

Memorandum

To: Cambridge Planning Board
c/o Swaathi Joseph, CDD

From: Rachna D. Balakrishna

Re: Updates to Proposed Residential Addition at 57 JFK Street

Date: June 29, 2022

Following the Planning Board meeting on May 24, 2022, we have worked with our design team to update the plans for our proposed residential addition to 57 JFK Street to address comments by the Planning Board and CDD. Below is a summary of the changes that we have made to our plans:

1. **Larger/Family Size Units** –In our previous design, we had 40 units, a mix of studios and one bedrooms. Members of the Planning Board expressed a preference for some larger “family size” units to be included in the unit mix. We also had a recent phone conversation with Linda Prosnitz, CDD’s Housing Planner for Inclusionary Housing and she confirmed that she agreed with this preference. In the updated design, we have 38 units, which now includes 2 two bedrooms, 22 one bedrooms and 14 studio apartments. The affordable units will include both two bedroom units.
2. **Planters** – Our updated design shows eight planters on Winthrop Street along the building – the same number and size of planters as was shown in the drawings for the Special Permit previously issued for an office addition at this building. In addition to livening and beautifying Winthrop Street, the planters would also serve as an impediment for vehicles to park or pull over on Winthrop Street next to our building. Building management will be fully responsible for maintenance of the plants and planters.
3. **Lease Terms** – We will not be entering into any short-term leases. We are not planning to sign any leases with residential tenants for less than nine months, or the length of the academic year, since many of the tenants will likely be students. We expect that many of the leases will be for one year and hope that many of our tenants will renew for additional years.
4. **Short-Term and Long-Term Bike Parking** – In the updated design, the four short-term bike parking spaces have been moved closer to the building, and off the public right of way. The updated design also shows long-term bike parking space for 39 bikes in the basement of the existing commercial building to comply with Cambridge zoning requirements for bike parking.

5. **Operable Balconies** – We have updated the design of the balconies for twelve of the apartments to include sliding doors so that residents can step out on to their balconies from their units.

6. **Typical Wood Framing Section detail** – A planning board member had concerns of wood framing not being of the construction quality appropriate for Harvard Square and for the ability to execute the façade profile forms in wood sub-framing shown in the drawings. The project team is confident the frame profile, as represented in the drawings, and the quality expected by the local market is achievable using wood and wood sub-framing.

7. **Revised dimensional information** – The cumulative effect of combining two pairs of units to create 2 two bedroom units, adding accessible balconies, and other minor changes has been to change the proposed residential addition’s gross floor area from 30,334 sf to 30,150 sf , changing the overall building’s total gross floor area from 66,904 sf to 66,720 sf . We have submitted a revised Dimensional Form reflecting these changes.

We look forward to going in front of the Planning Board again soon to review the updated design and obtaining the requested Special Permits. Please let us know if you have any questions or comments for our team.

DIMENSIONAL FORM

Form Revised 06/29/2022

Project Address: 57 JFK Street, Cambridge

Application Date: 03/28/2022

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	14,642	5,000 min	14,642	
Lot Width (ft)	111.96	50	111.96	
Total Gross Floor Area (sq ft)	36,570	n/a	66,720	
Residential Base	0	n/a	25,731	
Non-Residential Base	36,570	n/a	36,570	
Inclusionary Housing Bonus	0	n/a	4,419	
Total Floor Area Ratio	2.50	4.00 residential	4.57	
Residential Base	0	n/a	1.76	
Non-Residential Base	2.50	n/a	2.50	
Inclusionary Housing Bonus	0	n/a	0.30	
Total Dwelling Units	0	n/a	38	
Base Units	0	n/a	34	
Inclusionary Bonus Units	0	n/a	4	
Base Lot Area / Unit (sq ft)	0	300	430	
Total Lot Area / Unit (sq ft)	0	300	385	
Building Height(s) (ft)	29.5	60	65	
Front Yard Setback (ft)	front 5.9 @ Winthrop	39.6 front per C-3	5.9 front	
Side Yard Setback (ft)	front 0 @ JFK Street	34.2 front per C-3	0 front	
Side Yard Setback (ft)	side 7.8 @ 96 Winthrop	26.5 side per C-3	5 side	
Rear Yard Setback (ft)	side 0 @ Parking Garage	31.2 side per C-3	0 side	
Open Space (% of Lot Area)	0	4.69	4.88	
Private Open Space	0	668 sf	714 sf	
Permeable Open Space	0	n/a	n/a	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	0	38	0	
Long-Term Bicycle Parking	0	39	39	
Short-Term Bicycle Parking	0	4	4	
Loading Bays	0	0 per 20.54.4.2*	0	

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

* 0 per C-3 district Loading Use Type for Multi Family



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: 57 John F. Kennedy Street, Cambridge MA 02138

Zoning District: BB Zoning District

Applicant Name: Crimson Galeria Limited Partnership

Applicant Address: 166 Harvard Street, Brookline MA 02446

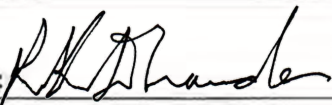
Contact Information: 617-232-1776 rachna@masnonmurphyinc.com 617-232-1700
Telephone # Email Address Fax #

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.*

1. Special Permit under Section 20.54.2(2) to increase the maximum building height from 60 to 65 feet.
2. Special Permit under Section 20.45.4(2) to exempt the addition from parking and loading requirements.
3. Special Permit under Section 20.54.5(2) to exempt the addition from front and side yard requirements
4. Special Permit under Section 19.51.2 waiving the requirements of Section 19.59, if the Planning Board determines that Section 19.59 applies to the project.

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

Volume I: Project Narrative including overview, compliance with zoning and compliance with criteria specific to Special Permits being sought.
Volume II: Project Plans and Illustrations
Volume III: Appendix and LEED Checklist and Narrative

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

07/13/2022

Date

Signature of CDD Staff