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June 10, 1997

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CAMBRIDGE MA..

Arthur Klipfel
Oaktree Development
950 Massachusetts Avenue
Cambridge, Mass. 02138

Re: 1008 Massachusetts Avenue

Dear Arthur Klipfel:

At a pot luck dinner on June 3, the neighbors met again to discuss your most recent drawings for the Green Street portion of the project at 1008 Mass. Ave.

Because we live with the effects of development at 950, 1000, 1010, 1030, and 1050 Mass. Ave. we have worked with you, your architect, and various officials from the City of Cambridge for over a year to improve the transition to Green Street at your site. We know from Bay Square that the construction of housing along Green Street does not by itself create a successful transition from the Mass. Ave. corridor to our neighborhood. Design can either encourage or discourage links among neighbors. We want your townhouses to encourage them, so that the occupants will join future neighborhood pot luck suppers if they wish.

We are concerned that the design of the townhouses agreed upon and set as a condition for the variances you have requested from the Board of Zoning Appeals, to meet on June 19, 1997, be the design of the structures built along Green Street. We need your assurance that this will be the case and that you will continue to work with the neighborhood design committee. As of this date:

1. We anticipate that our neighborhood liaison will attend construction meetings as pertinent to our concerns and will review and forward to you input on exterior punch-list items.
2. We anticipate that you will provide the design committee, through the neighborhood liaison, with the following as design and construction proceed:
 3. Review of final design development drawings;
 4. Review of final construction documents;
 5. Review of any revised documents, addenda, change orders, etc.

At Michael Sullivan's suggestion, we consulted with Ranjit at Inspectional Services to see what level of detail and refinement in your plans for the townhouses is appropriate to the BZA hearing on June 19. Ranjit suggested that both drawings and a written description with as much detail as is important to us be presented then.

Attached is a list stating points of agreement and requests for information and items needed as soon as possible so that we can come to complete agreement well before the BZA hearing on June 19.

Those marked with an asterisk (*) have been on the table since May 22, 1996. At a meeting with the neighborhood's design committee at the Line Company Architects office June 14, 1996, you agreed to include them in the scope of the project. These items, and your agreement to their inclusion in the project's scope, were entered into the record of the City Council meeting on June 27, 1996. Items not starred are minor additional requests arising from the neighborhood's review of sketches shown to date. Depending upon revisions, addenda, change orders, etc., neighborhood feedback during construction will be through the design committee, except in the case of major changes, which would require review by the full neighborhood.

We need this information in order to write the letter of our understanding of the terms of the agreement on variances with Oaktree for the hearing on June 19. While the information is both comprehensive and detailed, it is in any case what Oaktree will need prior to construction of the townhouses. As mentioned above, several questions have been outstanding for some time. As agreed at the meeting on June 9 (as previously requested on May 21, 1997), you will bring to the meeting on Thursday, June 12, 1997: (1) samples of colors and materials and palettes for the back of the Mass. Ave. structure as well as the townhouses; (2) 20 sets of drawings done to a scale of 1/16, that show the proposed Mass. Ave. structure and the Green Street townhouses in detail, with dimensions noted, coloration rendered in part, and showing, for reference, the bordering structures of 1000 and 1010 Mass. Ave.; and (3) your response to this letter and to the attached list of items. We will work with you to disseminate your answers to our neighbors well in advance of the meeting June 19 so that all may go smoothly then.

We ask you and your team to work with us to develop this site thoughtfully, so that it will be not only a success in the marketplace but also a graceful addition to Green Street.

Sincerely,

<u>Name</u>	<u>Address</u>
Harriet Feinberg	639 Green St.
John L. Swenson	622 Green St.
John Stuber	622 Green St.
Frankie Wilkins	657 Green St.
Elvin Sandoz	654 Green St.
Elaine Shapiro	646 Green St.
Charles Menden	636 GREEN ST.

cc: Mayor Sheila Doyle Russell
 Honorable Members of the City Council
 Members of the Planning Board

Attachment

A. Townhouses

1. * There will be seven three-bedroom units. Is there a basement level to these units? Are there basement windows and/or louvers? If so, please show locations. Are there exterior basement entries? If so, please show locations.
2. Eliminate the two-story bay window vertical projections. Go back to original design shown on all drawings prior to May 21, 1997, with all windows on the same plane, with clapboard siding between adjacent windows top to bottom and left to right.
3. Specify all windows and french doors to have either true divided lites or one double-insulated panel with permanently applied mullions. Avoid snap-in/-out grilles, to maintain exterior visual integrity from one window and unit to the next.
4. Lower the height of the bottom (picket) portion of the fence from 42" to 36". Lower the height of the open (top) portion of the fence from 24" to 18". This will accommodate our concerns for openness and yours for proportions. Required privacy from street and/or adjacent units can be achieved through plantings of vines and/or deciduous shrubbery, as desired. Color should be the same as townhouse trim or body color, and should be indicated on drawings to be brought to the meeting on Thursday, 12 June.
5. Garage trellis is more like a pergola or arbor. Make it more classical-looking by adding square-grid lattice infill panels similar to those at Bay Square, only bigger, to make an actual screen. Color should be the same as townhouse trim or the body color.
6. Provide design detail options for chimney. We would like to see some shape or articulation added to make it look like a parged-over brick chimney.
7. Provide detailed landscape plan showing all items with keyed description of all plants: trees, shrubs, vines, ground covers, perennials. Call out by species or variety and for trees please include proposed trunk caliper size. We prefer that, among the trees selected, you might include some traditional New England shade trees—for example, red maple, oak—with other specific preferences to be discussed with you at a later date.
8. As stated previously, we prefer true dormer windows, which would be in keeping with those on nearby houses. Instead of current doors onto decks, we propose long double-hung pairs of windows. Such dormers and windows would be less expensive than the decks and the drainage and framing systems required for them. As elsewhere on Green Street, residents of the townhouses will have their yards for their exterior spaces.

B. Massachusetts Avenue Building

- 1.* According to you at the meeting on 9 June, there will be no reflective materials used. The solar panel is to be painted matte (black or green, to be decided), to blend in with the enameled roofing.
- 2.* Proportions of the proposed exterior building materials is critical. The Green Street elevation should have no greater proportion of stucco to brick than the other elevations. We don't want the back of 1008 to look like the west side of 1000 Mass. Ave. Intended color(s) and proportions of stucco to brick are to be rendered in part in color in the drawings you are to bring to the meeting with neighbors on Thursday, 12 June.

C. Townhouses and Massachusetts Avenue Building

- 1.* Where are the exhaust/ventilation/A.C. units, etc. located? Where are the condensers located? Please indicate clearly on the drawings and include noise levels and fume-dumping locations.
- 2.* What are the exterior building materials and finishes/colors? This includes all window and exterior door units, siding, trim, fascias, soffits, roofing, glazing, decking, fencing, foundation, etc. Please show samples for viewing.
- 3.* According to you at the meeting on 9 June, there will be no floodlights nor will any exterior light be directed toward either Green Street residential structures nor toward the proposed Mass. Ave. Structure or townhouses. please indicate proposed locations and effects. Please include lamp wattage and bring samples and/or photos, with dimensions, as well as finish/color material samples.
- 4.* We request study/report findings of impact of the project on the water table. This should include information on water and sewer lines as well as fire safety demands, etc.
5. We request the findings of the reports or studies of the impact of the project on gas, water, and electrical utilities on the neighborhood.

Telephone and Cable TV: As mentioned in the meeting on June 9, 1997, telephone service has been erratic during the past two years in this neighborhood and was made more fragile by the effects of the storm of April 1, 1997. Will telephone and cable TV to the townhouses be from Mass. Ave. or Green Street; if from Green Street, will they be above or below ground? How many poles will there be at the Oaktree site?

XX: On the drawings to be brought to the meeting on June 12, please indicate the proposed locations of meters on the elevations.

Water: As you stated in the meeting of June 9, 1997, the water supply and sewer hookups are both to be from Green Street; these should be clearly indicated on the drawings to be brought to the meeting on June 12.

D. Miscellaneous

1. Re-landscaping of the 1010 Mass. Ave. parking lot. You agreed in a meeting on October 23, 1996, and again on June 9, 1997, to collaborate with MIT to reconfigure this lot and landscape it with trees, underplantings, and fencing. Line Company Architects issued a tentative proposal on October 24, 1996. We welcome this promise as a gesture of good will and enlightened self-interest. As with the landscaping at the townhouses, we will want to work with you on the reconfiguring and planting plan. The drawing for the parking lot issued October 24, 1996, by Line Company Architects will need further discussion with directly abutting neighbors prior to final revision and approval.

2. ~~Planting of traditionally scaled street trees, i.e., those varieties that at maturity will be canopy trees. These, with the collaboration of Cambridge College and M.I.T. could extend from Bay Street to 639 Green. Examples of desired possible species include red maple, red, scarlet, or white oaks.~~

3. Your proposals for Sullivan Park. As of the meeting on June 9, 1997, the redesign will be a collaborative effort with Cambridge College and the neighborhood, to include new, more secure fencing, which, as we understand the provisions for the Park, will not require a new permit. A new stone retaining wall will be built at the western boundary of the Park and townhouses, using stone from parts of the wall destroyed during construction. The existing stone retaining wall along Green Street from the townhouses to the entrance of the Park will be restored and repaired, maintaining the existing grade of that portion of the Park. It is our understanding of the provisions governing the Sullivan Park that changes other than these will require a new permit.

4. As agreed at the meeting on June 9, you commit to working with MIT and the City of Cambridge to plant street trees between 639 Green Street and Bay Street, a stretch of the street that will be denuded of trees during construction. Examples of desired possible species include red maple, red, scarlet, or white oaks.

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Green Street portion of the
Project at 1008 Massachusetts
Avenue.

In City Council June 9, 1997