



Willow Land Corporation

3-5 Linnaean Street

Cambridge, Massachusetts

Architect

Kamer Minassian

Landscape Architect

Verdant Landscape Architecture

Permitting Attorney

Adams & Rafferty

Response to the Comments of the Planning Board

Table of Contents

- **Elevation Impacts**
 - **Bicycle Parking**
 - **Landscaping Details**
 - **Photographs**
-

Elevations

Existing openings will be expanded below grade with access ramps to provide light and access to the proposed basement dwelling units. At the August 29, 2017 hearing of the Planning Board, it was requested that the applicant provide an updated plan set clarifying the changes that will result from the proposed window wells and unit entries.

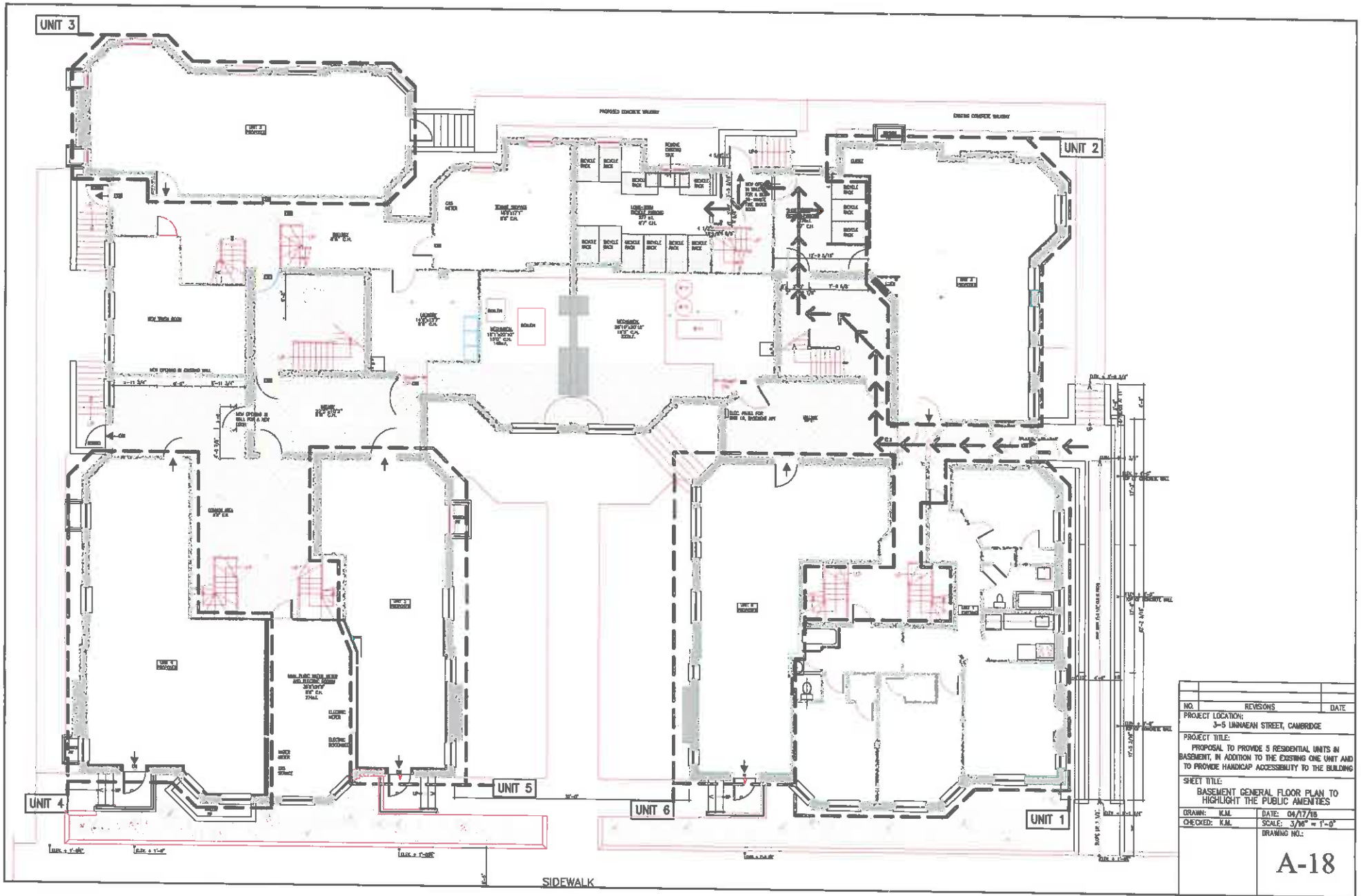
Those changes have been identified in red on the following pages:

- **Linnaean Street Elevation (A-7, A-8, A-15)**
- **Massachusetts Avenue Elevation (A-9, A-10)**
- **Side Elevations (A-11, A-12, A-13, A-14)**

Bicycle Parking

Both internal and external bicycle parking solutions were explored prior to the initial Planning Board hearing. An internal storage option was difficult to design due to the existing layout of the basement and the 5' minimum access requirement.

We have since identified a suitable location for two bicycle parking rooms containing individual bicycle racks, one for short-term parking use, the other, long. These rooms and the primary access path are identified on page A-18 of the submitted graphics materials.



NO.	REVISIONS	DATE
PROJECT LOCATION: 3-5 LINCOLN STREET, CAMBRIDGE		
PROJECT TITLE: PROPOSAL TO PROVIDE 3 RESIDENTIAL UNITS IN BASEMENT, IN ADDITION TO THE EXISTING ONE UNIT AND TO PROVIDE HANDICAP ACCESSIBILITY TO THE BUILDING		
SHEET TITLE: BASEMENT GENERAL FLOOR PLAN TO HIGHLIGHT THE PUBLIC AMENITIES		
DRAWN: K.M.	DATE: 04/17/16	
CHECKED: K.M.	SCALE: 3/8" = 1'-0"	
		DRAWING NO.:

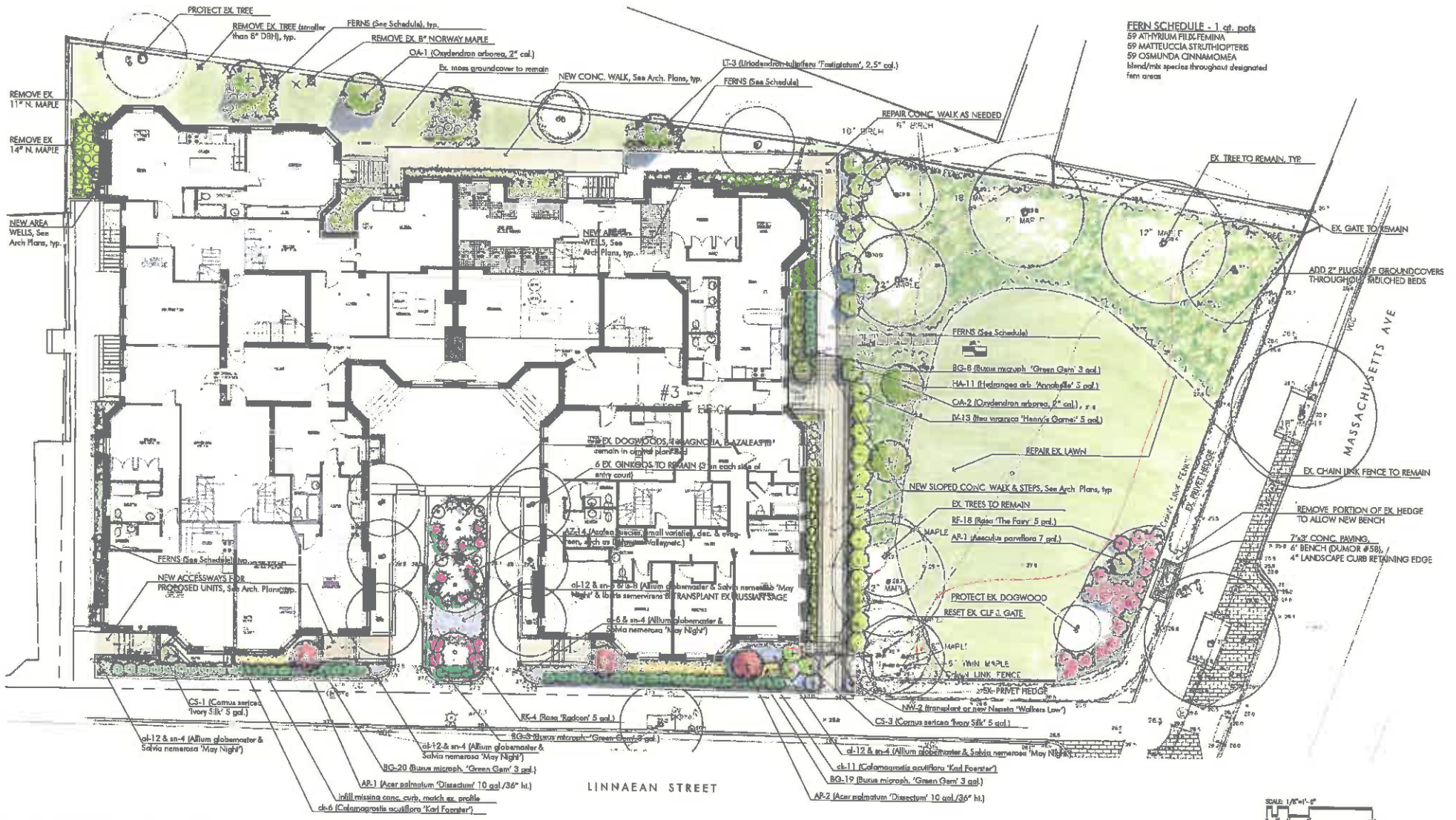
A-18

Landscaping Details

A Landscaping Plan has been produced by Verdant Landscape Architecture. The plan displays the full scope of the proposed site, including the footprint of the building, existing foliage, and proposed improvements.

The proposed dwelling unit entries along Linnaean Street will be screened with a variety of Green Gem boxwoods, Allium Globemaster, Salvia Nemerosa and Cornus Sericea.

A bench is also proposed near the corner of Linnaean Street and Massachusetts Avenue, along the Massachusetts Avenue edge.



FERN SCHEDULE - 1 qt. pots
 59 ATHYRIUM FILIX-FEMINA
 59 MATTEUCCIA STRUTICHOPTERIS
 59 OSMUNDA CINNAMOMEA
 blend/mix species throughout designated fern areas

FERN SCHEDULE
 RG-8 (*Buxus microph.* 'Green Gem' 3 gal.)
 HA-11 (*Hedera helix* 'Annohyla' 5 gal.)
 OA-2 (*Osmanthus arbuscula* 2" cal.)
 M-13 (*Moss variegata* 'Henny's Game' 5 gal.)



OPTIONS



6' BLACK METAL BENCH (DUMOR #58) - SELECTED FOR USE



6' BLACK METAL BENCH (VICTOR STANLEY #144)



6' BLACK METAL BENCH (VICTOR STANLEY #R3-28)

NEARBY PRECEDENTS



BLACK METAL BENCH (PORTER SQUARE) - Likely Dumor Bench #58



BLACK METAL BENCHES (MASS AVE) - 2' Dumor Bench #58



BLACK METAL BENCHES (MASS AVE) - 2' Dumor Bench #58



8' TEAK BENCH (MASS AVE)



6' WOOD & METAL BENCH AT CAMBRIDGE COMMON



TREES: *Chydendron arborescens*, *Ulmus glaberrimus*



SPECIMEN SHRUB: *Asclepias parviflora*



SHRUBS/BORDER: *Rosa 'The Fairy'*, *Euonymus alatus 'Green Carpet'*, *Rosa Radcon*



SHRUBS/BORDER: *Acer palmatum 'Dissectum'*, *Calamagrostis canadensis 'Karl Foerster'*, *Cornus sericea 'Ivory Halo'*



FERNS: *Osmunda cinnamomea* (TOP), *Athyrium filix-femina* (MIDDLE), *Matuzasia struthiopteris* (BOTTOM)

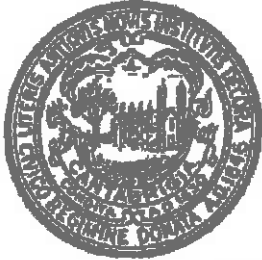


INFILL PERENNIALS: *Salvia nemorosa 'May Night'*, *Allium Globemaster*, *Nepeta 'Walker's Low'*

Photographs







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: 3-5 Linnaean Street

Zoning District: Residence C-2/Business A-2/Basement Housing Overlay

Applicant Name: Willow Land Corporation

Applicant Address: c/o James J. Rafferty, 675 Massachusetts Avenue, Cambridge MA

Contact Information: (617) 492-4100 jrafferty@adamerrafferty.com (617) 492-3181
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.

20.630.e reduction in required parking
20.640 Basement Housing Overlay Special Permit
20.630.e Reduction in Required Parking
20.640 Special Permit

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

Proposed floor plan, Roof Recharge Design, Stormwater Management Plan, Parking Study, Basement Flooding Report prepared by Williams & Speregas

Signature of Applicant:  Attorney for 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

b. SPECIAL PERMIT APPLICATION - SUMMARY OF APPLICATION

Project Name: Address of Site: 3-5 Linnaean Street Applicant: Willow Land Corporation Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date:	_____	*
Planning Board 1 st Hearing Date: (PUD Development Proposal, other special permit)	_____	*
Planning Board Preliminary Determination: (PUD Development Proposal)	_____	*
Second Submission Date: (PUD Final Development Plan)	_____	*
Planning Board 2 nd 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)

- 20.830.a Gross Floor Area; 20.630.e Reduction in Required Parking
- 20.640 Special Permit

Project Description

Brief Narrative: Petitioner seeks to add five (5) dwelling units in basement of existing multi-family dwelling.

Project Size:

- Total GFA: 50,830 sf
- Non-residential use GFA: 50,830 sf
- Site Area (acres and SF): 24,153 sf
- # of Parking Spaces: 0

Proposed Uses:

- # of Dwelling Units: 42
- Other Uses: n/a
- Open Space (% of the site and SF): no change

Proposed Dimensions:

- Height: _____
- FAR: 2.1

OWNERSHIP CERTIFICATE

Project Address: 3-5 Linnaean Street

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: Willow Land Corporation

at the following address: 3-5 Linnaean Street

to apply for a special permit for: Basement Housing Overlay Special Permit

on premises located at: 3-5 Linnaean Street

for which the record title stands in the name of: Willow Land Corporation

whose address is: c/o Stephen Wolfberg, 1010 Memorial Drive #17A Cambridge MA

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 23439 Page: 259

OR Registry District of the Land Court,
Certificate No.:

Book: _____ Page: _____



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 Stephen Wolfberg personally appeared before me,

on the month, day and year 10-17-16 and made oath that the above statement is true.

Notary: _____


My Commission expires: _____
5-5-17



SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 3-5 Linnaean Street would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

The proposed basement dwelling units conform to the provisions of Section 20.630 of the Zoning Ordinance.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

Like nearly all of the multi-family dwellings in the Overlay District, 305 Linnaean Street does not provide off street parking. The creation of 5 additional dwelling units the building will not affect existing traffic patterns.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The conversion of the existing basement of 3-5 Linnaean Street to 5 one-bedroom units is consistent with the multi-family uses along Linnaean Street and Massachusetts Avenue.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The proposed units are in compliance with the building, health and accessibility codes.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

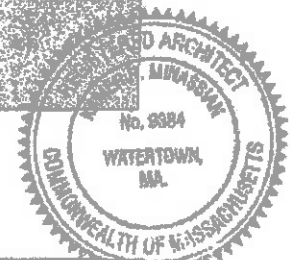
The proposed units conform to the standards and conditions of the Basement Housing Overlay as set forth in Section 20.640.

DIMENSIONAL FORM

Project Address: 3-5 LINNEAN ST. CAMBRIDGE Application Date: 06/09/2017

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	24,171 S.F.	5,000 S.F. MIN.	24,171 S.F.	
Lot Width (ft)	203.92 FT.	50 FT. MIN.	203.92 FT.	
Total Gross Floor Area (sq ft)	50,701 S.F.	42,783 S.F.	50,665 FT.	
Residential Base	50,701 S.F.	42,783 S.F.	50,665 FT.	
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	2.097	1.75 MAX.	2.096	
Residential Base	2.097	1.75 MAX.	2.096	
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	37		42	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)	653 S.F.	600 S.F. MIN.	576 S.F.	
Building Height(s) (ft)	48 FT.	85 FT. MAX.	48 FT.	
Front Yard Setback (ft)	5.75 FT.	15.75 FT. MIN.	5.75 FT.	
Side Yard Setback (ft)	62.1 FT.	19.60 FT. MIN.	62.1 FT.	
Side Yard Setback (ft)	7.3 FT.	11.60 FT. MIN.	7.3 FT.	
Rear Yard Setback (ft)	9.3 FT.	14.50 FT. MIN.	9.3 FT.	
Open Space (% of Lot Area)	57.32%	15% MIN.	57.32%	
Private Open Space	NONE	NONE	NONE	
Permeable Open Space	12,573 S.F.	NONE	12,271 S.F.	
Other Open Space (Specify)				
Off-Street Parking Spaces	0		0	
Long-Term Bicycle Parking	0		10	
Short-Term Bicycle Parking	0		3	
Loading Bays	0		0	

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



(Handwritten signature)

Compliance with Criteria Specific to Special Permits under 6.35.1

Reduction of Required Parking. Any minimum required amount of parking may be reduced only upon issuance of a special permit from the Board of Zoning Appeals. A special permit shall be granted only if the Board determines and cites evidence in its decision that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood, or that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood, including specifically, among other benefits, assisting in the provision of affordable housing units. In making such a determination the Board shall also consider whether or not less off street parking is reasonable in light of the following:

(1) The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station.

Both the Porter Square MBTA transit station and the Harvard Square MBTA transit station are located within walking distance of 3-5 Linnaean Street. Both serve as major bus transit hubs in addition to redline train stations. Furthermore, the Porter Square station provides access to the Commuter Rail line.

(2) The availability of public or commercial parking facilities in the vicinity of the use being served provided the requirements of Section 6.23 are satisfied.

There is sufficient street parking available for those who opt to use a personal vehicle.

(3) Shared use of off street parking spaces serving other uses having peak user demands at different times, provided that no more than seventy-five (75) percent of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces and that the requirements of Subsection 6.23 are satisfied.

No off street parking facilities are proposed to be shared as a result of this application.

(4) Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and

(5) Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian amenities along public ways.

(6) The provision of required parking for developments containing affordable housing units, and especially for developments employing the increased FAR and Dwelling unit density provisions of Section 11.200, will increase the cost of the development, will require variance relief from other zoning requirements applicable to the development because of limitations of space on the lot, or will significantly diminish the environmental quality for all residents of the development.

Compliance with Criteria Specific to Special Permits under 20.600

Section 20.620 Applicability

The regulations of this Section 20.600 shall apply within the Basement Housing Overlay District to existing structures designed and built for residential use, which also meet all of the following standards:

a. the structure is located wholly or partially within a Residence C, C-1, C-1A, C-2A, C-2, C-2A, C-2B, C-3, C-3A, or C-3B base zoning district

The Structure is located in the Residence C-2 Zoning District

b. the structure is currently occupied by at least thirty (30) dwelling units

The structure contains thirty seven (37) dwelling units

c. the structure was built before 1930 and its footprint or foundation has not been expanded or altered after the effective date of this Section 20.600 except as may be required and approved as a condition to the grant of a special permit hereunder

The Structure was built in or around 1910 and has not been expanded or altered since the effective date of Section 20.600.

d. the structure currently contains at least one dwelling unit located entirely at the basement level.

The structure currently contains one dwelling unit located entirely on the basement level.

20.630 Standards

Where it is proposed to create additional dwelling units by converting existing Gross Floor Area, which is not presently occupied by dwelling units, into dwelling units at the basement level of the existing structure, the dimensional and parking standards generally applicable in any base zoning district shall apply. However, where some or all of those requirements cannot be met, the Planning Board may waive some or all of the dimensional and parking standards generally applicable in the base district upon issuance of a special permit, subject to the following limitations:

a. Where the Floor Area Ratio of the existing structure exceeds the maximum Floor Area Ratio allowed in the base zoning district, the Gross Floor Area of the existing structure shall not be increased.

The gross floor area will not increase as a result of this application.

b. Where the existing structure or lot does not conform to the height, yard, or private open space requirements generally applicable in the district, the Planning Board may approve those dimensional characteristics of the existing building or lot. However, no nonconforming dimensional element or aspect of the existing structure shall be extended or increased, with the exception that the permitted lot area per dwelling unit may be decreased, and incursions into setback areas may be approved by the Planning Board only for the purpose of providing or altering window wells or egress stairs as may be deemed advisable in response to safety and flooding concerns.

No nonconforming dimensional element shall be extended or increased as a result of this application.

c. The number of dwelling units in the existing structure shall not be increased by more than ten (10) units or fifteen percent (15%) of the number of dwelling units in the existing building, whichever is fewer.

This application proposes converting basement living space to five (5) one bedroom dwelling units representing a 13.5 increase in the number of dwelling units in the existing building.

d. Newly created dwelling units shall be restricted to studio or one-bedroom apartments only.

The five (5) proposed dwelling units are all one bedroom units.

e. The Planning Board may reduce or waive the number of accessory off-street motor vehicle parking spaces required by Article 6.000 upon making a finding that such reduction will not result in substantial adverse impacts to on-street parking, based on information provided by the Applicant regarding the availability of alternate transportation options or other factors that would result in a reduced demand for parking. As a condition of a special permit, the Planning Board may require measures to minimize parking demand generated by the building. The requirements of Article 6.000 may not otherwise be waived.

The addition of five one bedroom units in the basement of 3-5 Linnaean Street will not have a substantial adverse impact to on-street parking given that apartments of this size and character in this location attract a high percentage of graduate students who find that the area's proximity to universities and transit negates the need to own an automobile. The applicant has provided a transportation memo containing a resident survey that supports this conclusion.

f. At least one additional secure long-term bicycle storage space shall be created on the lot for each new dwelling unit created under the provisions of this Section. Such bicycle

parking spaces shall conform to the design standards of Section 6.49, and the *City of Cambridge Bicycle Parking Guide*, published spring 2008 or later.

Five new long-term bicycle spaces are proposed as part of the application. The spaces will be located in the basement of 3-5 Linnaean Street.

20.640 Conditions for Grant of Special Permit

Prior to granting a special permit pursuant to this Section the Planning Board shall determine that the proposed conversion of basement space to dwelling units complies with the General Special Permit Criteria set forth in Section 10.43 as well as with the following requirements:

a. Each new unit converted from existing basement space shall comply with all building, health, and accessibility codes applicable to residential dwelling units in the basement of structures. A special permit granted pursuant to this Section shall be conditioned upon full compliance with all building and sanitary code requirements applicable to basement units to be approved by the Commissioner of Inspectional Services at the time of application for a building permit. As a condition of the special permit, the Planning Board may require reasonable measures as are deemed necessary for the adequate privacy and security of the occupants.

Each new unit will be in full compliance with all building, health and accessibility codes.

b. Buildings must contain, or install, full separation between storm water and sanitary sewer lines from the building to the connection in the street regardless of whether the street in which the building is connected currently is separated.

There will not be an allowance for any roof drainage to discharge to the sewer system. All roof runoff will discharge to the newly designed infiltration system.

c. Adequate, properly installed, backflow prevention devices that comply with all building code and other applicable requirements must be installed for all newly created units along with any additional measures determined to be advisable by the City Engineer.

A backflow preventer will be provided for each plumbing fixture installed in the basement.

d. An application for a special permit pursuant to this Section shall include a report on historical occurrences and future likelihood of basement flooding in the area of the proposed conversion, prepared by a registered professional engineer, with a functional scope determined by the City Engineer to be appropriate to the location of the project. In general, the report shall assess the likelihood of flooding in the basement units by way of sewer system backups or overland flooding and identify proposed mitigation to prevent any such flooding. The Applicant shall obtain approval of the report and proposed mitigation, if any, from the City Engineer prior to submitting a special permit application. As a condition of the special permit, the Planning Board may require preventive measures

to safeguard against future flooding in the proposed basement-level units as recommended by the City Engineer.

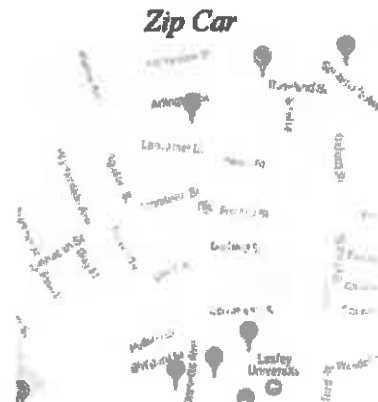
The applicant's engineer has met with representatives from DPW and the City Engineer and prepared a report addressing flooding and back-up. A copy of the report from Richard L. Williams, P.E. of Williams & Sparages is attached.

To: Traffic, Parking and Transportation Department

**Re: Special Permit Application – 3-5 Linnaean Street
On-Street Parking**

The Basement Housing Overlay District allows for a reduction in, or waiver of, the number of off-street parking spaces required under the Zoning Ordinance when such a reduction will not result in substantial adverse impacts to on-street parking. The conversion of existing basement space at 3-5 Linnaean Street into five 1 bedroom dwelling units will not have a substantial adverse impact upon on-street parking. Building management conducted a survey of residents in the building and determined that less than half of residents park vehicles on the street. The data suggests that the five additional dwelling units are likely to generate an increase of 2.25 or less additional parking spaces.

The building is located within a short walking distance of the Porter Square and Harvard Square MBTA stations, both of which serve as transportation hubs with bus lines reaching to Alewife, Brighton and Boston. Three Hubway stations for bike rental are available within a quarter mile. Furthermore, ZipCar offers vehicular rental options at two separate locations within a few blocks of 3-5 Linnaean Street.



Due to the variety of transportation options available to residents of 3-5 Linnaean Street, and the experiences gleaned from current residents, it is not anticipated that there will be a substantial adverse impact to on-street parking from the creation of five one bedroom dwelling units in this neighborhood.

Harvard Street Management, Inc.

Real Estate Property Managers and Consultants

Frank A. Pedro & Associates

Telephone: (617) 868-2700

Fax: (617) 868-0600

3-5 Linnaean Street

PARKING SURVEY

Conducted May 3, 2016

Number of Apartments: 37 Units

3 LINNAEAN STREET – 17 Residents Responding

Residents owning a vehicle and parking on street	10
Residents owing a vehicle and parking elsewhere	2
Residents using public transportation, bicycle or walk	6

5 LINNAEAN STREET – 16 Residents Responding

Residents owning a vehicle and parking on street	6
Residents owning a vehicle and parking elsewhere	1
Residents using public transportation, bicycle or walk	12

SURVEY RESULTS

44% or 16 Residents park on Linnaean Street

8% or 3 Residents park in a garage or elsewhere

50% or 18 Residents use public transportation, bicycle or walk



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Voice: 617 349 4800
TDD: 617 499 9924

July 11, 2017

TO: Planning Board
FROM: Katherine F. Watkins, PE
City Engineer

RE: 3-5 Linnaean Street

We are in receipt of the documents filed to support the Application under Section 20.600 Basement Housing Overlay District, of the City Zoning Ordinance, for the above mentioned property.

The Applicant has satisfied the requirements of section 20.640 (d) of the Zoning Ordinance by submitting a report and meeting with the members of the DPW Engineering Division to review the historic instances flooding and potential for future flooding at the parcel.

As noted in the report:

- The property is not identified by the November 2015 *Climate Change Vulnerability Assessment* as having increased potential for surface flooding due to more frequent high intensity rainfall events.
- There is no known historic instances of flooding
- Backflow prevention will be installed at all basement fixtures to minimize the potential for sewer surcharge from entering the structure.

In addition, the Applicant is proposing a subsurface infiltration system to mitigate the stormwater runoff from the roof of the structure. This will reduce the property's contribution to the adjacent City infrastructure and be an improvement over conditions at the site today, as related to Stormwater Management.

The renovation will be subject to a thorough review during the building permit application process. At this time we will review the design details to confirm that all the above described protections are established and also that measures in place for long term operation and maintenance.

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,

Katherine F. Watkins, P.E.
City Engineer

Project No. CAMB-0019

June 29, 2017

Frank Pedro
Harvard Street Management
126 Prospect Street
Cambridge, MA 02139-2536



Subject: 3-5 Linnaean Street, Cambridge, MA
Basement construction

Dear Frank,

This updated letter is being provided, as requested, to discuss the likelihood of flooding in the proposed basement residences at the 3-5 Linnaean Street, Cambridge, MA and to address several additional comments resulting from a meeting with the City of Cambridge.

Based on historical information provided, there are no known instances of basement flooding caused by rainfall events or groundwater infiltration. Inspection of the basement shows no indication of staining or any other indicators of historic water damage.

Our firm performed soil test holes adjacent to the building for purposes of designing the project's rooftop runoff infiltration system. Part of the analysis was to determine the estimated high groundwater elevation. The results of the testing indicated no groundwater to an elevation approximately 7' below the basement floor grade. In addition, the soils in the test area were sandy and well drained.

We have reviewed the FEMA flood maps in the project vicinity and found there are no mapped flood zones in the project vicinity and the site is well above the elevation of any regionally mapped flood areas.

Given the above information, it is my opinion that the building basement is not at substantial risk of flooding from elevated groundwater infiltration or from stormwater flooding in the vicinity.

It is our understanding that the City of Cambridge has reviewed the project and has determined that it is not vulnerable to flooding caused by future climate change.

It is a requirement of the City of Cambridge that a backflow preventer be provided for each plumbing fixture being installed in the basement.

As I'm sure you are aware, there will not be an allowance for any roof drainage to discharge to the sewer system. All roof runoff will discharge to the newly designed infiltration system.

The City of Cambridge has determined that an emergency overflow from the infiltration system is not required. Therefore, the emergency overflow pipe has been removed from the design plan.

Please feel free to contact me directly if you have questions or comments regarding this issue.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard L. Williams", followed by a horizontal line extending to the right.

Richard L. Williams, P.E.
Principal

Early Community Engagement Summary

In accordance with Section 5 of the Rules of the Cambridge Planning Board, Willow Land Corporation hosted an Early Community Engagement meeting to share their plans with neighborhood residents. A meeting was hosted in Lesley's University Hall at 1815 Massachusetts Avenue on Monday, April 27. Invitations were mailed two weeks prior to the event. I have included copies of the invitation as part of this summary.

Invitations were sent to property owners along Linnaean Street, Massachusetts Avenue, Humboldt Street and Potter Park. Also notified were Lynne Meyer-Gay, Helen Solorzano, and Dominick Jones of the North Commons neighborhood organization. Attached is a complete list of invitees.

Present at the Community Meeting were representatives of the applicant, the project architect, and local land use counsel. The meeting began with a welcome and introduction by Attorney James J. Rafferty. The development team outlined the specific nature of the application to the attendees and shared copies of the proposed plans. At the conclusion of the presentation, questions and comments were solicited from those in attendance. The comments were favorable, with questions focused entirely on issues of landscaping.

Rescheduled Community Meeting

February 27 2017

6:00PM

University Hall

Room 3-094

You are invited to attend a meeting to learn about a proposal to convert portions of the basement at 3-5 Linnaean Street into four additional dwelling units. The meeting will be held in Lesley's University Hall at 1815 Massachusetts Avenue in Room 3-094.

3-5 Linnaean Street is located in the Basement Housing Overlay District which allows for the creation of additional dwelling units in the basements of existing buildings. We will be filing a Special Permit application with the Cambridge Planning Board to approve this request. This meeting is part of the Early Community Engagement process recently approved by the Planning Board.

For additional information, please contact Frank Pedro at 617-908-2291 or by email at frankpedro@harvardstreetmanagement.com

175-32
Williams, Martin D.
10 Linnaean St
Cambridge, Ma 02138

175-35
Coombs, Roxane K.
4 Potter Park
Cambridge, Ma 02138

175-36
Condie, Donald B. & Lois Condie
6 Linnaean Street
Cambridge, Ma 02138

175-37
Grossman, Richard L. & Ellen D. Grossman
93 Lancaster St
Brookline, Ma 02146

175-64
Schild, Rudolph E. & Jane Struss
1 Potter Park
Cambridge, Ma 02138

175-68
Linnaean Corporation
1734 Mass Ave
Cambridge, Ma 02138

176-32
Brainard, Elizabeth & Thomas D. Berentes
9 Humboldt St
Cambridge, Ma 02140

176-38
Garcia, Juana Leticia & Jose J. Pacheco
18 Lancaster St., #A
Cambridge, Ma 02140

176-38
Templeton, Anne E.
18 Lancaster St - Unit B
Cambridge, Ma 02140

176-38
Frank, Scott R., Trustee The Scott R. Frank 2009 Rev
18 Lancaster St., #C
Cambridge, Ma 02140

176-38
Howard, Alice C/O Pacheco, Jose J. & Juana L. Garcia
18 Lancaster St #D
Cambridge, Ma 02140

176-43
Frankel, Jeffrey A. & Katharine H. S. Moon
10 Humboldt St., #1
Cambridge, Ma 02141

176-43
Frankel, Jeffrey A.
10 Humboldt St
Cambridge, Ma 02141

176-44
Weiler, Karin C. Trustee Of Karin C. Weiler 2004
Revocable Trust.
12 Humboldt St
Cambridge, Ma 02139

176-53
Willow Land Corporation
C/O Stephen Wolfberg
1010 Memorial Dr #17a
Cambridge, Ma 02138

176-64
Elpis Lagoudakis, Trustee Of
1760 Mass Ave., Unit A
Cambridge, Ma 02139

176-64
Oster, Jeanne E. Trs Jeanne E. Oster Rev Trust
95 Nashua St
Woburn, Ma 01801

176-64
Lancaster Forest, Llc.
1762 Mass Ave
Cambridge, Ma 02140

176-64
Cambridge Mass Ave Llc
739 Creeks Edge
Charleston, Sc 29412

176-64
Cambridge Mass Ave Llc
739 Creeks Edge
Charleston, Sc 29412

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Cambridge Mass Ave Llc
739 Creeks Edge
Charleston, Sc 29412

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Cambridge Mass Ave Llc
739 Creeks Edge
Charleston, Sc 29412

176-64
Nikoloro, Peter J.
164 Thornlike St.
Cambridge, Ma 02141

176-64
Cambridge Mass Ave Llc
739 Creeks Edge
Charleston, Sc 29412

176-66
Lancaster Street Apartments, Llc C/O Kennedy
Management
1770 Mass Ave #331
Cambridge, Ma 02140

176-71
Korde, Sanjit S. & Cara Conway Trs. The Cara Conway
2010 Trust
7 Humboldt St
Cambridge, Ma 02138

176-72
Wang, Eugene & Je Lu
11 Linnaean St
Cambridge, Ma 02139

176-73
Sculley, David W., II & Jessica L. Sculley
4 Humboldt St
Cambridge, Ma 02140

176-74
Greenberg, Andrew S. & Leslie E. & Melissa J.
Greenberg
7 Linnaean St 1
Cambridge, Ma 02138

176-74
Margolin, June L. Trustee Of June L. Margolin Living
Trust
7 Linnaean St. Unit #2
Cambridge, Ma 02140

176-74
Brennan, Mary Ann
7 Linnaean St., #3
Cambridge, Ma 02138

176-74
Jacobs, Patricia J. Trustee Of Patricia J. Jacobs
Revocable Tr.
7 Linnaean St. Unit#4
Cambridge, Ma 02138

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Jacobs, Patricia J. Trustee Of Patricia J. Jacobs
Revocable Tr.;
7 Linnaean St. Unit#4
Cambridge, Ma 02138

176-74
Baker, Barbara S.
7 Linnaean St. Unit#21
Cambridge, Ma 02138

176-74
Kim, Jinah & Myung-Koo Kang
7 Linnaean St., #22
Cambridge, Ma 02138

176-74
Guarcello, Catherine
7 Linnaean St #8
Cambridge, Ma 02138

176-74
Cronan, Sharon
7 Linnaean St
Cambridge, Ma 02138

176-74
Bouchard, Anna K, Trustee The Anna K. Bouchard Liv
Tr
7 Linnaean St., #10
Cambridge, Ma 02138

176-74
Caney, Elizabeth E.
7 Linnaean St
Cambridge, Ma 02138

176-74
Caney, Elizabeth E.
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Cambridge, Ma 02138

176-74
Howza, Yolande T.
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176-82
Robinson, Holbrook & Dorothy Robinson
11 Humboldt Street
Cambridge, Ma 02140

176-58
Choo, Peter, Trustee The 12 Lancaster Realty Trust
12 Lancaster St
Cambridge, Ma 02140

176-58
Clarke, David & Evelyn L. Hu
16 Lancaster St.
Cambridge, Ma 02140

176-58
Raizen, Daniel J. & Teresa E. Raizen
14 Lancaster St
Cambridge, Ma 02140

159-14
Lavery, Charles R. Jr., & Paul R. Lohnes, Trs.
C/O Lavery / Lohnes Prop
75 Cambridge Pkwy, Ste 100
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154-64
Sholcket, Bruce D. & Loren J. Wilson
C/O Cambridge Hill Partners
1753 Massachusetts Ave
Cambridge, Ma 02140

154-65
Greene, Richard A. & Kim Nettleton Greene Trustees
115 Plympton Rd
Sudbury, Ma 01776

154-73
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1749 Massachusetts Ave
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154-89
George Wyner Realty Llc, C/O Myer Dand & Sons, Inc
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154-111
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1761 Mass Ave
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Cambridge, Ma 02140

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154-111
Stearns, Judith A., Trustee Judith A. Stearns Rev Trust
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154-112
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