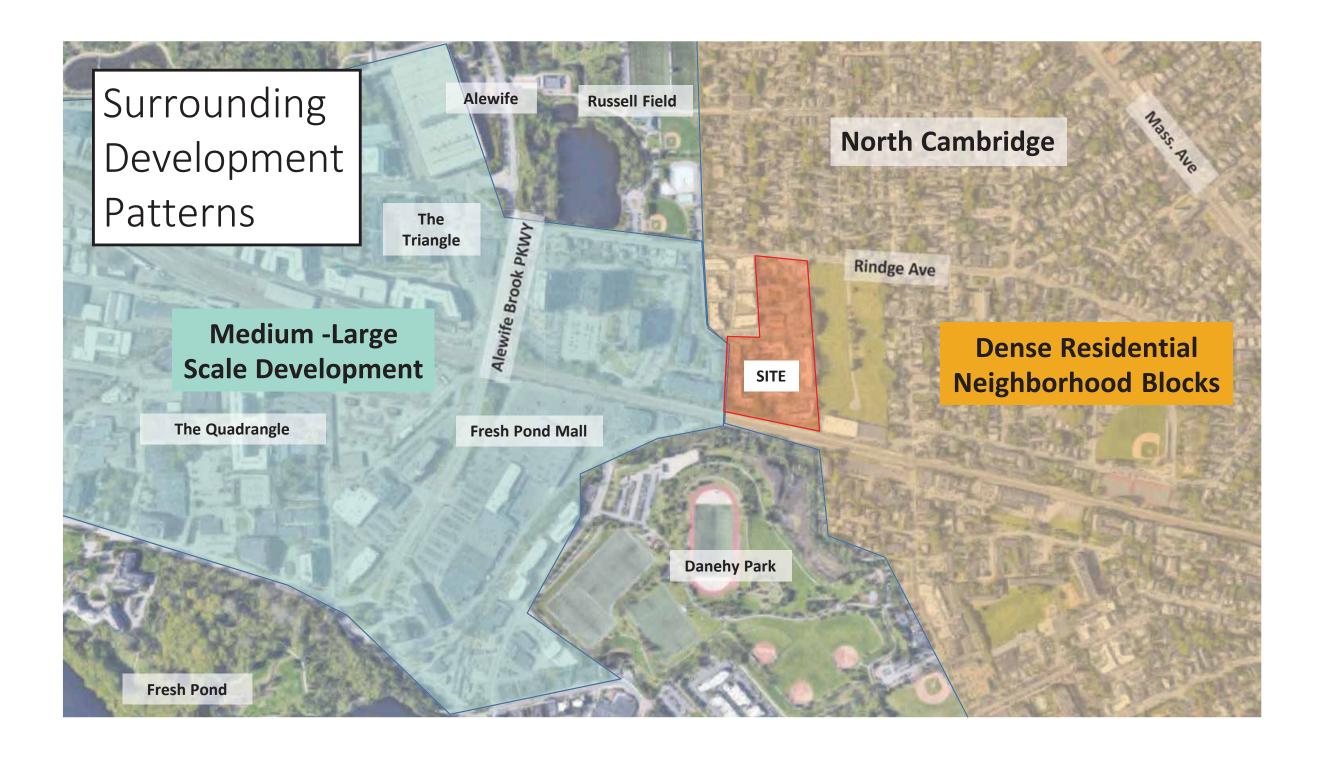
# **VOLUME 2: GRAPHICS**

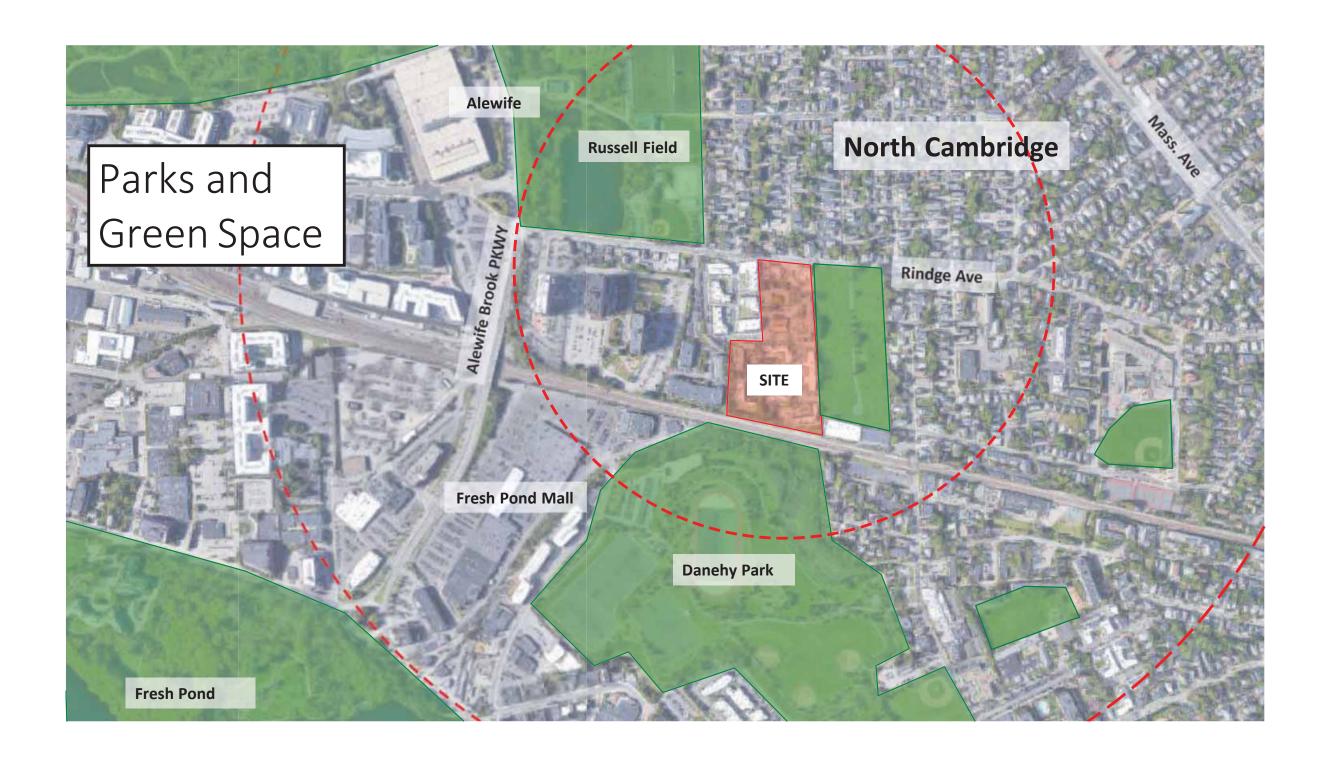






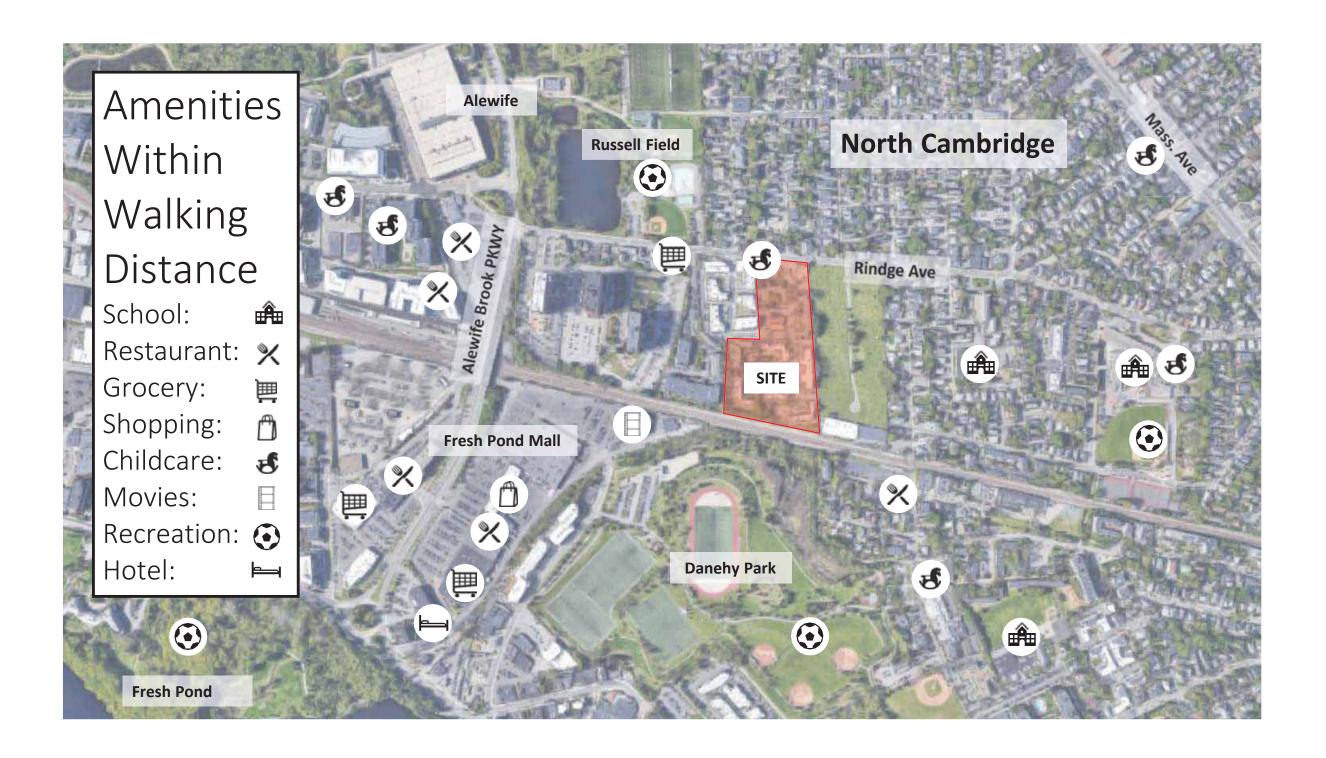
















# Distance to Amenities within walking distance (shown on above map):

### **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:**

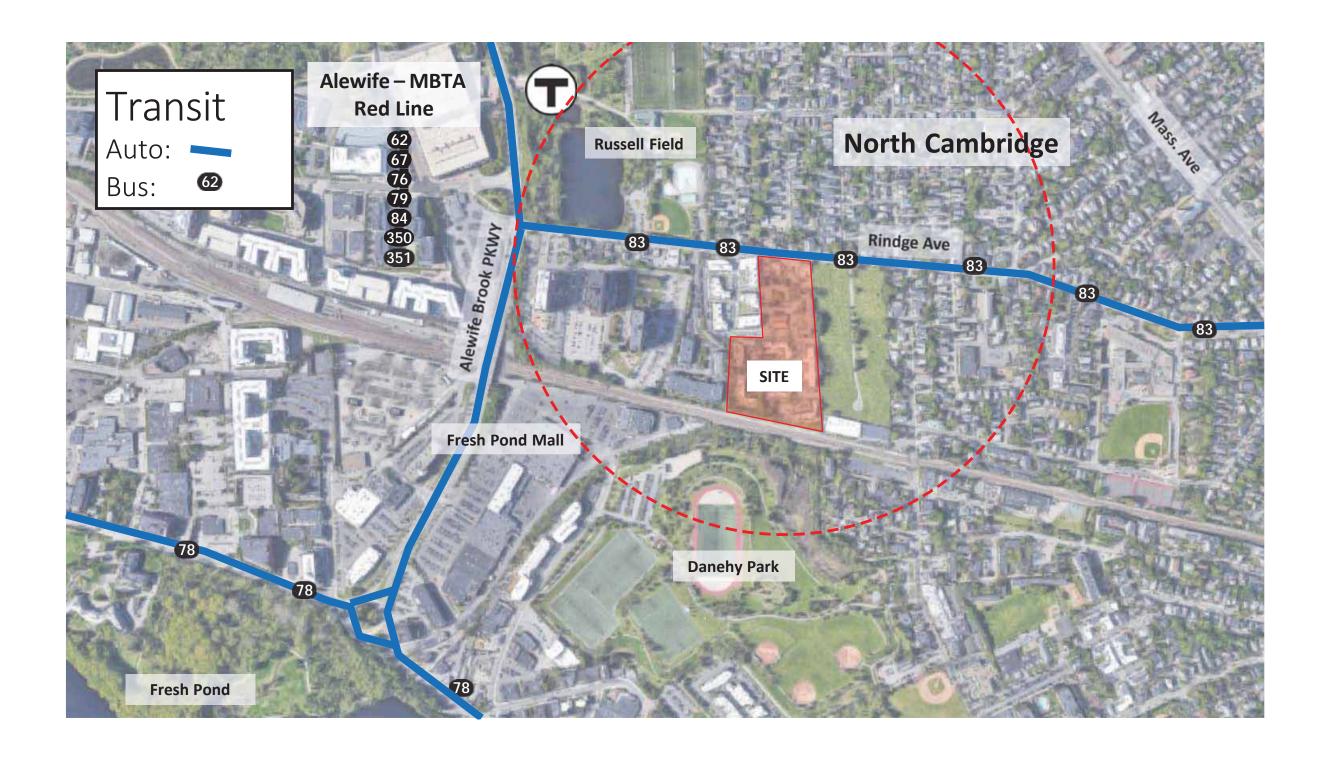
- Russell Field (North) Distance: 0.3 Miles
- Danehy Park (South) Distance: 0.5 Miles

### **Hotel:**

• Freepoint Hotel (Southwest) - Distance: 0.9 Miles



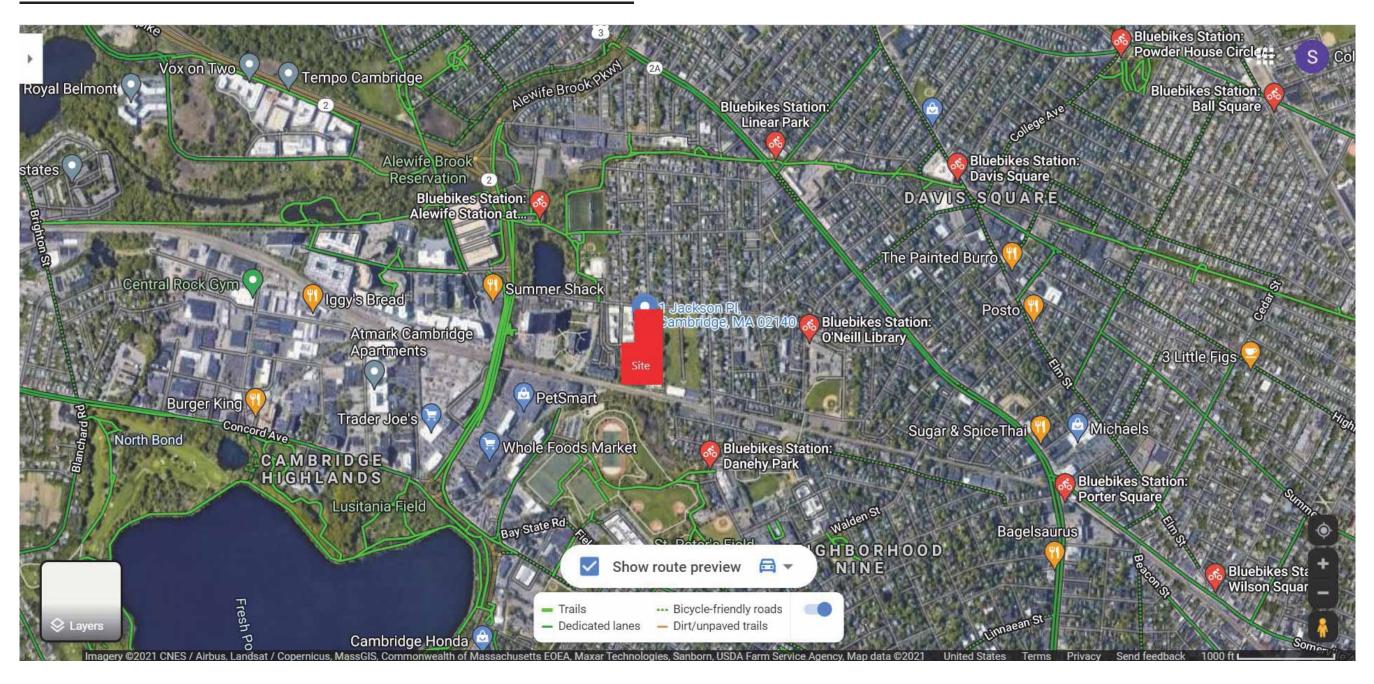








### **Location of Bluebike Stations and Bike Lanes\*:**











# **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"





















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.











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.







Rindge Ave looking east

# 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.









































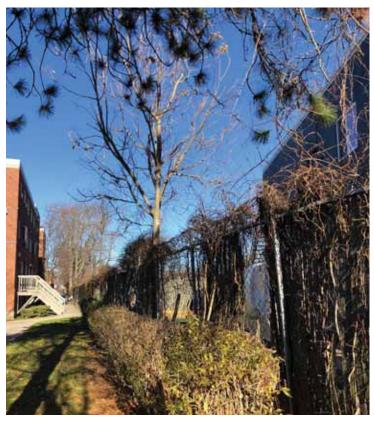








SITE EDGE ALONG BRICKWORKS







SITE EDGE ALONG CEMETERY









**EXISTING HEADSTART** 





SITE EDGE ALONG
JP STATE





# **EXISTING CONDITIONS SITE PLAN**





RINDGE AVEN Locus

LOCUS MAP

(NOT TO SCALE)

#### LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND ON THE SOUTHERLY SIDE OF RINDGE AVENUE IN THE CITY OF CAMBRIDGE, MIDDLESEK COUNTY, MASSACHUSETTS, SHOWN AS FROPOSED PARCEL A ON A PLAN ENTITLED "APPROVAL NOT RECOURSE USFERSON PARK CAMBRIDGE, MA", DATED MARCH 3, 2015, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., RECORDED WITH MIDDLESEK SOUTHERN DISTRICT REDISTRY OF DEEDS AS PLAN NO. 283 OF 2015 (THE PLANY), AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF PROPOSED PARCEL A WHICH POINT IS ON THE SOUTHERL'S SIDE OF RINDGE AVENUE AND THE NORTHWESTERLY SIDE OF PARCEL BD SHOWN ON A PLAN RECORDED AS PLAN NO. 1525 OF 1983, THENCE

S 02* 39'32"E	BY LAND NOW OR FORMERLY OF THE CAMBRIDGE HOUSING AUTHORITY, FOUR HUNDER FOURTEEN AND NINETY—SIX HUNDREDTHS FEET $(414.96^{\circ})$ TO A POINT; THENCE
S 87* 28'07"W	BY LAND NOW OR FORMERLY OF THE CAMBRIDGE HOUSING AUTHORITY AND EDWARD PATAPANIAN, TRUSTEE OF THE PATAPANIAN FAMILY TRUST, TWO HUNDRED FIFTY-OIL

BY LAND NOW OR FORMERLY OF EDWARD PATAPANIAN, TRUSTEE OF THE PATAPANIAN FAMILY TRUST, EIGHTY-FIVE AND SIXTY-TWO HUNDREDTHS FEET (85.62') TO A POINT, THENCE N 47° 54'28"W

S 87° 26'52"W BY LAND NOW OR FORMERLY OF EDWARD PATAPANIAN, TRUSTEE OF THE PATAPANIAN FAMILY TRUST, FIVE AND NO HUNDREDTHS (5.00') TO A POINT; THENCE

BY LAND NOW OR FORMERLY OF EDWARD PATAPANIAN, TRUSTEE OF THE PATAPANIAN FAMILY TRUST, THREE HUNDRED AND TWENTY—THREE AND SIXTY—THREE HUNDREDTHS FEET (323.63) TO A POINT OF CURVATURE; THENCE BY LAND NOW OF FORMERLY OF EDWARD PATAPANIAN, TRUSTEE OF THE PATAPANIAN FAMILY TRUST, ALONG AN ARC TO THE RIGHT HAWNG A RADIUS OF TWENTY-THO AND NO HINDREDTHS FEET (22.00), AN ARC LENGTH OF THIRTY-SIX AND THIRTY-TWO HINDREDTHS FEET (32.21) A CHORD LENGTH OF THIRTY-TWO AND THIRTY-TONE HUNDREDTHS FEET (32.21) AND A CHORD BEARING OF N 48° 56° 58° E TO A POINT OF TANGENCY, THENCE NORTHEASTERLY

S 83° 19'14'E BY RINDGE AVENUE, TWO HUNDRED TEN AND TEN HUNDREDTHS FEET (210.10') TO A POINT: THENCE AND

S 85° 00'00"E BY RINDGE AVENUE, EIGHTY-FOUR AND EIGHTY-FOUR HUNDREDTHS FEET (84.84") TO

CONTAINING 136,500± S.F. (3.13± AC.), ACCORDING TO SAID PLAN.

N 02° 33'08"W

TOGETHER WITH THE BENEFIT OF THE TENANT ACCESS AND PARKING EASEMENT AND TENANT UTILITY EASEMENT AS SET FORTH IN THE NOTICE OF GROUND LEASE BY AND BETWEEN CAMBRIDGE HOUSING AUTHORITY, AS LESSOR, AND LEFFERSON PARK PARTIMENTS LLC, AS LESSEE, DATED DECEMBER \_\_\_ 2015 AND RECORDED HEREWITH AND SHOWN ON THE PLANS ATTACHED THERETO.

#### ITEM NUMBER 4-5 NOT SURVEY RELATED 6 RIGHTS IN PUBLIC WAYS INTENTIONALLY DELETED MATTERS SHOWN ON SURVEY SHOWN HEREON

#### ENCROACHMENT TABLE

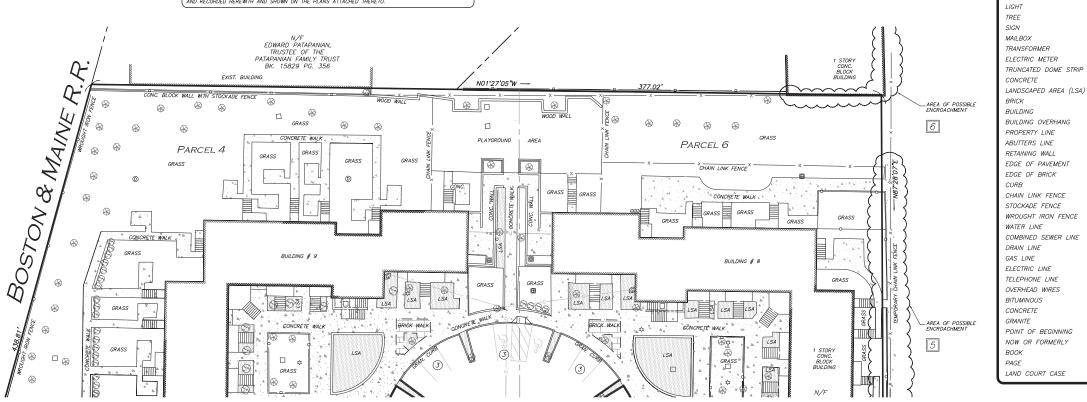
- 1 STOCKADE FENCE CROSSES PROPERTY LINE.
- 2 BUILDING ENCROACHES ONTO PROPERTY APPROXIMATELY 2.8'.
- 3 TRUNCATED DOME STRIP ENCROACHES ONTO PROPERTY.
- 4 CHAIN LINK FENCE, WROUGHT IRON FENCE AND CONCRETE SIDEWALK ENCROACH ONTO PROPERTY.
- GRANITE CURB, CHAIN LINK FENCE, WROUGHT IRON FENCE AND CONCRETE SIDEWALK ENCROACH ONTO PROPERTY.
- 6 BUILDING ENCROACHES ONTO PROPERTY APPROXIMATELY 1.9'.

#### PLAN REFERENCES

- -L.C.C 13524A -PLAN NUMBER 1389 OF 1949
- -PLAN NUMBER 1389 OF 1949 -PLAN NUMBER 756 OF 1952 -PLAN NUMBER 274 OF 1983 -PLAN NUMBER 1510 OF 1983 -PLAN NUMBER 1525 OF 1985 -PLAN NUMBER 339 OF 2006

-PLAN NUMBER 1464 OF 2006

- 1. NORTH ARROW TAKEN FROM PLAN NUMBER 1510 OF 1983.
- 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE
  MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
  3. CUT & CAP LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON PROVIDED TO ALLEN & MAJOR ASSOCIATES BY J.R. VINAGRO CORP.



UTILITY STATEMENT

UTILITY STATEMENT
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN &
MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE
THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH
UTILITIES IN HE AREA, ETHER IN SERVICE OR ABANDONED,
A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES
SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS
NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

KEVIN J. KIERNAN, PLS REGISTRATION/LICENSE NUMBER: MA 40038

PRINT NAME:

DATE OF PLAT OR MAP:08/31/2016

ZONING TABLE - RESIDENCE B DISTRICT\*\*\* REQUIRED 0.50 2,500 SF

5,000 SF

50'

FEET OF LOT AREA. FOR THOSE PORTRONS OF ANY LOT NEXCEPTION FOR THOUSAND (5,000) SOURCE FEET, THE APPLICABLE MAXMUM RATIO OF FLOOR AREA TO LOT AREA SHALL BE O.35 FOR ALL PERMITTED RESIDENTIAL USES AND THE MINIMUM LOT AREA FOR EACH DWELLING UNIT SHALL BE FOUR THOUSAND (4,000) SOURCE FEET. HOWEVER, FOR ANY LOT IN EXISTENCE AS OF JULY 30, 1995 THAT IS SUBSCIDENTLY SUBDIVIDED INTO TWO OR MORE LOTS, THE TOTAL AMOUNT OF GROSS AREA AND NUMBER OF UNITS ON THE SUBDIVIDED LOTS, IN TOTAL, SHALL AT NO TIME EXCEPTING THE SUBDIVISION OCCURRED, UNITS OF THE SUBDIVISION OCCURRED, UNITS, OF THE SUBDIVISION OCCURRED, UNITS OF THE WAS THE GROSS FLOOR AREA AND DWELLING UNITS PERMITTED ON EACH SUBDIVIDED LOTS, HOT SHALL PROMISED LOTS. NOT SHALL PROMISED THE SUBDIVISION OF A THAT LOT'S AREA IS TO THE AREA OF THE UNISUBDIVIDED LOT. NOTHING ON THIS FOOTONICE SHALL PROMISED THE SUBDIVISION OF A TOWHOUSE DEVELOPMENT CONFORMING AT THE TIME OF ITS CONSTRUCTION, AS FERMATTED IN SECONDIFICATION.

\*\*IN RESIDENCE B DISTRICT, NO BUILDING MAY BE WEARER THE REAR LOT LINE THAN THENTY—FIVE (25) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS ONE HUNDRED (100) FEET, UP TO A MAXIMUM OF THIRTY—FIVE (35) FEET, FOR UPPOSES OF THIS FOOTINGT. THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTRIBUNITY OF THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE AND EXTRIBUNITY OF THAT POINT ON THE

\*\*\*THE ZONING REQUIREMENTS FOR THE SUBJECT PREMISES ARE AFFECTED BY COMPREHENSIVE PERMIT, CASE NO. BZA-004575-2014 FILED NOVEMBER 21, 2014 AND ZONING DECISION, DOCKET NUMBER V15-060 DATED AUGUST 26.

TO. CAMBRIDGE HOUSING AUTHORITY. KLEIN HORNIG, LLP, MARSH, MORMRY, ONTELL & COLDER, P.C., JEFFERSON PARK, LAR, MENTENTS I.C., U.S. BANK MATOMI. ASSOCIATION, TRUSTESS OF THE CAMBRIDGE AFFORDABLE HOUSING TRUST, BF JEFFERSON PARK, LLC, ADELMARE LIMITED LIBRILITY COMPANY, AND ITS SUCCESSORS AND ASSIONS AS THEIR INTERESTS SUCCESSORS AND ASSIONS, AS THEIR INTERESTS MAY APPEAR, FINE LEASING CORPORATION, AND ITS SUCCESSORS AND ASSIONS, AS THEIR INTERESTS MAY APPEAR, FINE LEASING CORPORATION, AND ITS SUCCESSORS AND ASSIONS, AS THEIR INTERESTS MAY APPEAR AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, BANC SOUCCESSORS AND ASSIONS AS MAJORITY OWNER, BOSTON FINANCIAL HOUSING INVESTMENTS XX, LIMITED PARTIMETRIF, AND ITS SUCCESSORS AND ASSIONS, AS MAJORITY OWNER, BOSTON FINANCIAL HOUSING INVESTMENTS XX, LIMITED PARTIMETRIF, AND ITS SUCCESSORS AND ASSIONS, AS THEIR INTERESTS MAY APPEAR AND NO OTHERS.

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THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN MAY 27, 2014 AND OCTOBER 28, 2015.

WHICH THE PLAN HAS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN MAY 27, 2014 AND OCTOBER 28, 2015.

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CONC.

GRAN.

P.O.B.

N/F

BK.

L.C.C.

**LEGEND** 

IRON ROD (IR)

ELECTRIC MANHOLE (EMH) MISC MANHOLF (MH)

TELEPHONE MANHOLE (TMH)

UTILITY POLE W/LIGHT

MAG NAIL

CATCHBASIN

UTILITY POLE LITHITY POLE W/RISER

FIRE HYDRANT

WATER GATE GAS GATE

ALLEN & MAJOR ASSOCIATES, INC.

### **ISSUED FOR REVIEW**

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

**CAMBRIDGE HOUSING AUTHORITY** 362 GREEN STREET, 3RD FLOOR CAMBRIDGE, MA 02139

### JEFFERSON PARK CAMBRIDGE, MA

PROJECT NO. 1298-13A DATE:

SCALE:	1" = 20"	DWG. NAME: S-1298-13A-ALTA	
DRAFTED BY:	KAC	CHECKED BY:	KJK
PREPARED BY:			

9/20/10



W. allenmajor.c 100 COMMERCE WAY P.O. BOX 2118 WOBURN MA 01888-0118

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC CRIMATICLENT/CULENTS REPRESENTATIVE OR CONSULTANT MAY BE
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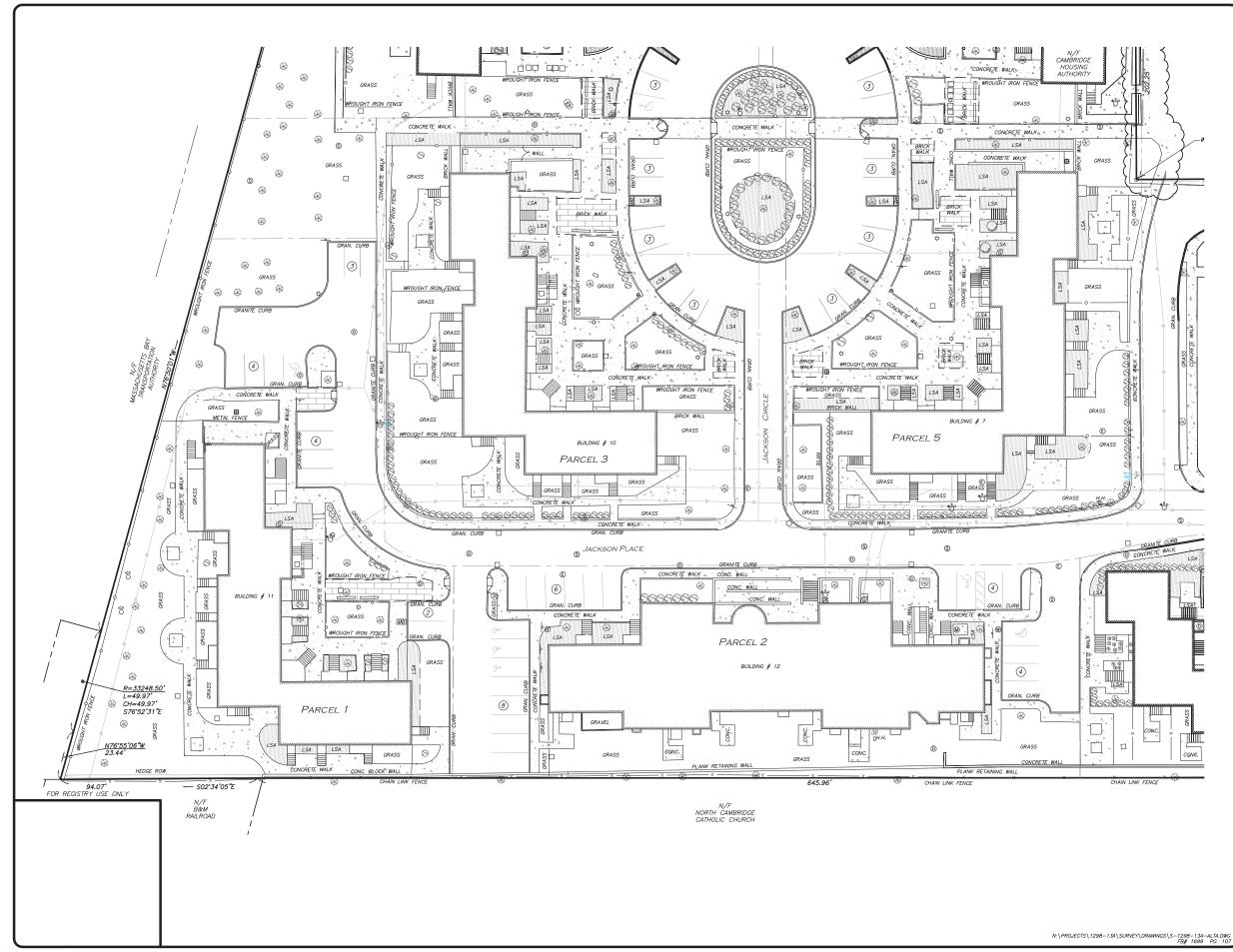
OT WIDTH (MIN)

OT AREA PER D.U. (MIN)

FRONT YARD SETBACK (MIN)

BUILDING HEIGHT (MAX)





FINANCIAL HOUSING INVESTMENTS XX, LIMITED FINANCIAL HOUSING INVESTMENTS XX, LIMITED FOR PARTNERSHIP, AND ITS SUCCESSOR'S MAD ASSIGNS, AS THERE INTERESTS MAY APPEAR AND NO OTHERS.

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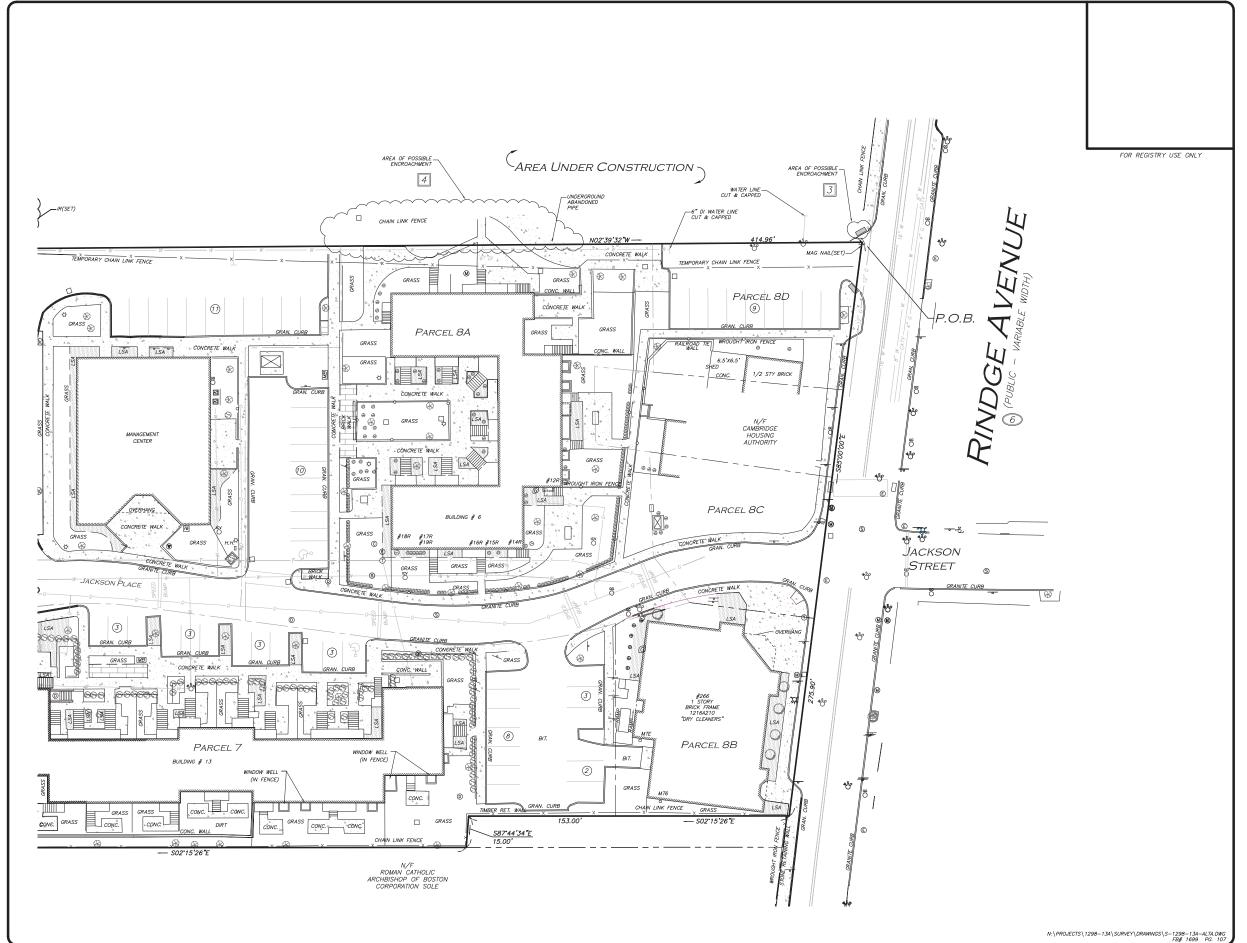
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(SIDEWALK CONSTRUCTION - OBSERVED AT TIME OF SURVEYOR AND ADDRESS IN THE COMMITMENT AND 21(IN THE MINIMAL MAINTH OF \$1,000,000) OF TABLE A THERE ARE NO CEMETERIES OR BURAL GROUNDS ON OR WITHIN ONE CHATERIES OF BURAL GROUNDS ON OR WITHIN ONE CHATERIES IN FOR THE SUBJECT PREMISES IN LOCATED IN ZONE YOUNG AND ADDRESS AND **ISSUED FOR REVIEW** PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC. REV DATE DESCRIPTION **CAMBRIDGE HOUSING AUTHORITY** 362 GREEN STREET, 3RD FLOOR CAMBRIDGE, MA 02139 JEFFERSON PARK CAMBRIDGE, MA PROJECT NO. 1298-13A DATE: SCALE: 1" = 20' DWG, NAME: S-1298-13A-ALTA KAC CHECKED BY: DRAFTED BY: ALLEN & MAJOR ASSOCIATES, INC. W. allenmajor.c 100 COMMERCE WAY P.O. BOX 2118 WOBURN MA 01888-0118 THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC CRIMATICLENT/CULENTS REPRESENTATIVE OR CONSULTANT MAY BE
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OF

> ALTA/NSPS LAND TITLE SURVEY



2 OF 3



### **ISSUED FOR REVIEW**

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

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W. allenmajor. c 100 COMMERCE WAY P.O. BOX 2118 WOBURN MA 01888-0118

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