

CONCORD

Cambridge, MA

605



SPECIAL PERMIT SUBMISSION PROJECT NARRATIVE

SEPTEMBER 6 2016

605 CONCORD AVENUE (PHASE II)
CAMBRIDGE, MA

DEVELOPMENT:
ACORN HOLDINGS, LLC

ARCHITECTURE:
PIATT ASSOCIATES, INC.

LEGAL:
ADAMS & RAFFERTY

LEGAL:
HOPE LEGAL LAW OFFICE

ENVIRONMENTAL:
GEOINSIGHT

TRAFFIC:
VANASSE HANGEN BRUSTLIN

LAND SURVEY:
PFS LAND SURVEYING, INC.

CIVIL:
EBI CONSULTING

LANDSCAPE:
HAN DESIGN STUDIO

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. 6.44.1 (g) Reduced Setbacks at Building for On Grade Parking
3. 20.95.1 Increase in Floor Area
4. 20.95.34 Waiver of Yard/Setback Requirements
5. 20.95.2(5) Height Increase
6. 20.96.3 Reduction in Required Open Space
7. 10.40 General Special Permit Criteria

Applicant: Abodez Acorn Concord LLC, c/o Hope Legal Law Offices and Adams and Rafferty

Address: 579 Concord Avenue, Cambridge, MA

Telephone: 617-433-9700 **FAX:** _____

Location of Premises: 579 Concord Avenue, Cambridge, MA

Zoning District: Business A, Residence C-2B (for residential dimensional requirements only), Alewife Overlay District 5-Shopping Center, and Parkway Overlay District.

Submitted Materials:

Text:

- Special Permit Application Cover Sheet
- Ownership Certificate
- Fee Schedule
- Certification Forms for City of Cambridge Department Reviews
- Project Narrative for Special Permit Application
- Project Dimensional Forms
- Meeting Notes from Community Meetings

Drawings:

- EC-1 Vicinity Map
- EC-2 Adjacent Land Use Map
- EC-3 Aerial Photograph
- EC-4 Bird's Eye Photograph
- EC-5 Existing Conditions Photographs
- EC-6 Existing Conditions Photographs
- EC-7 Existing Site Survey
- Z-1 Zoning Diagram: Setbacks
- Z-2 Zoning Diagram: Setbacks at Parking
- Z-3 Gross Floor Area Diagrams
- Z-4 Gross Floor Area Diagrams
- Z-5 Open Space Diagram
- C-1 Civil-Overall Site Plan
- C-2 Civil-Layout and Materials Plan
- C-3 Civil-Grading, Drainage, Erosion and Sediment Control Plan
- C-4 Civil-Utility Plan
- L-1 Rendered Landscape Plan
- L-2 Landscape Key Plan
- L-3 Trees and Shrubs: Images
- A-1 Garage Floor Plan
- A-2 Ground Floor Plan
- A-3 Ground Floor Plan Concord 605
- A-3A Ground Floor Plan Concord 605 (Color)
- A-4 2nd Floor Plan-Unit Types
- A-5 3rd Floor Plan-Unit Types
- A-6 4th Floor Plan- Unit Types
- A-7 5th Floor Plan- Unit Types
- A-8 6th Floor Plan- Unit Types
- A-9 Ground Floor Lighting Plan
- A-10 2nd, 3rd and 4th Floor Lighting Plan
- A-11 5th Floor Lighting Plan
- A-12 Roof Plan
- A-13 Bicycle Parking Plans
- A-14 South Elevation
- A-15 North Elevation
- A-16 East Elevation
- A-17 West Elevation
- A-18 Elevation Detail Drawings
- A-19 Elevation Detail Drawings
- A-20 Elevation Detail Drawing
- A-21 Elevation- Signage
- A-22 Materials- Images

- A-23 Perspective- Looking from Southeast
- A-24 Perspective- Looking from Southwest
- A-25 Perspective- Views from Concord Ave. and Wheeler Streets
- A-26 Perspective- View from Concord Ave. Sidewalk
- A-27 Shadow Studies- Plans
- A-28 Shadow Studies- Perspectives

Signature of Applicant:



Phil Terzis, Acorn Holdings LLC

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: Concord/Wheeler Development Phase II Address of Site: 579 Concord Avenue Applicant: Abodez Acorn Concord LLC Planning Board Project Number: (CDD)
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Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

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 described in the attached narrative.

Project Description

Brief Narrative: Special Permits to allow construction of Phase II of a mixed-use development consisting of 49 residential units, ground floor commercial space, and at-grade and below-grade parking. The project will also include minor expansion and modification of the existing Phase I project.

Project Size:

- Total GFA: 57,679 sf (new construction)
- Non-residential uses GFA: 4,128 sf (new construction, incl. commercial parking)
- Site Area (acres and SF): .5 acres, 21,666 sf
- # of Car Parking Spaces: 68, (49 residential, 19 commercial)
- # of Bike Parking Spaces: 62

Proposed Uses:

- # of Dwelling Units: 49 (additional in Phase II)
- Other Uses: Non-residential (see articles 4.34 and 4.35)
- Open Space (% of the site and SF) 36%, 9,193 sf

Proposed Dimensions:

- Height: Range of Heights Maximum 85' (includes habitable portion of Elevator Penthouse at Roof Deck)
- FAR: 2.66

OWNERSHIP CERTIFICATE

Project Address: 579 Concord Ave., Cambridge

Application Date: Sept. 6, 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: Acorn Holdings LLC / Philip Terzis
at the following address: One Gateway Center, Newton, MA 02458
to apply for a special permit for: 605 Concord, (Concord-Wheeler Phase II)
on premises located at: 579 Concord Ave., Cambridge, MA 02138
for which the record title stands in the name of: Abodez Acorn Concord LLC
whose address is: One Gateway Center, Newton, MA 02458

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 58642 Page: 134
OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____


Prasid Jawahri, Notary Signatory
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 PRASID TANJON personally appeared before me,
on the month, day and year 08-01-16 and made oath that the above statement is true.

Notary: [Signature]
My Commission expires: _____

 **MELAKU GIZAW GETAHUN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 23, 2020

FEE SCHEDULE

Project Address: 579 Concord Ave., Cambridge

Application Date: Sept. 6, 2016

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

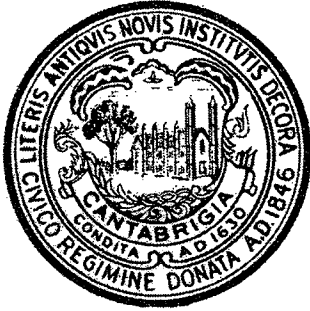
Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 57,679 × \$0.10 = \$5,767.90

Flood Plain Special Permit Enter \$1,000.00 if applicable: na

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: \$5,767.90



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office:

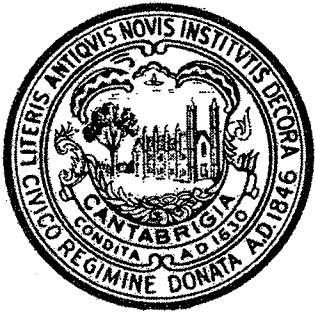
Project Address: 579 Concord Ave., Cambridge (AKA 605 Concord)

Applicant Name: Acorn Holdings LLC

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 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, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

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 DEPARTMENT OF PUBLIC WORKS

City Department/Office:

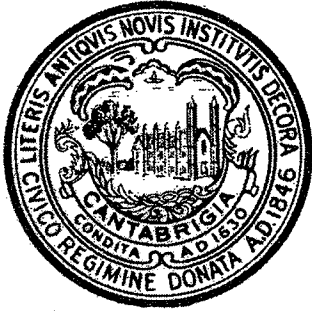
Project Address: 579 Concord Ave., Cambridge (AKA 605 Concord)

Applicant Name: Acorn Holdings LLC

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.

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 TREE ARBORIST

City Department/Office:

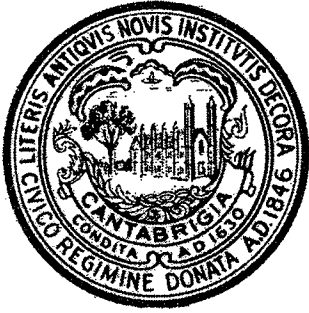
Project Address: 579 Concord Ave., Cambridge (AKA 605 Concord)

Applicant Name: Acorn Holdings LLC

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.

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 WATER DEPARTMENT

City Department/Office:

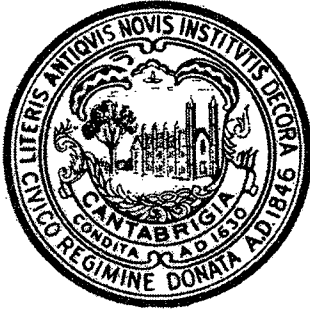
Project Address: 579 Concord Ave., Cambridge (AKA 605 Concord)

Applicant Name: Acorn Holdings LLC

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.

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: 579 Concord Ave., Cambridge (AKA 605 Concord)

Applicant Name: Acorn Holdings LLC

For the purpose of fulfilling the requirements of Section 22.20 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 Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

579 Concord Ave.

NARRATIVE FOR SPECIAL PERMIT APPLICATION

A. General Narrative

The Applicant proposes to construct 605 Concord, (also known as *Concord-Wheeler Phase II*), a mixed-use development sited on a 21,666 sf lot located at 579 Concord Avenue (the “Site”). The site is in the Alewife Overlay, Parkway Overlay and Business A zoning district. The site is currently occupied by a bank building. The Project will be adjacent to the existing 603 Concord, (also known as *Concord-Wheeler Phase I*).

The Applicant proposes to demolish the existing structures on the lot (bank building and parking lot) to construct 49 residential apartment units on 5 levels above ground floor commercial space. The residences and compatible commercial uses will be supported by a total of 68 parking spaces located both at grade and in a single-level underground parking garage, entered through the existing Phase I garage and ramp. The Project will provide a variety of unit types, including approximately 11 studios, 19 one-bedroom units, 16 two-bedroom units, and 3 three-bedroom units.

The Applicant also proposes to add new balconies and residential management offices to the existing Concord-Wheeler Phase I building, using floor area available from the Phase II site.

The project may include environmental (soil) remediation as necessary to remove existing contaminated soils. This remediation, if required, will result in a final site condition of “no significant risk” to building occupants and users, as defined by the Massachusetts Department of Environmental Protection (DEP).

Currently, the combined Phase I and II sites, (603 Concord and 579 Concord) have four vehicular access points- three on Concord Ave. and one on Wheeler Street. The proposed, completed development will close two of the Concord Ave. access points, consolidating vehicular access and improving pedestrian and bicycle safety along the street for residents and all users. The Project will additionally include new bicycle parking spaces in numbers exceeding the Ordinance requirements.

Conformance with the Concord-Alewife Plan:

The project achieves the urban design objectives of the Concord-Alewife Plan in the following ways:

- The project introduces a mix of uses, including housing.
- The project provides small-scale, neighborhood commercial space with transparent facades at ground level.
- The project provides greater density in the Shopping Center district, close to the Alewife T station.
- The building and site design help to create a vibrant, walkable environment, with brick-paved walkways, terraces and landscaped outdoor seating areas.

Special Permits Requested:

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

- The proposed new construction and additional Gross Floor Area exceeds 20,000sf requiring a Project Review Special Permit pursuant to section 19.20.
- Special Permit pursuant to Ordinance section 6.44.1 (g) of the Ordinance to allow on grade parking within 10 feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story.
- Special Permit pursuant to Ordinance section 20.95.34 to waive the North and West side yard setbacks.
- Special Permit pursuant to Ordinance section 20.95.1 to increase Floor Area Ratio to 2.0 for residential uses and 1.25 for non-residential uses.
- Special Permit pursuant to Ordinance section 20.95.2(5) to increase the maximum building residential height to 85', as measured to the top of the habitable portion of the elevator penthouse.
- Special Permit pursuant to Ordinance section 20.96.3 for the reduction in required open space.
- Special Permit pursuant to Ordinance section 10.43.

Waiver Requested:

- Reduction of the Permeable Area as of right pursuant to section 20.96.1 with certification to the Superintendent by the City Engineer that the lot and the development upon it meet the Department of Public Works standard for water quality management as further described in the section and consistent with the Alewife Area Stormwater Management Guidelines.

Zoning Requirements for Granting Requested Relief

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project. Application of each provision of the Project follows the provision 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.

The Applicant has completed a detailed analysis of the traffic impacts associated with the Project as presented in the Transportation Impact Study (the "TIS") prepared by Vanasse Hangen Brustlin Inc. and submitted with this Application under separate cover.

The TIS was prepared in accordance with the City's guidelines for TIS, complies with the scoping determination dated November 6, 2013 and was certified as complete and reliable by the Cambridge Traffic, Parking and Transportation Department on January 19, 2016.

As presented in the TIS, the vehicle trip generation projected for the project does not result in any exceedences of vehicular Planning Board Criteria. Indeed, the projected AM and PM peak hour project vehicle trips are less than the existing trips counted at the existing site driveways. The project therefore reflects a reduction in peak hour trip generation compared to the existing bank and drive-thru ATM on the site. Further, the development will eliminate one of the two existing curb cuts on Concord Avenue, and will integrate its access in part with the abutting 603 Concord Avenue project. This reduction in curb cuts will reduce conflicts to the benefit of traffic operations and turning movements on Concord Avenue. At the same time, flexibility in vehicular access for the project will be accomplished through its integration with the 603 Concord Avenue project, thereby minimizing conflicts with traffic flow on Concord Avenue and minimizing delays.

Accordingly, traffic generated and or patterns of access or egress would not cause congestion, hazard or substantial change in established neighborhood character. It should be noted that the 2 exceedences of Planning Board Criteria in the TIS relate to pre-existing deficiencies pedestrian level of service at the Fawcett Street intersection on Concord Avenue.

- 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 enhance the growth of mixed use developments with residential housing and ground floor commercial space.

This proposed use is consistent with the stated goals of the Alewife Overlay District (AOD) to introduce residential housing and commercial services enhancing the area's appeal for all persons who work, shop as well as live within the District.

The Project will also be a complimentary use to the existing adjacent uses by adding pedestrian shoppers to the Linear Retail shopping center and housing for employees

of the office complexes within the district. Additionally this development will visually enhance the streetscape along Concord Avenue adding diversity to the existing red brick structures and surface parking lots that presently dominate the streetscape.

- 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 to the detriment of the health, safety or welfare of the occupants of the Project nor the citizens of the City. The Project includes demolition of an outdated bank building and surface parking lot. It will also increase pedestrian safety by closing an existing curb cuts on Concord Avenue.

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

The Project will not impair the integrity of the district in which it is located or the adjacent Open Space district. The Project will not derogate from the intent and purpose of the Ordinance. When complete the Project will serve as a gateway to the growing residential neighborhood along the South corridor of Concord Avenue heading toward Belmont.

Additionally this Project furthers the design guidelines of the Concord-Alewife Study by breaking large open lot areas into smaller blocks and improving the transition to the existing residential housing development adjacent to the site. Also the exterior façade uses a variety of colors and materials, creating an architecturally diverse development.

Parkway Overlay District:

The purpose of the Parkway Overlay District (POD) is to create a collection of harmonious areas that enhance public safety by reducing visual confusion and encourage development which protects and promotes the use and enjoyment of public open spaces. This Project is consistent with the goals and objectives of the District because it protects the existing open space resources, brings new and diverse housing options to an area that can absorb additional heights and density, and increases pedestrian and vehicle safety by eliminating unnecessary curb cuts along Concord Avenue.

Alewife Overlay District 5 (Shopping Center District):

The Alewife Overlay District 5 (AOD-5) was created to change the existing base zoning by promoting future development that contains a mix of compatible uses, increasing opportunities for open and permeable spaces, and creating an identity for the

District that parallels other urban centers throughout Cambridge. This Project conforms to the intent and purpose of the AOD-5.

The mixed used development will provide compatible ground floor commercial space along Concord Avenue enlivening the streetscape and promoting bicycle and pedestrian access to additional shopping and dining destinations. The Project's front yard provides opportunities for street side planting of mature trees, shrubs and landscaping to transition from the Alewife Parkway thoroughfare. This new, largely transparent street-level façade will include active uses and residential entrances set back with ample green space.

The Applicant proposes to demolish the hard surface parking lot and install permeable surfaces where possible satisfying the Open Space requirements of the District. A large portion of the AOD-5 is impervious with high groundwater resulting in most rainwater running of into storm sewers without an opportunity to filter into the ground. This Project will comply with the Concord-Alewife Plan for storm water management and satisfy the Department of Public Works requirements and standards for water quality management.

The exterior design of the building provides a subdued color palette and complex geometries to break the massing of the development into visually distinct building elements. The Concord-Alewife study recommended varying the design of individual buildings creating an architecturally distinct district. The ground floor commercial space is designed to complement the residential building above while screening the limited surface parking. The limited surface parking will service the commercial space and residential uses. The majority of the parking for the residents will be hidden below grade, allowing more pedestrian-friendly uses to activate the public streetscapes of the project.

B. 20.95.1 Maximum Floor Area Ratio (FAR)

The AOD-5 permits an increase to the maximum FAR of the applicable base zoning district (Res C-2B & B-A) to 1.25 for non-residential uses and 2.0 for residential uses after issuance of a special permit from the Planning Board.

As listed in the dimensional form submitted with this application, the Project proposes a residential FAR of 2.0 and a non-residential FAR of 1.25 by grant of the requested special permit.

C. 20.95.2(5) Maximum Permitted Height.

The AOD-5 permits an increase of the maximum height to 55' for all uses. Additionally section 20.95.2(5) permits heights of 85' for residential uses provided the building floor plate above 55' is limited to 10,000 square feet or less and those portions of buildings above 55 feet are separated by at least 50' after issuance of a special permit from the Planning Board.

The Project satisfies the requirements of the preceding paragraph and proposes a maximum residential height of 85' and non-residential height that does not exceed the allowed height of the base zoning district (B-A).

D. 20.95.34 Waiver of Yard Requirements

The AOD permits a waiver of the side yard setback requirements of the applicable base or Overlay districts (Res C-2B, B-A & Parkway Overlay District) and a reduction of the front yard setback to 15' after issuance of a special permit from the Planning Board.

The Project requires the aforementioned side yard setback relief on the West and North property line both above and below grade as required by section 5.31 footnote (k).

E. 20.96.1 Reduction of Permeable Space Area Requirement

The AOD-5 requires that each lot provide the requisite amount of open and permeable space consistent with its goals of storm water management and retention listed in the Concord-Alewife Study. As shown on the utility plan provided with the application materials the site will have an improved storm water drainage system connecting to existing storm drain and increased permeable area.

The AOD-5 permits the permeable area and open space requirement to be reduced as of right with the certification of the Superintendent by the City Engineer that the lot and the development upon it meet the City of Cambridge Department of Public Works (DPW) standard for water quality management and the retention/detention of the difference between the 2 year 24-hour pre-construction runoff hydrograph and the post-construction 25-year 24 hour runoff hydrograph as outlined in the Concord-Alewife Area Stormwater Management Guidelines and upon a finding by the Planning Board that such reduction advances the relevant purposes of this section.

The Projects implements stormwater Best Management Practices and other measures to minimize runoff and improve water quality. The stormwater management features for the site will include catch basins with hoods, a subsurface detention system, a rooftop detention system and water quality structures (e.g. hydrodynamic separators), that will provide stormwater treatment and storage. In addition to the introduction of water quality and quantity controls, there will be a reduction in pavement area and an increase of landscaping area provided throughout the Project Site.

The proposed stormwater management system will follow the City of Cambridge DPW Concord – Alewife Stormwater Management Guidelines and Massachusetts Department of Environmental Protection (DEP) Storm water Standards. Through the reduction of impervious surfaces, and the use of on-site stormwater detention, the peak post-construction stormwater discharge from the 25-year, 24-hour storm event will be less than the 2-year, 24-hour pre-construction peak stormwater discharge, as required.

The Project will provide a substantial improvement in stormwater management conditions on site, increasing permeable areas as well as improving the quality and reducing the quantity of stormwater introduced in the Municipal systems.

F. 20.96.3 Reduction in Open Space Area Requirement

The AOD permits a reduction of open space area if the urban design and stormwater management objectives as set forth in the Concord-Alewife Plan continue to be met. The stormwater management strategies are outlined above. As previously noted, the project achieves the urban design objectives of the Concord-Alewife Plan in the following ways:

- 1. The project introduces a mix of uses, including housing.*
- 2. The project provides small-scale, neighborhood commercial space with transparent facades at ground level.*
- 3. The project provides greater density in the Shopping Center district, close to the Alewife T station.*
- 4. The building and site design help to create a vibrant, walkable environment, with brick-paved walkways, terraces and landscaped outdoor seating areas.*

G. 6.441 (g) Reduction of Parking Setback at Building

Zoning article 6.441(a) requires a 10' setback between parking spaces and building walls containing windows on the first floor. Zoning article 6.441 (g) permits a reduction of this setback of after issuance of a special permit from the Zoning Board of Appeals, (or the Planning Board under Article 10.45). This reduction in setback allows for a more efficient parking area and will not cause hazard, congestion or nuisance.

H. 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 TIS for the project was certified as complete and reliable by the Cambridge Traffic, Parking and Transportation Department on January 19, 2016. As presented in the TIS, the vehicle trip generation projected for the project does not result in any exceedences of vehicular Planning Board Criteria. Increases in delay at study area intersections due to the project are relatively limited, and result in no degradations in vehicle level of service. Indeed, the projected AM and PM peak hour project vehicle trips are less than the trips counted at the existing site driveways when the previous bank and drive-thru ATM were operational on the site. The project therefore reflects a reduction in peak hour trip generation compared to the previous use of the site. In this regard, the TIS analysis is very conservative (worst case) in terms of analyzing potential traffic

impacts as it does not include any deduction for existing site trips that have already been eliminated.

Accordingly, the project will have no substantial adverse impact on city traffic within the Study area as analyzed in the required traffic 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.

I. 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 side abutter is a recently built residential condominium community creating some of the first housing in the mostly commercial portion of the AOD. The proposed mixed use Project is compatible with the developing residential character of the area and creates the appropriate transition from the Alewife Brook Parkway to the South Concord Avenue corridor. Additionally the Project orients the commercial activity facing the public way on Concord Avenue and provides screening with landscaping and trees along the property line separating the two parcels.

To mitigate any excess impact of the ground floor commercial space on the residential abutter special consideration was given to avoid excess light spillage for the surface parking along the property line. Also the mechanicals required for the commercial space will be designed to satisfy Cambridge's Noise Control Ordinance (Chapter 8.16).

- 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 Project was designed to create a commercial and residential streetscape along the Concord Avenue corridor of the AOD-5. As stated previously the Project will have ground floor commercial space setback at least 25ft along Concord Avenue lined with green open space and mature trees. There will be bicycle parking near the main building entrances on Concord Avenue and concealed surface parking for automobiles along the Northern side of the property. There will be additional covered bicycle parking spaces at the rear building entry.

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.

This Project was designed to fully conform to the design guidelines of the Concord-Alewife Plan orienting the commercial space towards Concord Avenue and providing landscaped setbacks adjacent to the existing side residential abutters.

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.

There are no neighboring historic buildings that are preferably preserved on or adjacent to the site.

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 are accommodated in the building, the more active uses are encouraged facing public street, parks and pathways.

The ground floor will contain commercial and common residential uses permitted by section 4.34 and 4.35 of the Ordinance. These uses will be oriented towards public streets and away from existing residences. The Project will feature exterior and interior bicycle storage with the number of spaces exceeding the Ordinance requirement for bicycle parking.

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 ground floor will contain commercial and common residential uses permitted by section 4.34 and 4.35 of the Ordinance within the District that are compatible with the neighboring residential environment.

(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.

The limited surface parking is shielded from the public view by appropriate screening and positioning to the sides of the property. The majority of the parking is below grade or covered. The Project will include dense landscaped screening for the surface parking spaces at the West and North portions of the lot.

(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.

The architectural treatment of the ground floor facing Concord Avenue will be over 50% glazed.

(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 building has been sited to encourage pedestrian access by providing both ADA accessible access to the commercial and residential components of the project, as well as providing unobstructed pedestrian access along the majority of the commercial frontage on Concord Ave. By creating a more cohesive frontage with surface treatments that define pedestrian paths along Concord Avenue, pedestrians will be discouraged from travelling through the lot. There is an existing bus stop on Concord Avenue proximate to the site, as well as a signalized crosswalk. The site is within walking distance to the Alewife MBTA stop.

(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.

Pedestrians and bicyclists can access the site safely on ADA-compliant street crossings and sidewalks along the streets and within the site. Secured, covered bicycle parking is provided on the first floor and in the basement parking areas. Ramps to bicycle parking are sloped gently to allow safe, easy access. An ADA-compliant elevator sized for bicycles will connect all bicycle parking areas.

(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. In fact the Project significantly improves the appearance of the Site by demolishing the existing building and surface parking lot. The required mechanicals for the commercial spaces and residences will be incorporated and/or shielded from the public view. Rooftop mechanical equipment above the sixth floor will be set back from the roof edge so that it is shielded from the public view. Mechanical equipment on the roof of the ground floor commercial will be screened by a combination of walls, louvers and metal screening.

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.

The trash/recycling storage and handling for the Project is contained within the building to avoid noise, odor and visual impacts to the extent possible. The at-grade trash storage building at the rear of the site will protect abutters from the sight and smell of trash. In compliance with the Ordinance, no refuse storage areas are located in the front yard setbacks.

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

The project is a mixed use development that will have limited commercial space. The Floor Area of the commercial is below the 10,000 sf threshold and the proposed land use categories in Section 4.34 and 4.35 do not require a loading Dock (see Section 6.36.5 & 6.83).

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

The Projects implements stormwater Best Management Practices and other measures to minimize runoff and improve water quality. The stormwater management features for the site will include catch basins with hoods, a subsurface detention system, a rooftop detention system and water quality structures (e.g. hydrodynamic separators), that will provide stormwater treatment and storage. In addition to the introduction of water quality and quantity controls, there will be a reduction in pavement area and an increase of landscaping area provided throughout the Project Site.

The proposed stormwater management system will follow the City of Cambridge Department of Public Works Proposed Concord – Alewife Stormwater Management Guidelines and Massachusetts Department of Environmental Protection (DEP) Storm

water Standards. Per the Concord-Alewife Area Storm water Management Guidelines, the Cambridge Department of Public Works (DPW) requires development/redevelopment projects to provide on-site detention storage for the difference between the 2-year, 24-hour pre-construction runoff hydrograph and the post construction 25-year, 24-hour runoff hydrograph, which will be attained on-site.

The Project will provide a substantial improvement in stormwater management conditions on site, increasing permeable areas as well as improving the quality and reducing the quantity of stormwater introduced in the Municipal systems.

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 permeable surfaces and natural landscape features and grading. Green Area Open Space is provided along the Project frontage along Concord Avenue.

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 building is sited adjacent to the Fresh Pond Park along Concord Avenue and a residential abutter to the rear. The location of the building casts minimal shadows on the rear residential abutters.

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.

The proposed site has been graded to match the existing grades at the curb lines along Concord Avenue, maintaining a pedestrian path along the public way without the use of structural retaining walls. The project has also been designed to match the grade along the existing property line to the north and west.

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

The Project is designed to be congruous with the side residential abutter by implementing dense plantings of shrubs and trees along the side property line, maintaining appropriate setbacks adjacent to residential uses, and limiting light spillage along the sensitive edges of the property.

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 designed to shield lamps from view and minimize light pollution. Pedestrian lighting along the front and side yard areas and parking areas 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 only a few trees along the west side of the site. The new tree species being proposed are consistent with Ordinance requirements. The Applicant has submitted a Tree Study and proposed landscape plans to the City Arborist for review and approval.

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

Public infrastructure improvements include a Sewer Holdback Tank for the building which will be remotely controlled by the City Sewer Department in the event of significant storms in order to mitigate combined sewer overflow conditions currently affecting the system.

The Project will provide a Sewer Holdback Tank as well as associated sewer infrastructure that will direct sanitary flows into the existing 8" sewer line located within Concord Avenue. The connection will be made to an existing 8" sewer service, as to not require street opening in Concord Avenue. The Cambridge DPW has confirmed that this connection will be acceptable for the project sewer discharge. The building will provide a sanitary sewer service that collects flows from the underground garage floor drains. All flows from the underground garage will be directed through an oil/water separator installed as part of the first Phase of the Concord-Wheeler development. Any restaurant sewer discharge will be directed through a grease trap.

Water Service Infrastructure

The “Concord Avenue Waterline and Roadway Reconstruction” Project was completed by the City of Cambridge in 2012, which involved the improvements to the existing water infrastructure in Concord Avenue, providing increased capacity and pressures for the area.

The proposed domestic and fire water services connect to the City of Cambridge municipal system at the 12” water main in Wheeler Street which were constructed as part of Phase 1 of this project. As part of the a comprehensive design approach to the development of the subject parcels, the water services installed as part of the Concord-Wheeler Phase 1 project for both fire and domestic were sized to provide the demand required by potential development on the Phase 2 parcel as well. The proposed domestic water demand for the Phase 2 development is approximately 12,200 gallons per day (gpd), and the full-build domestic water demand, including both phases of the development, is approximately 23,200 gpd. The fire flow requirement for the Phase 2 development as well as the overall full-build development is 700 gallons per minute (gpm), which is driven by the subsurface parking fire flow requirement.

Per discussions with the Cambridge Water Department during the development of the Phase 1 project, the 12” water main in Wheeler Street will have sufficient capacity for the Project's service connections for both fire and domestic service. Additionally, new gate valves we installed on the 12" main in Wheeler Street to allow for proper isolation of the domestic and fire services for the Concord-Wheeler Development. The gate valves are located approximately 25-feet to the south, and 75-feet to the north of the domestic and fires services installed as part of the Phase 1 Development. Domestic service is provided via a single 6” water service connection in Wheeler Street constructed as part of the Phase 1 construction. The domestic water service for the Phase 2 building will be sub-metered for commercial tenants in the utility room contained in the Phase 1 parking garage and will be routed within the below-grade parking garage to the Phase 2 Building.

The fire service is provided via a single 8” service connection in Wheeler Street constructed as part of the Phase 1 construction. The fire service for the Phase 2 building will connect to the existing fire protection system in the below-grade parking garage constructed as part of the Phase 1 development, and will be fed into the Phase 2 development through the below-grade parking garage.

Flow tests conducted in September 2011, after the Concord Avenue water main work was completed, indicate sufficient system supply for the Project without needs for alternative supply enhancement measures for fire protection and domestic services. Based on these tests, a fire pump system and a domestic water booster pump system will not be installed to supplement the buildings systems. Prior to application for Building Permit, additional fire flow testing will be performed to confirm adequate pressure and flow are available.

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 Gold, Energy Star and IECC 2009 requirements. Please see an overview of the Project's LEED compliance in the LEED Checklist and Narrative submitted to the Community Development Department.

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 commercial 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.

The Project will provide publically accessible daytime commercial space on the Ground Floor consistent Concord-Alewife plan recommendations and Urban Design objective of Section 19.30.

d) Historic structures and environments are preserved.

N/A to the Project

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.

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 adding 49 residential dwelling units to the housing inventory of the City. A range of unit types will be provided, including approximately 11 studios, 19 one-bedroom units, 16 two-bedroom units, and 3 three-bedroom units. The Project will include affordable (inclusionary) units in compliance with the Ordinance.

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 expands open space amenities in the City by increasing the available open space at the site from 12% to 33%. Additionally the project improves the pedestrian streetscape by the addition of extensive street tree plantings and landscaping. The roof deck and balconies will also provide outdoor areas for residents.

IV. CONCLUSION

As described above, the Project is appropriate for the site and surroundings providing additional housing and ground floor commercial space. The Project will further the goals of the Concord-Alewife Study by creating a transition into the developing residential neighborhood, increasing opportunities for pedestrian and bicycle access, and decreasing hard surface areas benefiting stormwater management. 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 and Waivers.

DIMENSIONAL FORM

Project Address: 603-605 Concord Avenue

Application Date: Sept. 6, 2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	50700	5000	50700	
Lot Width (ft)	240	50	240	
Total Gross Floor Area (sq ft)	66354	131820	121868	
Residential Base	44319	101400	85512	
Non-Residential Base	8738	63375	10702	
Inclusionary Housing Bonus	13296	30420	25654	
Total Floor Area Ratio	1.31	2.60	2.40	
Residential Base	.87	2.00	1.69	
Non-Residential Base	.17	1.25	0.21	
Inclusionary Housing Bonus	.26	0.60	0.51	
Total Dwelling Units	61	110	110	
Base Units	47	84	84	
Inclusionary Bonus Units	14	26	26	
Base Lot Area / Unit (sq ft)	1056	600	603	
Total Lot Area / Unit (sq ft)	831	460	460	
Building Height(s) (ft)	85	85	85	
Front Yard Setback (ft)	25/10.33	15/10.33	25/10.33	
Side Yard Setback (west) (ft)	33.8	15.0	15.0	
Side Yard Setback (north)(ft)	12.21	6.5/ 15.0	12.21/ 23.5	
Rear Yard Setback (ft)	na	na	na	
Open Space (% of Lot Area)	31	15	33	
Private Open Space	2521	4109	4109	
Permeable Open Space	4841	8877	8877	
Other Open Space (Specify)	4352	8252	8252	
Off-Street Parking Spaces	104	135	145	
Long-Term Bicycle Parking	65	115	119	
Short-Term Bicycle Parking	12	20	20	
Loading Bays	none	none	none	

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

Notes to Dimensional Form

603-605 Concord Avenue

1. Lot area includes area of both 603 and 605 Concord Avenue
2. Lot width is combined width of both lots relative to Concord Avenue and perpendicular to Wheeler St.
3. Existing Total GFA includes existing 6 story building at 603 Concord Avenue (64189 sf) and existing one-story vacant bank building at 605 Concord Avenue (2165 sf) which is to be demolished.
4. Proposed Total GFA includes existing 6 story building at 603 Concord Avenue (64189 sf), new balconies and building management office to be added to 603 Concord (2550 sf) and new 6 story building to be constructed at 605 Concord Avenue (54274 sf).
5. Total dwelling units includes 61 existing units at 603 Concord Avenue and 49 units to be constructed at 605 Concord Avenue.
6. Building height is to top of elevator and stair penthouse. Proposed and existing building to remain conform to setback and step-back dimensional requirements of Parkway Overlay District and Alewife Overlay District – 5.
7. Front yard setback indicated as 25 feet is on Concord Avenue (Parkway) side; setback indicated as 10.33 feet is front yard facing Wheeler street and is existing and allowed in special permit for 603 Concord.
8. Existing side yard setback of 33.8 feet is on west side of 605 Concord and is measured from existing bank building which is to be demolished.
9. Proposed side yard setback on west side of 15 feet may be allowed by special permit.
10. Existing and proposed side yard setback (relative to Wheeler Street) on north side of 12.21 feet is existing dimension to one story egress stair (12 feet long parallel to property line x 18 feet x 12 feet high) included in plans approved by special permit for construction of 603 Concord Avenue. With construction of 605 Concord Avenue that structure will be expanded 12 feet to the west and parallel to the property line to include a mechanical lift for trash from the garage level, and space for temporary storage of non-residential trash. The existing 6 story building at 605 Concord Avenue is set back from the property line 25.5 feet, and the proposed 6 story building at 605 Concord will be set back 23.5 feet. The one story building exceeds the setback requirement by formula of 6.5 feet. The 6 story buildings' setbacks exceed 15 feet that may be allowed by special permit.
11. The site is a corner lot at Concord Avenue and Wheeler Street and so there is no rear yard.
12. Private Open Space indicated as required on form and as shown on open space diagram may be approved by special permit.
13. Permeable Open Space indicated as required on form and as shown on open space diagram may be approved by special permit.
14. Other Open Space (Publicly Beneficial) indicated as required on form and as shown on open space diagram may be approved by special permit.

DIMENSIONAL FORM - 603-605 CONCORD PHASE I-PHASE II Compared

6-Sep-16

ZONING DISTRICTS: BA,C-2B(appl. to res portion project only), POD, AOD-5 (SHOPPING CENTER)

PHASE	Proposed PH II	Existing PH I	TOTAL PH I + PH II
ADDRESS	605 Concord Ave.	603 Concord Ave.	603-605 Concord Ave.
Use	commercial/residential	commercial/residential	commercial/residential
Lot Area(sf)	21,666	29,034	50,700
Lot Width (ft)	116	124	240
Total Gross Floor Area (sf)	57679	64189	121868
Residential Base (sf)	41193	44319	85512
Non-residential Base (sf)	4128	6574	10702
Inclusionary Housing Bonus	12358	13296	25654
Total FAR	2.66	2.21	2.40
Residential Base FAR	1.90	1.53	1.69
Non-residential FAR	0.19	0.23	0.21
Inclusionary Housing FAR	0.57	0.46	0.51
Total Dwelling Units	49	61	110
Base Units	37	47	84
Inclusionary Housing Bonus	12	14	26
Base DUs- Lot Area/Unit (sf)	602	618	604
Total DUs- Lot Area/Unit(sf)	442	476	461
Building Height (ft)	85ft	85ft	85ft
Front Yard Setback Concord(ft)	25ft	25ft	25ft
Front Yard Setback Wheeler (ft)	na	10ft	10ft
Side Yard Setback West(ft)	15ft	10ft	15 ft
Side Yard Setback North(ft)	12.21/23.5	12.21/25.5	12.21/23.5
Rear Yard Setback(ft)	NA	NA	NA
Dist.Between Bldgs.(ft)	36'-10"	36'-10"	36'-10"
Dist.Between Bldgs.+ 55'	50'-1"	50'-1"	50'1"
Open Space (%Lot Area)	36%	31%	33%
Private Open Space	7.3% (1588sf)	8.6%(2521sf)	8.1%(4109sf)
Other Open Space	29.3%(6348sf)	22.9%(6672sf)	25.6%(13021sf)
Off-street parking spaces	68	77	145
Long Term Bike pkg Residential	54	65	119
Short Term Bike pkg Residential	5	6	11
Long Term Bike pkg Non-Res	.5 combined w/short term non-res per 6107.5	1 combined w/ short term non-res per 6107.5	1.5 combined w/ short term non-res per 6107.5
Short Term Bike pkg Non-Res	3	6	9
Tandem Bike spaces	6	10	16
Loading Bays	none	none	none

NOTE: Total Gross Floor Area of Proposed Phase II (605 Concord) includes 27 new balconies and 811 square feet of interior space added to Phase I (603 concord)

DIMENSIONAL FORM - 603 CONCORD PHASE I

6-Sep-16

ZONING DISTRICTS: BA,C-2B(appl. to res portion project only), POD, AOD-5 (SHOPPING CENTER)

PHASE	Existing PH I	Proposed PH I
ADDRESS	603 Concord Ave.	603 Concord Ave.
Use	commercial/residential	commercial/residential
Lot Area(sf)	29,034	29,034
Lot Width (ft)	124	124
Total Gross Floor Area (sf)	64189	66554
Residential Base (sf)	44319	46684
Non-residential Base (sf)	6574	6574
Inclusionary Housing Bonus	13296	13296
Total FAR	2.21	2.29
Residential Base FAR	1.53	1.61
Non-residential FAR	0.23	0.23
Inclusionary Housing FAR	0.46	0.46
Total Dwelling Units	61	61
Base Units	47	47
Inclusionary Housing Bonus	14	14
Base DUs- Lot Area/Unit (sf)	618	618
Total DUs- Lot Area/Unit(sf)	476	476
Building Height (ft)	73	73
Front Yard Setback Concord(ft)	25ft	25ft
Front Yard Setback Wheeler (ft)	10' Commercial Residential 64.6'	10' Commercial Residential 64.6'
Side Yard Setback West(ft)	19.23	19.23
Side Yard Setback North(ft)	12.21' Garage Stair Structure 25.5' Res	12.21' Garage Stair Structure 25.5' Res
Rear Yard Setback(ft)	NA	NA
Dist. Between Bldgs.(ft)	NA	36'-10"
Dist. Between Bldgs.+ 55'	NA	50'1"
Open Space (%Lot Area)	31%	31%
Private Open Space	2521	2521
Other Open Space	6672	6672
Off-street parking spaces	77	77
Long Term Bike parking	65	65
Short Term Bike parking	12	12
Loading Bays	none	none

NOTE: Proposed Total Gross Floor Area and Residential Base includes 27 new balconies and 811sf management office

DIMENSIONAL FORM - 605 CONCORD PHASE II

6-Sep-16

ZONING DISTRICTS: BA,C-2B(appl. to res portion project only), POD, AOD-5 (SHOPPING CENTER)

PHASE	Existing PH II	Proposed PH II
ADDRESS	605 Concord Ave.	605 Concord Ave.
Use	commercial/residential	commercial/residential
Lot Area(sf)	21,666	21,666
Lot Width (ft)	116	116
Total Gross Floor Area (sf)	2165	55314
Residential Base (sf)	0	38828
Non-residential Base (sf)	2165	4128
Inclusionary Housing Bonus	0	12358
Total FAR	0.10	2.55
Residential Base FAR	0.00	1.79
Non-residential FAR	0.10	0.19
Inclusionary Housing FAR	0.00	0.57
Total Dwelling Units	0	49
Base Units	0	37
Inclusionary Housing Bonus	0	12
Base DUs- Lot Area/Unit (sf)	NA	586
Total DUs- Lot Area/Unit(sf)	NA	442
Building Height (ft)	73	73
Front Yard Setback Concord(ft)	50	25
Front Yard Setback Wheeler (ft)	NA	NA
Side Yard Setback West(ft)	33.8'	15'
Side Yard Setback North(ft)	90'	12.21' Trash Storage 25.5' Residential Structure
Rear Yard Setback(ft)	NA	NA
Dist.Between Bldgs.(ft)	NA	36'-10"
Dist.Between Bldgs.+ 55'	NA	50'1"
Open Space (%Lot Area)	0%	36%
Private Open Space	0	1588
Other Open Space	0	6348
Off-street parking spaces	21	68
Long Term Bike parking	0	54
Short Term Bike parking	0	8
Loading Bays	none	none

579 Concord Ave.
Appendix A: Meeting Notes from Community Meetings



February 17, 2016

Project Meeting Minutes

Meeting: Fresh Pond Residents' Alliance Design Review, February 4, 2016

Project: 605 Concord Ave., Cambridge, MA

Attendees: Jan Devereaux, Fresh Pond Residents' Alliance
Doug Brown, Fresh Pond Residents' Alliance
Jay Yesselman, Fresh Pond Residents' Alliance
Jim Piatt, Piatt Associates Architects
Phil Terzis, Acorn Holdings

Presentation Summary:

The latest design for 605 Concord Ave. was presented to the group, showing proposed changes since the last FPRA review. The same presentation was previously presented to the Cambridge Community Development Department on January 28, 2016. The design changes included:

- Relocation of the existing 603 Concord Ave. driveway onto the 605 Concord Ave. site, and relocation of the associated curb cut on Concord Ave. to the west, away from the existing traffic rotary.
- Removal of the second driveway at the west edge of the site, and elimination of the second curb cut on Concord Ave.
- Relocation of surface parking spaces, trash storage and landscaping.
- Revisions to building materials and details.

Review Comments:

Following is a summary of comments from reviewers:

- Ideal retail tenants for the new building would be “daily use” tenants, like a local bakery or casual restaurant, to attract foot traffic and enliven the ground floor. It is unfortunate that the legal appeal from Linear Retail affected the retail leasing of 603 Concord and precluded more active tenants in that building.
- Consider the openings from the retail space onto the terrace- these should not be an afterthought. The location and size of the openings may depend on the tenant and use.
- The masonry wall in the current scheme seems to block the view of the retail entrance; it should not be obscured from the drop-off area or the approach from the rotary.
- Consider having access to the restaurant directly from the housing lobby, (if a restaurant tenant is found), similar to a hotel restaurant.
- ZipCars located in residential parking spaces may be allowed by the City of Cambridge due to new changes in Zoning regulations.
- Provide electric car charging if possible.
- The site has been improved by reducing the vehicular circulation and curb cuts, but there should still be more greenery and less paved area if possible.
- Provide outdoor seating areas, (fixed benches, tables and moveable chairs) for residents and retail patrons.



- Maintain transparency and variation of the facade at the ground floor. Avoid large expanses of undifferentiated blank walls on the ground floor.
- Upper floor façades could use more variety as well, especially the east façade facing the rotary, and the west façade facing the office building. Blank walls should be broken up with balconies, windows or other architectural treatments.
- The building colors should be studied further- perhaps the dark green is too dark, the white too white. Consider the context, including the brick office building next door, when choosing colors.
- Infilling the parking areas at the first floor of the existing building at 603 Concord is a positive change which will eliminate deep recesses in the façade between the buildings.
- Provide a physical model for presentation to the Planning Board.

The above represents our understanding of the discussion during the meeting. Please report any discrepancies or misunderstandings by email to pterzis@acornh.com, or by calling (617) 433-9700 x 202.

Submitted by,

A handwritten signature in black ink, appearing to read 'Phil Terzis', with a long, sweeping horizontal line extending to the right.

Phil Terzis
VP of Project Planning
Acorn Holdings, LLC

Cc: Attendees



June 10, 2016

605 Concord Project Meeting Minutes

Meeting: Fresh Pond Residents' Alliance Design Review, June 7, 2016

Project: 605 Concord Ave., Cambridge, MA

Attendees: FPRA Members, (Refer to Sign-In Sheet Attached)
Jim Piatt, Piatt Associates Architects
Phil Terzis, Acorn Holdings

Presentation Summary:

The latest design for 605 Concord Ave. was presented to the Fresh Pond Residents' Alliance, showing proposed changes since the last FPRA review. Refer to the attached presentation drawings.

Review:

Following is a summary of discussion topics:

Zoning:

Acorn and Piatt Associates gave an overview of the Alewife Plan and Overlay Districts. The project is located in the AOD-5 Shopping Center District. The stated Zoning goals of the District are to:

- Encourage new residential development.
- Encourage a mix of retail, including destination and neighborhood tenants.
- Support development of structured parking.
- Incentivize future development to be responsive to storm water, open space, and transportation objectives.

Traffic:

- Most attendees expressed concern about the excessive traffic in the area, and how the project may contribute to an already adverse situation. Some members felt that the Cambridge City Planners and the Planning Board approve individual projects with incremental traffic impacts, without consideration of the cumulative effect of these impacts.
- Most members agreed that there needs to be a more comprehensive, City-wide and even regional plan to mitigate traffic in the area.

Parking:

- Residents questioned whether the addition of more parking would in turn generate more traffic, and whether reduced parking would serve to reduce traffic impacts. Acorn reviewed the parking counts, and noted that Zoning requires 1 space per dwelling unit for residential use, and that the commercial parking will be reduced from 21 existing spaces at the Bank of America, to 19 spaces for the future retail use.

Tax Revenues:

- One FPRA member requested that Acorn furnish information about the property taxes that might be generated from the finished project. Refer to the attached property assessment of Phase I, (note that Phase I is 61 units, the proposed Phase II will be 49 units). The same member asked how many children in Phase I attend Cambridge public schools; Acorn estimated that there are 3 children attending public school.

Site Planning:

- The layout of the site was reviewed, including vehicular movements, truck loading/unloading, and pedestrian movements.
- There was discussion about the possibility of moving the existing signalized crosswalk closer to the new driveway, (an idea previously reviewed with Planning Staff). Most attendees seemed to agree that relocating the crosswalk away from the park entrance might make pedestrian movements around the rotary more difficult and potentially more dangerous.



- One member felt that the amount of open space, which, while meeting Zoning requirements, wasn't enough for residents' recreation. Other members felt that having a park across the street satisfied the need for open space.

Uses:

- Most attendees felt that a sit-down restaurant would be a favorable retail use, and that there would be a demand for this with all of the new residential units in the area.
- Some attendees were very concerned that most of the new residential development in Cambridge is too expensive for many to afford, and that more "luxury" units are not what is needed in Cambridge. Some attendees requested that Acorn consider offering more Inclusionary units beyond what is required by Zoning.

The above represents our understanding of the discussion during the meeting. Please report any discrepancies or misunderstandings by email to pterzis@acornh.com, or by calling (617) 433-9700 x 202.

Submitted by,

A handwritten signature in black ink, appearing to read 'Phil Terzis', with a long horizontal flourish extending to the right.

Phil Terzis
VP of Project Planning
Acorn Holdings, LLC

Cc: Attendees

June 7, 2016

FRESH POND RESIDENTS' ALLIANCE: 605 CONCORD DESIGN REVIEW

SIGN-IN SHEET

NAME	PHONE NUMBER	EMAIL ADDRESS
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Kent Johnson		Kent3737@gmail.com
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Vu, Hong		
Hunter Aldrich		
ORIANA VAN DAELE	(Wheeler residents)	ORIANA.VANDAELE@gmail.com
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Arthur Strand	9	
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Doug Brown	617-699-1326	douglas_p_brown@yahoo.com



July 25, 2016

Project Meeting Notes

Meeting: 605 Concord Neighborhood Design Review, July 14, 2014

Project: 605 Concord Ave., Cambridge, MA

Attendees: Neighbors and Abutters, (Refer to Attached List)
Jim Rafferty, Rafferty and Adams
Jim Piatt, Piatt Associates Architects
Phil Terzis, Acorn Holdings

Presentation Summary:

The latest design for the 605 Concord Ave. project was presented to the group. The same presentation was previously presented to the Fresh Pond Residents' Alliance on June 7, 2016.

The Acorn team first gave an overview of the Alewife Overlay District Plan, and the City of Cambridge's stated goals to increase the housing supply in Cambridge, and reduce the traffic impact of development by encouraging a mix of uses in a walkable environment. The Acorn team then presented the project layout and design, and how it relates to the surrounding context.

Summary of the Neighbors' Comments:

- Traffic: Many residents felt that the existing traffic in the area is a problem, and that more housing will only cause traffic to get worse. Some residents were concerned that the Planning Board approves individual projects without considering the collective impact of all projects on the traffic situation. There was further discussion about parking requirements, and some felt that a reduction in parking spaces might help reduce the project's impact on traffic.



- Project Scale: Some residents expressed concern that the scale of many of the new apartment buildings in the area does not fit in with the surrounding neighborhood context, and that these new projects don't foster a sense of community in the neighborhood. A few participants felt that residents in these new apartment projects are "outsiders" who are "different" and don't fit in or contribute anything to the neighborhood.
- Open Space: Some residents questioned the amount of outdoor space for building residents, others noted that Fresh Pond Reservation provides plenty of recreation space.
- Setbacks: Abutters were concerned about the side yard setbacks on the north side, (which have been designed to be similar to the existing setback at neighboring 603 Concord). There was discussion about the process by which the Planning Board reviews Alewife Overlay District projects with regard to setback approvals.
- Housing Affordability: Some residents expressed concern that housing prices are too high in Cambridge, and that new projects are luxury apartments which don't encourage families to stay in Cambridge. Some participants felt that there should be more 3-bedroom units to attract families.
- Flooding: Residents expressed concern about flooding in the area, (the proposed project is not in a flood zone).

The above represents our understanding of the discussion during the meeting. Please report any discrepancies or misunderstandings by email to pterzis@acornh.com, or by calling (617) 433-9700 x 202.

Submitted by,

A handwritten signature in black ink, appearing to read 'Phil Terzis', with a long horizontal flourish extending to the right.

Phil Terzis
VP of Project Planning
Acorn Holdings, LLC

July 14, 2016

605 CONCORD MEETING 6

NAME	PHONE	EMAIL
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Shanthini Jeyarath	919-539-7432	Shanthini@gnm.com
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NANCY JORDALEN 73 Blanchard Rd Cambridge MA	617-312-3113	njordalen@gmail.com
ANN TENNIS 7 Griswold	617-492-4250	JATennis@comcast.net

Invitation List for the July 14, 2016 Neighborhood Meeting

267f-275
Cole, Adam J.
25 Wheeler St., Unit #213
Cambridge, Ma 02138

265b-60
Boston Edison Company C/O Nstar Electric
P.O. Box 270, Property Tax Dept
Hartford, Ct 06141

267f-275
Narayanasamy, Pavithra
29-31 Wheeler St., #215
Cambridge, Ma 02138

Rita Sengupta
55 Wheeler Street
Cambridge, MA 02138

265b-61
Marlow, Beatrice, Trustee R.E..M Realty Trust
880 Depot Road
Boxboro, Ma 01719

267f-275
Park, Kenneth
29-31 Wheeler St. Unit#319
Cambridge, Ma 02138

267f-275
Delucia, Angela M.
25 Wheeler St., Unit #114
Cambridge, Ma 02138

267f-275
Diehl, Lois Mary & Jonathan E. Diehl Trs The
Diehl Family Trust
23 Lexington Ave
Cambridge, Ma 02138

267f-275
Warade, Ritesh & Shika Vohra
27 Wheeler St. Unit#321
Cambridge, Ma 02138

267f-275
Link, Susan
29 Wheeler St. Unit#305
Cambridge, Ma 02138

266-40
City Of Cambridge C/O Neville Communities
Home, Inc Attn Board Of Dir-Rep
650 Concord Ave
Cambridge, Ma 02138

265d-55
Massachusetts Bay Transportation Authori
10 Park Plaza
Boston, Ma 02116

267f-275
Niakosari, Ali R. & Masoumeh Ravasizadeh
18 Dale St., Unit #3b
Andover, Ma 01810

267f-275
Klitenik, Kostantin
27 Wheeler St. Unit#124
Cambridge, Ma 02138

267f-275
Baldessari, James D. C/O Huang, Jianhua &
Lichun Yang
25 Wheeler St., #214
Cambridge, Ma 02138

267f-275
Lu, Juh-Horng & Wenjun Xie
7 Franklin Rd
Bedford, Ma 01730

267f-275
Kafasis, Paul
25 Wheeler St., #314
Cambridge, Ma 02138

267f-275
Mochi, Jennifer M.
27 Wheeler St. Unit#320
Cambridge, Ma 02138

267f-275
Ghori, Ahmer K.
29 Wheeler St. Unit#110
Cambridge, Ma 02138

265b-56
Cambridge Light Company C/O Nstar Electric Co
Property Tax Dept., P.O. Box 270
Hartford, Ct 06141

**Cambridge City Of Water Dept
250 Fresh Pond Pkwy
Cambridge, Ma 02138**

265b-34
Alewife Properties LlC,
300 Shire Way
Lexington , Ma 02421

267f-275
Gavin, James
29-31 Wheeler St. Unit#112
Cambridge, Ma 02138

267f-275
Arkuszewski, Richard L. & Susan C. Arkuszewski
4 Susan Rd.
South Easton, Ma 02375

267f-275
Taborn, David K. & Kristin L. Taborn
29 Wheeler St., #312
Cambridge, Ma 02138

267f-275
Ghimire, Ramesh C. & Muna Dawadi
25 Wheeler St., #315
Cambridge, Ma 02138

267f-275
Ortiz, Adrian
P.O. Box 71
Westford, Ma 01886

267f-275
Hellman, Daryl A. & Jessica Beaton-Hellman
29 Wheeler St., #310
Cambridge, Ma 02138

267f-275 Lo, Heidi 60 Commerford Rd. Concord, Ma 01742	267f-275 Barrett, Dianah S. 29 Wheeler St., #211 Cambridge, Ma 02138	267f-275 Rankin, Scott & Joy Lisi Rankin C/O Li, David X. 4811 Cadiz Circle Palm Beach Gardens, Fl 33412
267f-275 Klitenik, Eugene 29-31 Wheeler St., #212 Cambridge, Ma 02138	267f-275 Stewart Ann H. 31 Wheeler Street, Unit 101 Cambridge, Ma 02138	267f-275 Sosin, Wayne, Audrey G. Sosin & Randi Lynn 31 Wheeler St. Unit#103 Cambridge, Ma 02138
267f-275 Dea, Christina 29 Wheeler St. Unit#209 Cambridge, Ma 02138	267f-275 Wirtanen, Nancy A. C/O Zhang, Yi 25 Wheeler St, #115 Cambridge, Ma 02138	267f-275 Nowland, Ian T. & Anne L. Nowland 29 Wheeler St., #31 Cambridge, Ma 02138
267f-275 Xin Li, David 27 Wheeler St. Unit123 Cambridge, Ma 02138	267f-275 O'connor, Matthew & Margo L. O'connor 102 Holman St. Shrewsbury, Ma 01545	265b-28 Linear Retail Cambridge #1 Llc C/O Keypoint 1 Burlington Woods Dr. Burlington, Ma 01803
267f-275 Cerretani, Marissa D. 29 Wheeler St., Unit #309 Cambridge, Ma 02139	267f-275 Geraghty, Edward T. & Lau, Lena Lai Ming 43 Langdon St., #2 Cambridge, Ma 02138	267f-275 Jeyarajah, Shanthini & Elias Jeyarajah 29 Wheeler St, Unit #224 Cambridge, Ma 02138
267f-299 Abodez Acorn Concord Llc 277 Broadway Cambridge, Ma 02139	267f-275 Travers, Joseph William Jr. C/O Lei, Xiaoyu & 29-31 Wheeler St., #203 Cambridge, Ma 02138	267f-275 Lauritson-Lada, Alexander E. & Toyya A. Pujol- 29 Wheeler St. Unit#308 Cambridge, Ma 02138
267f-275 Niakosari, Ali R. 19 Carter Lane Andover, Ma 01810	267f-275 Holmes, Justin 25 Wheeler St. Unit#113 Cambridge, Ma 02138	267f-275 Cameron, Kimberly O. & Robert M. Guinn 29 Wheeler St., #306 Cambridge, Ma 02138
267f-275 Rajagopal, Raghavan & Malini Rajagopal C/O Ms. Mithila Rajagopal 1200 Mass Ave #51w Cambridge, Ma 02138	267f-301 Ag Fawcett, Llc C/O Griffith Properties Llc 260 Franklin St. 5th Fl. Boston, Ma 02110	267f-298 Abodez Acorn Cw Llc 277 Broadway Cambridge, Ma 02139
267f-275 Shah, Deepa 27 Wheeler St., # 223 Cambridge, Ma 02138	267f-275 Minasian, Edward M. 31 Wheeler St., #102 Cambridge, Ma 02138	267f-275 Anglin, Tricia T. 31 Wheeler St., Unit #304 Cambridge, Ma 02138
267f-275 Daniel, Gillian M. 29 Wheeler St., #307 Cambridge, Ma 02138	267f-275 Paiva, Carla S. 27 Wheeler St. Unit#121 Cambridge, Ma 02138	267f-275 Gungor, Tunch 29 Wheeler St., #206 Cambridge, Ma 02138

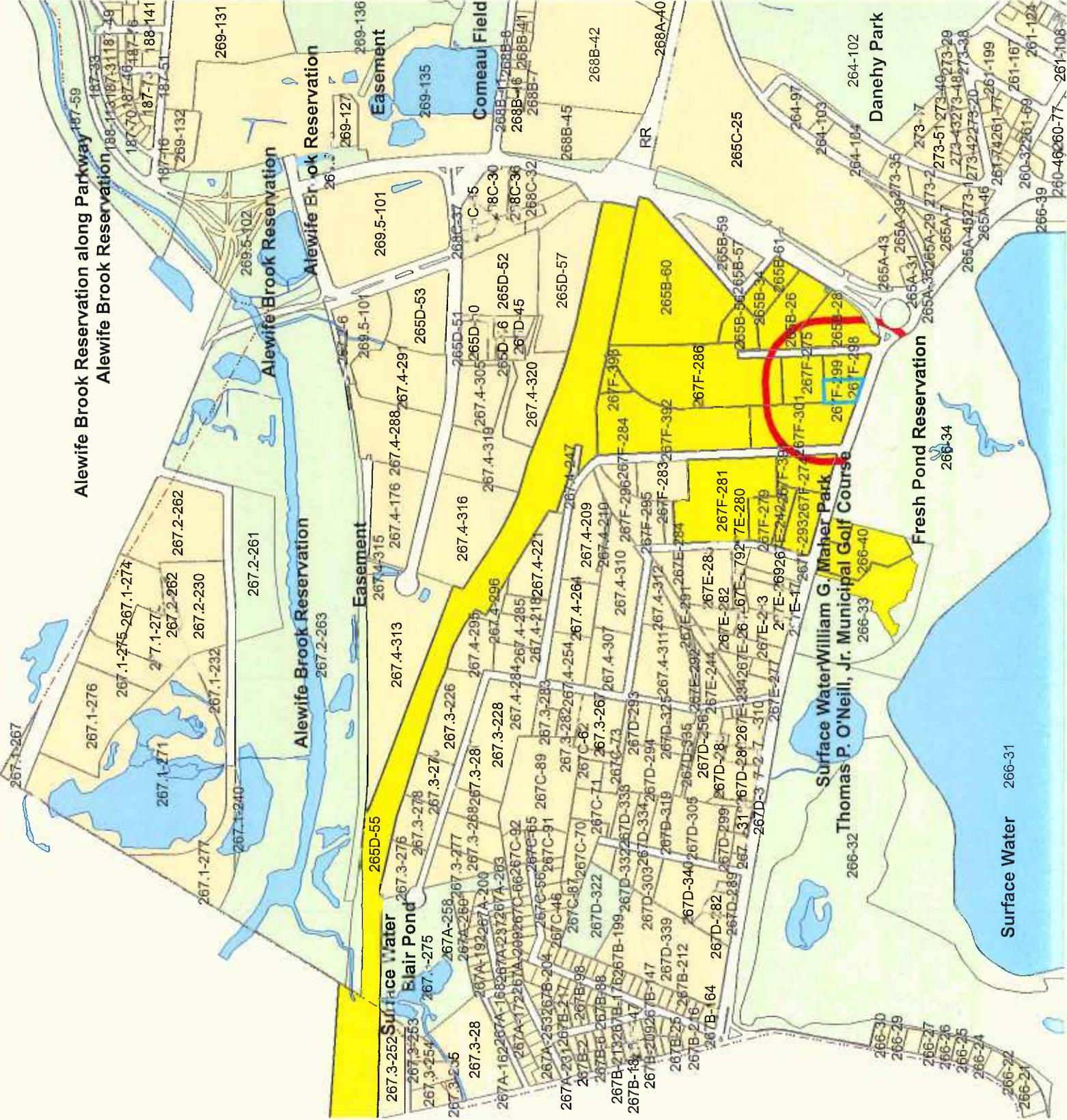
267f-275 Sun, Kai-Hui & Te-Chen Tsai 29-31 Wheeler St., #210 Cambridge, Ma 02138	267f-286 Ona li Wheeler Llc C/O O'connor Capital 535 Madison Ave., 23rd Fl New York, Ny 10022	267f-275 Goplani, Neeta 27 Wheeler St. #122 Cambridge, Ma 02138
267f-392 Ona li Cambridge, Llc. C/O Fort Point C/O Aew Capital Management, Lp Two Seaport Lane Boston, Ma 02110	267f-275 Craig, Patricia & Thomas Benner 25 Wheeler St., #316 Cambridge, Ma 02138	267f-275 Sharma, Rahul & Vibha Sharma 27 Wheeler St., #318 Cambridge, Ma 02138
267f-275 Sengupta, Tanya 27 Wheeler St., #322 Cambridge, Ma 02138	267f-275 Grafstroem, Rikard 31 Wheeler St., #301 Cambridge, Ma 02138	267f-275 Schwarz, Benjamin A. 31 Wheeler St., #204 Cambridge, Ma 02138
267f-275 Powers, William J. 25 Wheeler St. Unit#116 Cambridge, Ma 02138	267f-275 Temkin, Benjamin & Sylvia Temkin C/O Oriana Van Daele P.O. Box 380253 Cambridge, Ma 02238	267f-275 Oh, Youn Joo 29-31 Wheeler St., #317 Cambridge, Ma 02138
267f-275 Bolio, Gabe M. 29-31 Wheeler St., #222 Cambridge, Ma 02138	267f-275 Chin, Mark 29 Wheeler St., #108 Cambridge, Ma 02138	267f-275 Budin, Dan & Alina Budin C/O Jain, Sunny 29 Wheeler St., #107 Cambridge, Ma 02138
267f-275 Keong, Joseph Leong Weng & Heng Wun Hui Linda 9 Sixth Crescent Singapore, -- --	267f-275 Jas Homeownership Llc, C/O Edsall, Hannah Joy 31 Wheeler St., #201 Cambridge, Ma 02138	267f-275 Beeh, Adam 29 Wheeler St., #205 Cambridge, Ma 02138
267f-275 Xu, Peng 29-31 Wheeler St., #217 Cambridge, Ma 02138	267f-275 Pantazis, Dimitros 149 Cherry St., #2 Cambridge, Ma 02139	267f-275 Clark Robin D. 31 Wheeler St. Unit 303 Cambridge, Ma 02138
267f-275 Finklshtein, Dov & Moran Levy-Finklshtein 8 Banks St. Unit 1 Somerville, Ma 02144	267f-275 Shao, Lan 168 Davis Road Carlisle, Ma 01741	267f-275 Whitehill, Jacob & Vu Phong Hong 29-31 Wheeler St., # 324 Cambridge, Ma 02138
267f-275 Le Noach, Jordan Emeric 29-31 Wheeler St., #118 Cambridge, Ma 02138	267f-275 Chen, Xiaoyan & Chenchen Wang 27 Wheeler St., #219 Cambridge, Ma 02138	267f-393 Ona li Wheeler, Llc C/O O'connor Capital Partners 535 Madison Avenue, 23rd Fl New York, Ny 10022
267f-275 Ledoux, Michael D., Trustee The Michael D. Ledoux Rev Trust 31 Wheeler St., #302 Cambridge, Ma 02138	267f-275 Pantazis, Dimitrios 149 Cherrt St. Unit 2 Cambridge, Ma 02139	267f-274 Cv Portfolio West Cambridge, Llc C/O Raytheon Bbn Technologies 10 Moulton Street Cambridge, Ma 02138

**Cambridge Highlands Neighborhood
Association**

71 Griswold Street
Cambridge, MA 02138

Fresh Pond Residents Alliance

c/o Terry Drucker
88 Chilton St.,
Cambridge, MA 02138



Alewife Brook Reservation along Parkway

Alewife Brook Reservation

Alewife Brook Reservation

Alewife Brook Reservation

Easement

267.3-252 Surface Water

267.3-253 Blair Pond

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267A-162

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267B-164

267D-282

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August 3, 2016

605 Concord: Project Changes Based on CDD and Community Comments

Following is a summary of changes that have been made to the project design, based on input from Neighborhood Groups and the Cambridge Community Development Department.

Site Plan Changes:

- Relocated the existing 603 Concord Ave. driveway onto the 605 Concord Ave. site, and relocated the associated curb cut on Concord Ave. to the west, away from the existing traffic rotary and crosswalk.
- Removed the second driveway at the west edge of the site, and eliminated the second curb cut on Concord Ave.
- Relocated surface parking spaces to be under the building, relocated trash storage and landscaping to reduce paved area and to increase green space and brick paver areas.
- Eliminated vehicular drop-off area at 603 Concord, added seating and planting areas in lieu of drop-off.
- Reconfigured the driveway and raised the second floor of the building to allow trash trucks and delivery trucks to turn around on site, (to avoid backing and turning on Concord Ave.).
- Relocated bike parking away from the main building entrance. Reconfigured bike parking to ensure unobstructed 5' pathways to and from bike parking spaces. Added barriers to keep cars from encroaching on bike parking areas.

- Incorporated programmed outdoor seating and café areas to activate outdoor spaces. Expanded terraces along Concord Ave.
- Reduced the first floor building footprint to allow a continuous pedestrian path around the building at grade.
- Increased the density of planting at the perimeter of the site to better screen parking from adjacent properties.
- Augmented the existing 603 Concord building with new plantings to provide more year-round interest and structure.

Building Changes:

- Reconfigured the residential and commercial entries to provide more visibility of commercial entry from rotary.
- Added vertical windows and balcony openings on west and east walls of levels 2-4, to break down the scale of these side facades as viewed from Concord Ave.
- Created “tripartite” frame of balconies on floors 2-4 facing Concord Ave., to break down the scale of the building.
- Added French doors to the commercial space, to connect to terrace.
- Changed the first floor of the building to masonry construction, for durability, and to allow climbing plants to grow up the building along Concord Ave. Added planters to these areas.
- Revised the building colors to be more muted and warmer, while still maintaining a visual relationship to the existing 603 Concord building.
- Added cedar trellises to terraces at the 5th floor, similar to those at 603 Concord.