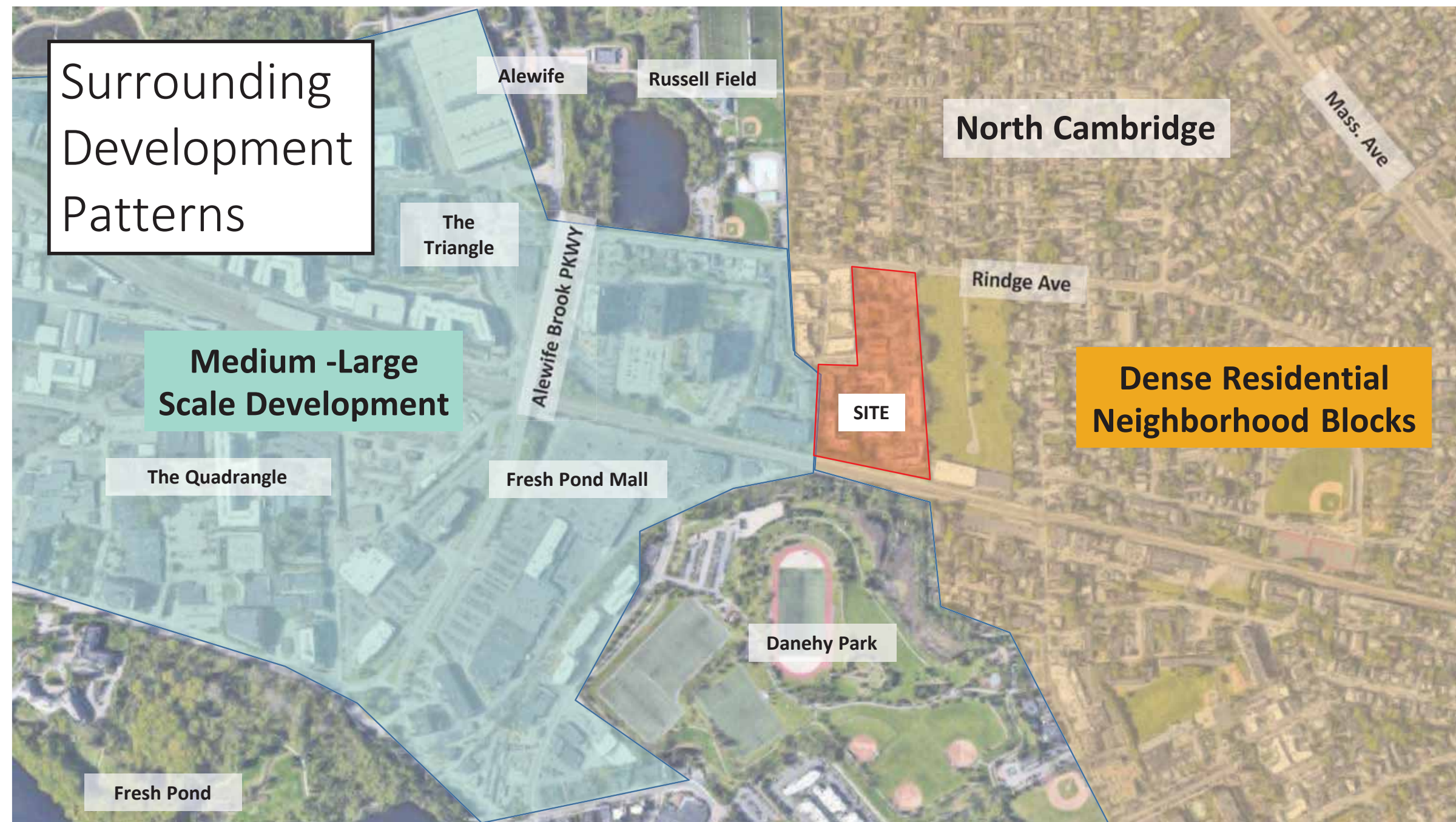


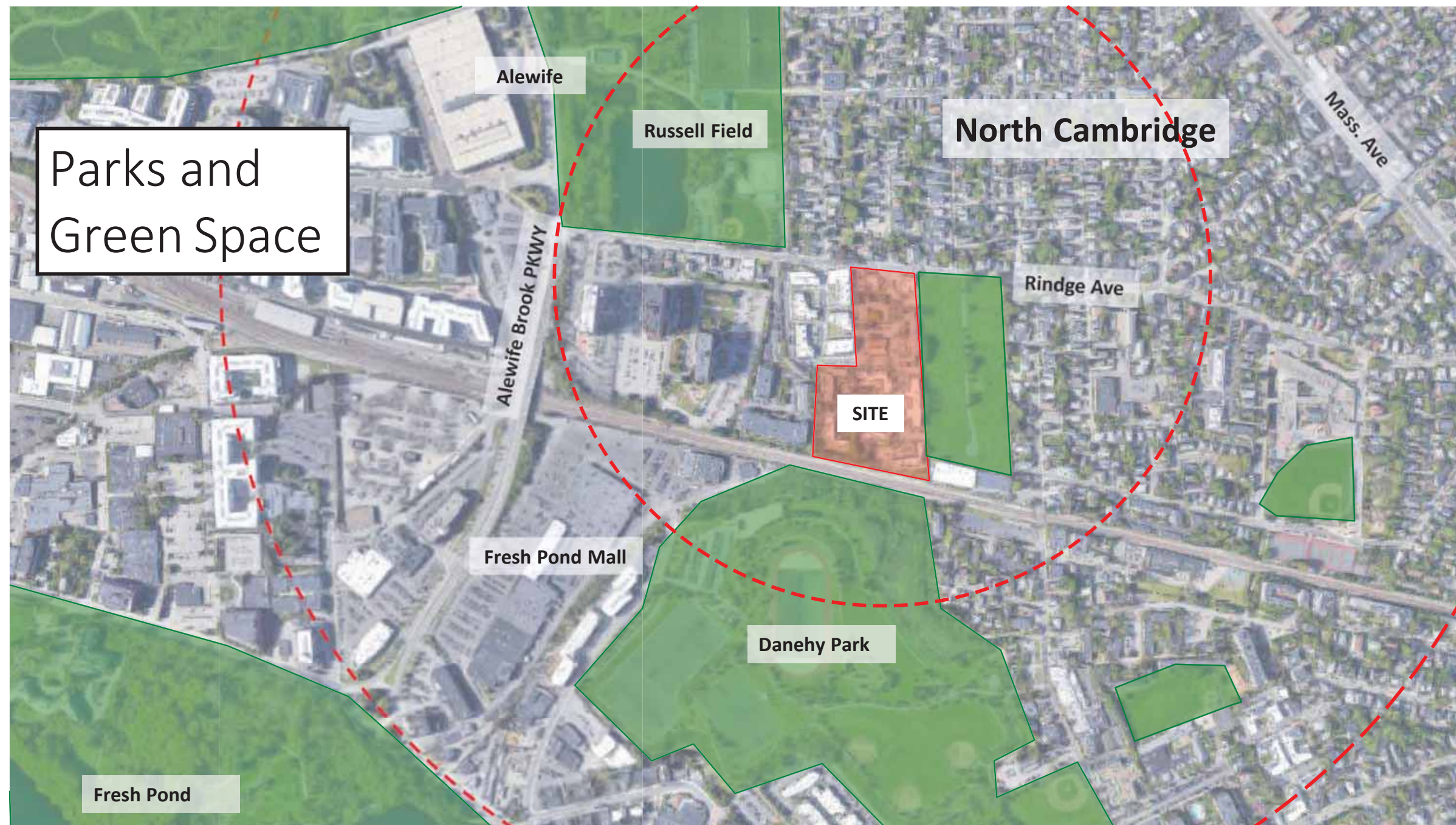
VOLUME 2: GRAPHICS

AREA CONTEXT MAPS

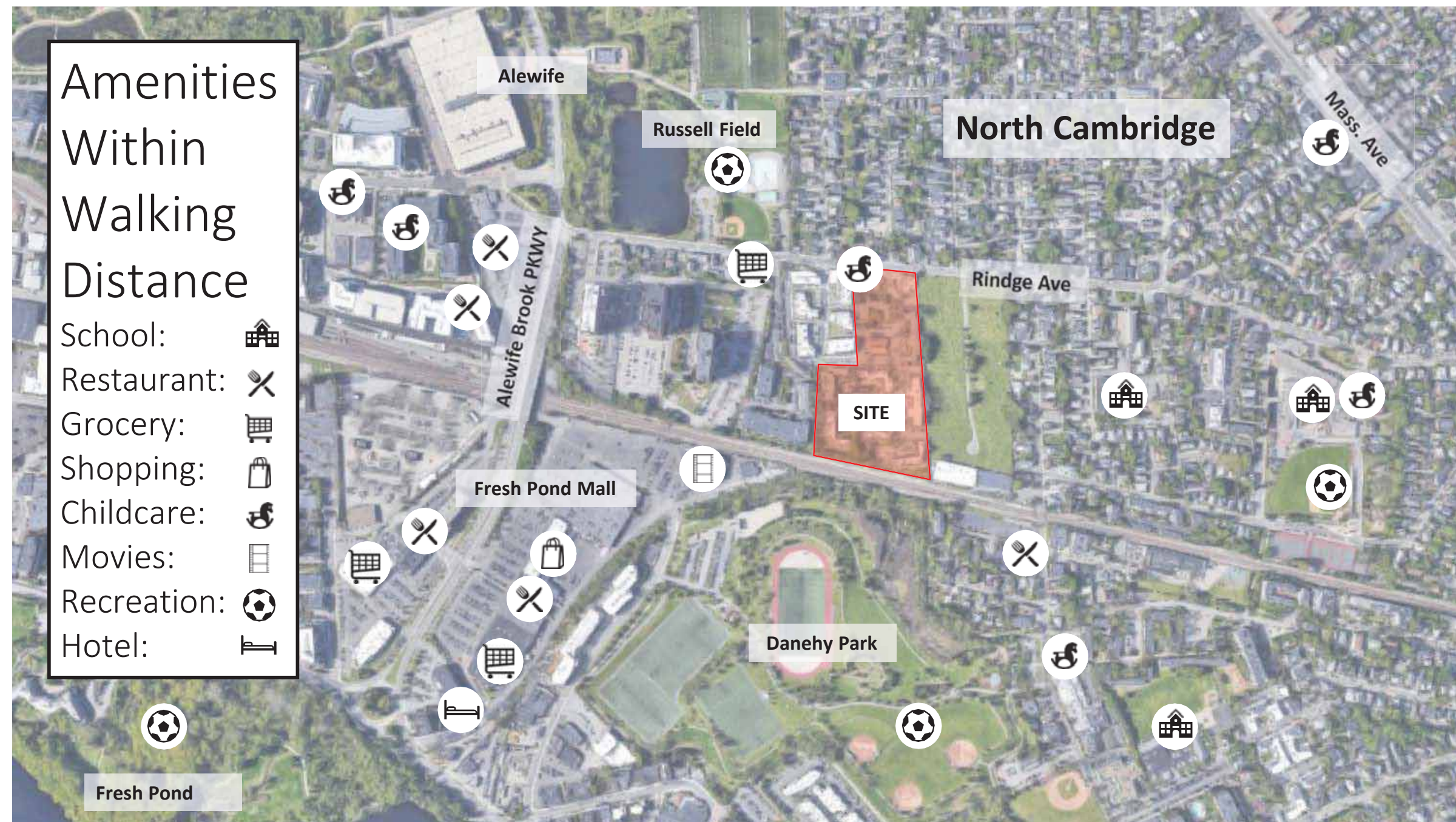
AREA CONTEXT MAP



AREA CONTEXT MAP



AREA CONTEXT MAP



Distance to Amenities within walking distance (shown on above map):

Schools:

- Benjamin Banneker Charter Public School (East) - Distance: 0.3 Miles
- Fitzgerald Community School (East) - Distance: 0.5 Miles
- Peabody Elementary School (East) - Distance: 0.5 Miles
- Cambridge Friends School (Southeast) - Distance: 0.7 Miles

Restaurants:

- Bon Me (Southwest) - Distance: 0.7 Miles
- McDonalds (Southwest) - Distance: 0.7 Miles
- Gran Gusto (South) - Distance: 0.8 Miles
- Summer Shack (West) - Distance: 0.7 Miles
- The Little Blue Bakery (West) - Distance: 0.7 Miles

Grocery Stores:

- Ferro's Foodtown (West) - Distance: 0.2 Miles
- Trader Joe's (Southwest) - Distance: 0.7 Miles
- Whole Foods Market (Southwest) - Distance: 0.7 Miles

Shopping:

- Fresh Pond Mall (Southwest) - Distance: 0.6 Miles

Childcare:

- Head Start* (On-site)
- Sunrise Learning Academy (West) - Distance: 0.7 Miles
- Cambridge KinderCare (West) - Distance: 0.9 Miles
- Peabody After School (East) - Distance: 0.5 Miles

*In addition to the above, there will be a space dedicated to the Head Start program located within Building 1 on site. Head Start is a federal program that promotes the school readiness of children from birth to age five from low-income families by enhancing their cognitive, social, and emotional development.

Movies:

- Apple Cinemas Cambridge (Southwest) - Distance: 0.9 Miles

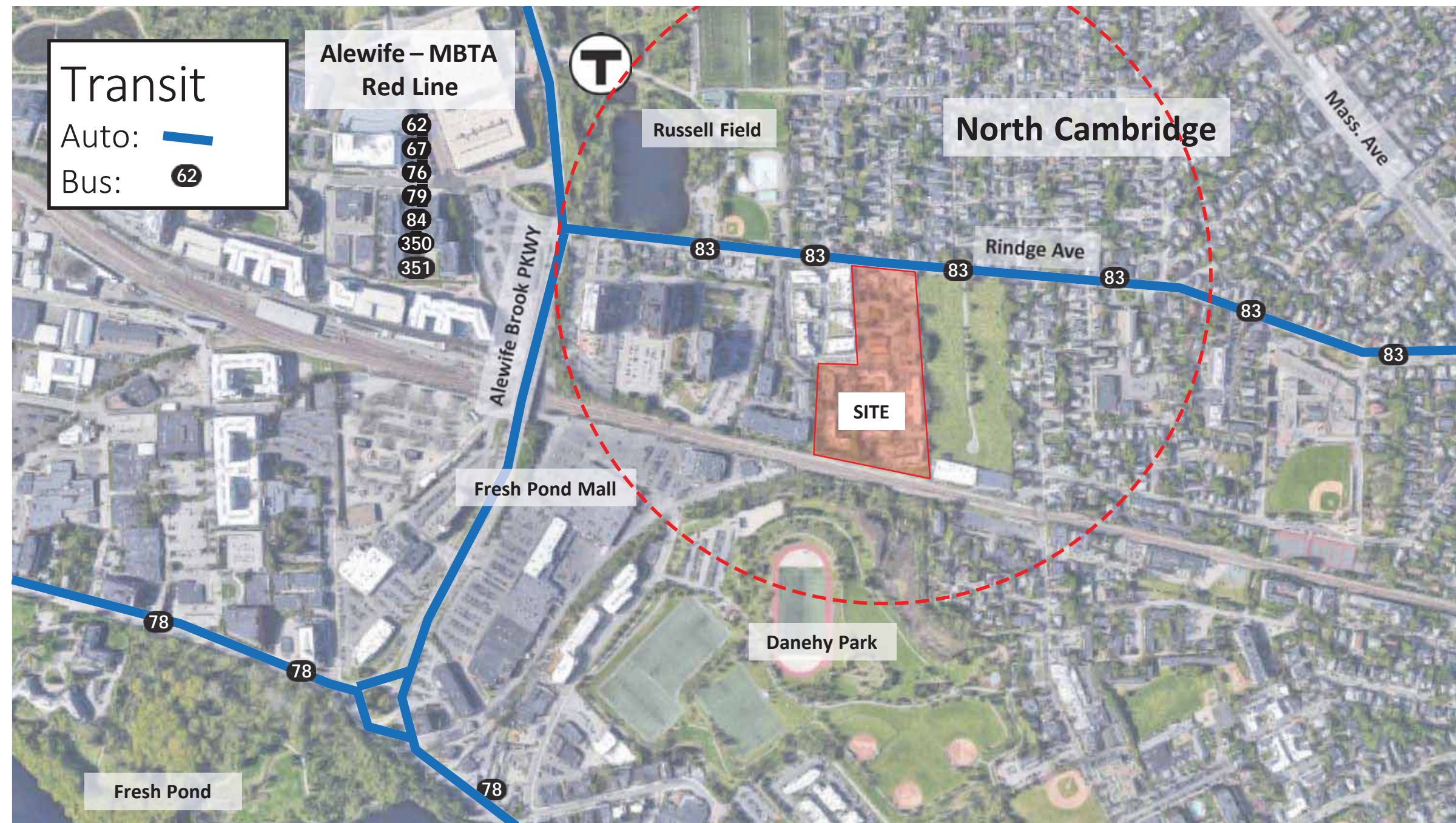
Recreation:

- Russell Field (North) - Distance: 0.3 Miles
- Danehy Park (South) - Distance: 0.5 Miles

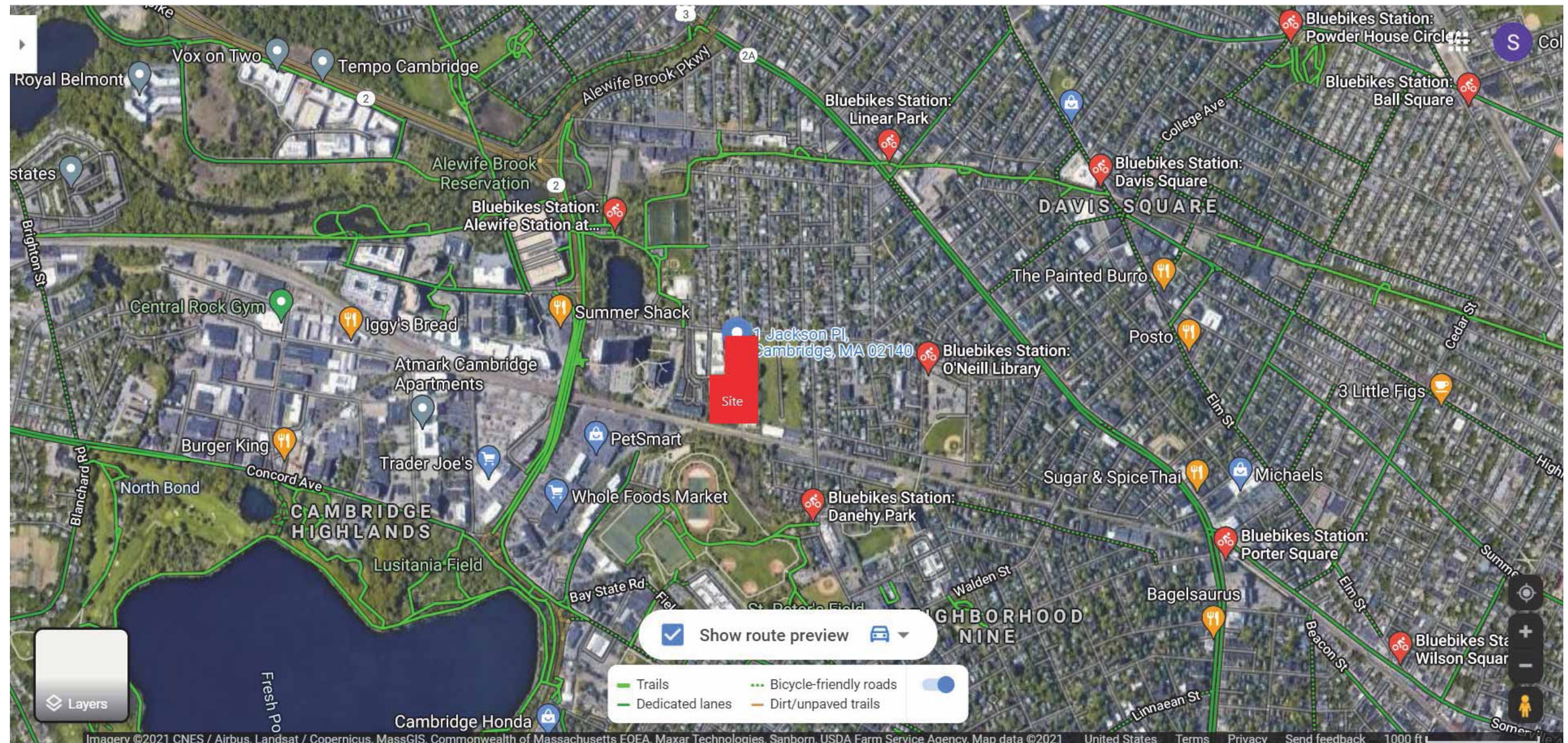
Hotel:

- Freepoint Hotel (Southwest) - Distance: 0.9 Miles

AREA CONTEXT MAP



Location of Bluebike Stations and Bike Lanes*:



AREA CONTEXT ANALYSIS

NEIGHBORHOOD CONTEXT

EXISTING SETBACKS, ABUTTING PROPERTIES



Plan shows existing buildings on the site and surrounding the site. Setbacks of existing buildings to Rindge Ave are tabulated below.

| BLDG | Property Line Setback |
|------|-----------------------|
| 1 | 3'-6" |
| 2 | 3'-11" |
| 3 | 3'-4" |
| 4 | 3'-8" |
| 5 | 5'-2" |
| 6 | 4'-11" |
| 7 | 1'-8" |
| 8 | 5'-8" |
| 9 | 11'-3" |
| 10 | 6'-0" |
| 11 | 7'-6" |
| 12 | 15'-6" |
| JP 1 | 10'-6" |
| JP 2 | 11'-4" |

AREA CONTEXT ANALYSIS



Neighborhood Character - A diversity of scales and styles

The surrounding residential neighborhood across Rindge Avenue contains a diverse range of architectural scales and styles from two-story homes with gabled roofs to triple deckers with flat roofs. Some have small front yards with plantings while other do not.

AREA CONTEXT ANALYSIS



Comeau Field



Laundromat & Surface Parking



North Cambridge Catholic Cemetery

Neighborhood Character - Non residential uses in the vicinity

The variety of non-residential uses in the surrounding area along Rindge Avenue emphasizes that there is no consistent architectural character to the neighborhood.

AREA CONTEXT ANALYSIS



Rindge Ave looking east

Just west of the site, views eastward down Rindge Avenue are framed by two to three story residential buildings and the Jefferson Park State Apartments. JP State is three stories along Rindge, stepping up to four stories.



Rindge Ave looking east



Rindge Ave looking west

EXISTING CONDITIONS PHOTOGRAPHS

EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS PHOTOS

SITE EDGE ALONG
BRICKWORKS



SITE EDGE ALONG
CEMETERY



EXISTING CONDITIONS PHOTOS

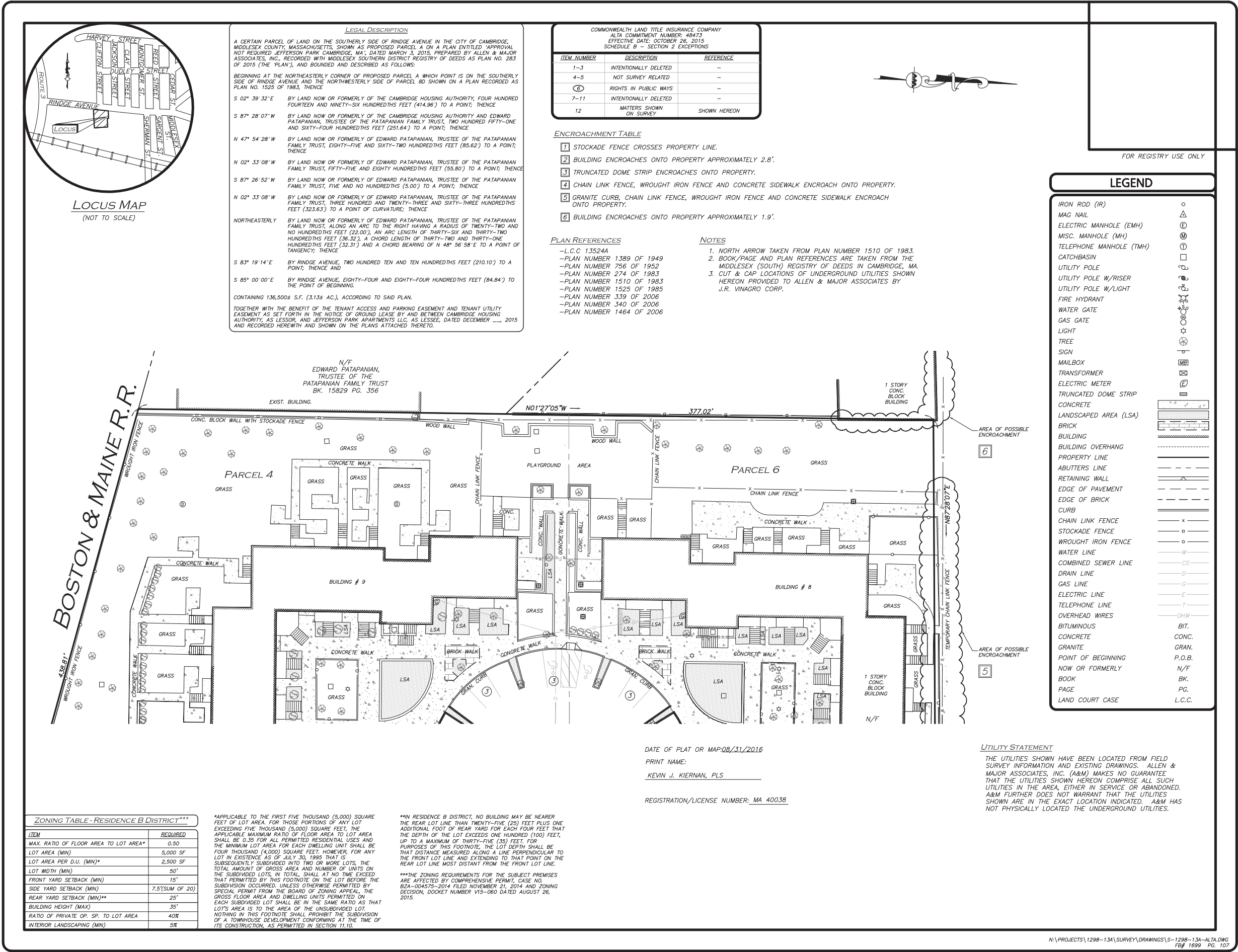
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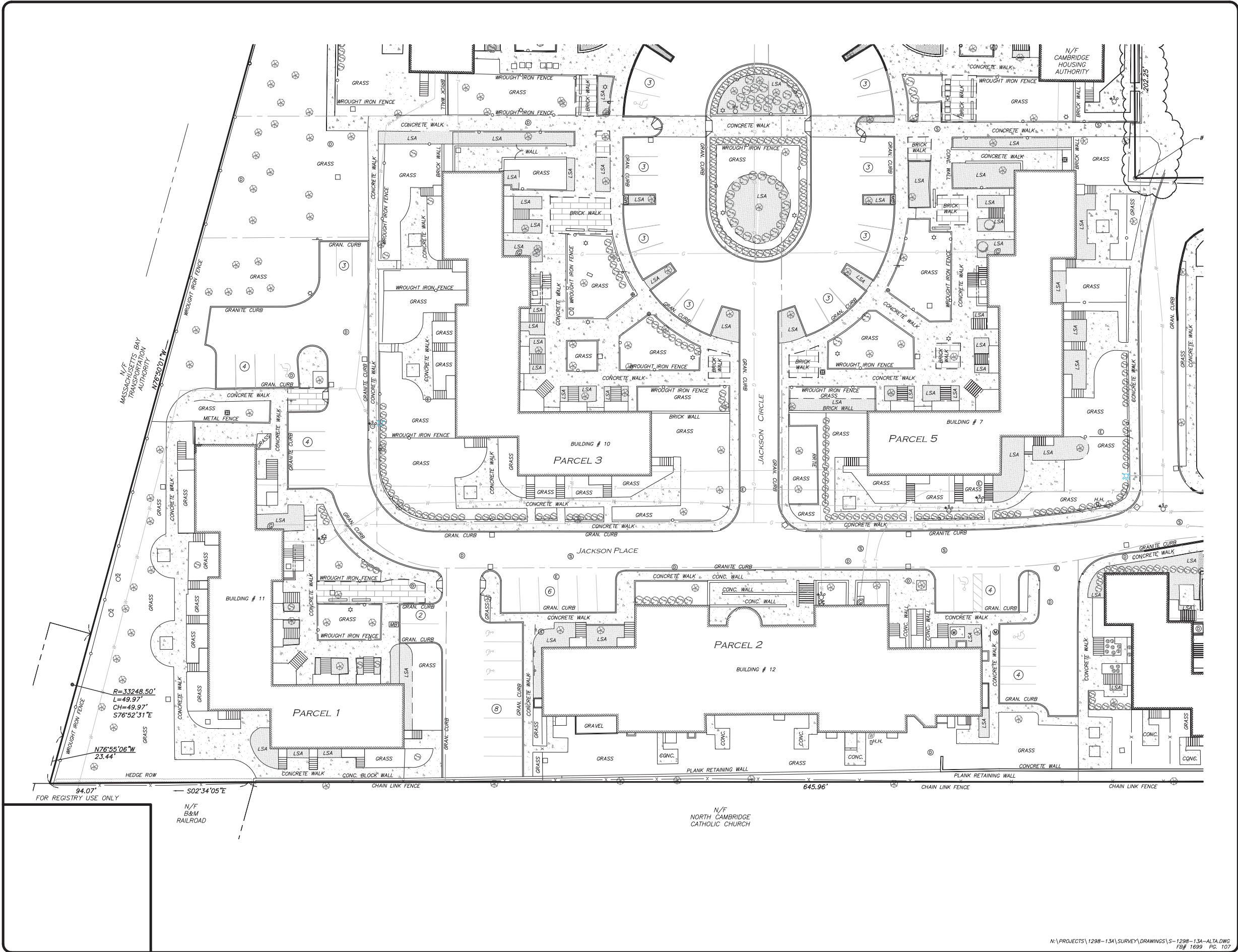


SITE EDGE ALONG
JP STATE



EXISTING CONDITIONS SITE PLAN





TO: CAMBRIDGE HOUSING AUTHORITY, KLEIN HORNIG, LLP, MARSH, MORRIS, ONTELL & GOLDEN, P.C., JEFFERSON PARK APARTMENTS LLC, U.S. BANK NATIONAL ASSOCIATION, TRUSTEES OF THE CAMBRIDGE AFFORDABLE HOUSING TRUST, BP JEFFERSON PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, BFM SPECIAL LIMITED PARTNER, INC., A FLORIDA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, FBNC LEASING CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BANC OF AMERICA PUBLIC CAPITAL CORP. AND ITS SUCCESSORS AND ASSIGNS AS MAJORITY OWNER, BOSTON FINANCIAL HOUSING INVESTMENTS XX, LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR AND NO OTHERS.

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ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR
REVIEW
SEPTEMBER 20, 2016

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION
APPLICANT/OWNER:
CAMBRIDGE HOUSING AUTHORITY
362 GREEN STREET, 3RD FLOOR
CAMBRIDGE, MA 02139

PROJECT:
JEFFERSON PARK
CAMBRIDGE, MA

PROJECT NO. 1298-13A DATE: 9/20/16
SCALE: 1" = 20' DWG. NAME: S-1298-13A-ALTA
DRAFTED BY: KAC CHECKED BY: KJK

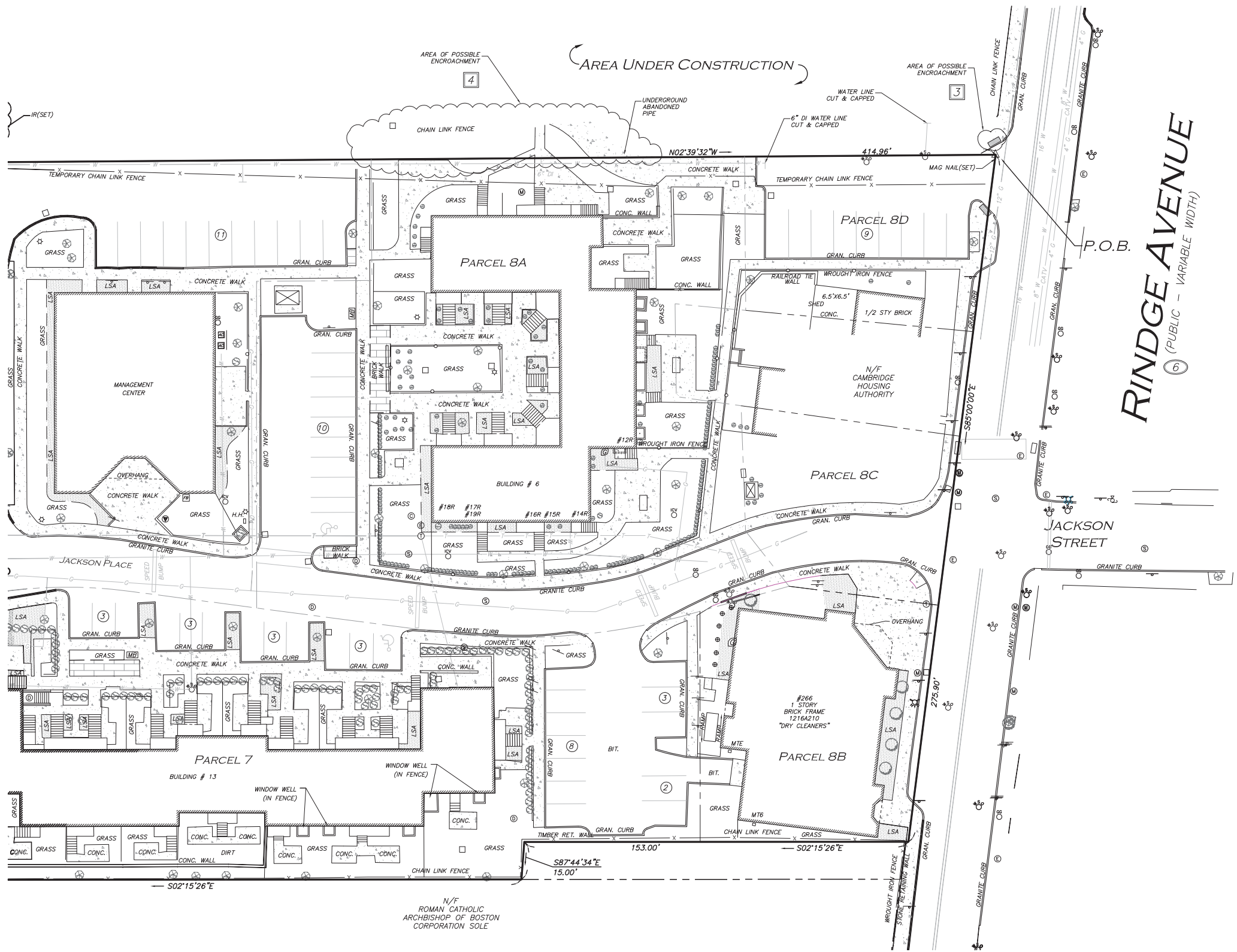
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RINDGE AVENUE
(PUBLIC - VARIABLE WIDTH)

TO: CAMBRIDGE HOUSING AUTHORITY, KLEIN HORNIG, LLP, MARSH, MORRIS, ONTELL & GOLDBERG, P.C., JEFFERSON PARK APARTMENTS LLC, U.S. BANK NATIONAL ASSOCIATION, TRUSTEES OF THE CAMBRIDGE AFFORDABLE HOUSING TRUST, BP JEFFERSON PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, BFM SPECIAL LIMITED PARTNER, INC., A FLORIDA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, FNBC LEASING CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BANK OF AMERICA PUBLIC CAPITAL CORP. AND ITS SUCCESSORS AND ASSIGNS AS MAJORITY OWNER, BOSTON FINANCIAL HOUSING INVESTMENTS XX, LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR AND NO OTHERS.

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PREPARED BY:

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