



# STONERIVER PROPERTIES LLC / URBAN SPACES LLC

1971 MASSACHUSETTS AVENUE  
Cambridge, MA

**PCA**

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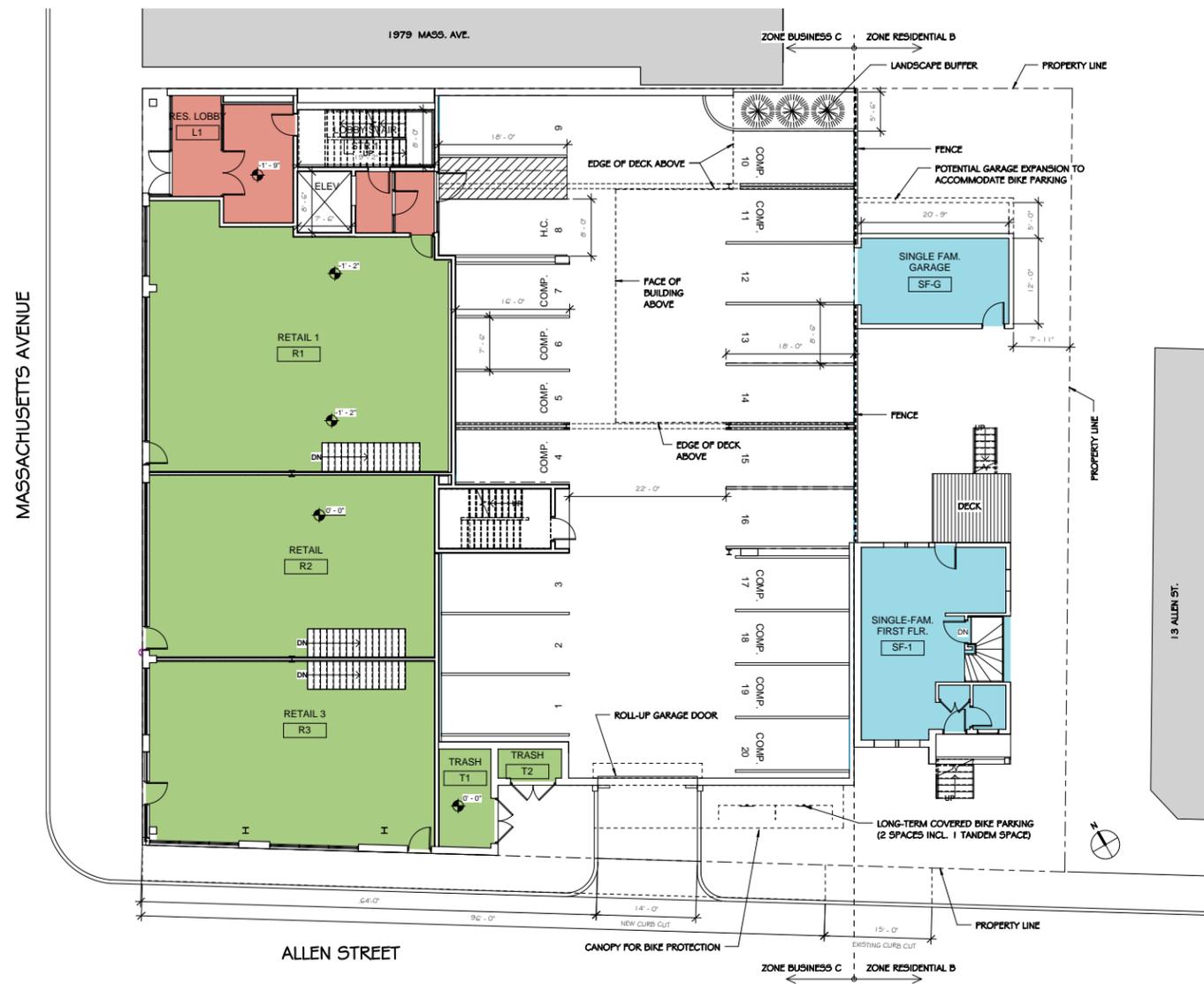
LARGE PROJECT REVIEW - September 6, 2013



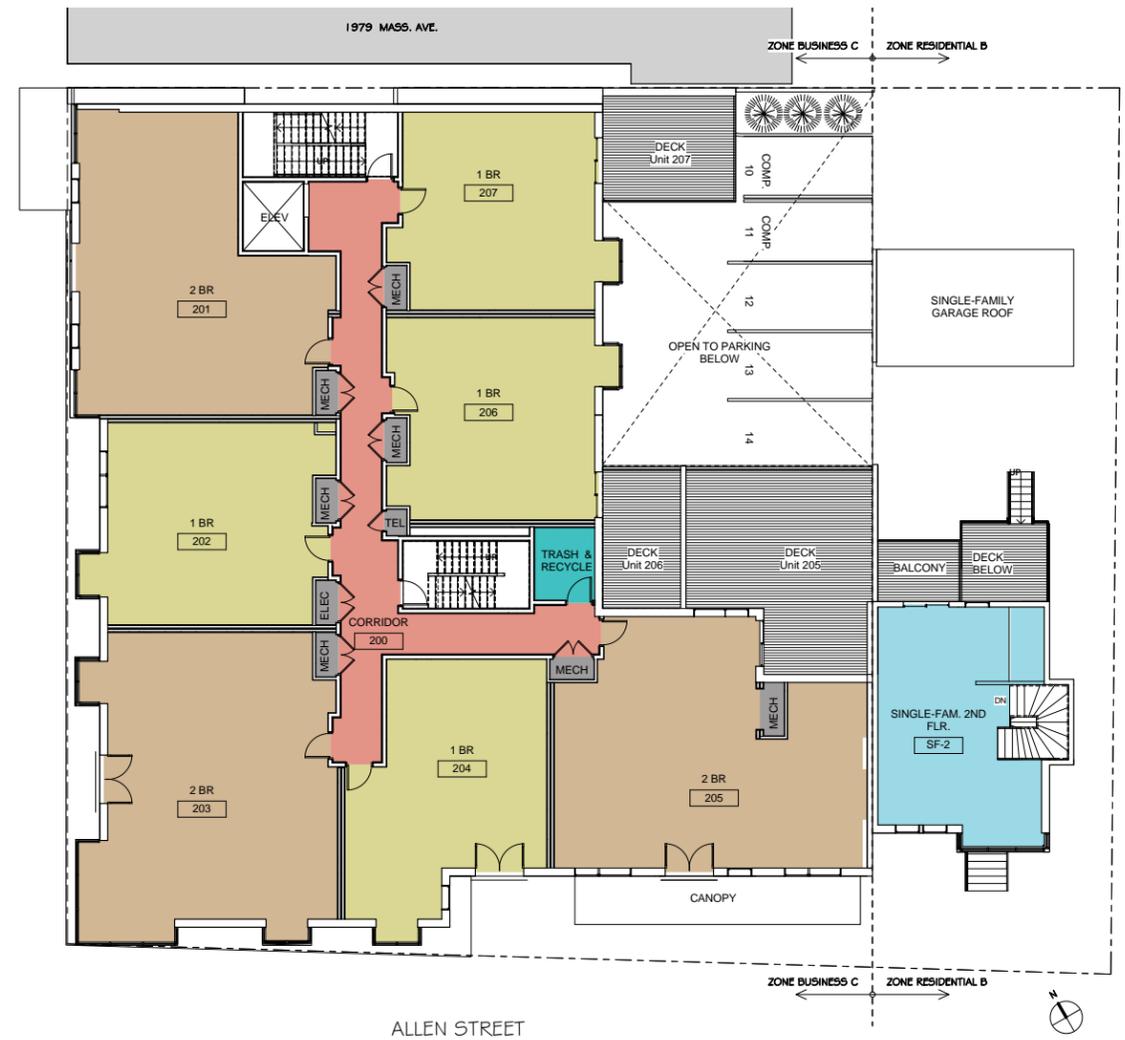
Locus Plan

Drawings are schematic and subject to refinement during design development





First Floor Plan

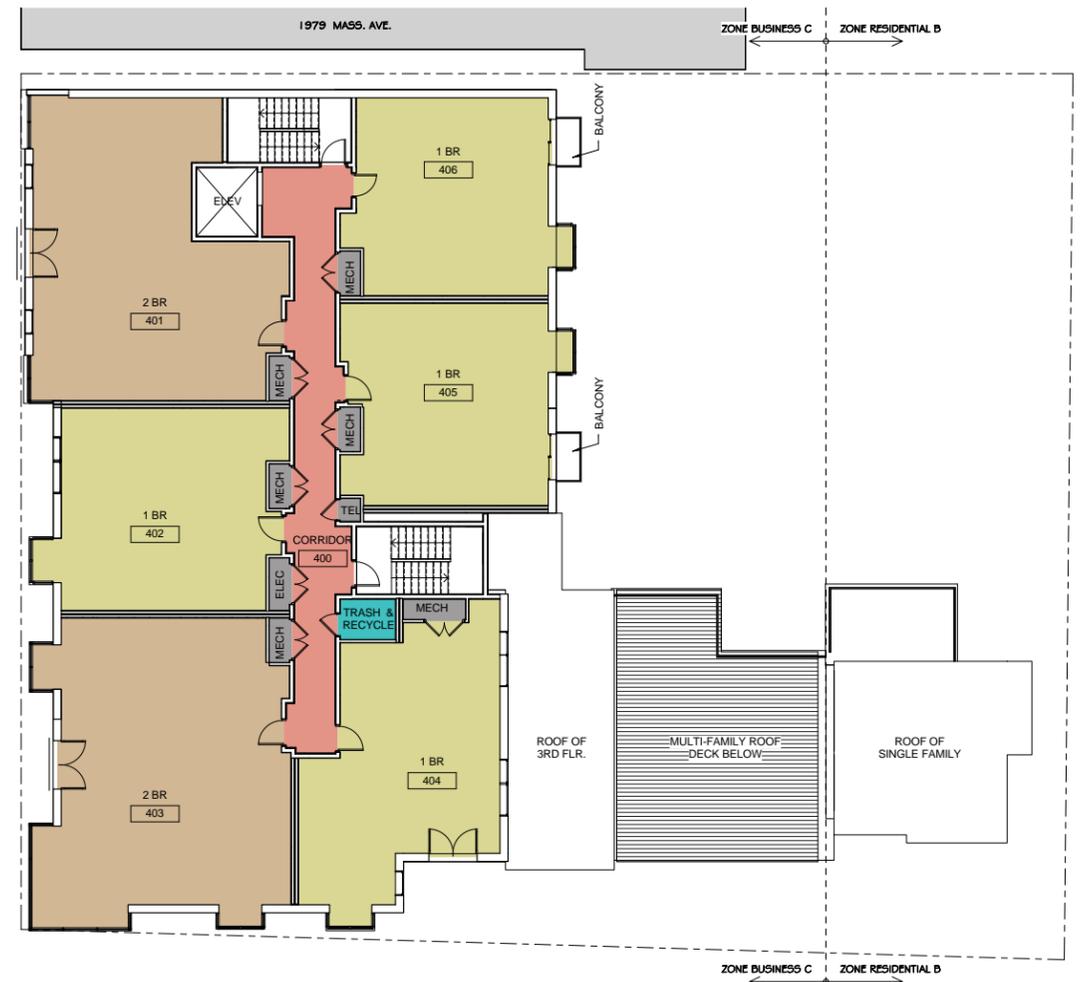


2nd Floor Plan

Drawings are schematic and subject to refinement during design development



3rd Floor Plan



4th Floor Plan

**Drawings are schematic and subject to refinement during design development**

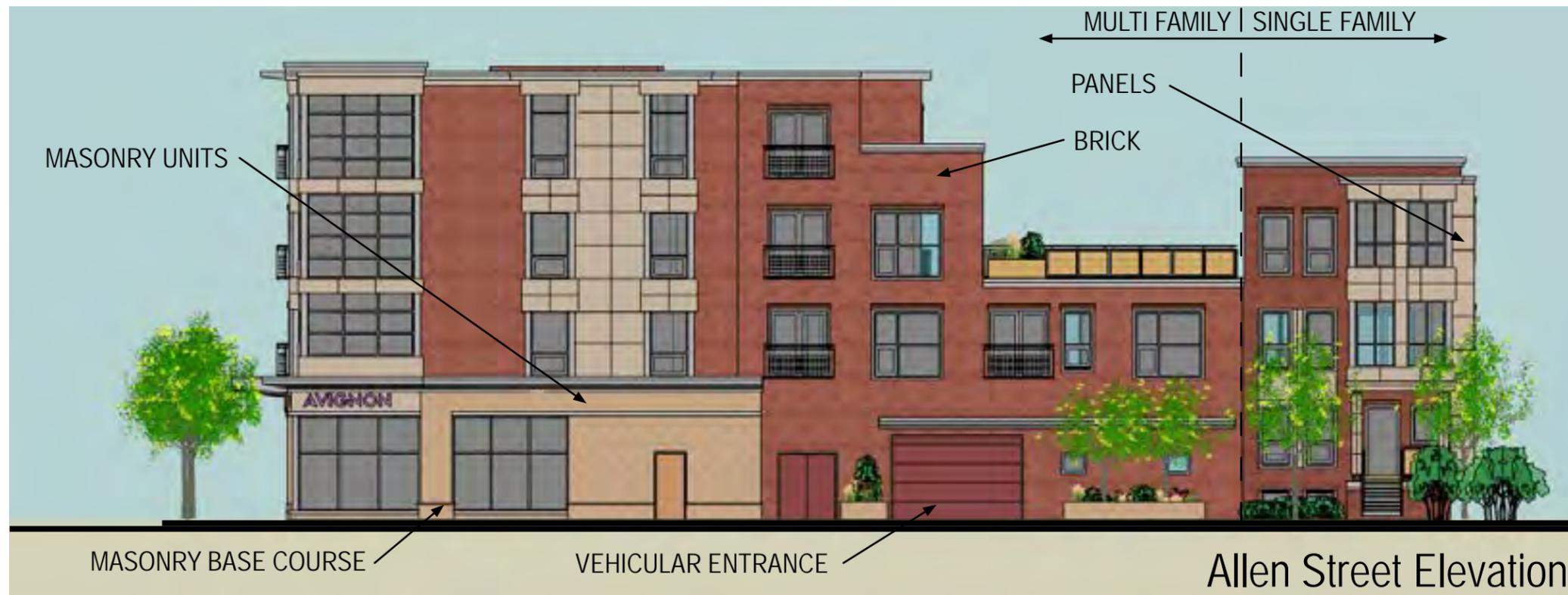


Existing View From Massachusetts Ave.

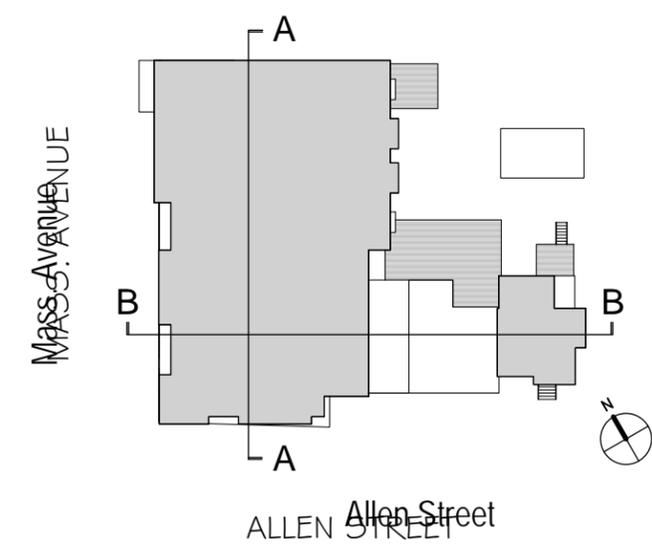
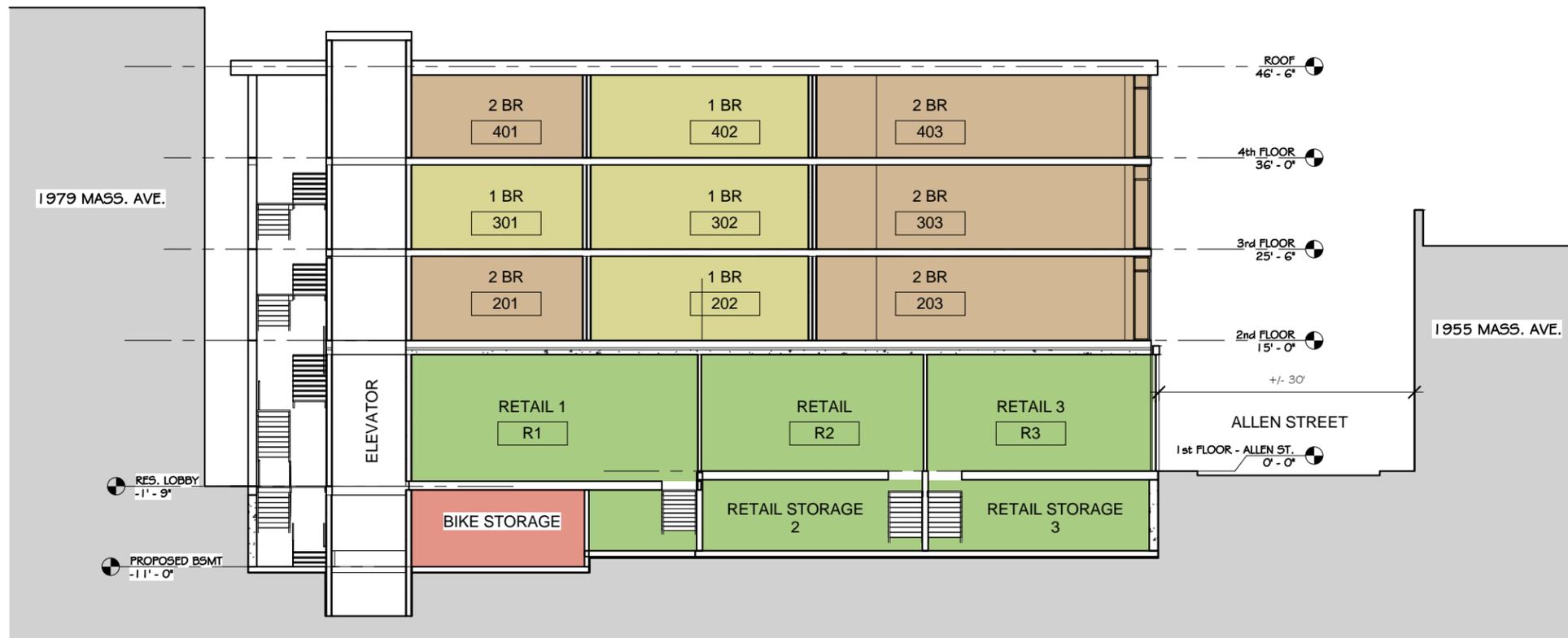


Proposed View From Massachusetts Ave.

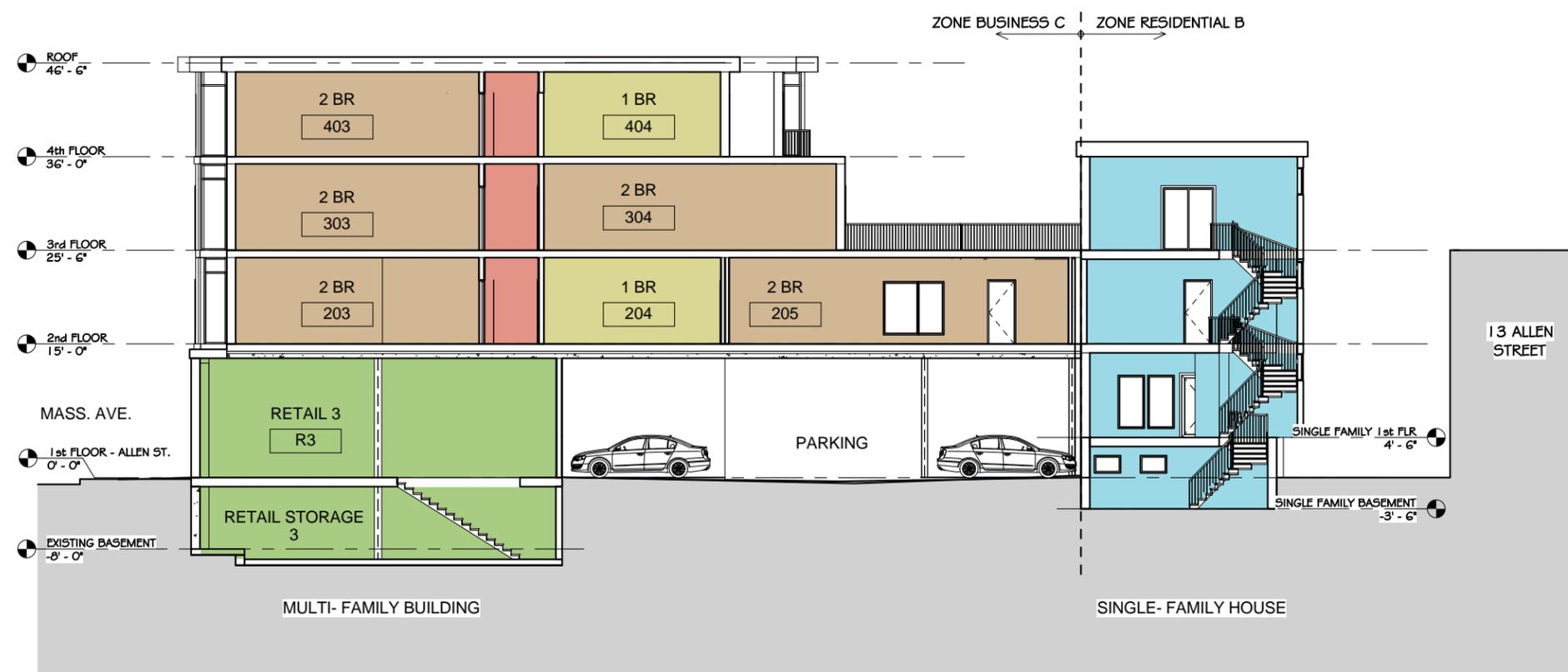
StoneRiver Properties LLC / Urban Spaces LLC  
1971 Massachusetts Avenue



Drawings are schematic and subject to refinement during design development



North - South Building Section (A - A)



East - West Building Section (B - B)

**Drawings are schematic and subject to refinement during design development**

**Large Project Review  
1971 Massachusetts Avenue**

**Zoning Narrative**

**In addition to the attached dimensional form, the proposed project at 1971 Massachusetts Avenue meets the requirements of the zoning code pertaining to the Massachusetts Avenue Overlay District and Transitional Requirements as follows:**

- 1. 20.104.1 Maximum Height – the building will all be under 60' tall**
- 2. 20.105 Restrictions in Required and/or Provided Setbacks – all setbacks will be landscaped and/or paved in accordance with this requirement. There may be bicycle parking provided in some of these areas if allowed by zoning.**
- 3. 20.106 Use Restrictions – the ground floor along Massachusetts Avenue will be devote to retail use and a residential lobby, all accessed directly at grade.**
- 4. 20.107.1 Building Facades – principal entrances will be on Mass Ave, with each individual retail area having its own public entrance. Facades facing a public street will have minimum 25% clear glass for the façade, with minimum 50% clear glass in the ground floor retail area.**
- 5. 5.41 Transitional Requirements, Front yard – the front yard requirement of the residential zone (15') will extend the required 50' into the commercial zone**
- 6. 5.41 Transitional Requirements, Height – the building will not exceed 35' in height within 50' of the residential zone**

**DIMENSIONAL FORM  
Project Address: 1971 Massachusetts Avenue**

	Existing	Allowed or Required (Bus C)	Allowed or Required (Res B)	Proposed (Bus C)	Proposed (Res B)	Proposed (Total)
Lot Area (sf)	14,044 sf	NA	5,000 sf	10,750 sf	3,294 sf	14,044 sf
Lot Width (ft)	109'-9" at rear	NA	50 ft	106.05'	30 ft	109'-9" at rear
Total Gross Floor Area (sq ft)	17,384 sf	NA	1,647 sf	24,704 sf*	1,647 sf*	26,351 sf*
Residential Base	NA	13,437.5 sf	1,647 sf	15,984 sf*	1,647 sf*	17,631 sf*
Non-Residential Base	17,384 sf	21,500 sf	NA	3,925 sf*	NA	3,925 sf*
Inclusionary Housing Bonus	NA	6,450 sf	NA	4,795 sf*	NA	4,795 sf*
Total Floor Area Ratio	1.24	NA	NA	2.30*	0.5*	1.81*
Residential Base	NA	2.0	0.5	1.48*	0.5*	1.26*
Non-Residential Base	1.24	1.25	NA	0.36*	NA	0.28*
Inclusionary Housing Bonus	NA	30%	NA	0.45*	NA	0.34*
Total Dwelling Units	0	27	1	19	1	20
Base Units	0	21	1	15	1	16
Inclusionary Bonus Units	0	6	0	4	0	4
Base Lot Area / Unit (sf)	0	511 sf	3,294 sf	716 sf	3,294 sf	877 sf
Total Lot Area / Unit (sf)	0	398 sf	3,294 sf	565 sf	3,294 sf	702 sf
Building Height(s) (ft)	18' - 20'	55 ft	35 ft	47'	37'-8"	47'
Front Yard Setback (ft)	0 ft	0 ft	15 ft	0 ft & 15 ft	15 ft	0 ft & 15 ft
Side Yard Setback (ft)	0 ft	0 ft	7'-6" (sum of 20')	0	7'-9" (house)	NA
Side Yard Setback (ft)	0 ft	0 ft	7'-6" (sum of 20')	NA	20'-4" (garage)	NA
Rear Yard Setback (ft)	0 ft	20 ft	25 ft	NA	NA	NA
Open Space (% of Lot Area)	0%	0%	40%	0	69%	
Private Open Space	0%	0%	20%	0	58%	
Permeable Open Space	0%	0%	20%	0	55%	
Other Open Space (Specify)	0%	0%	0%	NA	NA	NA
Off-Street Parking Spaces	0	19 (min)	1 (min)	20**	1**	21**
Long-Term Bicycle Parking	0	20	0	22	2	24
Short-Term Bicycle Parking	0	5	0	TBD	0	TBD
Loading Bays	0	0	0	0	0	0

\* GFA and FAR numbers represent a relational maximum which will not be exceeded.

\*\* One parking space in the Bus C zone is a tandem space with the single space in Res B, so space for 21 cars in 20 slots