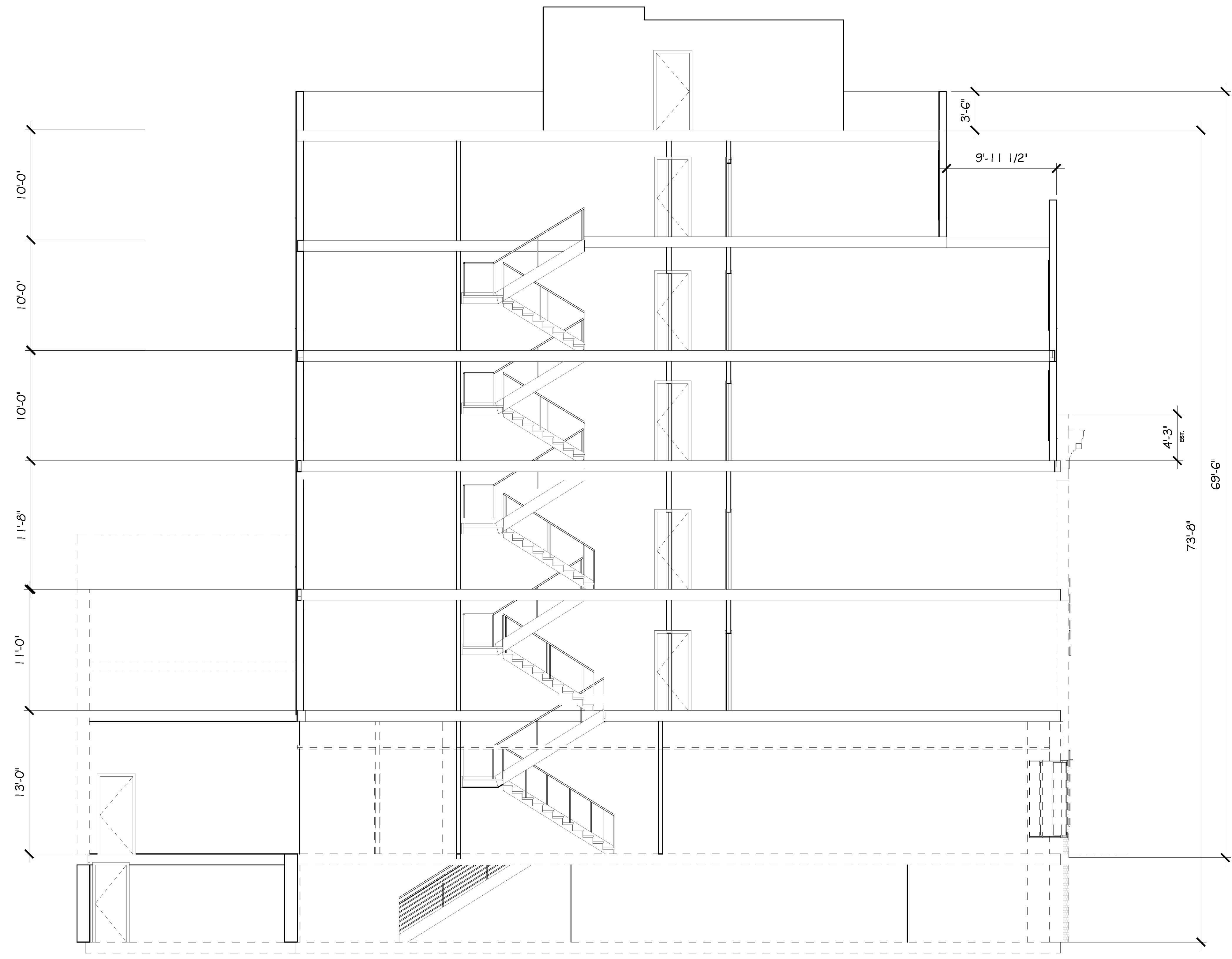
93-86  
CABRAL, KYLE PROPERTY MANAGER/REALTOR  
ALL BRIGHT REAL ESTATE  
1247A COMMONWEALTH AVE  
ALLSTON, MA 02134

93-86  
OLIVIA LLC,  
93 FISHER AVE  
BROOKLINE, MA 02445

93-86  
CABRAL, KYLE PROPERTY MANAGER/REALTOR  
ALL BRIGHT REAL ESTATE  
1247A COMMONWEALTH AVE  
ALLSTON, MA 02134

93-86  
FEUERMAN, JEFFREY M. & JEFFREY A. KESNER  
TRUSTEE 195-197 GREEN STREET TRUST  
1247A COMMONWEALTH AVE  
ALLSTON, MA 02134

93-124  
GOULET, DARIN P. TARA B. REDEPENNING  
213 GREEN ST #1  
CAMBRIDGE, MA 02139



SECTION 3

Key Plan

**544 Mass Ave**  
542-550 Massachusetts Avenue  
Cambridge, MA 02139

**CARR, LYNCH AND SANDELL, INC.**  
Architects Landscape Architects Urban Designers Planners

1904 Massachusetts Avenue  
Cambridge, MA 02140  
617 661-6566 TEL  
617 661-6822 FAX  
Incorporated 1960

drawing title:  
**SECTION**

scale: 3/16" = 1'-0"  
date: 9/19/2019  
drawn by: KG  
project #: 1703

drawing no:  
**A3.1**

# 544 MASSACHUSETTS AVENUE

542-550 Massachusetts, Avenue, Cambridge, MA 02139

**OWNER**

Cliff Schorer

xx xxx xxx  
xxt, MA xxx

**ARCHITECT**

CARR, LYNCH AND SANDELL, INC.

1904 Massachusetts Avenue  
Cambridge, MA 02140

**SURVEY**

BOSTON SURVEY, INC.

C4 Shipway Place  
Charlestown, MA 02129

**STRUCTURAL ENGINEER**

LeMESSURIER

1380 Soldiers Field Rd  
Boston, MA 02135



**DRAWING INDEX**

	COVER SHEET
A1.1	BASEMENT, SECOND AND THIRD FLOOR PLANS
A1.2	FOURTH, FIFTH, SIXTH AND ROOF FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS

**ZONING:**

	<u>Ord. Req.</u>	<u>Existing</u>	<u>Proposed</u>
District:		BB / CSQ Overlay	
Total Grss Flr Area:	22,833 gsf	7,879 gsf	17,436 gsf
Lot Area:		4,391 sf ±	No change
Ratio of Gross Floor Area to Lot Area:	3.97	.56	2.75 / 3.0 (4.0 S.P.)
Width:		50ft	No change
Setbacks:			
Front:	0'-0"	No change	No change
Left Side:	0'-0'	5' & 8'	0' & 8'
Right Side:	0'-0"	No change	No change
Rear:	0'-0"	No change	No change
Max Height:	55'-0"-(80'-0" SP)	TBD	69'-6"
Size of Building:			
Height:			69'-6"
Length:		92'-0"	No change
Width:		44' & 41'	49' & 41'
No. Dwelling Units:		N/A	29
No. Parking Spaces:			
No. Loading Areas:			

SEPTEMBER 19, 2019