



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 17 PM 2:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 120040

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Longfellow Real Estate Partners C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 150 Cambridgepark Dr , Cambridge, MA

TYPE OF OCCUPANCY: technical office

ZONING DISTRICT: Office 2-A/AOD 6

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct new elevator shaft for a freight elevator and enclose existing covered walkway surrounding the base of the building. Petitioner also seeks to construct expanded loading dock.


SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Nonconforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: 5/14/21

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

PPF OFF 150 CAMBRIDGE PARK DR, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 150 Cambridgepark Drive

the record title standing in the name of PPF OFF 150 CAMBRIDGE PARK DR, LLC

whose address is 1585 BROADWAY, 37TH FLR NEW YORK, NY 10036
(Street) (City or Town) (State & Zip Code)

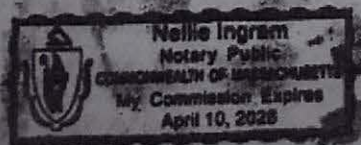
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69471 Page 436 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Jamison N. Reschel
(Owner)

On this 11th day of ~~March~~ ^{May}, 2021, before me, the undersigned notary public, personally appeared Jamison Reschel proved to me through satisfactory evidence of identification, which were a license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public

My commission expires: 4/10/2025

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal hardship would prevent the petitioners from constructing a freight elevator to support the existing technical office use on site.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the existing structure and its location on the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The addition of a freight elevator in the rear corner of this pre-existing technical office building will not create any detriment to the public good.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The proposed elevator shaft constitutes a minimum addition of gross floor area and complies with the setback, open space, and height requirements of the zoning ordinance.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Longfellow Real Estate Partners**Present Use/Occupancy:** technical office**Location:** 907 Massachusetts Avenue**Zone:** Office 2-A/AOD 6**Phone:** 617.492.4100**Requested Use/Occupancy:** technical office

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	387,173	382,222	254,825	(max.)
<u>LOT AREA:</u>	203,860	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.89	1.87	1.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	no change	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	650	no change	50	
DEPTH	428'	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	26'	no change	H+L/4	
REAR	178'	no change	H+L/4 (min 20')	
LEFT SIDE	31'	no change	H+L/5	
RIGHT SIDE	55'	no change	H+L/5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	130'	no change	85'	
WIDTH	163'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	31.27%	29.59%	15%	
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	
<u>NO. OF PARKING SPACES:</u>	435 per PB SP 47 Amndmnt 4	no change	364	
<u>NO. OF LOADING AREAS:</u>	2	4	4	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	36'	no change	H+H/6	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

July 12, 2021

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 120040
150 CambridgePark Drive

Dear BZA Members,

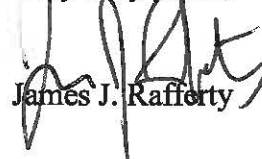
Enclosed for filing please find revisions to the plans originally submitted with the above-captioned application and an updated Dimensional Form.

Please be advised that the revisions occurred as a result of a reduction in the width of the proposed elevator shaft by approximately 5 feet. It should be noted that while the additional square footage necessary for the elevator shaft is 9,720 sf, the conversion of other portions of the building from habitable space to mechanical rooms actually results in an overall reduction of building gfa by 2,594 sf as a result of the proposed work.

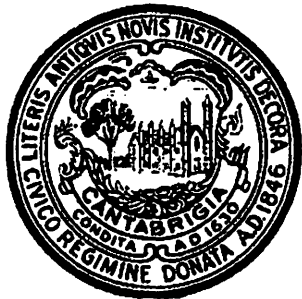
In addition, a change to the openings to the enclosure surrounding the transformer and switch gear have been made after consultation with Eversource. This enclosure, which is located on grade, does not contain a roof and thus is not regarded as gross floor area within the definition set forth in Article 2.

Thank you for your attention to this matter.

Very truly yours,


James J. Rafferty

JJR/pwc



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

July 14, 2021

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA 120040 – 150 Cambridgepark Drive

The Planning Board reviewed this BZA application during a meeting on July 13, 2021 and decided to recommend that BZA continue the hearing to a later date to allow further review of this proposal by the Planning Board as this project is originally permitted under a Planning Board special permit (PB-47).

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

July 14, 2021

Ms. Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

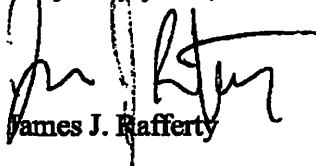
RE: BZA Case No. 120040
150 CambridgePark Drive

Dear Ms. Pacheco:

Please be advised that during the Planning Board review of this case on Tuesday evening, concerns over the design of the elevator shaft were raised. In light of that fact, the Petitioner requests a two month continuance to allow for review and discussion with Community Development Department staff.

Thank you for your attention to this matter.

Very truly yours,



James J. Rafferty

JJR/pwc

cc: Jeff Roberts

**not a partnership*



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2021 JUL 15 PM 12:21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-120040

Address: 150 Cambridge Park Drive

Owner, Petitioner, or Representative: James J. Rafferty, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: July 15, 2021

James J. Rafferty
Signature

* * * * *

(7:16 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Laura Wernick, and Slater
W. Anderson

CONSTANTINE ALEXANDER: The Chair will now call
Case Number #120040 -- 150 Cambridge Park Drive. Anyone
here wishing to be heard on this matter?

[Pause]

CONSTANTINE ALEXANDER: No one wishes to be heard.
I would report to the Board that the petitioner's counsel
has requested a continuance of this case.

Oh, I'm sorry. Jim, you're on the line? Mr.
Rafferty?

JAMES RAFFERTY: I'm sorry. Can I be heard?
[James Rafferty for the petitioner.]

CONSTANTINE ALEXANDER: We can hear you now.

JAMES RAFFERTY: Thank you. Sorry about the
delay. Simply wanted to confirm the written request where
the applicant is seeking a continuance, based on the
conversations that occurred at the Planning Board in their
review of this matter.

1 We would hope if the Board could accommodate us in
2 about two months, that should give us ample time to resolve
3 the design issues that have arisen.

4 CONSTANTINE ALEXANDER: Sisia, what would be the
5 second hearing in September?

6 SISIA DAGLIAN: September? It would be the
7 twenty-third, and there's no other cases that date.

8 CONSTANTINE ALEXANDER: Okay. September 23 okay
9 with you, Mr. Rafferty?

10 JAMES RAFFERTY: Yes. Thank you, Mr. Chair. Very
11 much so.

12 CONSTANTINE ALEXANDER: Okay. The Chair moves
13 that we continue this case until 6:30 -- no, 6:00 p.m. on
14 September 23, subject to the following conditions:

15 That the petitioner sign a waiver of time for
16 decision. That that waiver must be signed and delivered to
17 the Building Department no later than 5:00 p.m. on a week
18 from Monday. If not, the case will be dismissed. Mr.
19 Rafferty, you're familiar with the procedures on that and
20 the nature of the waiver?

21 BRENDAN SULLIVAN: Yes, sir.

22 CONSTANTINE ALEXANDER: Second, that a new posting

1 sign, or a new posting sign or a modification of the
2 existing posting sign reflecting be maintained for the 14
3 days prior to September 23.

4 And that lastly, to the extent -- I guess there
5 will be -- new plans or modified plans, drawings,
6 specifications and the like, they must be in our files no
7 later than 5:00 p.m. on the Monday before September 23. If
8 not, we will not hear the case on September 23.

9 Brendan, how do you vote?

10 BRENDAN SULLIVAN: Brendan Sullivan yes to
11 granting the contact us.

12 CONSTANTINE ALEXANDER: Moving on, Laura? Laura?

13 LAURA WERNICK: Yes to granting the continuance.
14 Thank you. Slater?

15 SLATER ANDERSON: Slater Anderson yes to granting
16 the continuance.

17 CONSTANTINE ALEXANDER: Wendy?

18 WENDY LEISERSON: Yes. Wendy Leiserson yes for
19 granting the continuance.

20 CONSTANTINE ALEXANDER: And the Chair votes yes as
21 well.

22 [All vote YES]

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CONSTANTINE ALEXANDER: The case is continued
until September 23.

JAMES RAFFERTY: Thank you. Excuse me, Mr. Chair.
Could you confirm the time? Was it 6:30 or 7:00?

CONSTANTINE ALEXANDER: No, it wasn't 7:00. 6:00
actually?

JAMES RAFFERTY: Okay. Thanks very much. Have a
good evening.

DIMENSIONAL FORM – 150 Cambridge Park Drive

APPLICANT: Longfellow Real Estate Partners **PRESENT USE/OCCUPANCY:** Technical Office

LOCATION: 150 Cambridge Park Drive **ZONE:** Office 2-a/Alewife Overlay District 6

PHONE: (617) 492-4100 **REQUESTED USE/OCCUPANCY:** Technical Office

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>248,491sf</u>	<u>244,530sf</u>	<u>156,362 sf</u>
<u>LOT AREA:</u>	<u>125,090sf</u>	<u>125,090sf</u>	<u>5.000 sf</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>1.986</u>	<u>1.954</u>	<u>1.25</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SIZE OF LOT:</u>	<u>WIDTH: 313'</u>	<u>no change</u>	<u>50'</u>
	<u>DEPTH: 428'</u>	<u>N/A</u>	
<u>SET-BACKS:</u>	<u>FRONT: 26'</u>	<u>26'</u>	<u>H+L/4</u>
<u>(in feet)</u>	<u>REAR: 178'</u>	<u>178'</u>	<u>H+L/4(min 20')</u>
	<u>LEFT SIDE: 31'</u>	<u>31'</u>	<u>H+L/5</u>
	<u>RIGHT SIDE: 55'</u>	<u>55'</u>	<u>H+L/5</u>
<u>SIZE OF BUILDING:</u>	<u>HEIGHT: 130'</u>	<u>130'</u>	<u>85'</u>
	<u>LENGTH: 163'</u>	<u>163'</u>	<u>N/A</u>
	<u>WIDTH: 210'</u>	<u>210'</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>26.34%</u>	<u>22.91%</u>	<u>15 %</u>
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>no change</u>	<u>N/A</u>
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>no change</u>	<u>364</u>
<u>NO. OF LOADING AREAS:</u>	<u>2</u>	<u>2</u>	<u>N/A</u>
<u>DISTANCE TO NEAREST BLDG.:</u>	<u>36'</u>	<u>36'</u>	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Describe, where applicable, other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
² TOTAL GROSS FLOOR AREA (NDLUCING BASEMENT 7'3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
³ OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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September 21, 2021

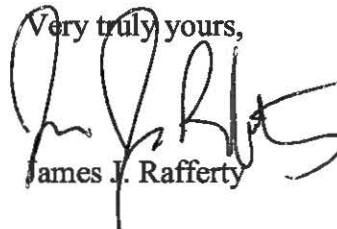
Ms. Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: BZA Case No. 120040
150 CambridgePark Drive

Dear Ms. Pacheco:

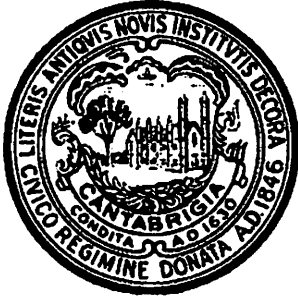
Please be advised that Planning Board review of this case is scheduled for Tuesday, October 5. In light of that fact, the Petitioner requests a one month continuance to allow for their review prior to the hearing.

Thank you for your attention to this matter.

Very truly yours,

James J. Rafferty

JJR/pwc

cc: Jeff Roberts



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

October 7, 2021

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA 120040 – 150 Cambridgepark Drive

At its regular meeting of October 5, 2021, the Planning Board reviewed the attached revised exterior design changes at 150 Cambridgepark Drive, following the provisions of Planning Board Special Permit (PB-47). The proposed changes include addition of a service elevator shaft on west elevation of the building, screened utility area outside the building adjacent to the service elevator core, infill of existing overhang on first floor on the east side of the building for a fitness center for the tenants, infill of existing overhangs on first floor of north and west sides of the building for expanding the lobby area, and conference area, and associated landscape improvements. The applicant confirmed that all proposed alterations will not alter the floodplain on the parcel. The proposed expansion of the loading dock has been withdrawn.

The Board approved the alterations to the site plan with continuing design review by CDD staff for the following:

- Design and color of the elevator core
- Color of the mullions
- Materials and colors of façade of enclosure areas
- Materials and colors of the landscape elements

The Planning Board supports this revised proposal and recommends that the BZA grant the requested relief.

1 * * * * *

2 (6:06 p.m.)

3 Sitting Members: Constantine Alexander, Brendan
4 Sullivan, Andrea A. Hickey, Jim Monteverde, and
5 Wendy Leiserson

6 CONSTANTINE ALEXANDER: The first continued case
7 I'm going to call is Case Number 120040 -- 150 Cambridge
8 Park Drive. Anyone here -- not here -- anyone wishing to
9 be heard on this matter?

10 [Pause]

11 CONSTANTINE ALEXANDER: Okay. Apparently not. No
12 one is wanting to be heard. And we do have a letter from
13 Mr. James Rafferty, Counsel for the Petitioner, asking for a
14 further continuance until -- as he put it -- a month from
15 now, because they're planning to go -- he and his client are
16 planning to go before the Planning Board in early October.

17 What would be the second -- roughly a month from
18 now, what would be the date we have the meeting? October 21
19 is available? I think that's fine.

20 The Chair moves that we continue this case as a
21 case not heard until 6:00 p.m. on October 21, subject to the
22 following condition:

1 First, that the petitioner sign a notice -- a
2 waiver of time for decision. And in fact he is or has
3 already done so, because this case was continued before.

4 Second, a new posting sign must be erected and
5 maintained for the 14 days before October 21.

6 And lastly, to the extent that there are new or
7 revised plans, other data of that sort, that information
8 must be in our files no later than 5:00 p.m. on the Monday
9 before October 21.

10 Brendan, how do you vote?

11 BRENDAN SULLIVAN: Brendan Sullivan yes to the
12 continuance.

13 CONSTANTINE ALEXANDER: Andrea?

14 ANDREA HICKEY: Andrea Hickey yes to the
15 continuance.

16 CONSTANTINE ALEXANDER: Jim?

17 JIM MONTEVERDE: Jim Monteverde yes to the
18 continuance.

19 CONSTANTINE ALEXANDER: Wendy?

20 WENDY LEISERSON: Wendy Leiserson yes to the
21 continuance.

22 CONSTANTINE ALEXANDER: And the Chair votes yes to

1 the continuance as well.

2 [All vote YES]

3 CONSTANTINE ALEXANDER: The case will be
4 continued.

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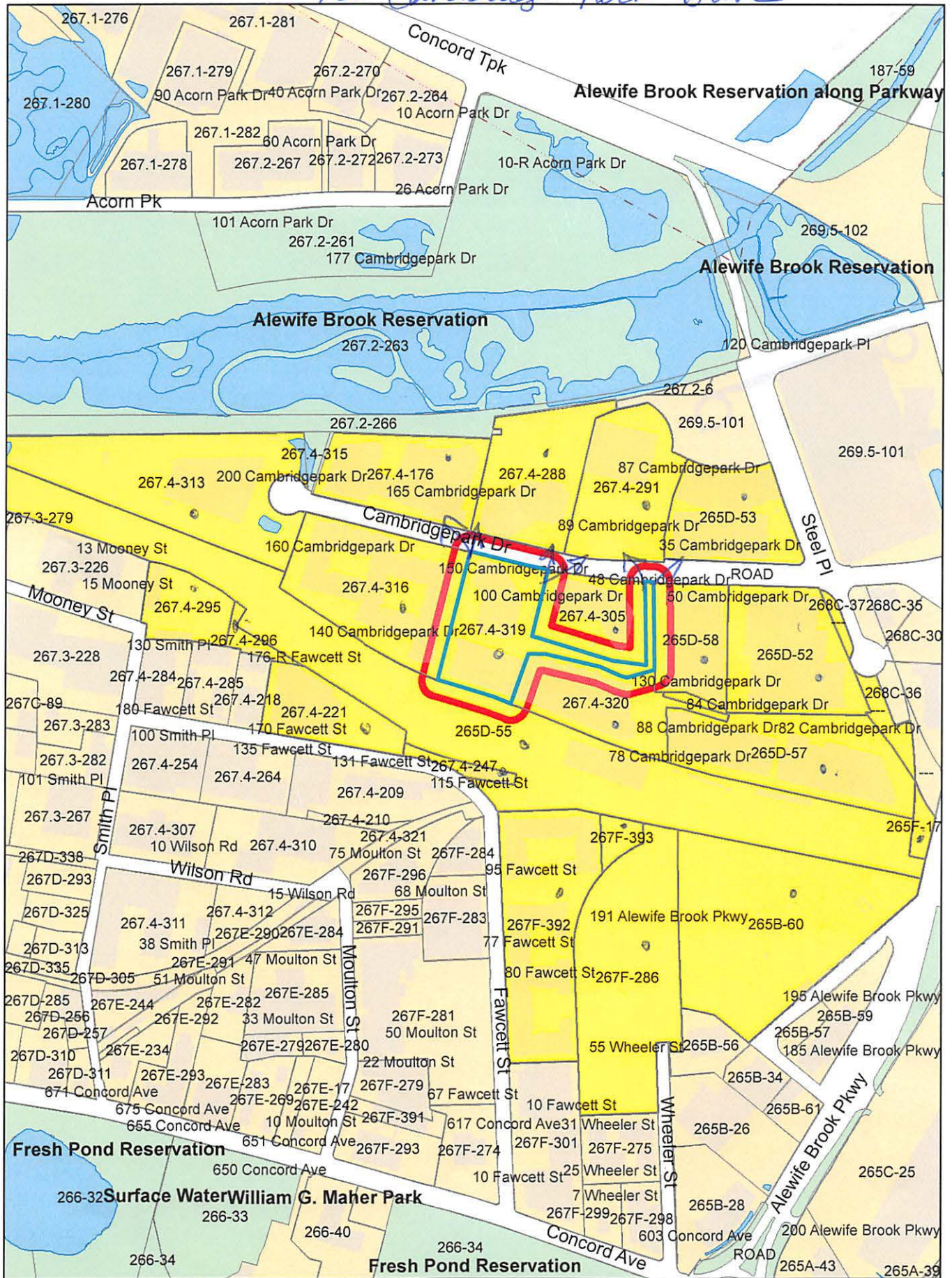
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150 Cambridge Park Drive



150 Cambridge Park Dr.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – 3RD FL.
CAMBRIDGE, MA 02139

267F-392
FORT POINT INVESTMENTS, LLC
C/O MARVIN F. POER & CO
3520 PIEDMONT ROAD NE #410
ATLANTA, GA 30305

267.4-176
CAMBRIDGE GF DEAL LP,
C/O SHERMAN & STERLING LLP
ATTN: JACQUES ROTHSCHILD
345 PARK AVENUE
NEW YORK, NY 10145

267.4-288
PPF OFF 125 CAMBRIDGE PARK DR, LLC
1585 BROADWAY 37TH FLR
NEW YORK, NY 10036

267.4-295
180A FAWCETT LLC
100 SMITH PLACE
CAMBRIDGE, MA 02138

265B-60
BOSTON EDISON COMPANY
C/O NSTAR ELECTRIC COMPANY
P.O. BOX 270, PROPERTY TAX DEPT
HARTFORD, CT 06141-0270

265D-52
HART CAMBRIDGE LLC
C/O HEITMAN CAPITAL MANAGEMENT LLC,
191 NORTH WACKER DRIVE. SUITE 2500
CHICAGO, IL 60606

265F-17/265D-55
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

267.4-247
BELAM REALTY LLC.
15 WARD ST
SOMERVILLE, MA 02143

267.4-319
PPF OFF 150 CAMBRIDGE PARK DR, LLC
1585 BROADWAY, 37TH FLR
NEW YORK, NY 10036

267.4-316
IMP WINDSOR AT CAMBRIDGE PARK LLC
C/O GID INVESTMENT ADVISERS LLC
125 HIGH ST., HIGH ST TOWER 27TH FL
BOSTON, MA 02110

267.4-305
PPF OFF 100 CAMBRIDGE PARK DR LLC
MORGAN STANLEY REAL ESTATE ADVISOR INC
1585 BROADWAY 37TH FLR
NEW YORK, NY 02140

267.4-313
PPF OFF 200 CAMBRIDGE PARK DRIVE, LLC C/O
MORGAN STANLEY REAL ESTATE ADVISOR
1585 BROADWAY, 37TH FLOOR
NEW YORK, NY 10036

267.4-296
FIRST MIDDLESEX REALTY LLC
170 FAWCETT ST
CAMBRIDGE, MA 02138

267.4-221
IVANOVIC, LUDMILLA R. L.,
TR. OF ONE HUNDRED THIRTY FAWCETT STREET
76 POWDER HOUSE ROAD
MEDFORD, MA 02155

267.4-320
130 CPD APARTMENTS LIMITED PARTNESHIP
C/O HANOVER COMPANY
1780 S. POST OAK LANE
HOUSTON, MA 77056

267.4-291
HCP/KING 87 CPD, LLC
800 BOYLSTON ST
BOSTON, MA 02199

265D-58
50 CP DEVELOPMENT LIMITED PARTNERSHIP
1780 S. POST POAK LANE
HOUSTON, TX 77056

267F-393
TB WHEELER APARTMENTS LLC
250 GILRALTAR RD
HORSHAM, PA 19044

265D-57
GUARDIAN CAMBRIDGE ALEWIFE LLC
C/O THE GUARDIAN LIFE INS. CO OF AMERICA
10 HUDSON YARDS
NEW YORK, NY 10001

265D-53
FAEC 35 CPD LLC
C/O HEALTHPEAK PROPERTIES, INC
1920 MAIN ST, SUITE 1200
IRVINE, CA 92614

267F-286
TB WHEELER APARTMENTS LLC,
250 GILRALTAR ROAD
HORSHAM, PA 19044

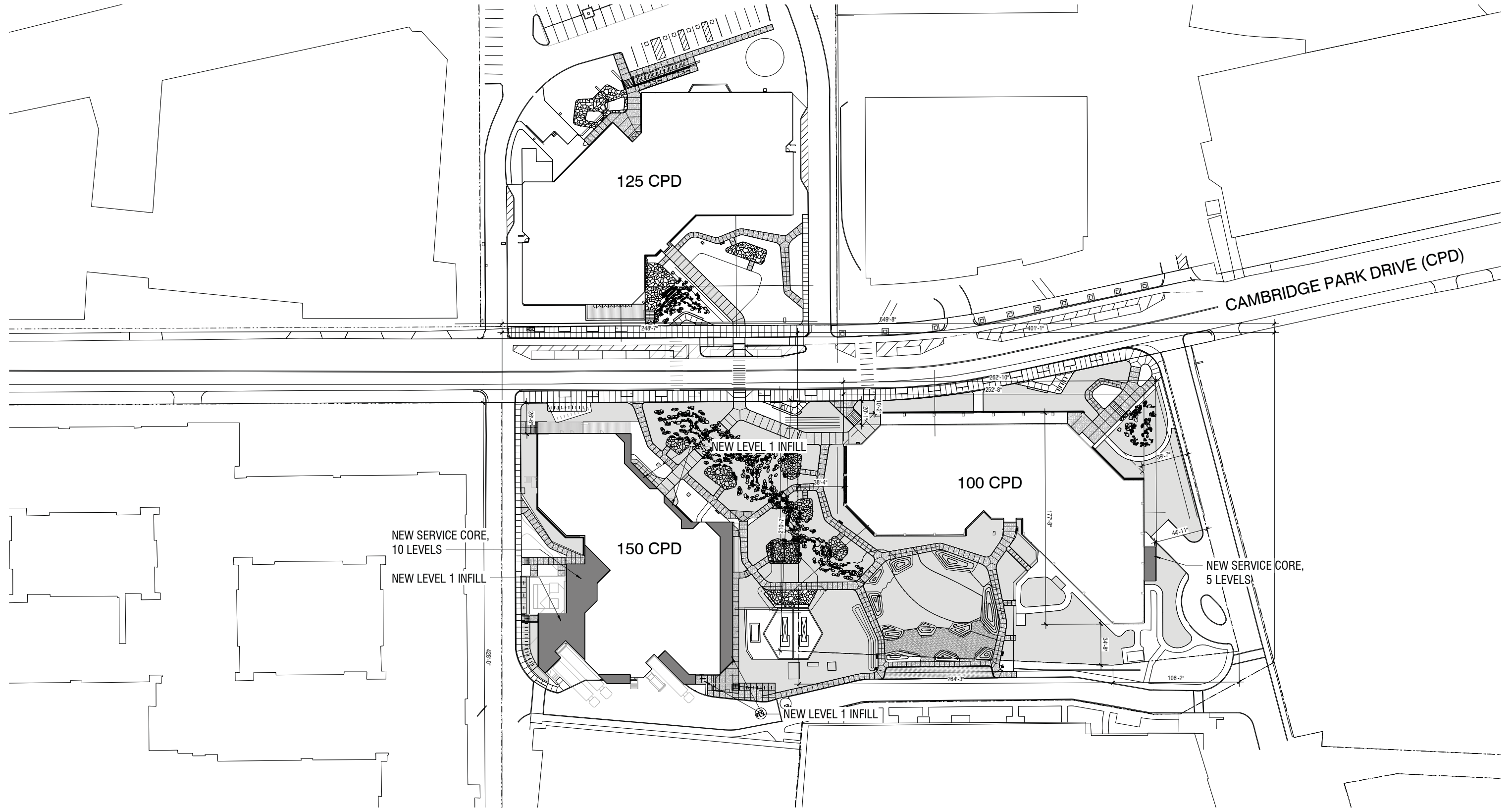
150 CambridgePark Drive

VARIANCE HEARING

JULY 15, 2021

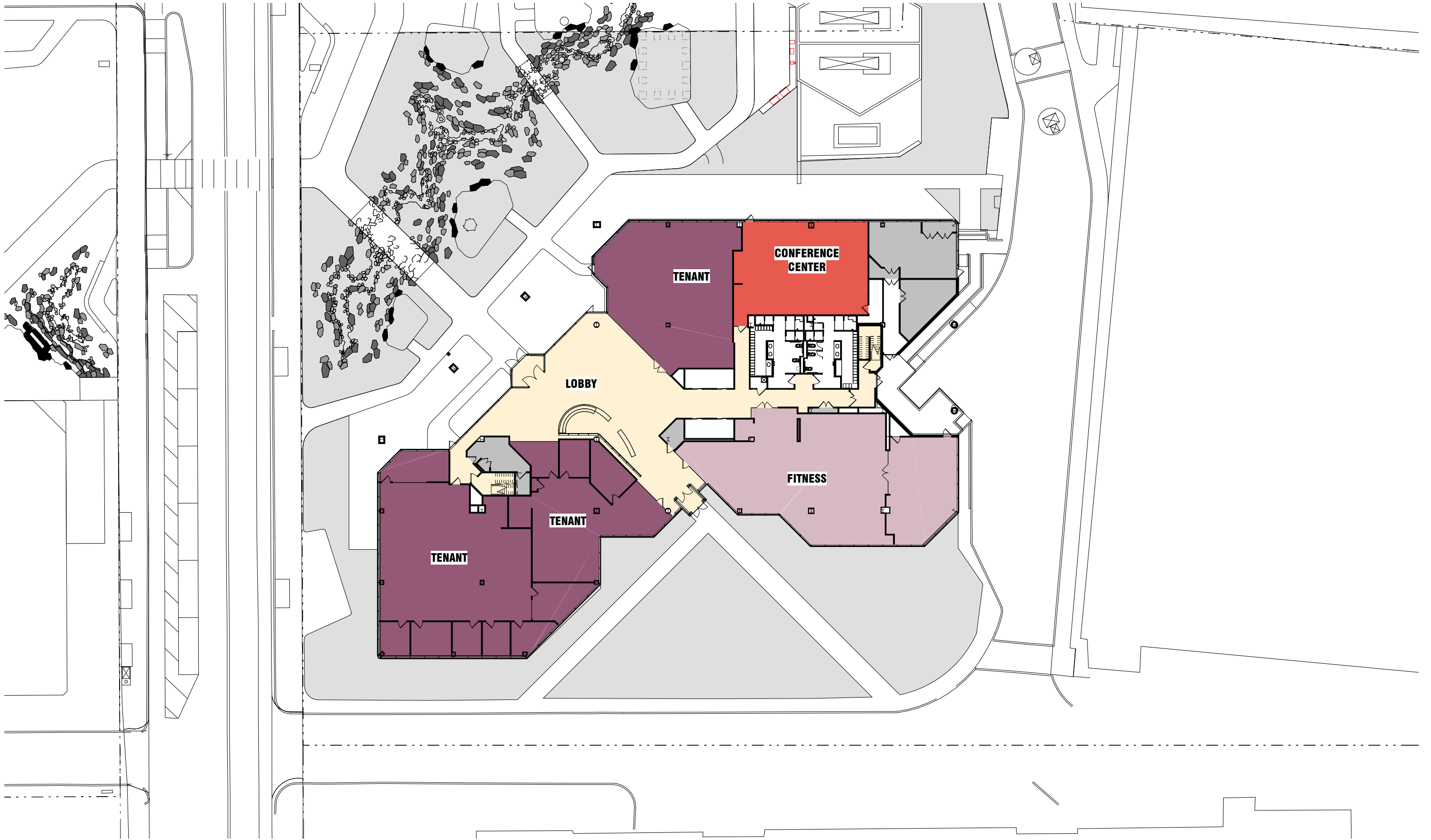
ELKUS | MANFREDI
ARCHITECTS

Site Plan



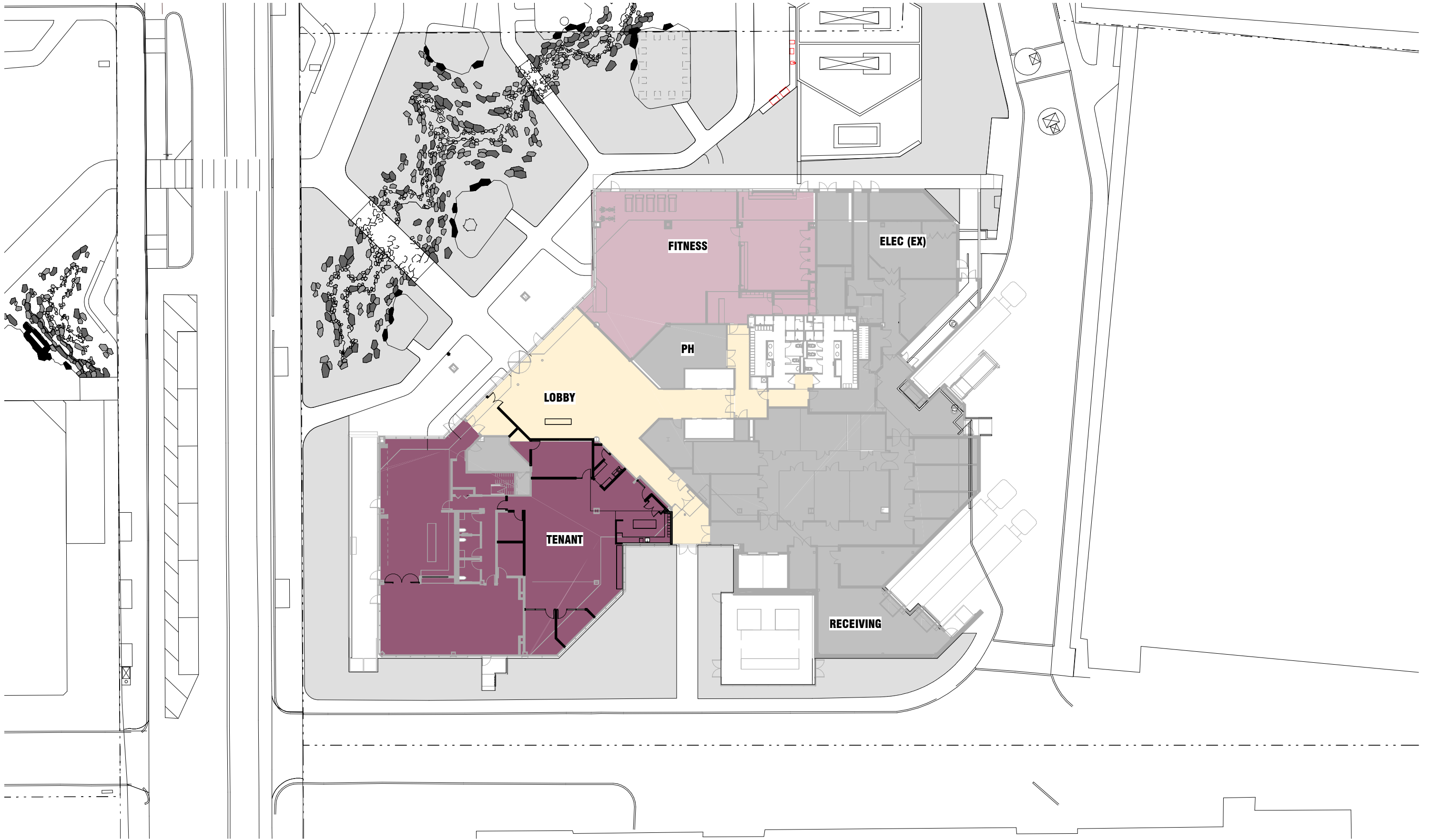
150 CPD
Existing





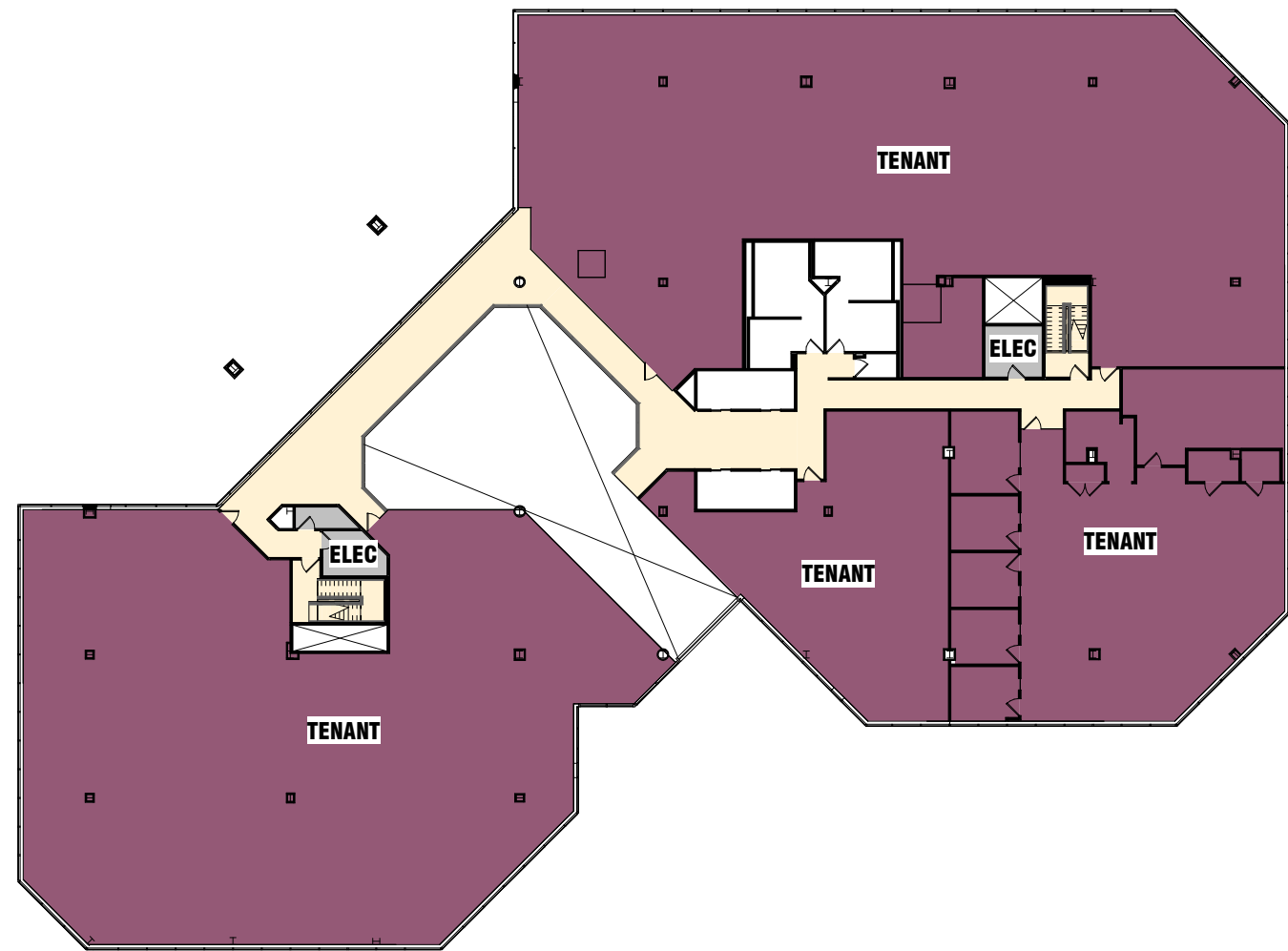
LEVEL 1 EXISTING

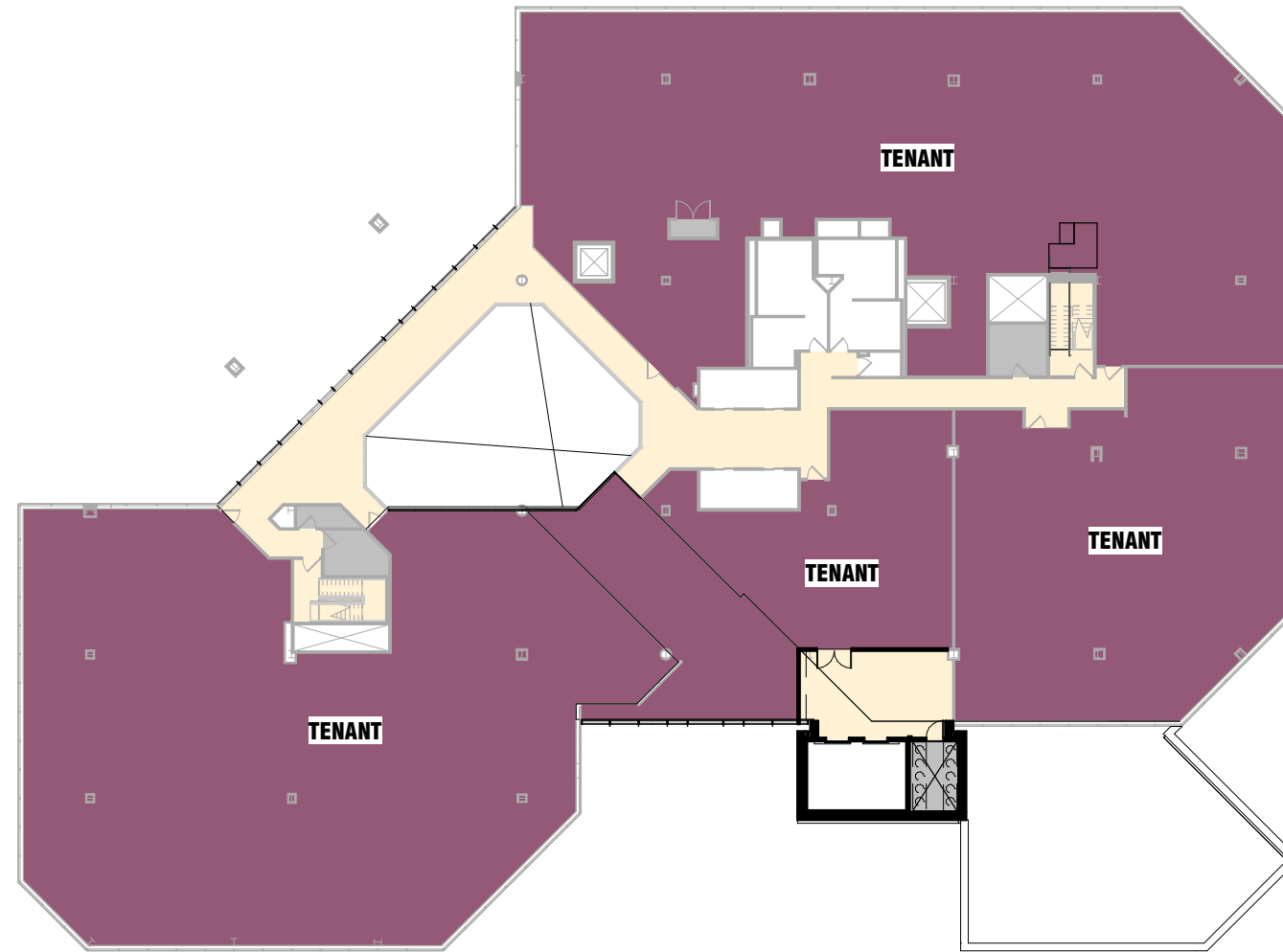
150 CAMBRIDGE PARK DRIVE

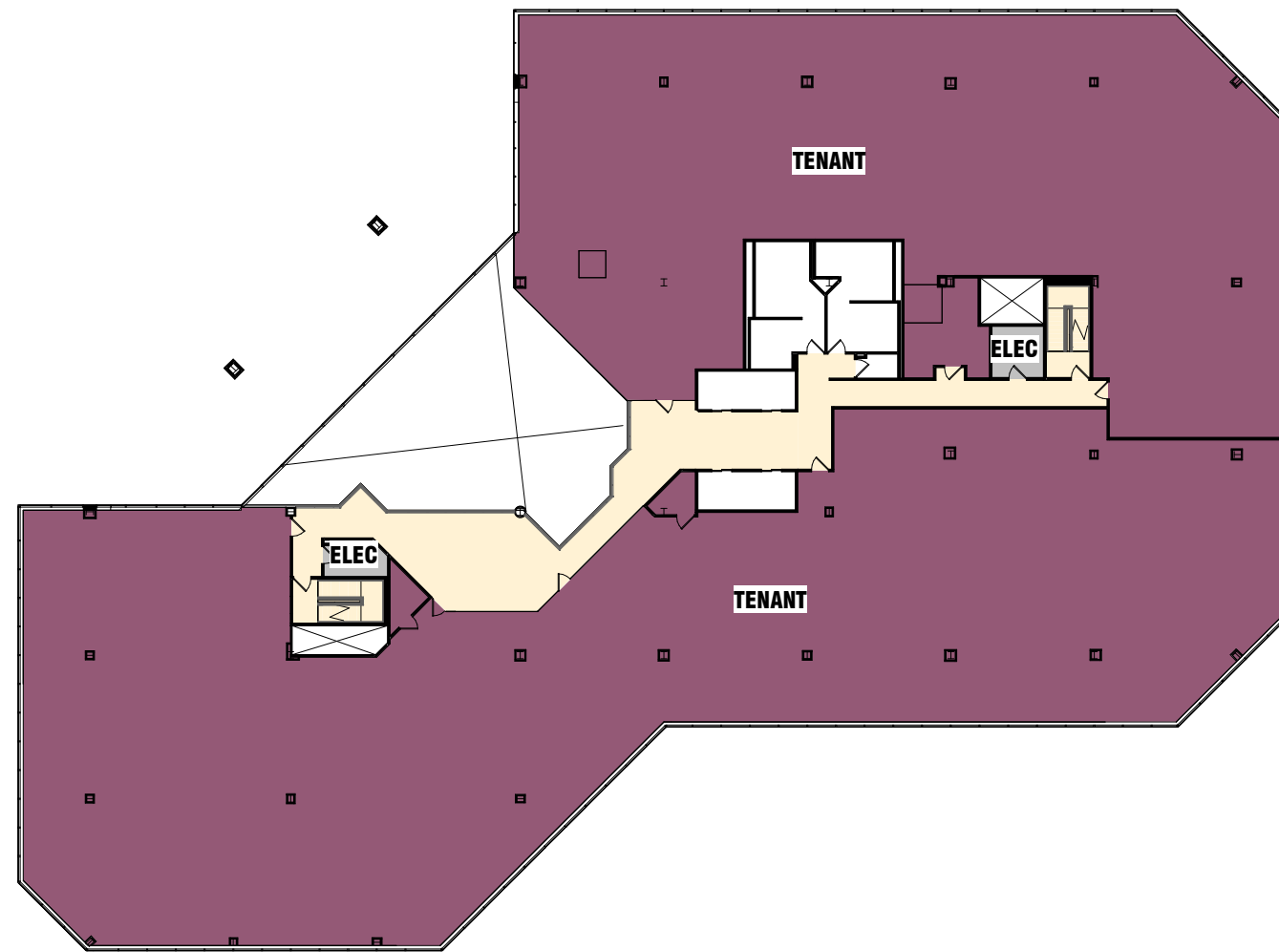


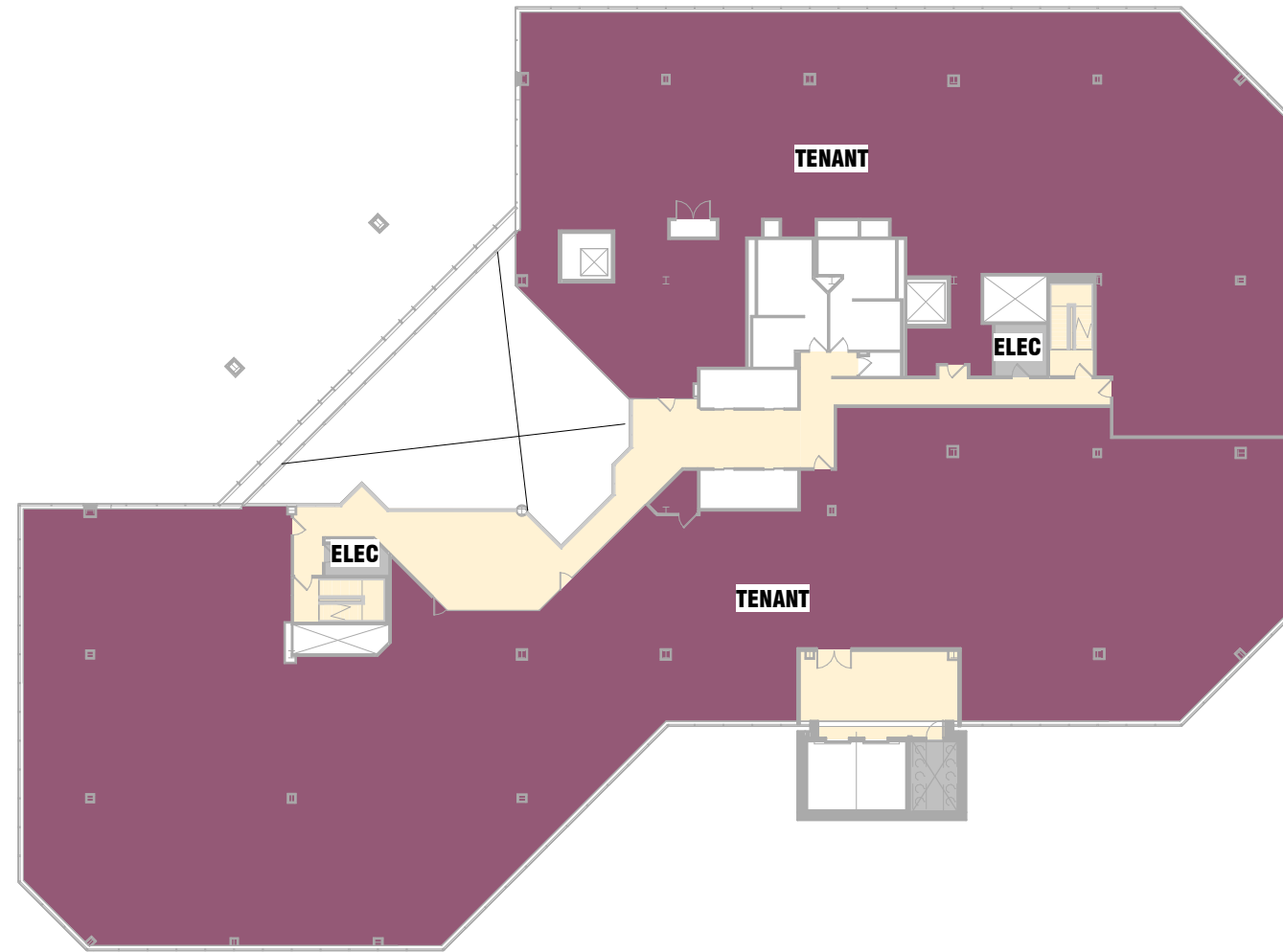
LEVEL 1 PROPOSED

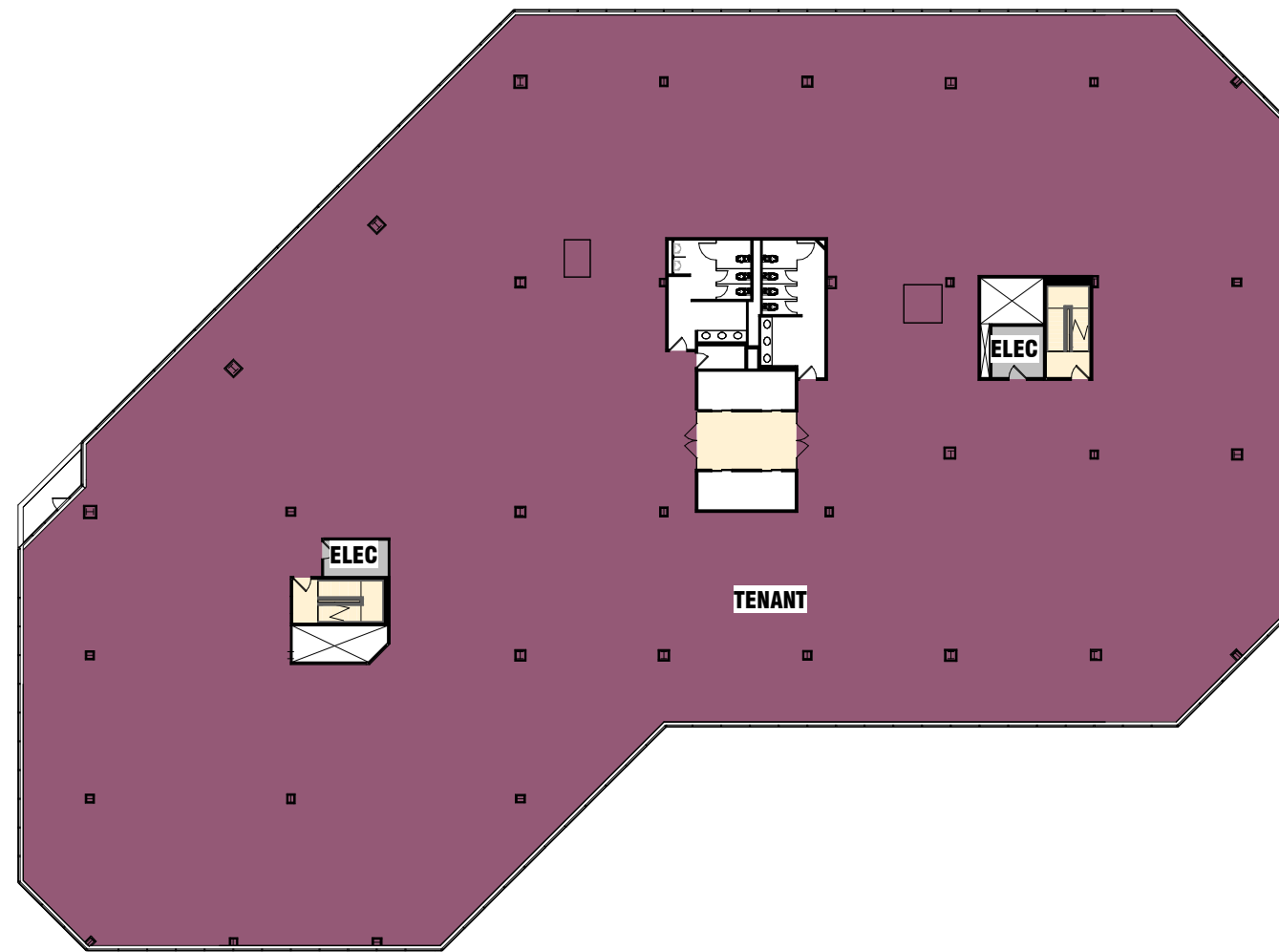
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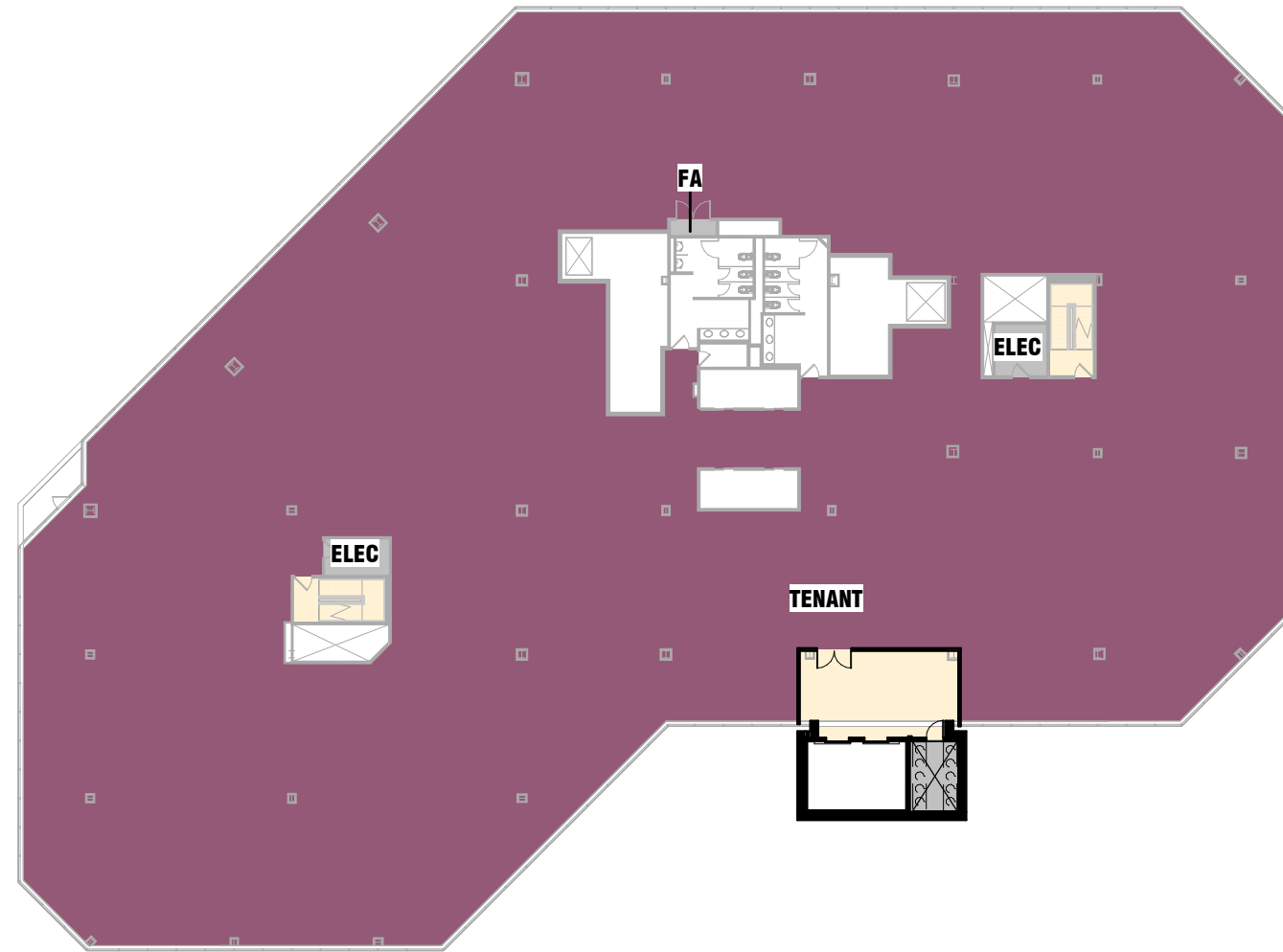






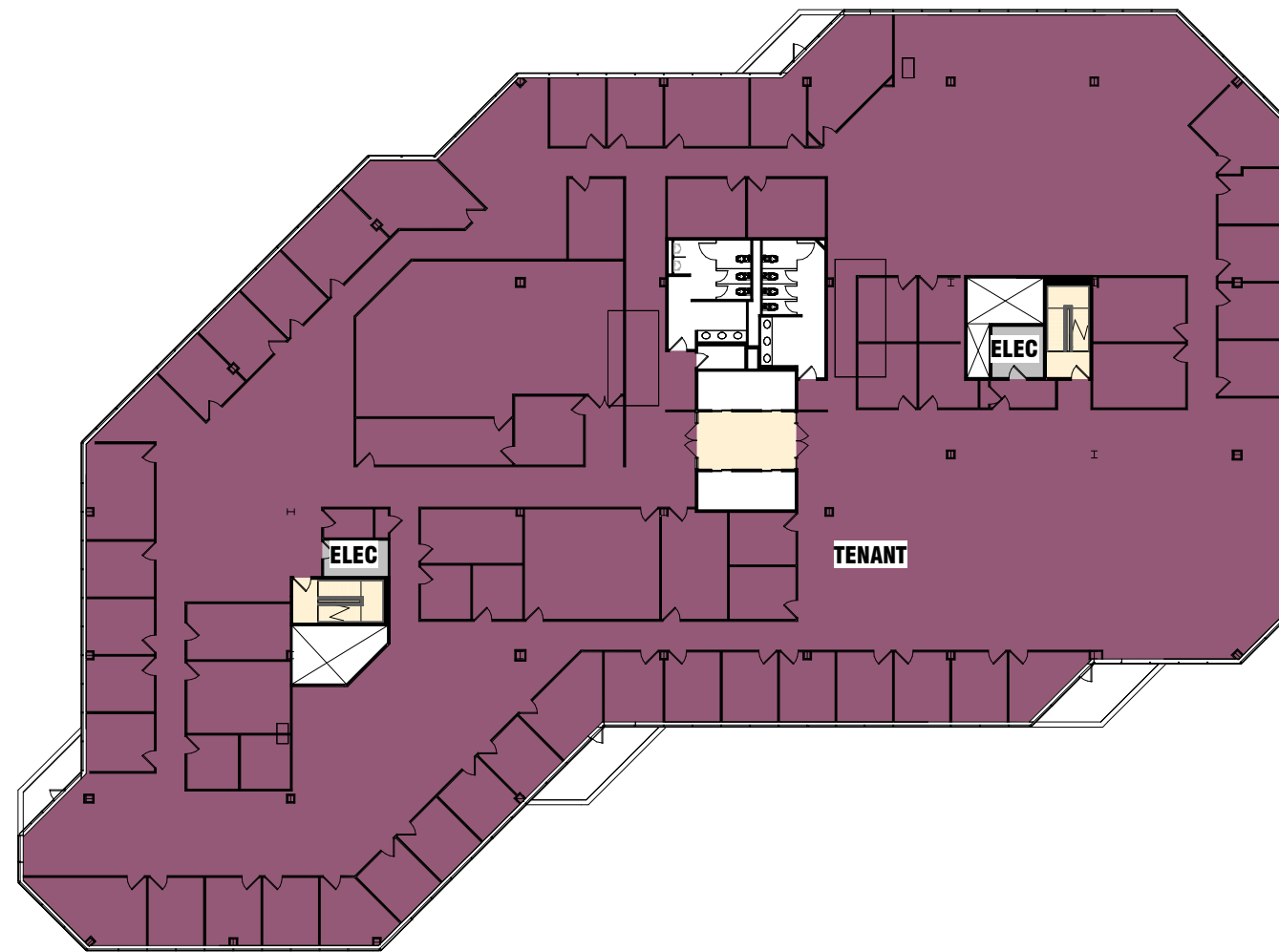


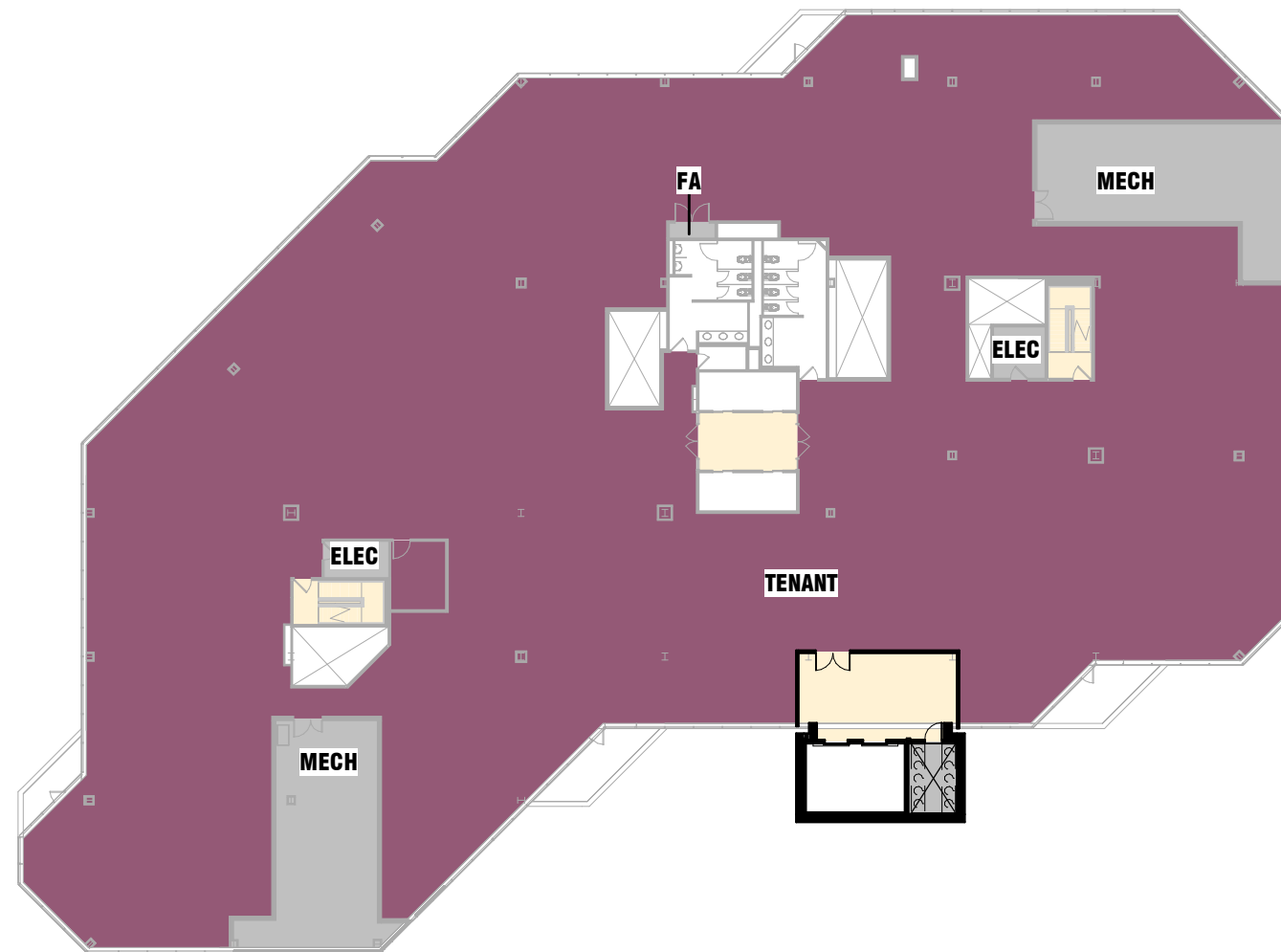


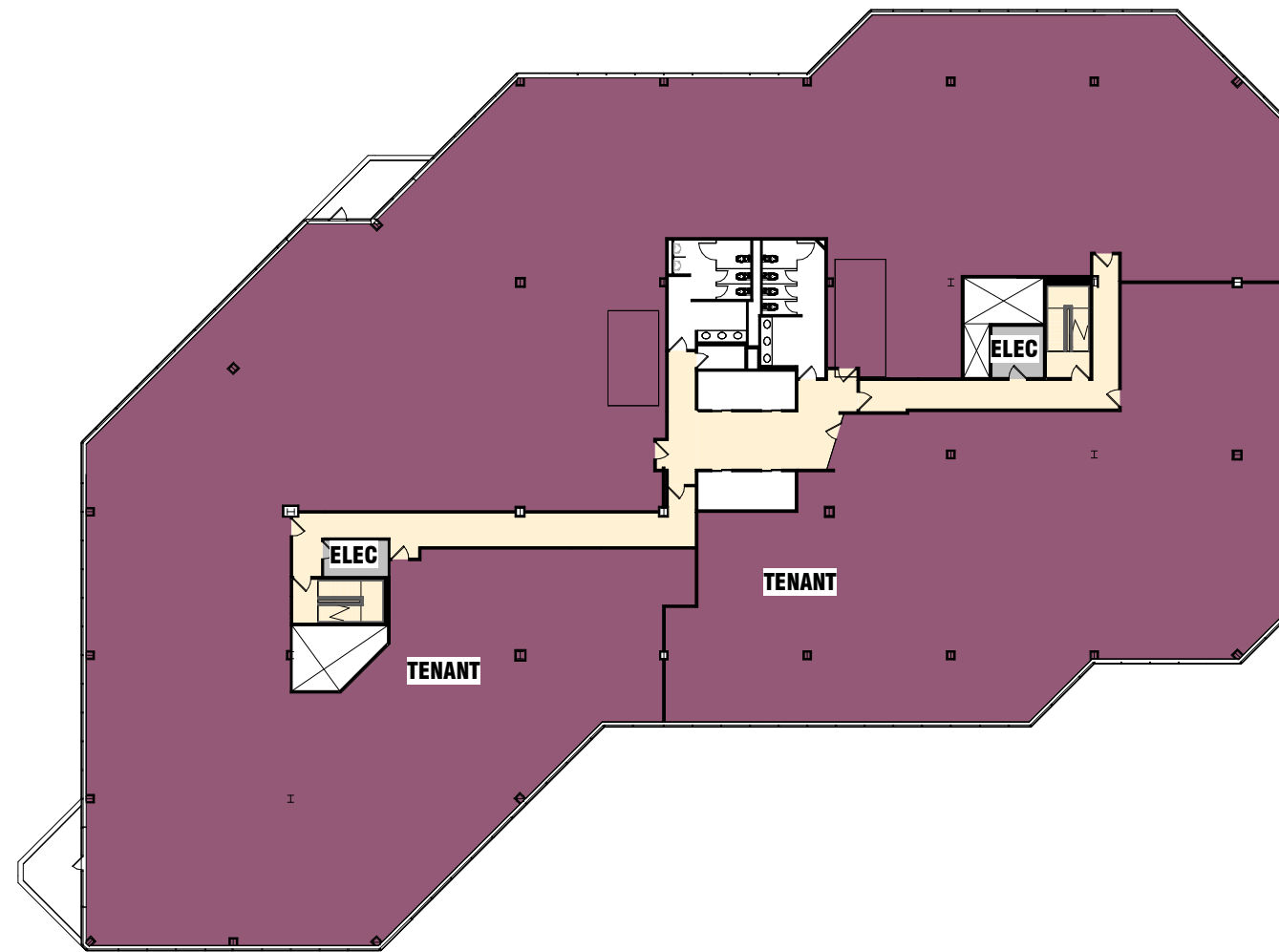


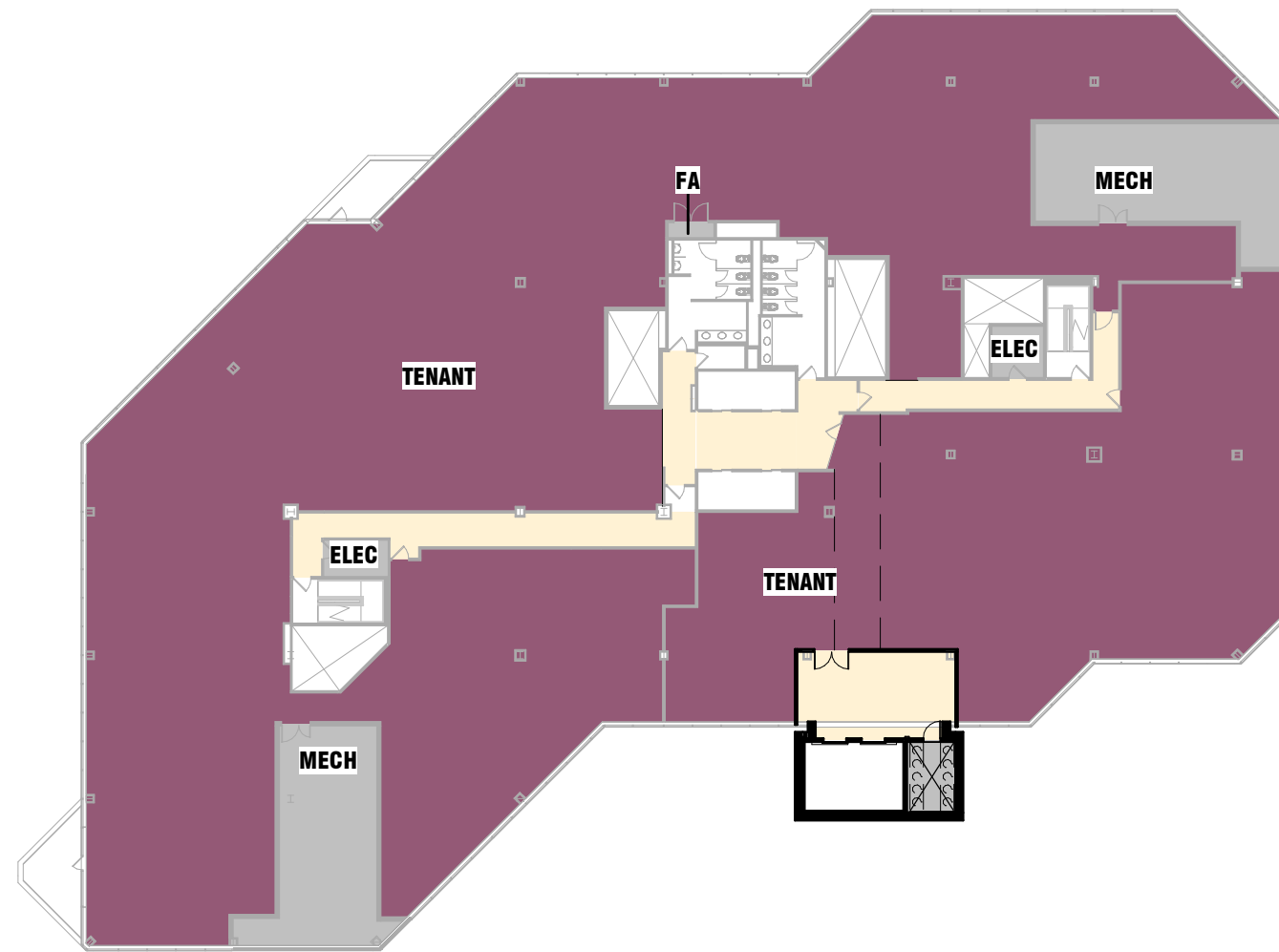
LEVEL 4 PROPOSED

150 CAMBRIDGE PARK DRIVE



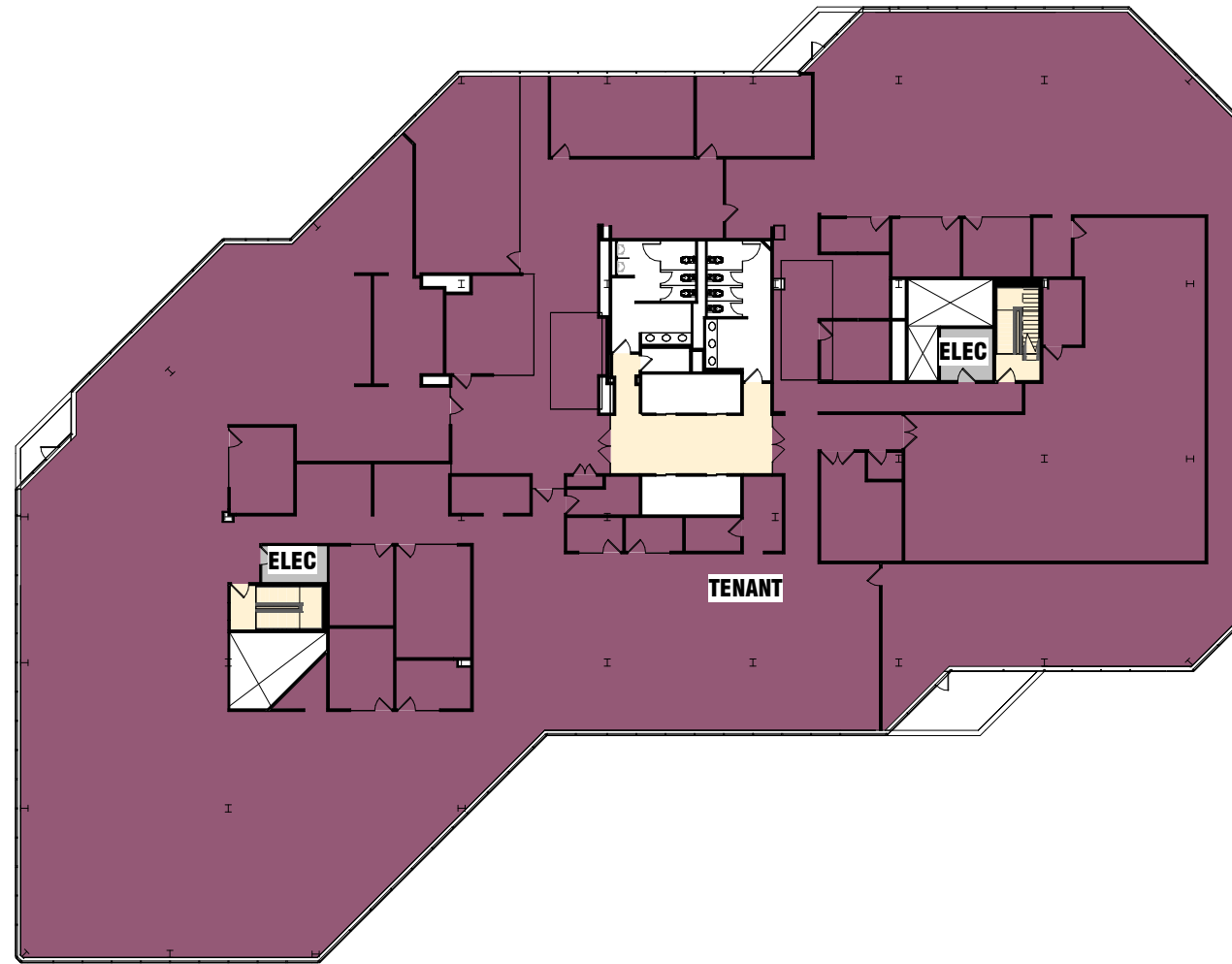


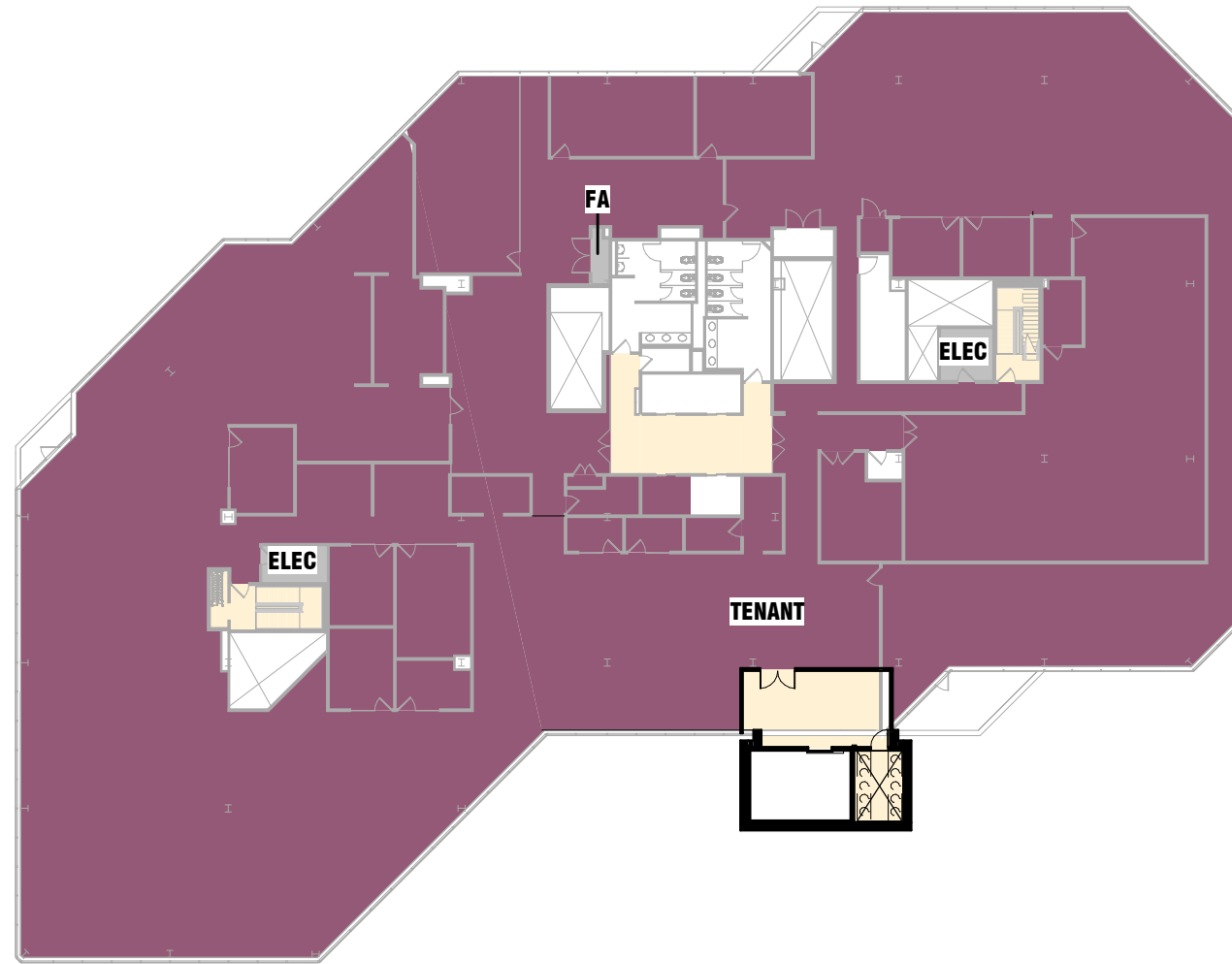


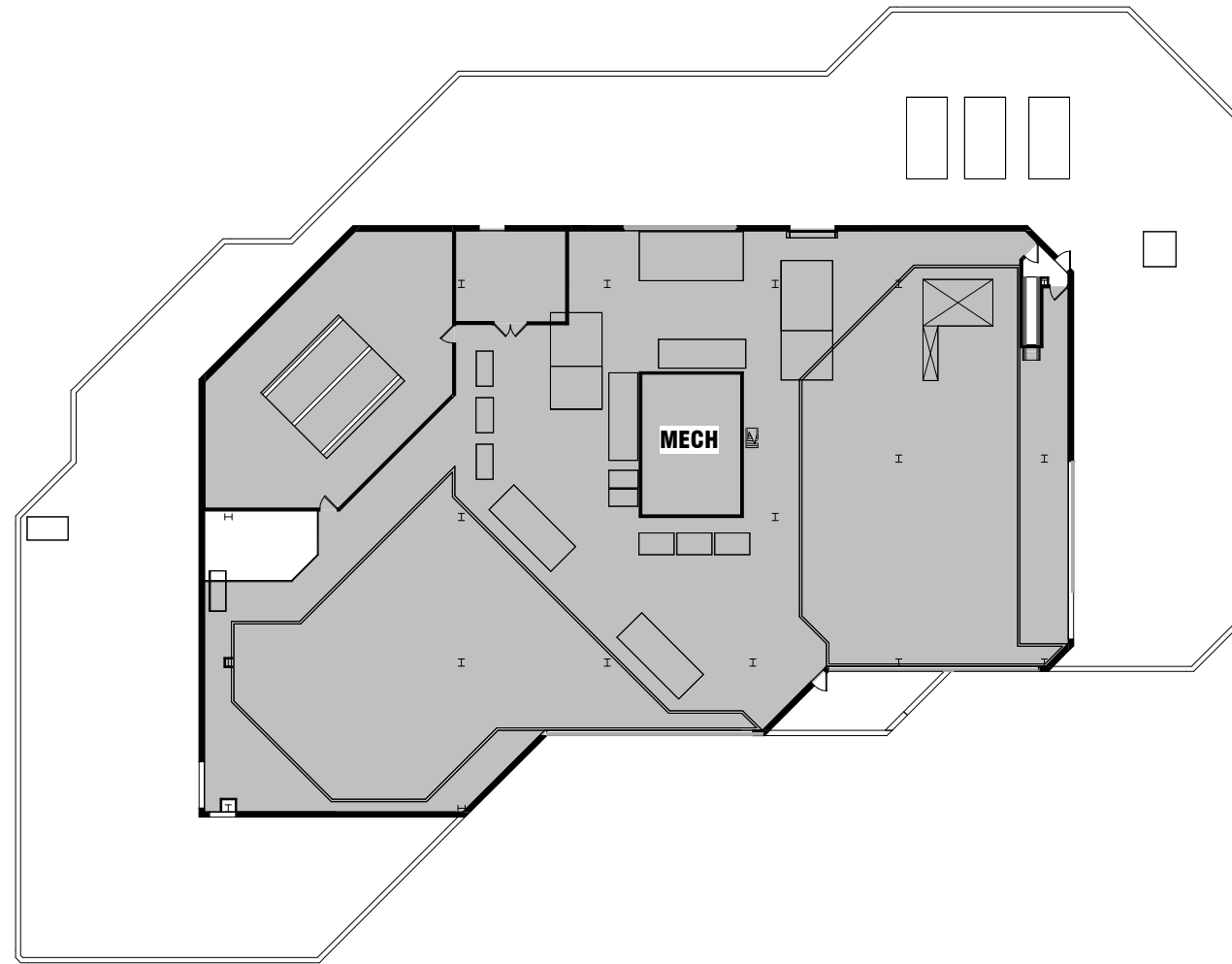


LEVEL 9 PROPOSED

150 CAMBRIDGE PARK DRIVE

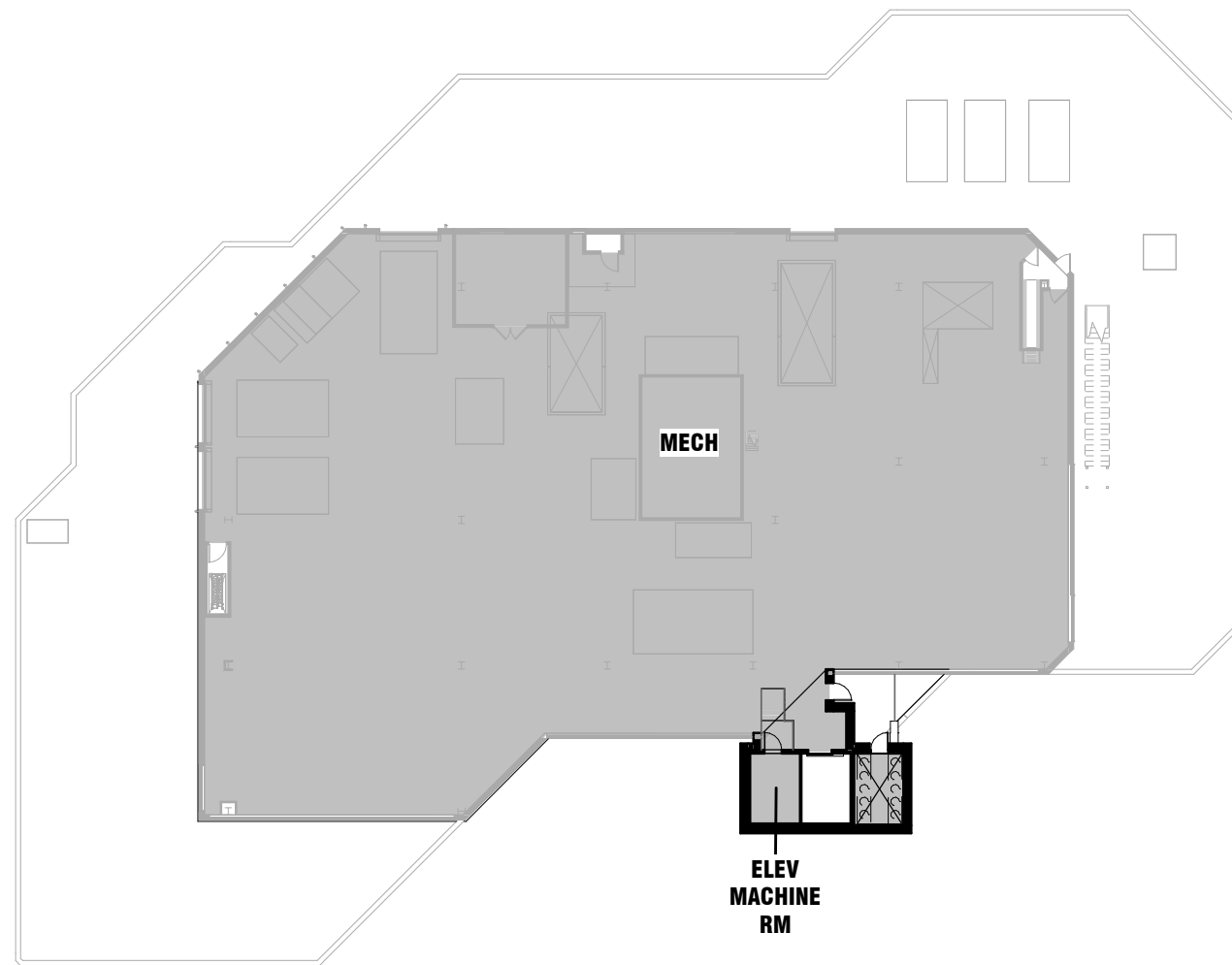






LEVEL MECHANICAL LEVEL EXISTING

150 CAMBRIDGE PARK DRIVE

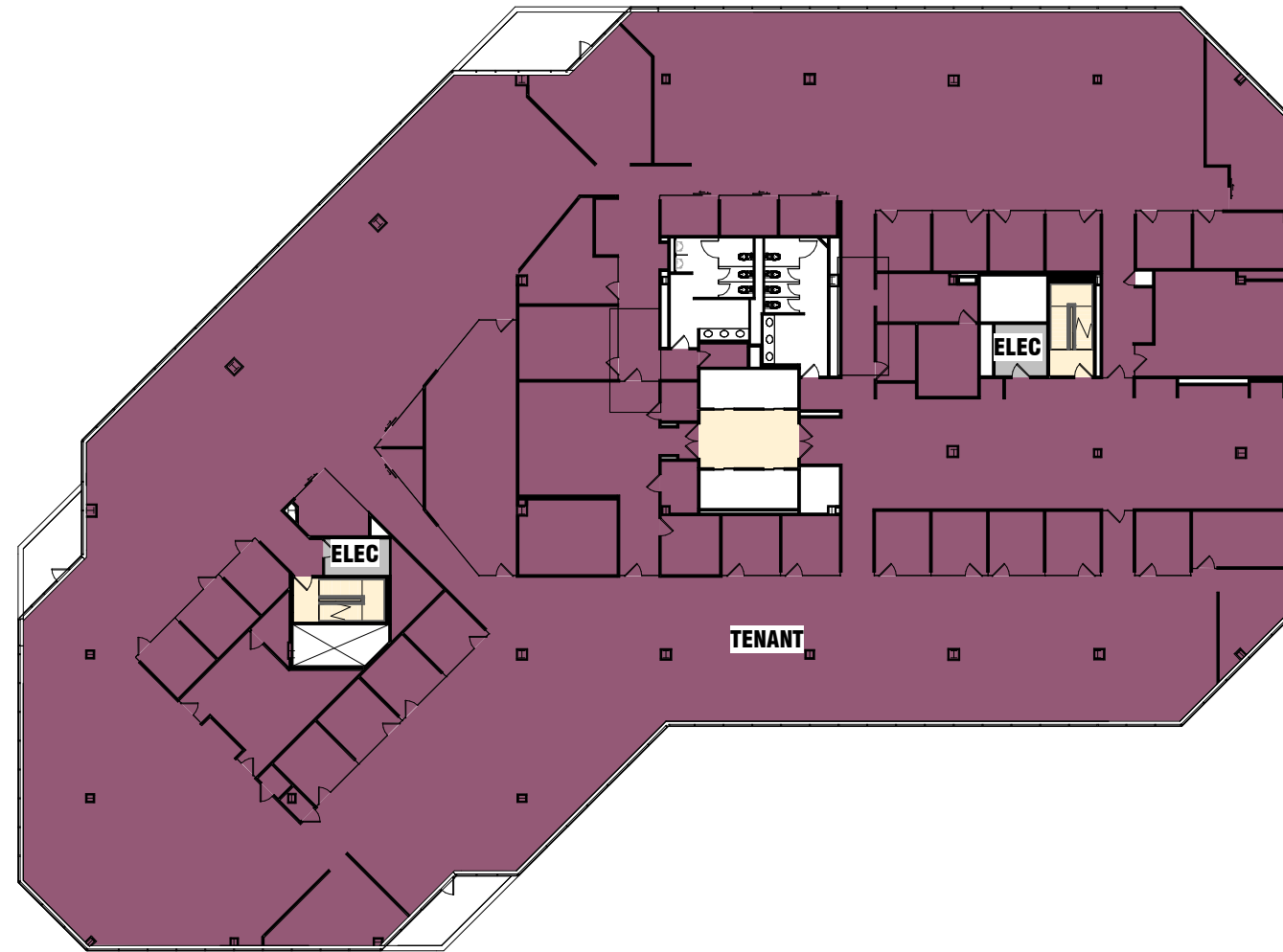


West Elevation



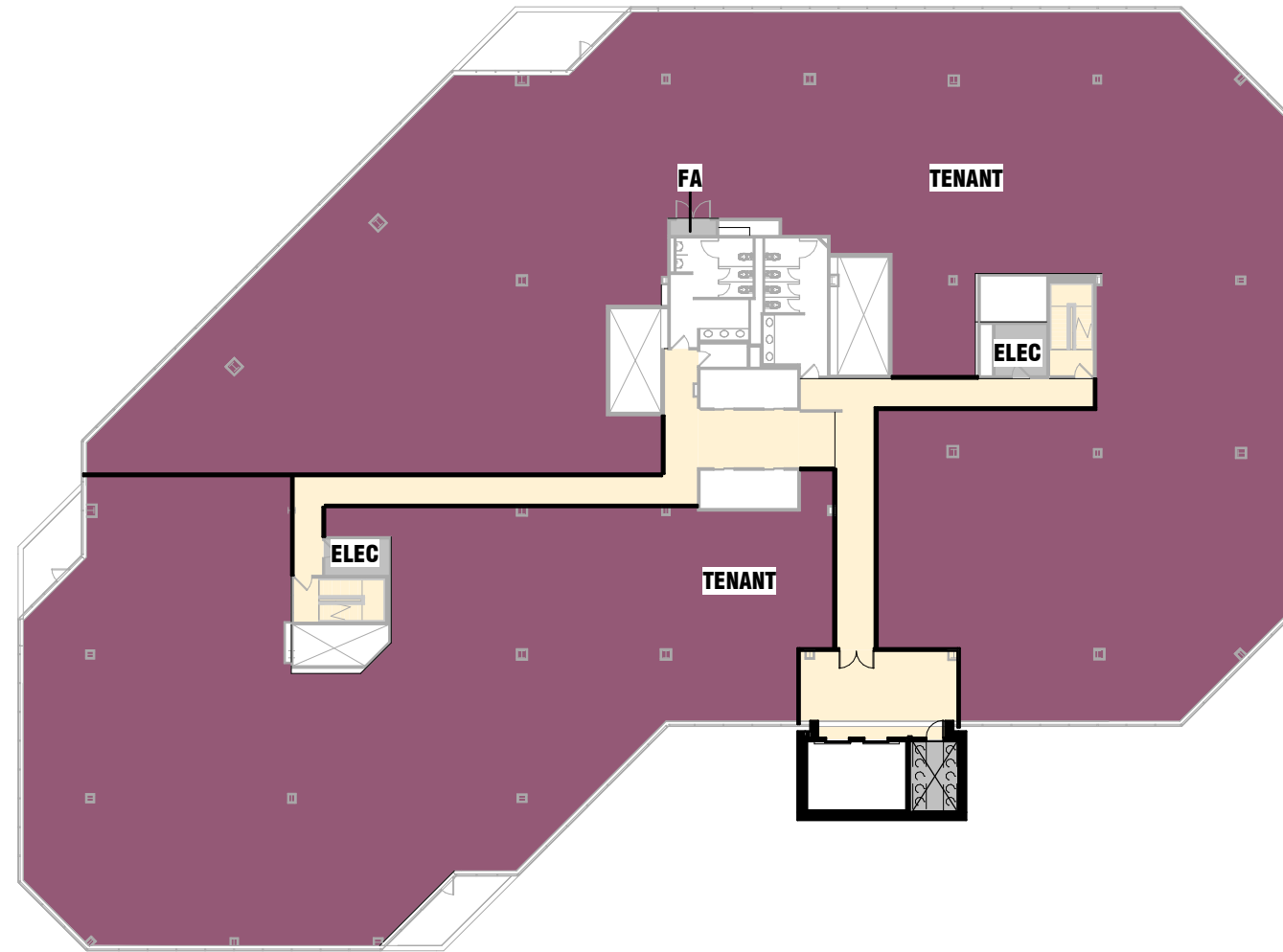
View from Southwest

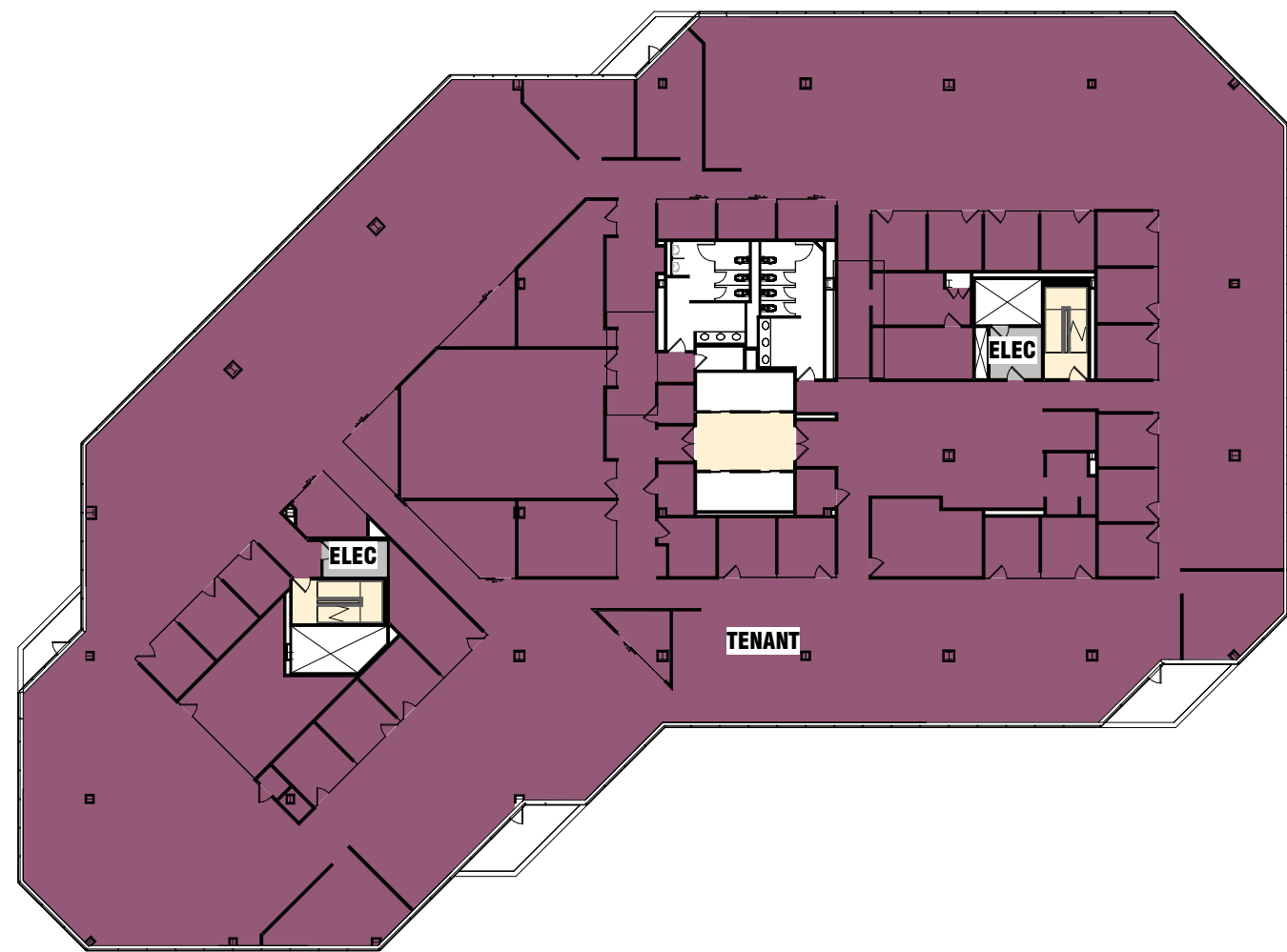


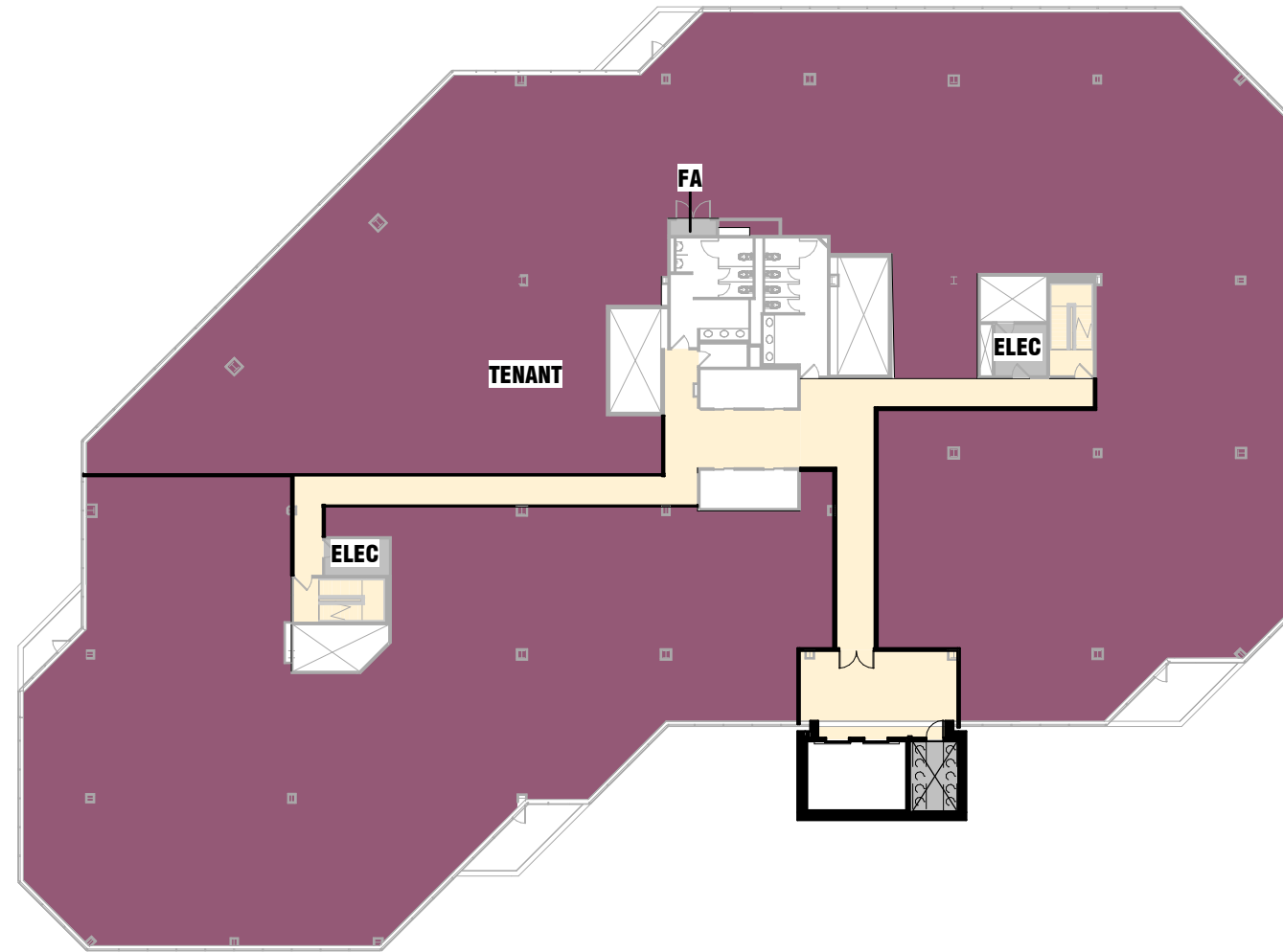


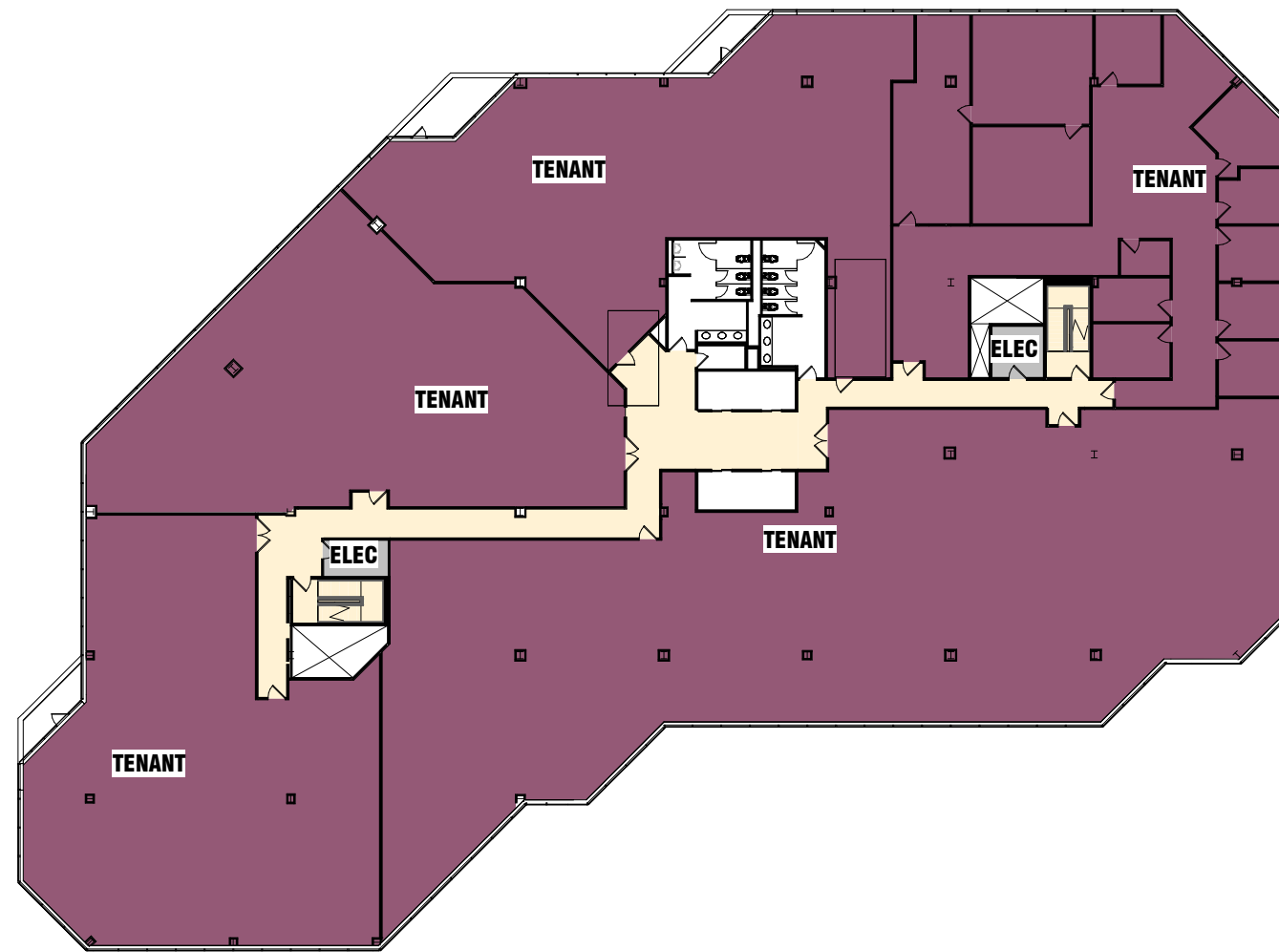
LEVEL 5 EXISTING

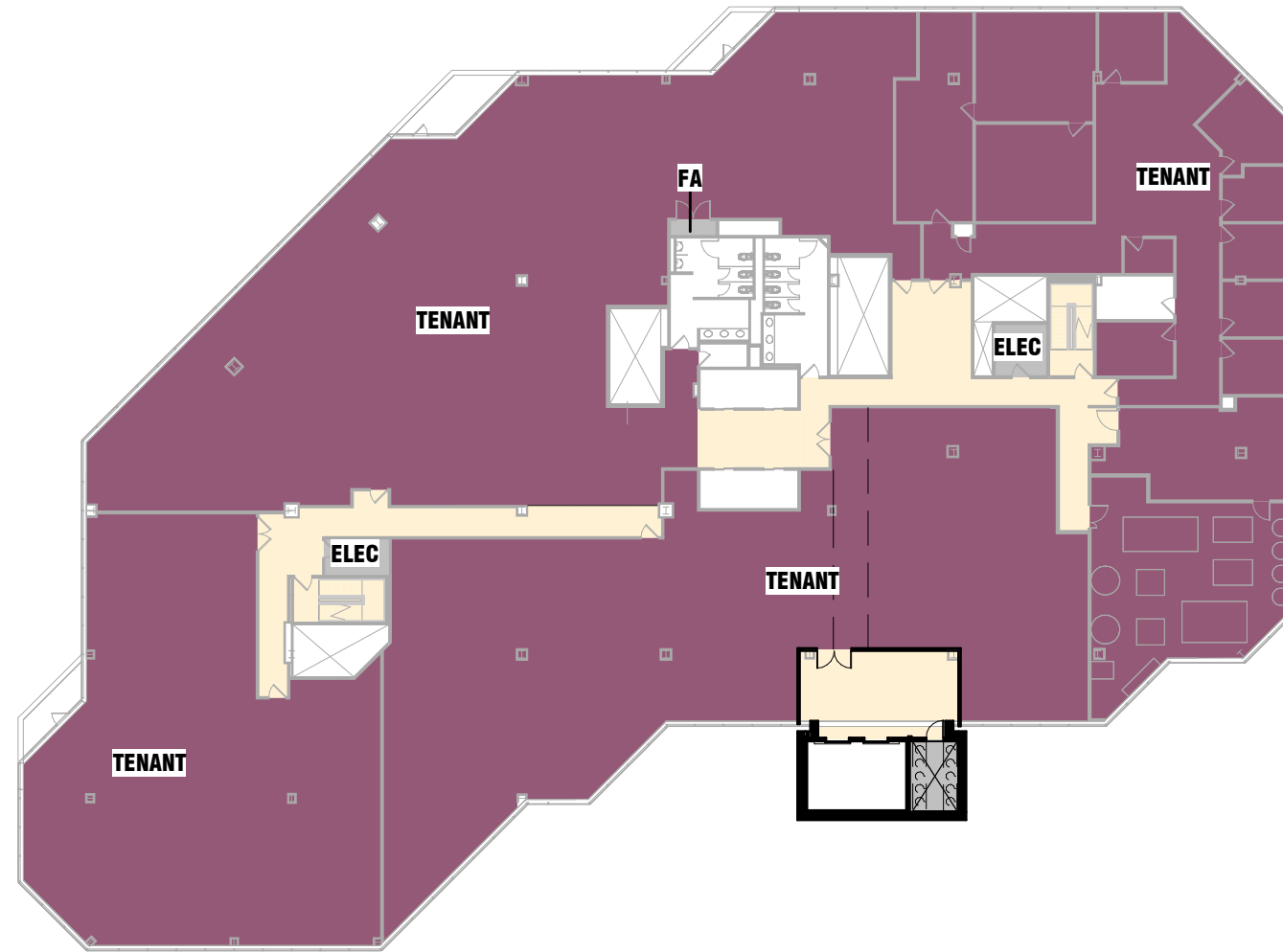
150 CAMBRIDGE PARK DRIVE





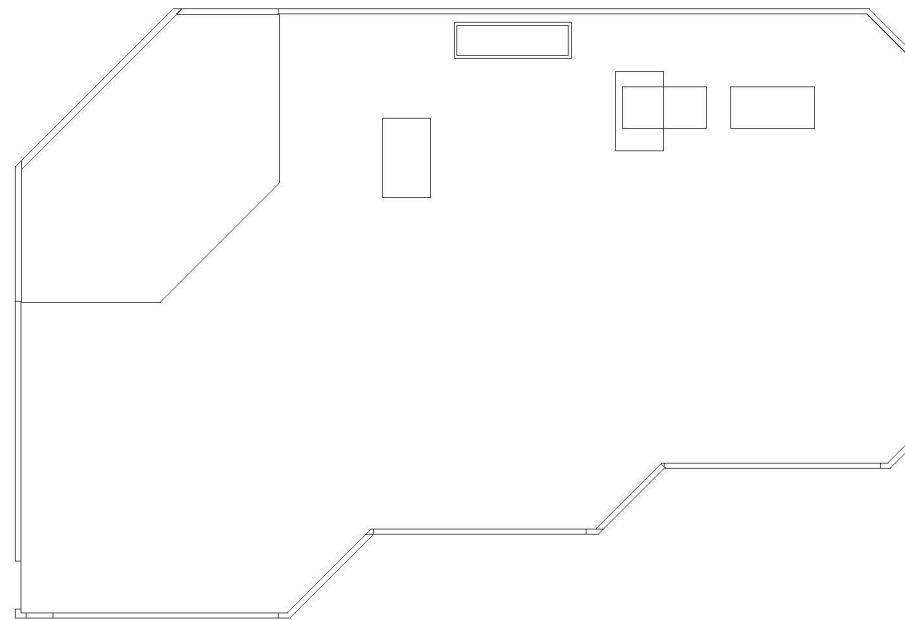


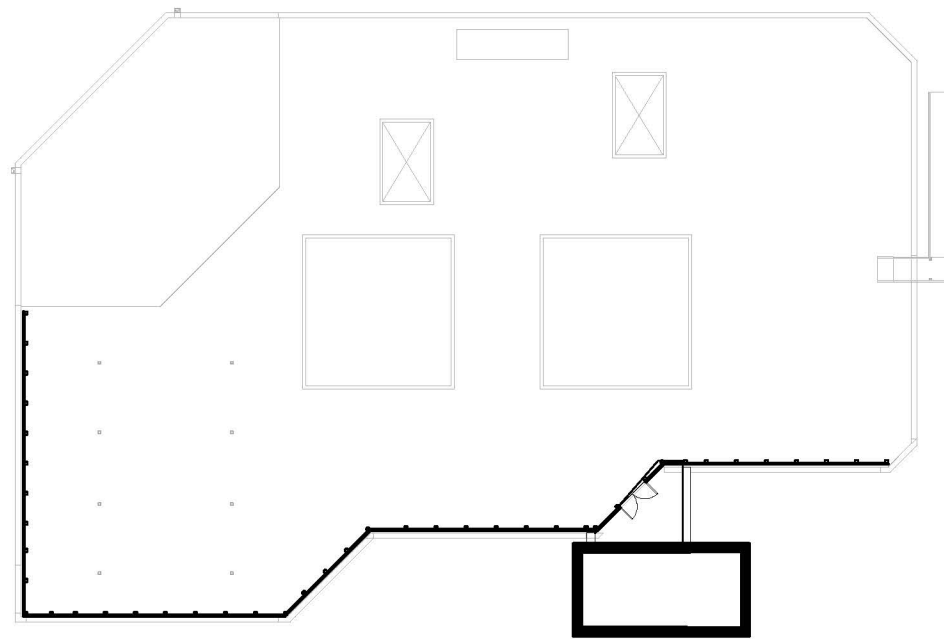




LEVEL 7 PROPOSED

150 CAMBRIDGE PARK DRIVE





LEVEL ROOF PROPOSED

150 CAMBRIDGE PARK DRIVE



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

3 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

Tom Conyer
(Print)

Date:

6/30/15

Address:

150 Cambridgepark Drive

Case No.

BZA-120040

Hearing Date:

7/15/21

Thank you,
Bza Members

Amended 7/12/21

DIMENSIONAL FORM – 150 Cambridge Park Drive

APPLICANT: Longfellow Real Estate Partners **PRESENT USE/OCCUPANCY:** technical office

LOCATION: 150 CambridgePark Drive **ZONE:** Office 2-A/Alewife Overlay District 6

PHONE: 617.492.4100 **REQUESTED USE/OCCUPANCY:** technical office

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>248,491sf</u>	<u>246,000sf</u>	<u>156,362sf</u>
<u>LOT AREA:</u>	<u>125,090sf</u>	<u>125,090sf</u>	<u>5,000 sf</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>1.986</u>	<u>1.967</u>	<u>1.25</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SIZE OF LOT:</u>	WIDTH: <u>313'</u> DEPTH: <u>428'</u>	<u>no change</u> <u>N/A</u>	<u>50'</u>
<u>SET-BACKS:</u> (in feet)	FRONT: <u>26'</u> REAR: <u>178'</u> LEFT SIDE: <u>31'</u> RIGHT SIDE: <u>55'</u>	<u>26'</u> <u>178'</u> <u>31'</u> <u>55'</u>	<u>H+L/4</u> <u>H/L/4 (min 20')</u> <u>H+L/5</u> <u>H+L/5</u>
<u>SIZE OF BUILDING:</u>	HEIGHT: <u>130'</u> LENGTH: <u>163'</u> WIDTH: <u>210'</u>	<u>130'</u> <u>163'</u> <u>210'</u>	<u>85'</u> <u>N/A</u> <u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>26.34%</u>	<u>21.17%</u>	<u>15 %</u>
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>no change</u>	<u>N/A</u>
<u>NO. OF PARKING SPACES:</u>	<u>0^{435 per SP 47 Amendment 4}</u>	<u>no change</u>	<u>364</u>
<u>NO. OF LOADING AREAS:</u>	<u>2</u>	<u>4</u>	<u>N/A</u>
<u>DISTANCE TO NEAREST BLDG.:</u>	<u>36'</u>	<u>36'</u>	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Describe, where applicable, other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
² TOTAL GROSS FLOOR AREA (NDLUCING BASEMENT 7'3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
³ OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

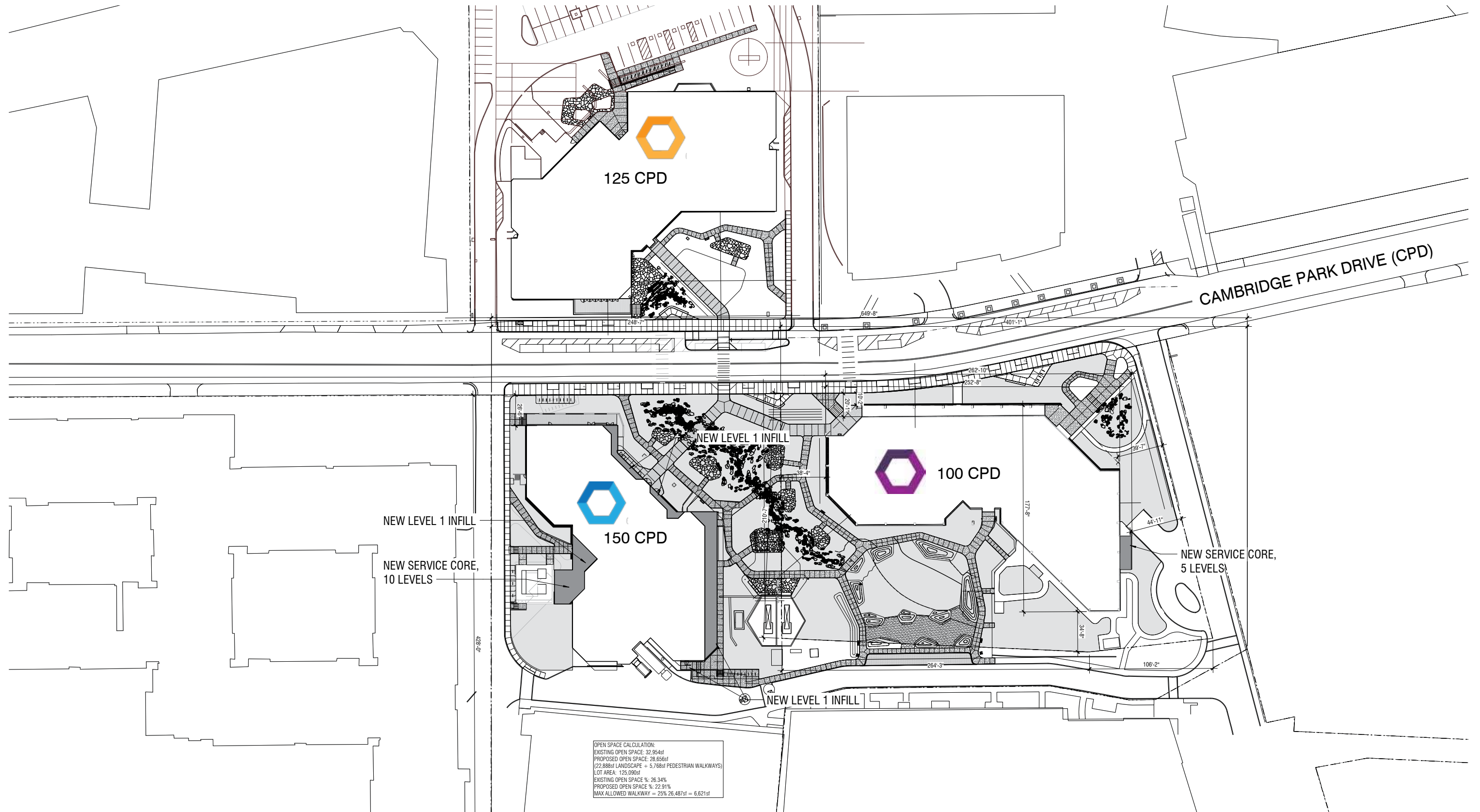
150 CambridgePark Drive

RESPONSE TO COMMENTS

SEPTEMBER 23, 2021

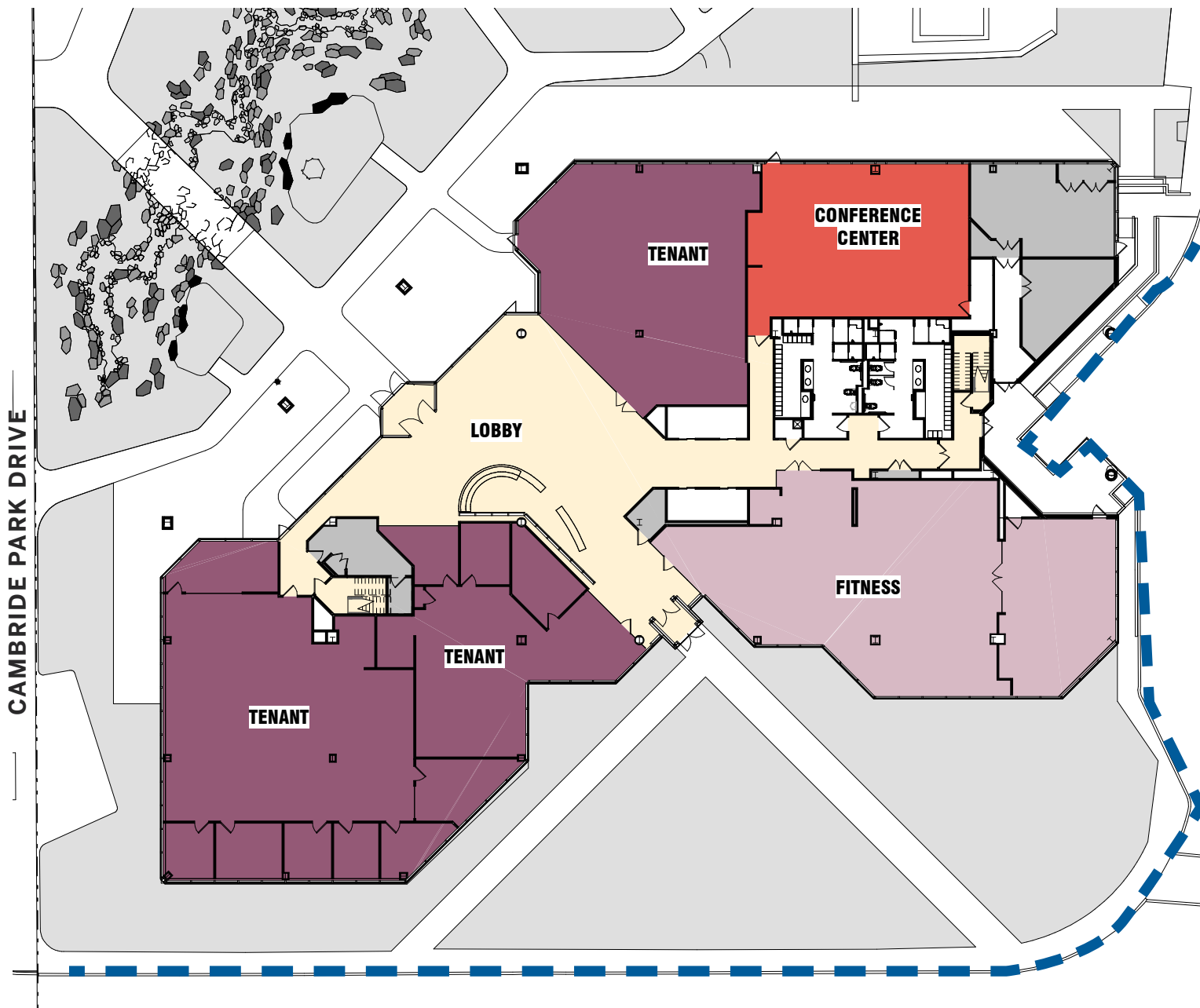
ELKUS | MANFREDI
ARCHITECTS

Site Plan



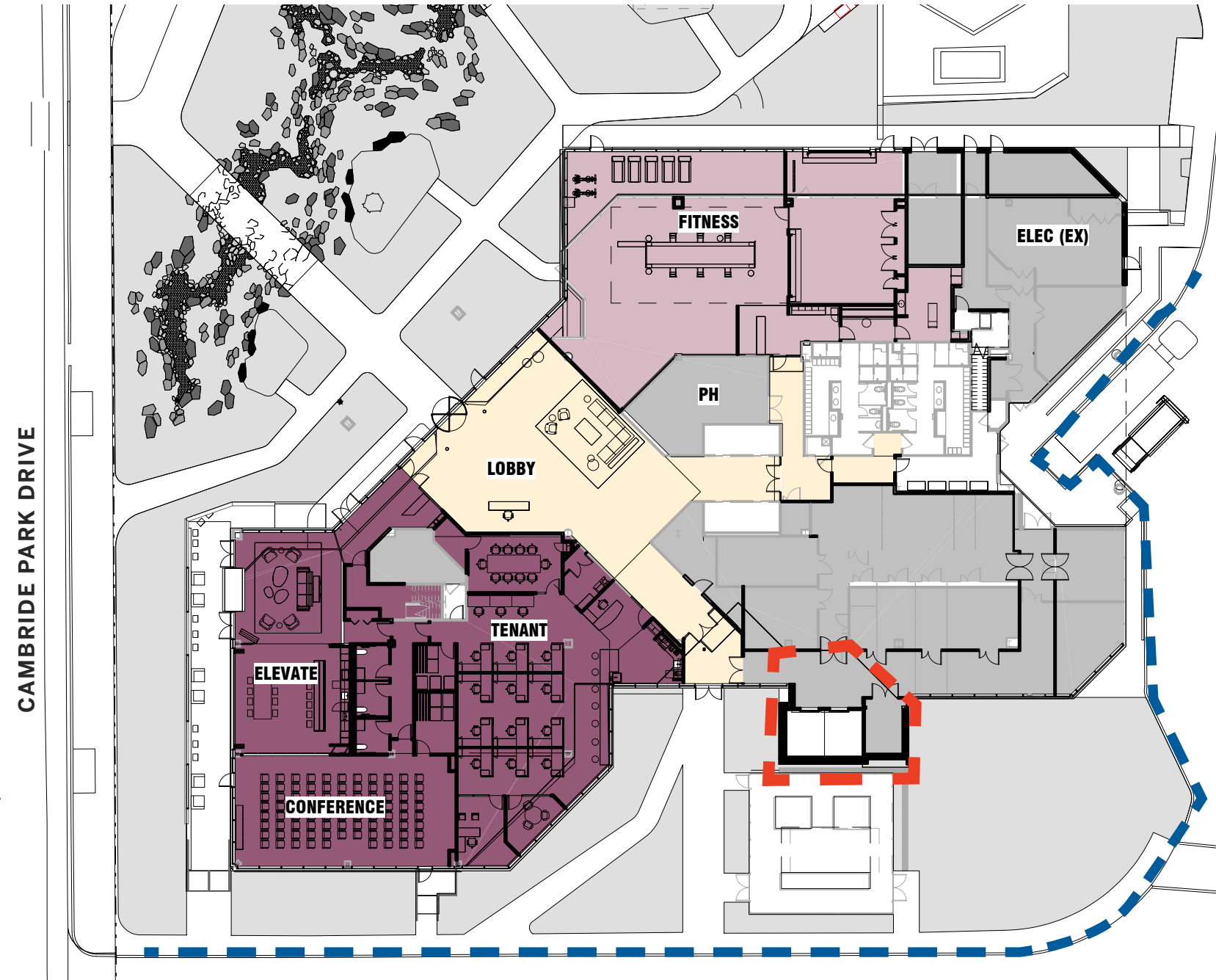
Service Elevators

Level 1



EXISTING

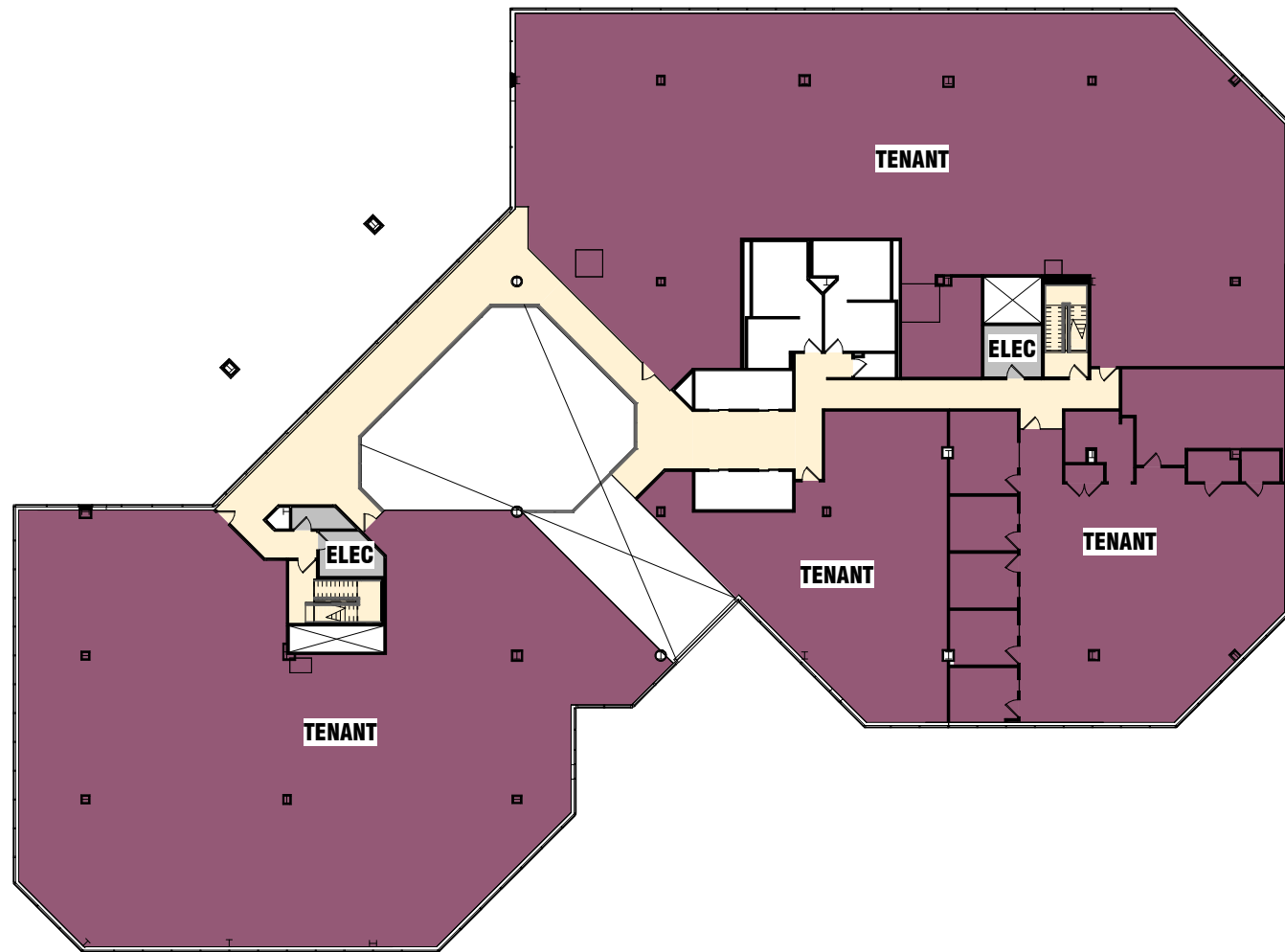
— FLOOD PLAIN



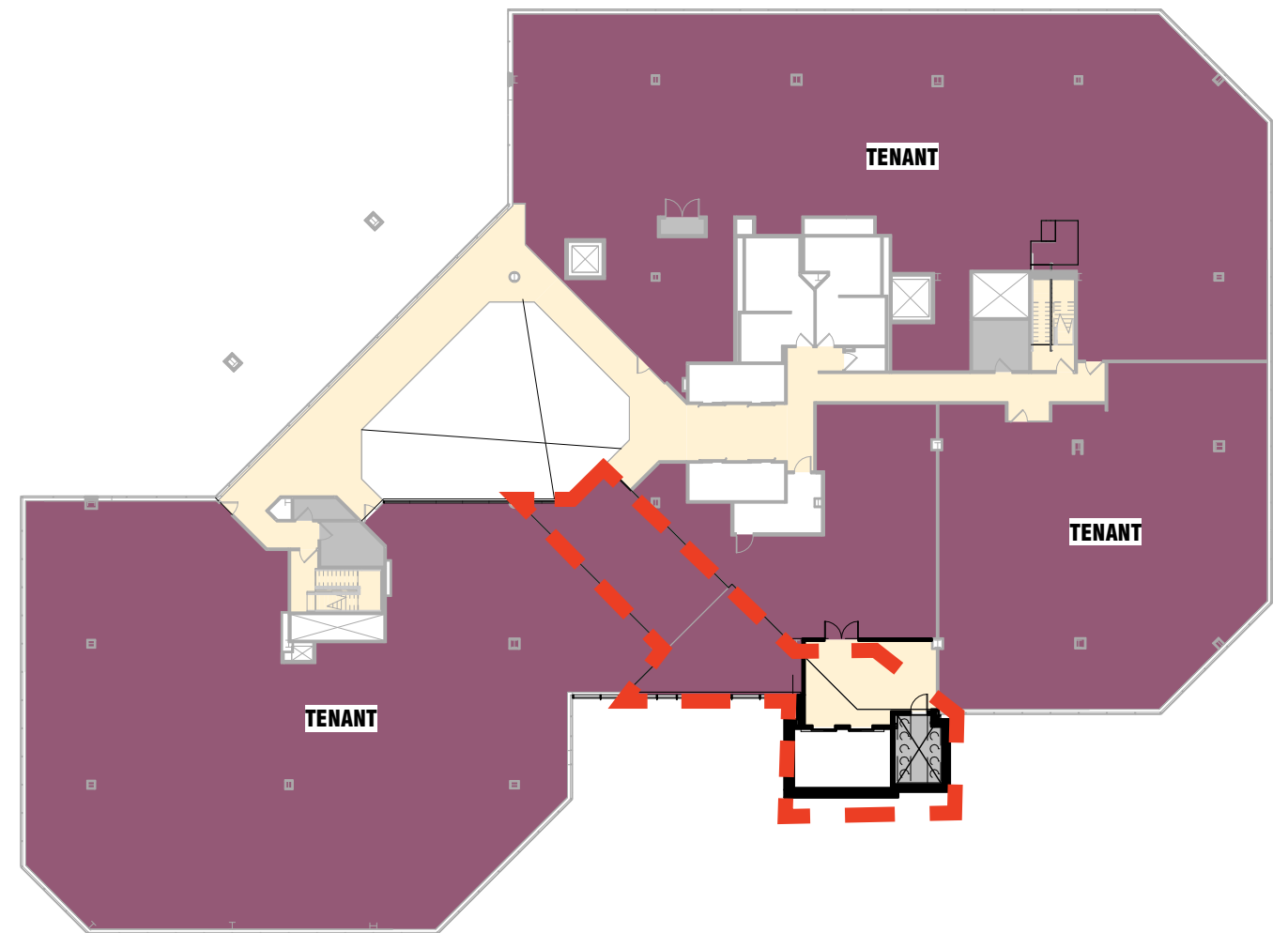
PROPOSED

Service Elevators

Level 2



EXISTING



PROPOSED

View from Southwest

Original Design



View from Southwest

Revised Design

DESIGN REVISIONS

- INTRODUCE BREAK IN SERVICE ELEVATOR CORE MASSING, SHIFTED SHAFT BACK ONE FOOT

- INTRODUCE ADDITIONAL HORIZONTAL BANDS TO CORRESPOND WITH EXISTING RIBBON WINDOWS



— — FLOOD PLAIN

West Elevation

Existing



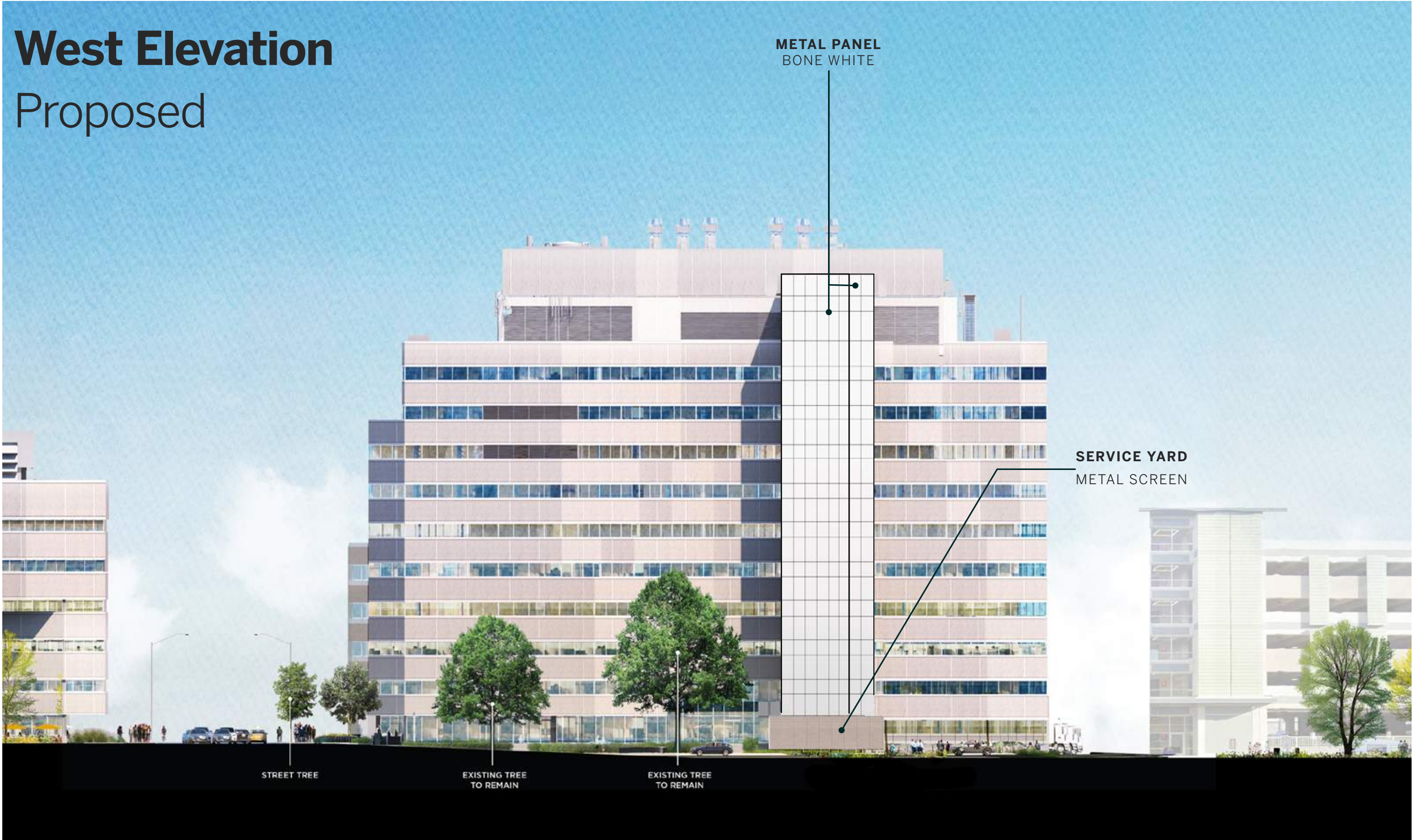
STREET TREE

EXISTING TREE
TO REMAIN

EXISTING TREE
TO REMAIN

West Elevation

Proposed



METAL PANEL
BONE WHITE

SERVICE YARD
METAL SCREEN

STREET TREE

EXISTING TREE
TO REMAIN

EXISTING TREE
TO REMAIN

West Elevation Enlarged



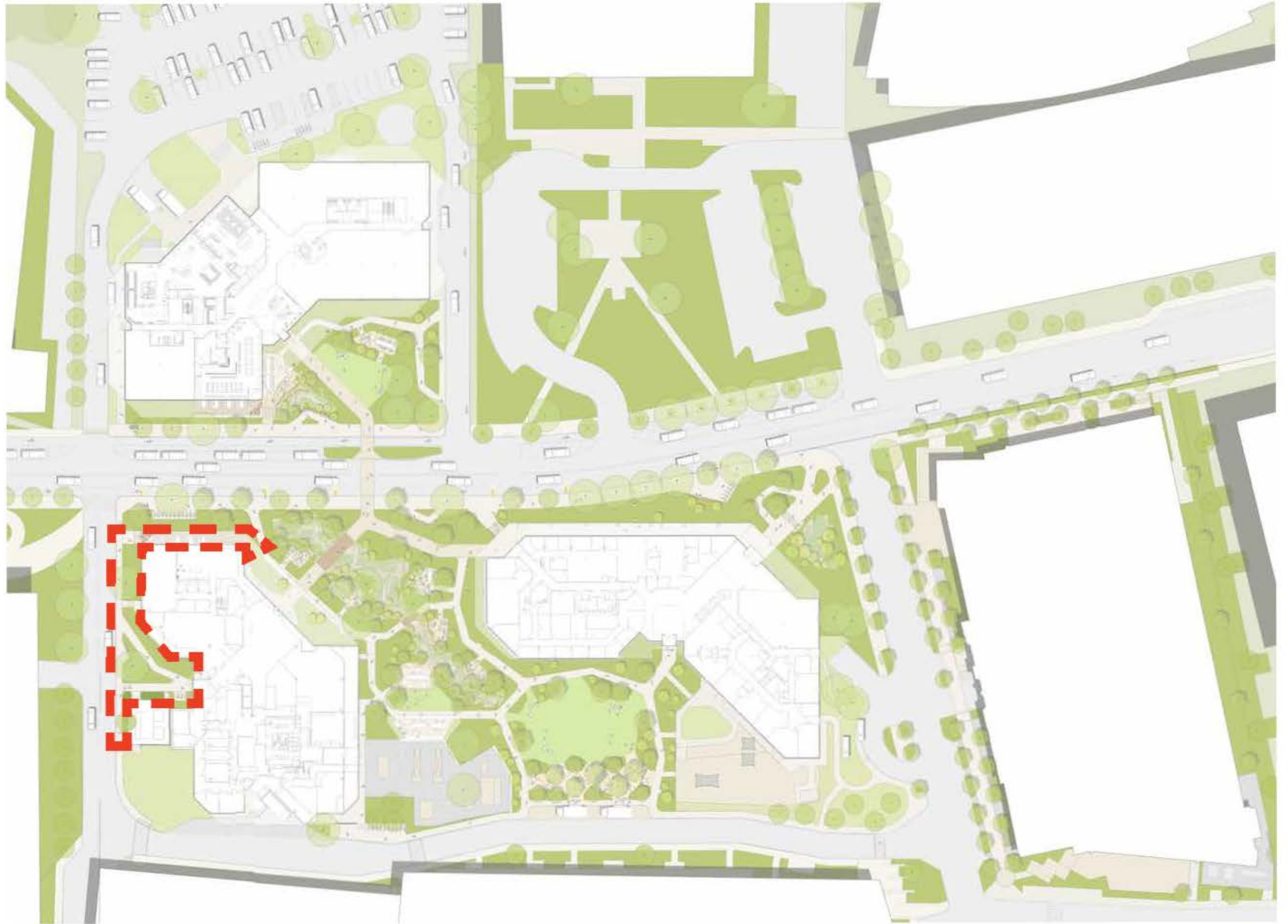
METAL PANEL
BONE WHITE



METAL SCREEN
COLOR TO MATCH PRECAST

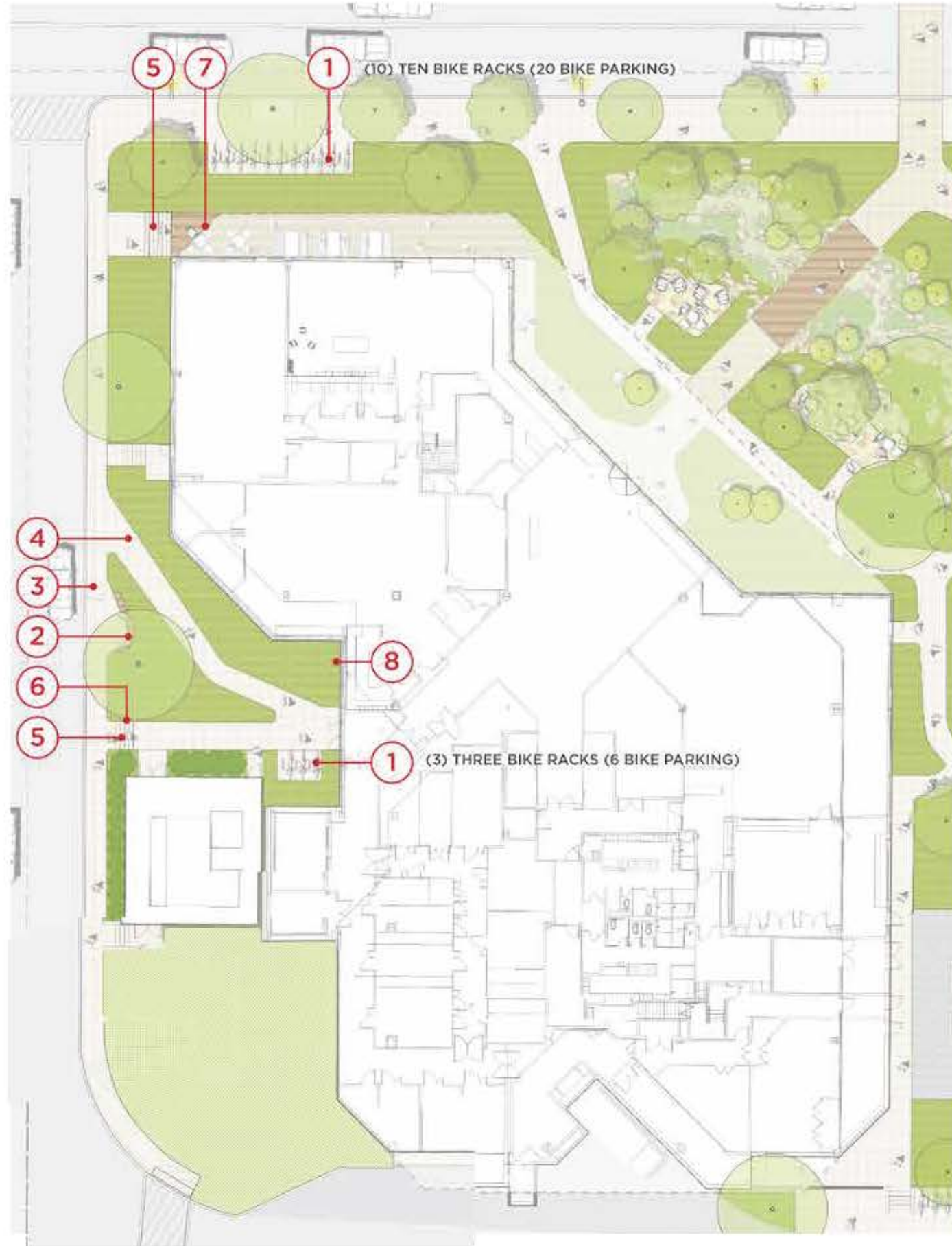


Landscape Proposed



150 CPD - MATERIALITY + SITE FEATURES

(MATERIALS AND SITE FEATURES TO MATCH ONES IMPLEMENTED AS PART OF CURRENT CONSTRUCTION)



1 BOLA BIKE RACK



2 STREETSCAPE BENCH



3 CITY STANDARD CONCRETE (SIDEWALK/ROW)



4 EXPOSED AGGREGATE CONCRETE (SITE)



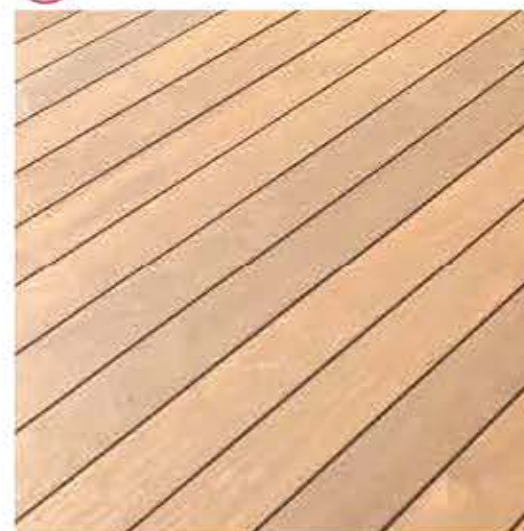
5 PRECAST CONCRETE STEPS



6 BLACK METAL RAILINGS



7 WOOD DECK



8 AGGREGATE DRIP STRIP



150 CPD - PLANTING

(PLANTING TO MATCH ZONES ALREADY IMPLEMENTED AS PART OF CURRENT CONSTRUCTION)



1 SEA GREEN JUNIPER
Juniperus chinensis



2 BIRCH LEAF SPIREA
Spiraea betulifolia



3 FRAGRANT SUMAC
Rhus aromatica 'Gro-Low'



4 COLUMNAR HORNBEAM
Carpinus betulus 'Frans Fontaine'



5 LONGSTALK HOLLY
Ilex pedunculosa



6 TUFTED HAIR GRASS
Deschampsia cespitosa



7 PRAIRIE DROP SEED
Sporobolus heterolepis



8 SMOOTH HYDRANGEA
Hydrangea arborescens



9 HAYSCENTED FERN
Dennstaedtia punctilobula



10 HELLEBORE
Helleborus



11 EXISTING TREE
TO REMAIN



12 EXISTING TREE
TO REMAIN



East Infill

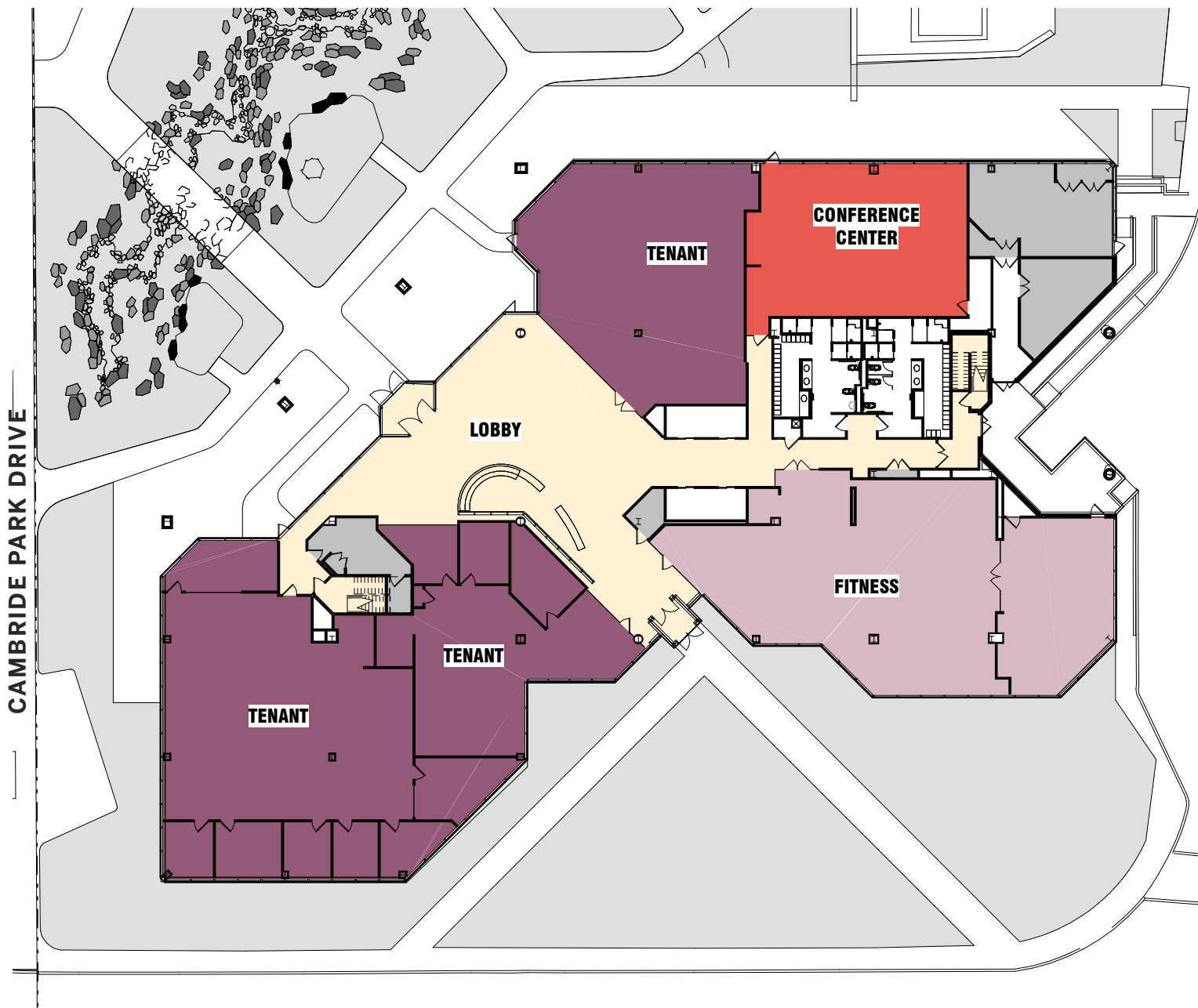
East Infill

Existing

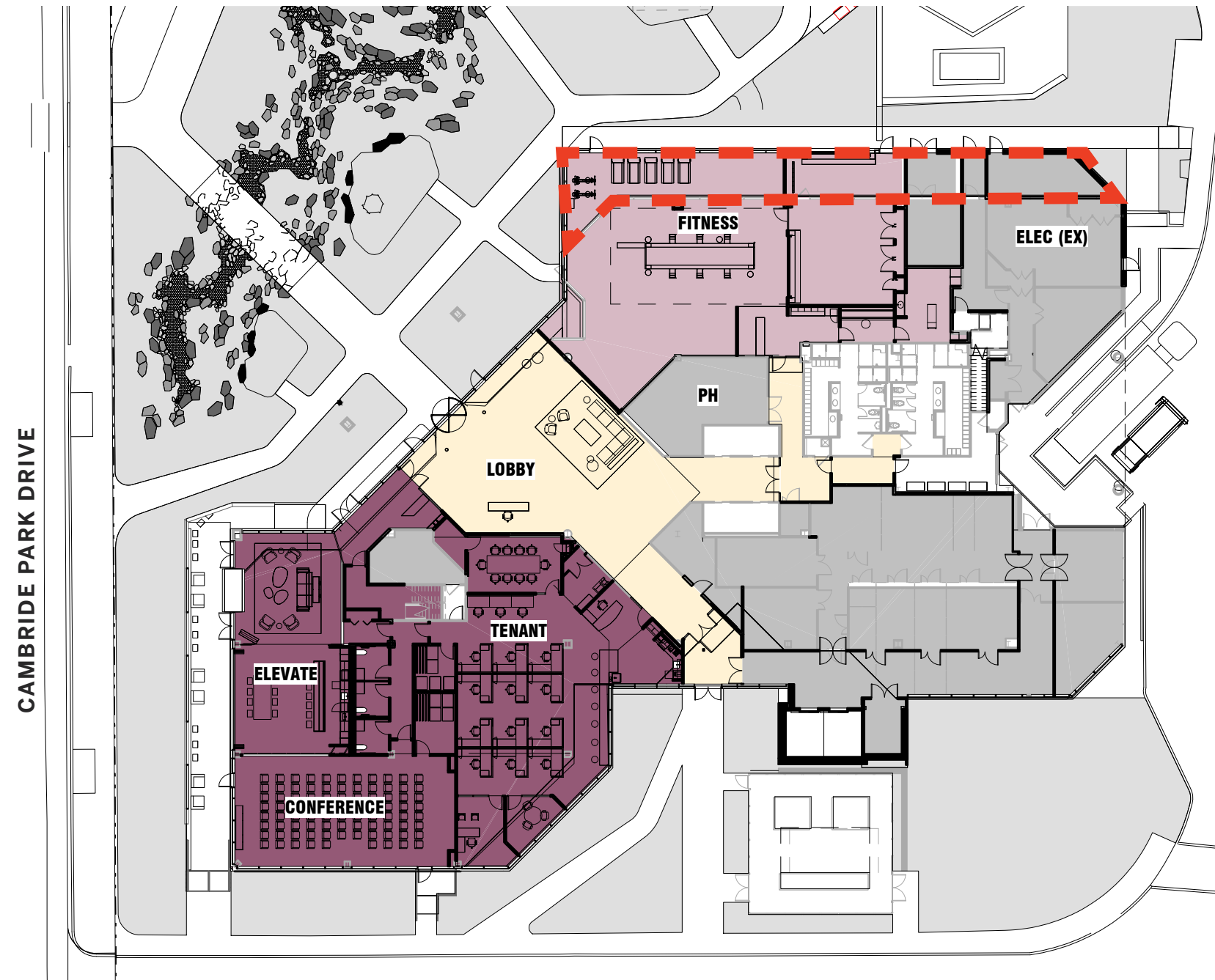


East Infill

Existing/Proposed

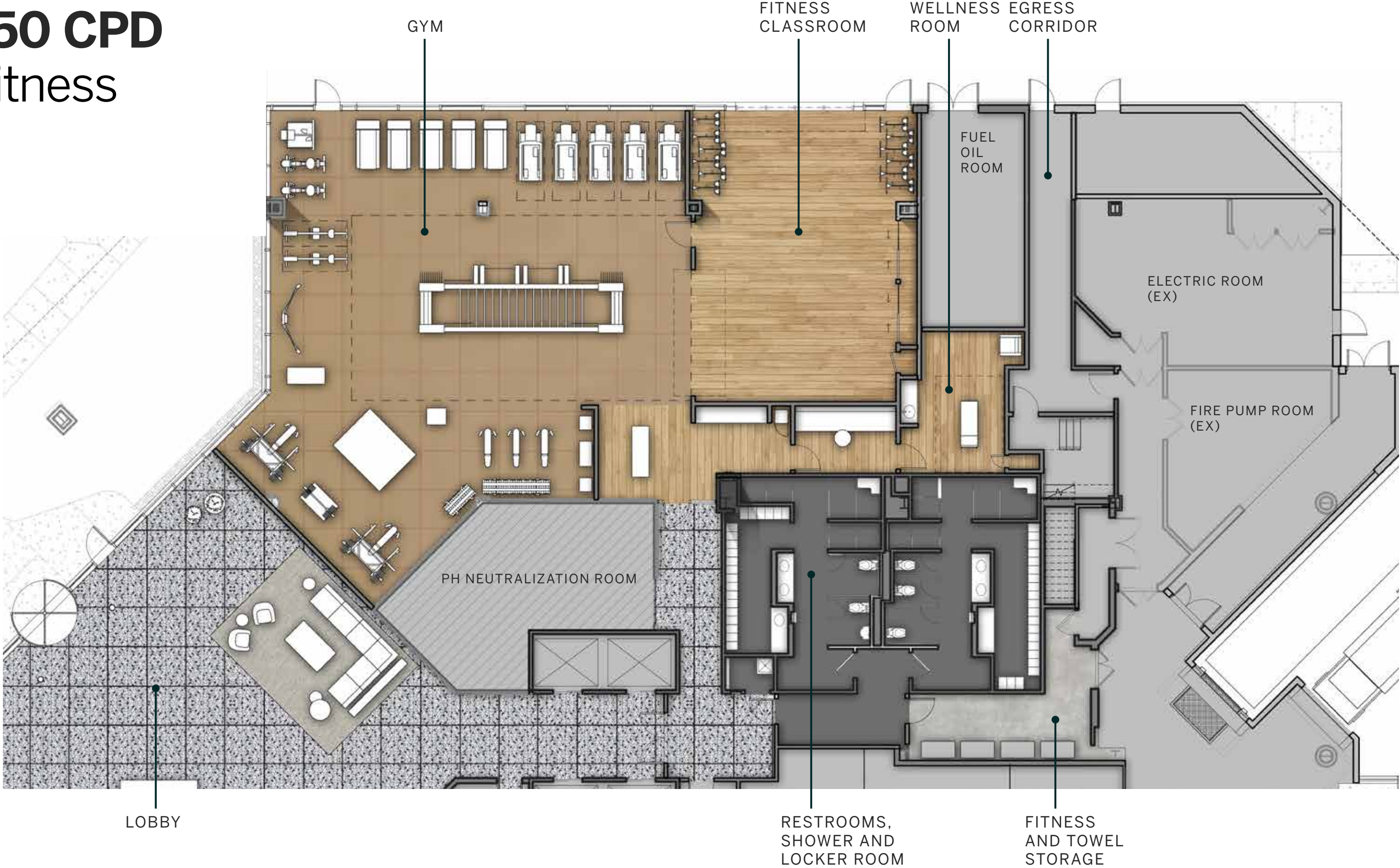


EXISTING



PROPOSED

150 CPD Fitness

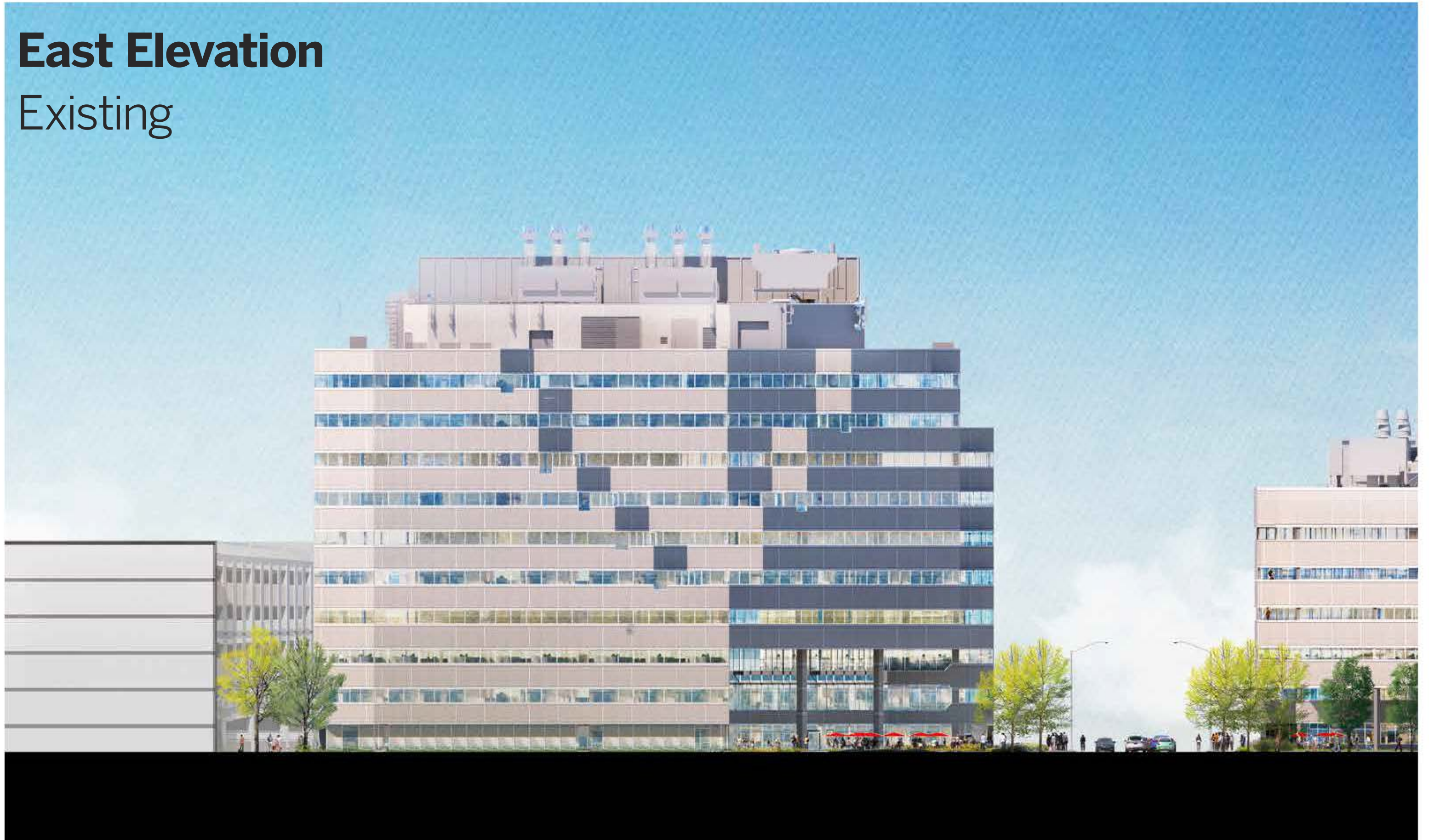




© ELKUS MANFREDI ARCHITECTS

East Elevation

Existing



East Elevation

Proposed



East Elevation Enlarged



OPERABLE DOOR
BONE WHITE



NEW STOREFRONT
BONE WHITE



CLEAN PRECAST



Ground Floor Amenities

North & West Infill

Existing



NORTH INFILL

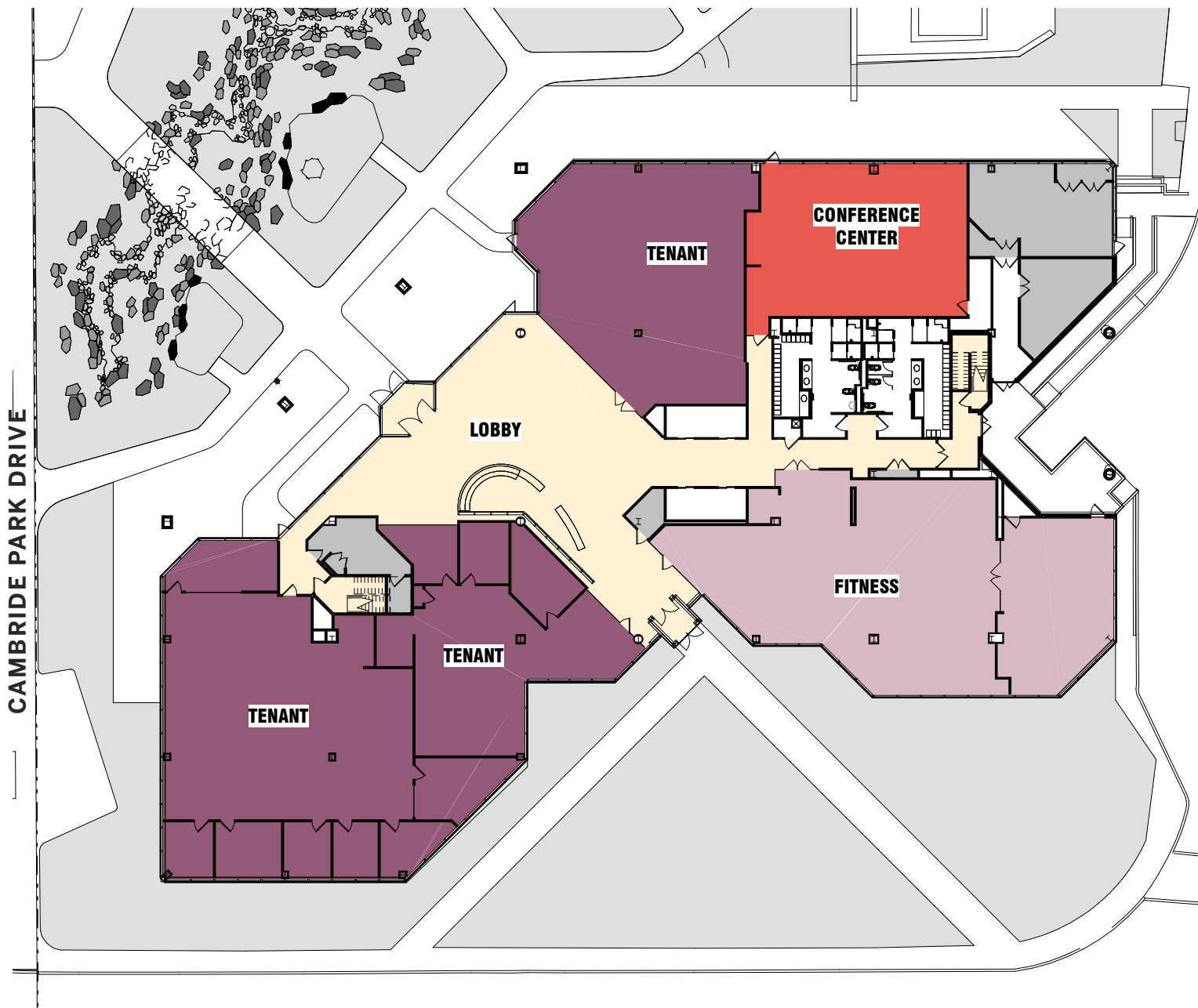


WEST INFILL

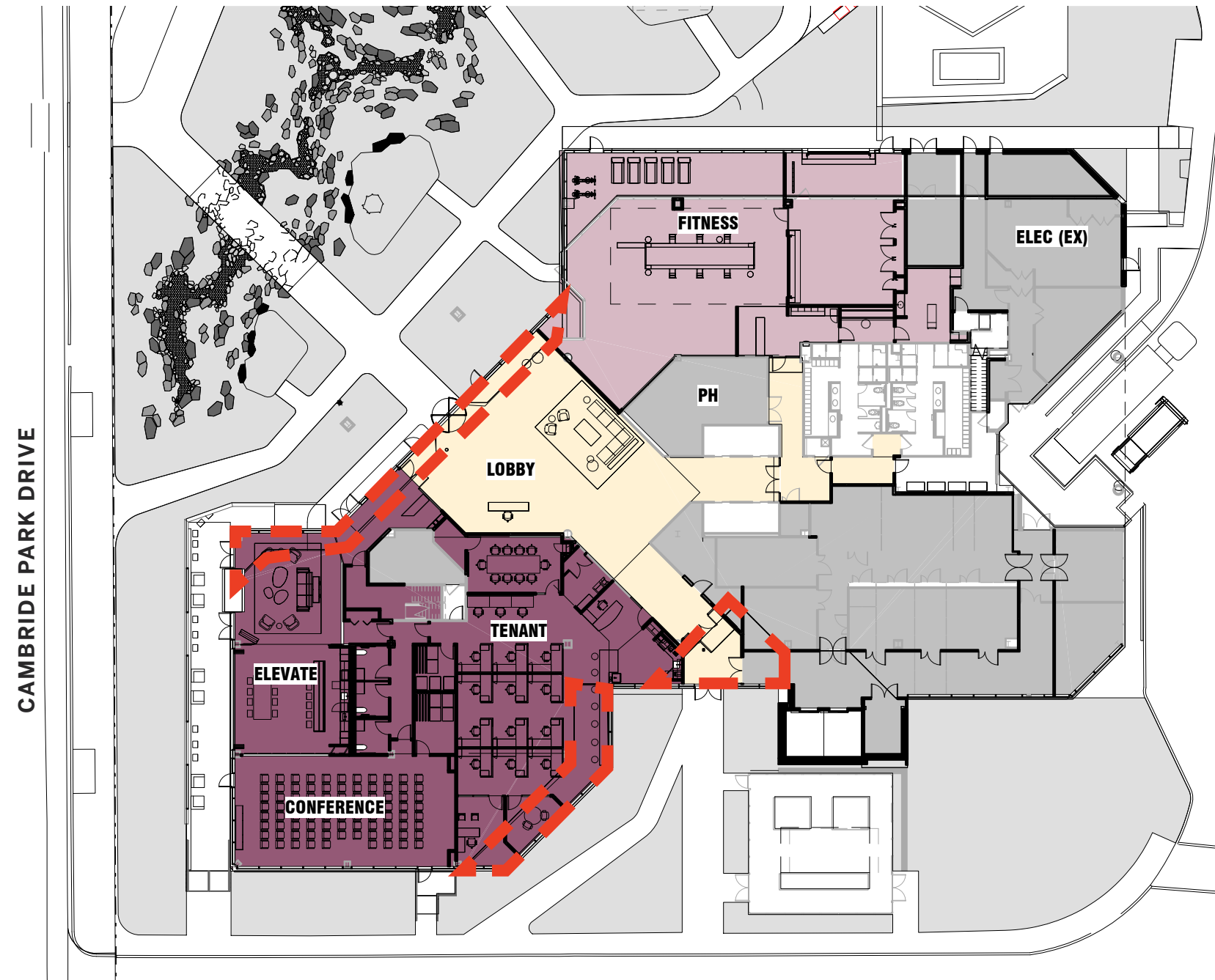


North & West Infill

Existing/Proposed



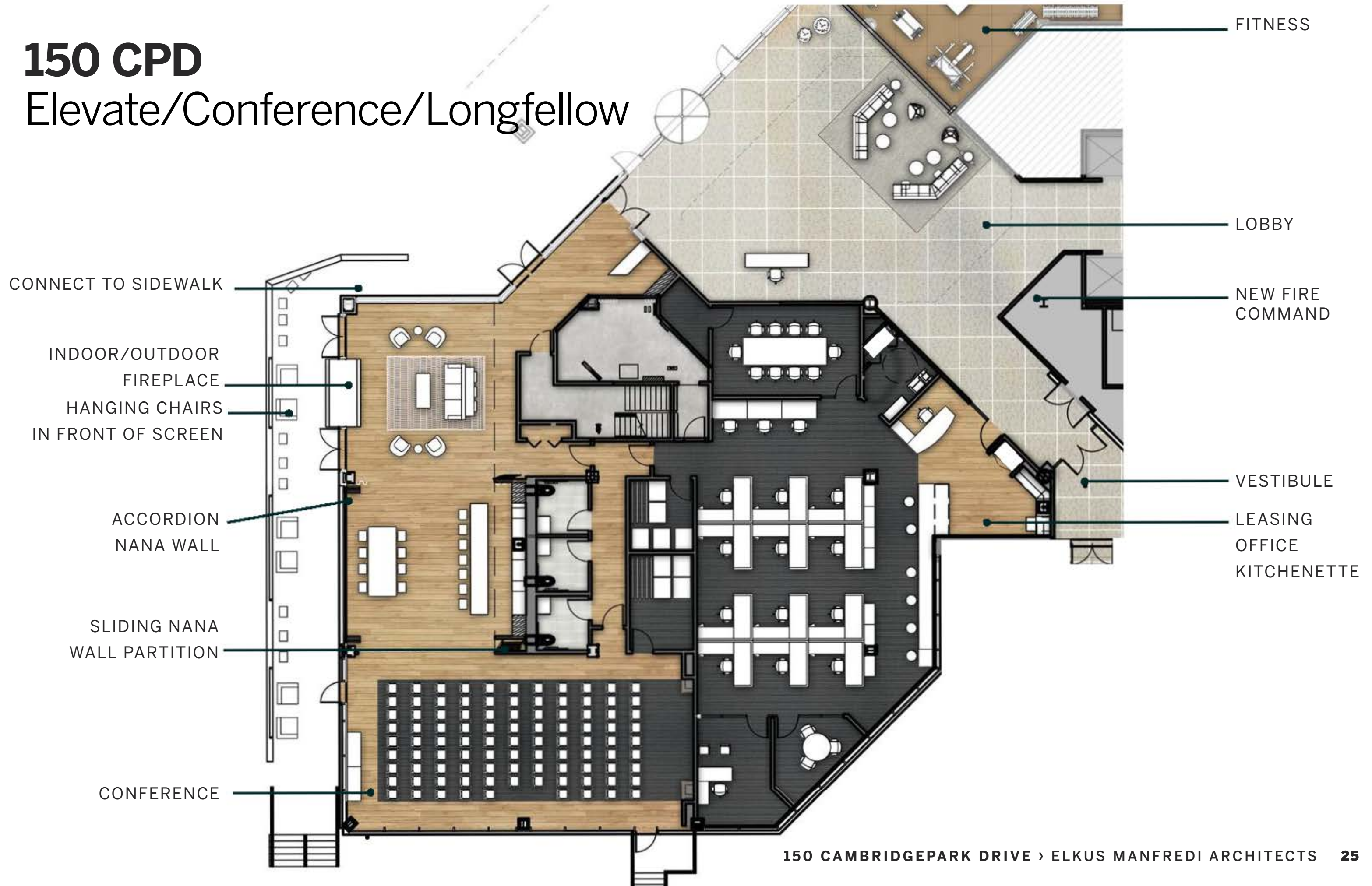
EXISTING



PROPOSED

150 CPD

Elevate/Conference/Longfellow



North Elevation



NEW DECK SIMILAR TO 125 CPD

150 CPD

Elevate Exterior Deck View



VIEW OF ELEVATE DECK

West Elevation

Proposed



West Elevation

Enlarged

STOREFRONT
BONE WHITE

NEW WEST ENTRANCE
BONE WHITE



Thank you