

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: 300 Putnam Ave / 357-363 Allston Street  
Zoning District: C-1 / BA-3  
Applicant Name: Biotech Realty Investors, LLC  
Applicant Address: 30 Bow Street, Somerville, MA 02143  
Contact Information: 617-901-0951      markboyeswatson@gmail.com  
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.*

2.000	
4.31(g)	Multi-Family Housing
10.40	Special Permit
10.47.4	Criteria for Multifamily Dwellings

List all submitted materials (include document titles and volume numbers where applicable) below.

Site plan, proposed plot plan, elevations, floor plans, photographs and renderings.

Signature of Applicant: \_\_\_\_\_

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

**OWNERSHIP CERTIFICATE**

**Project Address:**

**Application Date:**

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

I hereby authorize the following Applicant: Biotech Realty Investors, LLC  
at the following address: 30 Bow Street, Somerville MA 02143  
to apply for a special permit for: Multi-Family Housing  
on premises located at: 357-363 Allston Street  
for which the record title stands in the name of: Biotech Realty Investors, LLC  
whose address is: 30 Bow Street, Somerville MA 02143

by a deed duly recorded in the:  
Registry of Deeds of County: Middlesex Book: 67365 Page: 559  
*OR* Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

[Signature] Myr. BIOTECH REALTY INVESTORS.

To be completed by Notary Public:

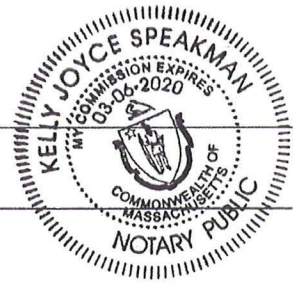
Commonwealth of Massachusetts, County of MIDDLESEX

The above named MARK BOYENHATSON personally appeared before me,

on the month, day and year 8.1.2016 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: 3.6.2020



**OWNERSHIP CERTIFICATE**

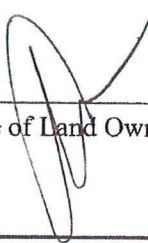
**Project Address:**

**Application Date:**

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

I hereby authorize the following Applicant: Biotech Realty Investors, LLC  
at the following address: 30 Bow Street, Somerville, MA 02143  
to apply for a special permit for: Multi-Family Housing  
on premises located at: 300 Putnam Avenue  
for which the record title stands in the name of: 300 Putnam Ave, LLC  
whose address is: 24 Fairmont Street, Cambridge MA 02139

by a deed duly recorded in the:  
Registry of Deeds of County: Middlesex Book: 67213 Page: 227  
**OR** Registry District of the Land Court,  
Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

  
Hassamaly Ladhya, Manager, 300 Putnam Ave LLC  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

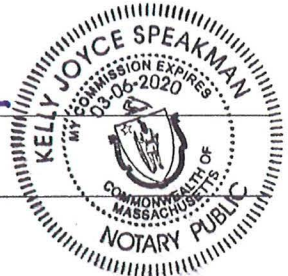
Commonwealth of Massachusetts, County of MIDDLESEX

The above named Hassamaly Ladhya personally appeared before me,

on the month, day and year 01.2016 and made oath that the above statement is true.

Notary: Kelly Speakman

My Commission expires: 3.6.2020



**DIMENSIONAL FORM**

**Project Address:** 300 Putnam / 357 Allston

**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	23,851	5,000	23,851	
Lot Width (ft)	>50'	50	No Change	
Total Gross Floor Area (sq ft)	13,035	23,254	23,254	
Residential Base	n/a	17,888	17,888	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	5,366	5,366	
Total Floor Area Ratio	.55	.975	.975	
Residential Base	n/a	.75	.75	
Non-Residential Base	.55	n/a	n/a	
Inclusionary Housing Bonus	n/a	.225	.225	
Total Dwelling Units	0	21	16	
Base Units	0	16	12	
Inclusionary Bonus Units	0	5	4	
Base Lot Area / Unit (sq ft)	0	1,500	1,988	
Total Lot Area / Unit (sq ft)	0	1,154	1,529	
Building Height(s) (ft)	15'/12'	35'	35'	
Front Yard Setback (ft)	0'	10' min, (h+l)/6	10'	
Side Yard Setback (ft)	0'	7.5' min, (h+l)/7	7.7"	
Side Yard Setback (ft)	9.9'	7.5' min, (h+l)/7	8.5'	
Rear Yard Setback (ft)	n/a	n/a	n/a	
Open Space (% of Lot Area)	n/a	30%	30%	
Private Open Space	n/a	15%	15%	
Permeable Open Space	n/a	15%	15%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	n/a	16	16	
Long-Term Bicycle Parking	n/a	16	16	
Short-Term Bicycle Parking	n/a	2	2	
Loading Bays	n/a	n/a	n/a	

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

300 Putnam Avenue / 357-363 Allston Street

Multifamily Housing Development

Special Permit Application Narrative

Prepared by Boyes-Watson Architects

7-29-16

**A. General Narrative**

The proposed project occupies a corner site in Cambridgeport abutting River Street, Putnam Avenue, Allston Street and Fairmont Avenue. The site consists of two abutting parcels. 300 Putnam Avenue is occupied by a single story structure currently used as a Biotech Laboratory. The 357-363 Allston Street property is also occupied by a single story structure and is also currently used as a Biotech Laboratory. The combined parcels total approximately 23,851-SF (13,793sf and 10,058sf respectively). The site is nearly completely covered by the buildings and paved surfaces. The site is more or less flat, with no significant natural features on the parcel.

The site is on the edge of the residential neighborhood. Although the adjoining parcels to the North contain residential structures, across Putnam is the Rite Aid drug store, and across River Street is Riverside Pizza.

The site is located in two zoning districts. The parcel abutting Putnam Avenue is zoned Business A-3 for the first 100'. The balance of the site is zoned Residence C-1.

Since residential development in the Business A-3 District is subject to the requirements of the Residence C-1 District, the location of the site in two different zoning districts is of no consequence.

The project site is not in any Historic District, Overlay District, or Special District. Since both of the existing structures were constructed more than 50 years ago, demolition approval will be required from the Historical Commission for their removal.

**B. Building Uses and Areas**

The two proposed buildings will each contain 8 units for a total of 16 units arranged vertically in a duplex style. In combination they contain approximately 23,254 SF of Gross Floor Area. In accordance with the Article 11.200, there will be two affordable units provided. The parking is located on the surface, partially under the buildings and slightly below, grade.

**C. Requested Special Permits**

4.26.1 Construction of Multifamily Dwellings in a Residence C-1 District where certain conditions are met.

Article 2 – Definitions – Gross Floor Area Shall Not Include – Item #16. Exemption of basement area in the calculation of GFA (Gross Floor Area), provided the permit granting authority finds that the use occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.

The criteria for approval of type of the Special Permit are indicate in:

- D. Article 10.43-General Criteria for Special Permits
- E. Article 10.47.1-Criteria for approval of Townhouses and Multifamily Dwellings.

**D. Response to Special Permit Criteria -Article 4.43**

*(Note - italicized text = text of Ordinance)*

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

*It appears that requirements of this Ordinance cannot or will not be met, or*

Response: The project involves the creation of sixteen (16) dwelling units in two separate buildings. The site is located in close proximity to multi-family and townhouse style housing. By removing structures containing office and laboratory uses, the new development will enhance the residential character of the neighborhood.

*Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or*

Response: The existing curb cut on Putnam will be re-used for all the parking, preserving existing traffic patterns at the site. Since it is a residential use, trips generated will be less than the current use. Bike parking is provided to encourage non-vehicular commuting.

*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*

Response: The proposed use is consistent with the Zoning Ordinance. Operation of or development of adjacent uses will not be adversely impacted, since the residential parcels to the north are fully developed, and the commercial uses to the south are separated by Putnam Avenue.

*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*

Response: The conversion of the site from the current non-conforming laboratory uses to conforming residential use will decrease the nuisance or hazard.

*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*

Response: The replacement of the existing buildings with three story residential structures will serve as a transition between residential and commercial uses in the area. The residential use proposed is fully consistent with the Residence C-3 Zoning District.

**E. Response to Special Permit Criteria-Article 10.47.1 (PB)**

*Article 10.47.1 Criteria (Or approval of Townhouses and Multifamily Dwellings.*

(1) *Key features of the natural landscape should be preserved to the maximum extent possible.*

Response: There are no significant natural features at the site except for a pair of trees at the curb cut that are to be preserved

(2) *New buildings should relate sensitively to the existing built environment. The location, orientation and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.*

Response: The buildings are carefully scaled to blend with the streets that they front. They contain three stories, with a mixture of roof treatments responding to the differing scales of Fairmont Avenue, Allston Street, Putnam Avenue and River Street.

(3) *The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passersby as well as functional benefits to occupants of the development.*

Response: The introduction of consistent landscaped front yards on all four streets will greatly enhance the street environment, while the gardens in the rear will provide a quiet outdoor amenity for the residents.

(4) *Parking areas, internal roadways and access/egress points should be safe and convenient.*

Response: The parking is conveniently accessed via the existing curb cut. Views of the parking are controlled by partially concealing the parking under the buildings and screening views from the street.

(5) *Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties.*

Response: The parking area is carefully minimized and landscaped to minimize impacts on the streets and the residential gardens in the rear of the buildings.

(6) *Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for resident, yet unobtrusive.*

Response: A communal interior trash and recycling area is provided out of sight under a terrace of one of the buildings. It is accessed from the parking area. Trash and recycling will be moved in rolling bins at designated pick-up times by building management.

Utility meters and shut-offs will be located in the basement of each unit, except for the fire sprinkler system which will be directly accessed from the outside in the 300 Putnam building front corner.

## **Early Community Engagement for 300 Putnam Ave 353-363 Allston St**

Several early community engagement meetings and outreach efforts were conducted for the project. The process included:

1. Reaching out to near abutters and discussing the project
2. Small abutters meetings, one on one or in small groups
3. A formal community engagement meeting where all neighbors within 300 feet were notified of the event via postal mail. We also did outreach to nearby condo associations, neighboring business (Riverside Pizza) and neighborhood organizations were engaged via email.

### **Summary of neighbor meetings**

An informal neighbor meeting was held 7/20/16 at 29 Fairmont Ave to discuss the project with near neighbors. In attendance of that meeting were the development team, the architect, residents of 35 Fairmont Ave, 29-31 Fairmont Ave, 23 Fairmont Ave, and 66 Fairmont Street. Early input regarding trash locations, snow removal, streetscape, and density was incorporated into future designs and no significant objections were noted.

As required in Section 5 of the Planning Board's Rules, we conducted a pre-application Early Community Engagement community meeting.

A list was obtained from CDD staff to identify a list of contacts and it was decided that postal mailing of the flyer was an appropriate way to contact the neighbors. Attachment A contains a copy of the mailing list used and the map used to derive the list. Attachment B contains a copy of the flyer that was mailed.

The Community meeting was held at 6:00 pm in on July 27, 2016 one parcel away from the subject site, at 29 Fairmont Ave. Due to the confidential nature of the current tenants' work at the subject properties, meeting at the parcel was not feasible. There were no known conflicting meetings.

The Community meeting(s) was advertised by mail more than two weeks prior to the meeting date. A copy of a postmarked letter is provided in Attachment C.

As suggested by the CPD guidelines, Community members who were directly notified included:

a) Abutting property owners as they appear on the most recent tax list, including direct abutters, property directly opposite any street, and abutters to abutters within 300 feet of the property line; b) Nearby residents; and c) Community groups in the project's neighborhood and adjoining neighborhoods. Specifically, the Cambridgeport Neighborhood organization (Cathie Zusy) as was The Riverside Neighborhood Association (Lawrence Adkins) were contacted.

In addition to conducting the required outreach, the development team also reached out to specific owners at 290 River Street Condo association via the condo association management (Lighthouse Realty). Specific outreach was also conducted to the 247 River Street Association via their condo management (Action Vest). The owners of a local business adjacent to the property, Riverside Pizza, were also notified via mail and in person.



As is typical, the meeting included a short presentation about the proposal followed by a Q&A session and discussion session.

In general, the following topics were discussed.

- a) The development team was introduced.
- b) The architect presented an initial site analysis addressing site opportunities and constraints, the uses of all adjacent buildings, traffic conditions and major environmental considerations, and the zoning of the site and adjacent properties;
- c) Using an image taken from the city's assessor's database, the architect reviewed the existing site context including curb cuts, the location of the existing building and the condition and adjacency at the four streets that the site fronts. This included a run down of the basic zoning governing development at the site, including number of units, open space, setbacks and heights allowed.
- d) Illustrations were presented indicating the proposed and adjacent buildings and surrounding features with before and after renderings.
- e) The Architect reviewed the 16 townhouses units proposed, parking configuration and massing.

The applicants started and have maintained a contact list of meeting attendees and other interested community members.

Attachment D and E contain copies of the sign in sheets and pictures of the meeting.

A summary of the community engagement meeting, included as Attachment F, has been provided by e-mail to participants in the process.

Subsequent to the community meeting, a Frequently Asked Questions (FAQ) document was distributed to everyone who made their contact information available during the community meeting. This is included as Attachment G.

## Attachment A - Community Outreach Mailing List

129-54

Savransky, Susan E.  
217 Putnam Ave #217-1  
Cambridge, Ma 02139

126-172

Ball, Valerie M.  
245 River St., Unit #2  
Cambridge, Ma 02139

127-119

Casagrande, Dirk, Tr. Of Hansa Realty  
Trust  
86 Old Mystic Street  
Arlington, Ma 02474

127-52

Kantor, Joshua T. & Mary J. Eaton  
27 Andrew St  
Cambridge, Ma 02139

127-136

Steinberg, Robert & Beatrice  
Steinberg  
337 Allston St., #1  
Cambridge, Ma 02139

127-144

Brown, Britt Ahlfert  
20 Beech St  
Cambridge, Ma 02140

129-54

Suazo, Melba  
217-219 Putnam Ave #217-18  
Cambridge, Ma 02139

129-54

Crasta, Fredrick & Apoline Rodrigues  
223 Putnam Ave #223-2  
Cambridge, Ma 02139

127-167

Howitt, Andrew Wilson  
25 Fairmont Ave., #3  
Cambridge, Ma 02139

129-54

Collins, Chadwick W.  
217-229 Putnam Ave #225  
Cambridge, Ma 02139

127-37

Canina, Francis & Laura Schwartz  
Canina  
99 Heath St.  
Somerville, Ma 02145

127-42

Poritzky, Sander, Tr Of The Deena  
Poritzky Irrevocable Trust Of February  
1 Woodcrest Dr  
Wakefield, Ma 01880

129-42

Piazza, Lisa M. & Thomas A. Piazza  
C/O Riveria Cambridge, Llc  
320 Washington St., 3rd Floor  
Brookline, Ma 02445

126-142

Zhang, Shiyu  
45 Belmont St  
Cambridge, Ma 02138

127-1

Paar, Alice C.  
340 Putnam Ave  
Cambridge, Ma 02139

127-4

Bracken, Jean Marie &  
Bracken-Perrotta, Eileen  
346 Allston St  
Cambridge, Ma 02139

127-30

Driscoll, Mary C.  
15 Channelcenter St., #606  
Boston, Ma 02210

127-36

Fields, Karen E.  
8504 Three Chopt Road  
Richmond, Va 23229

126-167  
Cambridge Housing Authority  
675 Massachusetts Ave  
Cambridge, Ma 02139

127-6  
Cambridge City Of  
795 Massachusetts Ave  
Cambridge, Ma 02139

127-10  
Cambridge City Of  
795 Massachusetts Ave  
Cambridge, Ma 02139

127-168  
Piatti, Francis E.  
23 Fairmont Ave., #1  
Cambridge, Ma 02139

127-168  
Lynch, Stephen J.  
23 Fairmont Ave. #2  
Cambridge, Ma 02139

127-48  
Betts, Geraldine J.  
11 Andrew St  
Cambridge, Ma 02139

127-49  
Ward, Ella L.  
17 Andrew St  
Cambridge, Ma 02139

127-56  
Pope, Janice M.  
343 Allston St  
Cambridge, Ma 02139

127-38  
Drost, Richard W.  
28 Fairmont Ave  
Cambridge, Ma 02139

127-39  
Frymire, Roger Doyle  
22 Fairmont Ave  
Cambridge, Ma 02139

127-43  
Goodman, John & Deborah Lerme  
8 Fairmont Ave.  
Cambridge, Ma 02139

127-45  
Bronski, Michael  
48-50 Fairmont St  
Cambridge, Ma 02139

129-54  
Rabinowitz, Rebecca  
217 Putnam Ave #2  
Cambridge, Ma 02139

126-27  
Goulopoulos, Alexander, Tr. Of  
305-307 River Street Realty Trust  
10 Lawrence Street  
Cambridge, Ma 02139

126-29  
Putnam Place Limited Partnership  
C/O Jas Properties  
243 Broadway  
Cambridge, Ma 02139

126-59  
Messina, Christopher P. & Julie W. Lim  
268 Western Ave  
Cambridge, Ma 02139

129-9  
Zappe Jeffrey A & Kimberly J Saudino  
3-11 Blackstone St Unit #11-4  
Cambridge, Ma 02139

129-9  
Thompson Donald J  
3-11 Blackstone St Unit #11/7  
Cambridge, Ma 02139

129-9  
Faulkner Raymon E  
3-11 Blackstone St Unit 11/8  
Cambridge, Ma 02139

129-9  
Kamishlian, Isabelle V.  
113 Rosaire Pl Nw  
Atlanta, Ga 30327

127-126  
Casagrande, Carla Maria & Imogen R.  
Casagrande Storrs  
Trs. Of Myopia Trust  
24 Arlington St  
Winchester, Ma 01890

128-30  
808 Memorial Drive Association C/O  
Homeowner Rehab  
280 Franklin St  
Cambridge, Ma 02139

128-59  
Cambridge Electric Light Co. C/O  
Nstar Electric  
Property Tax Dept., P.O. Box 270  
Hartford, Ct 06141

127-143  
Ford, Ethan  
268 River St., Unit #6  
Cambridge, Ma 02139

129-32  
Mastrangelo, Louis  
269 Putnam Ave  
Cambridge, Ma 02139

126-172  
Colangelo, Augustus B., Iv  
241-255 River St. Unit#245/3  
Cambridge, Ma 02139

129-58  
Rivertech Associates Llc C/O Abbey  
Group  
575 Boylston St, 8th Fl.  
Boston, Ma 02116

126-172  
Massari, Paola  
241-255 River St, Unit #241/2  
Cambridge, Ma 02139

129-54  
Nolan, John S. & Nina C. Nolan  
217 Putnam Ave., Unit #13  
Cambridge, Ma 02139

126-140  
Tarby, Rebecca  
277 River St., Unit #1  
Cambridge, Ma 02139

127-42  
Stoklosa, Kristin M. & Kevin K. Nguyen  
12 Fairmont Ave Unit #12  
Cambridge, Ma 02139

127-149  
Thompson, Hillary A.  
56 Fairmont St  
Cambridge, Ma 02139

127-146  
Schweig, Lisa & Jan B. Shafer  
68-70 Fairmont St  
Cambridge, Ma 02139

127-147  
Constable, Olivia, Tr. Of C/O Mulligan,  
Mark & Arend Sluis  
66 Fairmont St  
Cambridge, Ma 02139

127-148  
Greiffinger, Joel K. & Cheryl S.  
Klausner  
60 Fairmont Street  
Cambridge, Ma 02139

127-135  
Ward, Clayton Jr., Richard Ward &  
Et-Al, Trustee Of 33 Andrew Street  
Realt  
33 Andrew St  
Cambridge, Ma 02139

127-137  
Williams, Alberta Baynes  
339 Allston St  
Cambridge, Ma 02139

129-9  
Romano, Eric R. Jr., & Jennifer M.  
Romano  
3-11 Blackstone St  
Cambridge, Ma 02139

127-145  
Burruss, James A. & Mary H. Fontaine  
72 Fairmont St.  
Cambridge, Ma 02139

126-172  
Glass, Russell & Robin Cherry  
237-253 River St., Unit# 247/3  
Cambridge, Ma 02139

126-172  
Chang, David & Jeffrey C. Chang  
241 River St. Unit#10  
Cambridge, Ma 02139

127-164  
Lee, Alejandro C. & Garden E. Lee,  
Trus Lee Realty Trust,  
366 Putnam Ave  
Cambridge, Ma 02139

127-165  
Bonilla, Jorge I & Delmy M. Guevara  
360-364 Putnam Ave  
Cambridge, Ma 02139

127-170  
Conway, Bevil R.  
22.5 Fairmont Ave  
Cambridge, Ma 02139

127-171  
Frymire, Roger  
22 Fairmont Ave  
Cambridge, Ma 02139

129-28  
Perry, Christopher & Jean Sung  
259 Putnam Ave  
Cambridge, Ma 02139

127-143  
Grehan, Michael K. C/O 139 West  
Street Llc  
65 Reservoir Rd  
Quincy, Ma 02170

127-143  
Leigh, Carolyn  
268 River St., Unit #3  
Cambridge, Ma 02139

129-9  
Perkins Evelyn M. Trustee Of E.M.  
Perkins Realty Trust.  
3-11 Blackstone St. Unit#11/5  
Cambridge, Ma 02139

126-172  
Moody, Jason  
241-255 River St, Unit #241/4  
Cambridge, Ma 02139

129-9  
Adelmann, Patricia & James Joseph  
McClure  
3-11 Blackstone St., Unit #11/1  
Cambridge, Ma 02139

126-140  
Eng, Tony  
275-277 River St. Unit#275/2  
Cambridge, Ma 02139

126-140  
Miller, Mark A. & Sharon H. Miller  
275 River St., Unit #1  
Cambridge, Ma 02139

126-172  
Hussain, Shahnaj & Najeeb Hussain  
241 River St. Unit#1  
Cambridge, Ma 02139

126-172  
Guevara, Reynerio & Gloribel Baruco  
241 River St. Unit#3  
Cambridge, Ma 02139

129-9  
Wainwright, William H & Clara  
Wainwright  
11 Blackstone St #6  
Cambridge, Ma 02139

129-54  
Edouazin, Maryse  
217 Putnam Ave., #223/6  
Cambridge, Ma 02139

129-54  
Selk, Charles A. & Sabrina C. Selk  
217 Putnam Ave., Unit 17  
Cambridge, Ma 02139

129-54  
Fifield, Shane & Felicia N. Fifield  
217 Putnam Ave., #19  
Cambridge, Ma 02139

129-54  
Bonanno, Kevin P. & Aimee Bonanno  
217 Putnam Ave., #4  
Cambridge, Ma 02139

129-54  
Ogbazghi, Hineshim & Elsa Mengistu  
217 Putnam Ave., #5  
Cambridge, Ma 02139

129-54  
Vildort, Jean R. & Claudette B. Vildort  
217 Putnam Ave., #15  
Cambridge, Ma 02139

127-33  
Serna, Juan Carlos & Lauryn Zipse  
29 Fairmont Ave  
Cambridge, Ma 02139

129-54  
O'connor, Jessica Alison  
227 Putnam Ave.,  
Cambridge, Ma 02139

126-120  
Browne, Venetta & Leroy Browne Jr.  
256 Putnam Ave  
Cambridge, Ma 02139

126-141  
Jones, Valentine A. & Eulene V. Jones  
21 Lincoln Dr  
Littleton, Ma 01460

127-20  
Monagle Richard  
354-358 Putnam Avenue  
Cambridge, Ma 02140

127-47  
Nelson, Marion C.  
9 Andrew St  
Cambridge, Ma 02139

129-33  
Anna Realty Corporation  
P.O Bx 2215  
Acton, Ma 01720

127-31  
Huckabee, Jerald A. & Janet C.  
Huckabee  
19 Fairmont Ave., Unit A  
Cambridge, Ma 02139

127-132  
Onorato, Joseph Massimo & Bik-Yin  
Miranda Lp  
280 River St., Unit 280/2  
Cambridge, Ma 02139

126-26  
Fruytier, Pierre-Andre & Pascale  
Schicks  
1 Wright Street  
Saint John, Nb E2k 3

129-54  
Carter, Susan A.  
217 Putnam Ave. Unit#217/20  
Cambridge, Ma 02139

129-54  
Haile, Haregu  
217 Putnam Ave., #217/8  
Cambridge, Ma 02139

129-54  
Scantlebury, Kim I.  
217 Putnam Ave., #217/12  
Cambridge, Ma 02139

129-54  
Abdur-Rahman, Aliyyah  
217 Putnam Ave., 217/16  
Cambridge, Ma 02139

129-54  
Thorpe, Robert W. & Sophia A.  
Thorpe  
217 Putnam Ave., 217/21  
Cambridge, Ma 02139

129-54  
Karmacharya, Suddyam & Baba  
Karmacharya  
219 Putnam Ave  
Cambridge, Ma 02139

129-54  
Suwal, Mahesh R. & Radhika Suwal  
221 Putnam Ave  
Cambridge, Ma 02139

129-54  
Chan, Sophea  
217 Putnam Ave., #229  
Cambridge, Ma 02139

129-54  
Gachette, Max A. & Marie L. Gachette  
217 Putnam Ave., #223/3  
Cambridge, Ma 02139

129-54  
Lemma, Alemayehu G. & Senayet Y.  
Gigar  
217 Putnam Ave., #217/11  
Cambridge, Ma 02139

129-54  
Dotsang, Jamyang T. & Tsering D.  
Dotsang  
217 Putnam Ave., 217/10  
Cambridge, Ma 02139

129-54  
Poor, Michael J. & Shannon M. Poor  
217 Putnam Ave. Unit#9  
Cambridge, Ma 02139

129-29  
Srulowitz, Frances  
263 Putnam Ave  
Cambridge, Ma 02139

129-30  
Smith, Sarah B.  
267 Putnam Ave  
Cambridge, Ma 02139

129-31  
Mastrangelo, Louis  
269 Putnam Ave  
Cambridge, Ma 02139

129-34  
Parsons, Robert, Tr. A & B Realty Trust  
335 Northwest Rd  
Canterbury, Nh 03224

126-172  
Lee, Moonsoo & Jung Ja Lee  
241-255 River St., Unit #241/6  
Cambridge, Ma 02139

126-172  
Aposhian, David L.  
241-255 River St. Unit#255  
Cambridge, Ma 02139

127-132  
Rothfeld, Emma K.  
280 River St., Unit #3  
Cambridge, Ma 02139

127-132  
Tai, Kuangshin & Catherine Tai C/O  
Deslauriers, David Feron  
284 River St., #284/2  
Cambridge, Ma 02139

127-132  
Zewde, Melaku K. & Rachel T. Zewde  
280 River St., Unit #280/4  
Cambridge, Ma 02139

127-132  
Durand, Kevin  
284 River St., Unit#284/1  
Cambridge, Ma 02139

127-132  
Long, Kai  
290 River St., Unit #290/3  
Cambridge, Ma 02139

129-54  
Graham, Rhonda  
217 Putnam Ave., #217/6  
Cambridge, Ma 02139

129-54  
Bonner, Trecia  
217 Putnam Ave., #217/7  
Cambridge, Ma 02139

127-132  
Fan, Frank & Myra Tolentino Fan  
8200 Coral Sea St Ne  
St. Paul , Mn 55112

127-41  
Johnson, Robb W. & Richard J.  
Gosselin  
20 Fairmont Ave  
Cambridge, Ma 02139

129-9  
Fiore, Jr. , James A. & Kellie A. Fiore  
11 Blackstone St., #2  
Cambridge, Ma 02139

127-167  
Crystal, Janet  
25 Fairmont Ave., #2  
Cambridge, Ma 02139

129-54  
Glisovic, Branko  
217 Putnam Ave. Unit#217/14  
Cambridge, Ma 02139

126-140  
Ellis, Kevin K. & Kimberly Hackett  
275-277 River St. Unit#3  
Cambridge, Ma 02139

126-172  
Buttacavoli, Steven J.  
245-1 River St  
Cambridge, Ma 02139

126-155  
Wright, Curtis  
9 Howard St. Unit#2  
Cambridge, Ma 02139

127-132  
Yashar, David  
Po Box 2766  
Woburn, Ma 01888

127-132  
Bhatnagar, Mukul & Sudha Bhatnagar  
286 River St. Unit#5  
Cambridge, Ma 02139

127-5  
Stern, Marcus & Summer Turner  
342 Allston St  
Cambridge, Ma 02139

127-136  
Carson, Carol Chow & Nicholas  
Carson  
337 Allston St. Unit#2  
Cambridge, Ma 02139

129-54  
Prabakaran, Sudhakaran & Ruchi  
Chauhan  
223 Putnam Ave., Unit #5  
Cambridge, Ma 02139

126-26  
Tsai, Pei-Hsuan  
295 River St. Unit#31  
Cambridge, Ma 02139

126-172  
Kim, Sandra M.  
241 River St. Unit#9  
Cambridge, Ma 02139

129-55  
Pecten Properties, Llc  
261 Ledyard St.  
New London, Ct 06320

127-151  
Chiccarelli Real Estate, Inc. 2  
289 Great Rd. Suite 104  
Acton, Ma 01720

126-172  
Desai, Michael M. & Sheri L. Simmons  
241-255 River St. Unit#249  
Cambridge, Ma 02139

127-132  
Lee, Andrew  
286 River St #2  
Cambridge, Ma 02139

129-54  
Geneshsingh, Thakur A. & Poonam G.  
Thakur  
217 Putnam Ave. Unit#22  
Cambridge, Ma 02141

127-51  
Jiang, Jinwei & Yiding Yan  
270 South St  
Chestnut Hill, Ma 02467



128-66  
Acadia Cambridge Llc  
550 Bowie St  
Austin, Tx 78703

128-67  
Acadia Cambridge Llc  
550 Bowie St  
Austiin, Tx 78703

128-64  
Acadia Cambridge Llc  
550 Bowie St  
Austin , Tx 78704

126-172  
Chan, Erica Y.  
247 River St. Unit#2  
Cambridge, Ma 02139

126-140  
Pillay, Indira & Kavita Pillay  
275-277 River St. Unit#277/3  
Cambridge, Ma 02139

126-59  
Mccauley, Kiralee  
266 Western Ave. Unit#1  
Cambridge, Ma 02139

127-149  
Hendricks, S. Michael & Sarah Moser  
56-58 Fairmont St., Unit #2  
Cambridge, Ma 02139

126-155  
Villar, Marta  
9 Howard St., Unit #1  
Cambridge, Ma 02139

126-26  
Franchitto, Mark  
295 River St., Unit 2l  
Cambridge, Ma 02139

129-9  
Rubin, Donald  
3-11 Blackstone St., Unit 11/10  
Cambridge, Ma 02139

126-172  
Bewsher, Andrew C. & Celine  
Bewsher  
247 River St., Unit #1  
Cambridge, Ma 02139

127-132  
Filyurin, Yan  
286 River St #3  
Cambridge, Ma 02139

126-172  
Perrott, Jeffrey H. & Alexandra R.  
Perrott  
453 Prentice St  
Holliston, Ma 01746

126-172  
Kim, Sandra M.  
247-1 River St  
Cambridge, Ma 02139

128-63  
Acadia 330 River Street Llc, C/O  
Acadia Realty  
1311 Mamaroneck Ave. Suite 260  
White Plains, Ny 10605

126-172  
Kastleman, Rebecca R.  
241 River St  
Cambridge, Ma 02139

127-29  
Bolton, A & Ki Bolton C/O Umans,  
Benjamin  
13-15 Fairmont Ave 15/1  
Cambridge, Ma 02139

126-32  
Nicholls, Anthony  
248 Putnam Ave., #3  
Cambridge, Ma 02139

127-28  
Sull, Donald N. & Theresa M. Sull  
11 Fairmont Ave  
Cambridge, Ma 02139

126-122  
Mla Capital Partners, Llc  
955 Massachusetts Ave  
Cambridge, Ma 02139

126-26  
Leydon, Nicholas  
295 River St., Unit #2r  
Cambridge, Ma 02139

126-26  
Tang, Xiao & Keyi Wu C/O Adamo,  
Andrea & Bernadette Adamo  
293-295 River St., #3r  
Cambridge, Ma 02139

127-132  
Cimenser, Aylin & Hemant Sharad  
Bokil  
280 River St., #280/1  
Cambridge, Ma 02139

126-32  
Simoes, Alexander J.  
248 Putnam Ave., #1  
Cambridge, Ma 02139

127-143  
Sabino, Valentina & Pietro Cotton  
268 River St., #1  
Cambridge, Ma 02139

129-54  
Weeman, Matthew & Elin B. Weeman  
223 Putnam Ave., #4  
Cambridge, Ma 02139

127-132  
Zhao, Bo  
288 River St. Unit#288/1  
Cambridge, Ma 02139

127-132  
Chin, Tony N.  
288 River St. Unit#288/2  
Cambridge, Ma 02139

127-172  
Portanova, Kenneth S., Eugene L. &  
John E. Portanova, Edward Dimuzio,  
29 Andrew St  
Cambridge, Ma 02139

127-167  
Vu, Hai Van & Dieu-Phuang Vo  
57 Plain Rd  
Westford, Ma 01886

127-42  
Shriver, Megan Q. Trustee Megan Q.  
Shriver Revoc. Trust  
21 Mt. Pleasant St  
Winchester, Ma 01890

127-150  
Chiccarelli Real Estate, Inc. 2  
P.O. Box #2215  
Acton, Ma 01720

127-29  
Clark, Alden S., Michele Clark Trs. Of  
The Alden S. Clark Rev Trust  
1368 Lower Rd  
Plainfield, Vt 05667

127-29  
Clark, Alden S. & Michele Clark Trs.  
Michelle Clark 2011 Rev Trust  
1368 Lower Rd  
Plainfield, Vt 05667

127-29  
Volkov, Darko  
13-15 Fairmont Ave., #15-2  
Cambridge, Ma 02139

129-54  
Walker, Jeffrey M.  
217 Putnam Ave., #3  
Cambridge, Ma 02139

126-140  
De Bergeyck, Alban De Brouhoven &  
C/O Schweninger, Elaine H.  
277 River St, Unit #2  
Cambridge, Ma 02139

127-132  
Vazquez Rodriguez, Adiari I.  
286 River St. Unit#4  
Cambridge, Ma 02139

127-143  
Michael Grehan  
65 Reservoir St  
Quincy, Ma 02170

129-48  
Bosch, Kuri Alina Sendzimir & Lana  
Celeste Bosch Sendzimir  
1 Blackstone St  
Cambridge, Ma 02139

129-9  
Harwitz, Alexander L. & Laura  
Johnson  
3-11 Blackstone St., #11/3  
Cambridge, Ma 02139

127-152  
Kappler, Shane & Amanda Kappler  
346 Putnam Ave., #1  
Cambridge, Ma 02138

127-143  
Leung, Szechun  
99 Chestnut Hill Ave., #204  
Brighton, Ma 02135

129-9  
Shepherd, Mary K.  
3-11 Blackstone St., # 3/4  
Cambridge, Ma 02139

126-172  
Yan, Xuefeng & Li Jiang  
26014 Summer Savory Ln  
Katy, Tx 77494

129-11  
Brickman Blackstone Square Llc C/O  
Wells Fargo Bank , N.A  
Attn: Rerm Grp Mac: N9303-110  
608 2nd Street 11 Th Flr  
Minneapolis , Mn 55402

129-54  
Just A Start Corporation C/O Akin,  
Molly & Molly Akin  
223 Putnam Ave., #1  
Cambridge, Ma 02141

127-152  
Schneeberger, Daniel & Alexandra  
Schneeberger  
346 Putnam Ave., #2  
Cambridge, Ma 02138

127-34  
S7 Llc  
118 Kinnaird St., #3  
Cambridge, Ma 02139

129-9  
Morrison, Samantha  
3-11 Blackstone St., #3/3  
Cambridge, Ma 02139

126-28  
Wilhelmina, Haynes  
274 Putnam Ave  
Cambridge, Ma 02139

127-31  
Morse, Andrew  
19 Fairmont Ave., #C  
Cambridge, Ma 02139

126-26  
D'souza, Randolph G.  
293-295 River St., #1  
Cambridge, Ma 02139

127-143  
Huang Yongsheng, Lan Wei  
268 River St., #4  
Cambridge, Ma 02139

127-28  
Copeman, Frederick H.  
9-11 Fairmont Ave. Unit 9  
Cambridge, Ma 02139

126-62  
Haque, Zahurul,Aftab Haque, Imran  
Haque & Shabnam Khan  
256 Western Ave., #254/1  
Cambridge, Ma 02139

126-62  
Haque, Zahural , Aftab Haque &  
Imran Haque & Shabnam Khan  
254-256 Western Ave., #256  
Cambridge, Ma 02139

127-132  
Roozbehani, Mardavij Hamilton  
290 River St., #290/2  
Cambridge, Ma 02139

127-166  
Cable, Diane Lam & David F. Cable,  
Jr.  
19-21 Andrew St., #19  
Cambridge, Ma 02139

127-166  
Katz, Gregory Milton Deborah  
Grossberg Katz  
21 Andrew St  
Cambridge, Ma 02139

127-132  
Liu, Joan S.  
284 River St., #284/3  
Cambridge, Ma 02139

129-9  
Morrison Samantha L & City Of  
Cambridge Tax Title  
3-11 Blackstone St., Unit 3-1  
Cambridge, Ma 02139

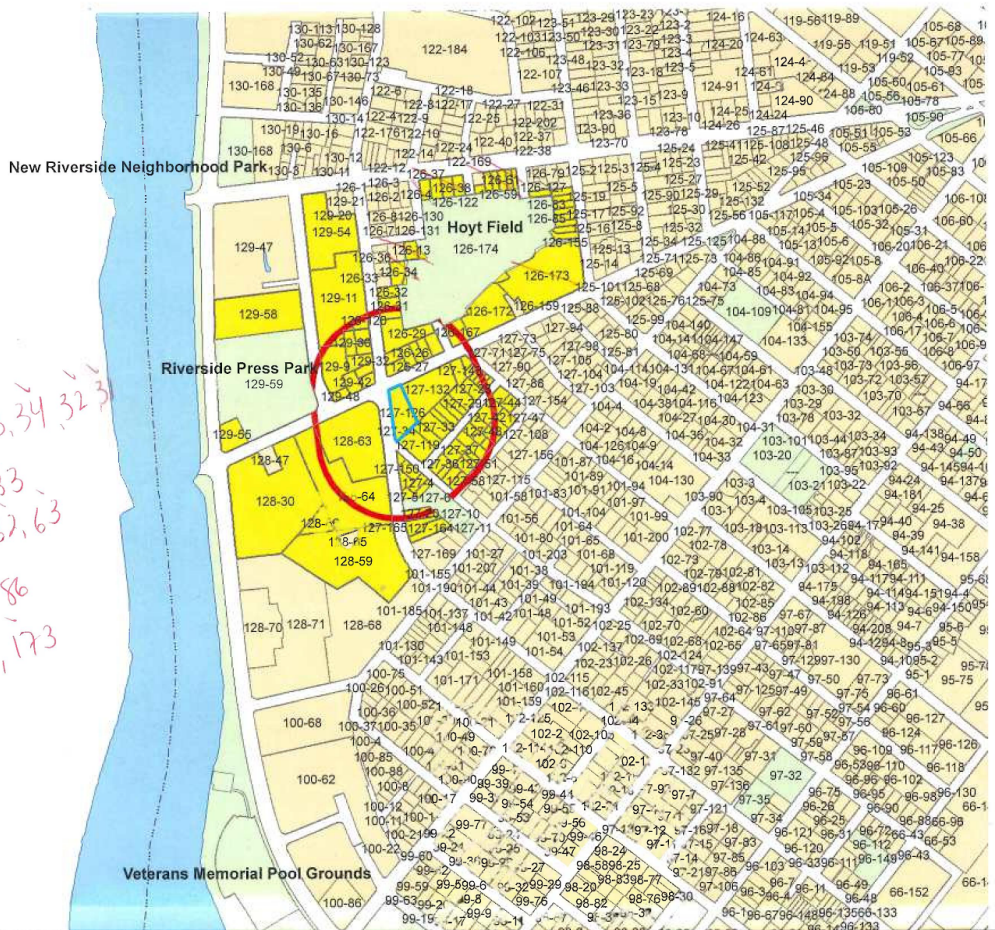
127-44  
Marian, Alina, Adela Marian &  
Michael Dunnigan  
52 Fairmont St.  
Cambridge, Ma 02139

127-136  
Kaplan, Diane  
337 Allston St., #3  
Cambridge, Ma 02139

126-172  
Santos, John C.  
237-253 River St., #251  
Cambridge, Ma 02139

127-31  
Bagelman, Nissa  
19 Fairmont Ave., #B  
Cambridge, Ma 02139

9/12/16  
Little  
126-37, 38, 39, 34, 32, 33  
122, 128, 133  
59, 60, 61, 62, 63  
117, 81-86  
154-155, 173  
129-54, 58



## **Attachment B - Letter mailed to Neighborhood**

July 13, 2016

Dear Cambridge Property Owner:

Greetings.... We are writing to you because you are listed in the Cambridge Assessor's database as a property owner near 300 Putnam Ave and 353-363 Allston Street in Cambridge.

We have recently purchased the properties and are planning to apply for a Planning Board Special Permit to replace the two existing commercial buildings into 20 Townhouse.

We invite you to an informational meeting so that our award winning architect, Mark Boyes-Watson can present the proposed project and invite your feedback on the design, before we present the project to the Planning Board.

This meeting will be held at:

**29 Fairmont Ave; Cambridge, MA on July 27, 2016, at 6:00 pm.**

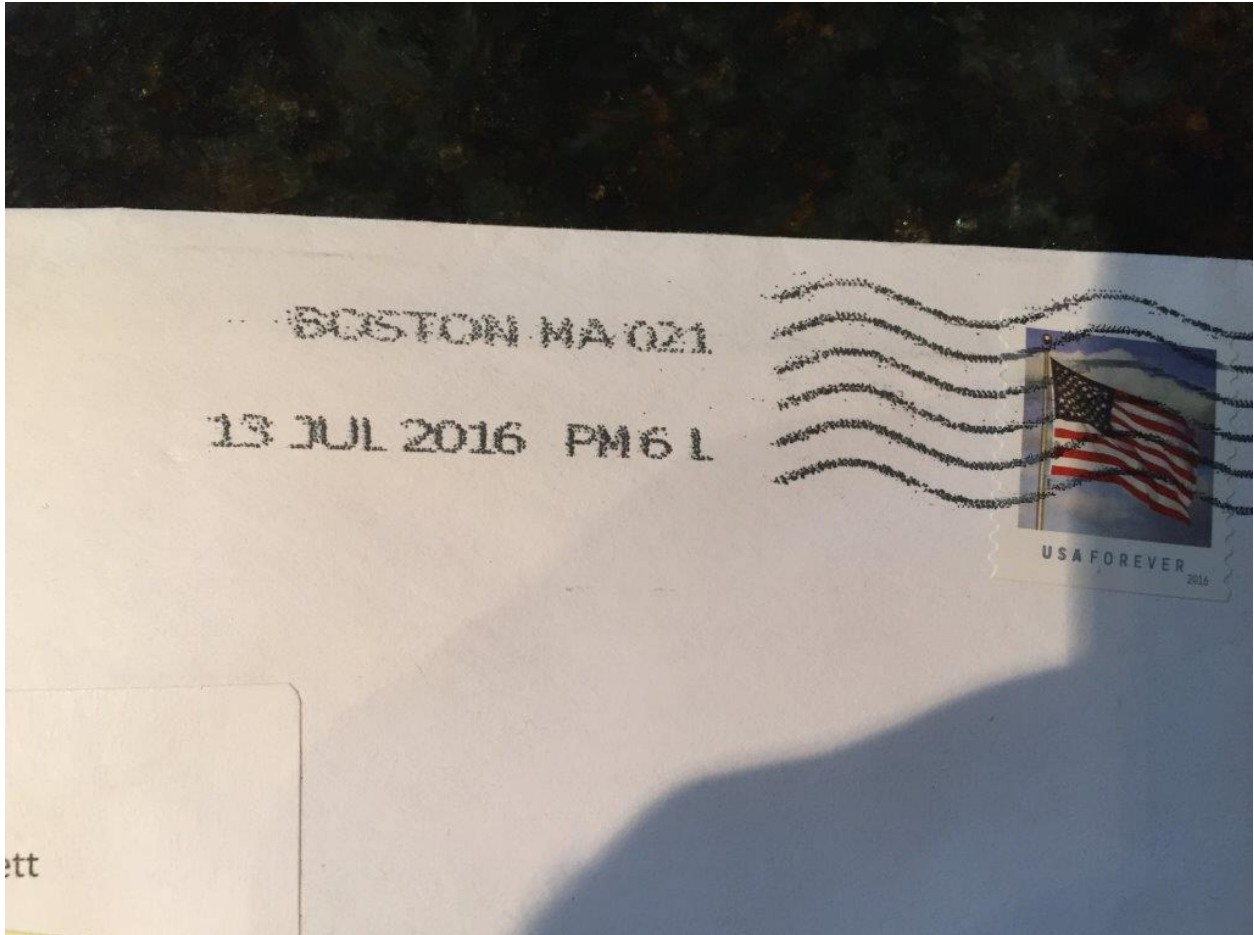
You may call me any time at (617) 500-3197 if you have questions about the project. As a long term resident of Fairmont Ave, I am really excited about the conversion of these commercial buildings into townhouses and look forward to sharing the plans with you.

We look forward to seeing you on the 27th.

Thank you,

JC Serna  
On behalf 300 Putnam Ave LLC and Biotech Realty LLC

**Attachment C - Postmark Mailing**



# Attachment D - Community Meeting Sign-in Sheets

## Meeting Sign-In

Project: 300 Putnam Ave and 353-363 Allston St

Date: 7/27/2016

Time: 6:00 p.m.

Place/Room: 29 Fairmont Ave, Cambridge, MA 02139

	Print Name	Address	Phone	Email
1.	Jon Steiman	13 Fairmont	617 699 5946	jonsteiman@gmail.com
2.	David Solomon	254 Brookline	617 238 9346	dsolomon.61818@yahoo.com
3.	Wil Howitt	25 Fairmont	617 868-6270	w.howitt@comcast.com
4.	Susanna Ryan + Gordon Kennedy	327 Allston	617 547 7332	soozryan@gmail.com
5.	Jim + Jan Pope	343 Allston		JANPOPE@COMCAST.NET
6.	Jean Brecken	346 Allston		
7.	Cheryl O'Brien	34 Andrew St.		
8.	Rosemary Ambrose	277 Allston		reantoucci@hotmail.com
9.	Bill Cullen	297 Allston		
10.	Pat Cantor	17 Kenwood		
	Summer Turner + Marcus Stern	342 Allston		sumtime@ad.com
12.	Michael Harrington	9 Laurel St		MICHAELHARRINGTON@gmail.com
13.	Gregory Katz	21 Andrew St.	617-947-7029	gregory.katz@gmail.com
14.	Rob Steinberg	337 Allston St.	978-551-5729	rob.steinberg@comcast.com
15.	Peter Squires	57 Fairmont St.	617 354 5522	peter_linda@yahoo.com
16.	David Cauble	19 Andrew St.	617 763 9873	dcauble@gmail.com
17.	Andrew Merseth	143 Pleasant St 1A		agmerseth@gmail.com
18.	KAVITA PILLAY	277 RIVER ST. # 3		kavitapillay@gmail.com

# Meeting Sign-In

Project: 300 Putnam Ave and 353-363 Allston St

Date: 7/27/2016

Time: 6:00 p.m.

Place/Room: 29 Fairmont Ave, Cambridge, MA 02139

	Print Name	Address	Phone	Email
1.	Cathie Zisy	202 Hamilton St.	617 868 0489	cathiezisy@gmail.com
2.	Mona Saino	304 Allston	617 754 4002	Saino.m@hushmail.ca
3.	DEB KATZ	21 ANDREW	617 872 2002	DEB@JSAARCHITECTS.COM
4.		288 River st.		bozhao@gmail.com
5.	Tony Chin	288 di vor		tonchin@gmail.com
6.	Kai Long	290 River	617-547-1438	kailongslp@gmail.com
7.	John Goodman	8 Fairmont Ave	617-876-2210	johngoodman@mac.com
8.	Lyn Huckabee	19 Fairmont Ave	617-285-2100	lhuckabee54@comcast.net
9.	Carol Carson	337 Allston St	617 899 7531	carolchow2@gmail.com
10.	Diane Cauble	11 Anselmo	617 515 4049	diane.cauble@gmail.com
11.	Jason Slavick	35 fairmont Ave	617 491 7407	jasonslavick7@gmail.com
12.	Tamar Schapiro	11	650-906-4476	tamschapiro@mit.edu
13.	Marcus Stern	342 Allston St	617 595-5656	mstern2@comcast.net
14.	RICK DROST	28 FAIRMONT AVE	617 460 0602	rickdrost@rickdrost.com
15.				
16.				
17.				
18.				



**Attachment E - Pictures of Community Meeting**





## **Attachment F - Summary of Community Engagement Meeting held July 27, 2016**

A Community Engagement Meeting was held at 6 pm in on July 27, 2016 in close proximity to the subject property. Due to the confidential nature of the current tenants' work at the subject properties, meeting at the parcel was not feasible. There were no known conflicting meetings.

The meeting began at 6pm. A sign-up sheet was circulated to the group.

Juan Carlos Serna then introduced the project development team, the architect, Mark Boyes-Watson of Boyes-Watson Architects, and the proposed general contractor, Bob Purdy of Purdy Construction. Juan Carlos explained that the developers are longtime Cambridgeport residents and immediate neighbors and decided to pursue this project in the hopes of creating an attractive, well landscaped architectural enhancement to the neighborhood rather than the desultory buildings currently occupying the site.

The architect, Mark Boyes-Watson of Boyes Watson Architects, then described his background as a resident of and active architect in Cambridgeport for over three decades. He described his particular interest in this site and its position as an architectural "gateway" to the neighborhood. He referenced his various projects in the Cambridgeport neighborhood, including 100 Erie Street, 139-155 Brookline Street, 10-18 Decatur Street, the recent conversion at the corner of River & Kelly, 157, 165, and 173 Pleasant Street, 431 Putnam Avenue, and 100 Pacific Street.

Mark then described the project: to demolish the two current structures and replace them with two new buildings, each with eight three-bedroom townhouse style units and substantial amounts of green front and back yards. He presented an initial site analysis addressing site opportunities and constraints, described the uses of all adjacent buildings, and the zoning of the site and adjacent properties.

Mark explained that the standard multi-family special permit for any project with more than 12 units is required for this project. He added that no relief from any aspects of the zoning ordinance were being sought.

Using an image taken from the city's assessor's database, Mark reviewed the existing site context including curb cuts, the location of the existing building and the condition and adjacency at the four streets that the site fronts. This included a run down of the basic zoning governing development at the site, including number of units, open space, setbacks and heights allowed.

Illustrations were presented indicating the proposed and adjacent buildings and surrounding features with before and after renderings.

Mark reviewed the 16 townhouses units proposed, parking configuration and massing. He covered the following design principles that have governed design work to date:

- Create three-bedroom, family oriented housing to add to the community of residents with a longer-term commitment to the neighborhood.
- Create a design that works for townhouses, even though it means not maximizing the total number of units on the site so as to allow for units with significant outdoor space more suitable for families. The current plan calls for 16 units as opposed to 21 allowed.
- As much as possible, provide parking under the buildings to minimize the visual impact of cars
- Asphalt: The current building is almost 100 percent paved. Provide green landscaping and elements such as brick pavers, cobblestone, and blue stone instead of asphalt in a generously landscaped environment.
- Streetscapes with front and back yards to create a neighborhood: The existing buildings sit right on the sidewalk on Putnam Avenue and River Street and have very little setback behind them. The goal is to provide the maximum possible front yard setback (between 10 and 15') to achieve a streetscape consistent with the rest of the Cambridgeport neighborhood, as well as green back yards for the visual enjoyment of residents and abutters.
- Privacy screening: Provide significant trees and bushes to create an an attractive and effective green filter at the property lines that abut other residences.

A discussion with meeting attendees then ensued, which we have summarized into general topics:

### **Parking**

Initial discussion centered on parking for the site, and neighbors concerns regarding the impact on street parking and traffic. Mark stated that the development plans incorporate sixteen parking spaces on site (one per unit as required by the zoning ordinance). He added that unlike other recently permitted projects, the development requires no variances or relief from the requirement to have one parking space per unit, and that typically the city does not want developments to exceed that number and thereby encourage car ownership.

Mark explained that while is difficult to predict to what extent residents of the new units will utilize street parking, many two, three, and four person households in Cambridge have zero or one car. Some neighbors agreed that many families in the neighborhood only had one car. Various viewpoints were expressed with respect to the difficulty of street parking. Mark added that the

hope, subject to city approval, is to remove the curb cut on Fairmont Avenue and thus create an additional street parking spot for the community.

Juan Carlos added that car ownership in the city as evidenced by the number of residential parking permits in the city continues to decline, falling more than 10% in Cambridge in just the last few years.

Mark indicated that where the existing commercial tenant generates a moderate amount of daily and weekend traffic (the facility is open 24/7), townhouse-style developments of this scale typically generate little traffic.

### **Architectural expression:**

There seemed to be general approval of the pitched-roof and gable-end design proposed for the building on Allston Street and Fairmont Avenue. Some concerns were expressed related to the building on Putnam Avenue: a few neighbors felt that a flat-roof architecture might be less appealing; others felt it might be useful to differentiate the two buildings by using different architectural styles. Mark promised to study this issue and share his thoughts at the next community engagement meeting.

A question was asked as to whether the renderings presented were “cast in stone.” Mark indicated that the renderings presented at the community meeting are not final, and that feedback on iterations of the design shared with the community and city would continue to be incorporated.

### **Height:**

Questions arose as to the heights of the new residences. A question was asked about how the height compared to 33 Fairmont Avenue. Mark indicated that the units would not be higher than 35 feet, which is the same height or lower than most buildings in the neighborhood. He reiterated that the team would not be seeking any variances related to the building height.

### **Inclusionary Housing:**

A question arose as to how many inclusionary (affordable) units are included in the project, and whether the rest of the units would be for sale or for rent.

Mark explained 2 units of the total of 16 units will be in the city's affordable housing program. He added that the project will be a for sale condominium. In response to a question as to where these units would be located, he stated that that will be decided later by CDD and was outside the developer's control.

### **Number of Units proposed:**

Residents expressed a mix of viewpoints on unit count. Some wondered why we were not maximizing the number of units and some advocated for fewer units. Mark mentioned city planners

are specifically calling for three-bedroom units since the housing shortage in Cambridge particularly affects families; meeting this need required fewer, larger units.

### **Project timeline:**

A question was asked about the project timeline. Mark indicated that the team expected to break ground sometime in 2017 or 2018. The contractor indicated that construction would likely take some 18 months if the buildings were constructed at the same time.

### **Construction Noise:**

A question arose regarding construction noise. The contractor indicated that the noisiest part of the construction process was framing, which would take about three months. Mark added that there was a possibility that the construction of the two buildings would occur in two phases to best accommodate the needs of the existing commercial tenants.

### **Rodent control:**

A question arose about rodents during the construction process. The contractor indicated that the city requires an extensive rodent mitigation plan be in place and executed before demolition can begin. He indicated that rodent control would continue throughout the entire construction process. He mentioned his experience across many projects in Cambridge over several decades.

### **Bicycle storage:**

A question was posed with regard to bicycle storage and racks. Mark indicated that the project would provide parking for sixteen bicycles plus additional racks for visitors on bikes. He indicated that the design team was looking at various locations to accommodate this which had not been finalized.

### **Privacy concerns:**

A neighbor immediately abutting the site on River Street asked about privacy and the location of windows. The team offered to meet with this neighbor individually to discuss options for trees and window placements to mitigate privacy concerns.

### **Shadow impacts:**

Another neighbor from the same development asked about the extent to which the proposed buildings might block light. Mark said that the architects could build a model for studying shadow lines to determine to what extent immediately abutting units would be affected by shadows. He offered to meet with specifically affected unit owners to review shadow them.

### **Change of use:**

A neighbor suggested that eliminating commercial biotech space was not in the city's interest – and not in the broader interest of scientific advancement. Mark suggested that the square footage of the

existing buildings was quite small relative to the amount of commercial biotech space construction in Cambridge; and that by contrast the amount of housing for families was quite acute.

#### **Noise and the location of HVAC units:**

Discussion ensued on the location of HVAC units and the potential noise levels. Mark indicated that the current plan was to use Mitsubishi HVAC units, which he said he has found to be remarkably quiet. He encouraged neighbors to walk past the units at the new residential units developed at the corner of River Street and Kelly Road to assess the noise level. He added that the noise levels would be substantially lower than is currently the case. He also added that the new structures would block noise from the intense traffic on River Street.

Mark indicated that the air conditioning units would be located on rooftops. Some neighbors expressed concern about rooftop locations for HVAC units. Mark promised to study locating the HVAC units away from the rooftops facing abutters of the proposed buildings, and instead placing the equipment in hidden rooftop nooks away from abutters or at grade and/or at the street side of the buildings.

#### **Trash and trash pick-up:**

A question arose regarding the location of trash bins. Mark indicated that the location of trash barrels on the site was still being determined. A few neighbors expressed concern with respect to the large number of trash barrels and recycling bins on the site and how that would work on trash pick up days with so many bins on the sidewalk, especially considering the school bus pick-up location. Mark said the design team was studying the possibility of an interior trash storage area and indicated that the design team would look at the implications of pick up and consider private collection.

#### **Hazardous materials:**

A question arose about whether the design team had done environmental testing at the site. The developers have performed environmental testing during acquisition and no significant issues were uncovered. In response to a question regarding asbestos the contractor indicated that no asbestos had been found on visual inspection but that full testing would be required prior to demolition by ISD. He also added that a number of rules and regulations would govern asbestos removal protocols in the event that any were found.

#### **Green features:**

A question arose as to what green features the units would have (a question was asked specifically with respect to photovoltaic arrays). The architect indicated that the units would be HERS-rated and would feature spray foam insulation, which he added makes for extremely efficient heating and cooling and thus reduces the carbon footprint of the housing units. The contractor indicated that he built photovoltaic arrays at 100 Pacific Street and believed that it had been economically feasible

there. Mark indicated he would study the possible incorporation of additional environmentally friendly features to the development, including photovoltaic arrays.

**Project and developer financials:**

A question was asked as to whether there would be transparency with respect to project financing so as to ensure the developers were able to follow through with the project. The reply was that for project financing by financial institutions there was a pretty thorough process. In most cases there will be a sign indicating the bank financing the project construction at the site, but that no other information is typically shared.

**Historical information marker:**

A question arose as to what would happen to the sign at the corner of Allston Street and Fairmont Avenue, which is called Francis and Mary Bracken Square. Juan Carlos indicated that the dedication sign would remain.

**Next steps and communication:**

Discussion ensued on next steps and a communication strategy. A neighbor stressed the importance of sharing any information that the development team thought would be of interest to the community. The group agreed that a "Frequently Asked Questions" document would be circulated to all who signed up on the sign-in sheet. In addition, private meetings would be scheduled with immediately affected abutters that had expressed concerns. Finally, a follow-up community engagement meeting would be held shortly. Juan Carlos asked everyone feel free to email him, call him, or stop by if they had any questions, concerns, or input.

Private discussions then ensued; separately, the architect had an impromptu discussion with immediately affected abutters. The meeting was then concluded.

End of summary



## Attachment G - Frequently Asked Questions

### Q. What is the redevelopment plan for 300 Putnam Ave and 353-363 Allston Street?

A. The owners of the land are longtime Cambridgeport residents and immediate neighbors; we decided to purchase the site and pursue this project to avoid a more massive single building with 21 units as allowed by the zoning code. We aim instead to create an attractive, beautifully landscaped architectural enhancement to the neighborhood with a smaller number of more appropriately scaled units for families. More specifically, the project proposed includes the demolition of the two current structures and replacement with two new buildings, each with eight three-bedroom townhouse style units with substantial amounts of green front and back yards.

### Q. Who are the project architects?

The project will be designed by award-winning architect Mark Boyes-Watson of Boyes Watson Architects. A resident of Cambridgeport for over three decades, Mark is particularly passionate about this site and its position as an architectural “gateway” to our neighborhood. His architectural designs can be found throughout the neighborhood, including:

- 100 Erie Street
- 139-155 Brookline Street
- 10-18 Decatur Street
- Corner of River & Kelly
- 157, 165, and 173 Pleasant Street
- 171 Hamilton and Pearl Street
- 45-47-49 Magazine Street
- 30 Jay Street
- 200-202 Erie Street
- 22-24 Fairmont Street
- 431 Putnam Avenue
- 100 Pacific Street

Please visit <http://boyeswatson.com/> for more information.

### Q. Is the proposed project intended for sale or for rent?

A. The project will be a for sale condominium.

### Q. What are the principle design elements of the proposed project?

A. The project is driven by the following design principles:

- Create **three-bedroom, family oriented housing** to add to the community of residents with a longer-term commitment to the neighborhood.

- Create a design that works for townhouses, even though it means not maximizing the total number of units on the site so as to allow for units with significant outdoor space more suitable for families. Our current plan calls for 16 units as opposed to 21 allowed.
- As much as possible, provide parking under the buildings to **minimize the visual impact of cars**
- Asphalt: The current building is almost 100 percent paved. Provide green landscaping and elements such as **brick pavers, cobblestone, and blue stone instead of asphalt** in a generously landscaped environment
- **Streetscapes with front and back yards** to create a neighborhood: The existing buildings sit right on the sidewalk on Putnam Avenue and River Street and have very little setback behind them. Our goal is to provide the maximum possible front yard setback and landscaped front yards to create a streetscape consistent with the rest of the Cambridgeport neighborhood, as well as green back yards for the visual enjoyment of residents and abutters.
- Privacy screening: Provide significant trees and bushes to create an an attractive and effective green filter at the property lines that abut other residences.

**Q. Will you be saving the current large trees on Putnam Avenue?**

Our plan is to save the large trees on Putnam Avenue and plant others, including new street trees in the sidewalk (in consultation with the city), to create a lovely streetscape along River Street, Putnam Avenue, Allston Street.

**Q. Does the project require any variances from The Board of Zoning Appeal?**

No variances requiring dispensation from the Board of Zoning Appeals are planned or required.

**Q. Does the project require any special permits from the Planning Board?**

The standard multi-family special permit for any project with more than 12 units is required. No relief from any aspects of the zoning ordinance are being sought.

**Q. What are the community benefits of the project?**

A. The community benefits of the project include:

- Activating the streetscape along Putnam and Allston Street in a manner that blends with the neighborhood
- Dramatically enhancing the “gateway” to the neighborhood, including creating an aesthetically appropriate view from River Street into Cambridgeport as you approach from the river. The project replaces a non-descript single story structure with an appropriately scaled building.
- Providing much needed family centered housing that includes inclusionary housing

**Q. How many Inclusionary (affordable) units are included in the project?**

A. 2 units of the total of 16 units will be in the cities' affordable housing program.

The developers of the project are Cambridgeport residents and are committed to the principles of inclusionary housing. This is the most significant project of this scale to be developed in this neighborhood in recent years that specifically seeks a mix of market and affordable three-bedroom, townhouse-style units for families.

During the community discussions, we heard a mix of viewpoints from residents. Some wondered why we were not maximizing the number of units and some advocated for fewer units. We understand that city planners are specifically calling for three-bedroom units since the housing shortage in Cambridge particularly affects families.

**Q. What is the project timeline?**

A. We expect to break ground sometime in 2017 or 2018. Our goal is to reach full occupancy by 2019 and 2020. We expect construction to take 15-18 months. There is a possibility that the construction of the two buildings will occur in two phases to best accommodate the needs of the existing commercial tenants.

**Q. What about parking for the site, and the impact on street parking and traffic?**

A. Unlike other recently permitted projects, we are seeking no variances or relief from the requirement to have one parking space per unit. Our development plans incorporate sixteen parking spaces on site (1 per unit).

Subject to city approvals and requirements, we also propose to close an existing curb cut on Fairmont Ave, thereby adding a street parking space for the community.

It is difficult to predict to what extent residents of the new units will utilize street parking. During research for the project, however, it was noted that the significant majority of two, three, and four person households in Cambridge have zero or one car. Car ownership in the city and indeed the number of parking permits in the city continues to decline, falling more than 10% in Cambridge in just the last few years.

Where the existing commercial tenant generates a moderate amount of daily and weekend traffic (the facility is open 24/7), townhouse-style developments of this scale typically generate little traffic.

**Q. Will you provide bicycle storage or racks?**

We will be providing parking for sixteen bicycles plus additional racks for visitors on bikes.

**Q. What are the heights of the new residences?**

A. The units will not be higher than 35 foot building height, which is the same height or lower than most buildings in the neighborhood. We are not seeking any variances related to the building height.

**Q. What about HVAC units?**

A. We intend to use Mitsubishi HVAC units, which we have found to be remarkably quiet. We encourage neighbors to walk past the units at the new residential units developed at the corner of River Street and Kelly Road to assess the noise level. Based on neighbor feedback, we will be relocating HVAC units away from the rooftops of the proposed buildings, and instead placing the equipment at grade and/or at the street side of the buildings so reduce impact on abutters.

**Q. Do the setbacks meet city requirements?**

A. The buildings are designed to meet all the setbacks required by zoning, with no special relief requested.

**Q. Will your site cast shadows on the nearby neighborhood, and what about privacy?**

The architect is currently building a model for studying shadow lines to determine to what extent immediately abutting units are affected by shadows.

The architect will meet with specific unit owners to review. We will also be meeting with specific unit owners to discuss options for trees and window placements to mitigate privacy concerns.

**Q. What are the alternatives to housing?**

A. The owners of the site could decide to leave the current biotech tenant in place and leave the existing buildings and associated HVAC equipment in place.

**Q. Are the renderings presented at the community meeting necessarily the final design? How are you incorporating feedback on the design?**

A. The renderings presented at the community meeting are not final. We have been getting feedback from neighbors on a number of design options. Those that attended our early engagement meetings and who have met with us individually have been able to see initial drafts and concepts. New iterations of the design have and will continue to be developed based on the feedback received.

At our community meeting, there seemed to be universal approval of the pitched-roof and gable-end design proposed for the building on Allston Street and Fairmont Avenue. Some concerns were expressed related to the building on Putnam Avenue: some neighbors felt that a flat-roof architecture might be less appealing; others felt it might be useful to differentiate the two buildings by using different architectural styles. The architects are studying this issue and will present their thoughts at our next community engagement meeting.

**Q. Where will trash be stored and how will it be managed?**

A. We received a lot of feedback regarding trash handling and storage. In response to the feedback, we are studying the possibility of incorporating an interior trash storage area and will strongly encourage the newly formed condo association to have a private trash hauling service so that trash barrels will not be on the sidewalk.

**Q. How will you control rodents during construction?**

A. The city requires an extensive rodent mitigation plan be in place and executed before demolition can begin. Rodent control will continue throughout the entire construction process.

**Q. How long will construction take?**

It is anticipated that the construction will take about 18 months if both buildings are constructed simultaneously.

**Q. What environmental testing has been done and what are the results? Is there asbestos on the property?**

A. Prior to the purchase of the property, the owners commissioned Phase I and II environmental testing, which concluded that there was no environmental remediation required for the soils at the property. However, an additional hazardous material assessment of the exterior and interior the existing buildings will be done prior to construction.

**Q What green features will the units have?**

A. Based on neighbor feedback, we will be revisiting our plan to incorporate certain environmentally friendly features to the development. As previously indicated, the units will be HERS-rated and will feature spray foam insulation, which makes for extremely efficient heating and cooling and thus reduces the carbon footprint of the housing units. We intend to explore the feasibility of heat recovery exchange systems for make-up air and also solar hot water and photovoltaic arrays.

**Q. The corner of Allston and Fairmont Ave is called Francis and Mary Bracken Square. Will the sign remain?**

A. Yes, the dedication sign will remain. For the benefit of interested neighbors, below is the dedication resolution:

WHEREAS: Francis and Mary Bracken were both life-long residents of the City of Cambridge and were married on February 14, 1953 at St. Paul's Church; and  
WHEREAS: They settled into their home at 346-348 Allston Street in 1955; and  
WHEREAS: In this home Francis and Mary raised their six children: Eileen, Francis, Jr., Jean, Michael, Leo and James; and  
WHEREAS: From these children they have two grandchildren: Nicole and James Bracken, who are being raised in the family home; and  
WHEREAS: Francis was a retired highway foreman for the City and Mary worked in the food service division at Harvard University; and  
WHEREAS: Frank was a life member of the Watertown Lodge of Elks #1513 (he was a member here at the Cambridge Lodge #839 until the club closed) and Mary was a past president of the Cambridge Emblem Club #108; now therefore be it  
RESOLVED: That the City Council go on record designating the corner of Allston Street and Fairmont Street as Francis and Mary Bracken Square this 9<sup>th</sup> day of June 2002, in honor of Francis and Mary Bracken; and be it further

**Q. How can I get more information and stay up to date on the progress of this project?**

A. As Cambridgeport residents we are committed to open and frequent communication with our neighbors. We are and will host additional community meetings and are available to meet with neighbors one on one. If you would like to be added to the email list please email us at [Putnam.Allston@gmail.com](mailto:Putnam.Allston@gmail.com) or call Juan Carlos at 617-500-3197. We want to hear from you as we continue to incorporate the various inputs we have received into our project proposal.