

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: 9 Donnell St

Zoning District: Residence B

Applicant Name: 9 Donnell St Realty Trust

Applicant Address: c/o Adam Costa, Esq, 9 Damonmill Sq #4A4 Concord MA 01742

Contact Information: 978-371-2163 adam@bbmatlaw.com 978-371-2296
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.*

6.44.1(b), 5.53

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

Application, Plan Set, Photos, Survey, Cover Letter with Project Narrative

Signature of Applicant: _____

Paul M. [Signature], Trustee

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

10/15/2015

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 9 Donnell Street
Cambridge, MA

Application Date: 10.1.15

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 9 Donnell St Realty Trust

at the following address: 1770 Massachusetts Avenue #164, Cambridge MA 02140

to apply for a special permit for: setback and two structures on one lot in Residence B

on premises located at: 9 Donnell St, Cambridge

for which the record title stands in the name of: 9 Donnell St Realty Trust

whose address is: 1770 Massachusetts Avenue #164, Cambridge MA 02140

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 64740 Page: 7

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Robert McHale

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Robert McHale personally appeared before me,

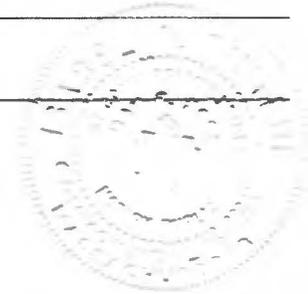
on the month, day and year 10-1-15 and made oath that the above statement is true.

Notary: Isabel Dmitruk

My Commission expires: 5-6-22



ISABEL A. DMITRUK
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 6, 2022



DIMENSIONAL FORM

Project Address: 9 Donnell St

Application Date: 10/15/2015

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,831	5,000 minimum	6,831	
Lot Width (ft)	40,42 at street	50	40,42 at street	
Total Gross Floor Area (sq ft)	3,141	3,141	3,141	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	.47	.5/.35 over 5,000	.46	
Residential Base	.47	.5/.35 over 5,000	.46	
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	2	2	2	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)	3,415	2,500/4,000 over 5,000	3,415	
Building Height(s) (ft)	28	35	26	
Front Yard Setback (ft)	2.4	10/average adjacent	10.3	
Side Yard Setback (ft)	4.6	sum of 20 = 7.5 min + 12.5	9F 23=8.5+14.5	
Side Yard Setback (ft)	encroaches .7	sum of 20 = 7.5 min + 12.5	9R 21=8+13	
Rear Yard Setback (ft)	79	35	35	
Open Space (% of Lot Area)	64%	40	42	
Private Open Space	64%	40	42	
Permeable Open Space	????	20	41	
Other Open Space (Specify)				
Off-Street Parking Spaces	4	2 min/ no max	3	
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

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

BLATMAN, BOBROWSKI, MEAD & TALERMAN, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

Newburyport Office
30 GREEN STREET
NEWBURYPORT, MA 01950
PHONE 978.463.7700
FAX 978.463.7747

Millis Office
730 MAIN STREET, SUITE 2B
MILLS, MA 02054
PHONE 508.376.8400
FAX 508.376.8440

ADAM J. COSTA
Adam@bbmatlaw.com

By Hand

October 15, 2015

City of Cambridge Planning Board
c/o Liza Paden, Project Planner
Community Development Department
344 Broadway
Cambridge, Massachusetts 02139

Re: Application for Special Permits
9 Donnell Street

Dear Chair Cohen and Members of the Board:

Reference is made to the above-captioned matter. In that connection, I represent the 9 Donnell Street Realty Trust and its Trustee, Robert McHale, (the "Petitioner") in their application to the Board for special permits for the redevelopment of property known as and numbered 9 Donnell Street (the "Locus"). These include: (i) a special permit for multiple principal structures containing a residential use, see Zoning Ordinance of the City of Cambridge (the "Zoning Ordinance"), § 5.53; and (ii) a special permit for modification of the driveway setback, see Zoning Ordinance, § 6.44.1. Note that I have already reviewed plans for the Project, as hereinafter defined, with the City's Building Commissioner, in-person on September 29, 2015. He concurred that the number of dwelling units proposed for the Locus, their gross floor area (GFA), floor area ratio (FAR), see Zoning Ordinance, Table 5-1, Footnote (j), front-, rear- and side-yard setbacks, gross floor area (GFA) and height, as well as available parking and open space appurtenant thereto, are all zoning-compliant. No other zoning relief is required.

I. Overview

The project involves the razing of an existing, two-family residence and detached garage at the Locus, and the replacement thereof with two (2) three-bedroom single-family homes with a depressed, i.e. substantially below-grade, garage with parking for both (collectively, the "Project"). The Locus is situated in the City's Residence B district, where multiple principal structures containing a residential use are permitted by special permit if the criteria provided in Section 5.53(2) of the Zoning Ordinance are satisfied. These criteria are addressed below. Also required for the Project to proceed is a special permit per Section 6.44.1(b) of the Zoning Ordinance for placement of a driveway in its existing location within five (5) feet of a side property line. Site-specific factors support keeping the driveway in its

present location (thereby necessitating the above relief), as explained below. Finally, all special permits require satisfaction of the criteria found in Section 10.43 of the Zoning Ordinance. These criteria and the Project's satisfaction thereof is detailed below.

To aid the Board in its review of the Project and analysis of the zoning relief requested by the Petitioner, the following is an overview of the Project, its design, the landscaping proposed as a part thereof, its sustainability, the Petitioner's efforts to work with its immediate abutters in its development of the Project and the off-site benefits to be realized if the Project proceeds:

A. Generally

The new residences proposed for the Project will be slightly smaller, slightly lower and only two-thirds as wide as the existing house. For the front home, i.e. that proposed-to-be closest to the adjacent Donnell Street, the left-side (southwesterly) setback will nearly double to 8.5'; the right-side (northeasterly) setback will more than double to 14.5'; and the front setback will quadruple to 10.5'. The current driveway and garage encroachment onto the neighbor's property, namely 11 Donnell Street, will be removed. The fence at the rear of the Locus will be re-set on the property line, also returning land to two (2) more neighbors. Keeping the residences close to the ground and using flat roofs allows them to be about two-thirds of the allowed height in the Residence B district. Both residences will have large private open spaces that can easily be secured for children. Fencing will be chosen upon consultation with the neighbors. Large glass doors and decks with broad stairs will connect the interior and exterior spaces to draw people outside. Depressing the garage completely hides the parking while creating a courtyard for the front home complete with landscaping as well as decorative pavers to make an "outdoor room" of sorts.

B. Landscaping

The increased front setback creates an approximately 10' x 27' planting area that can support two (2) sizeable trees. It is the only area on the odd side of the street without overhead utility wires restricting the height of trees. The stone retaining wall across Donnell Street will be replicated at the sidewalk giving a sense of place at its intersection with RC Kelley Street. The wall will also give a feeling of protection as this where the steepest grades of both streets are located. The sidewalk will be reconstructed to reduce the grade as much as possible and also be widened (as the current planting bed encroaches on City property). Planting will continue around the driveway corner to screen the side of the front home.

C. Sustainability

Not only will the residences meet the newly-upgraded "stretch" energy requirements, they will also be "solar ready" with utility areas designed-in and parapets to protect and hide rooftop panels. The garage will have electric vehicle (EV) charging installed.

D. Neighbors

Neighbors were first shown three (3) preliminary Project layouts at multiple meetings in the spring. The current plans were both shown to neighbors individually and also by

group invitation the week of October 4. Because of their concerns about the neighborhood's history of stormwater problems, there was a meeting with the two (2) adjoining neighbors, i.e. those owning the properties at 7 Donnell Street (uphill of the Locus) and 11 Donnell Street (downhill of the Locus), in July, at the Department of Public Works (DPW) to review stormwater mitigation proposals. The DPW will require installation of a fully-compliant stormwater system approved by a licensed civil engineer, complete with stormwater calculations, in advance of the issuance of a building permit for the Project. The owners of 7 Donnell Street (uphill) plan to install a DPW-approved system at the same time, sharing installation resources. The Proponent proposes to use the modern design and shape of the residences to collect and handle 100% of stormwater runoff on-site, i.e. without any discharge to neighboring properties or to City sewers. The Proponent has already paid for soil/groundwater testing and a topological survey for the uphill, 7 Donnell Street property. The combination of the two (2) systems, i.e. for 7 and 9 Donnell Street, will mitigate stormwater effects for all properties downhill of the Locus.

E. Off-site Benefits

If approved by the Board through the issuance of special permits as described below, the Project will offer benefits to the neighborhood and the community. These include: (i) removal of encroachments onto three (3) neighbors' and onto the City's property; (ii) the widening and re-grading of the sidewalk adjacent to and even beyond the Locus' frontage; (iii) terminating the existing storm water discharge onto the sidewalk; (iv) construction of a stormwater mitigation system; (v) aiding in the construction of an uphill, off-site stormwater mitigation system; (vi) installation of "back-of-sidewalk" street trees; (vii) increased sustainability; and (viii) the creation of two (2) family-friendly, three-bedroom units of housing in place of the existing one-bedroom units.

II. Special Permit for Multiple Principal Structures

Pursuant to Section 5.53(2) of the Zoning Ordinance, multiple principal residential uses may be allowed on a lot:

By special permit from the Planning Board provided the Board finds:

- (a) That development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure; *or*
- (b) That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall *consider* the impact of the new construction on the following:
 - (1) the extent to which the preservation of a large contiguous open space in the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than that required and through the dedication of that rear yard as Green Area, as defined in this Ordinance;

- (2) incentives for the location of buildings and parking facilities in the front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood;
- (3) the extent to which two or more structures provides an enhanced living environment for residents on the lot;
- (4) incentives to retain existing structures on a lot, particularly any structure determined to be a Preferably Preserved Significant structure by the Cambridge Historical Commission;
- (5) the opportunities presented to reduce the visual impact of parking from the public street and from adjacent lots;
- (6) [t]he increased opportunities to reduce the height and bulk as new construction is deeper into a lot or closer to structures on abutting lots.

(Emphasis added.) Per the italicized language, above, an applicant for a special permit pursuant to Section 5.53(2) need only satisfy Subsection (a) OR Subsection (b). And not all of the factors in Subsection (b) need be met; the Board is instructed by the Zoning Ordinance to CONSIDER them in evaluating a project with multiple principal structures proposed for residential use.

An alternate “single-structure” design (not submitted) that did not require the above special permit, i.e. available as-of-right, was explored. It showed that the currently proposed design satisfies criterion (a), above, as the both the single-structure and detached designs extended almost identically into the rear yard. However, the single-structure design exposed its garage and apron to Donnell Street, and was also visible along the entire length of RC Kelley Street. The detached design provides other, identifiable benefits beyond those of a single structure, to meet criterion (b). Of the six (6) factors to-be-considered by the Board, four (4) are easily satisfied by the Project. Criterion (b)(2) is met, as locating the front home, instead of a parking area, adjacent to the street follows the neighborhood pattern of single-, two- and three-family residences with driveways. Criteria (b)(3) is also satisfied, where the two (2) residences will allow the homeowners to have a large, private, outdoor area that can be easily made safe for children. Criterion (b)(5) is satisfied, since detached residences will allow parked cars to be fully screened from the street with the garage completely hiding cars from neighbors. Finally, criterion (b)(6) is met where the new residences are about two-thirds of the maximum height allowed in the Residence B district and, further, about two-thirds of the width of the existing house.

III. Special Permit for Driveway Setback

Under Section 6.44.1 of the Zoning Ordinance, the setback for driveways shall be as follows:

...

- (b) Except for one, two, or three family dwellings existing at the time of the effective date of this Ordinance or amendment thereto, no on

grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.

...

- (f) The Board of Zoning Appeal¹ may grant a special permit to allow for modification of the requirements in 6.44.1(a) or (b) *if site specific factors favor such modification.*

(Emphasis added.) Again, the italicized language, above, is the applicable standard to be applied by the Board. Deviation from the otherwise-applicable setback requirement in Subsection (b) is appropriate if supported by SITE SPECIFIC FACTORS.

To the extent that the driveway providing access to the residences proposed for the Locus and, ultimately, the garage appurtenant thereto is considered an “on-grade open parking facilit[y],” the Petitioner proffers that site specific factors warrant a departure from the requirement of Section 6.44.1(b). The driveway will be in the same location as the existing driveway servicing the garage built in the 1920s; is adjacent to another driveway; it offers improved sightlines for both driveways by virtue of it being adjacent thereto; it is situated at the safest location on the Locus, furthest from the intersection of Donnell and RC Kelley Streets; and its placement allows landscaped screening directly alongside the front home.

IV. Global Special Permit Criteria

Per Section 10.43 of the Zoning Ordinance, “[s]pecial [p]ermits *will normally be granted* where specific provisions of th[e] Ordinance are met,” so long as certain enumerated exceptions do not apply. These exceptions, which if applied in the reverse are treated as criteria, are described below, followed by an explanation of the Project’s satisfaction thereof:

- (a) The requirements of the Zoning Ordinance will be met.

The Locus favors re-use of the existing driveway location as such location is the safest, being furthest from the intersection of Donnell and RC Kelley Streets and being next to another driveway thereby offering improved sightlines for both driveways. It also allows for landscape screening immediately adjacent to, i.e. up against, the home. Detaching the residences allows parking to be fully-screen from all views, see Zoning Ordinance, § 5.53.2(b)(5), provides for a substantial area of open space between the residences for the enjoyment of the residents, see Zoning Ordinance, § 5.53.2(b)(3), and allows the residences to be about two-thirds the width of the existing house and about two-thirds the allowed height in the Residence B district, see Zoning Ordinance, § 5.53.2(b)(6).

- (b) Traffic generated or patterns of access or egress will not cause

¹ Though it is typically the Board of Zoning Appeal (BZA) that is responsible for acting on an application made pursuant to said Section 6.44.1, Section 10.45 states: “Any development application requiring a special permit from the Planning Board that contains elements requiring a special permit from the Board of Zoning Appeal may be allowed by the Planning Board within the scope of the Planning Board special permit and shall not require a separate application to the Board of Zoning Appeal.”

congestion, hazard or substantial change in the established neighborhood character.

The access and egress patterns at the Locus will remain the same. The driveway will be located where the existing driveway has been for over 90 years. Two (2) residential units replace the existing two (2) units with the driveway and garage in the same location but depressed and with non-tandem parking.

- (c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by the nature of the proposed use.

Donnell Street has one-, two-, and three-family residences with driveways, often with garages behind the residences. Immediately adjacent to the Locus, 7 Donnell Street is comprised of three (3) condominium units with a single-family residence at the front of the site and a two-family with below-grade garage to the rear of the site. 11 Donnell Street is comprised of a three-decker-style two-family residence at the front of the site and personal office space to the rear of the site. See also the “Comparison with Abutting Buildings” table, submitted together herewith as required.

- (d) No nuisance or hazard will 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 proposed uses of this Locus are well-established as the neighborhood has been residential for 150 years. The existing garage was built about 90 years ago.

- (e) The proposed use will not impair the integrity of the zoning district or adjoining zoning district(s) or otherwise derogate from the intent or purpose of the Zoning Ordinance, for any other reason.

Use of the Locus for two (2) residential units fully conforms with the requirements of the Zoning Ordinance applicable in the Residence B district. The location of the driveway will remain as it has for approximately 90 years.

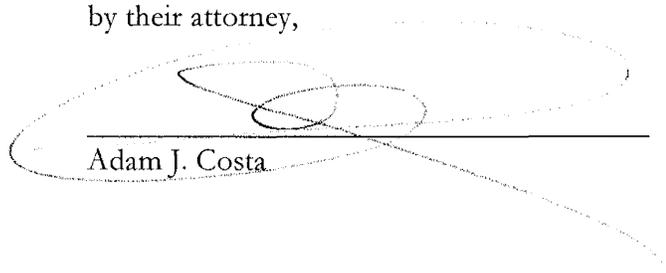
V. Conclusion

Upon the Board’s consideration of the foregoing, the Petitioner respectfully requests that it grant special permits for multiple principal structures containing a residential use and for modification of the driveway setbacks, all as above-described.

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Respectfully submitted,

9 Donnell Street Realty Trust and its Trustee,
Robert McHale,
by their attorney,

A handwritten signature in black ink, appearing to read "Adam J. Costa", is written over a solid horizontal line. The signature is somewhat stylized and loops back to the left.

Adam J. Costa

Comparison with Abutting Buildings (required)

	Rooftop elevation in feet above Sea Level	Use	Number of units	Assessor Gross Area	Allowed Gross Floor Area	Allowed Units	Lot size in Sq Ft	Notes
#9F Donnell	84	Residence	1	1,568				no assesor, used zoning GFA
#9R Donnell	81	Residence	1	1,568				
#9 TOTAL		Residence	1	3,136	3,141	2.5	6,831	style = Detached
#7A Donnell	84	Residence	1	1,197				
#7B Donnell	91	Residence	1	1,556				
#7C Donnell	91	Residence	1	1,556				
#7 TOTAL			3	4,309	3,767	2.9	8,619	style = Detached
#11F Donnell	87	Residence	2	5,287				
#11R Donnell	69	Office	n/a	3,912				
#11 Total			2	9,199	5,846	4.4	14,560	style = Detached
#344 Walden	77	Residence	2	4,850	3,044	2.4	6,553	style = Two Family
#350 Walden	76	Residence	2	5,068	3,078	2.4	6,652	style = Two Family
across the street								
#8F Donnell	86	Residence	1	2,860				
#8R Donnell		Residence	1	390				measured from assesor map
#8 TOTAL			2	3,250	2,242	1.8	4,262	style = Detached
#10 Donnell	86	Residence	1	2,780			2,520	
#12 Donnell			1	2,700			3,480	also known as #14
#10-12 TOTAL			2	5,480	2,850	2.3	6,000	style = semi-Detached



#9 Donnell St, front, from assessor web page



9 Donnell St, rear



#9 Donnell garage with #7R Donnell St in rear



#9 Donnell St rear yard



9 Donnell St existing garage encroaching on #11 Donnell St



yellow accessory use (personal office space) building is #11R Donnell St



#7R Donnell St is two condominium units with below grade garage parking

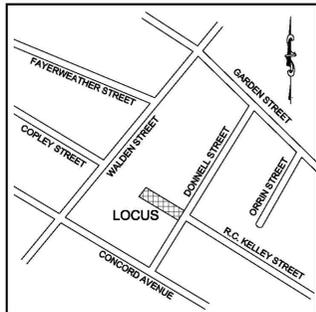


#11R Donnell St



stone wall and landscaping at #8 Donnell to be replicated at #9





VICINITY MAP
NOT TO SCALE

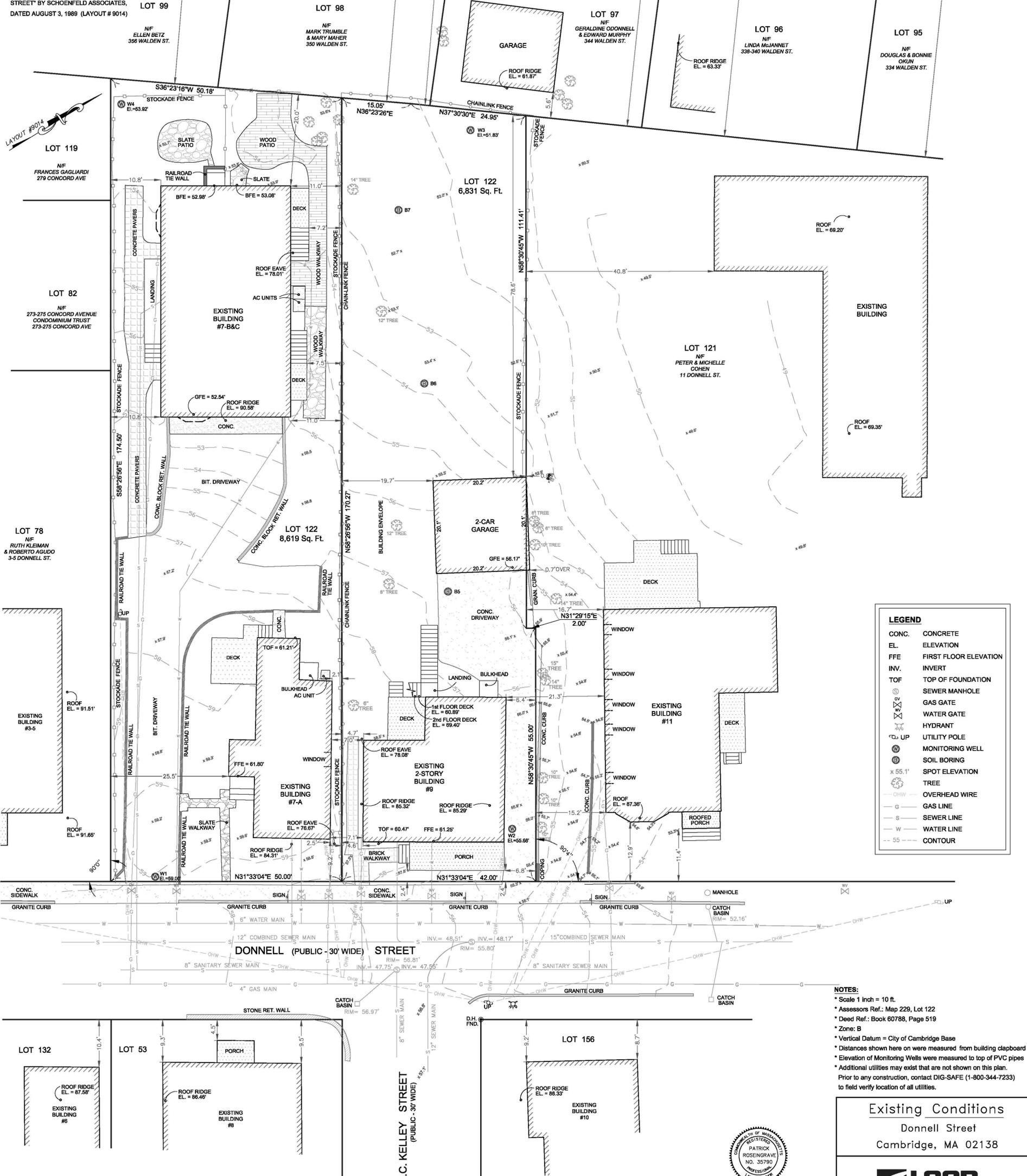
PLAN REFERENCE:

*** MIDDLESEX REGISTRY OF DEEDS:**

- PLAN BOOK 28, PLAN 54
- PLAN BOOK 4A, PLAN 28
- PLAN BOOK 204, PLAN 41
- PLAN NO. 687 OF 1939
- PLAN NO. 1078 OF 1971
- PLAN NO. 167 OF 1996
- PLAN NO. 1254 OF 2007
- LAND COURT PLAN NO. 7224C

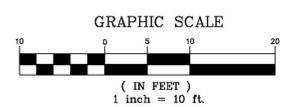
*** CITY OF CAMBRIDGE ENGINEERING DEPT.:**

- * R.O.W. AND ELEVATION PLAN OF DONNELL STREET BY SCHOENFELD ASSOCIATES, DATED AUGUST 3, 1989 (LAYOUT # 9014)



LEGEND	
CONC.	CONCRETE
EL.	ELEVATION
FFE	FIRST FLOOR ELEVATION
INV.	INVERT
TOP	TOP OF FOUNDATION
	SEWER MANHOLE
	GAS GATE
	WATER GATE
	HYDRANT
	UTILITY POLE
	MONITORING WELL
	SOIL BORING
	SPOT ELEVATION
	TREE
	OVERHEAD WIRE
	GAS LINE
	SEWER LINE
	WATER LINE
	CONTOUR

- NOTES:**
- * Scale 1 inch = 10 ft.
 - * Assessors Ref.: Map 229, Lot 122
 - * Deed Ref.: Book 60788, Page 519
 - * Zone: B
 - * Vertical Datum = City of Cambridge Base
 - * Distances shown here on were measured from building clappboard
 - * Elevation of Monitoring Wells were measured to top of PVC pipes
 - * Additional utilities may exist that are not shown on this plan.
 - Prior to any construction, contact DIG-SAFE (1-800-344-7233) to field verify location of all utilities.



Patrick J. Roseingrave
 Patrick J. Roseingrave
 Professional Land Surveyor

Existing Conditions
 Donnell Street
 Cambridge, MA 02138

10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com

Date: September 21, 2015



NO.	DESCRIPTION	BY	DATE

3-D Renderings
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

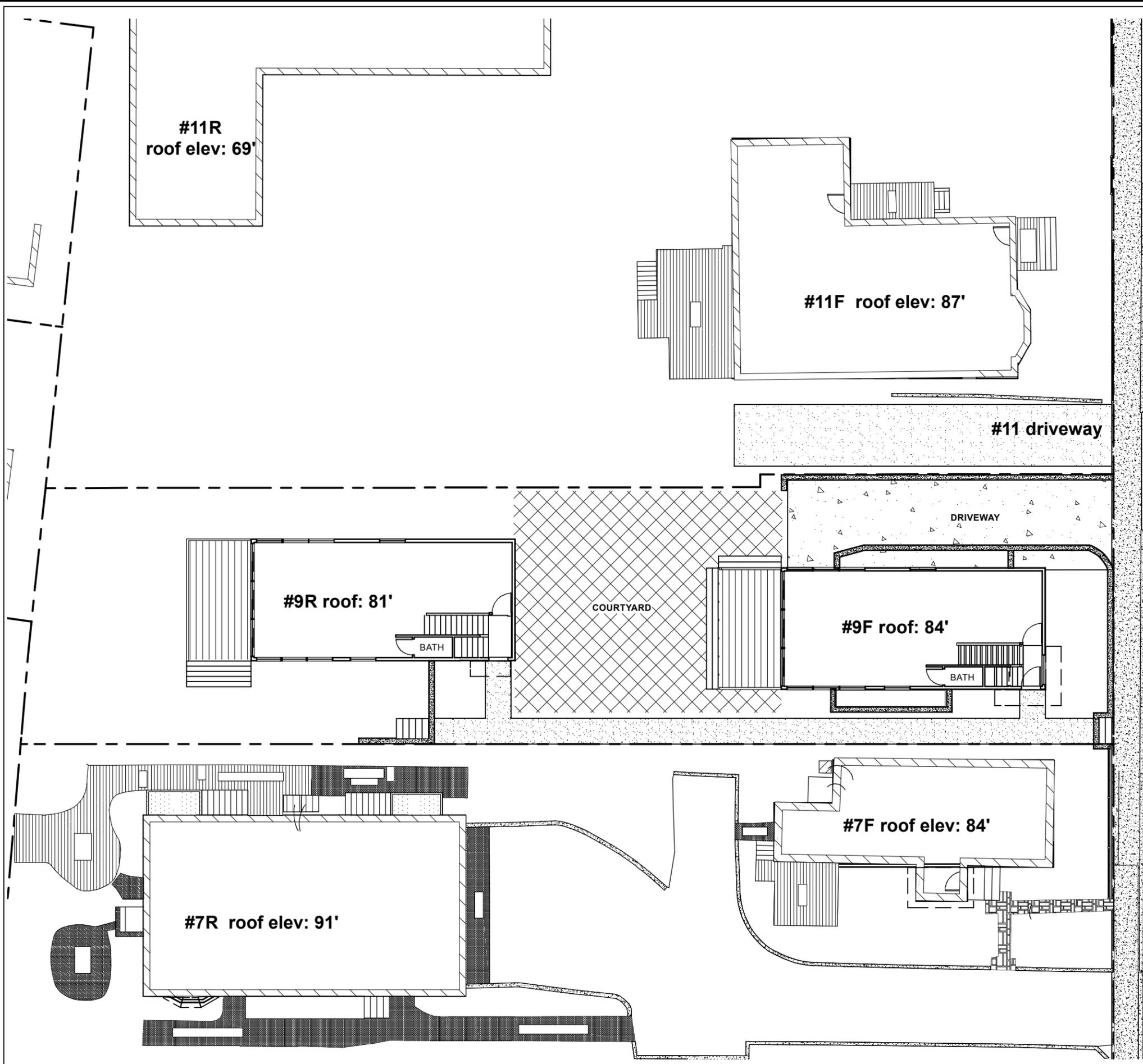
10/15/2015

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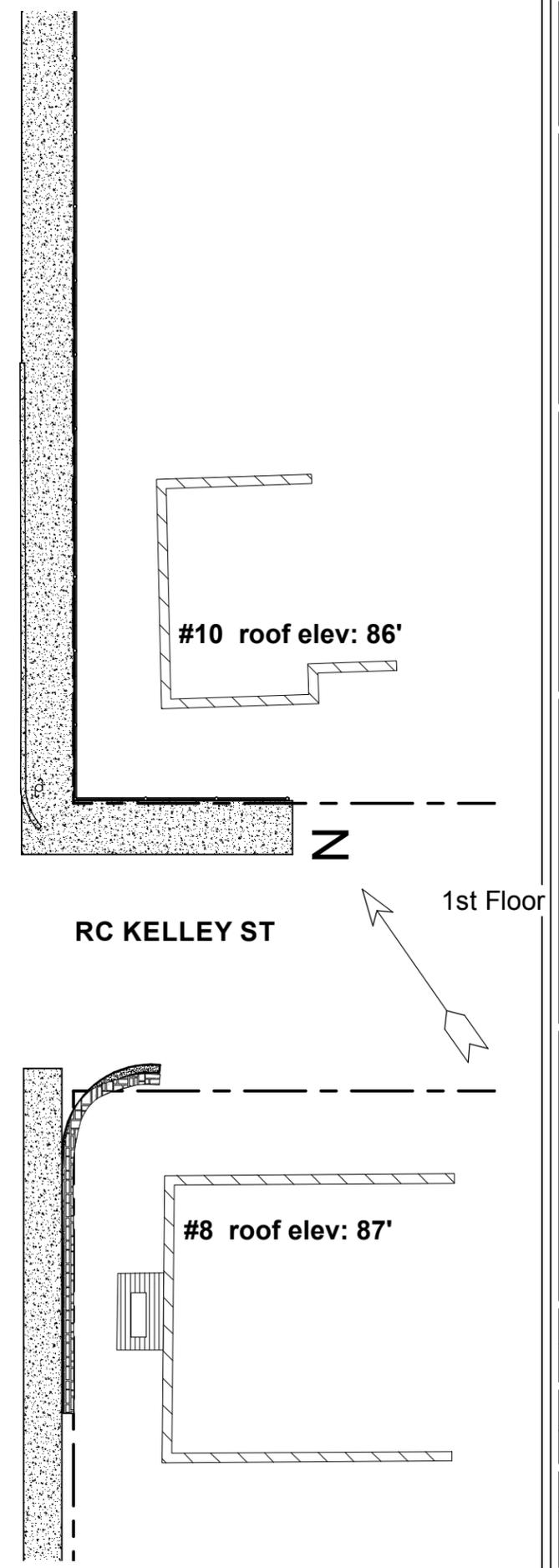
NO SCALE

SHEET:

SP-1



DONNELL ST



NO.	DESCRIPTION	BY	DATE

Site Plan
Special Permit Application

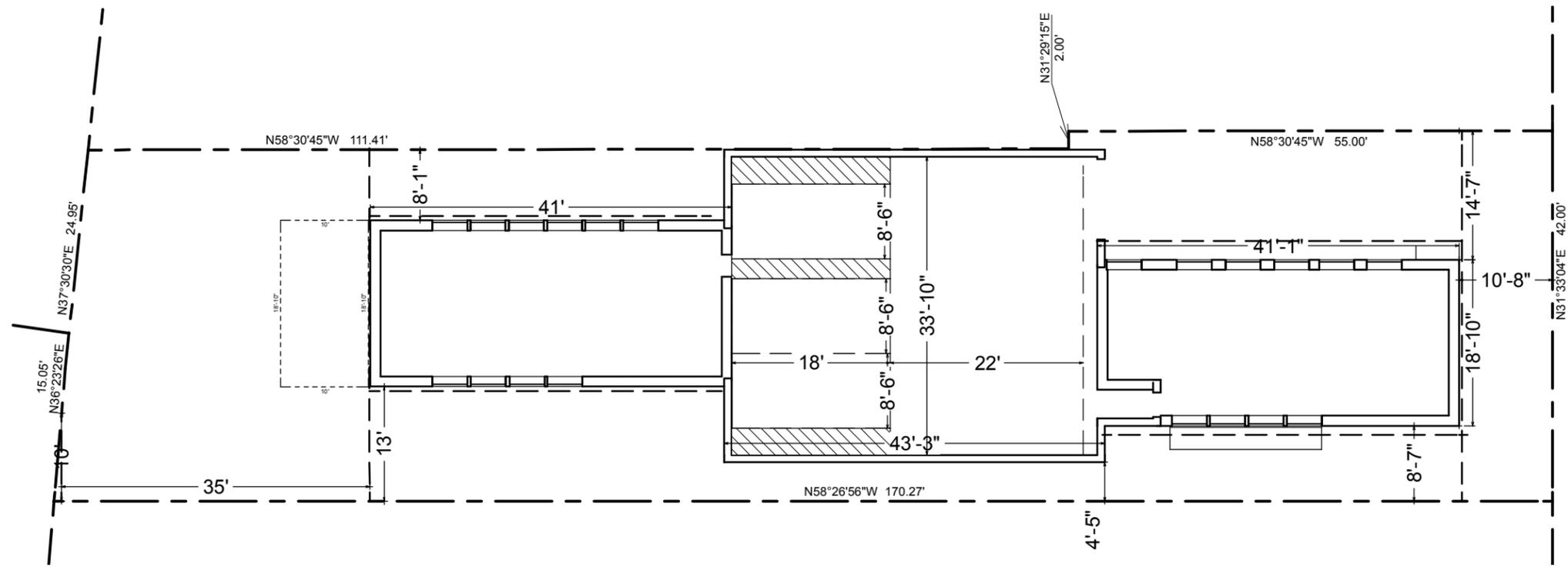
#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

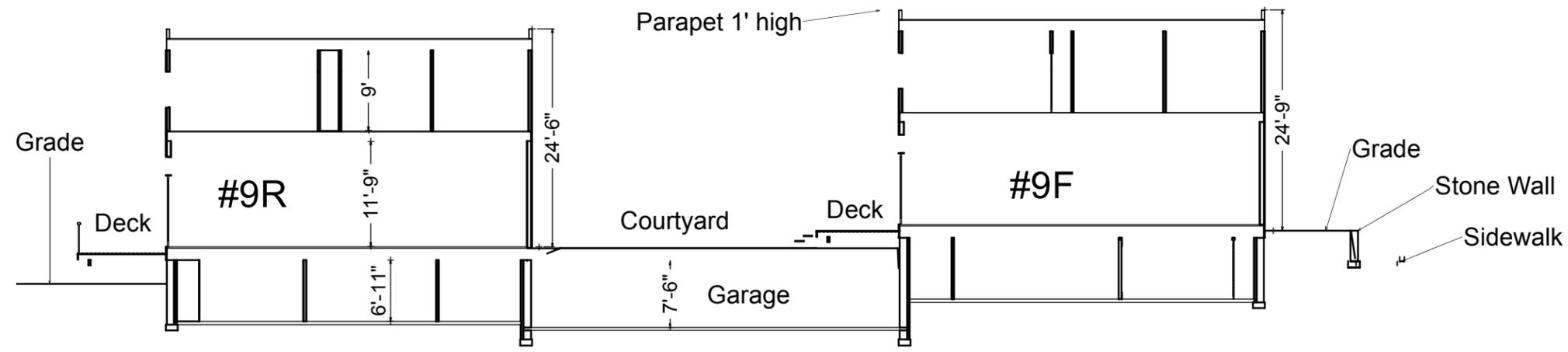
DATE:
10/15/2015

SCALE:
1 INCH = 16 FEET

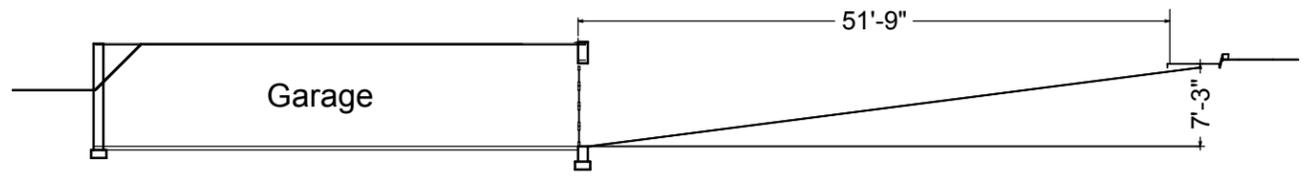
SHEET:
SP-2



Foundation Plan



Section



Driveway Profile

NO.	DESCRIPTION	BY	DATE

Foundation & Section
Special Permit Application

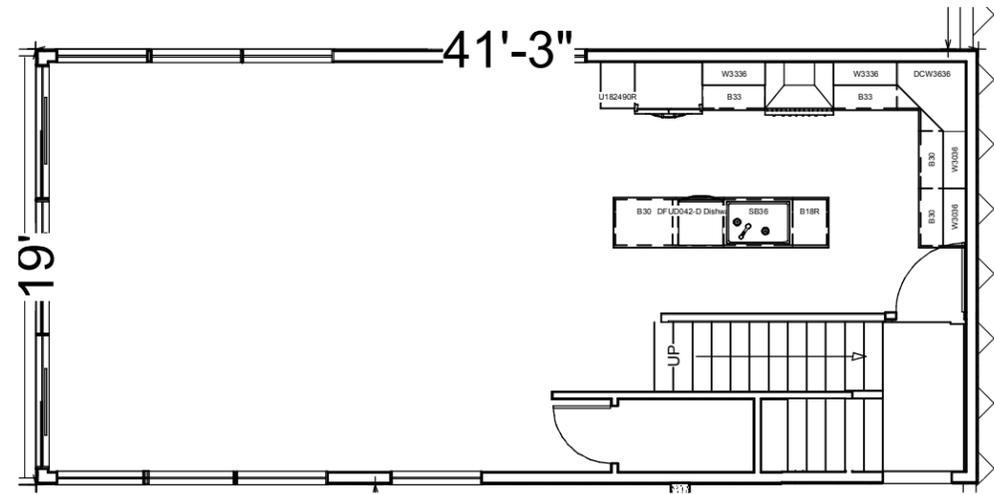
#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

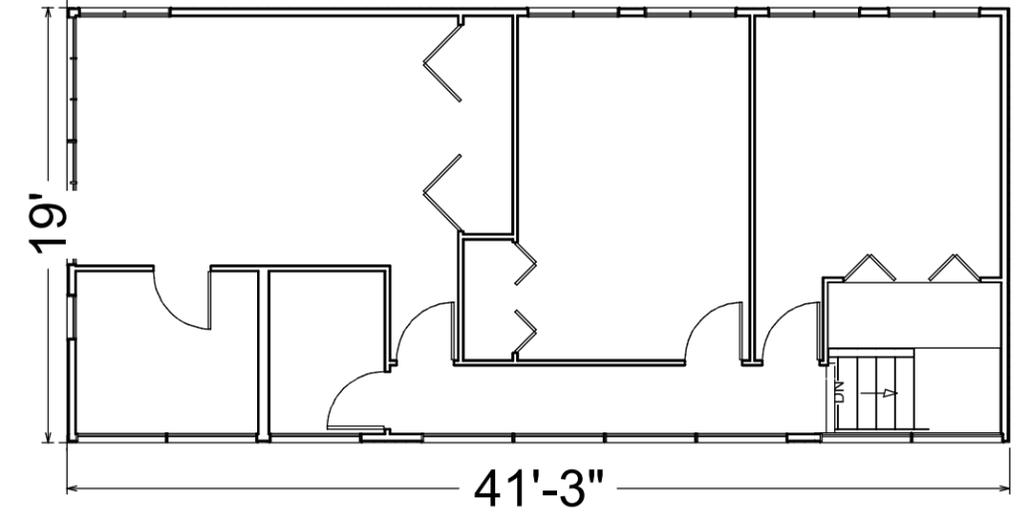
DATE:
10/15/2015

SCALE:
1 INCH = 16 FEET

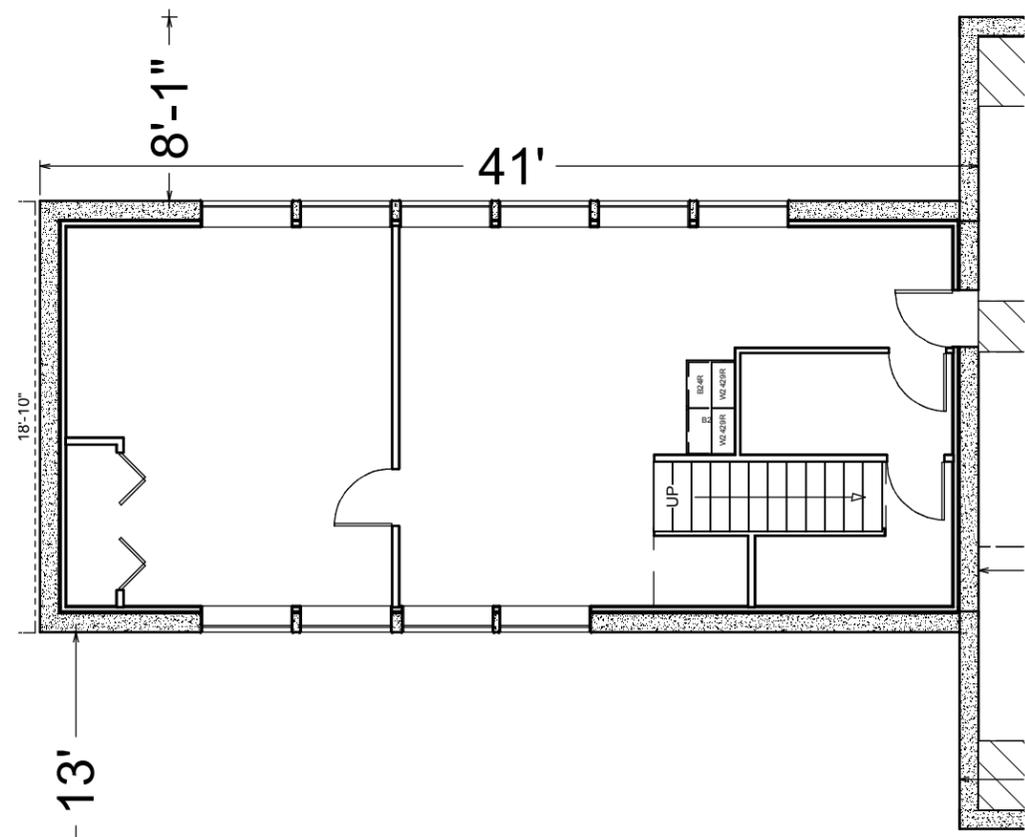
SHEET:
SP-3



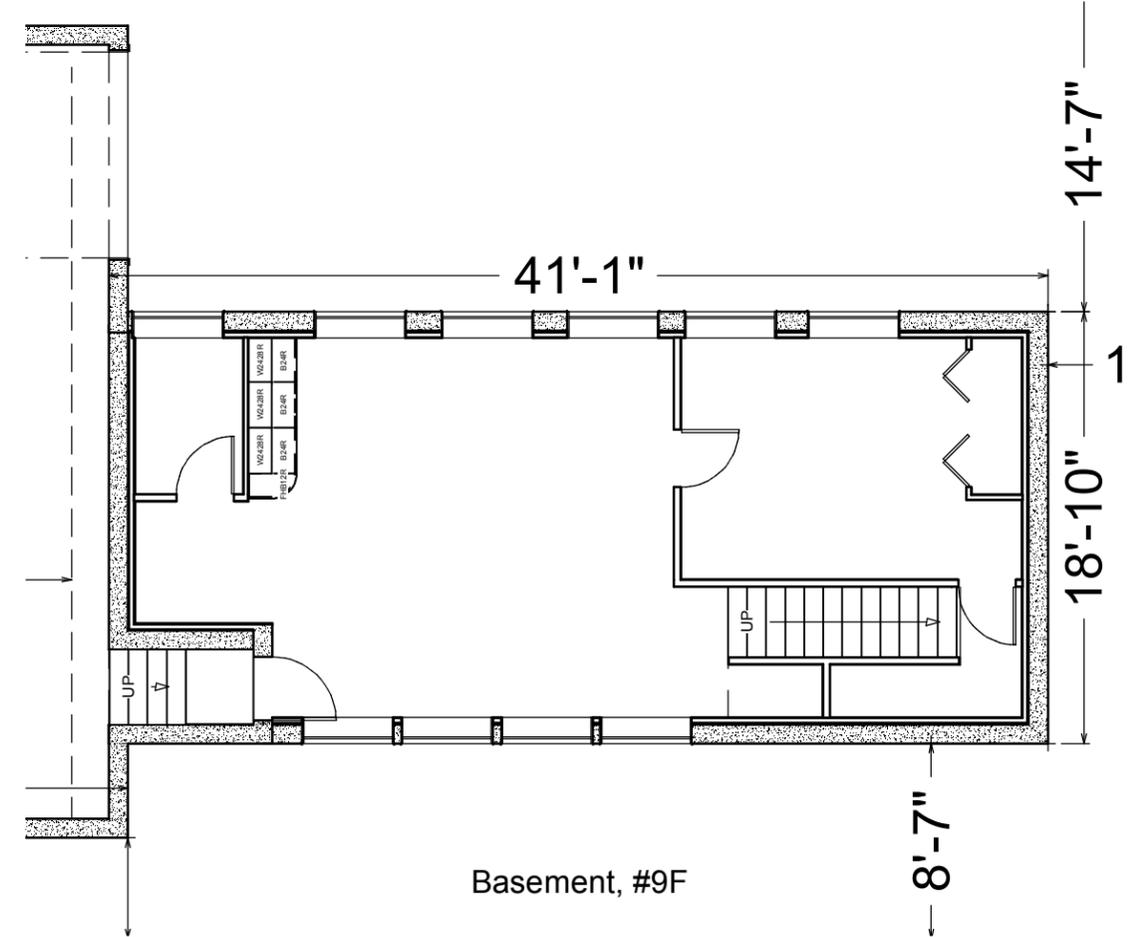
First Floor, both



Second Floor, both



Basement, #9R



Basement, #9F

NO.	DESCRIPTION	BY	DATE

Floorplans
Special Permit Application

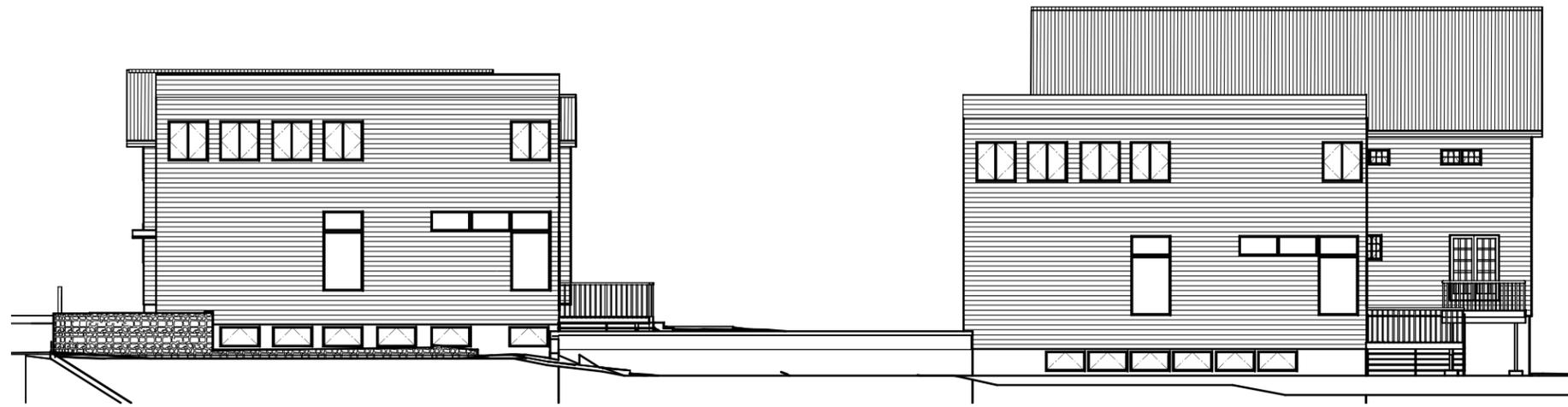
#9 Front and #9 Rear
Donnell Street
Cambridge, MA

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150 Whittemore Avenue
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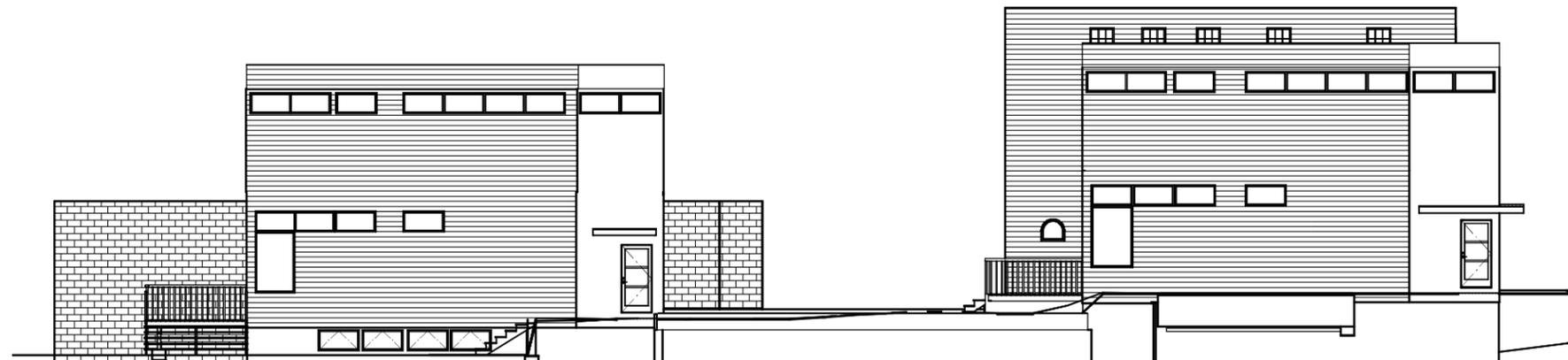
DATE:
10/15/2015

SCALE:
1 INCH = 8 FEET

SHEET:
SP-4



right, downhill, facing #11 Donnell, #7 Donnell in background



left, uphill, facing #7 Donnell, #11 Donnell in background

NO.	DESCRIPTION	BY	DATE

Side Elevations
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

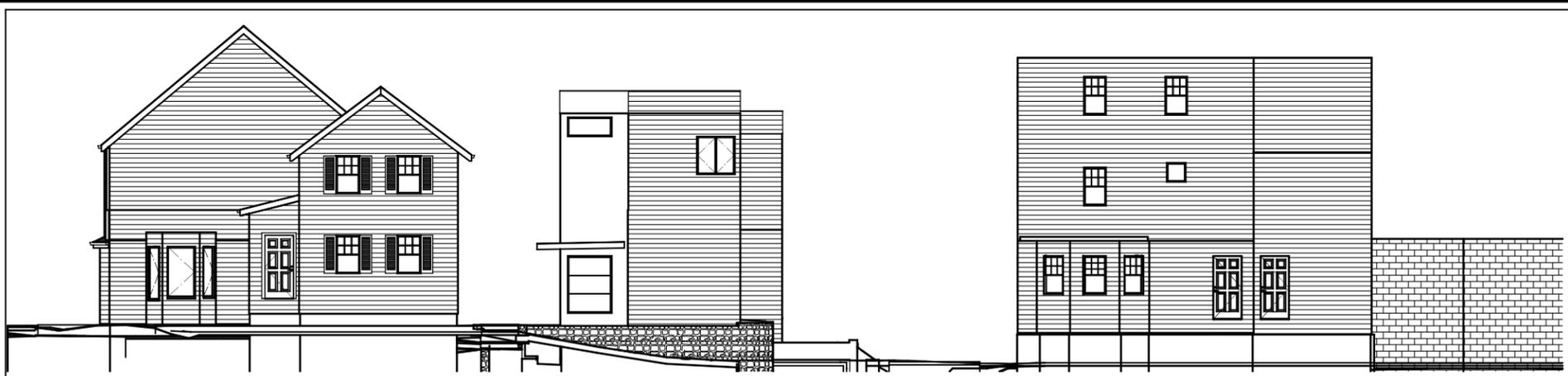
10/15/2015

SCALE:

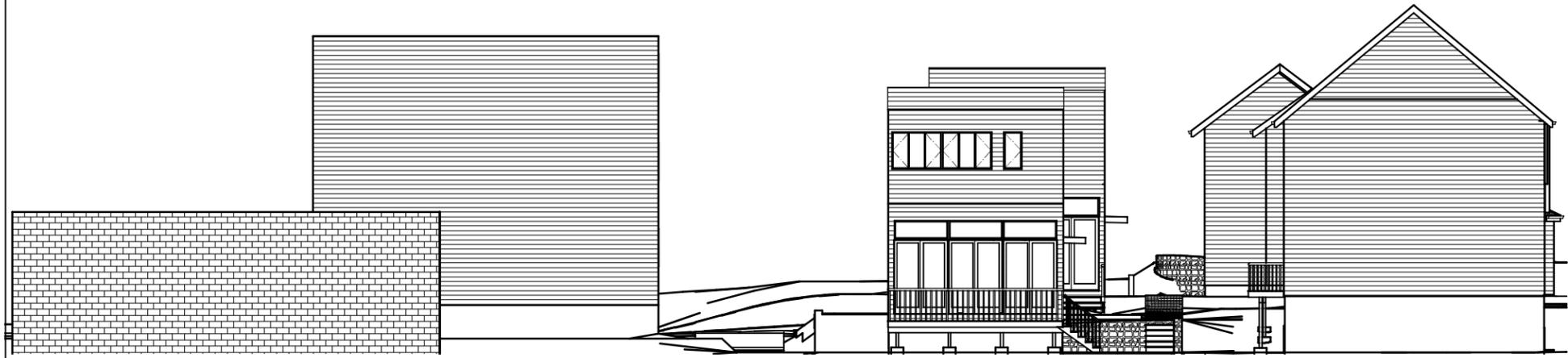
1 INCH = 16 FEET

SHEET:

SP-5

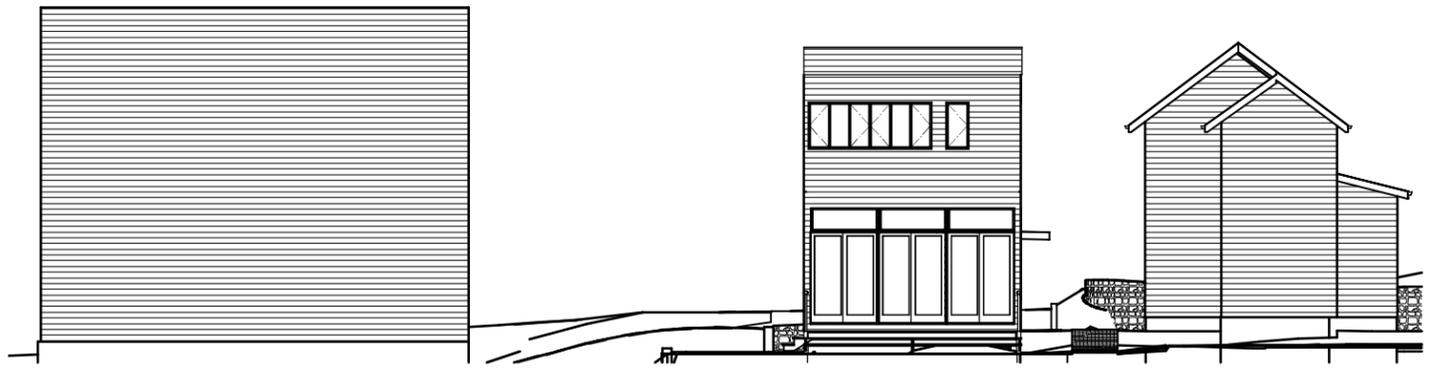


Street Elevation, #7 Donnell on LEFT, #11 Donnell on RIGHT

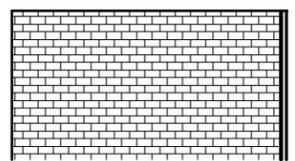
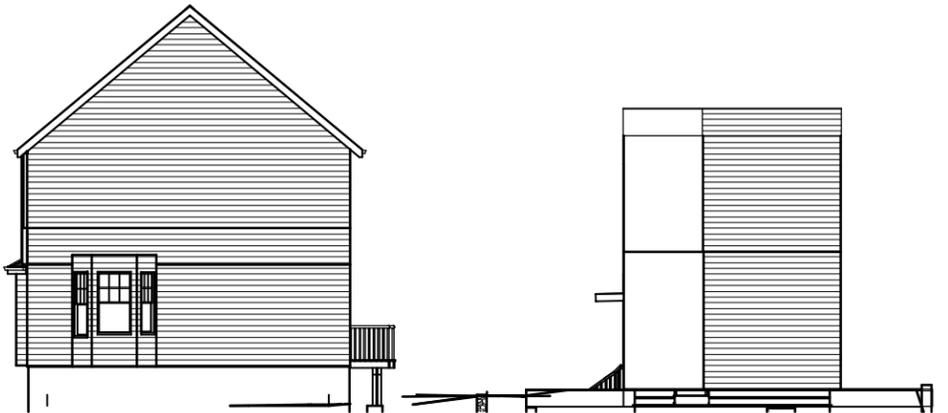


Rear Elevation, #7 Donnell on RIGHT, #1 Donnell on LEFT

Rear Elevation of #9F, #7 on RIGHT, #11 on LEFT



Front Elevation of #9R, #7 on LEFT, #11 on RIGHT



NO.	DESCRIPTION	BY	DATE

Font & Rear Elevations
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

10/15/2015

SCALE:

1 INCH = 16 FEET

SHEET:

SP-6



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NO.	DESCRIPTION	BY	DATE

3-D Renderings
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

10/15/2015

SCALE:

NO SCALE

SHEET:

SP-7



NO.	DESCRIPTION	BY	DATE

3-D Renderings
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:
10/15/2015

SCALE:
NO SCALE

SHEET:
SP-8

Landscape Design by Pam Hart, 18 Donnell St.
10-06-2015 (617) 868-8983

This is a conceptual landscape design with three parts: (1) the front yard is a replication of the landscaping at #8 Donnell, especially in taking advantage of the change in grade across the space and the lack of overhead utilities which allows larger trees, (2) the interior courtyard is a set of rectilinearly formatted exterior rooms with extensive plantings, and (3) the rear yard is naturalistic form that takes advantage of the neighboring mature trees while being a part of the storm water mitigation system.

The exact landscape design is subject to (1) storm water mitigation system including site grading (in particular, the sidewalk) design by licensed Civil Engineer and approval by DPW, (2) retaining wall and courtyard design by licensed Structural Engineer and approval by ISD, and (3) abutter agreements. 3D rendering limited by the software plant library and is an approximation.

#11R roof elev: 69'

#11F roof elev: 87'

#11 driveway

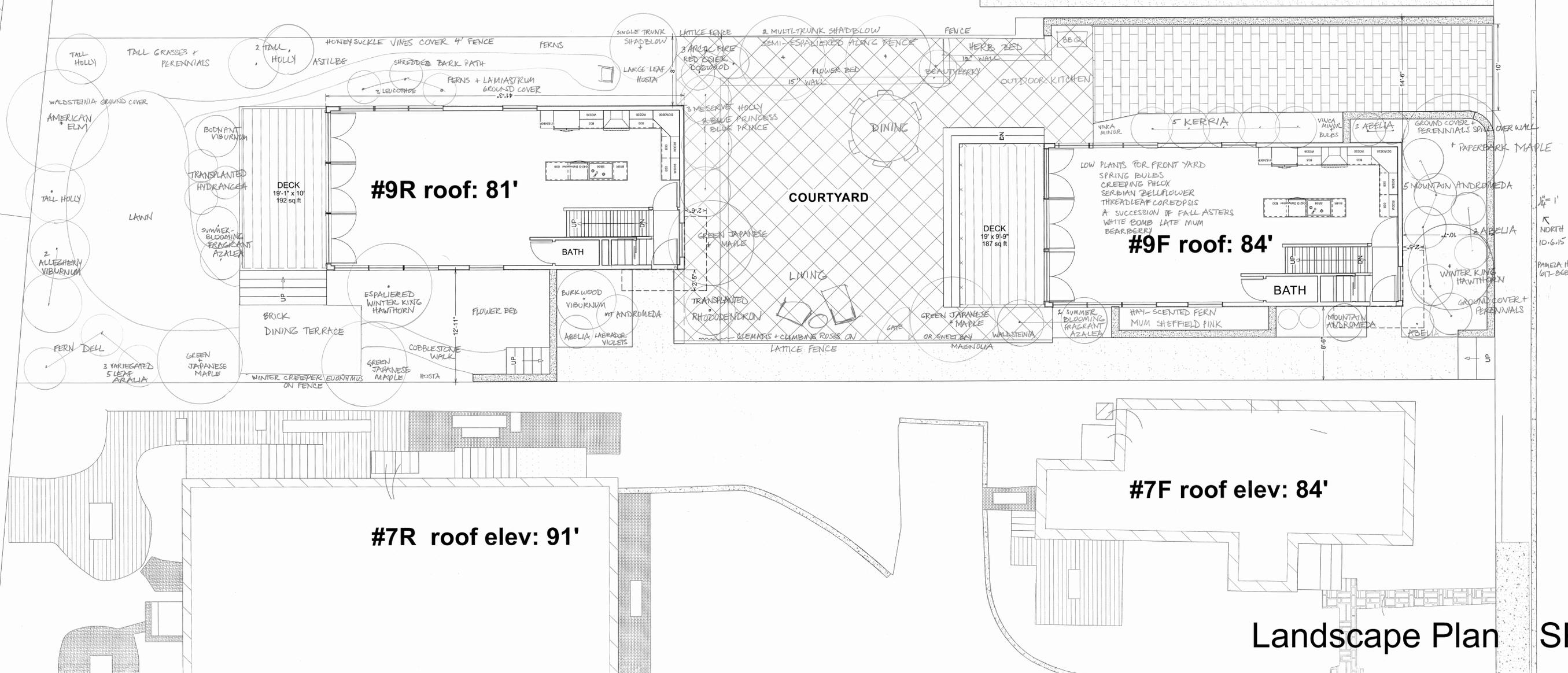
#9R roof: 81'

#9F roof: 84'

#7R roof elev: 91'

#7F roof elev: 84'

DONNELL ST





CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office: Traffic, Parking & Transportation Dpartment

Project Address: 9 Donnell St

Applicant Name: 9 Donnell St Realty Trust

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office: Department of Public Works

Project Address: 9 Donnell St

Applicant Name: 9 Donnell St Realty Trust

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office: Department of Public Works

Project Address: 9 Donnell St

Applicant Name: 9 Donnell St Realty Trust

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office: Water Department

Project Address: 9 Donnell St

Applicant Name: 9 Donnell St Realty Trust

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office: Community Development Department

Project Address: 9 Donnell St

Applicant Name: 9 Donnell St Realty Trust

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date