

Permit # 790

**1-3 LANGDON STREET, CAMBRIDGE
SPECIAL PERMIT APPLICATION
BASEMENT APARTMENT OVERLAY DISTRICT**



FEBRUARY 2014

**1-3 LANGDON STREET, CAMBRIDGE
SPECIAL PERMIT APPLICATION**

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- Approval Email from Jim Wilcox,
Director of Engineering Services
- "Historical Occurrence and Future
Likelihood of Basement Flooding"

OWNERSHIP CERTIFICATE

Project Address: 1-3 Langdon 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: Chestnut Hill Realty
at the following address: 300 Independence Dr. Chestnut Hill
to apply for a special permit for: 20.600 Basement Apartment Overlay
on premises located at: 1-3 Langdon Street
for which the record title stands in the name of: John Harvard, LLC
whose address is: 300 Independence Drive Chestnut Hill, MA 02467

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Sc Book: 35598 Page: 481
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

Peter Poras MANAGER OF JOHN HARVARD LLC
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)
Peter Poras

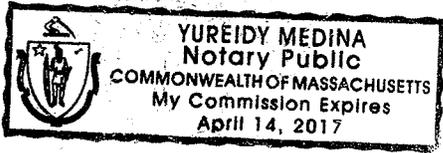
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Peter Poras personally appeared before me,
on the month, day and year February 24th 2014 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: April 14, 2017



DIMENSIONAL FORM

Project Address: 19-21 Wendell Street

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	10,369	5,000	16,359	
Lot Width (ft)	50'	88'	88'	
Total Gross Floor Area (sq ft)	26,892		26,892	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	2.8	1.75	2.80	.75
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	34	7	40	7
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	8 Stories	35'	4 Stories	35'
Front Yard Setback (ft)	7'		.7'	10'
Side Yard Setback – Side? (ft)	.3'		.3'	5'
Side Yard Setback – Side? (ft)	0		0	
Rear Yard Setback (ft)	20'		20'	
Open Space (% of Lot Area)	13%	30%	13%	
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	0	6	0	
Bicycle Parking Spaces		6	10	
Loading Bays				

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

**1-3 LANGDON STREET, CAMBRIDGE
BASEMENT APARTMENT OVERLAY DISTRICT**

Project Overview

Chestnut Hill Realty's (CHR) property at 1-3 Langdon Street currently contains 34 apartments. CHR is proposing to add 6 apartments at the basement level pursuant to the Basement Apartment Overlay District, Cambridge Zoning Ordinance 20.600 (the "Project"). The Basement Apartment Overlay District was adopted by the Cambridge City Council in December of 2012. The purpose of the Basement Apartment Overlay District is "to allow for the creation of studio or one-bedroom apartment units in appropriate unused basement level space of certain existing multifamily residential buildings that have one or more existing basement level apartment units." In addition "given the increasing expense of unsubsidized rental housing in Cambridge, the shortage of reasonably priced, affordable studio and one bedroom units, and the difficulty this poses for local workers, students and the elderly, it is in the public interest to permit the creation of additional units under circumstances which promote the maintenance and improvement of older buildings, including improved storm water and wastewater management, and which provide additional housing without building new structures or increasing the size of existing structures."

In addition the Project is required to obtain a Special Permit under Section 6.3.5 for a reduction in the parking requirement.

The Project meets the specific conditions and criteria of the Basement Apartment Overlay District as well as the general Special Permit criteria found in Section 10.43 of the Zoning Ordinance.

Compliance with Zoning

1-3 Langdon Street is in both a C-2 Zone (approximately 7,840 square feet) and a B Zone (approximately 8,790 square feet) and . The following is a zoning chart of the relevant zoning element:

Analysis	C-2	B	Existing	Notes
Area	5,000	5,000	16,359	Meets Zoning
Density	1 Unit/600 SF	1 Unit/2,500 SF	34	Existing non-conforming
Floor Area Ration (FAR)	1.75	0.50	2.8	Existing non-conforming
Frontage	NA		121'	Meets Zoning
Front Setback	(H+L)/4, Min. 10'	15'	.7	Existing non-conforming
Side Setback	(H+L)/5	7.6'	0	Existing non-conforming
Rear Setback	(H+L)/4, Min. 20'	25'	14'	Existing non-conforming
Usable Open Space (Min)	15%	40%	12%	Existing non-conforming
Height	85'	35'	40'	Meets Zoning
Parking	1 Per Unit	N/A	22	Existing non-conforming

The project is not increasing any of the Existing Non-Conforming elements noted above except for the Density and Allowed Units which the Basement Apartment Overlay District was created to allow with a Special Permit from the Planning Board.

Compliance with Criteria Specific to Special Permits under 20.600

Section 20.600 outlines a number of criteria that the Project must meet to qualify for the Basement Apartment Overlay District:

- a. the structure is located 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: *1-3 Langdon Street is located in a C-2 district;*
- b. the structure is currently occupied by at least thirty (30) dwelling units: *1-3 Langdon currently contains thirty four (34) 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: *1-3 Langdon Street was built in 1924;*
- d. the structure currently contains at least one dwelling unit located entirely at the basement level: *1-3 Langdon Street currently contains one (1) basement dwelling unit.*

In addition 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 current Floor Area Ratio at 1-3 Langdon Street is greater than the allowed Floor Area Ratio in that district, however this project will not increase the Gross Floor Area as the area that is being converted to dwelling units is already included in the Gross Floor Area calculations.*
- 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 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: *1-3 Langdon Street does not currently conform to the front yard, side yard and rear yard setback requirements, the height requirement and the open space requirement. However these nonconforming elements are preexisting and the Project will not result in any extension or increase in them except for projections into the rear yard setback for window wells necessary to provide safe egress from the proposed dwelling units. The lot area per dwelling unit currently does not conform and will be decreased pursuant to 20.600.*
- 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: *The Project is adding six (6) units.*
- d. Newly created dwelling units shall be restricted to studio or one-bedroom apartments only: *All six proposed dwellings are either studios or 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: *Adding six dwelling units will have a de minimis effect on parking. CHR conducted a parking survey of its residents in the building and determined that less than 50% have and use their own vehicles. This Project is projected to result in the need for 2.5 or less additional off-street parking spaces which is a negligible increase in the current off-street parking in this neighborhood. The Basement Apartment Overlay District was created in areas with close proximity to public transportation to encourage the use of using public transportation. In addition CHR has a Transportation Advisor on staff who advises our leasing professionals and residents on such things as public transportation providing maps and information and walking directions to nearby amenities. Furthermore CHR has rental car services nearby that residents can take use when a car is necessary.*
- 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: *The Project will result in the creation of ten new bicycle storage spaces that conform to the design standards of Section 6.49.*

**City of Cambridge Basement Housing Overlay District
Report to City Engineer
"Historical Occurrences and Future Likelihood of Basement Flooding"**



1-3 Langdon Street, Cambridge, MA

December, 2013

**City of Cambridge Basement Housing Overlay District
Report to City Engineer
"Historical Occurrences and Future Likelihood of Basement Flooding"**

1-3 Langdon Street, Cambridge, MA

Project Overview

Chestnut Hill Realty's (CHR) property at 1-3 Langdon Street currently contains 34 apartments, including one existing basement unit. CHR is proposing to add 6 apartments at the basement level pursuant to the Basement Apartment Overlay District. The Basement Apartment Overlay District was adopted by the Cambridge City Council in December of 2011. The purpose of the Basement Apartment Overlay District is "to allow for the creation of studio or one-bedroom apartment units in appropriate, unused basement level space of certain existing multifamily residential buildings that have one or more existing basement level apartment units." In addition "given the increasing expense of unsubsidized rental housing in Cambridge, the shortage of reasonably priced, affordable studio and one bedroom units, and the difficulty this poses for local workers, students and the elderly, it is in the public interest to permit the creation of additional units under circumstances which promote the maintenance and improvement of older buildings, including improved storm water and wastewater management, and which provide additional housing without building new structures or increasing the size of existing structures."

The Overlay District was created in areas of the City that pose a minimal risk of overland flooding at the request of Cambridge Community Development Department and Cambridge Engineering Department. Properties within the Overlay District that meet specific criteria may apply for a Special Permit to the Cambridge Planning Board. In addition to meeting the specific criteria of the Special Permit, there are a number of conditions that must be satisfied.

The application for a Special Permit shall include this report on "Historical Occurrences and Future Likelihood of Basement Flooding" in the building which includes a functional scope determined by the City Engineer. On _____, 2013, CHR met with Owen O'Riordan, the City Engineer, to determine the functional scope of this Report. In order to conform to the Basement Apartment Overlay District and to satisfy the City Engineer, the following actions were taken:

1. Gathered anecdotal evidence of any history of overland flooding or sewer backups in the building.
2. Generated topographical data for the building site.

3. Investigated the existing storm and sanitary pipes in the building and on the property by way of video camera.
4. Generated civil engineering designs to separate the storm and sanitary lines from the building out to the combined sewer/sanitary line in Langdon Street. Thus, when the Langdon Street pipes are separated in the future, the storm and sanitary lines for 1-3 Langdon have already been separated.
5. Generated engineering designs and plumbing plans within the building for installation of backflow preventers on all basement fixtures, installation of a new sanitary line serving all the new basement units.
6. Obtained certification from CHR's engineer indicating that the likelihood of any sewer back-ups or overland flooding in the basement units is minimal to the point of insignificance based on incorporating specified mitigation measures.

Property History

1-3 Langdon Street is a four story brick building built in 1924 (the "Property"). CHR has owned the Property since 1985. Since acquiring the property there has been no indication of flooding or sewer backups. CHR is fortunate to have long standing employees that have been involved with the Property since CHR purchased the building. Interviews were conducted with numerous employees whose knowledge of the building dates from 1995 to present day (see attached Exhibit 1 "CHR Property Manager Interview"). According to the staff there has been no flooding or sewer backup in the building during the 30 years CHR has owned the building. In addition, CHR performed research at the Cambridge Engineering Department, Cambridge Health Department and Cambridge Building Department. No information was found that suggested any history of flooding or sewer backups in the building.

Civil Engineering- Investigation

DeCelle-Burke & Associates, Inc. (DBA), a civil engineering / land survey consulting firm was hired to locate and observe existing sanitary and drain utilities as well as additional site features associated with the Property.

1. DBA has obtained topographic data (see Exhibit 2 "Existing Conditions Plan"). DBA's field survey indicated the subject site is at a higher elevation than Langdon Street, thereby making surface runoff well-controlled and collected within the gutter of the public layout. The existing sewer manhole rim easterly of 1-3 Langdon Street (at the intersection of Langdon St. and Mass. Ave.) is at elevation 34.4' (City of Cambridge

Datum) while the grade outside the building at least 12 inches higher. The front yard is landscaped while the rear yard is paved.

2. DBA reviewed building sanitary and storm water site plans for the Property. With the exception of existing exterior basement stair, and window wells, the site naturally drains. The existing exterior basement stairs and window wells are serviced by area drains that have no history of back ups.
3. DBA reviewed the existing pipes in Langdon Street and determined there is 15" combined storm/sanitary line in Langdon Street. The Property has two 5" combined storm/sanitary lines, one serving 1 Langdon and one serving 3 Langdon, that connect to the combined storm/sewer line in Langdon Street. The invert of the combined sanitary/storm connection for 1 Langdon Street is +/-24.9' and the invert of the combined storm/sanitary connection for 3 Langdon Street is +/- 24.6'. The basement floor elevation at 1-3 Langdon Street is at +/-30.7'. All elevations are based on the City of Cambridge Datum.

Civil Engineering- Design

1. Replace the each existing 5" combined storm/sanitary line that extends from the building out to the street with a new 6" Schedule 40 PVC sanitary line and a new 6" Schedule 40 PVC storm drain line that will both connect to the combined 15" sanitary/storm line in Langdon Street.
2. All new window wells shall have their own leach pit and have a 6" reveal above finished grade to prevent runoff from getting into these low areas (See Exhibit 4 "Proposed Site Plan").
3. The existing leach pits that serve the existing stairwells and window wells function well. An inspection and maintenance program for these existing leach pits will be implemented.

Plumbing- Investigation

1. On May 7, 2013 All Drain Services under the supervision of CHR's mechanical engineer, Energy Economics, performed a video camera investigation. The investigation identified the size and locations of storm and sanitary lines within the building. The investigation indicated that the storm and sanitary lines are separate and not interconnected within the building at 3 Langdon Street. There is some

cross-connection in the basement floor at 1 Langdon Street. The video was given to the City Engineer's office.

2. The investigation revealed that a 5" sanitary line currently serves 1 Langdon Street and 5" sanitary line currently serves 3 Langdon Street.
3. The investigation revealed that a 5" storm line currently serves 1 Langdon Street and 5" storm line currently serves 3 Langdon Street.
4. Energy Economics performed storm water and sewer calculations for the building.

Plumbing- Design

1. All storm and sanitary lines will be completely separated within the building.
2. Sanitary piping in the basement will be upgraded to comply with current Code (See Exhibit 7 "Plumbing- P1 & P2").
3. Sanitary piping inside the building will be sized per Code (See Exhibit 7).
4. Properly installed backflow preventers will be provided for each new individual basement fixture (See Exhibit 7).
5. The existing 5" underground storm drain lines within the building comply with 248CMR10.17 (See Exhibit 7) (Note: each building's roof area is just under 3000 sq. ft.; according to Code a 5" line at 1/8" slope can handle up to 3,340 sq. ft). New underground storm drains for each building will be at least 5".

Summary

1-3 Langdon Street is located in an Overlay District that was selected by the CCD and Engineering Department as an area with a low risk of overland flooding. In addition to its location in a low risk area, there is no history of flooding or sewer backups at the property in the nearly 30 years CHR has owned the building. The existing basement unit in the building has not flooded or been decommissioned as a result of sewer backups or overland flooding in the 30 years CHR has owned the property. Investigation by CHR's engineers determined that the basement floor elevation in the building is considerably higher than the elevation of the drain lines in Langdon Street which partially explains why there has been no storm water or sewer backups. CHR will be separating the combined sanitary/sewer line from the building out to the

street. Therefore, when the City separates the combined sanitary/storm line in Langdon Street, the separated lines from 1-3 Langdon will be able to tie into these new lines. The mitigation measures proposed by the City Engineer and CHR's engineer will ensure these basement units will provide habitable living. DeCelle-Burke & Associates, Inc. has certified, that after incorporating the mitigation measures in this Report, the likelihood of any sewer back-ups or overland flooding in the basement units built at 1-3 Langdon Street is minimal to the point of insignificance (See Exhibit 8 "DBA Certification").

CHESTNUT HILL REALTY
1-3 LANGDON STREET, CAMBRIDGE
PROPERTY MANAGER INTERVIEW

1. Name: GEORGE McHUGH
2. Position: PRESIDENT OF PROPERTY MGT.
3. From-To: CHA EMPLOYEE FROM 6-1-81 TO PRESENT
4. Have you ever witnessed flooding in the building: NO
 - a. If yes, please describe: _____
5. Have you ever witnessed sewer backups in the building: NO
 - a. If yes, please describe: _____
6. Have you ever seen any evidence of flooding in the building: NO
 - a. If yes, please describe: _____
7. Have you ever seen any evidence of sewer backups in the building: NO
 - a. If yes, please describe: _____
8. Have you ever heard from someone else that there was flooding or sewer backups in the building: NO
 - a. If yes, please describe: _____

Signature: _____

Date: 7/12-16-13

CHESTNUT HILL REALTY
1-3 LANGDON STREET, CAMBRIDGE
PROPERTY MANAGER INTERVIEW

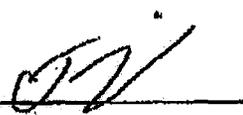
1. Name: DAVE RISHU
2. Position: VP PROPERTY MGMT. / OTHER
3. From-To: 1989 - PRESENT
4. Have you ever witnessed flooding in the building: NO
a. If yes, please describe: _____
5. Have you ever witnessed sewer backups in the building: NO
a. If yes, please describe: _____
6. Have you ever seen any evidence of flooding in the building: NO
a. If yes, please describe: _____
7. Have you ever seen any evidence of sewer backups in the building: NO
a. If yes, please describe: _____
8. Have you ever heard from someone else that there was flooding or sewer backups in the building: NO
a. If yes, please describe: _____

Signature
Date:

Dave Rishu
12/17/12

**CHESTNUT HILL REALTY
1-3 LANGDON STREET, CAMBRIDGE
PROPERTY MANAGER INTERVIEW**

1. Name: Todd Pauling
2. Position: Property Manager
3. From-To: 1/2001 to present
4. Have you ever witnessed flooding in the building: No
 - a. If yes, please describe: _____
5. Have you ever witnessed sewer backups in the building: No
 - a. If yes, please describe: _____
6. Have you ever seen any evidence of flooding in the building: No
 - a. If yes, please describe: _____
7. Have you ever seen any evidence of sewer backups in the building: No
 - a. If yes, please describe: _____
8. Have you ever heard from someone else that there was flooding or sewer backups in the building: No
 - a. If yes, please describe: _____



Signature

Date: 12/16/13

**CHESTNUT HILL REALTY
1-3 LANGDON STREET, CAMBRIDGE
PROPERTY MANAGER INTERVIEW**

1. Name: Tom Dooley

2. Position: Regional Property Manager

3. From-To: 1/31/94 to present

4. Have you ever witnessed flooding in the building: No

a. If yes, please describe: _____

5. Have you ever witnessed sewer backups in the building: No

a. If yes, please describe: _____

6. Have you ever seen any evidence of flooding in the building: No

a. If yes, please describe: _____

7. Have you ever seen any evidence of sewer backups in the building: No

a. If yes, please describe: _____

8. Have you ever heard from someone else that there was flooding or sewer backups in the building: No

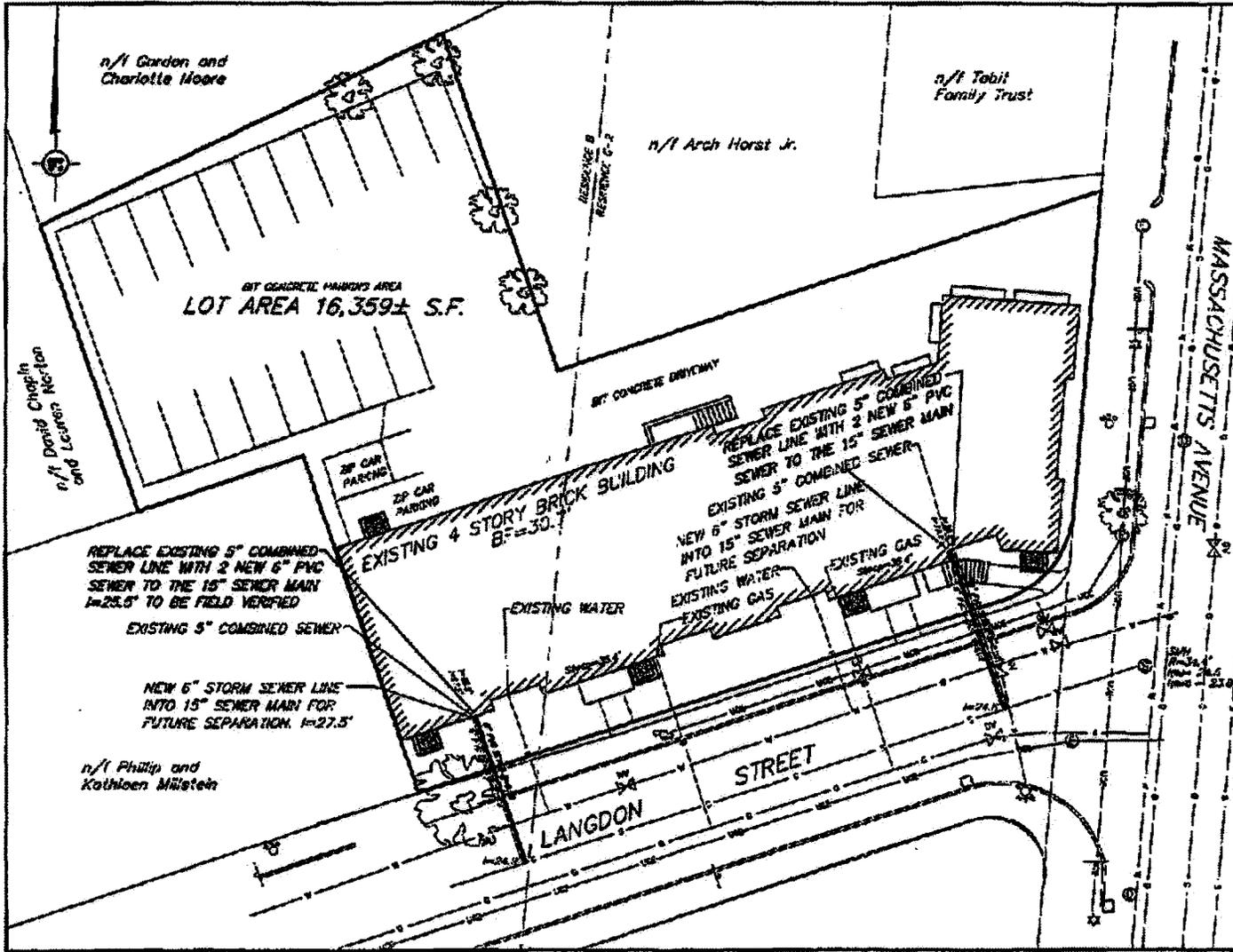
a. If yes, please describe: _____



Signature

Date:

12/16/13



GENERAL NOTES:

I HEREBY CERTIFY, USING MY BEST INFORMATION, KNOWLEDGE AND BELIEF, THAT THE BASEMENT UNITS LOCATED AT 1-3 LANGDON STREET CAMBRIDGE, MASSACHUSETTS ARE UNLIKELY TO FLOOD DURING RAIN EVENTS OR HAVE SEWAGE BACKUPS ONCE THE MITIGATION MEASURES PROPOSED HEREIN HAVE BEEN INSTALLED.

PROPERTY LINE AND BUILDING LOCATION FROM AN ALTA/MCSM LAND TITLE SURVEY PLAN PREPARED BY OTE & DWYER, INC. FOR 1-3 LANGDON STREET CAMBRIDGE, MA DATED 1-15-82.

PROJECT TITLE:

PLAN OF LAND
 LOCATED AT
1-3 LANGDON STREET
CAMBRIDGE, MA

PLAN TITLE: PROPOSED CONDITIONS

PREPARED FOR:

CHESTNUT HILL REALTY
 300 INDEPENDENCE DRIVE
 BROOKLINE, MA 02407

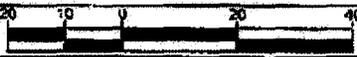
DeCELLE



BURKE
 & Associates, Inc.
 149 Independence Avenue Quincy, MA 02169
 (617) 405-3100 (D) (617) 405-6101 (F)

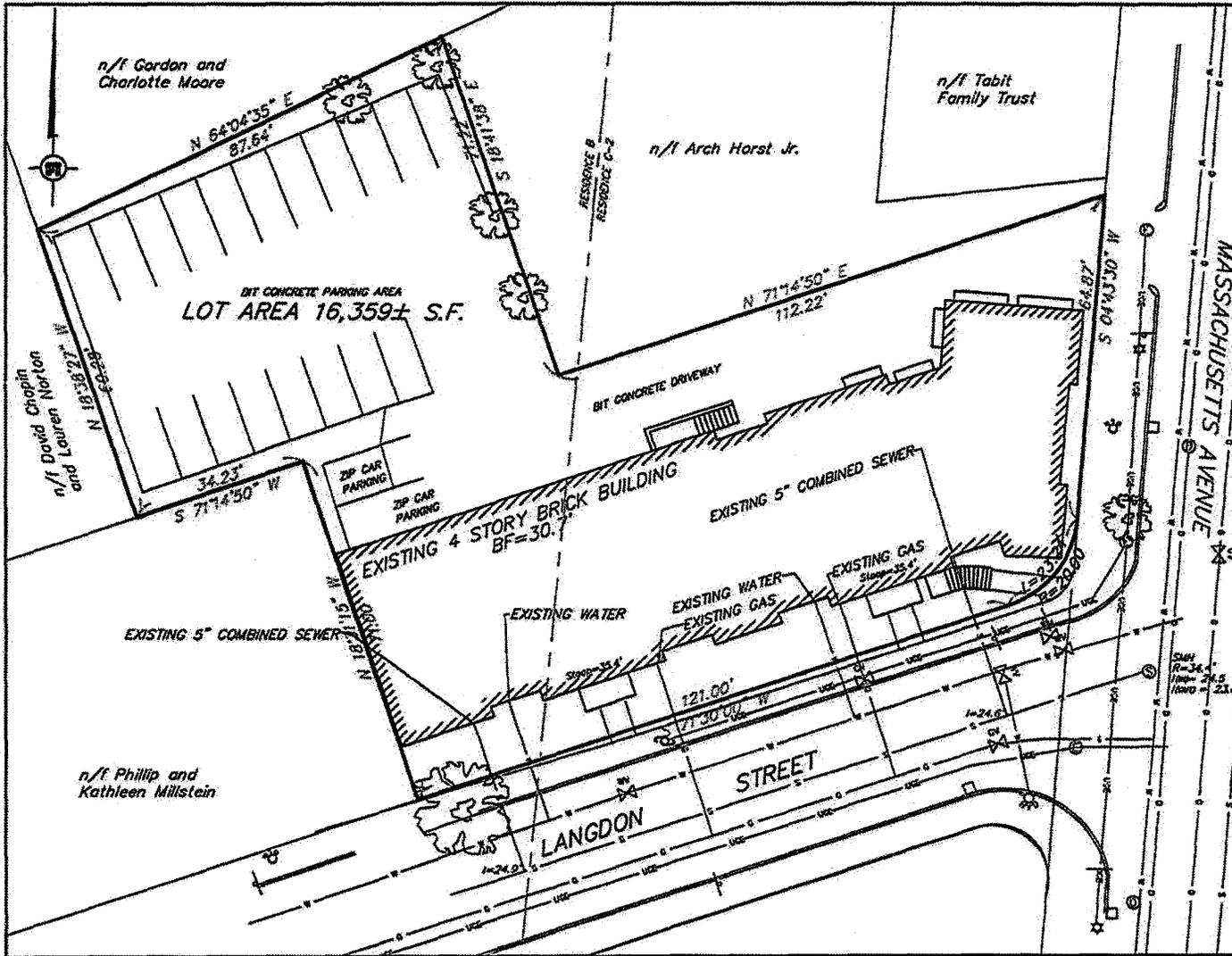
DATE: JULY 28, 2012

SHEET 2 OF 3



SCALE: 1"=20'

JOB NUMBER: 2012.009



GENERAL NOTES:
 PROPERTY LINE AND BUILDING LOCATION FROM AN
 ALTA/ACSM LAND TITLE SURVEY PLAN PREPARED
 BY DTI & DWYER, INC. FOR 1-3 LANGDON
 STREET CAMBRIDGE, MA DATED 4-15-02.



PROJECT TITLE:
PLAN OF LAND
 LOCATED AT
1-3 LANGDON STREET
CAMBRIDGE, MA

PLAN TITLE: **EXISTING CONDITIONS**

PREPARED FOR:
CHESTNUT HILL REALTY
 300 INDEPENDENCE DRIVE
 BROOKLINE, MA 02467

DeCELLE

BURKE
 & Associates, Inc.
 149 Independence Avenue Quincy, MA 02169
 (617) 405-5100 (O) (617) 405-5101 (F)

DATE: JULY 20, 2013

SHEET 1 OF 2

JOB NUMBER: 2013.000 SCALE: 1"=20'

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PROJECT	REVISION	NO.	DATE
FILE NAME			
SCALE	3/16"=1'-0"		
DATE	3/15/2014		
DRAWN BY			

CONSULTANTS

LOWE ASSOCIATES
Architects, Inc.

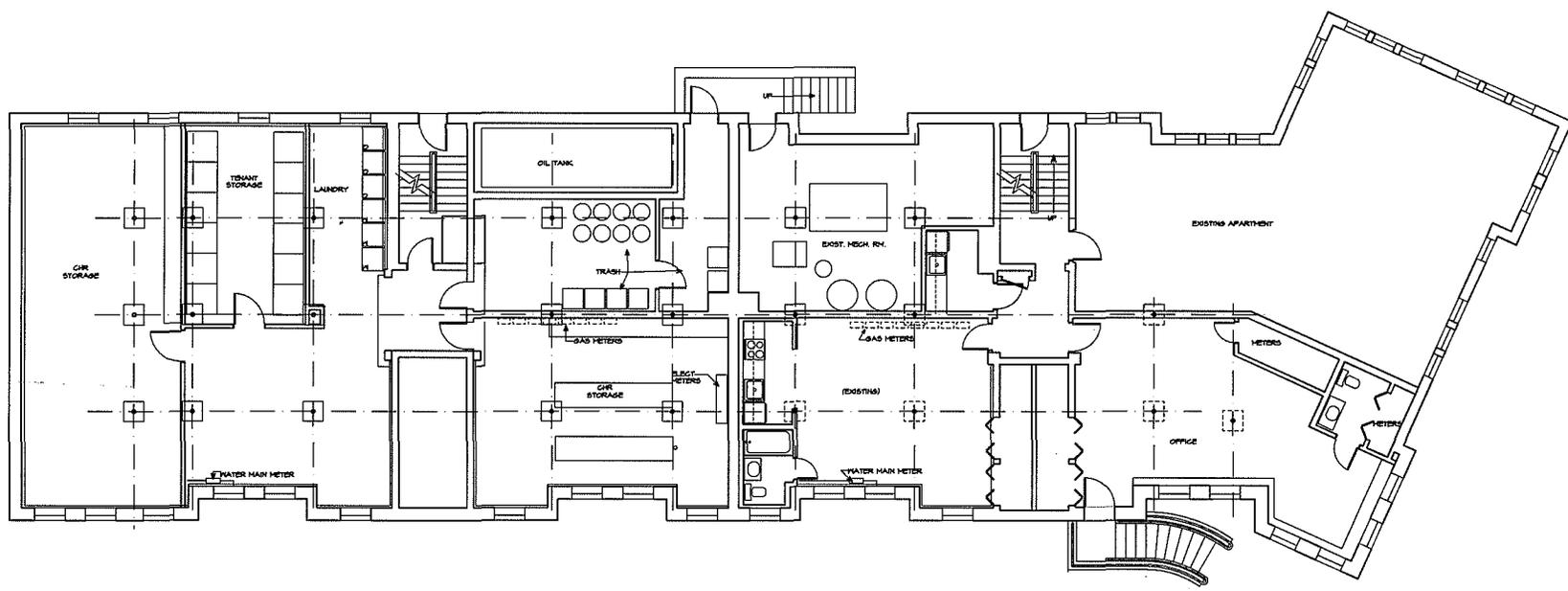
643 VFW Parkway
Suite 200
Chestnut Hill
Massachusetts 02467
Tel: (617) 323-0078
Fax: (617) 323-8670

1-3 LANGDON STREET

CAMBRIDGE MASSACHUSETTS

BASEMENT PLAN
EXISTING CONDITIONS

A.1



BASEMENT PLAN - EXISTING CONDITIONS

THIS PLAN AND SPECIFICATIONS
 AND CONTRACT DOCUMENTS
 WERE PREPARED BY THE
 ARCHITECTS AND ENGINEERS
 ASSOCIATED WITH THE
 ARCHITECTURAL FIRM OF
 LOWE ASSOCIATES, INC.
 643 VFW PARKWAY
 SUITE 220
 CAMBRIDGE, MASSACHUSETTS 02142
 TEL: (617) 323-0578
 FAX: (617) 323-8872

DATE	DESCRIPTION

CONSULTANTS

LOWE ASSOCIATES Architects, Inc.

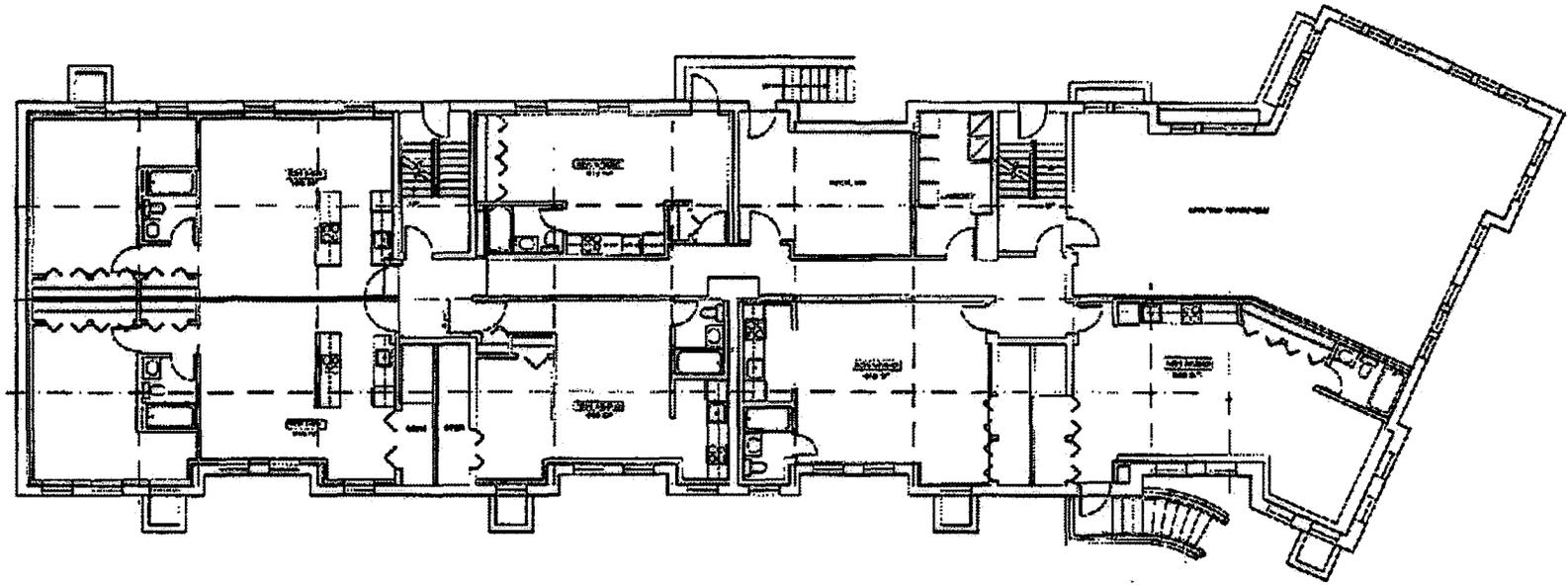
643 VFW Parkway
 Suite 220
 Cambridge, MA
 Massachusetts 02142
 Tel: (617) 323-0578
 Fax: (617) 323-8872

1-3 LANGDON STREET

CAMBRIDGE MASSACHUSETTS

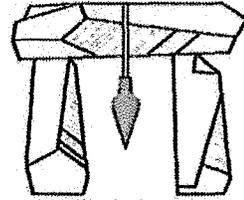
BASEMENT PLAN PROPOSED ALTERATIONS

A.2



BASEMENT PLAN - PROPOSED ALTERATIONS

DeCELLE



BURKE

& Associates, Inc.

DeCelle-Burke & Associates, Inc. (DBA), is a civil engineering / land survey consulting firm hired to locate and observe existing sewer and drain utilities and design additional site features associated with the property located at 1-3 Langdon Street in Cambridge. DBA has reviewed the City of Cambridge Basement Housing Overlay District Report to City Engineer and the accompanying Exhibits.

DBA certifies that in our professional opinion the likelihood of any sewer back-ups or overland flooding in the basement units built at 1-3 Langdon Street incorporating the mitigation measures within the Report is minimal to the point of insignificance.

DeCelle-Burke & Associates, Inc.
149 Independence Avenue Quincy, MA 02169
PH: 617-405-5100 FX: 617-405-5101

Prior to granting a special permit pursuant to Section 20.600 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: *The Project will meet all building and sanitary code requirements applicable to basement units.*
- 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: *1 Langdon Street currently has a full separation between storm water and sanitary sewer lines. As part of the Project, CHR will be separating the combined sanitary/sewer line within 3 Langdon Street as well as the combined sanitary/sewer line outside the building out to the street pursuant to the approved engineering report (see d. below).*
- 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: *The six proposed dwelling units will have backflow preventers on all plumbing fixtures.*
- 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: *A Report was submitted to the City Engineer on December 20, 2013 and was approved by the City Engineer on January 21, 2014. The report concluded there was a minimal likelihood of flooding in the basement units by way of sewer system backups or overland flooding. In addition, the Report identified proposed mitigation measures to prevent any such flooding including ensuring al sanitary line in the building are sized properly, increasing the size of the storm drain line from the building to the street connection from 5" to 6" and adding additional leaching pits for any proposed egress window well.*
- e. The Inclusionary Housing requirements of Section 11.200 shall apply to any new dwelling units that exceed the threshold for an Inclusionary Project as set forth in Section 11.201. Any project which receives a special permit pursuant to this Section, but does not exceed the threshold for an Inclusionary Project, shall provide no less than one Affordable Unit, as defined in section 11.201 and subject to the Standards for Construction and Occupancy of Affordable Units set forth in Section 11.204: *One (1) of the six (6) proposed dwelling units will an Affordable Unit.*

Compliance with General Special Permit Criteria under 10.300

Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

- a. It appears that requirements of this Ordinance cannot or will not be met: *The Project meets the requirements of the Basement Apartment Overlay District and will not result in any extension or increase to preëxisting nonconforming elements;*
- b. traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character: *the addition of six dwelling units in a densely populated residential district is a negligible increase in population, results in a de minimis increase in traffic and keeps with the residential character of the neighborhood;*
- c. the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use: *the Project will have no adverse effect on any other adjacent uses because it is a residential use in a residential district;*
- d. nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City: *the Project is designed to meet all building and health codes and to provide a similar quality of life to its occupants as any other dwelling units and in addition will present no nuisance or hazard to the citizens of the City;*

- e. for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance: *the residential use in a residential district does not impair the integrity of the district and is promotes the intent and purpose of the Zoning Ordinance by makings appropriate use of wasted underutilized basement space, which is in line with purpose "to encourage the most rational use of land throughout the City", provides needed moderately priced housing which is in line with purpose "to encourage housing for persons of all income levels" and encourages the use of mass transit while mitigating the need for on-street parking which is in line with the purpose to "lessen congestion in the street."*

Summary

In summary, the proposal to add six dwelling units at 1-3 Langdon Street pursuant to the Basement Apartment Overlay District meets the specific criteria and conditions for granting a Special Permit found in Section 20.600, meets the general special permit criteria of Zoning Ordinance, is not detrimental to the public interest, and does not derogate from the intent and purpose of the Cambridge Zoning Ordinance. For all the reasons stated herein the Planning Board should grant the Special Permit to add six dwelling units at 1-3 Langdon Street.

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PROJECT NUMBER	REVISION NO.	DATE
FILE NAME		
SCALE	3/16"=1'-0"	
DATE	2/15/2014	
DRAWN BY		

CONSULTANTS

LOWE ASSOCIATES
Architects, Inc.

643 VFW Parkway
Suite 200
Chestnut Hill
Massachusetts 02467

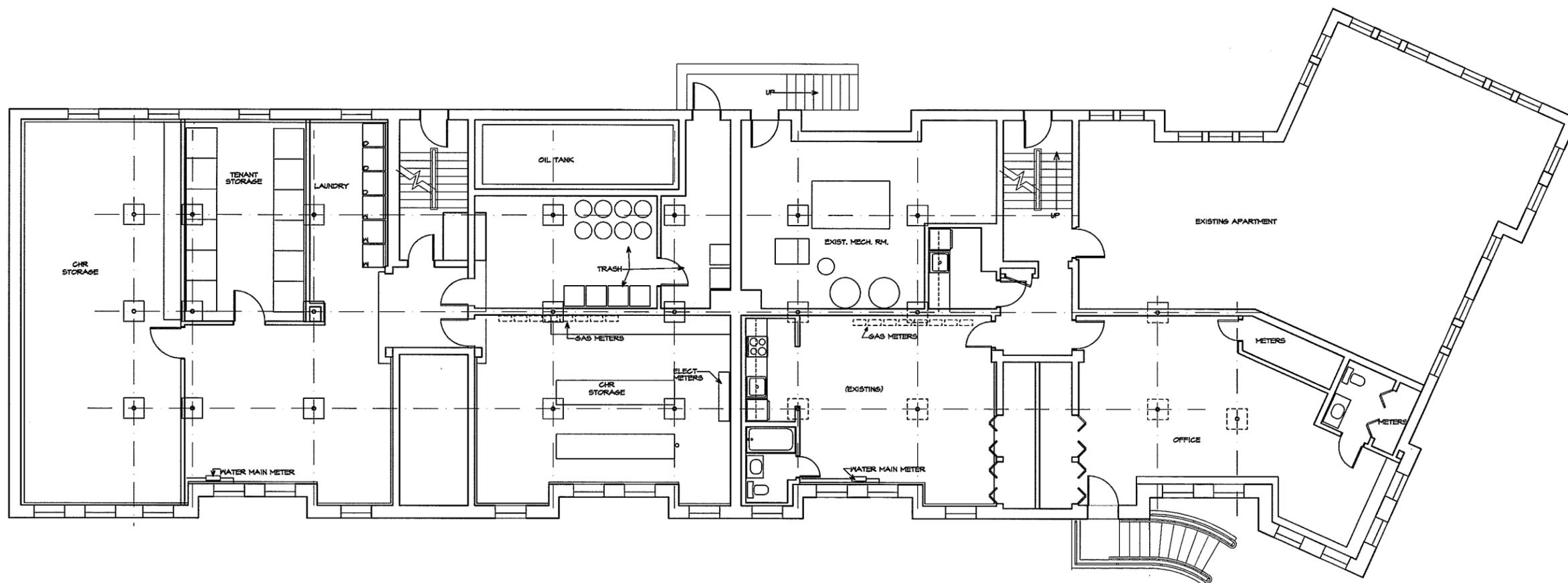
Tel: (617) 323-0078
Fax: (617) 323-8670

1-3 LANGDON STREET

CAMBRIDGE MASSACHUSETTS

**BASEMENT PLAN
EXISTING
CONDITIONS**

A.1



BASEMENT PLAN - EXISTING CONDITIONS

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PROJ. NO.	REVISION NO.	DATE
FILE NAME		
SCALE	3/16"=1'-0"	
DATE	12/16/2015	
DRAWN BY	NBA	

CONSULTANTS

1"=0'-0"

LOWE ASSOCIATES
Architects, Inc.

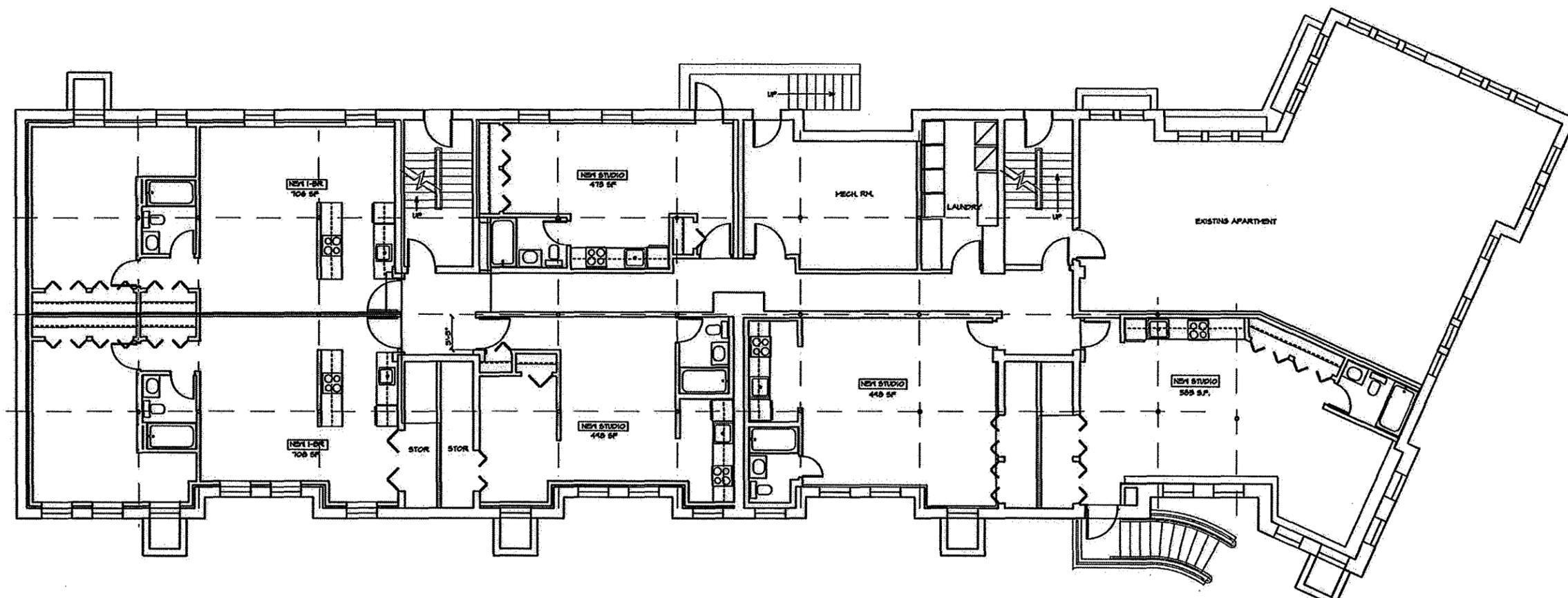
643 VFW Parkway
Suite 200
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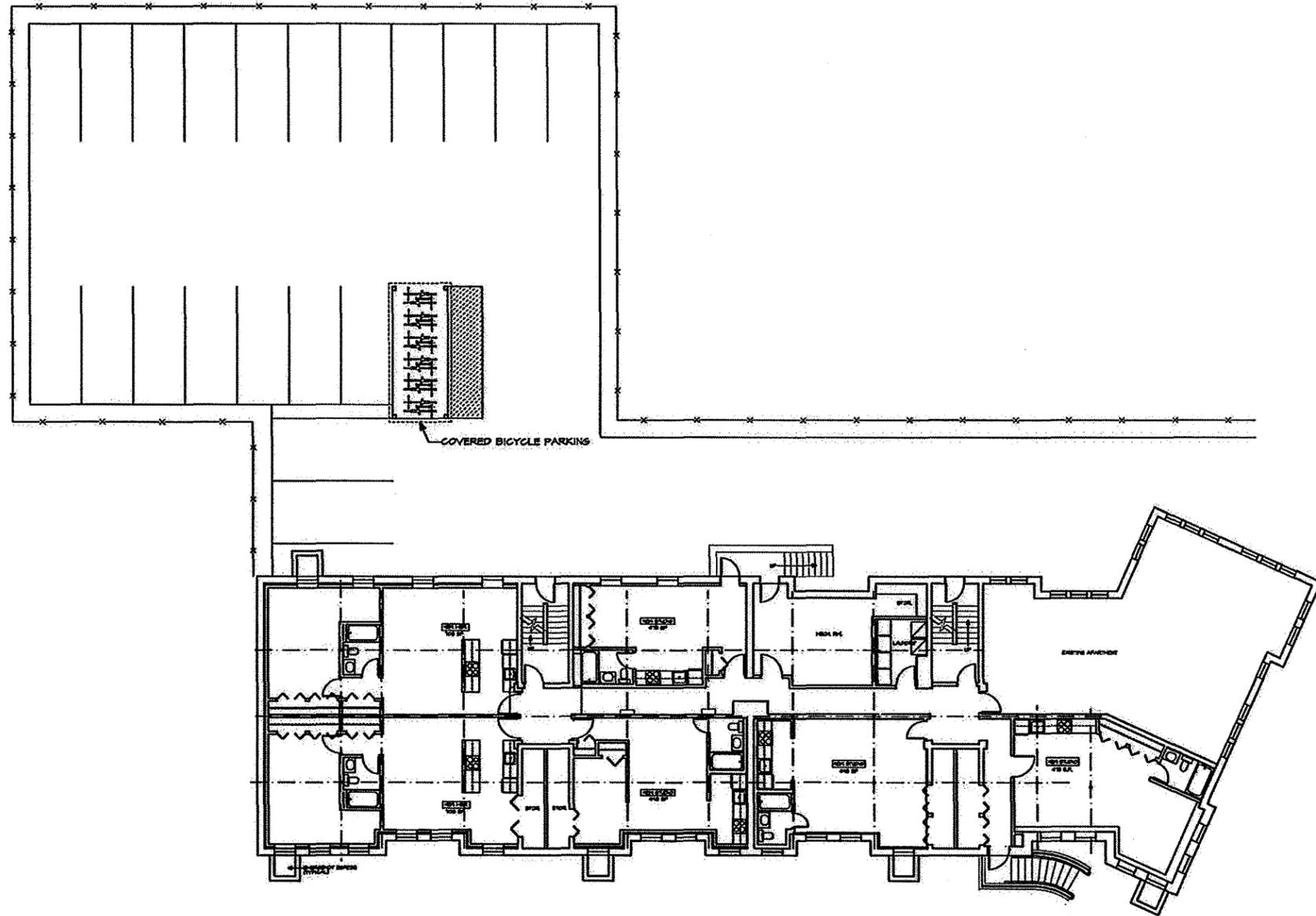
1-3 LANGDON STREET

CAMBRIDGE MASSACHUSETTS

**BASEMENT PLAN
PROPOSED ALTERATIONS**

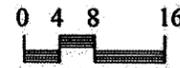


BASEMENT PLAN - PROPOSED ALTERATIONS

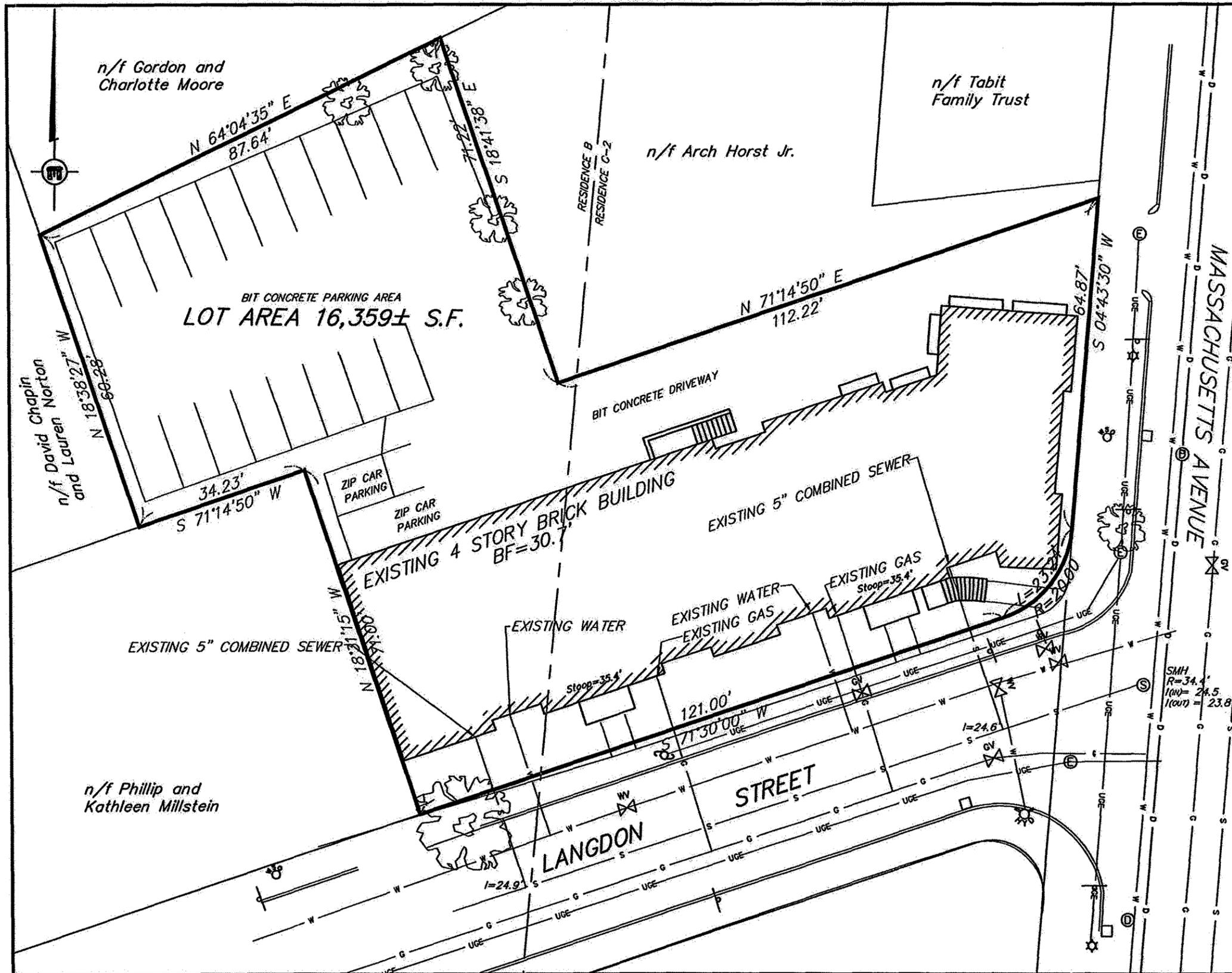


1-3 LANGDON ST.
CAMBRIDGE, MA

6-12-13



Low Associates - Architects, Inc.
643 VFW Parkway, Chestnut Hill MA 02467 (617) 323-0078



GENERAL NOTES:
 PROPERTY LINE AND BUILDING LOCATION FROM AN
 ALTA/ACSM LAND TITLE SURVEY PLAN PREPARED
 BY OTTE & DWYER, INC. FOR 1-3 LANGDON
 STREET CAMBRIDGE, MA DATED 4-15-02.



PROJECT TITLE:
PLAN OF LAND
 LOCATED AT
1-3 LANGDON STREET
CAMBRIDGE, MA

PLAN TITLE: EXISTING CONDITIONS

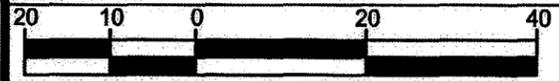
PREPARED FOR:
 CHESTNUT HILL REALTY
 300 INDEPENDENCE DRIVE
 BROOKLINE, MA 02467

DeCELLE

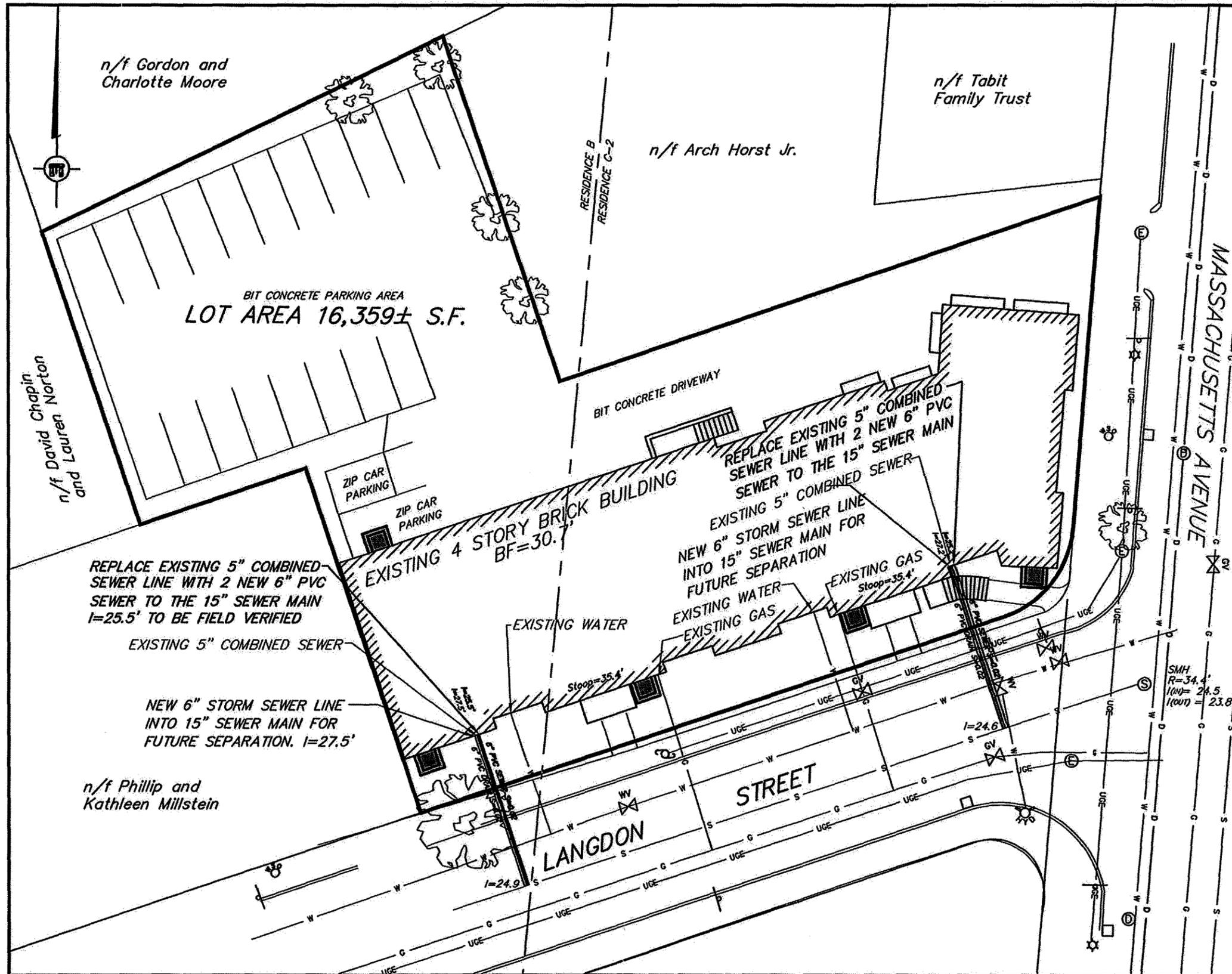
BURKE
 & Associates, Inc.
 149 Independence Avenue Quincy, MA 02169
 (617) 405-5100 (O) (617) 405-5101 (F)

DATE: JULY 29, 2013

SHEET 1 OF 3



JOB NUMBER: 2013.009 SCALE: 1"=20'



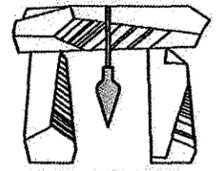
GENERAL NOTES:
 I HEREBY CERTIFY, USING MY BEST INFORMATION, KNOWLEDGE AND BELIEF, THAT THE BASEMENT UNITS LOCATED AT 1-3 LANGDON STREET CAMBRIDGE, MASSACHUSETTS ARE UNLIKELY TO FLOOD DURING RAIN EVENTS OR HAVE SEWAGE BACKUPS ONCE THE MITIGATION MEASURES PROPOSED HEREIN HAVE BEEN INSTALLED.

PROPERTY LINE AND BUILDING LOCATION FROM AN ALTA/ACSM LAND TITLE SURVEY PLAN PREPARED BY OTTE & DWYER, INC. FOR 1-3 LANGDON STREET CAMBRIDGE, MA DATED 4-15-02.

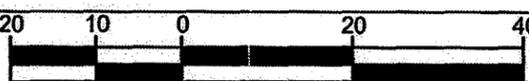
PROJECT TITLE:
 PLAN OF LAND
 LOCATED AT
 1-3 LANGDON STREET
 CAMBRIDGE, MA

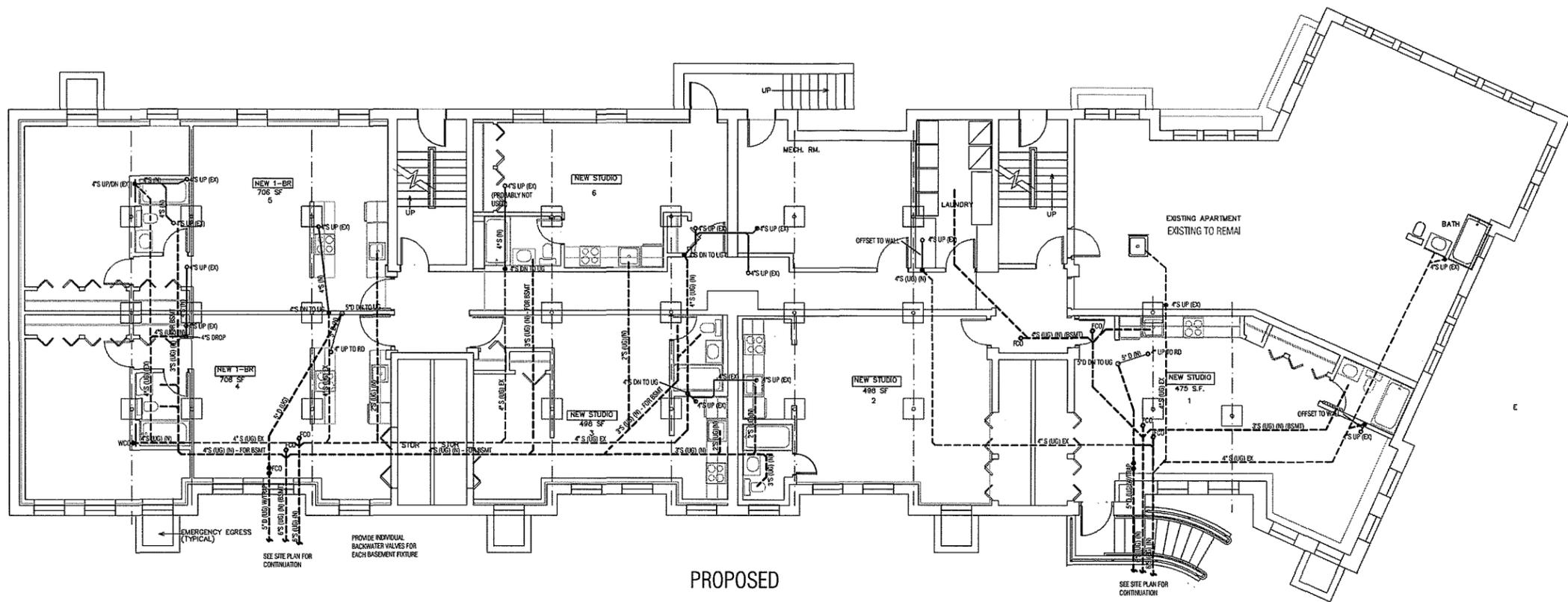
PLAN TITLE: PROPOSED CONDITIONS

PREPARED FOR:
 CHESTNUT HILL REALTY
 300 INDEPENDENCE DRIVE
 BROOKLINE, MA 02467

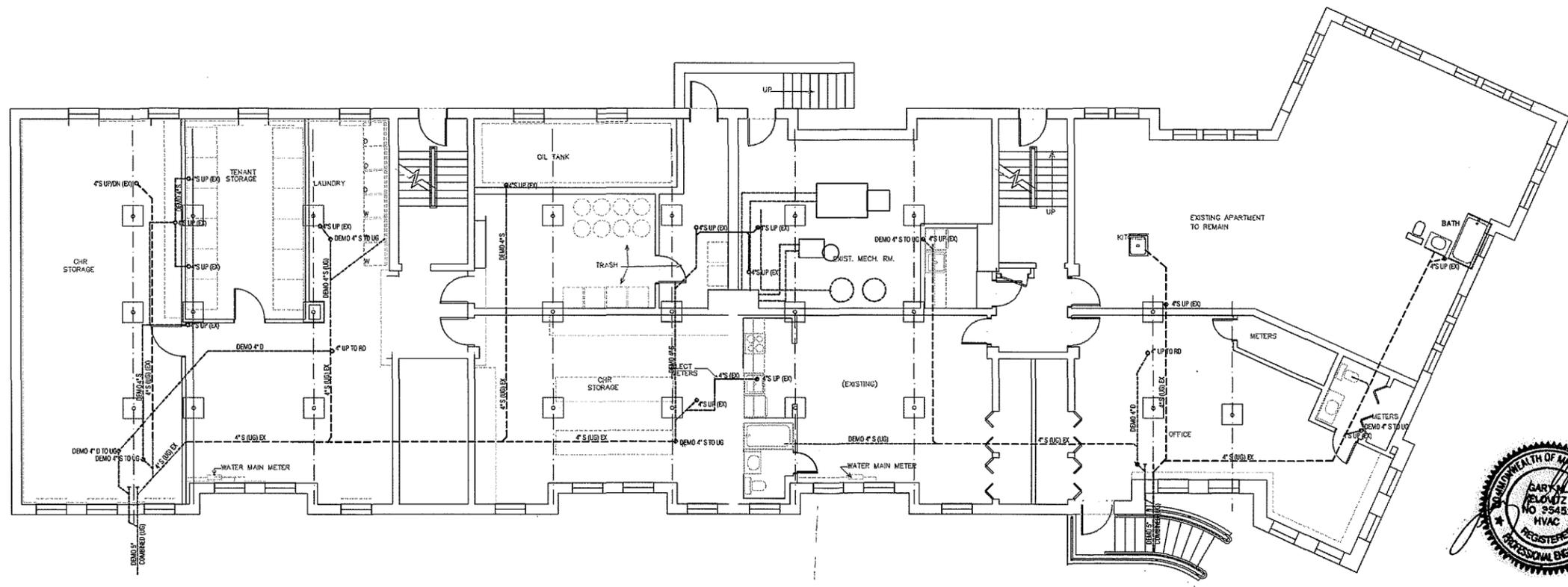
DeCELLE

BURKE
 & Associates, Inc.
 149 Independence Avenue Quincy, MA 02169
 (617) 405-5100 (O) (617) 405-5101 (F)

DATE: JULY 29, 2013

SHEET 2 OF 3

SCALE: 1"=20'
JOB NUMBER: 2013.009



PROPOSED



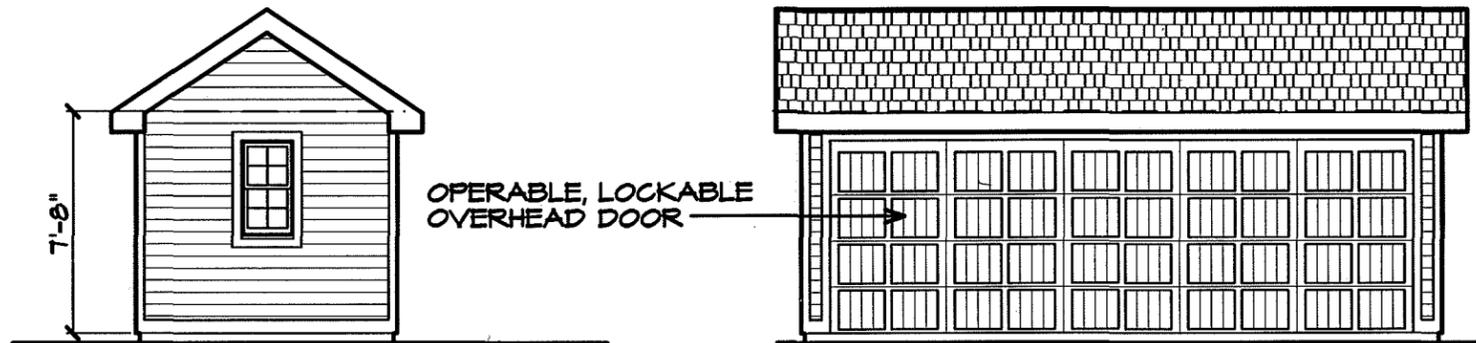
EXISTING/DEMO

PRELIMINARY DESCRIPTIVE PLAN
NOT FOR CONSTRUCTION



ENERGY ECONOMICS, INC.
Registered Professional Engineers
184 Gibbs Street Newton, MA 02459
Tel: 617/527-3353 Fax: 617/531-0972
e-mail: gary@eneceggps.com

Project: 1-3 LANGDON ST. - BASEMENT PLAN
SANITARY & STORM DRAINAGE
Drawn by: GME Date: 2/24/14
Scale: 1/8" = 1'



SIDE ELEVATION

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

1-3 LANGDON ST BIKE SHED
CAMBRIDGE, MA

4-2-14



Low Associates - Architects, Inc.
643 VFW Parkway, Chestnut Hill MA 02467 (617) 323-0078

April 2014