



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 JUN 29 PM 4:42
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1218215

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Cambridge Housing Authority C/O Margaret Donnelly Moran

PETITIONER'S ADDRESS: 362 Green Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 1 Corcoran Ln., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Cambridge Housing Authority is requesting a Special Permit for two non-conforming Curb cuts along Thingvalla Ave. The proposed location of the curb cuts is within the two 3- way intersections at Ericsson st and Sullivan rd, creating two 4-way intersections. Both Cambridge DPW and CAMDOT specifically requested these proposed curb-cut locations instead of zoning-compliant locations 25' from these intersections, or reuse of the existing curb-cut that is not aligned with an intersection.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000 Section: 6.43.4.b (Intersection Curb Cut Location).

Article: 6.000 Section: 6.43.5 (Special Permit Provisions).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Clara Fraden - CEO, Cambridge Housing Authority

(Print Name)

Address: 362 Green Street, 3rd floor, Cambridge, MA 02139
Tel. No. 617 401 4312
E-Mail Address: jbednar@cambridge-housing.org

Date: 6/29/2026

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Cambridge Housing Authority
(OWNER)

Address: 362 Green Street, Cambridge, MA 02139

State that I/We own the property located at 18 Cushing Court,
which is the subject of this zoning application.

The record title of this property is in the name of Cambridge Housing Authority

*Pursuant to a deed of duly recorded in the date May 29, 1951, Middlesex South
County Registry of Deeds at Book 7749, Page 179; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

CLL

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Clara Fraden personally appeared before me,
this 25 of June, 2026, and made oath that the above statement is true.

[Signature] Notary

My commission expires February 23, 2029 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

THE UNIVERSITY OF MICHIGAN LIBRARY

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The University of Michigan Library is a non-profit organization and is not subject to the provisions of the Michigan Charitable Contribution Act.

210

The University of Michigan Library is a non-profit organization and is not subject to the provisions of the Michigan Charitable Contribution Act.

The University of Michigan Library is a non-profit organization and is not subject to the provisions of the Michigan Charitable Contribution Act.



William

Class of 1972

52-1-2000

52-1-2000

52-1-2000

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1 Corcoran Ln , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The Cambridge Housing Authority is planning the redevelopment of the affordable housing on this parcel under the Affordable Housing Overlay in full compliance with the Cambridge Zoning Ordinance. Previous plans for this parcel must be completely redesigned to accommodate updated flooding and resiliency zoning standards, so no current plans exist. However, both the Department of Public Works, and Department of Transportation have requested that any new drive ways for the new development along Thingvalla Ave be combined with existing 3-way intersections to create 4-way intersections. Because the Zoning Ordinance requires curb cuts to be at least 25 feet from an intersection, the curb-cut locations requested by the City can not meet the Zoning Ordinance.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Both the Cambridge Department of Public works And Department of Transportation specifically requested that the CHA submit this Special Permit Application for these proposed non-conforming curb-cut locations, because they believe that these are the safest locations for drive ways for a planned redevelopment of Corcoran Park.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Traffic experts from the CHA's consultants (Nitsch Engineering), and the Department of Transportation both agree that combining the drive ways of a proposed new development with existing 3-way intersections to create two new 4-way intersections will be much safer than the existing misaligned intersection. It is the expert's position (Nitsch, DPW and DOT) that zoning-compliant curb cuts that are 25' away from existing intersections would adversely affect adjacent uses.

D) Nuisance or hazard would not 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 for the following reasons:

Traffic experts from the CHA's consultants (Nitsch Engineering), and the Department of Transportation both agree that combining the drive ways of a proposed new development with existing 3-way intersections to create two new 4-way intersections will be much safer than the existing misaligned intersection. It is the expert's position (Nitsch, DPW and DOT) that zoning-compliant curb cuts that are 25' away from existing intersections could be a detriment to the health, safety or welfare of the community.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Consolidation of the curb-cuts with existing 3-way intersections will improve automobile and pedestrian safety in this neighborhood.

***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: Cambridge Housing Authority
Location: 1 Corcoran Ln., Cambridge, MA
Phone: 617 401 4312

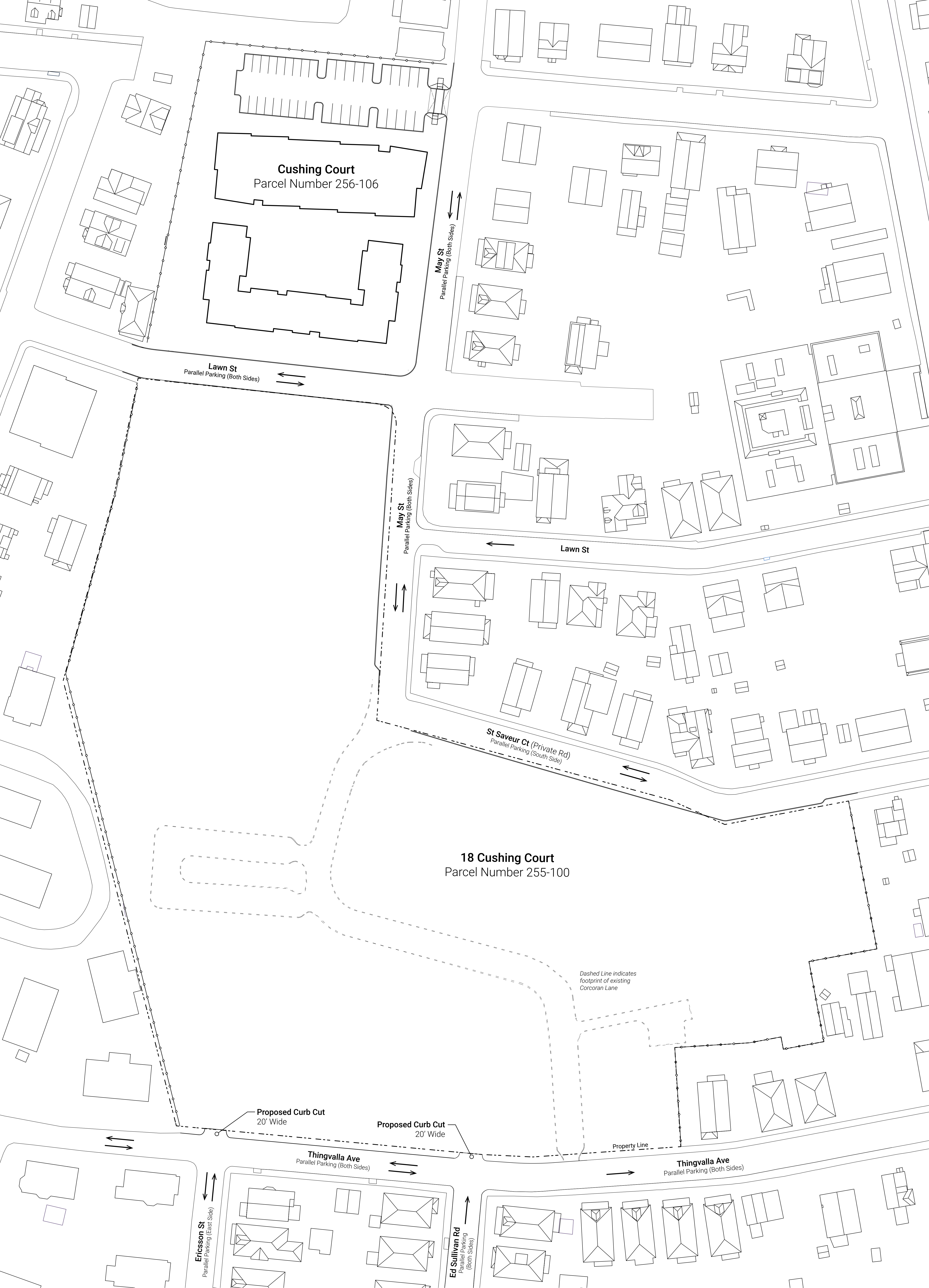
Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	427.67	427.67	N/A	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
	LENGTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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.:

N/A

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'.



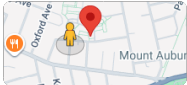
Belmont, Massachusetts

 Google Street View

Jul 2018 [See more dates](#)



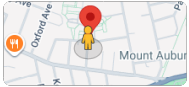
Google Maps



Cambridge, Massachusetts

Google Street View

Jul 2025 [See more dates](#)



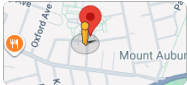
Cambridge, Massachusetts

Google Street View

Jul 2019 [See more dates](#)



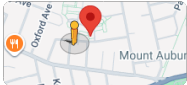
Google Maps



Cambridge, Massachusetts
Google Street View
Jul 2019 [See more dates](#)



Google Maps





LOCUS MAP
(NOT TO SCALE)

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM CAMBRIDGE CITY BASE.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. SEE SHEET 1 FOR LEGEND

LOCUS REFERENCES

- CITY OF CAMBRIDGE ASSESSORS PARCEL 255-100
- OWNER OF RECORD: CAMBRIDGE HOUSING AUTHORITY
- DEED BOOK 7749 PAGE 179
- PLAN NUMBER 830 OF 1951

FOR REGISTRY USE ONLY

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN APRIL 27, 2018 AND JANUARY 30, 2024.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

THE CITY OF BOSTON HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR
REVIEW
MARCH 6, 2024

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

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

PROJECT:
JOHN CORCORAN PARK
CAMBRIDGE, MA

PROJECT NO. 1834-02A DATE: 3/06/24

SCALE: 1" = 20' DWG. NAME: S-1834-02A-EC

DRAFTED BY: AH/AJR CHECKED BY: NL

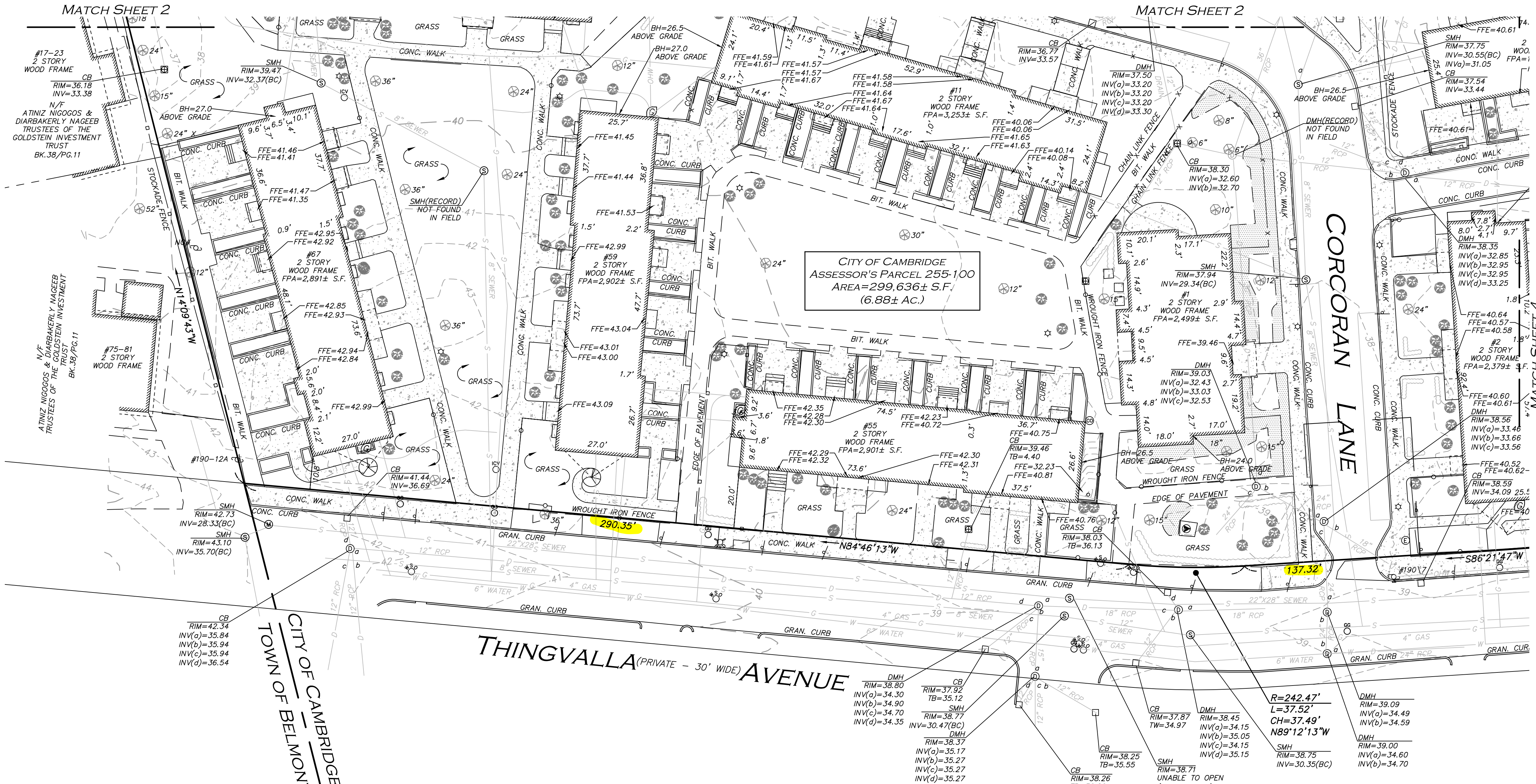
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
www.allenmajor.com
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FAX: (781) 935-2896
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS SHEET NO. 3 OF 4

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GRAPHIC SCALE



N:\PROJECTS\1834-02A\SURVEY\DRAWINGS\CURRENT\S-1834-02A-EC.DWG



1 Corcoran Lane

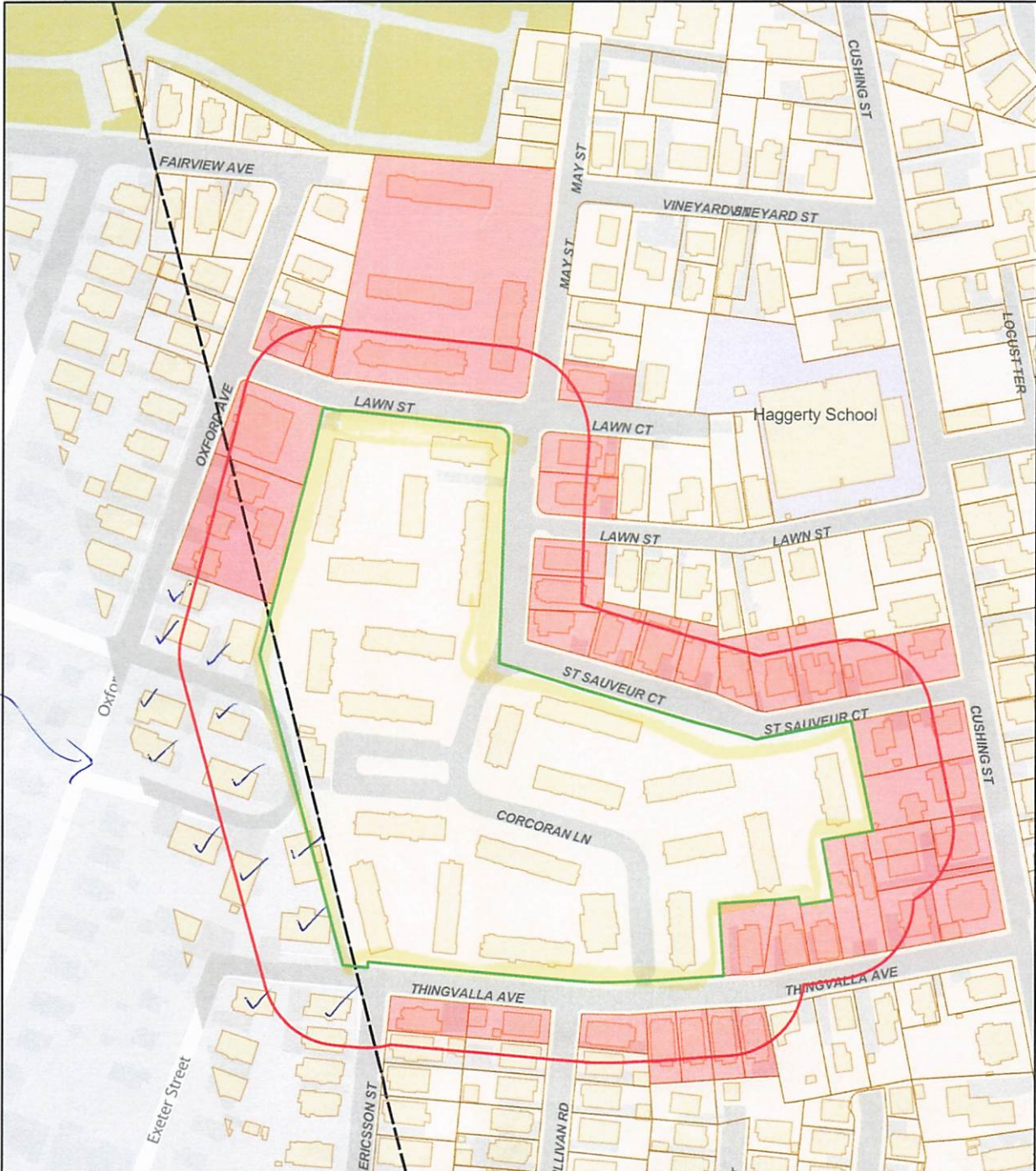
City of Cambridge, MA

1 inch = 171 Feet



www.cai-tech.com

June 29, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

1 Corcoran Lane

Petitioner

255-96
31-33 Thingvalla Ave Pjd
190R Main Street – Suite 8
Wilmington, MA 01887

256-11-C
Cheruvella Venkat Sai Vam
71 Oxford Ave – Unit C
Cambridge, MA 02138

Cambridge Housing Authority
C/o Clara Franden, CEO
362 Green Street – 3rd. Floor
Cambridge, MA 02139

255-36
32 Ets Road LLC
464 Common Street
Belmont, MA 02478

256-60
Clarke, Nerissa
45 St. Sauveur Ct.
Cambridge, MA 02138

Cambridge Housing Authority
C/o Margaret D. Moran &
Joseph Bednar
362 Green Street – 3rd. Floor
Cambridge, MA 02139

256-62
Aaronian, Winifred
35 St. Sauveur Ct.
Cambridge, MA 02138

255-104-2
Counihan, Christopher & E.
74R Cushing Street – Unit 2
Cambridge, MA 02138

256-11-3
Jin, Misun
36 Longwell Road
Newton, MA 02462

256-105-2
Ball, Alison
75 Lawn Street – Unit 2
Cambridge, MA 02138

256-59
Craig, Jessica L. & Steve
57 St. Sauveur Ct.
Cambridge, MA 02141

255-112
Kelleher, John P. Lii &
Mary K. Barger, Tr.
841 Worcester Street # 202
Natick, MA 01760

255-80
Belle, Geri
10 St. Sauveur Ct.
Cambridge, MA 02138

256-12-65
Davidson, Julie Lim & Mat
65 Oxford Avenue
Belmont, MA 02478

256-71-47
Kelly, Kathleen
47 Lawn Street – Unit 47
Cambridge, MA 02138

256-106
Cambridge Housing Authority
675 Mass Avenue
Cambridge, MA 02139

255-103
Sean F. Delaney,
Trs. Of Ingrid H. Nowak-Delaney
11 Thingvalla Avenue
Cambridge, MA 02138-4417

256-31-1
Kispersky, Tilman
Muratore Christina
27-29 Sain Sauveur Ct. – Unit 1
Cambridge, MA 02138

255-110-70/2
Zachary & Phoeb Cardwell
70-72 Cushing Street – Unit 70/2
Cambridge, MA 02138

256-110
Paul J. Delvecchio &
Joann P. Delvecchio
15 St. Sauveur Ct.
Cambridge, MA 02138

256-70
Christopher E. Lee
49 Lawn Street – Unit 1
Cambridge, MA 02138

255-86
Renee A. Caso
38 Thingvalla Ave
Cambridge, MA 02138

256-109
Theresa A. Delveccio
21 St. Sauveur Court
Cambridge, MA 02138

255-87
Liu, Changfu & Xiao Hong
34-36 Thingvalla Ave
Cambridge, MA 02138

255-79
Philip L. Chassler
Louise M. Cody
82 Cushing Street
Cambridge, MA 02138

256-71-45
Gina Marie and James Ford
45 Lawn Street
Cambridge, MA 02138

255-113
Lumbroso, Lital & Gal Lum
72 Cushing Street
Cambridge, MA 02138

255-35
Chen Yang & Jing Li
29-31 Edward T. Sullivan Road
Cambridge, MA 02138

255-110-70/1
Valerie Fulginiti
70-72 Cushing Street – 70/1
Cambridge, MA 02138

255-88
Lupia, Josephine M.
Trs. Of Carmine Lupia, Trs.
30 Thingvalla Ave
Cambridge, MA 02138

1 Concord Ave

256-11-6
Innessa Manning &
Karthik Ramanathan
71 Oxford Avenue – Unit 6
Cambridge, MA 02138

255-83
Taylor, Judith
21-23 Thingvalla Ave
Cambridge, MA 02138

256-107
Parton, Barbara & Juliet
92 Cushing Street
Cambridge, MA 02138

256-11-B
Wang, Xin
City of Cambridge Tax Title
71 Oxford Avenue – Unit B
Cambridge, MA 02138

251-11-7
Pelon Putukian Realty
Limited Liability Partner
145 Trapelo Road
Lincoln, MA 01773

256-58
Ann Morello
61 St. Sauveur Ct
Cambridge, MA 02138

255-102
Alexander Morse
15 Thingvalla Ave
Cambridge, MA 02138

255-8
Eva Mosey Scalese
Eva M. D'Antuono
68 Cushing Street
Cambridge, MA 02138

256-79
Annamaria T. Seyedhassani &
Omella Scalzi & Stefan S.
65 May Street
Cambridge, MA 02138

256-105-1
Lozzi, Alberto
Liya Zalaltdinova
73-75 Lawn St. Unit 1
Cambridge, MA 02138

256-11-4
Palden, Tsultrim, Chhiri
71 Oxford Street – Unit 4
Cambridge, MA 02138

256-104
Anthony R. & Kelly Mazzei
83 Oxford Avenue
Cambridge, MA 02138-4422

255-101
Mcauliffe, Lauren M.
Stephen D. Mcauliffe Family Tr.
27 Thingvalla Avenue
Cambridge, MA 02138

256-91
William A. J Mcgaffigan
Laura A. Mcgaffigan
3 May Street
Cambridge, MA 02138

256-11-1
Pelon Putukian Realty
145 Trapelo Road
Lincoln, MA 01773

255-104-1
Michael John Reidy
74 Cushing Street Unit 1
Cambridge, MA 02138

256-11-2
Ronah Nansubuga
71 Oxford Avenue -Unit 2
Cambridge, MA 02138

Mark A. Neuman &
Nancy C. Powers Newman, Tr.
36 Melanie Lane
Arlington, MA 02474

256-11-A
Lu Ouyang
252 Garden Street
Cambridge, MA 02138

Belmont Abutters

256-31-2
Tan , Catherin L & Johnat
29-27 Sain Sauveur – Unit 2
Cambridge, MA 02138

256-61
Nerissa Wyzard
41 St. Sauveur Ct.
Cambridge, MA 02138-4413

255-92
Pawlak, Mark J.
Mary F. Bonina, Trs.
44 Thingvalla Avenue
Cambridge, MA 02138

256-11-5
Michael, Yury
28 Wallingford Road – Unit 2601
Brighton, MA 02135

256-11-8
Min and Xie Zheng
71 Oxford Avenue – Unit 8
Cambridge, MA 02138

255-110-72
Carol N. Zwanger
70-72 Cushing St Unit 72
Cambridge, MA 02138

256-108
David A. Rosenberg
Kathryn R. Rosenberg
9 St. Sauveur Ct.
Cambridge, MA 02138

256-12-63
Jonas Shoor
63-68 Oxford Ave – Suite 63
Belmont, MA 02478

255-9
Grimsted, Patricia Kenned
Jennifer Sea Booras Co-Trs.
39 Walker Street
Cambridge, MA 02138

1-197
Susan A. Carbone
17 Barnes Place
Lexington, MA 02420-3914

/ Corcoran Lane

1-198-1
Yuan Renyu
1 Oxford Circle Unit 1
Belmont, MA 02478

1-199-2
Bao Te Yuan
Kai Clara MA
7 Oxford Avenue
Belmont, MA 02478

1-206-20
Sun Te Maoyun & Lili MA
20 Oxford Circle
Belmont, MA 02478

1-206-32
Michael E. Te Wat Son
Maya S. Wat Son
32 Oxford Circle
Belmont, MA 02478

1-26, 1-28, 1-29, 1-24
Nigogos Atiniz & Nageeb Diarbaki
Tr. of Goldstein Investment Trust
96 Crestview Rd
Belmont, MA 02478

1-198-2
Barbara D. Hoag
3 Oxford Circle
Belmont, MA 02478-3667

1-203
Huang Te Guohu
Tong Wang
43 Oxford Ave
Belmont, MA 02478

1-206-22
Te Ram and Tara D. Tamang
22 Oxford Circle
Belmont, MA 02478

1-204-37
Scott J. Brinker & Jill S. Geiser
37 Oxford Avenue
Belmont, MA 02478

1-10
George and Georgina Pantazopoulos
207 Wollaston Avenue
Arlington, MA 02474

1-199-1
Paul and Susan Sower,
Tr. Sower's Family Trust
5-7 Oxford Circle – Unit 1
Belmont, MA 02478-3666

1-20-1
Ling Xiu
Tr. Lin CS Realty Trust
40 Wiltshire Road
Newton, MA 02478

1-206-30
Milan T. & Sarada Gurung
30 Oxford Circle
Belmont, MA 02478

1-204-39
Blaine & Louisa Connaughton
Tr. Louisa Pitt Connaughton R.T.
39 Oxford Avenue
Belmont, MA 02478

1-11
Lawrence B & Katherine Murray
19 Exeter Street
Belmont, MA 02478-3647

Comment on BZA Application at 1 Corcoran Lane

My name is Nathan Hendren and I'm a professor of economics at MIT. My research examines how and why neighborhoods shape upward economic mobility for low-income children. My family is a resident of Strawberry Hill and we abut phase 1 of this project. In response to the original release of plans a couple years ago, I and a couple neighbors along with a couple of our friends who are residents of Corcoran park interviewed over half the households residing in the park. Over 90% raised serious objections to the designs, including concerns around traffic and safety, and signed a petition opposing the plans. From my own academic perspective, I also raised concerns about design aspects that threaten to increase the micro-segregation of Corcoran Park from its surrounding community. In the phase 1 AHO process, CHA engaged with the residents and arrived at plans that did not satisfy everyone but compromised on several dimensions.

In viewing this special permit application, I was surprised and concerned about the process of seeking a special permit without sharing plans for the project with the community. I understand that the curb cut application should be evaluated on a set of criteria focused on how the proposed project affects safety issues in the neighborhood. But, I don't believe it is possible to evaluate or understand the potential impact of this special permit without seeing any actual plans or details about the project. What will the traffic flow look like from the new buildings? How many additional cars and people will be in the area? On what assumptions about the project are people at Nitsch, DPW, and DOT suggesting that the new traffic setup would be better (and have they seen plans that we have not)?

The application and community engagement letters from CHA implicitly suggests that some groups in the city and state have advised CHA to submit for the special permit prior to sharing the site plans with residents and neighbors. I find this even more concerning, as I fear these same individuals advising CHA on their design plans are the ones whose views influenced the original designs that led to strong resident opposition. I don't think as a city, we should give blanket special approvals to a project sight unseen that might face 90% opposition from the families living in Corcoran Park.

On the grounds that it is difficult to suitably evaluate the safety impact of a plan without showing a plan, I would ask that the board should continue this measure until CHA is willing to share details on its actual plans for the project. Thank you.

Nathaniel Hendren
89 Oxford Ave
Cambridge, MA



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

4 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: JOSE LOPEZ Date: 7/15/26
(Print)

Address: 1 Corcoran Lane

Case No. BZA-1218215

Hearing Date: 7/30/24

Thank you,
Bza Members



City of Cambridge
Department of Public Works

John F. Nardone, Commissioner

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Voice: 617 349 4800

TDD: 617 499 9924

July 16, 2026

TO: Board of Zoning Appeal

FROM: Kara Falise, PE
Principal Engineer

RE: 1 Corcoran Lane: Curb Cut Special Permit

We are writing in support of the Special Permit Request, dated June 29, 2026, for the location of two new curb cuts on Thingvalla Ave to support the proposed redevelopment of the Cambridge Housing Authority's (CHA) parcel known as Corcoran Park.

In conjunction with the CHA, their consultant team and the City's Department of Transportation, Housing and Community Development, we have been engaged in discussions on the redevelopment proposal for the site. We agree that the proposed locations of the curb openings on Thingvalla Ave, to provide access to the site, are best located at the existing intersections of Thingvalla Ave with Ericsson Street and Ed Sullivan Road.

The proposed locations will allow for establishment of access drives that will best support safe conditions for road users of all modes of transit. We acknowledge that the details of the design for these curb cuts, which may include improvements to all quadrants of the intersection, will be critical in establishing these safe and clear conditions. DPW is committed to working the CHA, their team and other City Departments as the design is progressed. The design of the curb cuts will be reviewed through both the Curb Cut and AHO Permitting processes.

Again, we support the CHA's request for a Special Permit under your jurisdiction for the locations of these curb cuts. We also appreciate CHA's early engagement with City Departments on this issue, as the discussions have resulted in what the DPW feels is the best configuration to support the redevelopment while establishing safe and clear conditions in the Public Right of Way.

Sincerely,

A handwritten signature in blue ink that reads "K.M. Falise".

Kara Falise, P.E.
Principal Engineer



July 16, 2006

Steven Ng, Chair
Board of Zoning Appeal
c/o City of Cambridge Inspectional Services Division
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: Special Permit Curb Cut Application for Corcoran Park # 1218215

Dear Mr. Ng and Members of the Board,

I am writing on behalf of the Cambridge Department of Transportation (CDOT) to support this Special Permit application for two new curb cuts on Thingvalla Ave – in connection with the future redevelopment of Corcoran Park. We have worked closely with the Cambridge Housing Authority (CHA) to coordinate and review the location of the two proposed curb cuts and agree that this is an appropriate implementation of article 6.43.5 (d) of the Cambridge Zoning Ordinance, as this alternate arrangement “would better facilitate traffic and safety.”

Locating the two curb cuts for the future development’s driveways at two existing T-intersections at Edward Sullivan Rd and Ericsson St is preferred over the existing condition, where Corcoran Lane creates what is essentially a third intersection along this short stretch of Thingvalla Ave. The proposed curb cut locations are also preferred over the zoning-compliant alternative, which would add two new curb cuts spaced minimum twenty-five feet from the intersections mentioned above; this zoning-compliant alternative would increase the effective number of intersections to four instead of the proposed two.

CDOT will continue to work with the CHA and the Cambridge Department of Public Works to provide direction and oversight of the curb cut design and construction, should the board accept our recommendation for this Special Permit.

Sincerely,

Brooke McKenna
Commissioner