

20 May 2015

To **City of Cambridge Planning Board**
H Theodore Cohen, Chair
344 Broadway
Cambridge, MA 02139

RE **57 JFK St – Three-Story Addition**
Follow-up and Revisions

We received comments and questions from the CCD staff concerning the design as presented to the Planning Board 17 May. Their texts along with our responses are itemized below. A revised Drawing Set dated 14 May 2015 is attached.

Please note: Development team replies in *red italics*.

Architectural Design – Overall

- Like building design, is interesting, not inappropriate
- Planning Board members generally endorsed the stepped massing approach.

Architectural Design – Areas of Concern

- See shadow studies that were referenced, with larger-format images
See attached file with latest shadow study.
- See views of sky toward Lowell House
We have included a new view on Sheet A0.f of the revised drawing set.
- See additional perspective views from the east and west taken from the far side of Winthrop Street.
We have included a new view on Sheet A0.g of the revised drawing set.
- Rooftop mechanicals – more information on visibility, screening materials, noise impacts
The Applicant will adhere to the City of Cambridge’s Noise Ordinance as a minimal standard and we will specify acoustical louvers to screen mechanicals. See Building Section on Sheet A2.2. Most of the existing equipment will be on top of the existing roof. The new third floor plane will be three feet higher than the existing roof. Additionally, a screen from the street view is provided first with a line of planting and then a railing. Together they provide a screened well over six feet in height. Mechanical units are not expected to exceed 5’ in height.
- Stair tower on Winthrop:
We have moved the new stair to the interior of the existing building making more room for circulation, bikes and trash in the alley. See new enlarged floor/alley plan

Sheet A1.7.

- Effect of reducing width of alley to 5 feet on usability, trash handling, access to bike room, snow clearance
We will specify snow-melting system for the entire alley; trash management will be changed for more food-waste and recycling compactors, vertical ones that use less space. See Sheet A1.7.
- Effect of proximity to small-scale wood-frame building
We will call for floor mounted bumper rails.
- Visual impact of tall portion (elevator tower) – can it be pulled back more?
We have changed the color and pattern of the elevator tower. The entry lobby plane is approx. fifteen feet forward of the elevator core. See view on Sheet A0.h
- Façade material – not familiar with Equitone (discussed somewhat at PB meeting) with one member querying the extensive use of black/gray.
We have included an extra page explaining the material along with some notes regarding their quality.

Site Design – Areas of Concern

Space in front of building on Winthrop

- Delineate between private space and Public Street – markers in bricks?
Currently brick pavers have two color, gray on street and red on “sidewalk”. Property line is within the red bricks. We are showing the property line on relevant 3D views and Sheet A1.7.
- Ensure is accessible for ADA purposes
All work is under current MA Building Code and Accessibility Standards.

Bicycle parking

- One rack seems out of place, not enough given demand
Consider more racks
Consider preferred placement of racks, on public street (within street furniture zone) or on private property (get comment from TPT and DPW)
Concern about putting racks where they would obstruct pedestrian path
Could be satisfied with cash contribution if public street is the preferred location
We are providing, as required, six long term sheltered bike spaces. For the two short term required 2 the Applicant agrees, as suggested by T&P, that it may be better to have them on public property along JFK St. We will work with T&P to see what is best for the City and to contribute as required for the off-site spaces.

Parking and Loading Operations

- Concern about parking, loading taking place after 11am

Need better understanding of operations on Winthrop Street, see details about agreement that governs shared use.

Need to see advancement on how problems can be solved before taking a vote

In response to the Winthrop St concerns, please see attached Memo from Applicant.

CRIMSON GALERIA LP

c/o Mason & Murphy, Inc.
1299 Beacon St, Brookline, MA 02446
info@masonmurphyinc.com

Date: May 19, 2015

Cambridge Planning Department

344 Broadway

Cambridge, MA 02139

RE: Winthrop Street

To the Cambridge Planning Department:

Below is a list of the discussions and planned improvements that Crimson Galeria Limited Partnership (LP) has initiated in the last few months with other concerned property and business owners on Winthrop Street in Harvard Square. We are all very glad that Winthrop Street continues to be a "walking street" after 11:00am, and we believe that the actions listed below will continue to improve the atmosphere and quality of life around Winthrop Street.

1. Stakeholder's group and general management of Winthrop Street – Raj Dhanda and Rachna Balakrishna, as representatives of Crimson Galeria LP, have had 3 meetings in the last two months with other property and business owners on Winthrop Street to come to an agreement on how to better manage the street, and addressing many of the issues listed below. We have decided to form an association and collectively fund an account to cover expenses related to management of the street. Crimson Galeria LP is making a 5-year financial contribution to the association along with a few of the other property/business owners on Winthrop Street.

We have also shared contact information with each other and we are communicating with each other regularly about vehicles that are parked illegally on Winthrop Street and sharing other relevant information. We will continue to monitor the situation on a regular basis. Crimson Galeria LP is also willing to give the City an easement for the express purpose of enforcing the parking rules on our property, which extends 6 feet onto the sidewalk in front of 57 JFK. This would give the City a right of way on our property that will extend into perpetuity. Adam Shulman of the Traffic Department has also mentioned that a letter authorizing the City to enforce the parking rules on our property would be sufficient.

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2. Parking on Winthrop St - Present traffic regulations prohibit stopping on Winthrop Street between 11am - 2am except for active loading/unloading before 11:00am. We have communicated with Adam Shulman at the Traffic Department after the last Planning Board meeting that Crimson Galeria LP and other owners on the Street want the City to actively enforce the parking rules by ticketing and if necessary, towing vehicles that are illegally parked on Winthrop Street.

3. Closing the street at 11am – There is no through traffic permitted on Winthrop Street between 11am-2:00am. We have communicated this to Adam Shulman and to the Traffic Department, and have asked them to actively enforce this rule. There are three planters that are used to close the street and we have agreed with the other property/business owners to help manage/maintain the planters. We are also working on figuring out how to make the planters harder to move out of their place.

4. Additional signage – We have discussed with the other owners on Winthrop Street the need for some additional signage so that the parking and traffic rules are clearly visible on the street. We have communicated with Adam Shulman on this issue and he is working with the Traffic Department to get additional signage.

5. Construction management – With construction coming in the future for the addition to 57 JFK Street, Crimson Galeria LP agreed to provide updates on the status of construction and a work schedule in advance to all of the property/business owners on Winthrop Street.

6. Snow removal – We discussed and agreed with the other owners on Winthrop Street that all owners will make sure that snow is clearly removed in front of their buildings so that both pedestrians and vehicles can travel on the street. We would also like the Cambridge DPW to make sure that when they remove snow there is a path large enough for a car to travel on Winthrop Street.

7. Power washing- We have talked to the other property owners about power washing the street a few times to keep it clean. Intercontinental will be doing the power washing in May 2015, and Crimson Galeria LP will be doing it in August. We may also be using some of the funds from the neighbors association to do additional power washing of the street if needed.

CRIMSON GALERIA LP

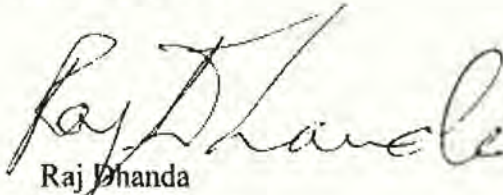
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8. More efficient management of trash – Crimson Galeria LP will be installing two vertical trash compactors next to our building at 57 JFK Street, which will significantly reduce the volume of trash that is generated by that building.

9. Contribution to Winthrop Park Trust and HSBA – Crimson Galeria LP is making a \$1,000 donation to the Winthrop Park Trust and a \$10,000 donation to the Harvard Square Business Association to support their efforts with various improvement and maintenance efforts in Winthrop Park and around Harvard Square.

Please feel free to contact me at 617-312-6660 or at raj9634@gmail.com if you have any questions about the items listed above.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Raj Dhanda". The signature is fluid and cursive, with the first name "Raj" being particularly prominent and stylized.

Raj Dhanda

Crimson Galeria LP