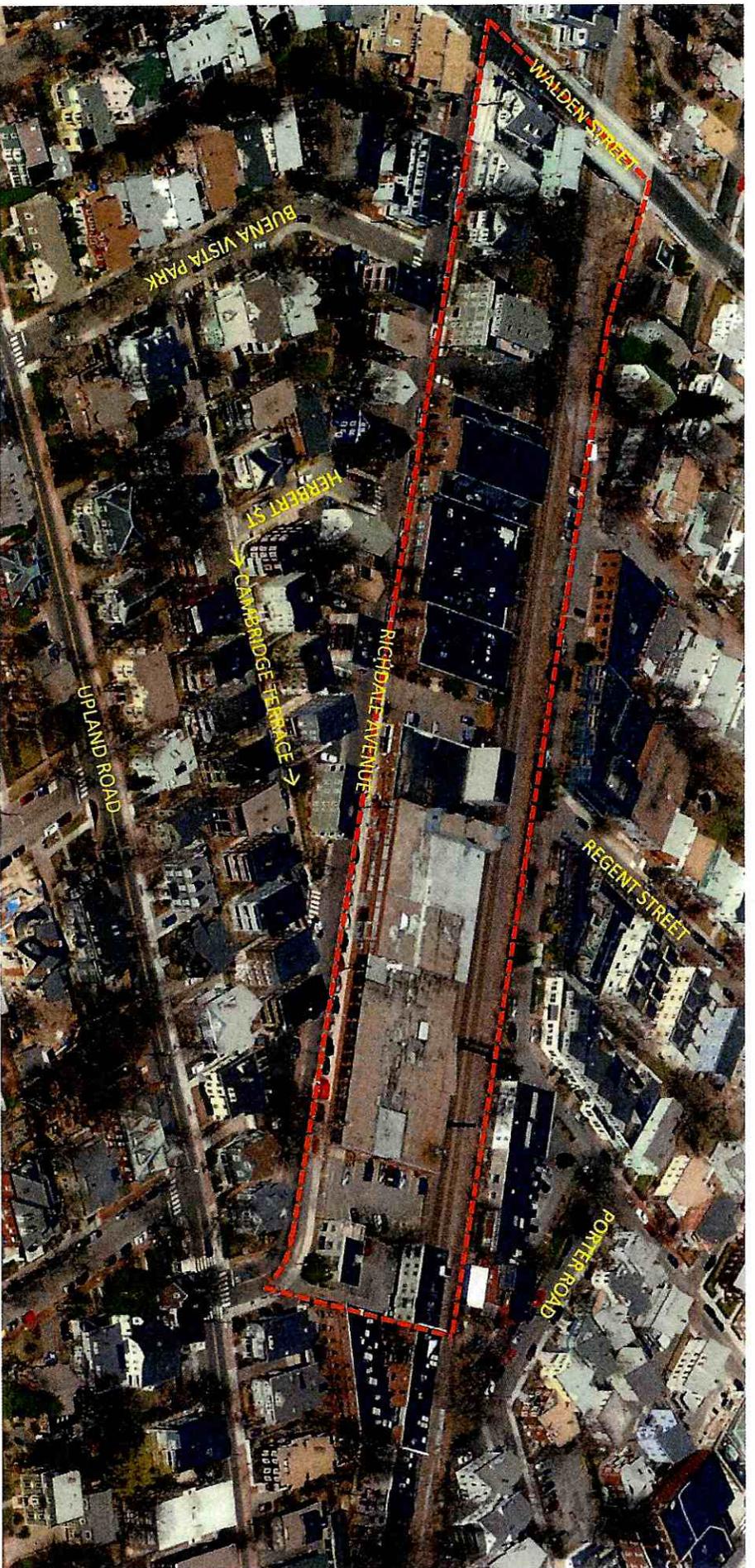


ATTACHMENT A

Our Neighborhood – a quiet enclave near Porter Square

Located between Walden Street, Upland Road and the railroad.
The impermeability of the railroad limits access in and out of the neighborhood.





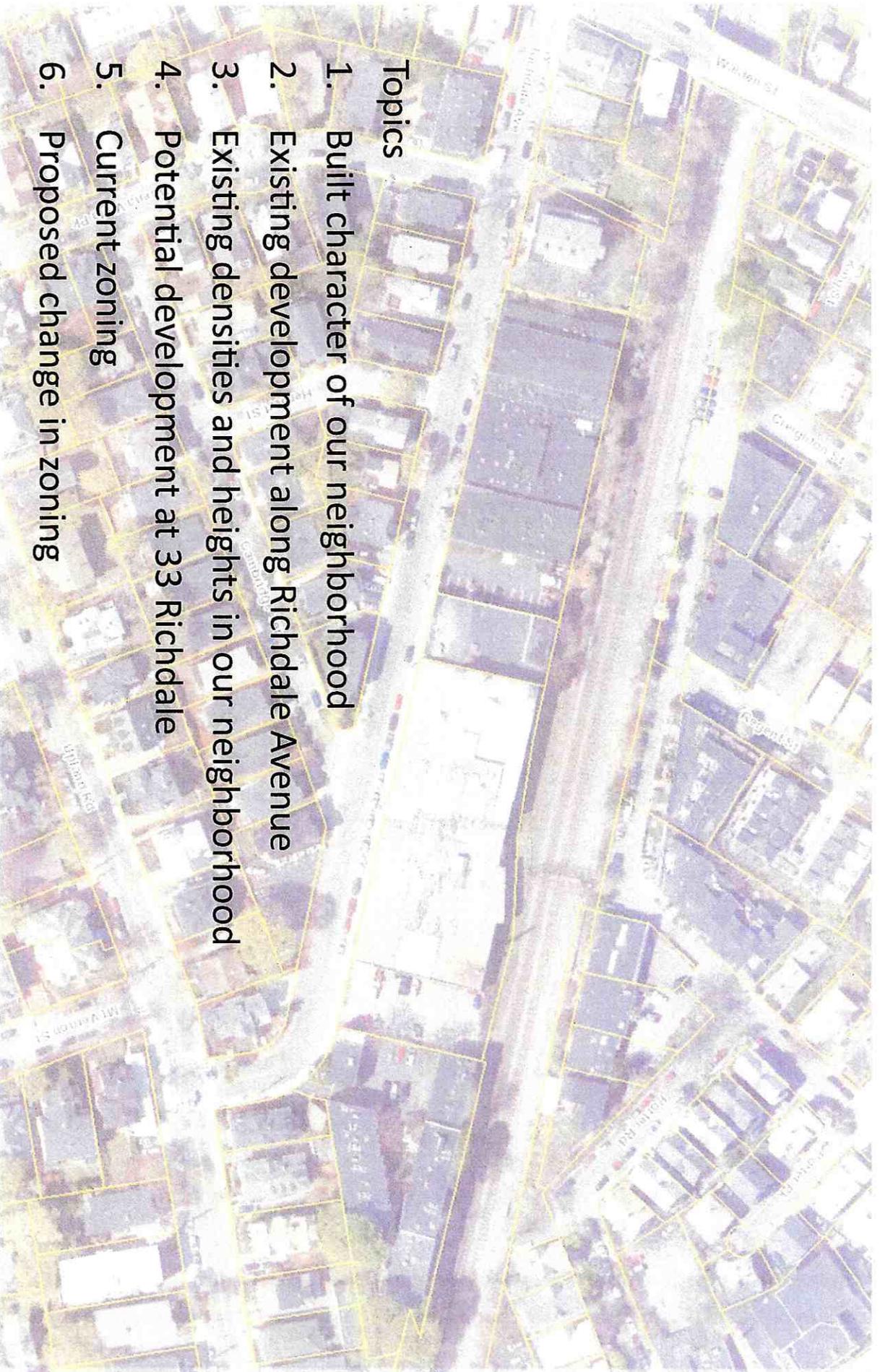
Our petition seeks to change the zoning district on north side of Richdale Avenue (between Walden and Upland) from Residence C-1A to Residence C-1.

C-1A (current)

- 45 feet height allowed
- Lot area per dwelling unit:
1,000 sq.ft. → **769 sq.ft.**
with inclusionary housing incentive
- Floor Area Ratio
FAR 1.25 → FAR 1.625
with inclusionary housing incentive

C-1 (proposed)

- 35 feet height allowed
- Lot area per dwelling unit:
1,500 sq.ft. → **1,153 sq.ft.**
with inclusionary housing incentive
- Floor Area Ratio
FAR 0.75 → FAR 0.975
with inclusionary housing incentive

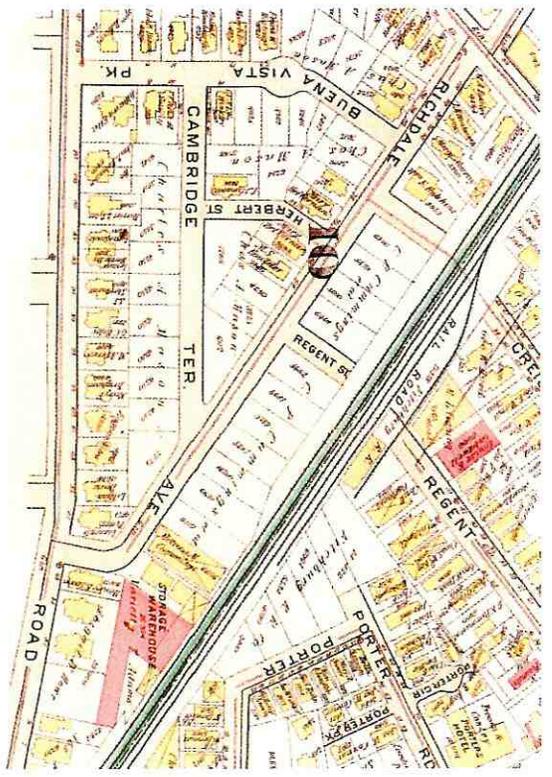


Topics

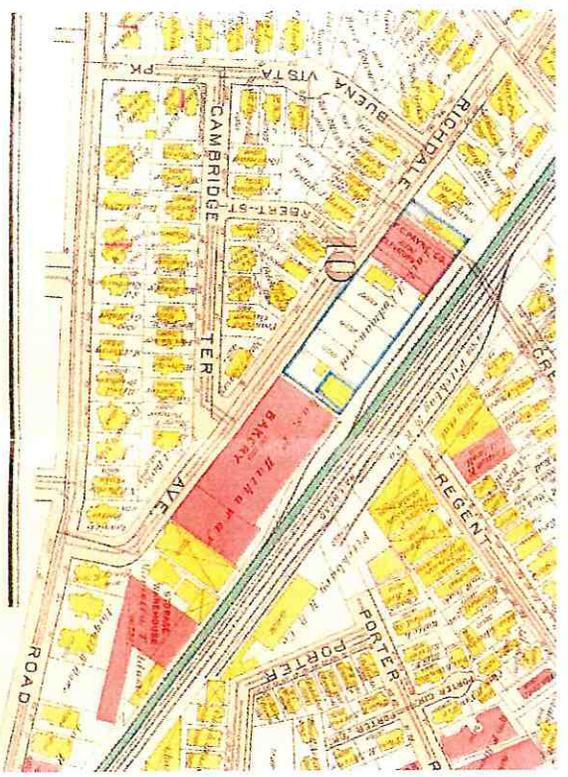
1. Built character of our neighborhood
2. Existing development along Richdale Avenue
3. Existing densities and heights in our neighborhood
4. Potential development at 33 Richdale
5. Current zoning
6. Proposed change in zoning

Our neighborhood's built character was established between 1908 (when the three-deckers of Cambridge Terrace were erected) and 1910 (when the Hathaway Bakery was constructed at 33 Richdale Avenue).

The prevailing density and scale of buildings in our neighborhood has remained consistent for more than 100 years.



1903 Bromley atlas:
Richdale Avenue and Cambridge Terrace mostly undeveloped

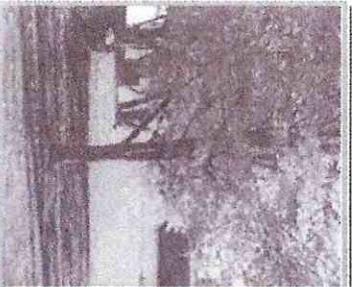


1916 Bromley atlas:
Richdale Avenue and Cambridge Terrace fully developed

Toward A Sustainable Future

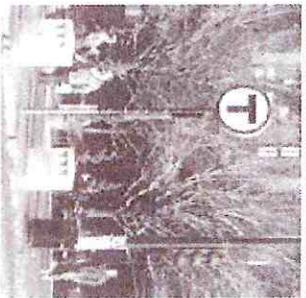
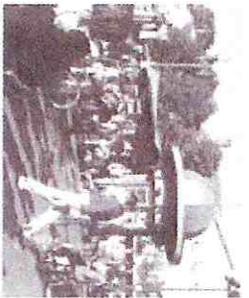
Cambridge Growth Policy

UPDATE 2007

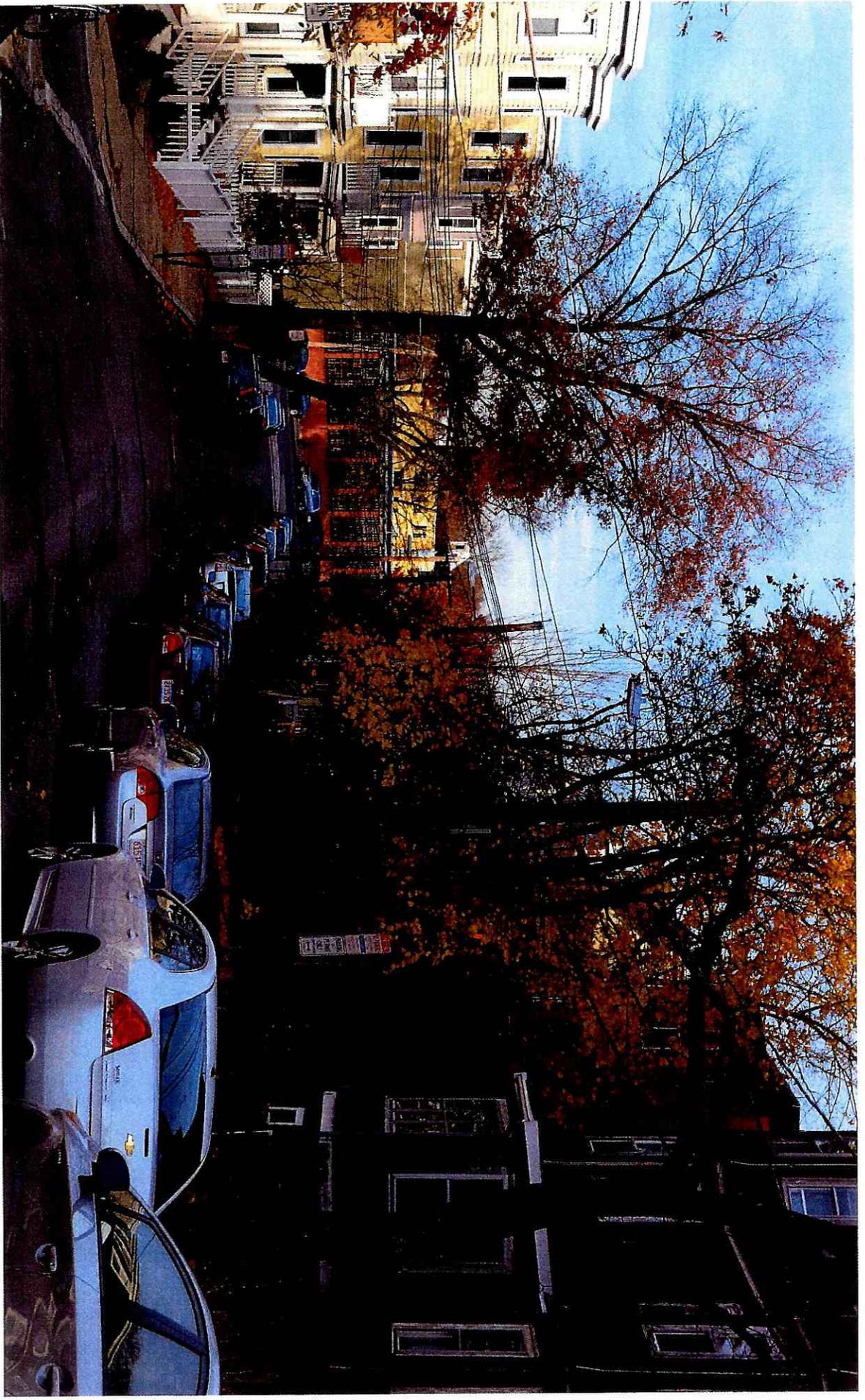


Toward A Sustainable Future (Cambridge Growth Policy) **POLICY NUMBER 1:**

“Existing residential neighborhoods, or any portions of a neighborhood having an identifiable and consistent built character, should be maintained at their prevailing pattern of development and built density and scale.”



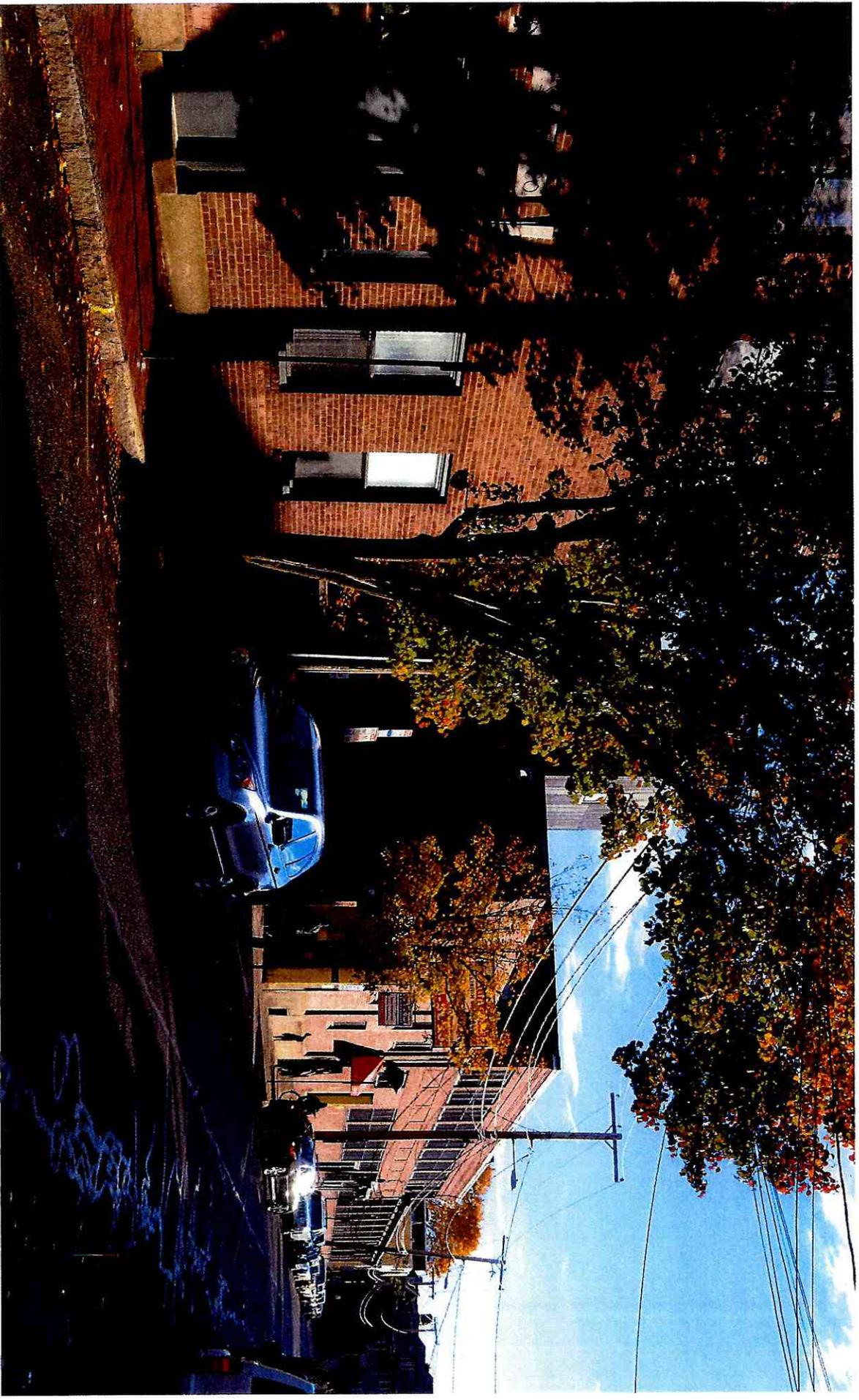
We believe that the current C-1A zoning allows development in our neighborhood that would not be consistent with the City’s stated growth policy.



Cambridge Terrace – a short and narrow, one-way street densely lined by three-deckers.

The brick building at the end is the 22-ft high portion of the historically-significant former Hathaway Bakery.

The yellow building beyond is the 30-ft high rear building at 1 Richdale Ave, which is set back ± 99 ft from Richdale.

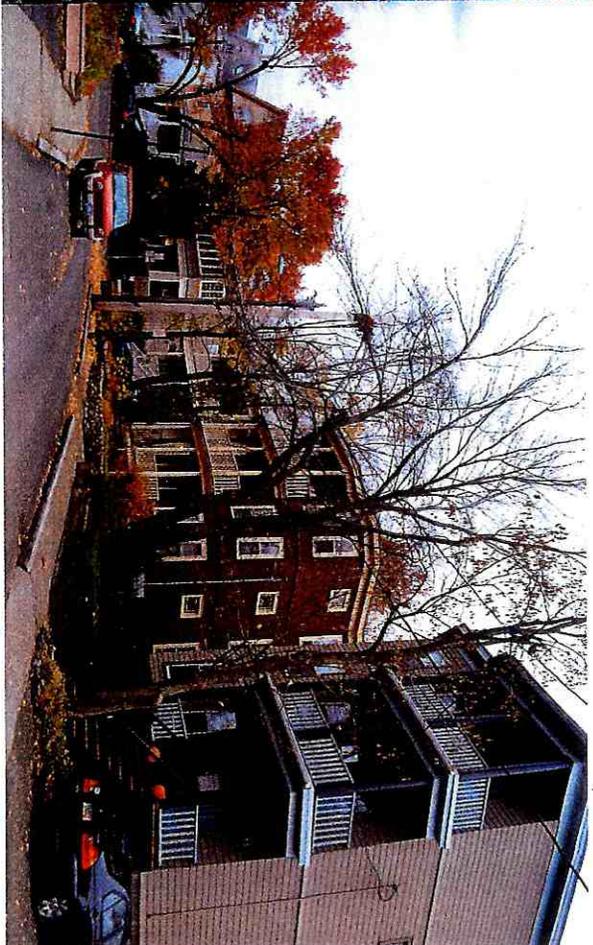
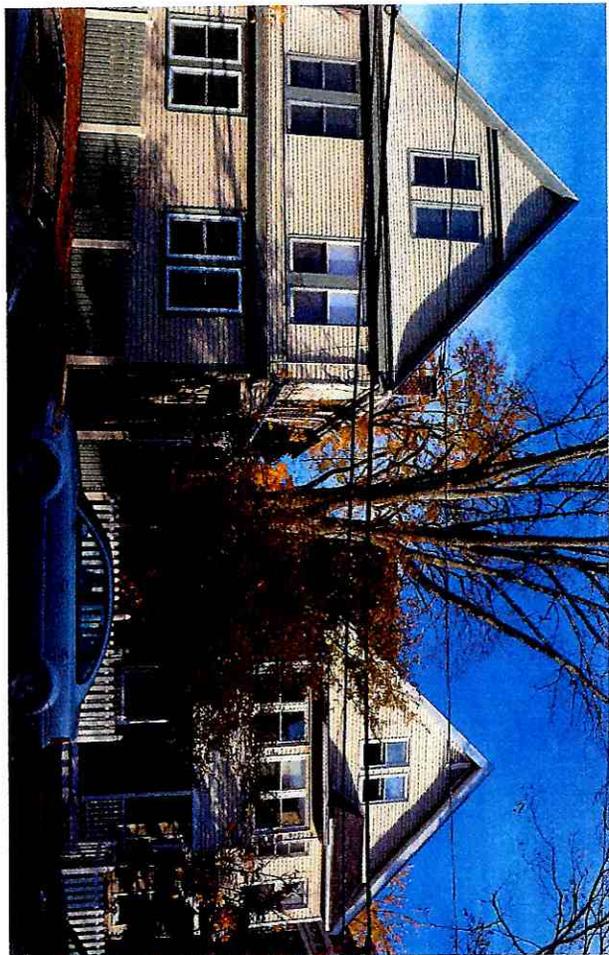
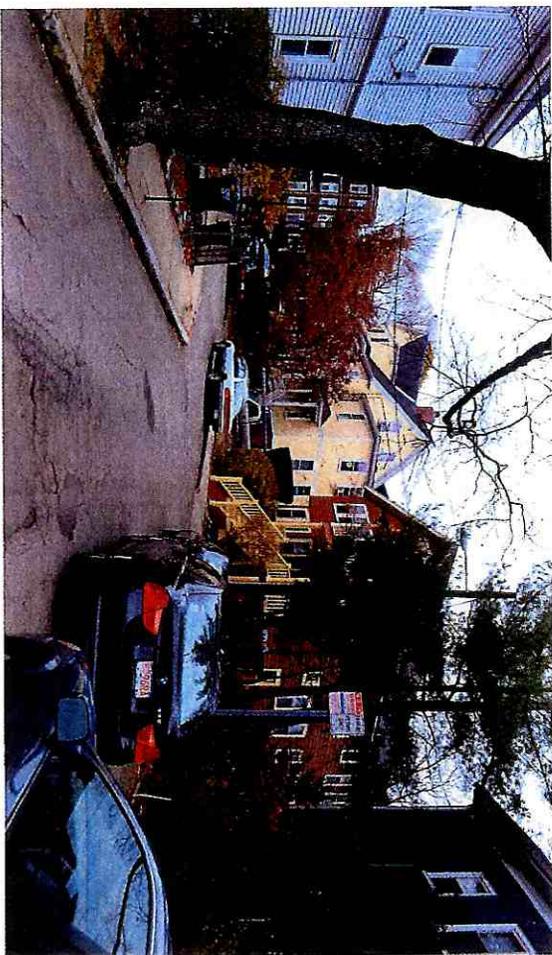


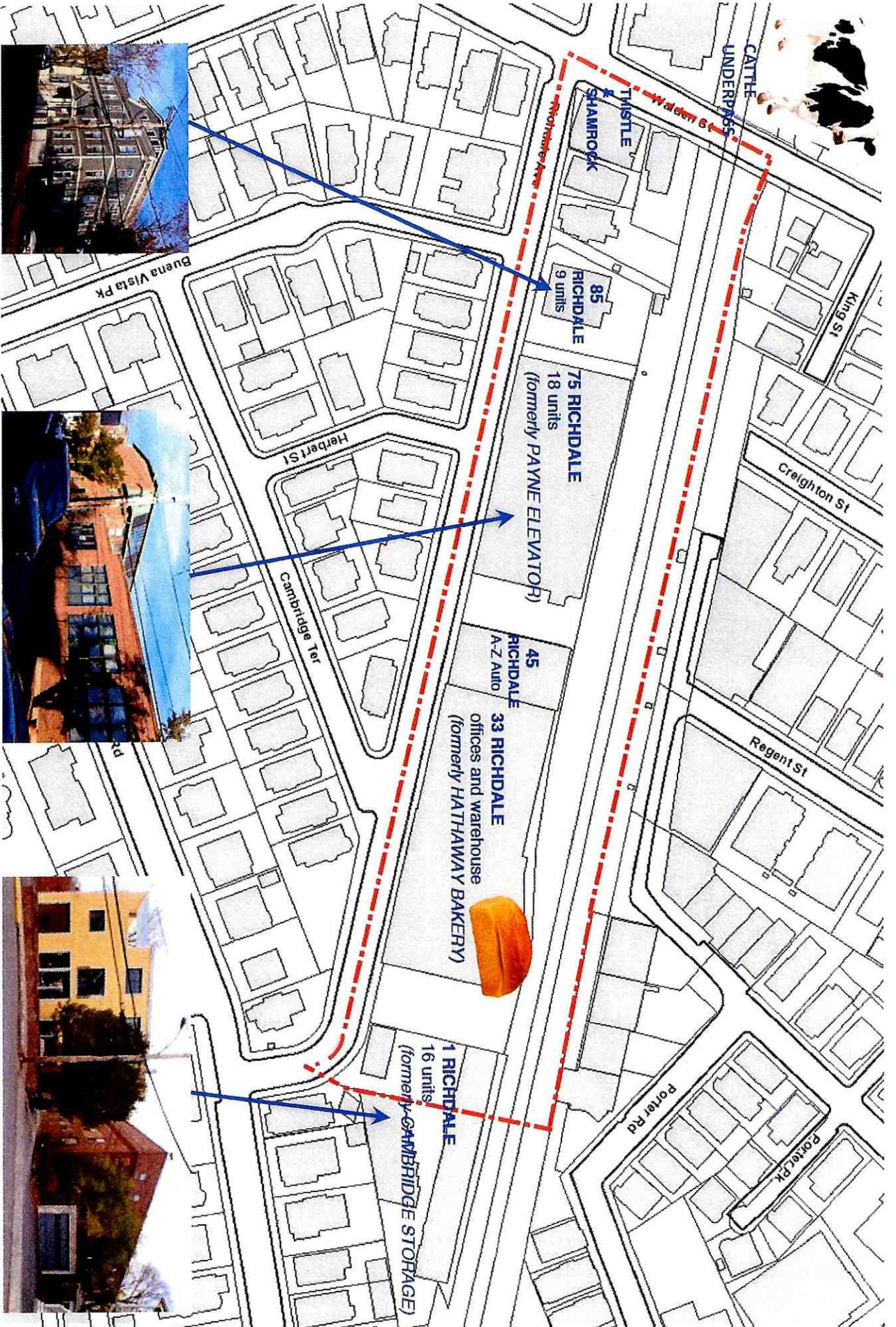
Richdale Avenue – the north side, looking east.
Brick, low-rise, formerly industrial buildings line the north side of the avenue and give character to our neighborhood, recalling the historical importance of the railroad and the memory of the nearby brickyards of north Cambridge.

Herbert Street (*right*).
One of the shortest streets in Cambridge.

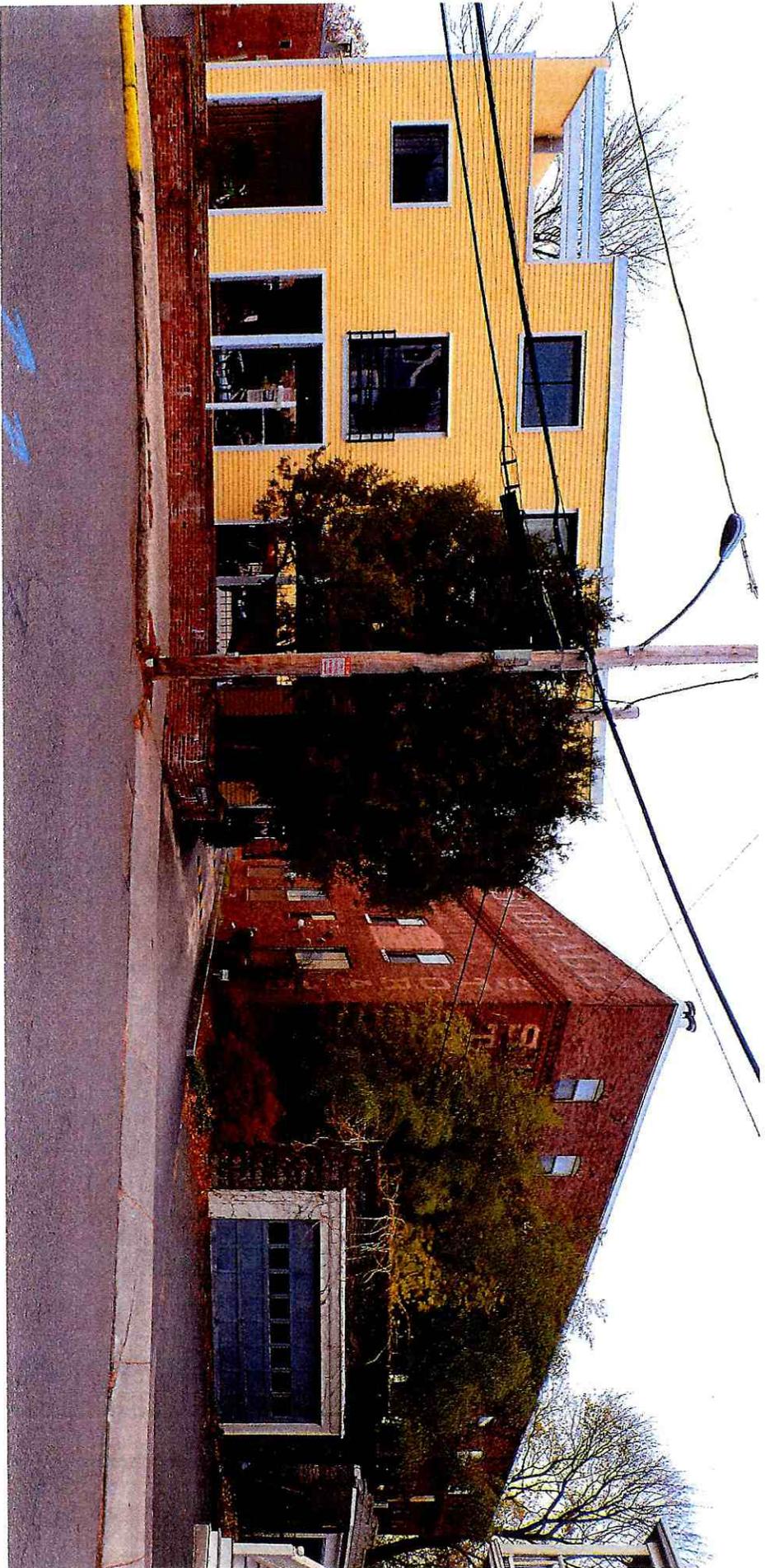
Buena Vista Park (*below right*).
A mix of 3-deckers, 2-family and single-family homes.

99 and 93-95 Richdale Ave (*below*).





Existing development along Richdale Avenue.

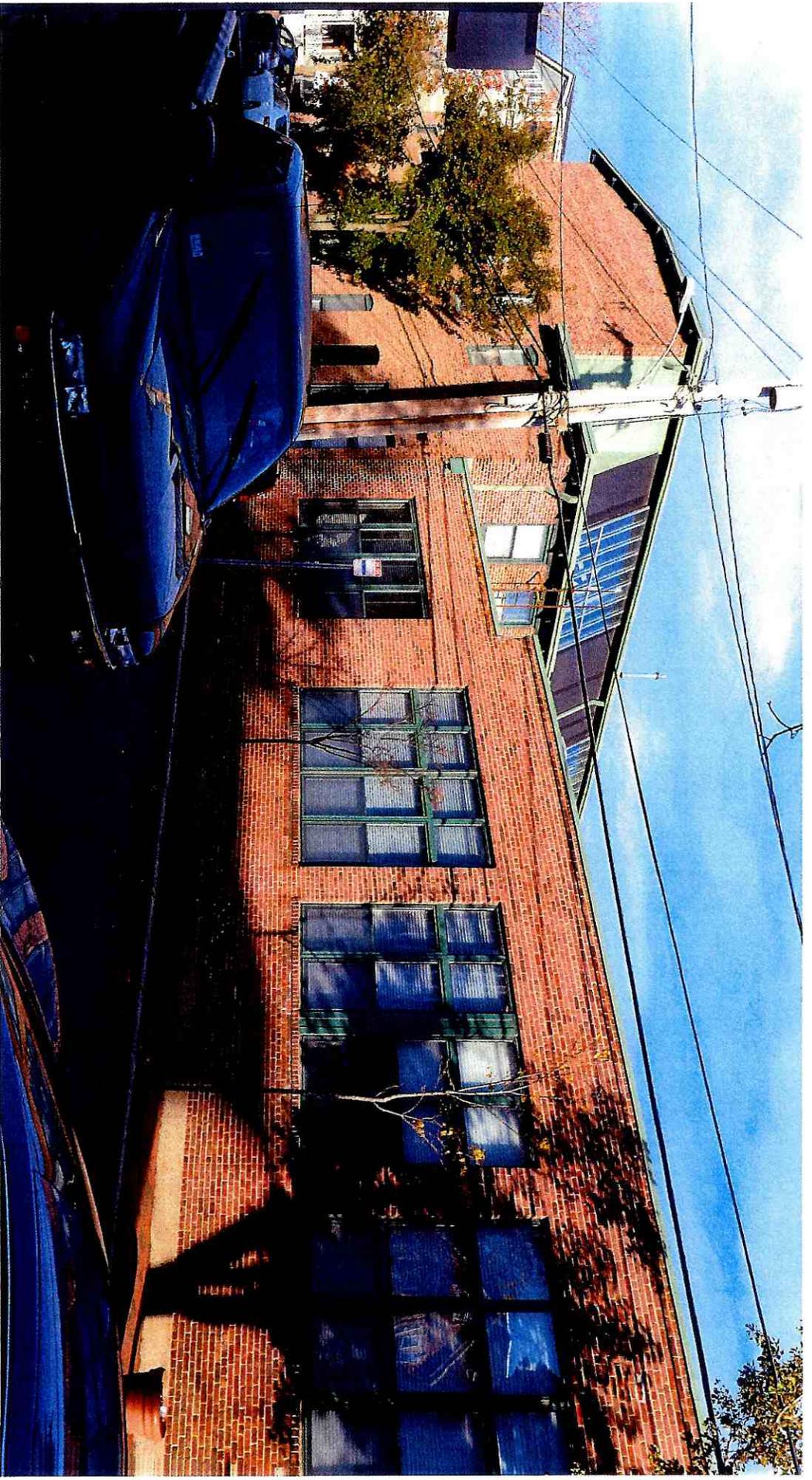


1 Richdale Avenue.

This 16-unit condominium complex was an adaptive re-use of a storage warehouse in 1980.

The wood-framed building is approximately 30 feet high; the brick building is about 35 feet high.

The lot size is 26,971 sq.ft., resulting in a *density of 1,686 sq.ft. of lot area per dwelling unit.*



75 Richdale Avenue (former Payne Elevator).

In 1995, this elevator factory was successfully converted to 18 artists' lofts that combine working studios with light-filled living spaces. The exterior envelope was restored without significant changes.

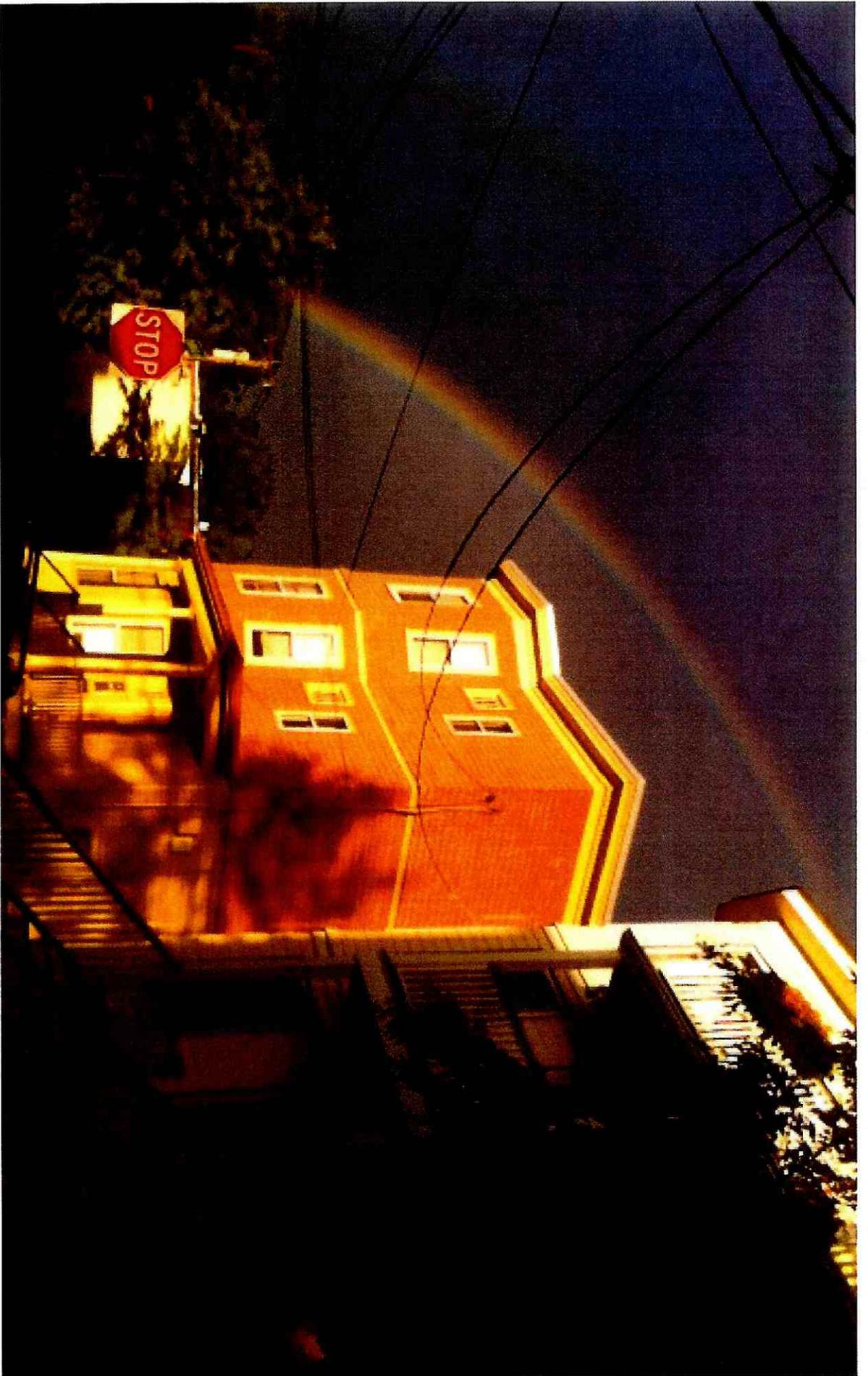
The height of the building varies, but most is less than 30 feet (the highest ridge of the sloping roof is about 36 ft.) The lot size is 31,846 sq.ft., resulting in a density of 1,769 sq.ft. of lot area per dwelling unit.



85 Richdale Avenue.

A 9-unit building condominium conversion.

The height of the penthouse exceeds 35 feet and is an anomaly in the neighborhood, but its footprint is very small. The lot size is 9,117 sq.ft., resulting in a density of 1,013 sq.ft. of lot area per dwelling unit.



Cambridge Terrace

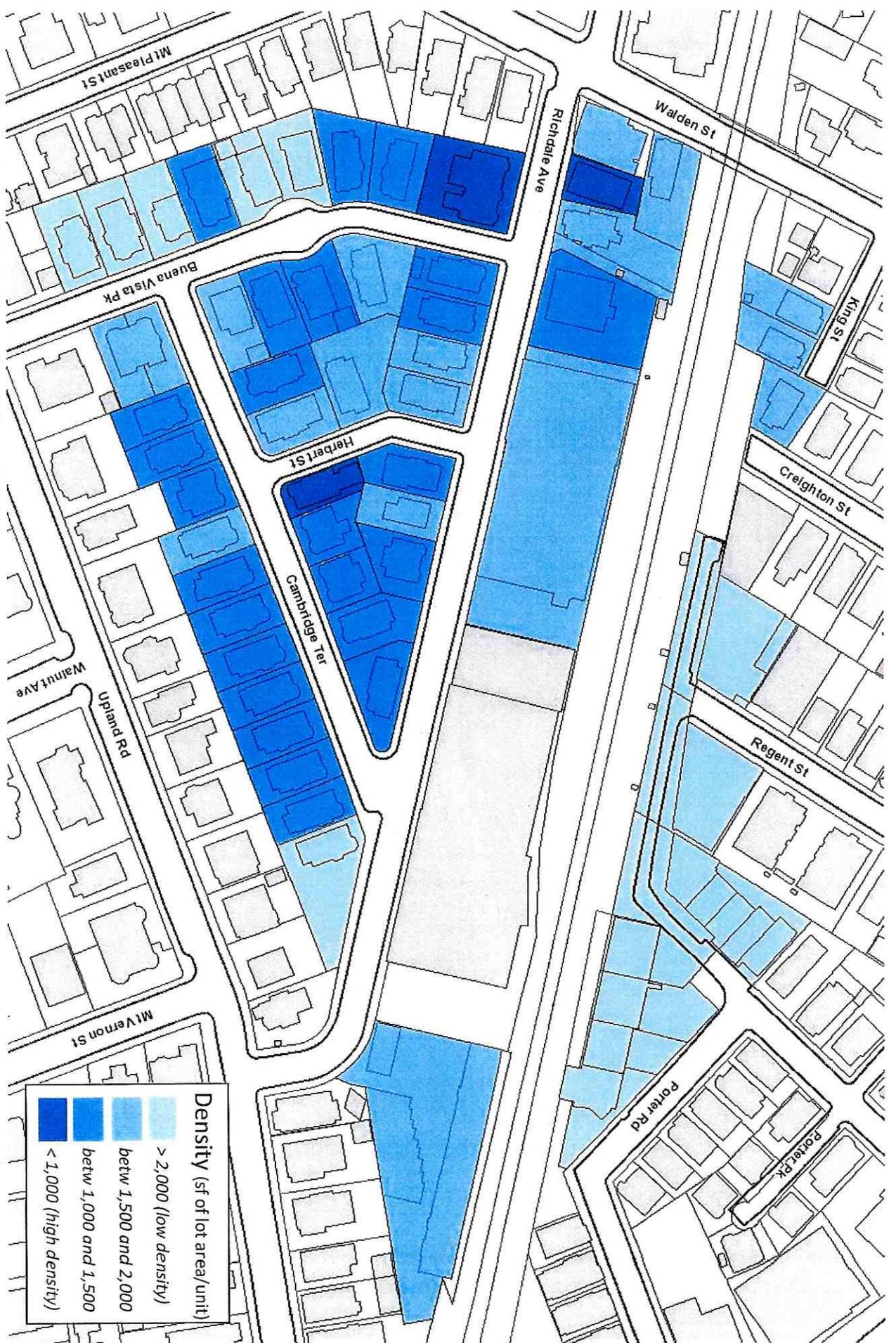
The three-deckers are between 30 and 33 feet high, and the typical density is approximately 1,200 sq.ft. of lot area per dwelling unit.

Heights of Existing Buildings
Almost all buildings are less than 35 feet in height, and many of the largest buildings are lower than 30 feet.



Density of Existing Residential Uses

Only a few small lots are developed at a density more intense than 1,000 sq. ft. of lot area per dwelling unit.





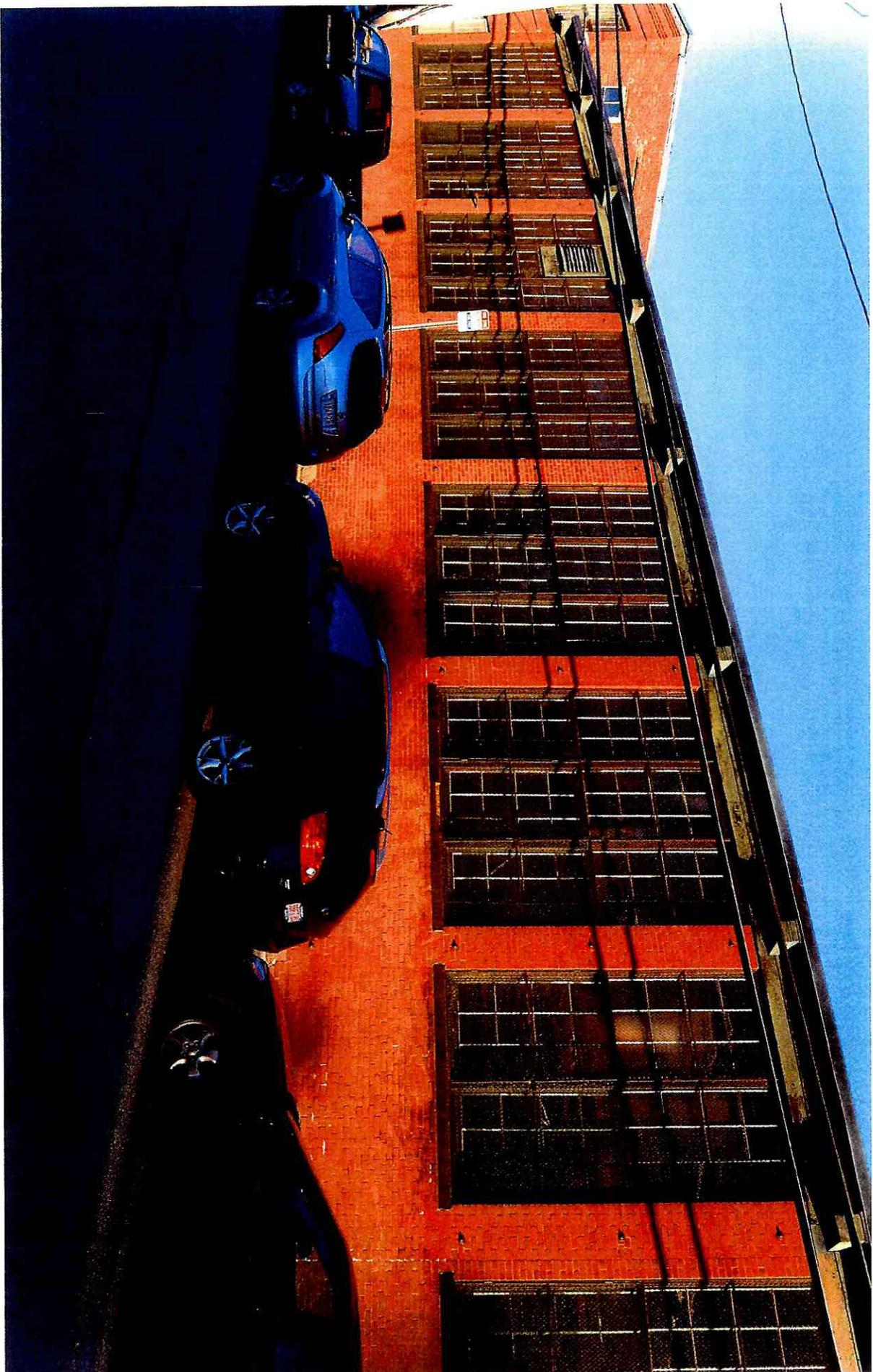
33 Richdale Avenue (former Hathaway Bakery).

The largest building in our neighborhood – and one of only two buildings containing non-residential uses –
33 Richdale occupies most of a 42,043 sq.ft. lot.



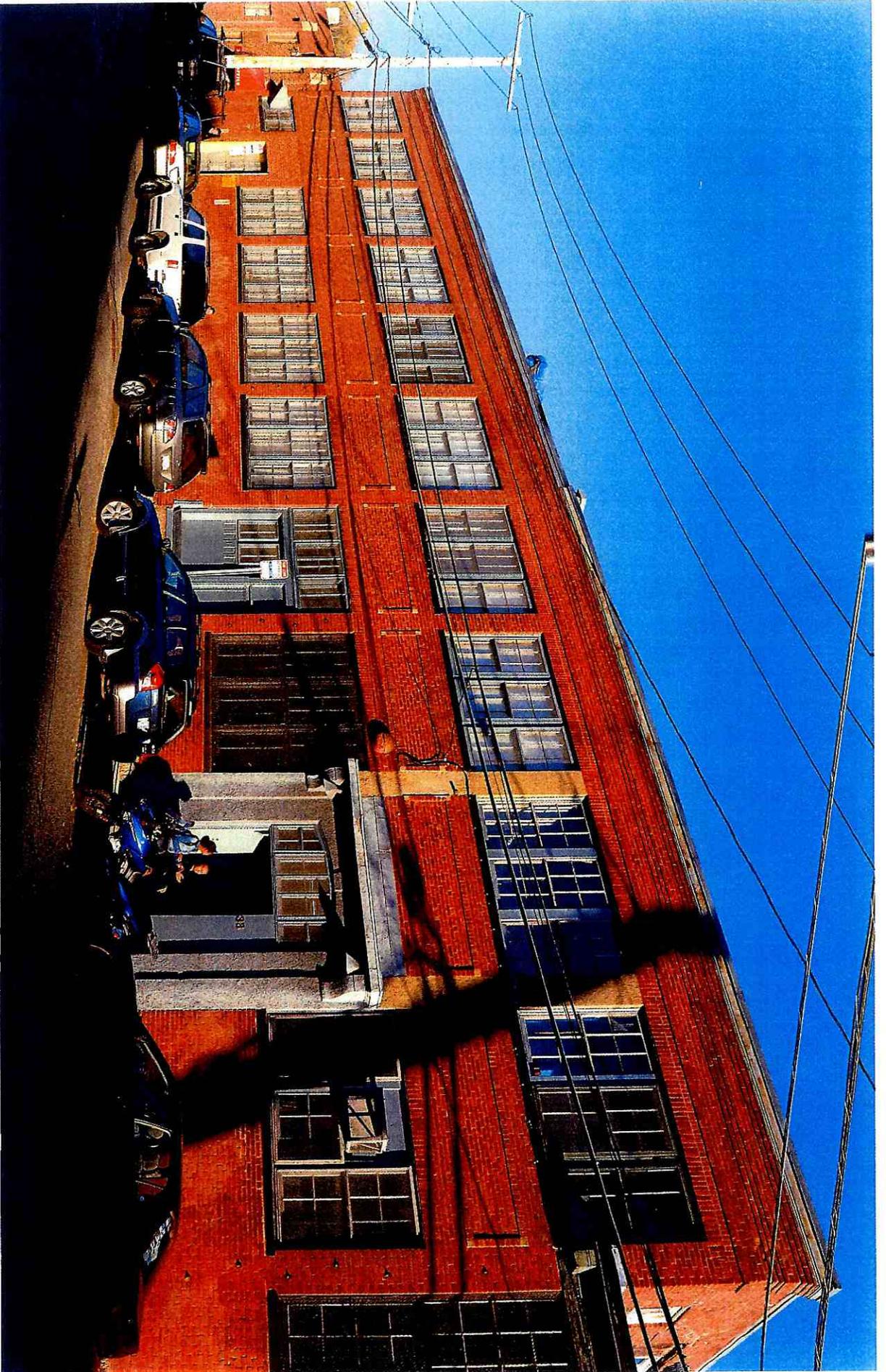
33 Richdale Avenue (former Hathaway Bakery), from the end of Cambridge Terrace.

Despite its large size and proximity to the street, the low height of this historically-significant building affords our neighborhood views of the sky and green trees beyond.



33 Richdale Avenue (former Hathaway Bakery).

The one-story wing is approximately 22 feet high.

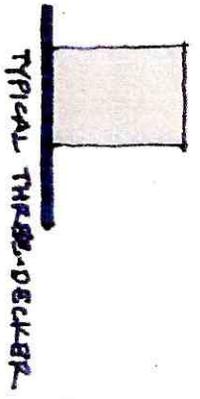


33 Richdale Avenue (former Hathaway Bakery).
The two-story wing is approximately 32 feet high.

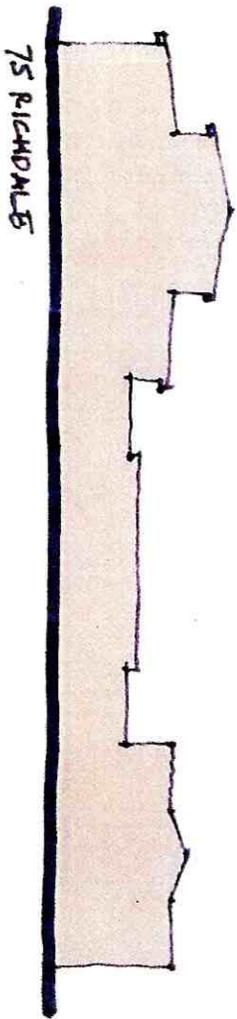


45 Richdale Avenue (A-Z Auto Center).

The building is approximately 22 feet high along the street. The tower (along the railroad) is about 45 feet high.

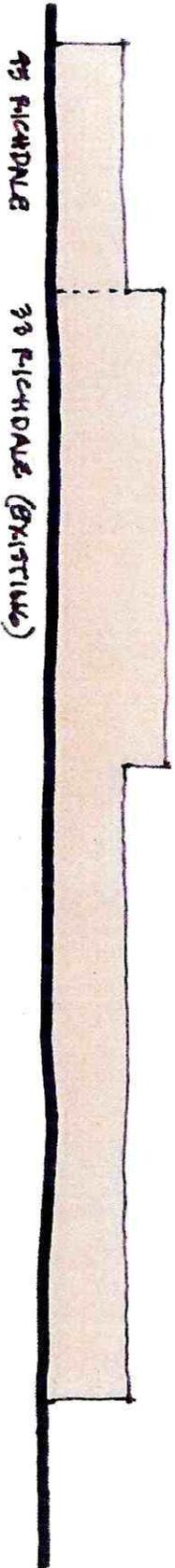


TYPICAL THREE-DECKER



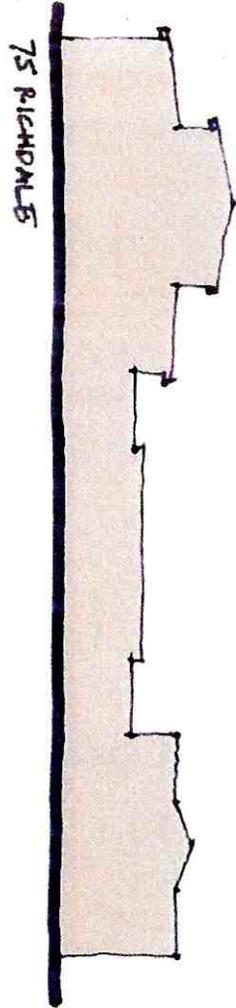
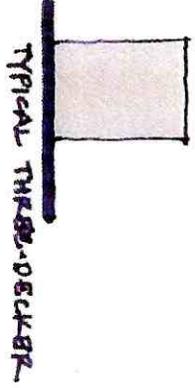
75 RICHMOND

Most of our neighborhood consists of three-deckers and other small 2- and 3-unit buildings.
The few large buildings are low, formerly industrial brick buildings along the railroad.

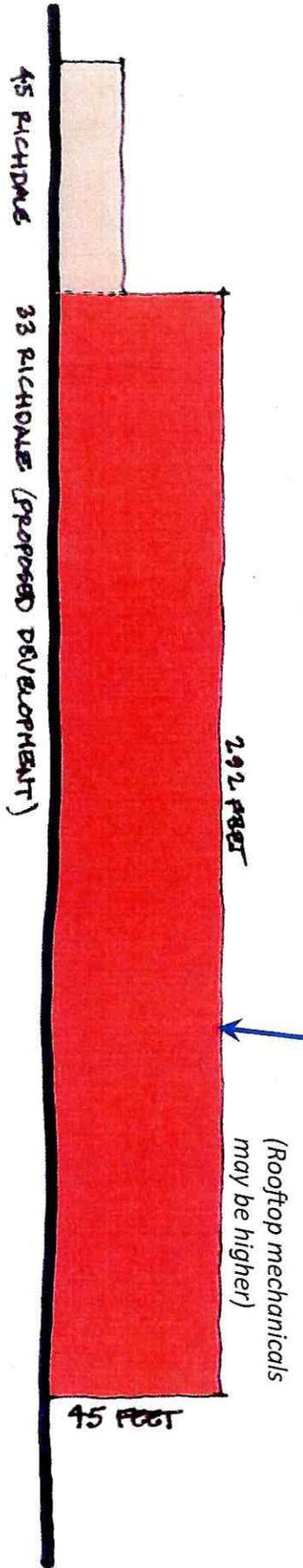
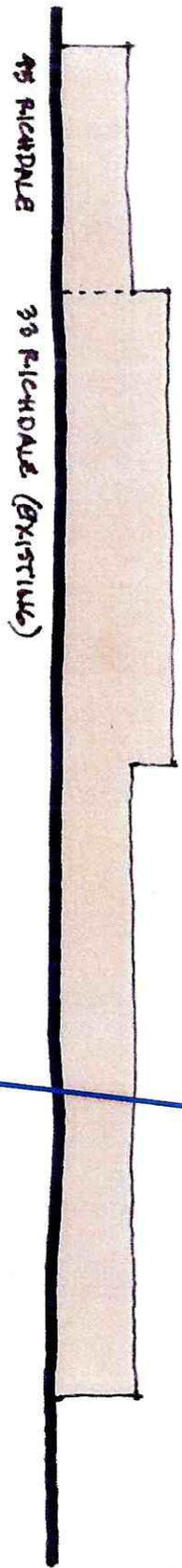


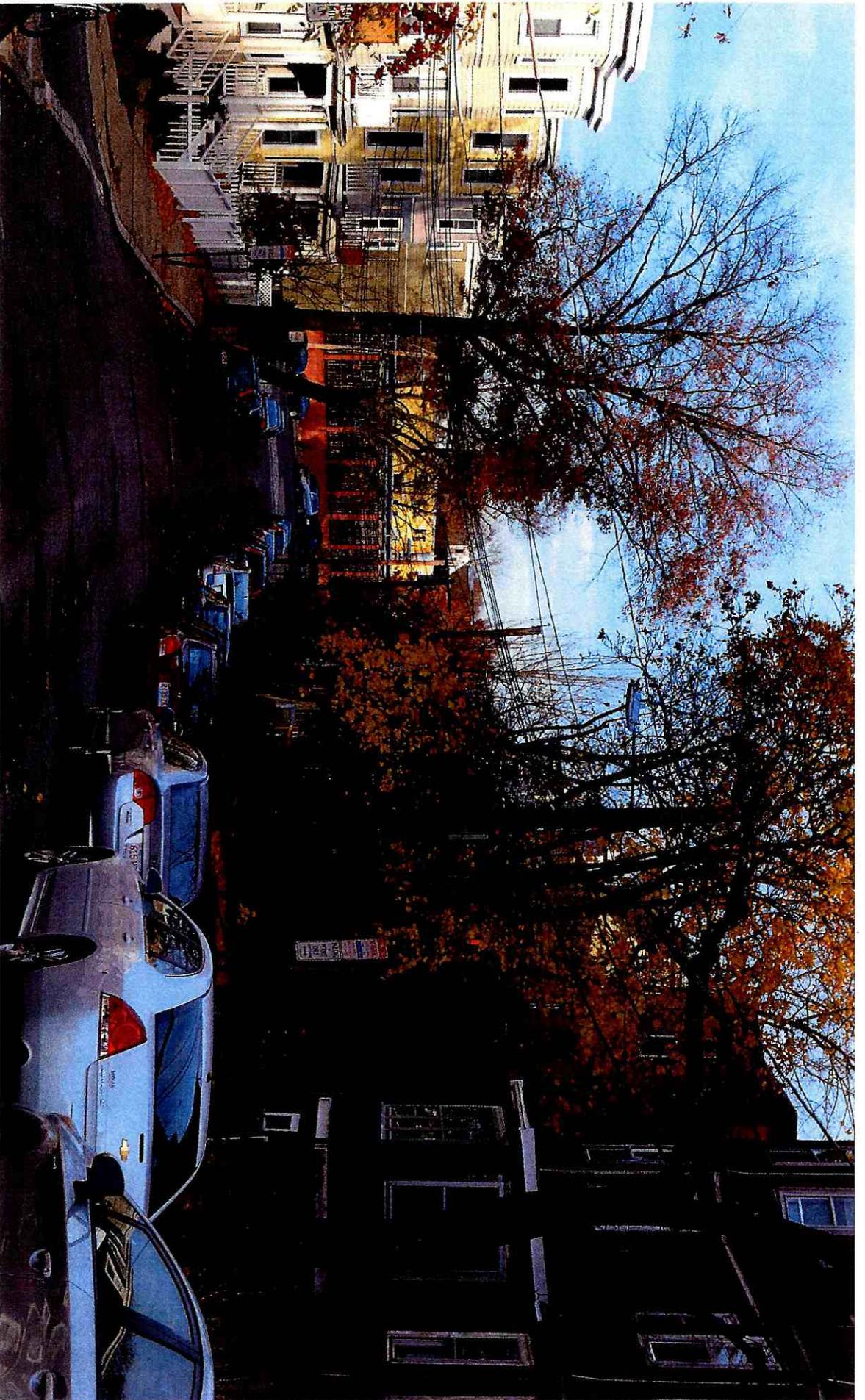
45 RICHMOND

33 RICHMOND (EXISTING)



The current C-1A zoning allows a new building 45 feet high by 292 feet wide, which would dwarf even the largest buildings in our neighborhood!



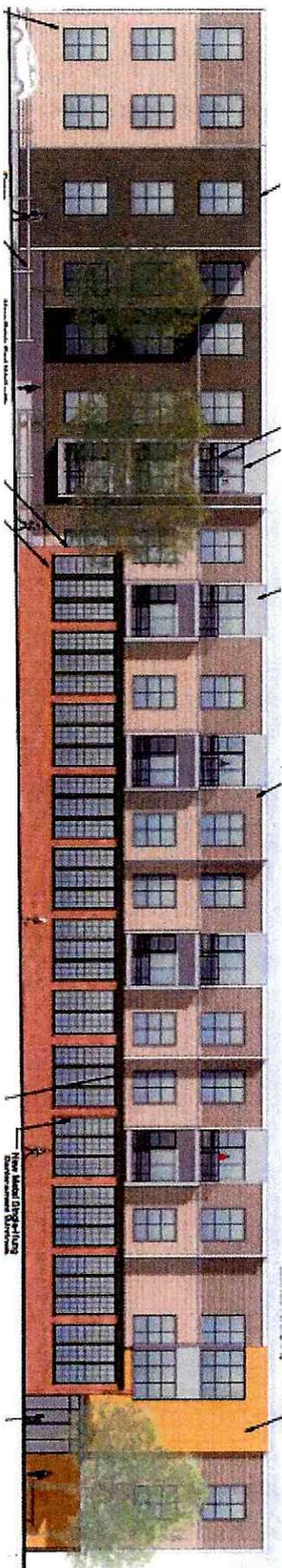


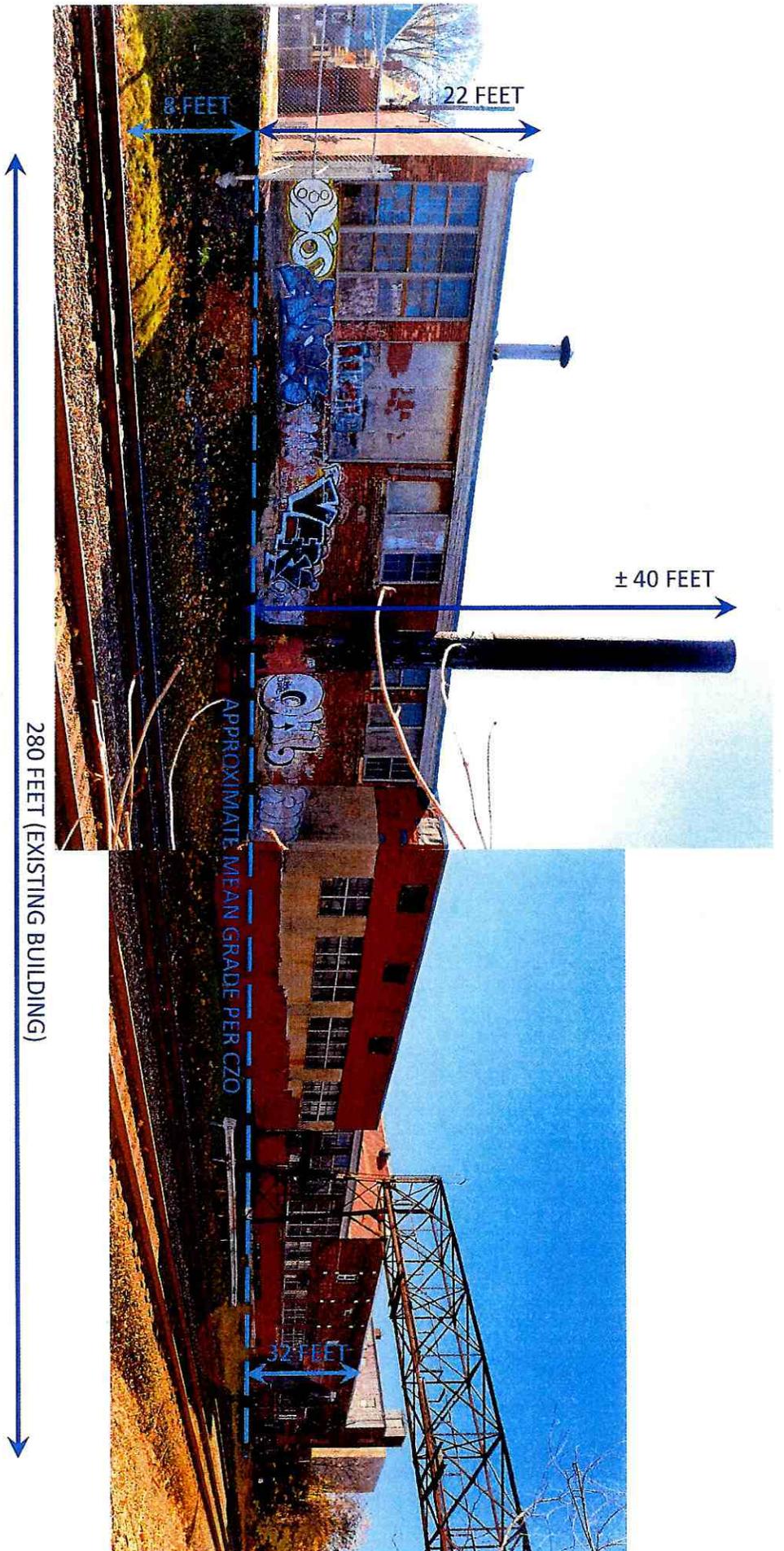
Cambridge Terrace – déjà vu.

The yellow building beyond the former Hathaway Bakery is 30 feet high and set back ± 99 ft from Richdale Avenue.

The current C-1A zoning allows a new building 45 feet high by 292 feet wide!

What current zoning allows.
The current C-1A zoning allows a new building 45 feet high by 292 feet wide!





33 Richdale Avenue (former Hathaway Bakery) from Porter Road residences.

The current C-1A zoning allows a new building 45 feet high by 292 feet wide!

Note the Zoning Ordinance measures height from “the mean grade of the ground adjoining the building” – which is about 8 feet higher than the railroad tracks. The Zoning Ordinance also does not include the height of rooftop mechanicals.

Our petition seeks to change the zoning district on north side of Richdale Avenue (between Walden and Upland) from Residence C-1A to Residence C-1.

Why change to C-1?

- The zoning district on the south side of Richdale Avenue is already C-1.
- The height of almost all existing buildings in our neighborhood is 35 feet or lower, consistent with the maximum height allowed in C-1.
- The density (lot area per dwelling unit) of most parcels in our neighborhood is between 1,000 to 1,500 sf, which is also consistent with the requirements for the C-1 district when the inclusionary housing incentive is factored in.
- **Changing the zoning district to C-1 is consistent with the City's Growth Policy Number 1** that states *"Existing residential neighborhoods, or any portions of a neighborhood having an identifiable and consistent built character, should be maintained at their prevailing pattern of development and built density and scale."*

C-1A (current)

- 45 feet height allowed
- Lot area per dwelling unit:
1,000 sq.ft. → **769 sq.ft.**
with inclusionary housing incentive
- Floor Area Ratio
FAR 1.25 → FAR 1.625
with inclusionary housing incentive

C-1 (proposed)

- 35 feet height allowed
- Lot area per dwelling unit:
1,500 sq.ft. → **1,153 sq.ft.**
with inclusionary housing incentive
- Floor Area Ratio
FAR 0.75 → FAR 0.975
with inclusionary housing incentive

Comparison



*Typical
3-decker*

Height

*Density
(lot area per unit)*

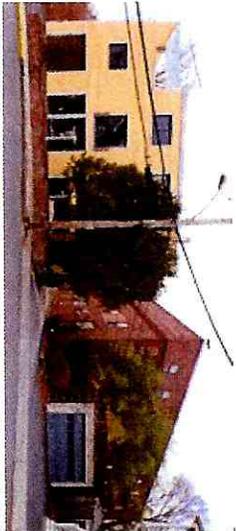
33 ft

1,200 sq.ft.

1 Richdale

30 – 35 ft

1,686 sq.ft.



75 Richdale

20 - 36 ft

1,769 sq.ft.



allowable under
C-1A (current)

33 Richdale

45 ft

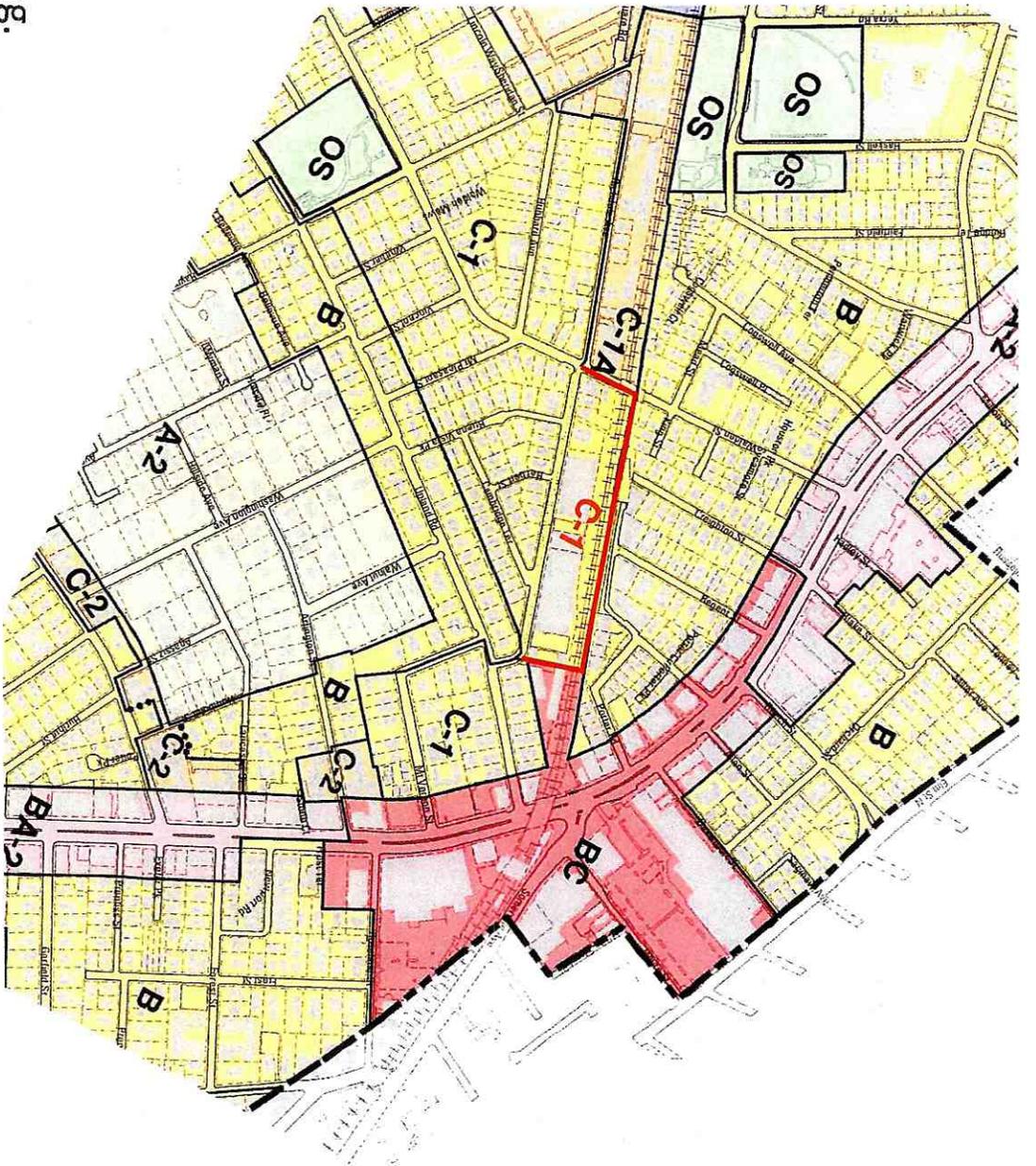
769 sq.ft.

allowable under
C-1 (proposed)

33 Richdale

35 ft

1,153 sq.ft.



Proposed Zoning.

Our petition seeks to extend the existing Residence C-1 district (that currently lies to the south of Richdale Avenue) from the north side of Richdale to the railroad tracks where it would abut an existing Residence B district – in order to maintain our neighborhood’s “*prevailing pattern of development and built density and scale*” as well as its “*identifiable and consistent built character*.”

Neighborhood Participation

- Letter to Historical Commission (September 25, 2013) *supporting continued demolition delay signed by 129 neighbors*
- Letter to Planning Board (October 8, 2013) *regarding criteria for special permit signed by 151 neighbors*
- Petition to Historical Commission (November 20, 2013) *requesting initiation of Landmark Designation Study signed by 138 neighbors*

More than 250 of our neighbors have signed one or more of these documents!



This is an opportunity to do something good for our neighborhood!
Thank you.