

City of Cambridge, Massachusetts
Planning Board
City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

1. 19.20 Project Review Special Permit
2. 10.40 Special Permit

Applicant: M&H Realty Trust c/o Sean D. Hope Esq.

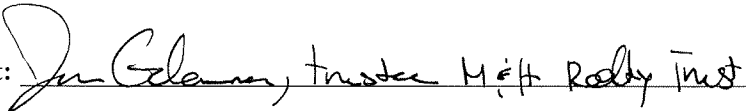
Address: P.O. Box 410189 Cambridge, Massachusetts 02141

Telephone: 617-492-0220 FAX: _____

Location of Premises: 305 Webster Avenue

Zoning District: Business A, Residence C2B

Submitted Materials: Application form, ownership certificates, dimension form, project narratives, existing conditions, photographs, civil drawings, proposed site plan, garage and floor plans, roof plan, building elevations, and renderings.

Signature of Applicant:  trustee M&H Realty Trust

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Columbia Court Address of Site: 305 Webster Avenue Applicant: M&H Realty Trust Planning Board Project Number:
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Hearing Timeline (CDD)

Application Date:		
Planning Board 1 st Hearing Date:	_____	*
<i>(PUD Development Proposal, other special permit)</i>		
Planning Board Preliminary Determination:	_____	*
<i>(PUD Development Proposal)</i>		
Second Submission Date:	_____	*
<i>(PUD Final Development Plan)</i>		
Planning Board 2 nd Hearing Date:	_____	*
<i>(PUD Final Development Plan)</i>		
Final Planning Board Action Date:	_____	*
<i>(PUD Final Development Plan, other special permit)</i>		
Deadline for Filing Decision:	_____	*

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- See special permits requested above, as more particularly described in the attached application.

Project Description

Brief Narrative: Special permit to allow construction of a multi-family development consisting of 35 residential units, 35 parking spaces and 44 bicycle parking spaces.

Project Size:

▪ Total GFA:	37,510	_____
▪ Non-residential uses GFA:	1,780	_____
▪ Site Area (acres and SF):	18,140	_____
▪ # of Parking Spaces:	35	_____
▪ # of Bicycle Spaces:	44	_____

Proposed Uses:

- # of Dwelling Units: 35
- Other Uses: Retail, General Office
- Open Space (% of the site area): 14.7%

Proposed Dimensions:

- Height: Range of Heights Maximum 40'
- FAR: Residential 35,730sf

305 Webster Avenue

NARRATIVE FOR SPECIAL PERMIT APPLICATION

August 1, 2016

A. General Narrative

The Applicant proposes to construct *Columbia Court* a mixed use development sited on an 18,140 square feet lot located at 305 Webster Avenue (the "Site"). The project will consist of thirty five (35) dwelling units at the first and upper floors and approximately 1,780 square feet of Ground floor retail sited near the corner of Columbia and Webster Ave.

The site was historically used as a retail automobile parts store and is now primarily vacant with portions of the building used to store automobile parts and other equipment. The majority of the site is covered by the existing structure and the rear portion contains a paved parking lot that is used by the abutter as part of their salvage operations. The full basement is located beneath most of the building, and a smaller basement is located in the central portion of the building located along Webster Avenue. The property is adjacent to several other office, retail and industrial uses along Webster Ave although this site is unique in that it will likely serve as a Gateway to the growing pedestrian and bicycle commuters traversing from Union square to City Squares in Cambridge.

The proposal is to demolish the existing structure due to structural deficiencies that prevent the existing structure from being adaptively reused. The new mixed use structure shall maintain the former structures street-edge setbacks on all sides of the property allowing for ground floor retail at the corner node of the property. In order to build the new structure at the property line the Applicant obtained a zoning board dimensional variance for setbacks. When complete the design of the building will be substantially similar to the previously approved mixed development that was approved by the Planning Board in 2015 including the number of dwelling units, below grade parking spaces and building amenities.

The site conditions will be greatly improved by removing asphalt paving from the most visible portion of the property (intersection of Columbia and Webster) creating a small courtyard with permeable areas and landscaping adjacent to the entrance for the ground floor retail. This new landscaped area will help mitigate storm water runoff issues and provide for much needed additional open space. Further the sidewalk along the Columbia street side of the building currently contains six (6) curb cuts which will be closed improving the pedestrian safety and access. Additionally crosswalks will be added to improve pedestrian access and connection from Cambridge Street to Webster Avenue. This will be significant improvement as there is an expected significant increase in foot traffic once the Union Square train station is completed.

Lastly the proposal includes adding street trees along Webster Avenue and Columbia Street and in the landscaped area at the front of the property further softening

the existing industrial aesthetic of the building. After consultation with the Cambridge Water Department the applicant will install a new eight (8) inch pipe starting from the existing eight inch main that connects into Cambridge Street to just beyond the last existing service on Columbia Street. The total pipe replacement will be approximately 315 feet.

Zoning Approvals Requested:

The Applicant is requesting the following approvals under the Ordinance in connection with the project.

1. Article 19.20 Project Review Special Permit. The projects gross floor area exceeds 20,000sf in the Business A Zoning District.
2. Special Permit pursuant to Ordinance section 10.40 Special Permit pursuant to Ordinance section 10.40.

Zoning Requirements for Granting Requested Relief

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project. The responses to the applicable Special Permit criteria follow the Ordinance provisions in italics.

A. Generally Applicable Criteria for Approval of a Special Permit

Pursuant to section 10.43 of the Ordinance, Special Permits will normally be granted where provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good because:

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

With the requested Special Permits, the Project will meet all requirements of the Ordinance.

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

This Project is sited in the Business A Zoning District and is adjacent to a myriad of office, commercial and industrial uses. Although the projects size doesn't require a Transportation Impact Study the site is well served by public transportation with a several transit options in close proximity including two MBTA buses directly adjacent to the property, ten (10) car share options within .5 miles and a Hubway terminal abutting the property.

- c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use or

The Project will not adversely affect continued operation or future development of adjacent uses and will further the mixed use character of the existing neighborhood along Cambridge Street that includes ground floor retail and residential units above. The project will largely maintain the historic fenestration patterns along Webster Avenue façade maintaining the existing openings where possible.

- d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the Citizens of the City or

The Project will not create any nuisance or hazard or be a detriment to the health, safety and or welfare of the occupants of the Project nor the citizens of the City. In fact, the existing building has been in a state of decline and severely underutilized. The proposed new construction will allow for a highly energy efficient building consistent with LEED standards and will add valuable transit oriented development (TOD) to Cambridge's housing stock.

Additionally the proposed underground garage will allow for excavation of the soil greatly improving subsurface contamination that is present in many of the adjacent site due to their former industrial uses.

This Project is consistent with Cambridge's goals of health, safety and welfare as set forth in Section 19.30 (Citywide Urban Design Objectives) of the Ordinance to foster development which is responsive to the existing or anticipated patterns of development.

- e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance and

The Project will not impair the integrity of the district in which it is located or the adjoining district. The Project will not derogate from the intent and purpose of the Ordinance as the proposed residential use is allowed in this district and the project requires minimal dimensional relief. When complete, the Project will add high quality family friendly housing to the district consistent with smart growth principles, and serve to improve the pedestrian connection from the mixed use environment along Cambridge Street and the growing emerging city center at Union Square Somerville.

Further, this project will revitalize an underutilized industrial property into a thriving mixed use development that is consistent with the stated purpose of the zoning ordinance (section 1.30) which includes encouraging the most rational use of land throughout the city.

B. 19.20 Project Review Special Permit

In granting a Project Review Special Permit under Section 19.20 of the Ordinance, the Planning Board is required to make the following findings:

1. The project will have no substantial adverse impact on city traffic within the Study area as analyzed in the required traffic study.

The Project size does not meet the thresholds for the requirement of a Traffic Impact Study.

2. The Project is consistent with the urban design objectives of the city as set forth in Section 19.30 of the Ordinance.

As described below, the Project conforms with the Citywide Urban Design Objectives set forth in Section 19.30 of the Ordinance.

C. 19.30 Citywide Urban Design Objectives

1. Pursuant to Section 19.31 of the Ordinance, new projects should be responsive to the existing or anticipated pattern of development. Indicators include:
 - a) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

The proposed building height is below the maximum allowed in the district and is not incongruous to neighboring properties on Cambridge Street and Webster Avenue. The project will maintain the existing buildings setbacks and ground floor retail preserving with retail and commercial character of the adjacent commercial uses.

- b) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The abutting properties are either office, retail or automotive. The proposed development will promote a diversity of uses while improving the streetscape with street plantings and an active retail use.

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

The proposed residential uses are predominately sited on the upper floors allowing for ground floor retail fronting on Columbia and Webster Avenue. The adjacent uses along Cambridge Street contain similarly situated ground floor retail and residential units above.

- d) Where relevant, historical context are respected e.g. special consideration should be given to buildings or buildings that are preferably preserved on adjacent to the Site.

The site is not in a historic district nor is the existing preferable preserved as defined by the Cambridge Municipal Ordinance.

- 2. Pursuant to Section 19.32 of the Ordinance, development should be pedestrian and bicycle-friendly, with a positive relationship to its surrounding. Indicators include:

- a) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer services businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be prominent aspect of the relevant building facades. Where a mix of activities is accommodated in the building, the more active uses are encouraged facing public street, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented towards the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the structure is located, and (c) compatible with the principal use for which the building is designed.

The project is in a Business A district. The ground floor will be used for neighborhood oriented retail, lobbies, residential units and open space amenities for occupants of the building and patrons of the proposed retail.

- b) Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park and publicly accessible pathways.

All of the parking will be accommodated in a below grade parking garage.

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

Approximately 30% of the ground floor will be transparent.

- d) Entries to buildings are located so as to ensure safe pedestrian movement across street, encourage walking as preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stop and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

The pedestrian crossing that the Department of Public Works requested to be incorporated into the project was reconstructed in July of this year. A new pedestrian curb cut was constructed at the apex of Webster Ave and Columbia Street (adjacent to the subject site) that connects to a newly reconstructed pedestrian curb cut on the east side of Columbia Street.

- e) Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be paid to providing safe access to the facilities from the outside.

Bicycle (short-term) parking will be provided for visitors and residents next to the entry in the proposed landscaped Plaza area at the front of the property. Resident bicycle parking will be provided in a secured area in compliance with the bicycle regulations.

- f) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

The Project complies with the policy objective 19.32.

3. Pursuant to Section 19.33 of the Ordinance, the building and site design should mitigate adverse environmental impacts of the development upon its neighbors. Indicators include:

- a) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative impacts

and enhance the overall appearance of the equipment should be taken into account.

The project is designed to minimize negative impacts on its surroundings and enhance the overall appearance of the existing streetscape and skyline. Rooftop mechanical equipment will be located to minimize views from the street and neighboring abutters.

- b) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

To avoid impacts on neighbors, trash will be handled and stored inside the building and taken out to curbside only on trash day.

- c) Loading Docks that are located and designed to minimize impacts (visual and operational) on neighbors.

N/A to the Project

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

A Stormwater Management Plan has been developed to be in compliance with the City of Cambridge Stormwater Policy and State Regulations. The proposed condition will have a reduction of impervious area, compared to the existing condition, thereby reducing site runoff. Additionally, as required by the City, onsite storage has been provided to capture the difference between the pre-construction 2yr peak and the post-construction 25yr peak.

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

The Project has incorporated Low Impact Development design features into overall Stormwater Management design of the site including an increase in permeable surfaces and natural landscape features and grading.

- f) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar System as defined in Section 22.60 of the Ordinance.

The project will not cause excess shadow nor be a detriment to neighboring uses. Additionally none of the adjacent uses have solar panels or a registered solar system as defined by Section 22.60 of the Ordinance.

- g) Changes to the grade across the lot are designed in ways to minimize the need for structural retaining walls close to the property line.

New retaining walls located at new ramp down to parking garage below grade only.

- h) Building Scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

The proposed window placement will preserve the much of the historic integrity of the building. Where possible, the existing fenestration pattern and wall opening will be largely maintained at the street level.

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

Architectural lighting will be dark sky compliant and designed to shield lamps from view and minimize light pollution. Pedestrian lighting along the front and side yard areas and driveway will provide safe lighting enhancing the visual landscape in the evenings.

- j) The creation of Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

The site is covered with existing structures and paved surfaces containing no trees within the property boundaries. The Applicant has reviewed the proposed tree species and landscape plan with the City Arborist and has received the departmental certification.

- 4. Pursuant to Section 19.34 of the Ordinance, projects should not overburden the City infrastructure services, including roads, city water supply system and sewer system.

- a) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

As described above, the Project's stormwater management system has been designed to incorporate best management practices and has been reviewed and approved by the Department of Public Works. Water-conserving plumbing fixtures will be used in keeping with industry standards, and as required to meet LEED standards.

- b) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

Sanitary Sewer Service Infrastructure

The existing building use is automotive retail. Using Title 5 design values, retail spaces produces 50 gallons per day of waste water per 1,000 square feet(sf). The existing building's retail space is approximately 18,000 sf, which would produce 900 gallons of wastewater per day.

The proposed building use is residential with ground floor retail. The project proposes 36 total units with 58 bedrooms. The Title 5 design value for residential use is 110 gallons per day per bedroom. The combination of the proposed residential is expected to produce 6,380 gallons per day.

There is a six (6) inch, cast iron main in Webster Avenue that was installed in 1872 (source: Cambridge GIS). There is a six (6) inch, ductile iron main in Columbia Street that was installed in 1912 (source: CWD). Record flow and pressure information on both the Webster Avenue and the Columbia Street water mains indicate that the existing mains are not adequate for providing the necessary flow and pressure for the proposed project. After consulting with the Cambridge Water Department, the proposed project will include replacing the existing six (6) inch main in Columbia Street with a new eight (8) inch main. The new eight (8) inch pipe will be installed starting from the existing eight inch main that connects into Cambridge Street to just beyond the last existing service on Columbia Street. The total pipe replacement will be approximately 315 feet.

- c) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction of adjacent lot to do the same. Compliance with the Leadership Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards are encouraged.

The building is being designed to conform to LEED for Homes requirements. Please see an overview of the Project's LEED compliance in the attached LEED Checklist and Narrative.

- 5. Pursuant to Section 19.35 of the Ordinance, new construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include

- a) New Educational institutional construction that is focused with the existing campuses.

N/A to the Project.

- b) Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are

provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site.

N/A to the Project

- c) In large, multiple-building, non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.

N/A

- d) Historic structures and environments are preserved.

N/A

- e) Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.

N/A to the Project

- 6. Pursuant to Section 19.36 of the Ordinance, expansion of the inventory of housing in the City is encouraged. Indicators include

- a) Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.

The project does not abut a residential district.

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

The Project is a mixed use development and will add 31 market rate and 4 affordable units to Cambridge's housing stock consistent with the requirements of the ordinance. Additionally approximately 1,780 square feet of retail will be provided on the ground floor.

- 7. Pursuant to Section 19.37 of the Ordinance, enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

- a) On large-parcel commercial development, publicly beneficial open space is provided.

N/A to the Project.

- b) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.
- c) A wider range of open space activities than presently found abutting area is provided.

The Project enhances and significantly increased the permeable and open space amenities on the site by increase the open space from 0% to 15%.

Community Outreach:

A Planning Board Special permit for the site was approved in June 2015 by the Cambridge Planning Board after extensive neighborhood outreach and ultimately neighborhood support.

The Special Permit application herein was triggered by the demolition of the exterior walls due to structural deficiencies which required Variance relief from the Zoning Board of Appeals that was granted June 16, 2016 ZBA Case No.010198-2016 prior to being heard by the Planning Board. In preparation for submitting this application the neighbors and abutter were contacted and made aware of this new application for a Planning Board Special Permit. Below is a summary of the outreach that occurred starting in June 2016.

- June meeting with direct abutter at Fairlane Properties (1035 Cambridge street). Explained that the project will be substantially similar to the previously approved planning board project except that the exterior structure will be demolished and a new mixed used structure will be built. Also that any design changes from a former proposal for this site will be reviewed and approved by the Planning Board as part of the hearing of this application.
- June meeting with the owners of 1043 Cambridge Street (University monument site). Explained that the project will be substantially similar to the previously approved planning board project except that the exterior structure will be demolished and a new mixed used structure will be built. Also that any design changes from a former proposal for this site will be reviewed and approved by the Planning Board as part of the hearing of this application.
- June meeting with the owners of 306, 310-320 Webster Avenue (CLM Inc. Autobody) Explained that the project will be substantially similar to the previously approved planning board project except that the exterior structure will be demolished and a new mixed used structure will be built. Also that any design changes from a former proposal for this site will be reviewed and approved by the Planning Board as part of the hearing of this application.

- July meeting with City Councilor staff member Jason Alves describing the reason for the Planning Board hearing and potential changes from the previously approved project at the site. Informed him that any exterior design changes would be reviewed for approval as part of this application.

IV. CONCLUSION

As described above, the Project is appropriate for the site and surroundings providing additional transit oriented housing to Cambridge's housing stock. Additionally, the Project will further the goals of the ordinance by developing the site into high-quality housing with neighborhood retail at the ground floor. Accordingly, for the reason set forth in this application, the Applicant respectfully requests that the Board find that the Project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested Special Permits.

DIMENSIONAL FORM

Project Address: 305 Webster Avenue

Application Date: August 9, 2016

	Existing	Allowed or Required (max/min) RESC2B/BUSA	Proposed	Permitted
Lot Area (sq ft)	18140	5,000/none	18140	
Lot Width (ft)	varies	50'/none	varies	
Total Gross Floor Area (sq ft)	15,446	38,999	37,510	
Residential Base	0	28,630	27,719	
Non-Residential Base	15,446	1,780	1,546	
Inclusionary Housing Bonus	0	8,589	8,245	
Total Floor Area Ratio	.85	2.14	2.1	
Residential Base	N/A	1.75	1.55	
Non-Residential Base	.85	1.0	.085	
Inclusionary Housing Bonus	N/A	30%	.525	
Total Dwelling Units	0	39	35	
Base Units	0	30	27	
Inclusionary Bonus Units	0	9	4+4=8	
Base Lot Area / Unit (sq ft)	0	604	671	
Total Lot Area / Unit (sq ft)	0	465	518	
Building Height(s) (ft)	25'-8"	45	40'	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback – Right (ft)	varies	*10'-0" min	varies	
Side Yard Setback – Left (ft)	varies	*10'-0" min	varies	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Front Yard Setback (2 nd floor)	0	10'-0" min	10'-0"	
Side Yard Setback – Right (2 nd Floor)	0	10'-0" min	10'-0"	
Side Yard Setback – Left (2 nd floor)	0	10'-0" min	10'-0"	
Rear Yard Setback (2 nd Floor)	N/A	20'-0" min	20'-1-1/4"	
Open Space (% of Lot Area)	0			
Private Open Space	0	15%/NONE	8162SF	
Permeable Open Space	0	NONE	2674 SF	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	0	1/DU	35	

DIMENSIONAL FORM

Bicycle Parking Spaces	0	Long Term:1/DU for first 20DU, then 1.05/DU over 20 Short Term:.10/DU	40 long term 6 short term	
Loading Bays	0	0	0	

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

*approved by ZBA for setback Variances June 16, 2016 ZBA Case No.010198-2016.

OWNERSHIP CERTIFICATE

Project Address: 305 Webster Avenue

Application Date: August 9, 2016

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: M&H Realty Trust c/o Jim Glassman
at the following address: P.O. Box 410189 Cambridge, Massachusetts
to apply for a special permit for: Article 19.00
on premises located at: 305 Webster Avenue
for which the record title stands in the name of: M&H Realty Trust
whose address is: P.O. Box 410189 Cambridge, MA

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 29750 Page: 448
OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify) Sean D. Hope agent for owner

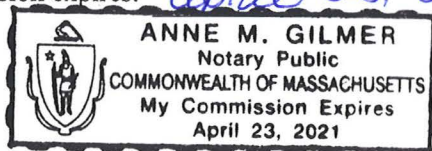
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Sean D. Hope personally appeared before me, personally known,
on the month, day and year August 9, 2016 and made oath that the above statement is true.

Notary: Anne M. Gilmer

My Commission expires: April 23, 2021



December 2, 2014

TREE MITIGATION PLAN 305 WEBSTER AVENUE RESIDENCES

Tree Survey

Existing Trees on the Project Site subject to Ordinance:

At the northeast edge of the project site there are two Ailanthus trees (approximately 8" and 10") growing within a chain link fence just inside the Columbia Street Sidewalk which will be removed for the development. At the northwest edge of the project site there are another two Ailanthus trees (approximately 12" and 10") growing within a chain link fence on the property line with the abutting property that will be removed for the development. Ailanthus are undesirable invasive trees, therefore they are proposed for removal and replacement by desirable species.

Total 40 caliper inches.

Existing Street Trees Adjacent to the Project Site:

There are three street trees along Columbia Street starting from the north:

- A 12" Linden tree that is overgrowing the side of the building that will need to be trimmed back from the building edge. Tree protection measures as described below will be implemented.
- A 12" Callary Pear needs some minor pruning away from the building. Tree protection measures as described below will be implemented.
- A 17" Callary Pear will need to be removed. It is currently in fair/poor condition and is overhanging the building and is significantly bent over at an angle.

There are two street trees along Webster Avenue starting from the north:

- A 6.5" Norway Maple that is in poor condition that is proposed for removal.
- A 8.4" Norway Maple that is in poor condition that is proposed for removal.

Tree Protection Plan:

The two street trees along Columbia Street will be protected from damage during site construction with a skirt of 2x3 boards wired around their base. Excavation equipment will not be allowed to operate over the open tree pit. Existing sidewalk pavement will be maintained throughout the construction period and replaced after the building is substantially completed. The existing pavement will be carefully removed. As preferred by the City, we can replace the concrete sidewalk with cement concrete or porous concrete unit pavers.

Trees to be removed on Street:

1. 17" Callary Pear – on Columbia Street
 2. 6.5" Norway Maple – on Webster Ave.
 3. 8.4" Norway Maple – on Webster Ave.
- Total 32 dia. Inches

Replacement Trees

Preliminary landscape plan shows:

- 2 pyrus calleryana 3.5-4" cal. to be planted on Columbia Street: 8 dia. inches
 - 2 Gleditsia tricanthus 3.5-4" cal. to be planted on Columbia Street: 8 dia. inches
 - 4 Ginkgo biloba 3.5-4" cal. to be planted on Columbia Ave: 16 dia. inches
- Total 32 dia. inches

Trees to be removed on site:

4. 8" Ailanthus tree – along fence line north end of project
 5. 10" Ailanthus tree – along fence line north end of project
 6. 10" Ailanthus -- along fence line northwest property line.
 7. 12" Ailanthus -- along fence line northwest property line.
- Total 40 dia. Inches

Replacement Trees

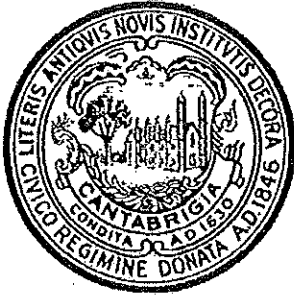
Preliminary landscape plan shows:

- 2 Betula nigra 3.5-4" cal. to be planted at north open space: 8 dia. inches
- 5 Malus Centurian 3.5-4" cal. to be planted at north open space: 20 dia. inches
- 2 Gleditsia tricanthus 3.5-4" cal. to be planted at the south open space: 8 dia. inches

1 Thuja x Green Giant 10-12' ht = 6" caliper.
Total 42 dia. inches

Very Truly Yours,
Blair Hines Design Associates, LLC, Landscape Architects

Blair Hines, Principal



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

Project Address: 305 Webster Avenue

Applicant Name: M&H Realty Trust

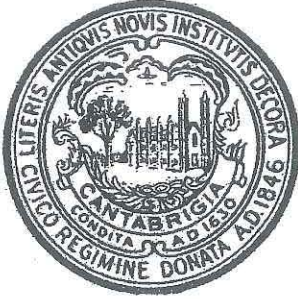
For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

 (CITY ARBORIST)

Signature of City Department/Office Representative

1-9-15

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office: PUBLIC WORKS

Project Address: 305 WEBSTER AVE.

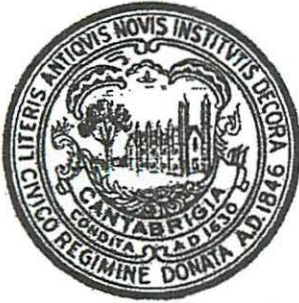
Applicant Name: M+H REALTY TRUST

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

L.M. FALLO

Signature of City Department/Office Representative

12/16/14
Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

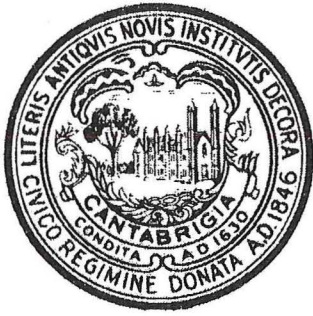
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office: CAMBRIDGE WATER DEPT.
Project Address: 305 Webster Avenue
Applicant Name: M&H Realty Trust

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Steven Fied 1/30/15
Signature of City Department/Office Representative Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address:

305 Webster Avenue

Applicant Name:

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Klaire Thorne

1.6.2015

Signature of City Department/Office Representative

Date