

SPECIAL PERMIT APPLICATION AMENDMENT



135 Fulkerson Street
Cambridge, Massachusetts

Applicant:
135 Cambridge LLC
August 9, 2016

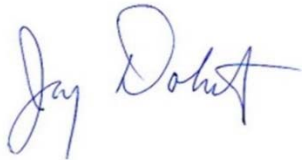
Submitted to:
Planning Board
City of Cambridge

Background

On June 24, 2016 we submitted our Multifamily Special Permit application to the Planning Board with plans to develop forty (40) residential units on 135 Fulkerson Street in Cambridge, MA. Our first Planning Board Public Hearing was held on July 26, 2016, where we were given feedback from the Board and members of the public.

The following permit amendment responds to the questions and comments presented at the hearing. We believe these changes have improved the project and will result in a development that better serves the City and the surrounding community.

Thank you.

A handwritten signature in blue ink that reads "Jay Doherty". The signature is written in a cursive style with a large initial "J" and "D".

Jay Doherty
Chief Executive Officer
Cabot, Cabot & Forbes

Question / Comment:	Response:
Would it be possible to relocate the trash facilities inside the building?	Moved trash into building, accessed adjacent to mail lobby. Rotated indoor bike storage as a result.
How can you make the building solar ready?	Revised layout of condensers to open up areas on Southern sides of roof to allow for future installation of solar panels.
Will the rooftop mechanicals be visible?	Provided a site section to identify visual impact of condenser screen walls. A pedestrian will need to be over 250 feet from the building to start to see the walls, and at the far end of the field (approximately 400 feet from the building), about 1 foot of the top of the walls are visible. An image of what these walls will look like is provided for reference. The walls will be designed to screen all condensers from the field. Provided a third rendering of before and after from further up Charles Street looking across Ahern Field at our proposed project.
Are the rooftop mechanicals noisy?	The mechanical units located on the roof make very little noise. Nonetheless, a condenser screen wall layout has been designed to limit noise from the roof so that it is highly unlikely to be audible from the ground or neighboring park.
There are noisy facilities nearby. What can be done to help lessen their impact to your residents?	We have committed to upgrading all residential windows to STC 30 minimum to help resist acoustical concerns with the nearby commercial and industrial properties. To mitigate potential impacts outside on the ground floor, we are proposing a 6' stockade fence along the back property line.
The overall "feel" of the project does not seem very "residential" in nature. Can you explore adding warmer materials?	Our original design intent was to use commercial elements on the façade, in an attempt to provide a "transition project" bridging the commercial and residential sides of Fulkerson Street. We have revised the canopy to be constructed of a wood-look finished material to warm up the building entry. We also added light sconces along the amenity area to highlight this active use at all hours.
The balconies look too industrial. Can you take another look at their design?	Changed the balcony railings to be a bronze color aluminum to add warmth to the façade.

<p>Ideally, ground floor units would have individual entrances off of Fulkerson Street. Is that possible?</p>	<p>Added a stacked stone base to the Level 1 balconies to create a more permanent feeling porch (similar to a stoop), rather than a suspended balcony. We cannot provide actual stoops here because the townhouse exception to the MAAB has been revised in the upcoming code, and with the first residential floor being located above the 2070 100-year flood, the elevation difference makes for difficult and potentially unsightly accessible routes to the exterior door.</p>
<p>The façade, especially along the west elevation, feels long. Are there architectural elements that could break it up?</p>	<p>Added vertical trim boards in the light grey fiber cement portion of the building to break up the perceived length.</p>
<p>The proposal includes a large surface parking lot. Can you add more green space?</p>	<p>The parking lot has been revised to reduce the amount of pavement and increase green space. The trash enclosure has been relocated in the building as a trash room. The additional open space was also used to enlarge the patio area and provide several benches and additional plantings at the main building entrance. Changes in open space were as follows:</p> <ul style="list-style-type: none"> • Private Open Space: Increase of 503 SF (from 7,780 to 8,283 SF) • Additional Open Space (Permeable): Increase of 1,193 SF (from 6,785 to 7,978 SF) • Total Permeable Open Space: Increase of 1,180 SF (from 12,765 to 13,945 SF)
<p>Please include curb extensions where new crosswalks are proposed.</p>	<p>The new crosswalk across Fulkerson Street on the north side of Charles Street has been updated to include the curb extensions on both sides of Fulkerson Street (the existing newly improved extension on the east side and the proposed curb extension on the Project side). The plan has been updated to show the current conditions on the east side of Fulkerson Street which includes a bike path and sidewalk. The crosswalk on the north end of the Project site, near the school parking lot, is now shown as a future crosswalk subject to review and approval.</p>
<p>Is the public right-of-way to the future Grand Junction Rail-with-Trail wide enough?</p>	<p>The proposed benches and lighted bollards along the future bike connection pathway have been set back two feet from the edge of the path.</p>
<p>The landscaping around the transformer and parking area could provide a better buffer.</p>	<p>Plants around the proposed transformer have been updated to be 5-6 feet in height in order to provide a more effective buffer.</p>

<p>Provide an update on discussions with Met Pipe regarding the proposed project.</p>	<p>We are scheduled to meet with Met Pipe prior to the hearing and will provide an update to the Board at the next hearing.</p>
---	---