

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Case No: 199

Address: 2-6 Athens Terrace, 3-17 Grant Street, 4-18 Grant Street, 35-49 Banks Street, 1-17 Cowperthwaite Street

Zoning: Special District 14/Cowperthwaite Subdistrict, Grant Street Subdistrict, Athens Terrace Subdistrict; and Residence C-3 District

Owners/Applicants: President and Fellows of Harvard College, c/o Steve Nason, Senior Real Estate Development Manager, Harvard Real Estate Services, 1350 Massachusetts Avenue, Cambridge, MA 02138

Application Date: October 15, 2004; certified complete on October 21, 2004

Public Hearing: November 9, 2004

Date of Decision: December 7, 2004

Date of Filing Decision: February 4, 2005

Application: Project Review Special Permit for approximately 126,765 square feet of Gross floor Area for approximately 147 units of Harvard affiliate housing to be located within a 127 unit graduate dormitory-style building with an additional 20 units to be located within seven free-standing wood frame dwellings, including a 190-space below grade parking garage and 20 surface parking spaces, within 100 feet of the public way and exceeding 50,000 square feet pursuant to the provision of Section 19.20 – Project Review Special Permit.

Decision: GRANTED with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board

For further information concerning this decision, please call Liza Paden at 617 349 4647, TTY: 617 349 4621, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

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OFFICE OF THE CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

### Application Documents Submitted

Special Permit Application certified as complete on October 21, 2004, containing the project narrative; dimensional form; list of zoning violations; ownership certificate; certificates of receipt from Traffic, Parking and Transportation, DPW, and Water Department; locus map; 10/27/03 Letter of Commitment; existing conditions photographs; site plan, existing and proposed; building details; landscape plan, shadow studies, mechanical equipment plans, perspectives, executive summary of transportation study.

### Supplemental Materials Submitted

1. Tree Study prepared by Halvorson Design Partnership and Carl Cathcart, revised 11/30/04.
2. Copy of letter to Tanya Iatridis, Director of Public Approvals Planning at Harvard Planning and Allston Initiative, from Charles M. Sullivan, Executive Director of the Cambridge Historical Commission, dated 11/8/04.
3. Letter to the Planning Board from Kelly Writer, City Arborist for Cambridge, dated 12/3/04, accepting the Tree Study.
4. Questions and Answers from Tanya Iatridis, Harvard, dated 12/6/04.

### Other Documents Submitted

1. Undated and unsigned comments from the public hearing titled "Riverside Implementation Committee Comments on the Proposed Designs for Memorial Drive site and Grant/Cowperthwaite Streets.
2. Letters to the Planning Board from Jared and Katie Curhan, 59 Banks Street, dated 9/15/04.
3. Letter to the Planning Board from Mayor Michael A. Sullivan, dated 11/8/04.
4. Public Comment and written materials submitted by Jared and Katie Curhan, dated 11/29/04, including a letter from Attorney Kenneth Kimmell, Bernstein, Cushner & Kimmell, P.C., dated November 9, 2004, submitted on behalf of the Curhans.
5. Email to the Planning Board from Attorney David Hannon, Craig and Macauley, dated 12/2/04, re: Grant Street Parking Lot.
6. Letter from the Kerry Corner Improvement Association c/o Berl Hartman and Alan Joslin to the Planning Board, dated 12/5/04
7. Email to the Planning Board from James Perrine, dated 12/6/04.
8. Email to the Planning Board from Alan Joslin, dated 12/6/04.

## Project Application and Review Process

On October 15, 2004, Harvard University submitted to the Planning Board its application for a Project Review Special Permit pursuant to Article 19.20 of the Zoning Ordinance for the development of housing at Grant, Banks, and Cowperthwaite Streets. The application was certified by the City as complete on October 21, 2004.

The application and the supporting and supplemental materials submitted to the Board, describe a project consisting of development on two parcels of land located in two zoning districts, including three subdistricts. The North Parcel (on the north side of Grant Street), located within the Athens Terrace Subdistrict of Special District 14, currently occupied by surface parking areas and existing residential structures, will be improved by the construction of six free-standing wood-frame residential structures containing a total of 17 dwelling units (and 20 accessory surface parking spaces) to be located within the area now occupied by surface parking. The existing residential structures will remain in place. The South Parcel (on the south side of Grant Street), located within the Grant Street and Cowperthwaite Subdistricts of Special District 14 and within the Residence C-3 Zoning District, currently occupied by a high-rise student housing facility, existing residential structures, and surface parking, will be improved with a new dormitory-style graduate student housing facility facing Cowperthwaite Street, containing approximately 98,085 square feet of gross floor area and 127 housing units, a below-grade, 190 car garage (to include spaces to replace the existing surface parking and new spaces to serve the proposed residential development), and a three-story, 3-unit, wood frame residential building on Banks Street. Existing residential structures will remain, except that two residences presently located on Cowperthwaite Street will be relocated to the Grant Street side of the South Parcel to allow sufficient area to construct the dormitory on Cowperthwaite Street.

The application was submitted in accordance with the requirements of the Cambridge Zoning Ordinance. At the public hearing held on November 9, 2004 the Planning Board had the opportunity to hear from the Applicant and various professionals employed on its behalf and received comments and questions from approximately forty residents. Following the hearing, the Planning Board left open the comment and question period for written submissions until November 30, 2004 and additional comments were submitted during that period. On December 7, 2004, the Board convened in public to deliberate on the application, including asking questions and reviewing written answers to questions previously submitted to the Applicant. After responses had been provided to the Board's questions, the members of the Board discussed each of the required criteria for the grant of a special permit under Section 10.43 of the Zoning Ordinance, the compliance of the Project with the urban design objectives of Article 19.000, and the traffic impacts of the Project in the context of the Article 19.000 Project Review Special Permit review; and confirmed that the requirements were met. Following this discussion a vote on the application was taken, and the application was approved unanimously.

## Findings

Based on its review of the application documents, supplemental materials, and other documents submitted to the Board, testimony taken at the public hearing and submitted in written form to the Board, and the review and consideration of the relevant special permit criteria and Article 19.000 design objectives and traffic considerations, the Board makes the following findings:

### I. Conformance with General Special Permit Criteria in Section 10.43:

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

#### **a. It appears that the requirements of this Ordinance cannot or will not be met.**

The Project will meet the requirements of the Ordinance. With the granting of this Project Review Special Permit the project will conform to the requirements of the two applicable zoning districts: the Special District 14 requirements set forth in Section 17.500 and the Letter of Commitment dated October 27, 2003 incorporated into Section 17.500, and the Residence C-3 zoning district; and will meet the requirements of Section 19.20 – Project Review Special Permit, and the requirements of the newly enacted Tree Protection Ordinance. Compliance with the requirements includes the following:

(i) All height, FAR and setbacks for the portions of the Project to be located in the Cowperthwaite Subdistrict, Grant Street Subdistrict and Athens Terrace Subdistrict conform to the dimensional requirements for those Subdistricts as set forth in Section 17.505.

(ii) Each building in the Grant Street and Athens Terrace Subdistricts is freestanding and no building in these Subdistricts exceeds 5,000 square feet in Gross Floor Area or consists of more than six dwelling units, in accordance with Section 17.505.

(iii) All pre-existing wood frame buildings along Grant Street (between Athens Street and Banks Street) within the Project area will be retained, and the structures at 15 and 15 ½ Cowperthwaite Street will be relocated to vacant land on the Grant Street side of the South Parcel.

(iv) All newly created parking in the Cowperthwaite and Grant Street Subdistricts is provided in an underground garage. Parking in the Athens Terrace Subdistrict will be provided at grade, accommodating at least 80% of the minimum required accessory parking for the new dwelling units to be created in that Subdistrict.

(v) All uses proposed for the Project as described in the application, are permitted and in accordance with the requirements of Special District 14 set forth in Section 17.500 and with the use regulations applicable in the Residence C-3 District.

(vi) All Open Space requirements including a minimum Open Space of 15% in the Grant Street Subdistrict required under Section 17.504, are met or exceeded.

(vii) The portion of the Project in the Residence C-3 district does not exceed 120 feet in height, an FAR of 3.0, and meets all setback requirements.

(viii) As permitted by Section 17.505.8, with the waiver of necessary provisions of Article 6.000, parking is provided in the appropriate quantities and at the specific locations required by Special District 14.

**b. The traffic generated or patterns of access or egress will cause congestion, hazard, or substantial change in established neighborhood character,**

The Project will not result in traffic generation or in patterns of access or egress that will cause congestion, hazard, or substantial change in established neighborhood character. The application included a summary of a traffic study for the Project undertaken by Harvard and prepared by Vanasse Hangen Brustlin. The results of the study indicate that there will be no substantial adverse impact on city traffic and that traffic impact indicators in Article 19.000 normally applied to new developments would not be exceeded by the Project. Only 75 additional parking spaces will be provided within the project (without, however, increasing the Institutional Parking Inventory) beyond the number of existing parking spaces presently located on the Project site in surface parking lots.

The Project site is within walking distance to the academic facilities on the Harvard campus as well as the commercial services of Harvard Square. The Project site is well served by excellent pedestrian and bicycle access to the Harvard campus and community services, and is served by the existing shuttle services provided to Harvard affiliates, and the public transit services centered on Harvard Square and Massachusetts Avenue. Therefore, traffic generated by the Project will not result in hazard or substantial change to 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, or**

The Project will be compatible with adjacent, permitted uses. The detailed provisions of Special District 14 have been designed to ensure that new conforming construction would be compatible with adjacent uses and development patterns. The Project is fully consistent with the requirements for Special District 14 set forth in Section 17.500 and with the requirements applicable in the Residence C-3 District. The height and scale of buildings have been carefully modulated to reflect the very diverse character of existing development in the neighborhood, from high-rise dormitories to small, historic one- and two-family wood frame structures. The pattern of occupancy of the proposed new buildings will also reflect the pattern in existing structures, with dormitory-like accommodations located adjacent to existing dormitories, and residential housing located

within an existing neighborhood comprised of one, two and three family dwellings and most immediately adjacent to other Harvard-owned residential dwellings.

Existing surface parking is substantially replaced with below-grade parking and much of the area currently paved to serve vehicles will be landscaped and made green, benefiting abutters and the neighborhood in general.

The Project, in general, will repair the damage done to the fabric of the neighborhood by past demolitions and creation of surface parking lots. Normal street frontages will be restored with appropriately scaled residential buildings.

**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, or**

The Project has been designed to comply with applicable health, safety and noise standards. No nuisance or hazard will be created. The larger dormitory building fronting on Cowperthwaite Street will provide graduate student housing on land immediately adjacent to other large Harvard student housing facilities. Occupancy by graduate students, faculty, and other Harvard affiliates in the freestanding wood frame dwellings will not differ substantially in character from households found in existing dwellings in the neighborhood, especially in the similar dwellings located on Grant Street and owned by Harvard.

**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, and**

As designed the Project successfully mediates the transition between very diverse development patterns in this precinct, where a city neighborhood and the Harvard University campus meet and mingle. The housing proposed is compatible with the surrounding academic and residential institutional buildings as well as the use patterns of the adjacent residential neighborhood. The Project has been carefully designed to fully implement both the requirements and the intent of the provisions of Special District 14.

**f. The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.**

The project is fully consistent with the seven Urban Design Objectives of Section 19.30 as discussed below.

**II. Conformance with the Required Project Review Special Permit Findings – Section 19.25**

a. The Planning Board shall grant a Project Review Special Permit if it finds that the Project is consistent with the citywide urban design objectives as set forth in Section 19.30 of the Zoning Ordinance. The Board is instructed to apply these standards in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to them.

To do that, the Board shall find that on balance the urban design objectives of the City are being met and may approve projects that propose creative variations on the provisions set forth in Section 19.30. In considering the citywide urban design objectives, the Board shall seek guidance from more specific plans and planning documents that have relevance to the project. In this instance, the policy documents *Toward a Sustainable Future: Cambridge Growth Policy Document* and the *Cambridge Institutional Growth Management Plan* have relevance.

*Toward a Sustainable Future: Cambridge Growth Policy Document* and the *Cambridge Institutional Growth Management Plan* have provided the policy foundation for the development of the detailed zoning provisions that regulate and delimit development in the Grant, Banks, Cowperthwaite Streets neighborhood.

The *Cambridge Institutional Growth Management Plan* led to the creation of a set of regulations and Overlay Districts (Section 4.50 of the Zoning Ordinance) designed to limit the expansion of institutional uses into established residential neighborhoods and to identify those areas of the city where further institutional development is most appropriate. The Cowperthwaite and Grant Street Subdistricts are located within one of those Institutional Overlay Districts, indicating an area already dominated by institutional activities and one most suitable for further institutional expansion.

The provisions of Special District 14 were designed to encourage and permit the larger buildings with the most clearly institutional activity (graduate student housing) within the Institutional Overlay District included in the Cowperthwaite and Grant Street Subdistricts. The provisions of the Athens Terrace Subdistrict located outside the Institutional Overlay District, are designed to assure that future development in that Subdistrict is, in both its scale and use, consistent with typical Cambridge residential neighborhoods generally, and the Banks Street neighborhood in particular.

*Toward a Sustainable Future: Cambridge Growth Policy Document* enumerates seventy policies designed to guide public actions in the future as they might impact the shape and direction of land use in the city. Several of those policies have specific relevance to major institutions. As adopted, the provisions of Special District 14 reflect well the guidance provided by the relevant institution-related policies; by its consistency with those Special District 14 provisions the project advances the vision embodied in those policies:

\*Policy 5 directs the institutions to focus their expansion within their historic campus and those adjacent areas encompassed within Institutional Overlay Districts. Special District 14 and the proposed Project are consistent with and conform to that directive.

\*Policy 6 directs the City to permit reasonable densities at core campuses so institutions will not be encouraged to look to abutting residential neighborhoods to meet their future academic needs. Special District 14 and the proposed Project have been designed to do that.

\*Policy 26 encourages the preservation of the scale and character of existing neighborhoods. The adoption of Special District 14 has assured that the Grant Street and Athens Terrace Subdistricts will be preserved as historic Cambridge neighborhoods, both in use and literally through the preservation of the existing inventory of frame houses. The Project is fully consistent with the Special District 14 provisions in this regard.

\*Policy 52 encourages institutions to house their affiliates through the construction of new dwelling units. The project is exclusively residential in nature and adds a substantial number of new residential units to the city's inventory of housing.

The application documents present a substantial analysis of the project's consistency with the citywide urban design objectives enumerated in Section 19.30. Following the Board's review and consideration of Harvard's application, oral and written presentations made to the Board during the public hearing and public comment process, and the deliberations of the Board, the Planning Board finds that the Project is consistent with the citywide urban design objectives. A summary of the basis of the Project's consistency with each design objective is set forth below:

*(i) Section 19.31: New projects should be responsive to the existing or the anticipated pattern of development.*

The Project uses building heights and setbacks to reestablish lost continuity and complement existing streetscapes along Cowperthwaite, Grant, and Banks Street and to respond to the residential scale of the neighborhood that surrounds the project. The new buildings are arranged and designed to provide a transition between the lower density residential structures found throughout the neighborhood and the larger institutional dormitory buildings that dominate along the western and northerly periphery of the Project site. The existing residential structures presently located on the Project parcels will be retained and two residential structures will be relocated from the Cowperthwaite side of the parcel to the Grant Street side of the parcel. New construction, particularly the freestanding wood frame dwellings, is compatible with the existing residential buildings in the surrounding neighborhood in scale, orientation, and use.

*(ii) Section 19.32: Development should be pedestrian and bicycle-friendly, with positive relationship to its surroundings.*

Each proposed structure in the project is designed to face its abutting street, thus creating an inviting pedestrian and bicycle environment. Walking and biking are encouraged throughout the project area where the smaller scale buildings reestablish lost streetscapes; where, in all buildings, windows are provided at the street level in the fashion typical for residential structures; where entrances face onto their abutting streets; where common spaces in the larger building are oriented to the public realm; and where substantial landscaping is provided throughout. Front entryways and traditional stoops have been provided on the wood frame dwellings to encourage street level activity. The pedestrian and bicycle pathway patterns have been retained where they had previously existed and new ones are provided to encourage these means of transportation for the future occupants of the buildings as well as the current and future neighbors.



A substantial amount of the parking previously on the site has been relocated below grade. The parking lot previously located within the Athens Terrace Subdistrict has been dismantled and replaced with new housing at a scale and pattern consistent with typical neighborhood streets and blocks. The surface parking provided with the Project is limited to serve only the housing located in the Athens Terrace Subdistrict and is distributed as accessory parking would be on any residential street. Substantial landscaping is provided as well.

*(iii) Section 19.33: The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.*

The new buildings will be oriented towards the existing abutting streets. The largest building is located along Cowperthwaite Street abutting the existing taller-still dormitories on adjacent sites. That building provides an effective transition to the smaller scaled but varied residential neighborhood that lies between Grant Street and Mount Auburn Street, where smaller workers' cottages mix with five-story apartment buildings and townhouses.

Mechanical equipment has been designed to be suitably screened from neighbors for both visual and acoustical reasons.

The trash will be handled through secured interior storage and compaction facilities in the parking level of the large building on Cowperthwaite Street. The design of the wood frame dwellings includes secured trash enclosures to be located to the rear of the buildings, with trash pick-up to occur at the street consistent with the existing neighborhood practice.

There are no loading docks provided on Project site, thus eliminating a potentially negative visual disruption to the façades of the new buildings. Any required loading will occur on Cowperthwaite Street, as permitted in Special District 14, and out of view from most neighbors.

The application specifies that the development will implement Stormwater Best Management Practices. There are no significant changes in grade across this site so disruptive retaining walls and other such measures are unnecessary.

The Project consists of typical neighborhood residential buildings with all of the usual design details of window location and scale that make them good neighbors.

The outdoor lighting will to be minimal, in an amount only necessary to meet safety concerns; there will be little or no spillover onto adjacent properties.

A Tree Study has been submitted and approved by the City Arborist. Substantial new trees will be planted throughout the Project site. While several trees deemed "substantial" under the Tree Protection Ordinance will be lost, the Tree Study indicates that some of those trees are aging and likely subject to substantial decline in the near

term. New vigorous trees will replace the removed trees with the expectation that a substantial restoration of the existing landscape quality will occur quickly.

Shadows cast by the smaller buildings will be typical of those found in any residential block in Cambridge. The tallest building has been placed at the far end of the Project site away from most existing residents: its shadow will mostly be cast within the project area.

*(iv) Section 19.34: Projects should not overburden the city infrastructure services, including neighborhood roads, city water supply system and sewer system.*

The proposed Project will not overburden the city infrastructure or services. The Applicant has indicated they will seek a LEED certification for the Project (with a stated goal of a silver rating) through a variety of measures including energy and water saving elements in the basic design of the buildings. Stormwater management systems will be installed to reduce significantly stormwater runoff from the site and to provide greater infiltration of stormwater into the water table.

*(v) Section 19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.*

The Project is located on property presently owned by Harvard and used as part of the existing campus as a parking facility and affiliate housing. The proposed Project will produce housing for graduate students, staff and faculty without the need of expansion beyond Harvard's existing campus. The proposed residential use of the Project will complement and be entirely consistent with the residential nature of the surrounding streets where the academic community and neighborhood residents meet and mingle, physically and socially. Historic structures and environments are being preserved: two residential structures will be relocated, several others will be retained and restored, and the several new structures will replicate the scale and ambience of existing neighborhood streets. There are no new nonresidential uses proposed for this development.

*(vi) Section 19.36: Expansion of the inventory of housing in the city is encouraged.*

The proposed Project will expand the City's housing inventory, providing approximately 147 new housing units for Harvard affiliates. Affordable housing units for the general public will be provided in accordance with the provisions set forth in the Letter of Commitment applicable to Special District 14 for this Project, at another, off-site location.

*(vii) Section 19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.*

There will be no development of a large new open space facility. However, two large, barren surface parking lots will be replaced with new construction that will contain well-planned pedestrian pathways, extensive green landscaping, and a residential ambience that matches that of neighboring residential blocks.

b. As indicated in Paragraph I.b of the Findings above, with the submittal of a summary of its Traffic Study by the Applicant as part of the application documents, and the review and consideration by the Planning Board, the Board finds that the Project will not impose any substantial adverse impact on city traffic.


### Decision

Based on a review of the application documents, comments made at the public hearing, and based on the above findings, the Planning Board **GRANTS** the requested Project Review Special Permit- Section 19.20 and as part of that Permit specifically waives those elements of the Design and Maintenance of Off Street Parking Facilities requirements (as permitted in Section 17.508.8) as are necessary to permit the implementation of the approved plans, subject to the following conditions and limitations:

1. All use, building construction, and site plan development shall be in substantial conformance with the plans and application documents submitted to the Planning Board as referenced above and dated October 21, 2004 (certification date). Appendix I summarizes the dimensional features of the Project as approved.
2. Before issuance of each Building Permit for the project, the Community Development Department (CDD) shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Permit.
3. All authorized development shall conform to the requirements of the City of Cambridge *Noise Control Ordinance*, Chapter 8.16 of the City Municipal Code.

Voting in affirmative to **GRANT** the Special Permit were B. Shaw, H. Russell, P. Winters, T. Anninger, T. Carpenter, and K. Benjamin, Associate Member appointed to replace an absent Planning Board member, constituting at least the two-thirds of the entire membership of the Board required to grant a special permit.

For the Planning Board.

  
Barbara Shaw, Chair

A copy of this decision #199 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on February 4, 2005 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision.  
No appeal has been filed.

DATE:  
City Clerk of Cambridge

**Appendix I – Dimensional Form**

**Special Permit # 199**

**Address: 1-17 Cowperthwaite**

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	3.9	.16	3.07	3.07
Residential	3.9	.16	3.07	3.07
Non-Residential				
<b>Inclusionary Bonus</b>				
<b>Total GFA in Sq. Ft.</b>	105,507	4,449	83,080	83,080
Residential				
Non-Residential				
<b>Inclusionary Bonus</b>				
<b>Max. Height</b>	55	35	55	55
Range of heights				
<b>Lot Size</b>	5.000	27,053	27,053	27,053
<b>Lot area/du</b>	Each 1,000 sf of GFA shall be equivalent to one dwelling unit	6,762 (for existing 4 units)	NA	NA
<b>Total Dwelling Units</b>	NA	NA	NA	NA
Base units				
Inclusionary units				
<b>Min. Lot Width</b>	50	200	200	200
<b>Min. Yard Setbacks</b>				
Front	10	NA	10	10
Side, Left	15	NA	NA	NA
Side, Right	15	NA	NA	NA
Rear	NA	NA	NA	NA
<b>Total % Open Space</b>	0	48%	33%	33%
Usable				
Other				
<b>Off Street Parking</b>		47	190	190
Min #	42			
Max #				
Handicapped	6		6	6
<b>Bicycle Spaces</b>	6		104	104
<b>Loading Bays</b>			1 loading area on Cowperthwaite St	1 loading area on Cowperthwaite St

Special Permit # 199

Address: 4-16 Grant Street – South Parcel

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	.975	.63	.87	.87
Residential	.975	.63	.87	.87
Non-Residential				
Inclusionary Bonus				
<b>Total GFA in Sq. Ft.</b>	18,428	12,107	16,517	16,517
Residential	18,428	12,107	16,517	16,517
Non-Residential				
Inclusionary Bonus				
<b>Max. Height</b>	35	35	35	35
Range of heights				
<b>Lot Size</b>	5,000	18,900	18,900 (in this portion of the lot)	18,900 (in this portion of the lot)
<b>Lot area/du</b>	1,200	1,718	1,260	1,260
<b>Total Dwelling Units</b>	16	11	15	15
Base units				
Inclusionary units				
<b>Min. Lot Width</b>	50	200	200	200
<b>Min. Yard Setbacks</b>				
Front	10	NA	10	10
Side, Left	7.3	NA	12.5	12.5
Side, Right	NA	NA	NA	NA
Rear	NA	NA	NA	NA
<b>Total % Open Space</b>				
Usable	15%	75%	67%	67%
Other				
<b>Off Street Parking</b>	0	9	0	0
Min #				
Max #				
Handicapped				
<b>Bicycle Spaces</b>	0	0	Basement storage	Basement storage
<b>Loading Bays</b>	0	0	0	0

**Special Permit #199 Address: 2-6 Athens St, 3-17 Grant St, 35-39 Banks St, North Parcel**

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	.975	.36	.88	.88
<b>Residential</b>	.975	.36	.88	.88
<b>Non-Residential</b>				
<b>Inclusionary Bonus</b>				
<b>Total GFA in Sq. Ft.</b>	48,371	18,314	44,549	44,549
<b>Residential</b>				
<b>Non-Residential</b>				
<b>Inclusionary Bonus</b>				
<b>Max. Height</b>	35	35	35	35
<b>Range of heights</b>				
<b>Lot Size</b>	5,000	50,678	50,678	50,678
<b>Lot area/du</b>	1,200	42	42	42
<b>Total Dwelling Units</b>		11	28	28
<b>Base units</b>				
<b>Inclusionary units</b>				
<b>Min. Lot Width</b>	50	215	215	215
<b>Min. Yard Setbacks</b>				
<b>Front, Grant St</b>	10	NA	10	10
<b>Front, Banks St</b>	10	NA	10	10
<b>Side, Left</b>	NA	NA	NA	NA
<b>Side, Right</b>	NA	NA	NA	NA
<b>Rear</b>	NA	NA	NA	NA
<b>Total % Open Space</b>	0%	31%	45%	45%
<b>Usable</b>				
<b>Other</b>				
<b>Off Street Parking</b>		79	20	20
<b>Min #</b>	17			
<b>Max #</b>				
<b>Handicapped</b>	1	0	2	2
<b>Bicycle Spaces</b>	9		Basement storage approx 64 bikes	Basement storage approx 64 bikes
<b>Loading Bays</b>	0	0	0	0

Special Permit # 199

Address: 18 Grant Street – South Parcel

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>				
Residential	3.0	2.07	2.33	2.33
Non-Residential				
Inclusionary Bonus				
<b>Total GFA in Sq. Ft.</b>	207,300	143,685	161,135	161,135
Residential				
Non-Residential				
Inclusionary Bonus				
<b>Max. Height</b>	120	120	120	120
Range of heights				
<b>Lot Size</b>	5,000	69,100	69,100	69,100
<b>Lot area/du</b>	300	NA	NA	NA
<b>Total Dwelling Units</b>	NA	NA	NA	NA
Base units				
Inclusionary units				
<b>Min. Lot Width</b>	50	200	200	200
<b>Min. Yard Setbacks</b>				
Front	19 to CL	NA	31' to CL	31' to CL
Side, Left	NA	NA	NA	NA
Side, Right	NA	NA	NA	NA
Rear	NA	NA	NA	NA
<b>Total % Open Space</b>	NA	NA	NA	NA
Usable				
Other				
<b>Off Street Parking</b>		0	190 as described in Cowperthwaite Subdistrict	190 as described in Cowperthwaite Subdistrict
Min #	6			
Max #				
Handicapped	6 required for 190 space garage			
<b>Bicycle Spaces</b>	1		104 as described in Cowperthwaite Subdistrict	104 as described in Cowperthwaite Subdistrict
<b>Loading Bays</b>	0	0	0	0