



**b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION**

<b>Project Name:</b>
<b>Address of Site:</b>
<b>Applicant:</b>
<b>Planning Board Project Number: (CDD)</b>

**Hearing Timeline (CDD)**

Application Date: \_\_\_\_\_

Planning Board 1<sup>st</sup> Hearing Date: \_\_\_\_\_ \*

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: \_\_\_\_\_ \*

(PUD Development Proposal)

Second Submission Date: \_\_\_\_\_ \*

(PUD Final Development Plan)

Planning Board 2<sup>nd</sup> Hearing Date: \_\_\_\_\_ \*

(PUD Final Development Plan)

Final Planning Board Action Date: \_\_\_\_\_ \*

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: \_\_\_\_\_ \*

*\*Subject to extension by mutual agreement of the Applicant and the Planning Board*

**Requested Relief: (include other boards and commissions)**

- Special Permits from Planning Board (Sections 5.28.2, 5.23(2))
- Special Permits from Board of Zoning Appeal (Sections 6.22.2, 8.22.2(c))
- Variances from Board of Zoning Appeal (Sections 4.32(b), 5.31, 6.43.6, 6.44.1(b))
- Historical Commission Review

**Project Description**

**Brief Narrative:** This project involves the conversion of an existing 4-story commercial building located at 22 Cottage Park Avenue into a residential building containing 16 dwelling units, with on-site parking for 3 vehicles and accessory off-site parking for 22 vehicles on the property located at 27 Cottage Park Avenue, which is directly across the street from the building at 22 Cottage Park Avenue. For a more detailed description of the project, please see the Project Narrative Letter/Supporting Statement filed herewith.

***Project Size:***

- Total GFA: 35,590 square feet
- Non-residential uses GFA: 0 square feet
- Site Area (acres and SF): 13,959 square feet/0.32 acres at 22 Cottage Park Avenue
- # of Parking Spaces: 3 at 22 Cottage Park Avenue; 22 at 27 Cottage Park Avenue

***Proposed Uses:***

- # of Dwelling Units: 16

- Other Uses: Accessory parking
- Open Space (% of the site and SF): 0% of the site/0 square feet

***Proposed Dimensions:***

- Height: 34'4" to parapet (front); 36'2" to parapet (rear)
- FAR: 2.55

### Appendix I – Dimensional Form

Special Permit #	Address:			
	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	0.5/0.35; 0.65	2.54	2.55	
<b>Residential</b>	0.5/0.35; 0.65	0.00	2.55	
<b>Non-Residential</b>	0.5/0.35; 0.65	2.54	0.00	
<b>Inclusionary Bonus</b>	N/A	0.00	0.00	
<b>Total GFA in Sq. Ft.</b>	N/A (max)	35,510	35,590	
<b>Residential</b>	N/A (max)	0	35,590	
<b>Non-Residential</b>	N/A (max)	35,510	0	
<b>Inclusionary Bonus</b>	N/A	0	0	
<b>Max. Height</b>	35'	34'4"/36'2"	34'4"/36'2"	
<b>Range of heights</b>	N/A	N/A	N/A	
<b>Lot Size</b>	5,000 (min)	13,959	13,959	
<b>Lot area/du</b>	2,500/4,000 (min)	N/A	872.44	
<b>Total Dwelling Units</b>	17	0	16	
<b>Base units</b>	17	0	16	
<b>Inclusionary units</b>	0	0	0	
<b>Min. Lot Width</b>	50'	118.6'	118.6'	
<b>Min. Yard Setbacks</b>				
<b>Front</b>	15'	<5'	<5'	
<b>Side, Left</b>	7'6"	9'6"	9'6"	
<b>Side, Right</b>	7'6"	<5'	<5'	
<b>Rear</b>	25'	<5'	<5'	
<b>Total % Open Space</b>	40%	0%	0%	
<b>Usable</b>	40%	0%	0%	
<b>Other</b>	0%	0%	0%	
<b>Off Street Parking</b>	16	0	25	
<b>Min #</b>	16	0	25	
<b>Max #</b>	N/A			
<b>Handicapped</b>	1	0	1	
<b>Bicycle Spaces</b>	8	0	16	
<b>Loading Bays</b>	0	0	0	

**OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT**

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorize: Marc S. Resnick, Trustee of Cottage Park Realty Trust  
(Petitioner)

Address: c/o The Beantown Companies, Inc., 183 Harvard Avenue, #2, Allston, MA 02134

to apply for a special permit for: the conversion of an existing commercial building into residential use  
(type of development)

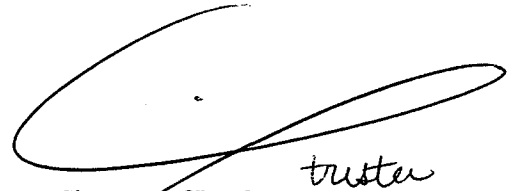
on premises located at: 22 Cottage Park Avenue and 27 Cottage Park Avenue, Cambridge, Massachusetts

for which the record title stands in the name of: Mark S. Resnick, Trustee of Cottage Park Realty Trust

whose address is: c/o The Beantown Companies, Inc., 183 Harvard Avenue, #2, Allston, MA 02134

by a deed duly recorded in the: Middlesex South Registry of Deeds in Book 57204

Page 303.



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


Commonwealth of Massachusetts, County of

The above named \_\_\_\_\_ personally appeared before me,

This \_\_\_\_\_ of \_\_\_\_\_, 200\_\_\_\_\_ and made oath that the above statement is true.

Notary:

My Commission expires:

**The Commonwealth of Massachusetts**  
On this 8<sup>th</sup> day of December, 2011  
before me, the undersigned notary public, personally appeared  
MARC RESNICK  
proved to me through satisfactory evidence of identification, which were  
to be the person whose name is signed on the preceding or attached document and  
acknowledged to me that he/she signed it voluntarily for its stated purpose.  
 Alissa Devlin  
ALISSA DEVLIN, Notary Public  
My Commission Expires December 8, 2017

**MCDERMOTT, QUILTY & MILLER LLP**

131 OLIVER STREET - 5<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02110

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TELEPHONE: 617-946-4600  
FACSIMILE: 617-946-4624

November 23, 2011

**VIA HAND DELIVERY**

City of Cambridge Planning Board  
c/o City of Cambridge Community Development Department  
344 Broadway  
Cambridge, MA 02139

**RE: Application for Special Permit**  
**Applicant: Marc S. Resnick, Trustee of Cottage Park Realty Trust**  
**Property: 22 Cottage Park Avenue, Cambridge, Massachusetts**  
**27 Cottage Park Avenue, Cambridge, Massachusetts**

Dear Members of the Planning Board:

This firm represents Marc S. Resnick, Trustee of Cottage Park Realty Trust (the "Applicant"), in connection with his application (the "Application") to the City of Cambridge Planning Board (the "Planning Board") for a special permit necessary to convert an existing commercial building located at 22 Cottage Park Avenue, Cambridge, Massachusetts to residential use pursuant Section 5.28.2 of the City of Cambridge Zoning Ordinance (the "Zoning Ordinance"), and to create an accessory parking lot for 22 vehicles at the property located at 27 Cottage Park Avenue, Cambridge, Massachusetts. On behalf of the Applicant, we submit this project narrative letter in support of the Application in accordance with the Planning Board's special permit application guidelines.

**I. PROJECT OVERVIEW**

The Applicant's proposal to convert an existing commercial building to residential use (the "Project") involves three separate parcels of land. The first parcel, known and numbered as 22 Cottage Park Avenue, Cambridge, Massachusetts ("22 Cottage Park Avenue"), consists of a 4-story commercial building (the "Building") located on a lot with an area of approximately 13,959 square feet. The Building currently contains approximately 35,510 square feet of gross floor area. As part of the Project, the

Applicant is seeking to convert the Building into 16 new residential dwelling units, while also creating three off-street parking spaces (the "Onsite Parking Spaces") and indoor and outdoor parking for 16 bicycles at 22 Cottage Park Avenue. The Applicant is also seeking to make certain exterior modifications to the Building, including the extension of an existing lobby area (which will add approximately 80 square feet of gross floor area to the Building in order to make the Building entrance handicap accessible); design modifications and improvements including the relocation, removal, and/or replacement of certain entrances and windows; the removal of certain chimneys, fire escapes, handrails, stairways, skylights, metal brackets, and other existing features; and the installation of new signage, doors, windows, skylights, glass blocks, concrete ramp and handrail, HVAC equipment, elevator penthouse, concrete entry slab, and lighting. The Project also involves the removal of an existing garage and rooftop equipment located at 22 Cottage Park Avenue, and the installation of landscaping, fencing, and other exterior improvements to the property.

The second parcel involved in the Project, known and numbered as 27 Cottage Park Avenue, Cambridge, Massachusetts ("27 Cottage Park Avenue"), is located directly across the street from 22 Cottage Park Avenue. 27 Cottage Park Avenue currently consists of a dilapidated commercial Quonset hut structure (the "Hut") located on a lot with an area of approximately 10,125 square feet. As part of the Project, the Applicant is seeking to demolish the Hut and to convert 27 Cottage Park Avenue into an outdoor surface accessory parking lot with 22 off-street parking spaces (the "Accessory Parking Spaces"). The Accessory Parking Spaces will be used by the occupants of the proposed dwelling units at 22 Cottage Park Avenue. Thus, the total number of off-street parking spaces that the Applicant is proposing to create in connection with the Project is 25. The Applicant is also seeking to install lighting, landscaping and/or fencing in connection with the proposed parking lot at 27 Cottage Park Avenue. The proposed work at 22 Cottage Park Avenue and 27 Cottage Park Avenue is more particularly described in the Proposed Site Improvements & Parking Plan, Proposed Exterior Elevations, and Proposed Floor Plans (collectively, the "Plans") filed herewith.

The third parcel involved in the Project is known and numbered as 18 Cottage Park Avenue, Cambridge, Massachusetts ("18 Cottage Park Avenue"). 18 Cottage Park Avenue consists of a 2.5-story 2-family dwelling (the "House") located on a lot with an area of approximately 4,494 square feet. The Applicant is proposing to perform certain interior renovations to the House, which are not directly related to the Project at 22 Cottage Park Avenue and 27 Cottage Park Avenue. However, the City of Cambridge Inspectional Services Department ("ISD") has determined that 18 Cottage Park Avenue and 22 Cottage Park Avenue, contiguous properties which were formerly owned by the same entity, have merged into one single parcel for purposes of the Zoning Ordinance. As part of the Project, the Applicant is seeking to subdivide this combined parcel so that 18 Cottage Park Avenue and 22 Cottage Park Avenue can once again be treated as separate properties.

## II. ZONING RELIEF REQUIRED IN CONNECTION WITH THE PROJECT

For purposes of the Zoning Ordinance, according to the map entitled “Zoning Map of the City of Cambridge” (the “Zoning Map”), 22 Cottage Park Avenue is located partly in the Residence B District and partly in the Special Business, Office and Industrial District 2 (“Special District 2”). 27 Cottage Park Avenue and 18 Cottage Park Avenue are both located entirely within the Residence B District. Based on our review of the Zoning Ordinance, it appears that the Project will require the following relief from the Planning Board:

Special Permit from Planning Board (22 Cottage Park Avenue/27 Cottage Park Avenue):

**Section 5.28.2: Conversion of Non Residential Structures to Residential Use.** Since the Project involves the conversion of the commercial Building located at 22 Cottage Park Avenue into 16 residential dwelling units, it will require a special permit from the Planning Board pursuant to 5.28.2.

In addition to the above-referenced special permit, which is the subject of this Application, the Project will also require the following relief from the City of Cambridge Board of Zoning Appeal (the “BZA”):

Special Permit from BZA (22 Cottage Park Avenue/27 Cottage Park Avenue):

**Section 6.22.2: Off site accessory parking not allowed in Subsection 6.22.1(a).** The BZA may grant a special permit for off-site accessory parking not allowed in Subsection 6.22.1(a) provided that convenient and safe access from the parking facility to the use being served is provided. Since the Project involves the creation of an accessory parking lot at 27 Cottage Park Avenue (directly across the street from the main residential use at 22 Cottage Park Avenue), a special permit from the BZA will be required for this off-site accessory parking lot.

Variances from BZA (22 Cottage Park Avenue):

**5.31: Minimum Front, Side, and Rear Yard.** Since the Project will involve an addition to the existing lobby structure in the right side yard at 22 Cottage Park Avenue, and since the Building at 22 Cottage Park Avenue does not currently comply with the minimum front, side, and rear yard setback requirements of the Zoning Ordinance, a variance from the BZA will be required in connection with this addition, which will result in only a slight increase in the gross floor area of the Building (approximately 80 square feet).

**Section 5.31: Max. Ratio of Floor Area to Lot Area (0.5 for first 5,000 square feet of lot area/0.35 for portions of lot exceeding 5,000 square feet/0.65 in Special District 2):** Since the Project involves the creation of a small amount (approximately 80 square feet) of additional gross floor area outside of the physical limits of the existing Building at 22 Cottage Park Avenue, and since the Building at 22 Cottage Park Avenue does not currently comply with the maximum floor area ratio requirements of the Zoning



Ordinance, a variance from the BZA will be required in connection with the addition, which is necessary in order to make the building handicap accessible.

Variations from BZA (18 Cottage Park Avenue):

Although not directly related to the Project, the Applicant's proposal to subdivide the property at 18 Cottage Park Avenue will require the following relief from the BZA due to certain long-existing nonconformities of the lot and the House located thereon, which is not being altered or enlarged:

**Section 5.31: Maximum Ratio of Floor Area to Lot Area (0.5 for first 5,000 square feet of lot area).** Since the existing House at 18 Cottage Park Avenue exceeds the maximum floor area ratio requirement of the Zoning Ordinance, a variance from the BZA will be required in connection with the proposed subdivision of this lot from 22 Cottage Park Avenue and the proposed renovation of the House.

**Section 5.31: Minimum Lot Size (5,000 square feet).** Since the lot at 18 Cottage Park Avenue does not comply with the minimum lot size requirement of the Zoning Ordinance, a variance from the BZA will be required in connection with the proposed subdivision of this lot from 22 Cottage Park Avenue and the proposed renovation of the House.

**Section 5.31: Minimum Lot Area for Each Dwelling Unit (2,500 square feet).** Since the lot and the House at 18 Cottage Park Avenue do not comply with the minimum lot area per dwelling unit requirement of the Zoning Ordinance, a variance from the BZA will be required in connection with the proposed subdivision of this lot from 22 Cottage Park Avenue and the proposed renovation of the House.

**Section 5.31: Minimum Lot Width (50 feet).** Since the lot at 18 Cottage Park Avenue does not comply with the minimum lot width requirement of the Zoning Ordinance, a variance from the BZA will be required in connection with the proposed subdivision of this lot from 22 Cottage Park Avenue.

**Section 5.31: Minimum Front, Side, and Rear Yard (15', 7'6", 25').** Since the House at 18 Cottage Park Avenue does not comply with the minimum front, side, and rear yard requirements of the Zoning Ordinance, a variance from the BZA will be required in connection with the proposed subdivision of the lot from 22 Cottage Park Avenue.

**Section 5.31: Minimum Ratio of Private Open Space to Lot Area (40%).** Since the lot and House at 18 Cottage Park Avenue do not comply with the minimum private open space requirement of the Zoning Ordinance, a variance from the BZA will be required in connection with the proposed subdivision of the lot from 22 Cottage Park Avenue.

**Section 6.44.1(b): Setbacks for on grade open parking facilities.** Since the existing driveway at 18 Cottage Park Avenue is located within five (5) feet of the side property line, a variance from the BZA will be required in connection with the proposed

subdivision of the lot from 22 Cottage Park Avenue.

Applications for the above-referenced BZA relief have been filed simultaneously with the filing of this special permit Application to the Planning Board. The remainder of this project narrative letter deals with the Project's compliance with all of the requirements, standards, and criteria applicable to the special permit that is being requested from the Planning Board pursuant to Section 5.28.2 of the Zoning Ordinance.

### **III. COMPLIANCE OF THE PROJECT WITH SPECIAL PERMIT CRITERIA**

The Applicant submits that the Project complies with the following requirements, standards, and criteria applicable to the special permit it is seeking:

#### *5.28.2 Conversion of Non Residential Structures to Residential Use*

*Where it is proposed to convert an existing principal use structure, designed and built for non residential use, to residential use (excluding Transient Accommodations and Trailer Park or Mobile Home Park listed in Section 4.31 (i-j)), the dimensional standards generally applicable in the district as set forth in the Tables of Dimensional Requirements in Section 5.30 and other applicable regulations in this Ordinance, including permitted uses, Section 4.30 – Table of Use Regulations, shall apply. However, where some or all of those requirements cannot be met, including any use, dimensional or procedural requirement that may apply in the base district, the following provisions shall apply to such conversion after issuance of a special permit by the Planning Board. The provisions in this Section 5.28.2 shall apply in all zoning districts with the exception of districts with an Open Space designation.*

The Applicant is proposing to convert the Building at 22 Cottage Park Avenue, an existing structure designed and built for non residential use, into a multifamily dwelling containing 16 residential dwelling units. Since none of the properties involved in the Project are located in an Open Space District, the provisions of Section 5.28.2 clearly govern the use, dimensional, and procedural requirements applicable to the Project.

#### *Intent of this Section:*

*(a) To allow the economic reuse of buildings that may be substantially out of compliance with the dimensional requirements of the zoning district within which they are located, especially as they are converted to residential use.*

The Project will allow for the economic reuse of the Building, which is substantially out of compliance with the dimensional requirements of the Residence B District in which it is located. Thus, the Project is consistent with the intent of Section 5.28.2(a).

*(b) To encourage the preservation of buildings of historic or cultural significance*

*by providing opportunities for reuse of the structures.*

Neither the Building nor the existing Hut at 27 Cottage Park Avenue appears to have any major historic or cultural significance. Nevertheless, by preserving the Building and converting it to residential use, the Applicant will be able to create housing of an appropriate style and density in this unique neighborhood while limiting potential negative impacts on neighbors.

The Applicant has obtained necessary approvals from the City of Cambridge Historical Commission (the "Historical Commission") for the Project. In May of 2010, community members filed a petition to initiate a landmark designation study for 22 Cottage Park Avenue. On July 1, 2010, the Historical Commission voted not to accept the petition.

In or about 2010, community members also filed a petition to initiate a landmark designation study for 27 Cottage Park Avenue. At the Historical Commission's public hearing on January 6, 2011, the Historical Commission voted not to initiate a landmark study for the Hut.

On November 3, 2011, the Historical Commission voted to approve the demolition of the Hut, with provisos. The provisos included the Applicant's agreement to continue to consult with Historical Commission staff concerning changes at 22 Cottage Park Avenue, to follow through on outreach efforts aimed at dismantling the Hut and transporting it to a museum for reassembly or use as spare parts (while keeping the community fully informed about the status of these efforts), and to obtain all other necessary project permits and approvals of Historical Commission staff. Karen Sedat and Jon Angier, whose properties abut or are located near 27 Cottage Park Avenue, provided written support for this agreement.

In addition to demolition approval for the Hut, the Applicant has also obtained approval from the Historical Commission for certain exterior work at 22 Cottage Park Avenue, including the re-pointing of brickwork, the installation and/or replacement of windows, and the power washing of the Building. Thus, the Project is consistent with the intent of Section 5.28.2(b) because it will allow for the reuse and preservation of the Building in accordance with Historical Commission requirements.

*(c) To establish a framework of development standards and criteria within which existing non-residential buildings that are out of scale and character with surrounding residential uses can be converted to housing of an appropriate style and density while limiting potential negative impacts on neighbors.*

The Project will allow for the economic reuse of the Building, which is substantially out of scale and character with the two- and three- family residential uses that surround it. The proposed dwelling units will be located within the existing Building, and a sufficient number of off-street parking spaces will be provided for the units. Thus, the Project is consistent with the intent of Section 5.28.2(c) and will not

have any negative impact on neighbors.

#### *5.28.20 Allowed Uses*

*The Planning Board may permit uses not otherwise allowed in the base zoning district, subject to the following conditions and limitations:*

*(a) The permitted uses shall be limited to the following:*

*(1) All residential uses listed in Section 4.31 (a-h) ....*

*(4) Any uses allowed as accessory uses to the permitted principal uses.*

The Applicant is proposing to use 22 Cottage Park Avenue as a multifamily dwelling and to use 27 Cottage Park Avenue as an accessory parking lot for the multifamily dwelling. Multifamily dwelling is one of the residential uses listed in Section 4.31 (a-h) of the Zoning Ordinance. Thus, the Planning Board may permit the proposed multifamily dwelling use at 22 Cottage Park Avenue even though this use is not allowed in the Residence B District where the property is located.

Section 4.21 of the Zoning Ordinance provides that accessory off street parking facilities may be located on a separate lot from the main use, provided such facilities comply with Section 6.50 of the Zoning Ordinance. Section 6.22.2 of the Zoning Ordinance provides that the BZA may grant a special permit for off-site accessory parking, provided there is convenient and safe access from the parking facility to the use being served, the accessory parking facility is not located on a lot which has a more restrictive zoning classification than the lot on which the use being served is located, and the accessory parking facility is located within four hundred (400) feet of the residential lot being served. Since the proposed accessory parking facility at 27 Cottage Park Avenue complies with the above requirements, the BZA should issue a special permit for this use, which will make it an allowed accessory use in compliance with Section 5.28.20(a)(4) above.

#### *5.28.21 Gross Floor Area*

*The Gross Floor Area permitted shall be that which is the result of the application of the FAR permitted in the district in which the structure is located, or the existing Gross Floor Area of the structure itself, whichever is greater. However, the Planning Board may permit additional Gross Floor Area to be added to the non residential structure without limit provided all construction creating additional Gross Floor Area occurs within the physical limits of the existing structure. Where it is proposed to add Gross Floor Area above what would normally be allowed in the zoning district, the Planning Board shall determine that such additional floor area is necessary to accommodate a reasonable arrangement and layout of residential units within the existing structure.*

The total gross floor area of the existing Building is approximately 35,510 square feet. The Applicant is proposing to extend the existing lobby area of the Building in order to make the Building entrance handicap accessible. This extension, which is necessary to accommodate reasonable access to the Building due to the Building's current size and shape, will add approximately 80 square feet of gross floor area to the Building. This additional gross floor area constitutes only a minor deviation from the existing gross floor area, and is necessary to avoid the substantial hardship created by the current lack of handicap accessibility at 22 Cottage Park Avenue. Nevertheless, since it will involve construction outside of the physical limits of the existing Building, this minimal extension will require a variance from the BZA, and cannot be authorized by the Planning Board as part of this special permit.

*If Gross Floor Area is added to an existing structure such that the resulting Gross Floor Area is greater than twice what would be allowed under normal zoning district regulations (including the Inclusionary Housing provisions of Section 11.200 if applicable), then half the amount of Gross Floor Area added to the existing structure such that it exceeds twice the normal district limit shall be deducted from the total Gross Floor Area of the structure for the purpose of calculating the maximum permissible number of dwelling units under Subsection 5.28.22 below.*

As set forth above, the proposed additional floor area of 80 square feet will require a variance from the BZA, and cannot be authorized by the Planning Board as part of the requested special permit. Since the existing Building already has a floor area that is more than twice what would be allowed under normal zoning district regulations, the provisions of the above paragraph do not apply.

*For projects of at least 30,000 square feet or twenty (20) dwelling units for which the total Gross Floor Area is greater than twice what would be allowed under normal zoning district regulations (including the Inclusionary Housing provisions of Section 11.200 if applicable), no more than seventy percent (70%) of the project's total Gross Floor Area shall be occupied by living space within private dwelling units, and the remaining Gross Floor Area shall be occupied by common areas such as hallways, stairways, lobbies, fitness/recreational spaces, common storage areas, above-grade parking facilities, laundry or other resident services, or approved non-residential uses.*

The Project involves over 30,000 square feet, and the total gross floor area of the Building is greater than twice what would be allowed under normal zoning district regulations. However, only 24,661 square feet, or 69.3%, of the Building's total gross floor area, will be occupied by living space within the proposed dwelling units. The rest of the space will be occupied by common areas, which are clearly shaded on the Proposed Floor Plans submitted herewith. Thus, the Project complies with the above paragraph.

#### 5.28.22 Dwelling Units

*The number of dwelling units permitted shall be the number of dwelling units allowed under normal zoning district regulations (including the Inclusionary Housing provisions of Section 11.200 if applicable).*

*However, the Planning Board may permit a greater number of dwelling units, with the maximum permissible number of units determined by dividing the Gross Floor Area of the structure as permitted in Section 5.28.21 above, after subtracting any Gross Floor Area occupied exclusively by non-residential uses as permitted under Section 5.28.20, by 1,100 square feet for the first ten (10) units and by 1,900 square feet for any additional units.*

The Project involves the creation of 16 dwelling units in the Building, which currently has a gross floor area of 35,510 square feet. This number of dwelling units exceeds the number that would be allowed under normal zoning district regulations. However, according to the second paragraph of Section 5.28.22 of the Zoning Ordinance, the Planning Board may permit a greater number of dwelling units, with the maximum number determined by using the above formula. The Project involves a total of 16 dwelling units in a Building that will have 24,661 square feet of gross floor area occupied exclusively by living space. For the purpose of calculating the maximum number of dwelling units that the Planning Board may authorize in connection with the Project, if 1,100 square feet is allocated to each of the first 10 units and 1,900 square feet is allocated to each additional unit after that, then the maximum number of dwelling units that the Planning Board could authorize would be 17. Since the Project involves only 16 dwelling units, the number of units proposed complies with the requirements of Section 5.28.22, and should be authorized by the Planning Board.

#### 5.28.23 Yard Requirements

*The required yards shall be those of the structure existing at the time of the conversion to residential use. However, any construction occurring outside the limits of the existing structure shall be subject to the yard requirements of the district in which the structure is located.*

The Project involves an extension to the existing lobby of the Building. This extension constitutes construction outside the limits of the existing Building. Since the Building and the lobby extension will not comply with the yard requirements of the district in which the Building is located, the proposed extension will require a variance from the BZA, and cannot be authorized by the Planning Board as part of the requested special permit.

#### 5.28.24 Maximum Height

*The maximum height shall be that height permitted in the district in which the structure is located, or the building height, whichever is greater. However, any*

*construction that occurs outside the existing limits of the structure, other than construction exempt from the height limit as set forth in Section 5.23, shall be subject to the maximum height limit of the district in which the structure is located.*

The Project does not involve any construction outside the existing height limits of the Building, and the proposed installation of HVAC equipment, skylights, elevator penthouse, and other equipment and structures on the roof is exempt from the height limit as set forth in Section 5.23 of the Zoning Ordinance. Thus, the Planning Board should approve the proposed Building height as part of the requested special permit.

#### *5.28.25 Private Open Space Requirements*

*The Private open space requirement shall be that required in the district in which the structure is located, except as modified herein.*

*The dimensional and locational limitations for private open space set forth in Section 5.22 shall not apply; any combination of at-grade private open space and decks and balconies at other levels shall be permitted as shall walks intended for non vehicular use. However, in every case where those requirements of Section 5.22 waived by this Paragraph (a) are not met, all portions of the surface of the lot shall be Green Area as defined in Article 2.000 that are (1) not covered by the building or (2) devoted to the minimum area necessary to provide at grade, conforming parking spaces and the minimum necessary circulation and driveways for no more than one parking space per dwelling unit. The amount of Private open space required may be reduced by the Planning Board should the Board find that full compliance cannot reasonably be expected given the existing development of the lot and the provision of parking necessary to serve the dwelling units.*

*However, where open space requirements are not met, the Applicant shall explore the use of portions of the interior of the building to provide recreational opportunities not possible on the exterior.*

The Project does not involve any private open space. However, all portions of the surface of the lots at 22 Cottage Park Avenue and 27 Cottage Park Avenue which are not covered by the Building or devoted to the minimum area necessary to provide a sufficient number of at grade, conforming parking spaces and circulation driveway areas for 25 vehicles (as requested by the neighborhood), will be green area as defined in Article 2.000 of the Zoning Ordinance. Since full compliance with the open space requirements cannot reasonably be expected given the existing development of the lot at 22 Cottage Park Avenue (and the neighborhood's desire for a maximum number of off-street parking spaces), the Planning Board should reduce the amount of open space required to 0 square feet as part of the requested special permit.

#### *5.28.27 Required Parking*

*Off-street parking shall be provided as required in the Schedule of Parking and Loading Requirements, Section 6.36. In instances where 6.36 does not apply due to the proposed use not being allowed in the base zoning district, required off-street parking for approved residential uses shall be provided at a rate of one space per dwelling unit, and required off-street parking for non-residential uses shall be determined by the Planning Board after reviewing the requirements for that use within other zoning districts.*

At the request of the neighborhood, the Project involves the creation of 25 off-street parking spaces for 16 dwelling units. This exceeds the required rate of one space per dwelling unit. Thus, subject to the issuance of required relief from the BZA for the accessory parking lot at 27 Cottage Park Avenue, the Planning Board should approve the Project's proposed parking facilities as part of the requested special permit.

#### *5.28.28 Criteria for Approval of a Special Permit*

*In acting upon this special permit, the Planning Board shall consider the standards and criteria set forth in Sections 10.43, 10.47 and 10.47.1 of this Ordinance in addition to the following review standards.*

As set forth in more detail below, the Project complies with the standards and criteria set forth in Sections 10.43, 10.47 and 10.47.1 of the Zoning Ordinance. Thus, the Planning Board should issue the requested special permit.

##### *5.28.28.1 Criteria Applicable to All Projects*

*(a) Provision of Parking. Where it is proposed to add dwelling units above the limits established in the base zoning regulations, the Board shall evaluate the impact of increased numbers of dwelling units above that normally permitted in the district on the demand for on-street parking by residents and visitors to the proposed building, particularly in neighborhoods where off street parking is limited.*

*In reaching a determination, the Board may require that the Applicant provide elements of a Parking Analysis as set forth in Section 6.35.3 of the Zoning Ordinance. Where a project is subject to additional criteria as specified in Section 5.28.28.2 below, a Parking Analysis shall be required to be included with the Special Permit Application.*

At the request of the neighborhood, the Project involves the creation of 25 off-street parking spaces for 16 dwelling units. This exceeds the require rate of one space per dwelling unit. The Project will also allow for the creation of 3 additional on-street parking spaces due to the proposed reduction in the width of the existing curb cut at 27 Cottage Park Avenue. Based on the Parking Analysis filed herewith, the Applicant



submits that this increased number of parking spaces will mitigate any potential impacts on the demand for on-street parking by residents and visitors to the Building. Thus, subject to the issuance of required relief from the BZA for the accessory parking lot at 27 Cottage Park Avenue, the Planning Board should approve the Project's proposed parking facilities as part of the requested special permit.

*(b) Privacy Considerations. Where significant variations from the normally required dimensional standards for the district are proposed, the Board shall evaluate the impact on residential neighbors of the new housing use and any other proposed use as it may affect privacy. The location and size of windows, screening elements, decks, entries, security and other lighting, and other aspects of the design, including the distribution of functions within the building, shall be reviewed in order to assure the maintenance of reasonable levels of privacy for abutters. In reviewing a proposed development plan, the Board shall consider, among other factors, the potential negative impacts of the new activity on abutters as a result of the location, orientation, and use of the structure(s) and its yards as proposed.*

The Project will not involve any substantial extension of or addition to the Building, and will not decrease front, side, or rear yard setbacks in any significant way. The proposed parking lot at 27 Cottage Park Avenue will be screened and buffered from surrounding residential uses by vegetation and/or fencing. There will not be any significant increase in the size and number of windows in the Building, and no decks, yards, or other outdoor recreation areas are proposed. Security and other outdoor lighting at both 22 Cottage Park Avenue and 27 Cottage Park Avenue will be designed and installed so as to minimize any potential negative impacts on abutters and neighbors. Since the Project will allow for the maintenance of reasonable levels of privacy for abutters, the Planning Board should issue the special permit.

*(c) Reduction in Private Open Space. Where it is proposed to reduce the amount of on-site Private Open Space below that required in the applicable district, the Board shall evaluate the proposal in light of the following:*

- (1) The extent to which screening and buffering from neighbors will be accomplished*
- (2) The quality and viability of the proposed open spaces as they are designed*
- (3) The tradeoff in benefits and negative impacts of the loss of green space in order to provide the required amount of parking, including consideration of the feasibility of alternate parking arrangements that might produce additional green area, such as placing some or all parking within the structure*
- (4) The availability of common recreational spaces within the building to compensate for the loss of usable outdoor open space*

Because of the size and location of the existing Building, and the desire of the neighborhood to have as many off-street parking spaces as possible for use by residents of the Building and their guests, the Project does not involve any private open space. Nevertheless, appropriately designed green space will be located at both 22 Cottage Park Avenue and 27 Cottage Park Avenue, and this green space will provide necessary screening and buffering for the benefit of abutters and neighbors. Since the existing conditions at 22 Cottage Park Avenue and 27 Cottage Park Avenue do not currently include any open space, the Project will actually increase the amount of green space at these properties, while allowing for their reasonable and appropriate use. Based on the design and location of the Building, it is not feasible to place all or some of the Project's proposed parking within the Building. Thus, the Applicant submits that the proposed parking layout and green space will enhance and improve the subject properties, and requests that the Planning Board issue the special permit.

*(d) Community Outreach. The Planning Board shall consider what reasonable efforts have been made to address concerns raised by abutters and neighbors to the project site. An applicant seeking a special permit under this Section 5.28.2 shall solicit input from affected neighbors before submitting a special permit application. The application shall include a report on all outreach conducted and meetings held, shall describe the issues raised by community members, and shall describe how the proposal responds to those issues.*

During the past year, the Applicant has met extensively with neighbors, abutters, and civic organizations, including the North Cambridge Stabilization Committee (the "NCSC"), and has made numerous modifications to the Project in order to address concerns raised by these parties. These outreach efforts are reported to the Planning Board follows:

In or about December of 2010, the Applicant contacted Michael Brandon of the NCSC and requested permission to appear at an upcoming NCSC meeting in order to present plans for a proposed development of 22 Cottage Park Avenue and 27 Cottage Park Avenue. On December 8, 2010, the Applicant appeared before the NCSC and presented plans to convert the Building at 22 Cottage Park Avenue into 23 residential units, and to construct 23 parking spaces and four townhouse units at 27 Cottage Park Avenue.

On January 26, 2011, the Applicant met with representatives and members of the NCSC's direct abutter group, including Karen Sedat and Charlie Teague, along with their attorney, Mark Bobrowski, Esq. The abutters informed the Applicant that they had four major issues with the plans. First, they requested that the proposed number of dwelling units at 22 Cottage Park Avenue be reduced from 23 units to 18 units. Second, they requested that no townhouse units be constructed at 27 Cottage Park Avenue, and that 27 Cottage Park Avenue be used only as a parking facility for the occupants of 22 Cottage Park Avenue. Third, the abutters requested that the Applicant support a petition to change the zoning district in which a portion of 22 Cottage Park Avenue is located from

Business A to Residence B. Fourth, the abutters requested that the Applicant provide them with definitive plans for review and comment.

Based on the position of the NCSC, in February of 2011, the Applicant was forced to terminate his agreement for the purchase of the subject properties because the demands of the NCSC made the Project economically infeasible.

In April, 2011, the Applicant was able to renegotiate the terms of the purchase in order to allow for the complete redesign of the Project to conform to the NCSC's demands. The redesigned Project involved only 16 residential dwelling units at 22 Cottage Park Avenue, an accessory parking facility at 27 Cottage Park Avenue, and no townhouse units.

As requested by the NCSC, the Applicant supported the rezoning of 22 Cottage Park Avenue and the petition passed. The zoning district in which a portion of 22 Cottage Park Avenue is located was changed from Business A to Residence B per the request of the neighbors.

Following the zoning amendment, the Applicant continued to contact the NCSC electronically in order to keep the group apprised of additional changes to the development plans. In June of 2011, the NCSC requested more detailed plans showing such things as lighting, parking, landscaping, bicycle parking, handicapped entrances and parking, dimensions for every room, additional windows, dimensions of new windows, and changes to the height of the Building. The Applicant prepared the requested detailed plans and forwarded them to the NCSC via electronic mail.

On June 22, 2011, the Applicant presented the more detailed plans at a NCSC meeting where the Applicant listened to comments and thoughts from the neighbors. The neighbors made several additional requests at this meeting. First, they requested that all air conditioning units for 22 Cottage Park Avenue be located on the roof of the Building. Second, they requested that the Building have separate rooms for trash and recycling. Third, they requested that the Building's rainwater drainage system be designed using a drain in the center of the roof so as to divert rainwater away from neighboring properties. Fourth, they requested that the Applicant preserve the historic nature of the Building. Fifth, Karen Sedat, who is a direct abutter, requested a more extensive rear setback for the proposed parking lot at 27 Cottage Park Avenue.

Following this meeting, the Applicant substantially revised his plans in order to accommodate each of the above-referenced requests. In July of 2011, the NCSC indicated that it was not satisfied with the level of detail in the plans the Applicant had provided. In August of 2011, the Applicant delivered even more detailed plans to the NCSC and worked to maintain communication with the group.

On September 14, 2011, the owners of the nearby Fawcett Oil building appeared before the NCSC and presented their parking plans for a 104-unit development. The Applicant attended this NCSC meeting so that he could answer any related questions

regarding the Project's proposed parking plans.

Throughout September of 2011, the Applicant continued to correspond electronically with the NCSC and to provide the group with plan updates. The Applicant also delivered hard copies of the plans to the group so that members without access to email could review them.

In September of 2011, the Applicant contacted and met with some of the direct abutters to the subject properties, including the Costas (at 15 Edmunds Street), the Mazzeos (at 9-11 Edmunds Street), the Angiers (at 21 Cottage Park Avenue), the Foxes (at 17 Cottage Park Avenue), and the Fawcetts (at Tyler Court).

In early October of 2011, the Applicant met with Karen Sedat and Michael Brandon, who provided a list of 37 new requests relating to the Project (the "New Requests"). During the week of October 10, 2011, the Applicant provided the neighbors with walk-through tours of the Building, as requested in the New Requests. The Applicant also delivered a hard copy of the Chapter 21E report that had been prepared for the subject properties to Michael Brandon, as requested.

On October 24, 2011, the Applicant met with City of Cambridge Inspectional Services Department ("ISD") Commissioner Ranjit Singanayagam, Karen Sedat, and Charlie Teague at ISD's offices in order to discuss the specific zoning relief that would be required for the Project. The Applicant also reviewed and discussed the New Requests and agreed to many of them.

As of today, the Applicant has agreed to all of the reasonable requests that have been made by abutters and neighbors, and has amended the plans for the Project numerous times in response to the concerns of the community. Since the end of October, the Applicant has provided the NCSC with weekly updates on the status of the Project.

#### *5.28.28.2 Additional Criteria Applicable to Larger Projects*

*Where the proposed project includes more than 10,000 Gross Square Feet or more than ten (10) dwelling units, and the proposed Gross Floor Area or number of dwelling units is above the maximum allowed under base zoning regulations, the Board shall evaluate the proposal in light of the following:*

*(a) The implications of the size or number of additional dwelling units on the anticipated demand for parking. In order to assist the Planning Board in evaluating parking impacts, an applicant for a special permit shall be required to submit a Parking Analysis, as set forth in Section 6.35.3 of the Zoning Ordinance, as part of the special permit application.*

At the request of the neighborhood, the Project involves the creation of 25 off-street parking spaces for 16 dwelling units. This exceeds the require rate of one space per dwelling unit. The Project will also allow for the creation of 3 additional on-street

parking spaces due to the proposed reduction in the width of the existing curb cut at 27 Cottage Park Avenue. Based on the Parking Analysis filed herewith, the Applicant submits that this increased number of parking spaces will mitigate any potential impacts on the demand for on-street parking by residents and visitors to the Building. Thus, subject to the issuance of required relief from the BZA for the accessory parking lot at 27 Cottage Park Avenue, the Planning Board should approve the Project's proposed parking facilities as part of the requested special permit.

*(b) The appropriateness of the proposed layout of floor space within the building for a multifamily residential use, with attention to the typical range of unit sizes and types that would be expected for housing in the neighborhood.*

*Considerations may include the suitability of proposed unit configurations for a variety of households, the extent to which unusual unit sizes or shapes may impact parking or overall quality of life for neighbors, and the availability of customary amenities for residents such as storage, utilities, common rooms and recreational facilities.*

The Project involves the creation of 16 generously-sized dwelling units, which have a range in square footage and layout that is typical for housing of this kind in the neighborhood. Because of the variety of unit configurations and sizes, the Project includes suitable housing options for a variety of households and lifestyles, and provides a spacious and comfortable urban living environment within the structure of the existing Building. The Project allows for customary amenities such as bicycle and personal property storage, utilities, and common areas within the Building, as well as a more than adequate number of off-street parking spaces at both 22 Cottage Park Avenue and 27 Cottage Park Avenue. Because the dwelling units have been appropriately configured within the Building, the Project will not have any negative impacts on neighbors, and will create a unique and much-needed housing alternative in this important neighborhood of Cambridge.

*(c) The potential mitigating effects of the proposed occupancy of dwelling units. For instance, units designed for elderly residents or live/work spaces for professionals or artists may provide desirable housing options for Cambridge residents with fewer adverse impacts on parking or neighborhood character.*

The Applicant did not design the proposed dwelling units for a particular type of residential occupancy. However, as set forth above, the Applicant submits that the Project will not adversely impact parking or the character of the neighborhood and, at the request of the neighborhood, the Applicant is contemplating the marketing of the units for home ownership.

*10.43 Criteria. 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, or*

As set forth above, the Project will meet the requirements of the Zoning Ordinance, with the exception of certain requirements which will require special permit and variance relief from the BZA.

*(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or*

The Project's parking facilities have been designed so as to minimize any potential impacts on parking availability and traffic patterns. Because it involves the conversion of an existing Building into an appropriately designed multifamily dwelling, the Project will not result in a substantial change in the character of this residential 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 make the properties at 22 Cottage Park Avenue and 27 Cottage Park Avenue more in keeping with the residential character of the neighborhood, and will not have any adverse affect on surrounding residential uses.

*(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 will not create any nuisance or hazard. All work will be performed in a workmanlike manner by licensed contractors. The converted Building will provide a safe and healthy living environment for its occupants, and the parking facilities will not create any negative impact on the surrounding neighborhood.

*(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*

The Project, which involves the economic reuse of an underutilized commercial Building, is consistent with the intent and purpose of Section 5.28.2 of the Zoning Ordinance, and will not impair the integrity of the zoning districts surrounding the Project.

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

To the extent possible, the Project will comply with the Urban Design Objectives set forth in Section 19.30 of the Zoning Ordinance, and will enhance the use and appearance of the properties at 22 Cottage Park Avenue and 27 Cottage Park Avenue.

*10.47 Procedure for Townhouses and Multifamily Dwellings. An application for a special permit for a townhouse development or for a multifamily dwelling required by Section 4.31 shall also meet the requirements of this Subsection 10.47. Where this Subsection and Subsection 10.42 are in conflict, this Subsection shall control.*

*10.47.1 Applications for special permits shall be accompanied by three copies of a development plan containing the following graphic and written information:*

*(1) An accurately scaled map showing the existing conditions on the parcel on which development is proposed and on lots abutting or directly across any street from said parcel. Said map shall indicate property lines, existing structures and all trees in excess of 3" caliper.*

*(2) Information concerning current land use of said parcels (including the number of existing dwelling units).*

*(3) Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.*

*(4) A site plan of the development parcel, drawn to scale, showing proposed lot subdivision, if any, the location of proposed buildings, retained and proposed vegetation, location of parking spaces, driveways, proposed curb cuts and walkways, proposed treatment of the perimeter of the parcel including techniques and materials used (screens, fences, walls) and the location of required private open space.*

*(5) Front, side and rear elevations for each structure on the lot indicating building height and heights of buildings on abutting lots.*

*(6) Quantitative data on the proposed development including floor area ratio, floor area per unit, number of bedrooms and the amount of private open space allocated to each unit and reserved for common use of the residents.*

*(7) A list of any zoning violations which would customarily require variances from the requirements of this Ordinance.*

*(8) A Tree Study, certified complete by the City Arborist, as required by the Tree Protection Ordinance of the City of Cambridge, Chapter 8.66.*

As part of the special permit Application, the Applicant has submitted the items listed in Section 10.47.1(1-7) of the Zoning Ordinance. According to Section 8.66.050 of the Tree Protection Ordinance of the City of Cambridge, the Tree Study listed in Section 10.47.1(8) is not required in connection with the Project because the Project does not require a special permit pursuant to Sections 4.26.1-4.26.3, 19.20, 11.12.1, 11.12.2, or 11.12.3 of the Zoning Ordinance, and is not subject to the provisions of Section 19.50 of

the Zoning Ordinance.

## 22.20 GREEN BUILDING REQUIREMENTS

*22.21 Statement of Purpose. This Section 22.20 is adopted to ensure that major new projects and substantially rehabilitated buildings in the City of Cambridge are planned, designed and constructed in a sustainable way so as to minimize adverse environmental impacts as they are initially constructed and as they are occupied and operated over the course of their useful lives. It is the purpose of this Section 22.20 to encourage the reuse of existing buildings and materials; to encourage the conservation of natural resources and reduction of toxins in new construction and substantial rehabilitation of existing buildings through selection of recycled and otherwise environmentally appropriate building materials and methods; to ensure a reduction in the use of energy in both the initial construction of the project and in its daily operation; and to encourage an arrangement of buildings and mix of uses, on individual lots and within the city as a whole, that will foster pedestrian, bicycle, and public transit use in the city. While the provisions of this section apply to projects of 25,000 square feet or larger, developments of all sizes are encouraged to incorporate sustainable design principles. Notwithstanding the provisions of this Article 22.00, the requirements of all local, state and/or federal regulations applicable to a project must be met, particularly the State Building Code, including its energy components.*

*22.22 Applicability. Any new construction, or any substantial rehabilitation of an existing building for an existing or new use, that totals 25,000 square feet of Gross Floor Area or more and that (1) requires the issuance of a special permit under any provision of this Zoning Ordinance (including but not limited to special permits required in Article 13.000 – Planned Unit Development Districts, Section 19.20 – Project Review Special Permit, and Section 5.28.2 – Conversion of Non-Residential Structures to Residential Use) or (2) is subject to the provisions of Section 19.50 – Building and Site Plan Requirements, shall be subject to the requirements of this Section 22.20.*

Because the Project involves the substantial rehabilitation of an existing Building containing a total of 35,590 square feet of Gross Floor Area for a new use, and because such rehabilitation requires a special permit pursuant to Section 5.28.2 of the Zoning Ordinance, the Project is subject to the requirements of Section 22.20 of the Zoning Ordinance.

*22.23 Requirement. LEED, when used in this Section 22.20, refers to the Leadership in Energy and Environmental Design Green Building Rating System as developed and revised from time to time by the United States Green Building Council (USGBC).*

*1. For construction of at least 25,000 square feet of gross floor area but less than 50,000 square feet.*



*Such projects shall be required to meet the requirements of the most current applicable LEED building rating system at the level 'Certified' or better.*

As set forth in the LEED Project Checklist, Credit Summary, and Affidavit submitted herewith, the Project will meet the requirements of the most current applicable LEED building rating system at the level "Certified" or better.

*22.24 Procedures. Any project subject to this Section 22.20 shall comply with the following procedural requirements.*

*1. Special Permit Application or Section 19.50 Compliance Documentation. As an element of the application or documentation, the applicant shall submit a completed LEED Project Checklist for the appropriate LEED building standard to demonstrate how the project is anticipated to meet the requirement of Section 22.23 above. The Checklist shall be accompanied by a brief narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction of the authorized project. The checklist and narrative shall be accompanied by an affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the requirements of Section 22.23 above.*

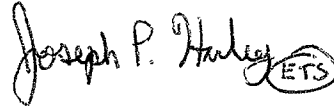
As required by Section 22.24 of the Zoning Ordinance, the Applicant has submitted a completed LEED Project Checklist for the appropriate LEED building standard to demonstrate how the Project is anticipated to meet the requirement of Section 22.23 of the Zoning Ordinance. The Checklist is accompanied by a Credit Summary indicating the mechanisms proposed to achieve each of the credits and prerequisites and demonstrating the anticipated methods by which compliance with the requirements of Section 22.23 will be achieved at the time of construction of the Project. The Checklist is also accompanied by an Affidavit from Joseph J. Walsh, AIA, a LEED-Accredited Professional (LEED-AP) Project Manager, stating that to the best of his knowledge, the Project has been designed to achieve the requirements of Section 22.23 of the Zoning Ordinance.

#### **IV. CONCLUSION**

For the reasons stated herein and for additional reasons which will be provided at the Planning Board's hearing on this matter, the Applicant submits that the Project complies with the requirements, standards, and criteria applicable to the special permit he is seeking. Accordingly, the Applicant requests that the Planning Board issue the special permit in accordance with Section 5.28.2 of the Zoning Ordinance.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Joseph P. Hanley". To the right of the signature is a small, hand-drawn circle containing the letters "ETS".

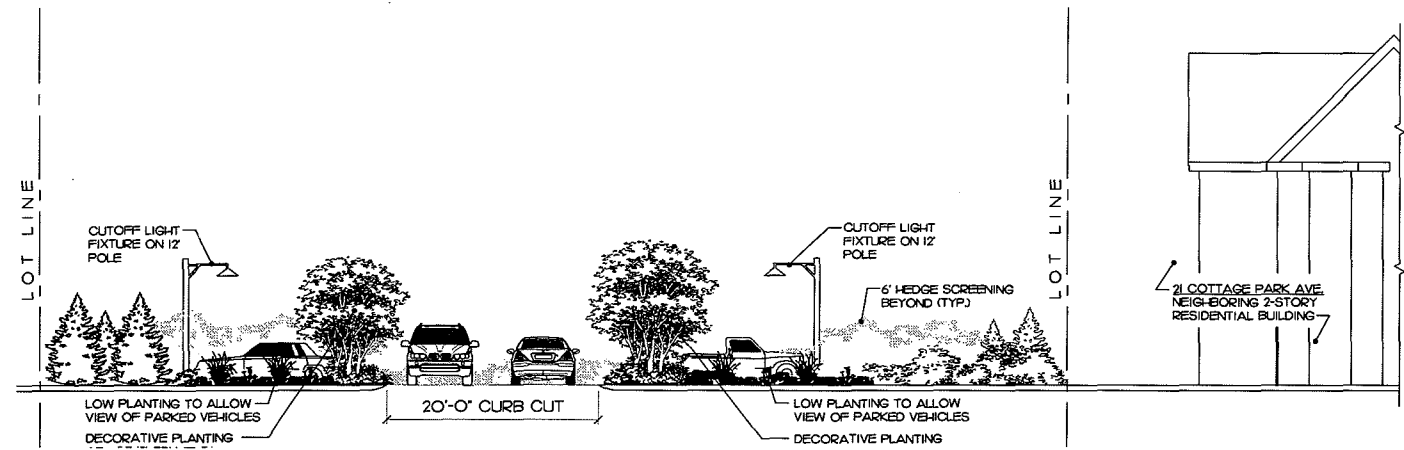
Joseph P. Hanley

K:\Resnick\22 Cottage Park Ave Cambridge\Parking Layouts\2011-11-16\_parking layout.dwg, 11/21/2011 5:23:48 PM

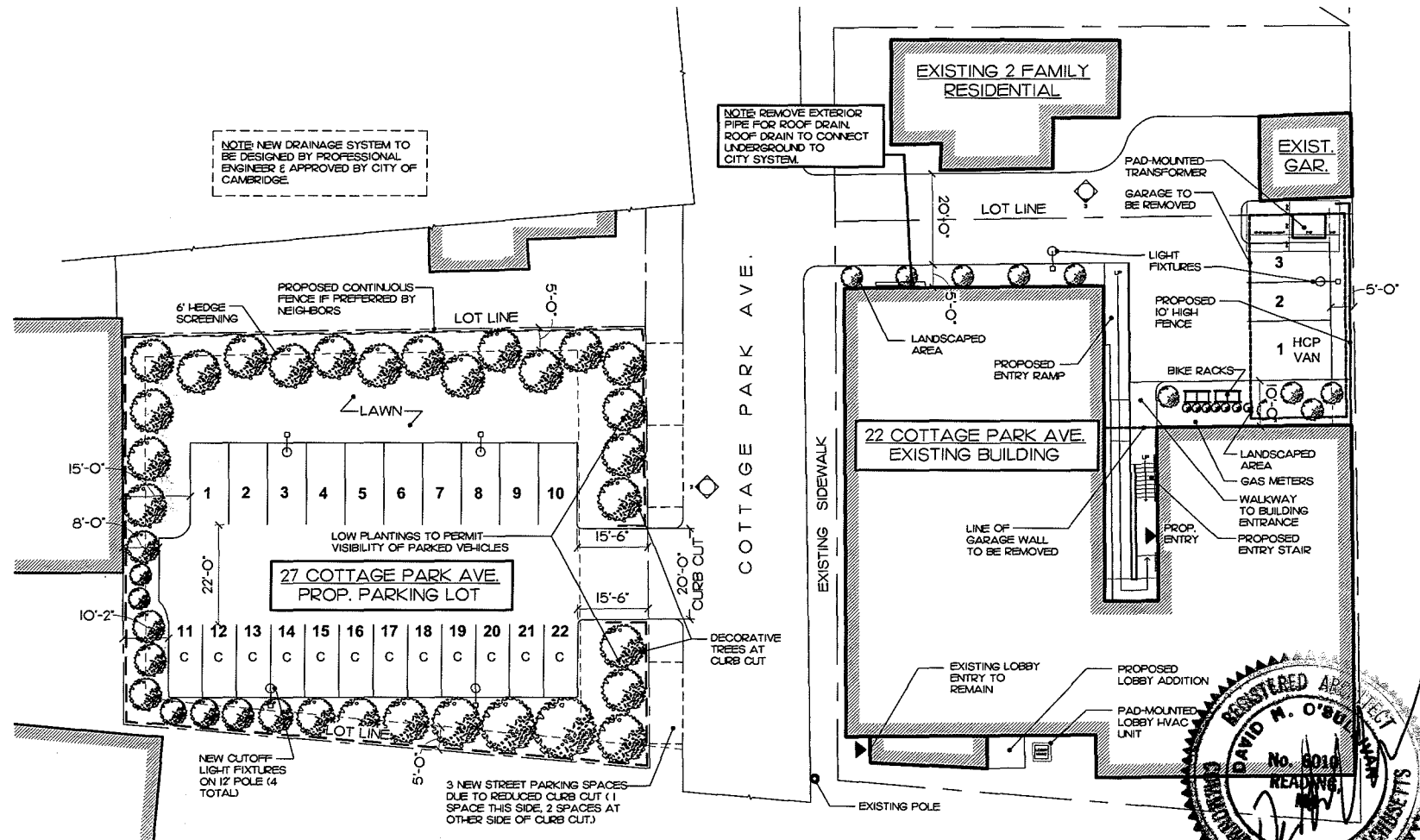


1 Existing Conditions Map and Assessor's Plat  
Scale: Not To Scale

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA	35,510 S.F.	35,590 S.F.	N/A (MAX.)
LOT AREA	13,959 S.F.	N/A	N/A
RATIO OF GROSS FLOOR AREA TO LOT AREA	2.54	2.55	5/35 (MAX.)
SIZE OF LOT:			
WIDTH	118.6 FT.	N/A	50' MIN
DEPTH	113 FT.		
SETBACKS IN FEET:			
FRONT	< 5 FT.	< 5 FT.	15 FT. (MIN.)
REAR	< 5 FT.	< 5 FT.	25 FT. (MIN.)
LEFT SIDE	9.5 FT.	9.5 FT.	7.5 FT. (MIN.)
RIGHT SIDE	0 FT.	0 FT.	7.5 FT. (MIN.)
NO. OF PARKING SPACES	10	25 (BOTH LOTS)	16 (MIN./MAX.)



2 PROPOSED PARKING LOT ELEVATION - 27 COTTAGE PARK AVE.  
Scale: 1/8" = 1'-0"



3 PROPOSED PARKING LAYOUTS - 27 & 22 COTTAGE PARK AVE.  
Scale: 1" = 10'-0"

# Proposed Site Improvements & Parking Plan

11/16/2011



DEVELOPMENT: 22 COTTAGE PARK AVENUE  
 APPLICANT: MARC RESNICK, TRUSTEE OF COTTAGE PARK REALTY TRUST  
 ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA

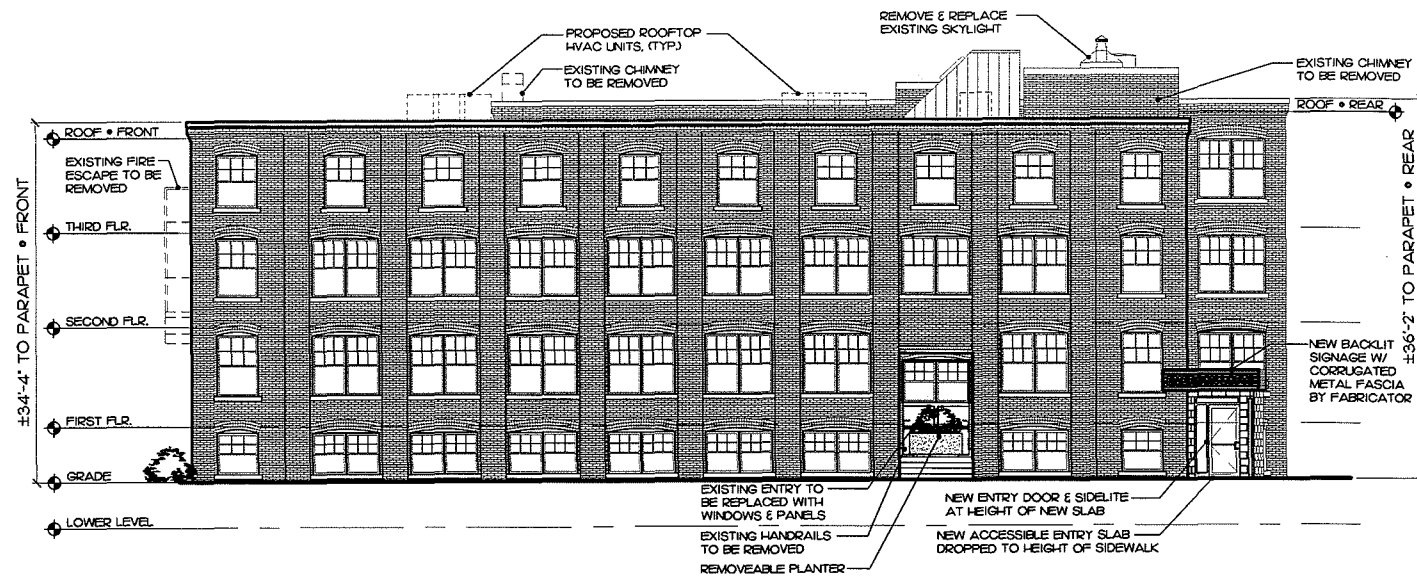


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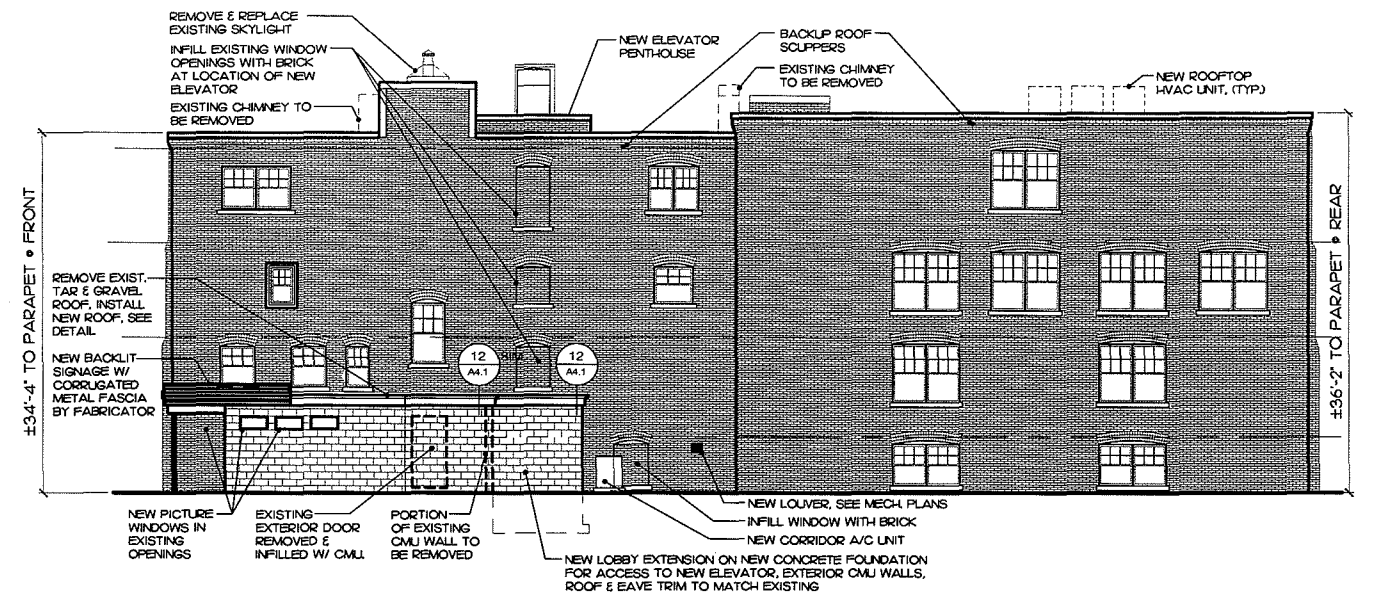
580 Main Street, Suite 204 • Reading, MA 01867  
 Tel: (781) 439-6166 • Fax: (781) 439-6170 • WWW.OSULLIVANARCHITECTS.COM

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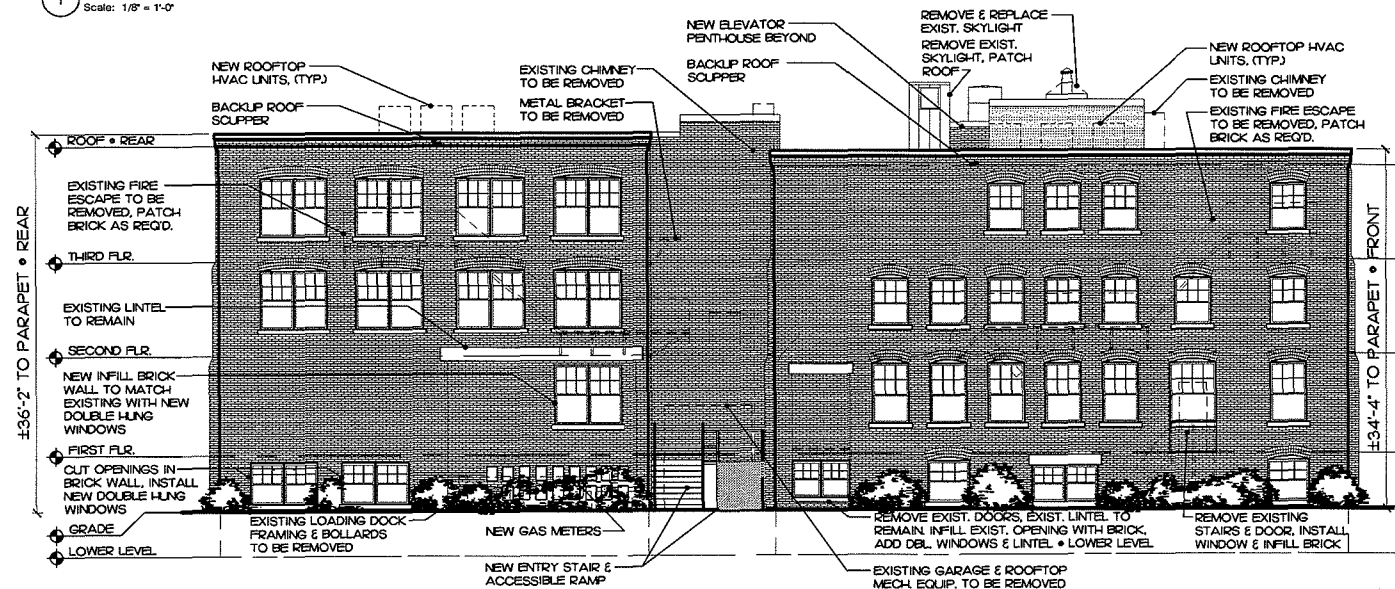




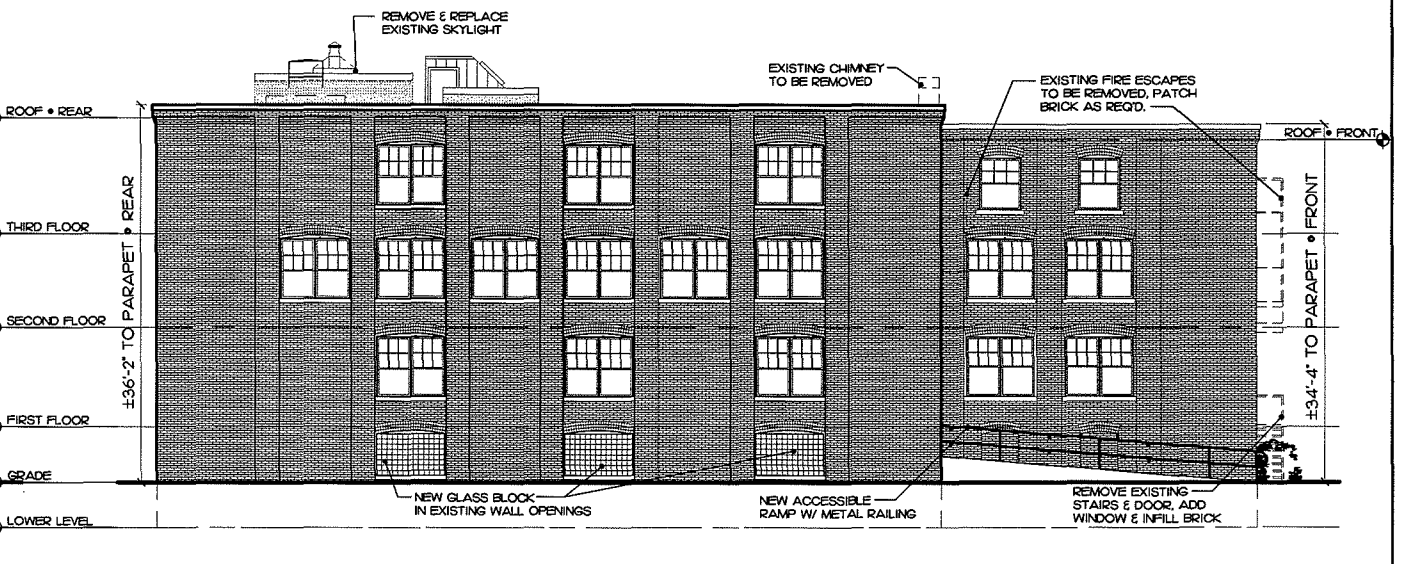
1 FRONT ELEVATION  
Scale: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

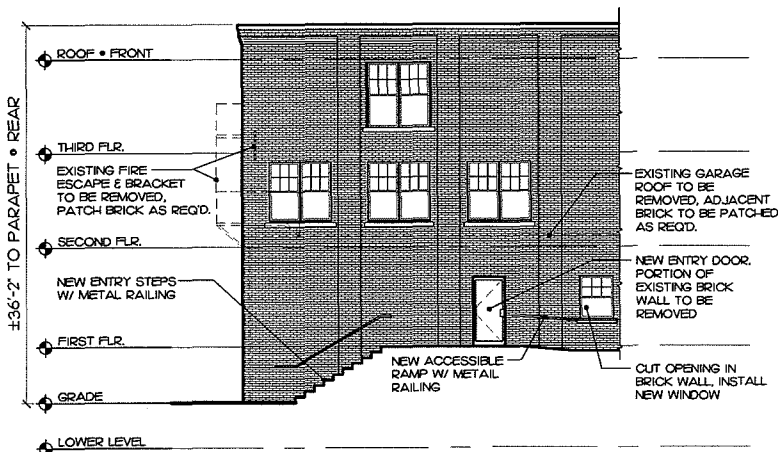


3 LEFT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

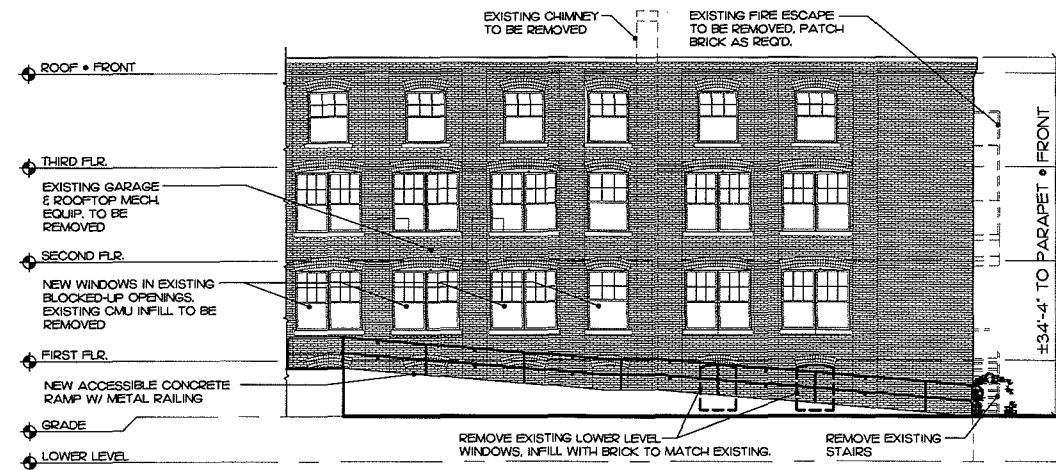


4 REAR ELEVATION  
Scale: 1/8" = 1'-0"

NOTE:  
ALL NEW WINDOWS TO BE PELLA PRO-LINE UNLESS NOTED OTHERWISE. EXISTING PELLA ARCHITECTURAL SERIES WINDOWS AT FIRST FLOOR TO REMAIN.



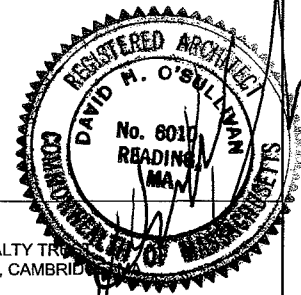
5 INSIDE FRONT ELEVATION  
Scale: 1/8" = 1'-0"



6 INSIDE REAR ELEVATION  
Scale: 1/8" = 1'-0"

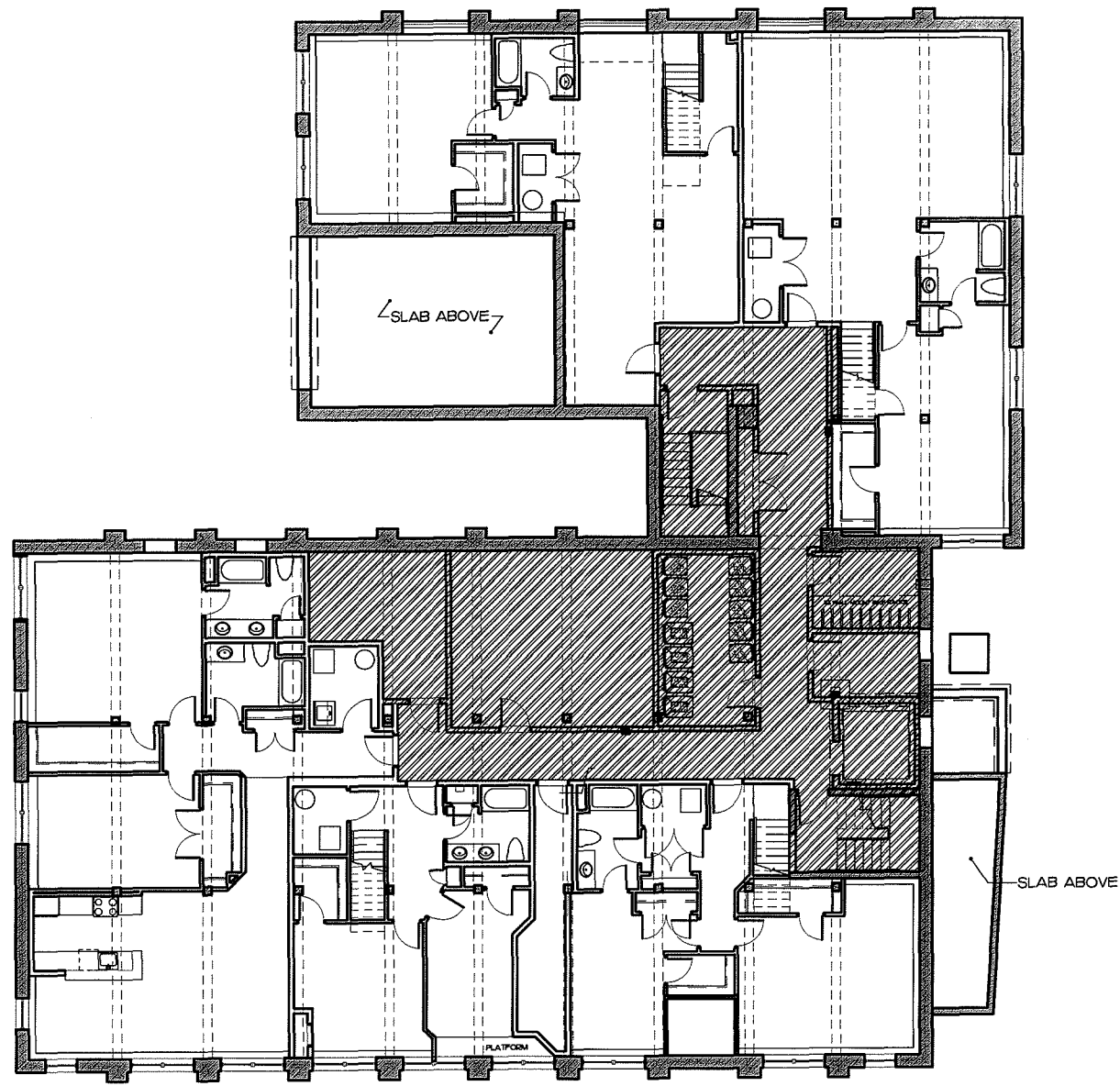
# Proposed Exterior Elevations

## 11/16/2011

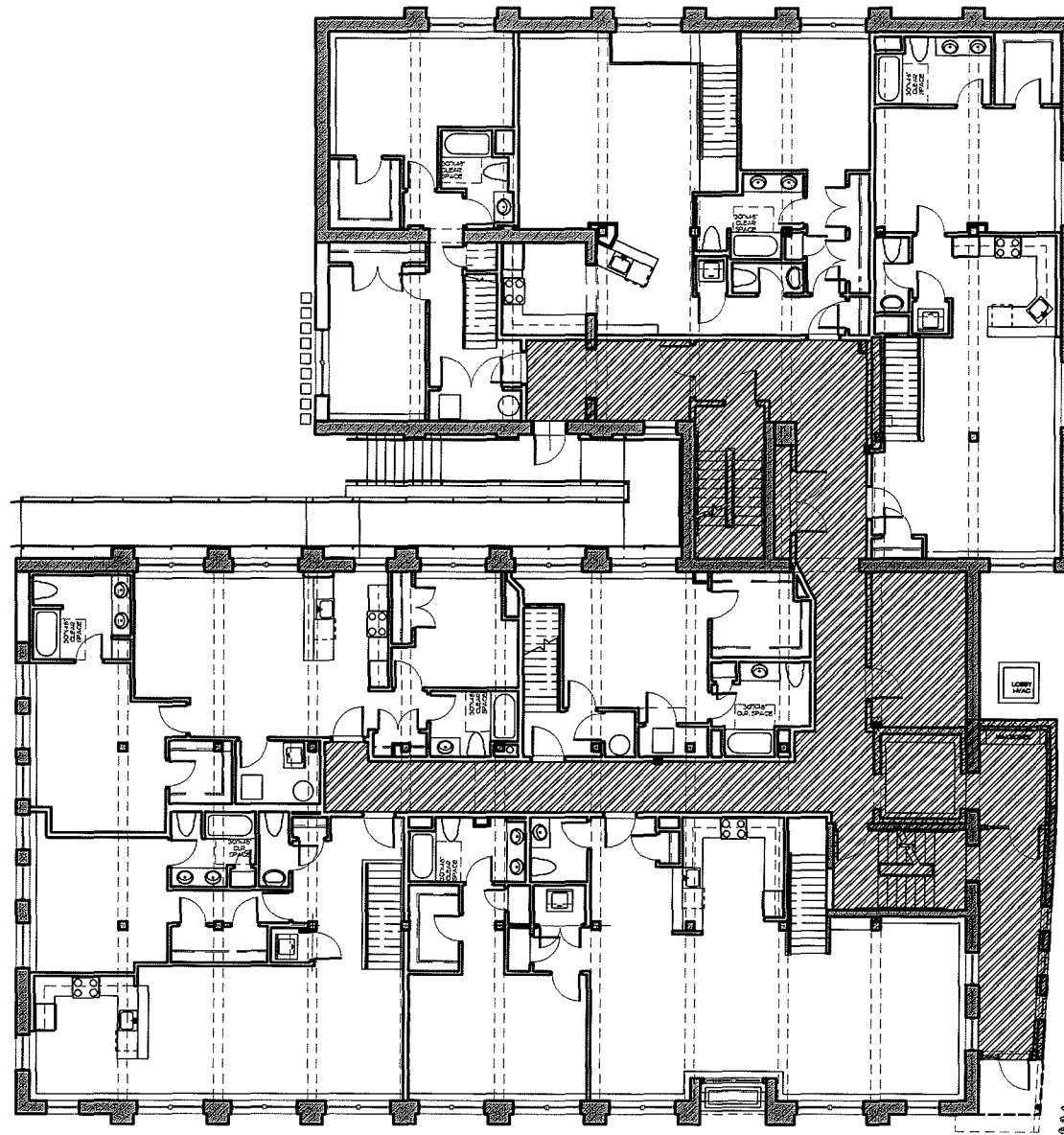
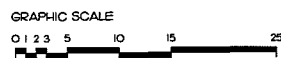


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APPLICANT: MARC RESNICK, TRUSTEE OF COTTAGE PARK REALTY TRUST  
ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA 02142

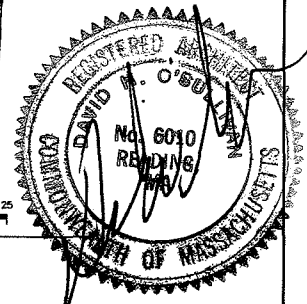
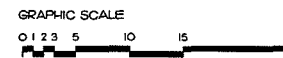
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1 PROPOSED LOWER LEVEL PLAN  
Scale: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



# Proposed Floor Plans 11/16/2011

WALL LEGEND	
	EXISTING WALL
	NEW WALL

HATCH INDICATES AREAS OF BUILDING NOT INCLUDED IN RESIDENTIAL FLOOR AREA.

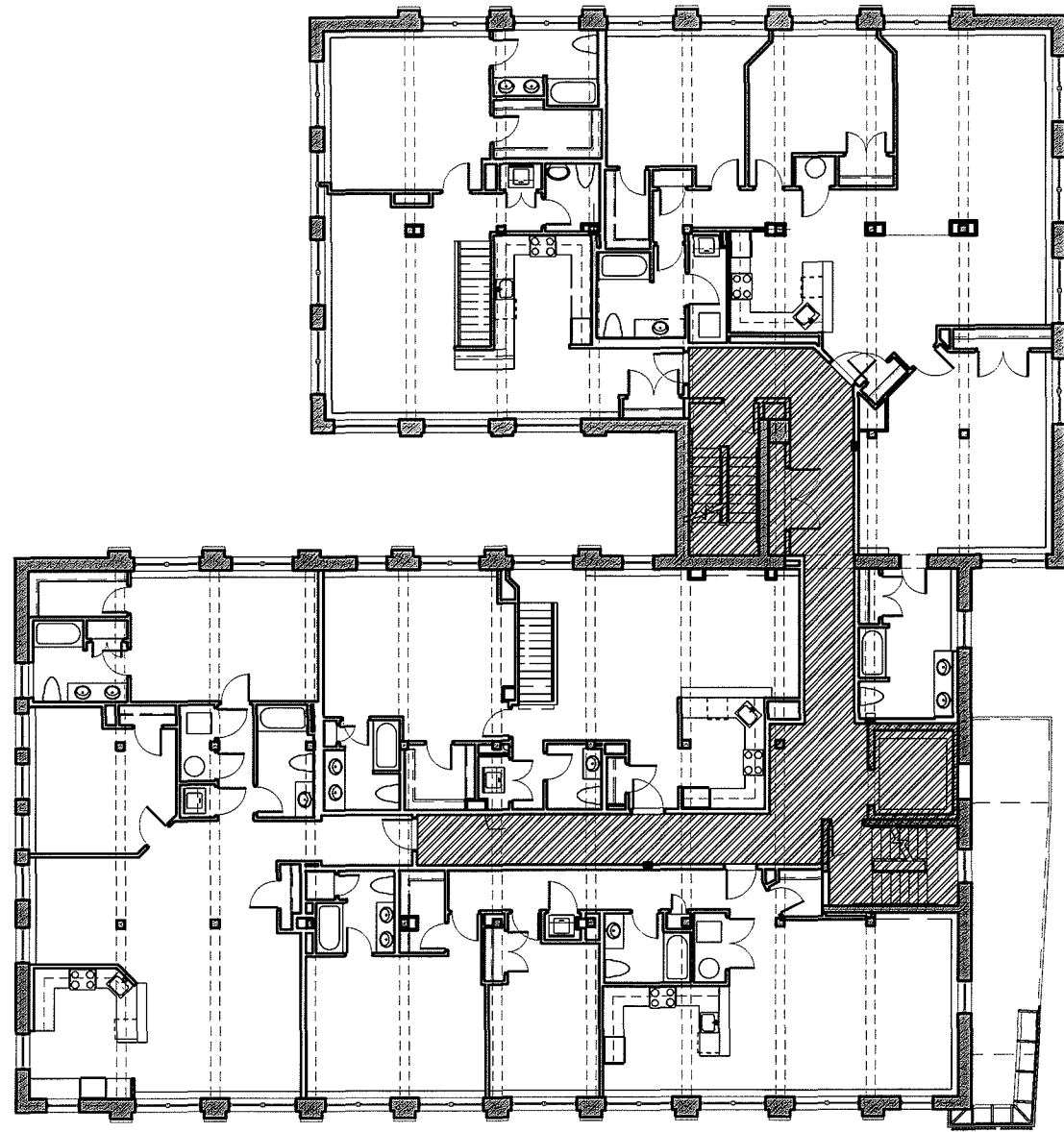


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 ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA

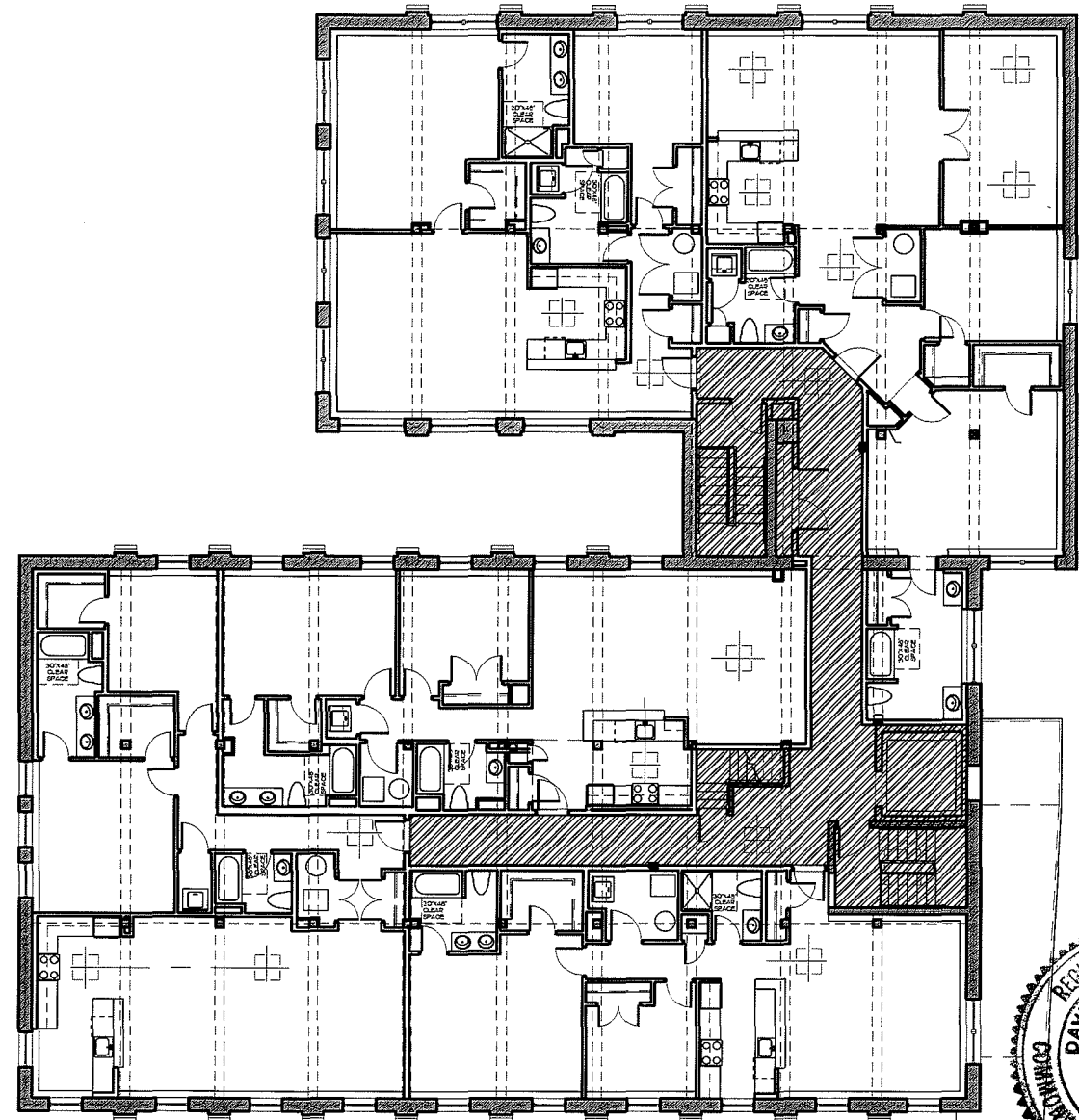
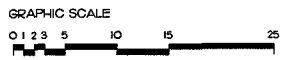
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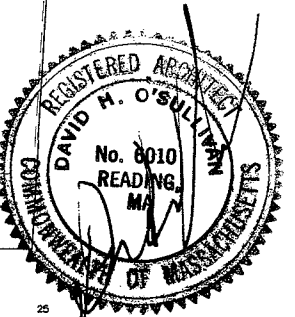
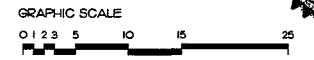
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1 PROPOSED SECOND LEVEL PLAN  
Scale: 1/8" = 1'-0"



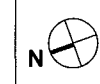
2 PROPOSED THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



# Proposed Floor Plans 11/16/2011

WALL LEGEND	
	EXISTING WALL
	NEW WALL

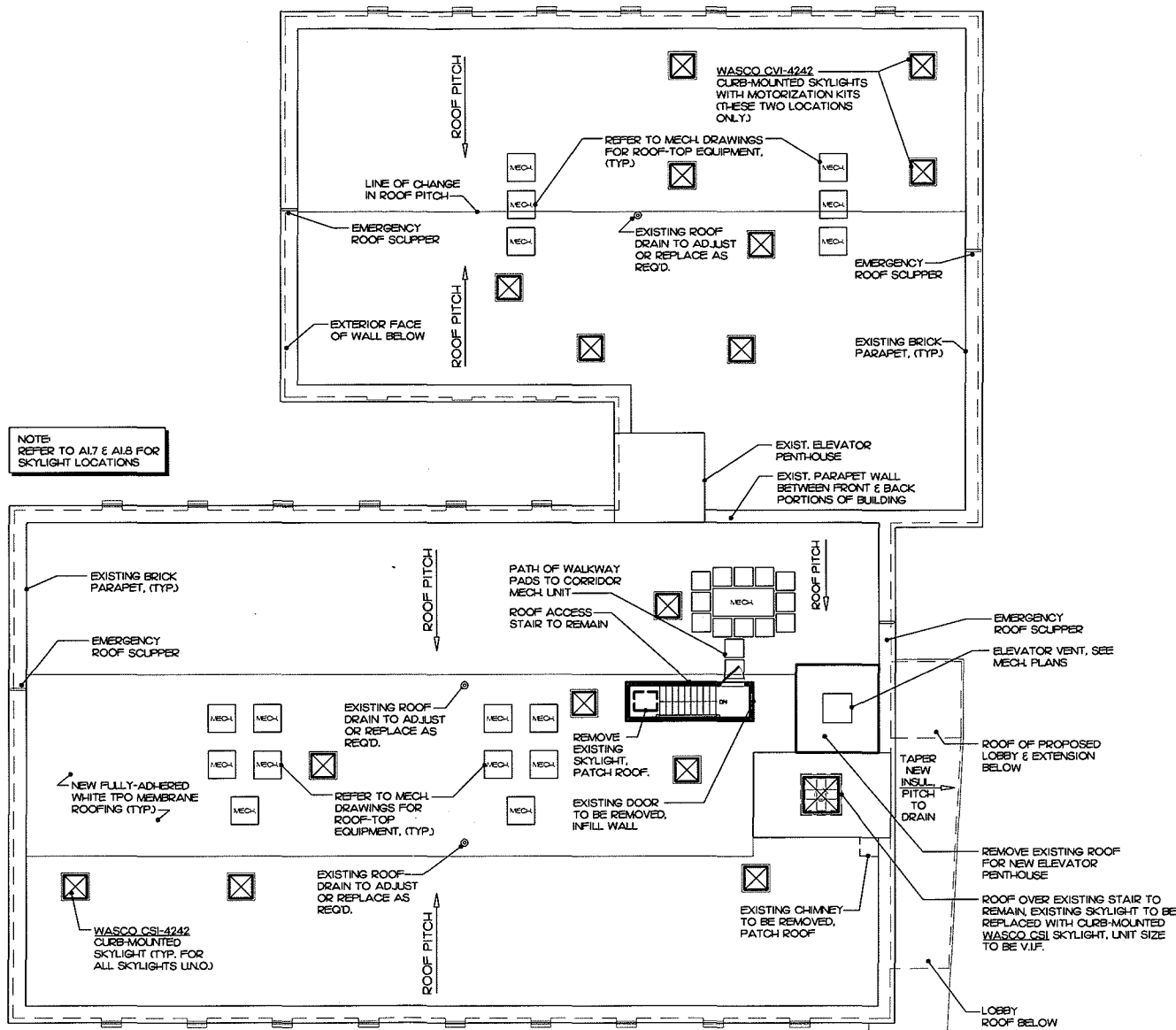
HATCH INDICATES AREAS OF BUILDING NOT INCLUDED IN RESIDENTIAL FLOOR AREA.



DEVELOPMENT: 22 COTTAGE PARK AVENUE  
 APPLICANT: MARC RESNICK, TRUSTEE OF COTTAGE PARK REALTY TRUST  
 ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA

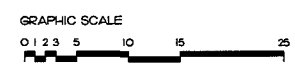
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K:\Resnick\22 Cottage Park Ave Cambridge\_CD\10036\_r.dwg, 11/21/2011 5:02:31 PM



NOTE: REFER TO A17 & A18 FOR SKYLIGHT LOCATIONS

1 PROPOSED ROOF PLAN  
Scale: 1/8" = 1'-0"



# Proposed Roof Plan

11/16/2011

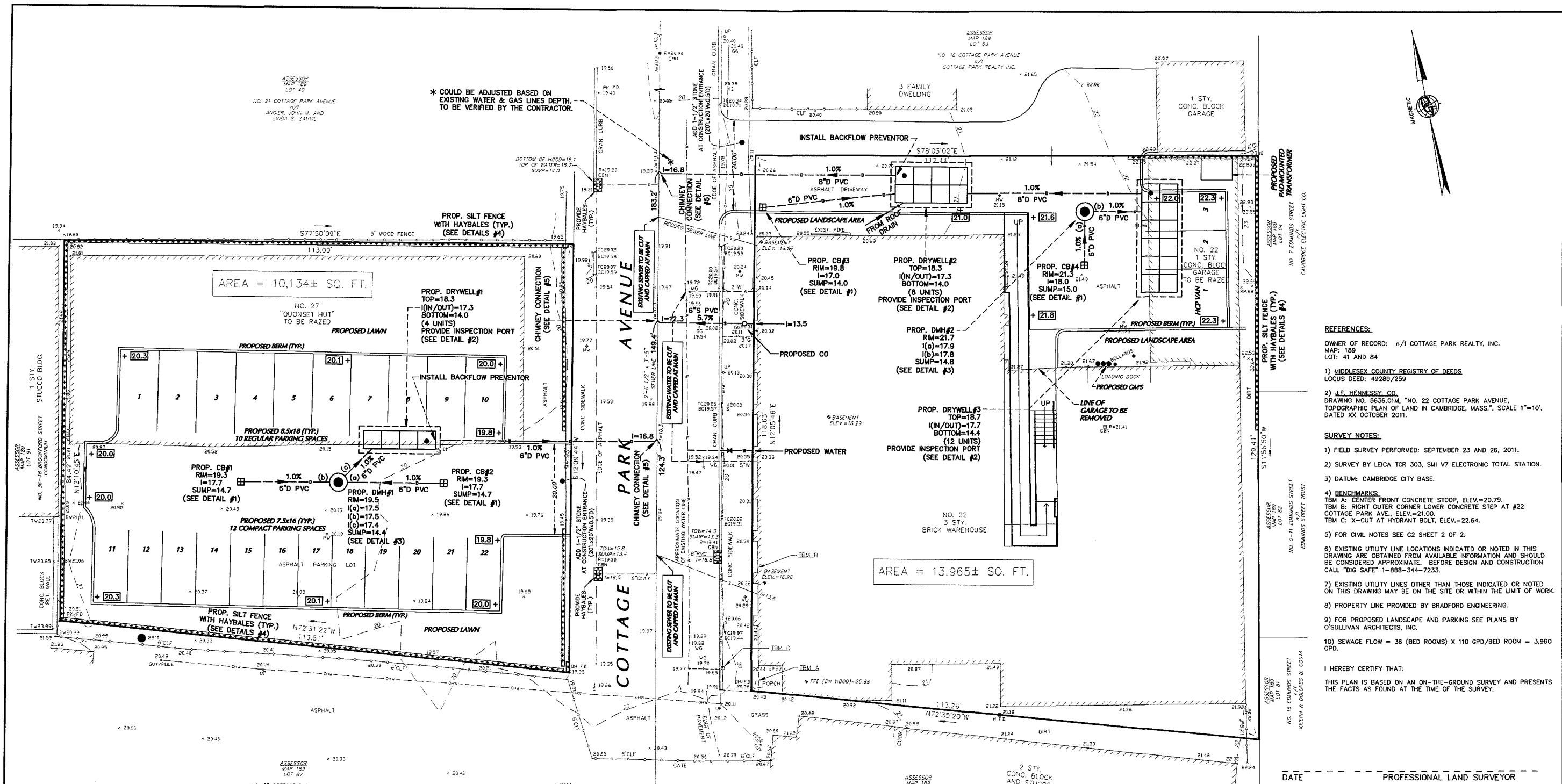


DEVELOPMENT: 22 COTTAGE PARK AVENUE  
APPLICANT: MARC RESNICK, TRUSTEE OF COTTAGE PARK REALTY TRUST  
ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA

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- REFERENCES:**
- OWNER OF RECORD: n/1 COTTAGE PARK REALTY, INC. MAP: 189 LOT: 41 AND 84
  - 1) MIDDLESEX COUNTY REGISTRY OF DEEDS LOCUS DEED: 49289/259
  - 2) J.F. HENNESSY CO. DRAWING NO. 5636.01M, "NO. 22 COTTAGE PARK AVENUE, TOPOGRAPHIC PLAN OF LAND IN CAMBRIDGE, MASS.", SCALE 1"=10', DATED XX OCTOBER 2011.
- SURVEY NOTES:**
- 1) FIELD SURVEY PERFORMED: SEPTEMBER 23 AND 26, 2011.
  - 2) SURVEY BY LEICA TCR 303, SMI V7 ELECTRONIC TOTAL STATION.
  - 3) DATUM: CAMBRIDGE CITY BASE.
  - 4) BENCHMARKS:  
TBM A: CENTER FRONT CONCRETE STOOP, ELEV.=20.79.  
TBM B: RIGHT OUTER CORNER LOWER CONCRETE STEP AT #22 COTTAGE PARK AVE, ELEV.=21.00.  
TBM C: X-CUT AT HYDRANT BOLT, ELEV.=22.64.
  - 5) FOR CIVIL NOTES SEE C2 SHEET 2 OF 2.
  - 6) EXISTING UTILITY LINE LOCATIONS INDICATED OR NOTED IN THIS DRAWING ARE OBTAINED FROM AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
  - 7) EXISTING UTILITY LINES OTHER THAN THOSE INDICATED OR NOTED ON THIS DRAWING MAY BE ON THE SITE OR WITHIN THE LIMIT OF WORK.
  - 8) PROPERTY LINE PROVIDED BY BRADFORD ENGINEERING.
  - 9) FOR PROPOSED LANDSCAPE AND PARKING SEE PLANS BY O'SULLIVAN ARCHITECTS, INC.
  - 10) SEWAGE FLOW = 36 (BED ROOMS) X 110 GPD/BED ROOM = 3,960 GPD.
- I HEREBY CERTIFY THAT:  
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

RESERVED FOR DPW USE

ASSESSOR MAP 189 LOT 87  
NO. 35 COTTAGE PARK AVENUE  
ROBERT FAWCETT & SON CO. INC.

**LEGEND:**

BC	BOTTOM OF CURB	OHW	OVERHEAD WIRE
BW	BOTTOM OF WALL	PK	PK NAIL
CLF	CHAIN LINK FENCE	PS	PARKING SPACE
CO	CLEANOUT	RET.	RETAINING
CONC.	CONCRETE	S	SIGN
CBN	CATCH BASIN	SMH	SEWER MANHOLE
D	DRAIN	T	TREE
DM	DRILL HOLE	TC	TOP OF CURB
FD	FOUND	TW	TOP OF WATER
FFE	FINISHED FLOOR ELEVATION	UP	UTILITY POLE
G	GAS	W	WATER
GG	GAS GATE	WG	WATER GATE
GM	GAS METER	[20.0]	PROPOSED GRADING
GRAN.	GRANITE		
H	HUB AND TACK		
HYD	FIRE HYDRANT		
MW	MONITORING WELL		

ASSESSOR MAP 189 LOT 87  
NO. 35 COTTAGE PARK AVENUE  
ROBERT FAWCETT & SON CO. INC.

ASSESSOR MAP 189 LOT 87  
NO. 35 COTTAGE PARK AVENUE  
ROBERT FAWCETT & SON CO. INC.

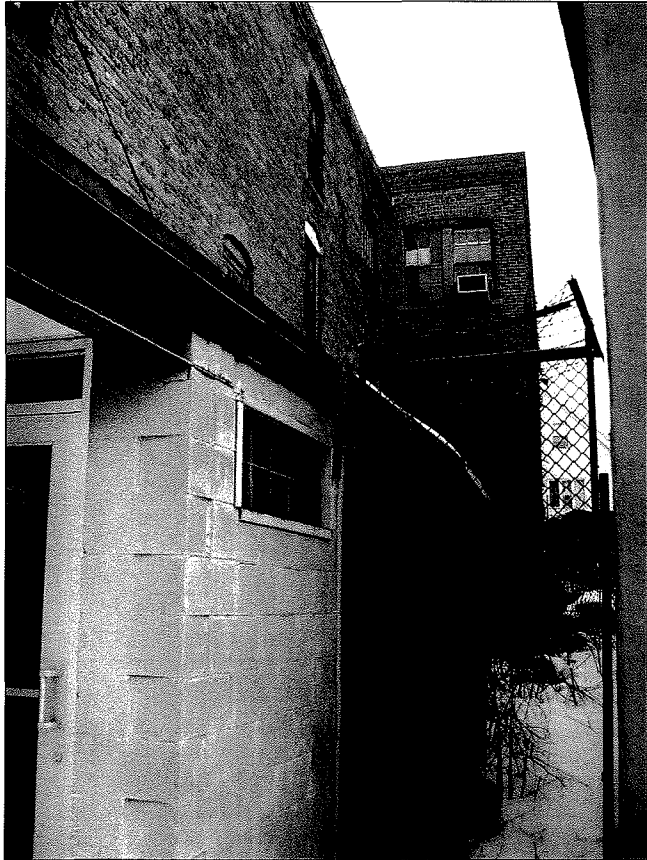
1) LOCATION OF UNDERGROUND OBJECTS ON THIS PLAN ARE NOT WARRANTED TO BE CORRECT.

2) ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.

3) ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE WORK COMMENCES, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. BEFORE CONSTRUCTION, CALL "DIG-SAFE" 1-888-344-7233.

<b>NO. 22 COTTAGE PARK AVENUE</b>		RESEARCH: N/A
<b>ENGINEERING SITE PLAN OF LAND</b>		FIELD: A. RUSH
IN <b>CAMBRIDGE, MASSACHUSETTS</b>		DESIGN: V. VIEN
MIDDLESEX COUNTY		DRAFTING: V.V.
		CHECK: B.T., P.L.
XX--NOVEMBER--2011		PROJ. MANAGER: B. TALEB
PREPARED BY: <b>J.F. Hennessy Co.</b> CIVIL ENGINEERS & LAND SURVEYORS A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. P.O. BOX 909      TEL: (617) 586-3860 BROOKLINE, MA 02446      info@jfhennescycompany.com		PROJECT NO. H-935.00
PREPARED FOR: O'SULLIVAN ARCHITECTS, INC.		DRAWING NO. <b>5636.02M</b>
DATE: 11/16/11		SHEET 1 OF 2
PAUL LINDHOLM, P.E.		C1 5636-02M.DWG

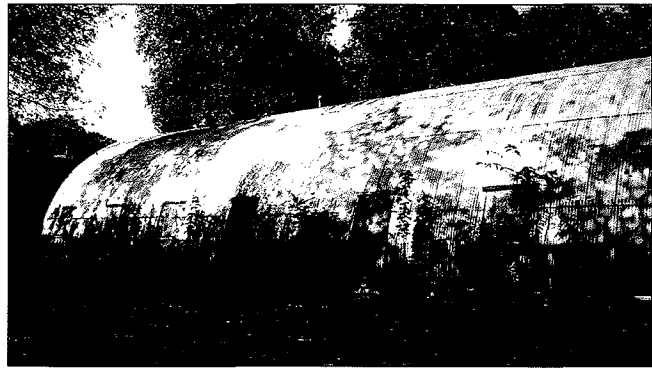




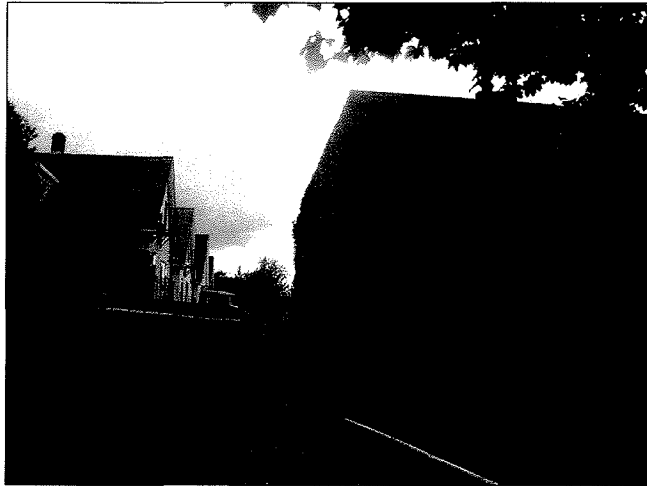
EXISTING FRONT RIGHT SIDE - 22 COTTAGE PARK AVE.  
Scale: Not To Scale



EXISTING VIEW FROM SOUTH - 22 COTTAGE PARK AVE.  
Scale: Not To Scale



EXISTING QUONSET HUT - 27 COTTAGE PARK AVE. AVE  
Scale: Not To Scale



REAR OF 22 COTTAGE PARK AVE & 9-23 EDMUNDS ST.  
Scale: Not To Scale



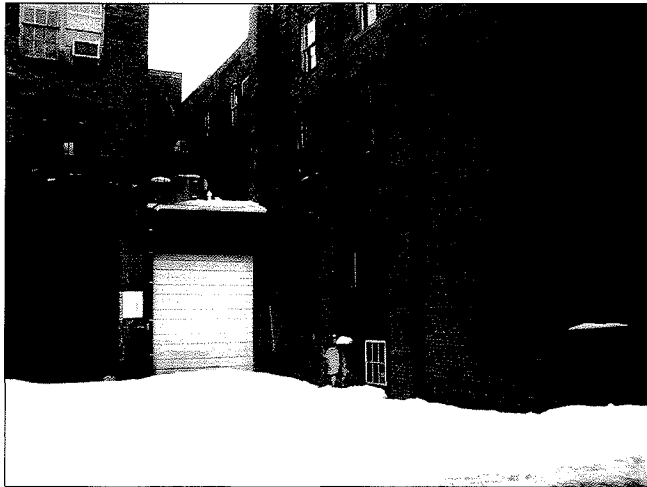
EXISTING FRONT LEFT CORNER- 22 COTTAGE PARK AVE.  
Scale: Not To Scale



EXISTING FRONT ELEVATION - 22 COTTAGE PARK AVE.  
Scale: Not To Scale



EXISTING VIEWS OF LEFT SIDE - 22 COTTAGE PARK AVE.  
Scale: Not To Scale



# Existing Conditions

22 Cottage Park Ave.  
Cambridge, MA  
11/16/2011

DEVELOPMENT: 22 COTTAGE PARK AVENUE  
APPLICANT: MARC RESNICK, TRUSTEE OF COTTAGE PARK REALTY TRUST  
ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA

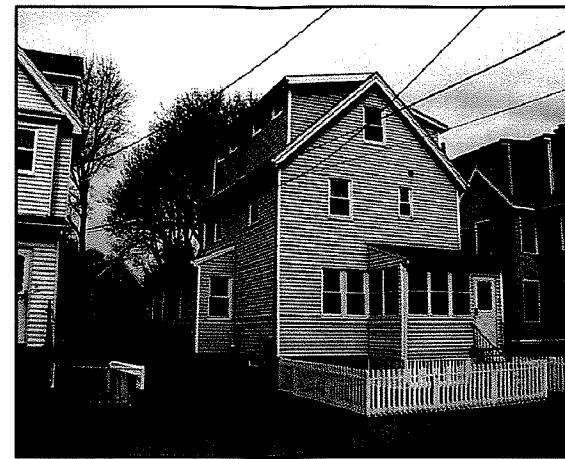
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21 Cottage Park Ave.



19 Cottage Park Ave.



13 Cottage Park Ave.



09 Cottage Park Ave.



18 Cottage Park Ave.



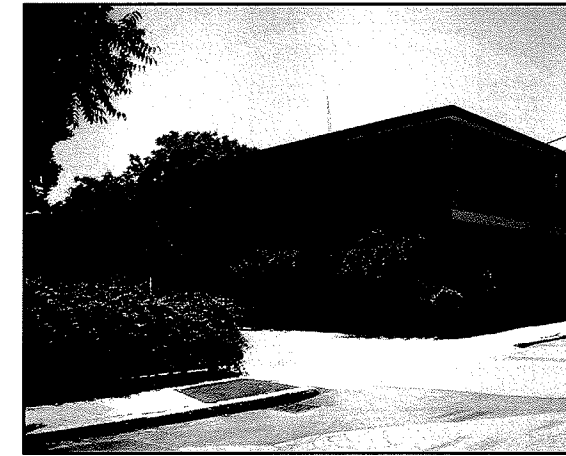
26 Brookford Street



30 Brookford Street



34 Brookford Street



36-44 Brookford Street



14 Cottage Park Ave.



23 Edmunds Street



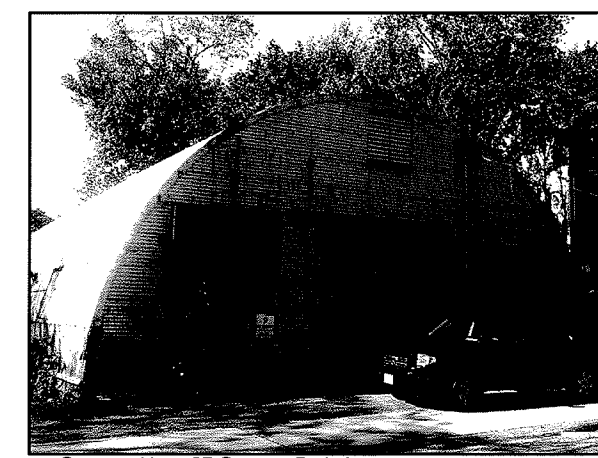
19 Edmunds Street



15 Edmunds Street



9 & 11 Edmunds Street



Quonset Hut - 27 Cottage Park Ave



2510 Massachusetts Ave.



2524 Massachusetts Ave.

Adjacent Lots  
18 & 22 Cottage Park Ave.  
Cambridge, MA  
11/16/2011

DEVELOPMENT: 22 COTTAGE PARK AVENUE  
APPLICANT: MARC RESNICK, TRUSTEE OF COTTAGE PARK REALTY TRUST  
ADDRESS OF DEVELOPMENT: 22 & 27 COTTAGE PARK AVENUE, CAMBRIDGE, MA

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Ref: 6110

November 17, 2011

Ms. Susan Clippinger  
Department of Traffic, Parking, and Transportation  
City of Cambridge  
344 Broadway  
Cambridge, MA 02139

Re: Residential Development  
22 & 27 Cottage Park Avenue  
Cambridge, Massachusetts

Dear Sue:

Vanasse & Associates, Inc. (VAI) has conducted a parking study for the proposed residential condominium development to be located at 22 & 27 Cottage Park Avenue in the North Cambridge section of Cambridge, Massachusetts. The project site is located on the east and west side of Cottage Park Avenue at the southern end of the roadway. The site location in relation to the local roadway network is depicted in Figure 1. A preliminary site plan for the development prepared by the project architect, O'Sullivan Architects, Inc. is also attached.

The project site consists of the redevelopment of the existing 35,058 square foot (sf), four-story, commercial building to include sixteen (16) residential condominium units located on the east side of Cottage Park Avenue. Access to the site will be provided via Cottage Park Avenue, with off-street parking for 3 vehicles located adjacent to the building and parking for 22 vehicles accommodated in a parking lot located on the west side of Cottage Park Avenue, resulting in a total of 25 off-street parking spaces for residents and guests. An additional 3 on-street parking spaces will be created with the redevelopment of the site due to the reduced width of the existing curb-cut along the west side of Cottage Park Avenue. Parking for bicycles will be accommodated on-site by way of 16 bicycle rack spaces, of which 8 spaces will be located adjacent to the entrance of the building and 8 bicycle rack spaces will be located inside the building.

#### **Alternative Transportation Options**

The project site is located approximately 3/4-miles from the MBTA Davis Square Red Line Station located at the intersection of College Avenue, Elm Street and Holland Street in Somerville. Davis Square Station serves as a stop for six MBTA bus routes and the Red Line rapid rail transit line. Four additional bus routes stop within 1/2-mile of the project site on Massachusetts Avenue or Rindge Avenue: Routes 77, 79, 83 and 350. A bus shelter is provided on the south side of Massachusetts Avenue between Columbus Avenue and Magoun Street.



Vanasse & Associates, Inc.

Figure 1  
Site Location Map

In addition to nearby public transportation, car-sharing services are also available in close proximity to the site. A figure depicting the distance and locations of alternative transportation options is provided as Figure 2.

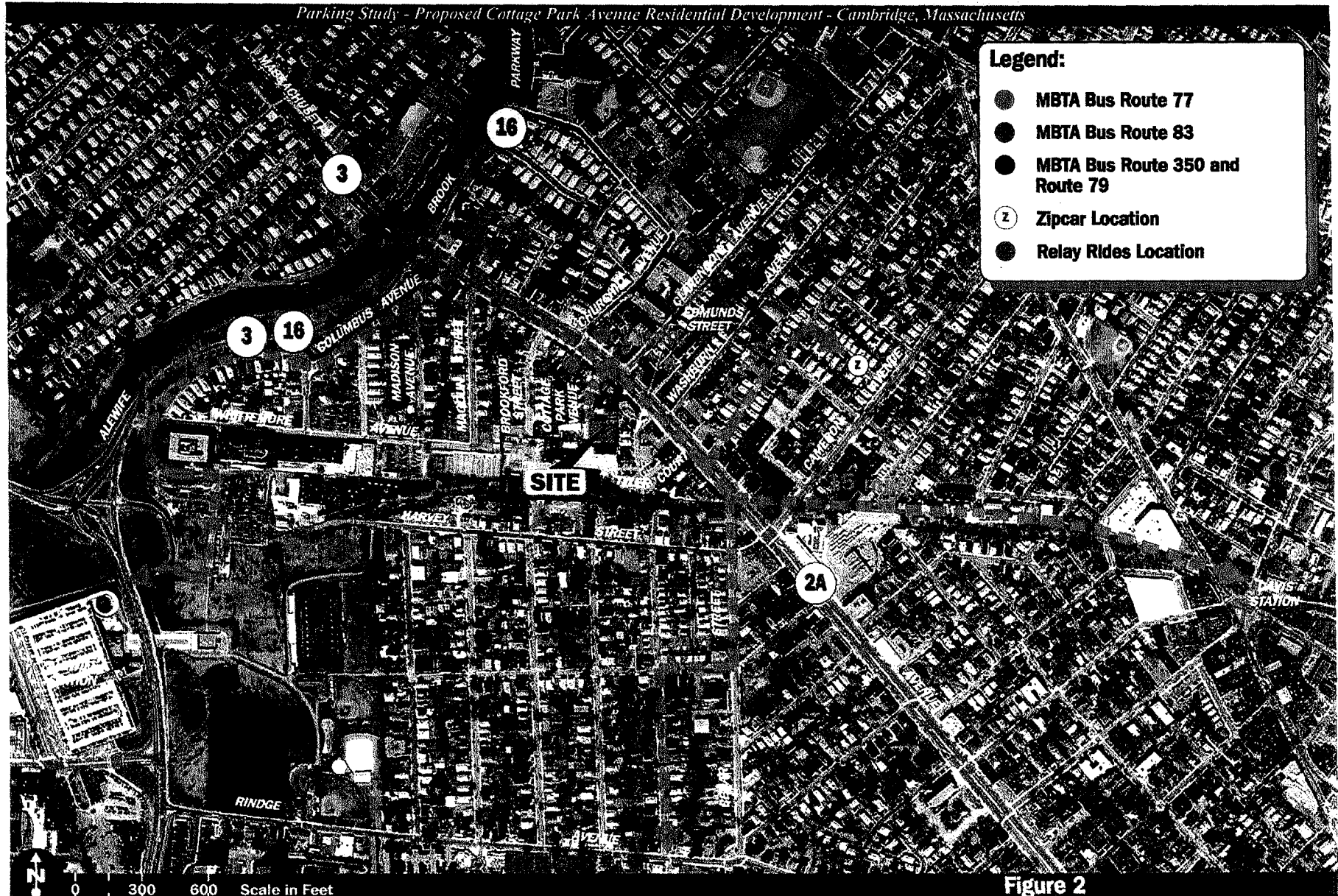
### **Proposed Site Traffic**

Traffic volumes expected to be generated by the proposed project were determined by using trip generation statistics published by the Institute of Transportation Engineers (ITE)<sup>1</sup> for LUC 220, Apartment, with the independent variable of dwelling units equal to 16 (16 units).

Modal split data from the 2000 Census was obtained for the census tract for the site. The modal split assumptions for the project are approximately 51.4 percent drive-alone automobile trips; 5.9 percent rideshare automobile trips; 30.2 percent transit; 6.1 percent pedestrian; 5.0 percent bicycle; and 1.4 percent "other" trips, which may include working at home. Table 1 summarizes the project trip generation by travel mode, using the modal split data from the 2000 Census.

---

<sup>1</sup>*Trip Generation*, Eighth Edition; Institute of Transportation Engineers; Washington, DC; 2008.



**Legend:**

- MBTA Bus Route 77
- MBTA Bus Route 83
- MBTA Bus Route 350 and Route 79
- Ⓩ Zipcar Location
- Relay Rides Location

Figure 2

Alternative Transportation Options



**Table 1**  
**TRIP GENERATION SUMMARY**

Time Period/Direction	ITE Vehicle Trips		Person Trips <sup>a</sup>						Automobile Trips
	Residential <sup>b</sup>	Total <sup>c</sup>	Drive Alone Trips <sup>d</sup>	Ridesharing Trips <sup>e</sup>	Transit Trips <sup>f</sup>	Pedestrian Trips <sup>g</sup>	Bicycle Trips <sup>h</sup>	Other Trips <sup>i</sup>	Proposed Automobile Trips <sup>j</sup>
<i>Average Weekday Daily:</i>									
Entering	46	50	26	3	15	3	3	0	25
Exiting	46	50	26	3	15	3	3	0	25
Total	92	100	52	6	30	6	6	0	50
<i>Weekday Morning Peak Hour:</i>									
Entering	1	1	1	0	0	0	0	0	1
Exiting	6	7	3	1	2	1	0	0	3
Total	7	8	4	1	2	1	0	0	4
<i>Weekday Evening Peak Hour:</i>									
Entering	5	6	3	0	2	1	0	0	3
Exiting	3	3	2	0	1	0	0	0	2
Total	8	9	5	0	3	1	0	0	5

<sup>a</sup>Mode splits based on 2000 U.S. Census Data and Statistics for Census Tract 3550 published by the CTPS and reanalyzed by the Cambridge Community Development Department; 2005.

<sup>b</sup>Based on ITE LUC 230, Residential Condominium/Townhouse; 16 units.

<sup>c</sup>Multiply ITE vehicle trips by vehicle occupancy ratio of 1.08 persons/vehicle per national census data.

<sup>d</sup>Assume 51.4 percent of total person trips.

<sup>e</sup>Assume 5.9 percent of total person trips.

<sup>f</sup>Assume 30.2 percent of total person trips.

<sup>g</sup>Assume 6.1 percent of total person trips.

<sup>h</sup>Assume 5.0 percent of total person trips.

<sup>i</sup>Includes working at home, assume 1.4 percent of total person trips.

<sup>j</sup>Drive-alone plus rideshare person trips divided by vehicle occupancy ratio of 1.15 persons per vehicle per local census data.

**Parking Analysis**

A parking analysis was conducted to determine future parking demand based upon US Census data for the tract the project is located in, as well as data provided by the City of Cambridge Department of Traffic, Parking, and Transportation. The project parking demand is summarized in Table 2.

**Table 2  
 PROJECT PARKING DEMAND**

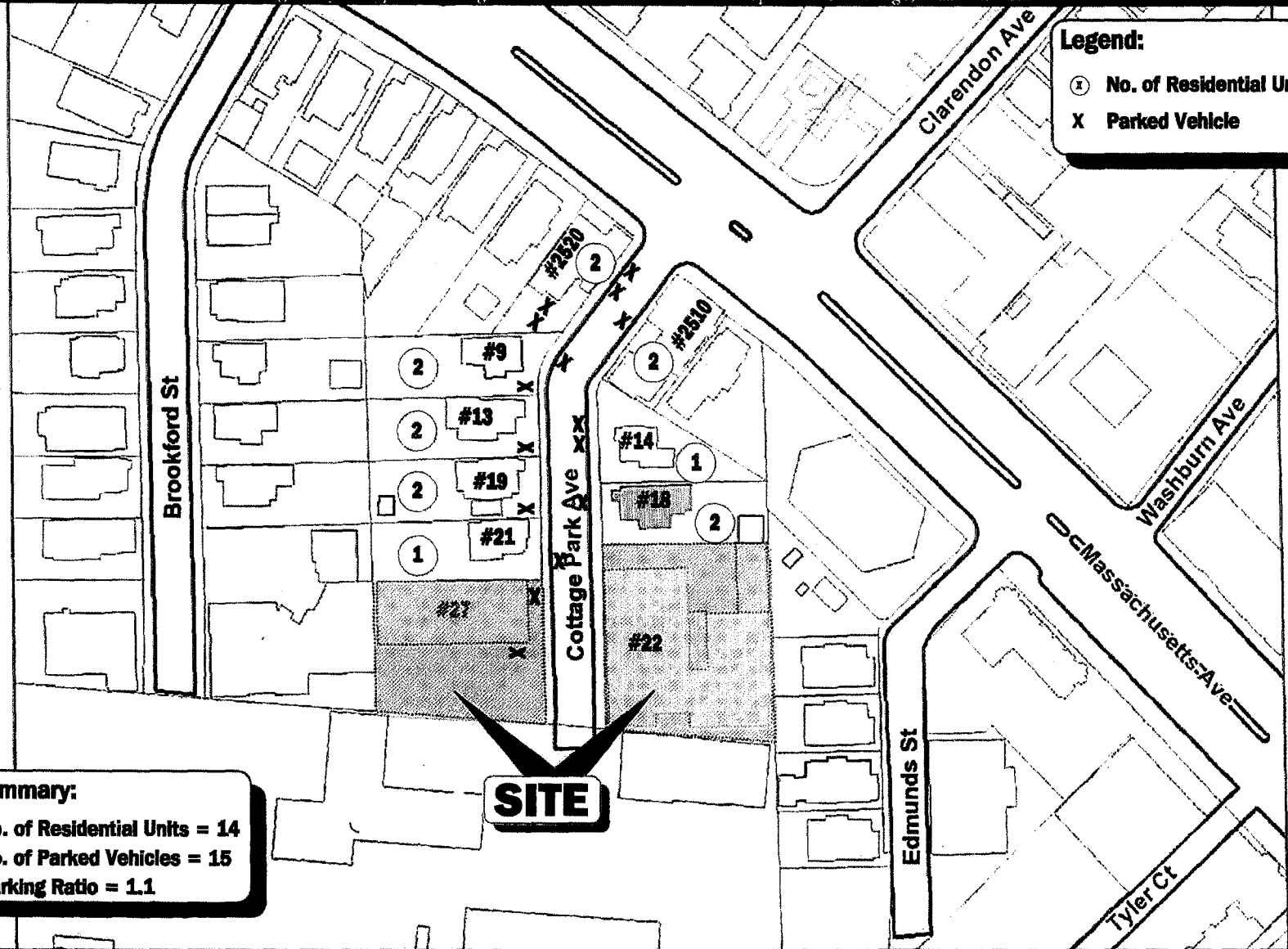
Source/Type of Use	Vehicles per Household		No. of Condominium Units		Parking Demand (spaces)
<i>2000 Census Data for Tract 3550</i>					
Condominium	1.42	x	16	=	23
<i>2000 Census</i>					
Affordable	0.86	x	2	=	2
Market	1.31	x	14	=	<u>16</u>
Total				=	18
<i>CDD Survey</i>					
Affordable	0.57	x	2	=	2
Market	0.90	x	14	=	<u>11</u>
Total				=	13
<i>American Community Survey 2000</i>					
2 Bedrooms	1.02	x	12	=	13
3 Bedrooms	1.24	x	4	=	<u>5</u>
Total				=	18
<i>American Community Survey 2006-2008</i>					
2 Bedrooms	0.92	x	12	=	11
3 Bedrooms	1.14	x	4	=	<u>5</u>
Total				=	16

As can be seen in Table 2, the project parking demand is estimated to range from 13 to 23 spaces, with parking rates ranging from 0.81 to 1.42 spaces per unit. Parking for residents and guests of the proposed development will be accommodated on site with approximately 25 spaces provided, which is a parking rate of 1.56 spaces per unit.

As requested by the City, a parking inventory was conducted on Cottage Park Avenue to determine the existing parking demand in the area. The parking inventory was conducted on Thursday, November 10, 2011 at 4:00 AM, when residential parking demand is at its peak. The results of the parking inventory are depicted on Figure 3. As shown on Figure 3, there are 14 residential units that park







**Legend:**

- No. of Residential Units
- X Parked Vehicle

**Summary:**  
No. of Residential Units = 14  
No. of Parked Vehicles = 15  
Parking Ratio = 1.1

**SITE**

Not To Scale

**Figure 3**  
**Cottage Park Avenue Parking**



on Cottage Park Avenue and 15 vehicles were observed to be parked along Cottage Park Avenue (including both on-street and off-street), which results in a parking rate of 1.1 spaces per unit. It should be noted that not all of the units along Cottage Park Avenue are owner-occupied. The parking rate for rental units is typically lower.

### **Project Mitigation**

The project proponent has committed to a mitigation program designed to minimize the effect of the proposed project on area transportation facilities that includes bicyclist improvements, Transportation Demand Management (TDM) strategies, and parking.

#### **Bicyclist Improvements**

Based on zoning requirements for bicycle parking for multifamily residences (one bicycle space for each two dwelling units), a total of 8 bicycle parking spaces is required. To encourage bicycle use, the project will provide an additional 8 bicycle spaces for a total of 16 bicycle spaces.

#### **Transportation Demand Management**

The following measures will be implemented as a part of the proposed project and by the property management team in an effort to reduce the number of vehicle trips generated by the project:

- In order to encourage the use of public transportation, the property management team will make available public transportation schedules, which will be posted in a centralized location for residents. The proximity of the Davis Square Station will be emphasized in promotional materials for the site.
- In order to encourage car/vanpooling, the property management team will coordinate with MassRIDES and the Charles River Transportation Management Association (CRTMA) to identify car/vanpool resources that may be available to residents. This information will be posted in a centralized location.
- The property management team will investigate joining the CRTMA. The CRTMA could provide a ridematching program among residents of the project and employers of the area.
- The property management team will provide information on available pedestrian and bicycle facilities in the vicinity of the project site. This information will be posted in a centralized location.

The project proponent will investigate the implementation of these traffic reduction strategies and will work with the City and the CRTMA, and area businesses to implement such programs.

#### **Parking**

Parking for residents and guests of the proposed development will be accommodated on site with approximately 25 spaces provided. These are intended solely for the use of residents and guests.

Therefore, the project will provide parking at a rate of 1.56 spaces per unit. A parking fee will be charged at market rate for any tenant requesting more than one parking space.

**Conclusion**

Overall, the project proponent is committed to the implementation of the above project mitigation strategies to reduce the overall project impact. The project proposes to provide parking for residents and guests at a rate of 1.56 spaces per unit, with a parking fee charged at market rate for any tenant requesting more than one parking space.

Please feel free to contact me should you have any questions.

Sincerely,

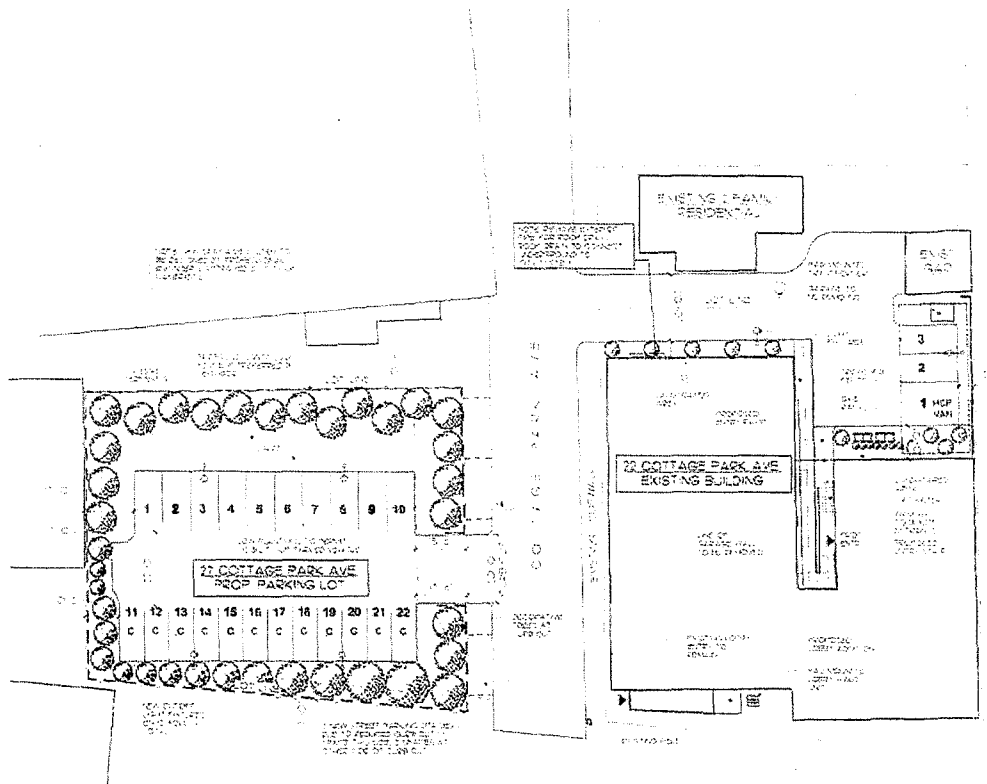
VANASSE & ASSOCIATES, INC.



Lori A. Shattuck  
Senior Transportation Engineer

Attachments

cc: A. Shulman – Cambridge TPT  
A. Devlin – The Beantown Companies  
FGH, File



PROPOSED PARKING LAYOUTS - 27 & 22 COTTAGE PARK AVE

### Proposed Site Improvements & Parking Plan

22 & 27 Cottage Park Ave.  
Cambridge, MA  
11/11/2011

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