Just-A-Start Corporation
1035 Cambridge Street, #12 | Cambridge, MA 02141 | T: 617-494-0444 | www.justastart.org

JAS Squirrelwood

40B Comprehensive Permit Application

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1	Project Narrative	
2	Comprehensive Permit Application	
3	Evidence of a Need for Affordable Housing	Sec. 7
4	Eligibility Standards, Long Term Affordability, and Funding	Sec. 4, Sec. 6
5	Existing Site Conditions	Sec. 8(b)
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January 16, 2018

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for Squirrelwood

Dear Board of Zoning Appeal Members:

Just-A-Start is pleased to submit this comprehensive permit application in connection with the proposed Squirrelwood project, a refinancing and rehabilitation of two existing sites, in addition to the construction of 23 new units of affordable housing at the Linwood Court site. This comprehensive permit application is submitted in accordance with Massachusetts General Laws Chapter 40B, Sections 20-23.

This statute authorizes the Board of Zoning Appeal to grant exemptions from local ordinances and act on behalf of all local boards in this regard if the proposed housing is reasonable and consistent with local needs. Because the proposed project fits the context of the neighborhood and will provide 23 new affordable rental units, JAS believes that this project meets those standards.

The sponsor of the project is Just-A-Start (JAS), a Massachusetts non-profit corporation. JAS has developed over 600 units of affordable rental housing in Cambridge, along with over 100 affordable homeownership units. The organization has a long track record of working with the City of Cambridge, state funding agencies, and other funding agents to successfully develop and maintain quality affordable housing.

JAS proposes to develop 23 new units of affordable rental units on the previously developed Linwood Court site, which is already home to 45 units of affordable housing. The site is located in a dense urban neighborhood, with easy access to public transit, schools, restaurants, shopping, and job opportunities. The neighborhood also offers residents ample opportunities for enjoying the outdoors, with no fewer than five parks within a five-minute walk of the site. The neighborhood contains primarily triple-deckers and single-family homes, along with various commercial buildings, schools, and parks. The majority of buildings in the neighborhood are 3-4 stories, although several are noticeably taller.

The proposed 23 new units, which will be located in two new buildings (Buildings L and M) and one addition (Building N) to an existing building, consist of twelve one-bedrooms, eight two-bedrooms, and three three-bedrooms. Although the City typically emphasizes the need for new family-sized units, the new units at Squirrelwood are smaller to allow over-housed tenants the flexibility to right-size their units. The vast majority of units in the existing Linwood Court site are family-sized, with only three studios and two one-bedrooms in the entire project. This has resulted in a significant number of tenants who, as their family members have grown up and moved out, have found themselves over-housed in a family-sized unit. With almost no smaller units available to move into, those tenants have remained in their family-sized units, preventing new families from taking advantage of them. The proposed Squirrelwood project will offer existing tenants the flexibility to move into an appropriately sized unit, freeing up existing family-sized units for new families.

Thirteen of the proposed 23 new units will be designated as Low Income Housing Tax Credit units, and reserved for tenants who are at or below 60% of Area Median Income. The remaining 10 units will be designated as Workforce Housing units, available to moderate income tenants earning between 61%-100% Area Median Income. The affordability of all new units will be secured through a mortgage covenant with the City, as well as MassHousing and other lenders.

The proposed new buildings will be unusually efficient and sustainable, with the aim of achieving net zero energy efficiency as the design process progresses. JAS plans to incorporate an energy-efficient building envelope, high-performance mechanical systems, low-flow water fixtures, and photovoltaic panels. Additionally, 5% of units throughout the Squirrelwood project will be accessible and compliant with all MAAB guidelines.

The Squirrelwood site is located in a C-1 residential district under the Cambridge Zoning Ordinance. In this comprehensive permit application, JAS is seeking relief from the Board of Zoning Appeal as described below.

Use: The Site is located in the C-1 Residential District. Multi-family housing is permitted as of right in that district, but under Section 4.26.1 of the Ordinance, a special permit is required for a building with more than 12 units. That requirement applies to Building L, which will contain 14 units.

Building L and the project as a whole amply satisfy the criteria for a special permit under Sections 10.43(a)-(f) and 10.47.4 of the Ordinance. No particulars of the Site or use would be detrimental to the public interest regarding compliance with the Ordinance, traffic or access/egress, effects on adjacent uses, nuisances or hazards, the integrity of the district or purposes of the Ordinance, or consistency with the City's Urban Design Objectives. To the contrary, the project will greatly promote the public interest by providing affordable housing as described in this letter.

Dimensional regulations: Squirrelwood will require dimensional zoning relief regarding FAR and setbacks, and regarding height for one of the buildings.

- Floor Area Ratio: The maximum FAR applicable to the Site, including the 30% inclusionary bonus, is .975. The Site contains 59,638 square feet and Linwood Court consists of 57,942 square feet of gross floor area, resulting in a current FAR of .972. The project will add an additional 24,852 square feet of gross floor area, raising the FAR to 1.36. However, the Site build-out will remain consistent with the neighborhood, and the project will not overcrowd the Site or the abutters.

  Setbacks: The required setbacks applicable to Squirrelwood range from 3.8′ for the front of Building L to 27.1′ for the right side of Building L.
  Building L will require relief for the front and right side setbacks, Building M will require relief for the front setback, and Building N will require relief for the left side setback. However, all of these buildings will be consistent with their streetscapes and adjacent buildings. For example, the front of Building M, which will be between existing Just-A-Start buildings along Broadway, is designed to be in line with the fronts of those buildings. None of the setbacks for the three new buildings will result in any overcrowding or other impacts on any other building or the residents.

- Height: The height limit in the C-1 district is 35 feet. Building L, a four-story, 14-unit building on the Market Street side of the Site, will be 46 feet high. However, it will not tower over or be out of scale with its surroundings. Two of the existing buildings in Linwood Court, Buildings B and C, are 45 and 46 feet high, and several of the buildings in the adjacent neighborhood are significantly taller. For example, the George Close Building is more than 70′ high.

- Private Open Space: The Ordinance requires that 30% of the lot be private open space. Linwood Court currently has 40%, and Squirrelwood will reduce that figure to 22%. However, the project will enhance the open space with an aim toward increasing the intensity of usage of the space. The project includes elements to make the space more attractive, more usable, and less susceptible to undesirable uses than the current space.

- Density: The Ordinance requires 1500 s.f. of lot area per unit, with a 30% inclusionary housing bonus for additional units. As applied to the Site, the maximum number of units is 51.7. Linwood Court currently has 45 units, whereas the project will raise that number to 68. However, based on the existing build-out and the configuration of the new buildings, Squirrelwood will not be overly dense.

- Distance between buildings: The Ordinance requires that the distance between adjacent buildings must be at least the sum of their heights divided by six, with a minimum of 10′. The project will require relief from that minimum for Building L (8.5′ from existing Building B, with 15.2′ required) and Building M (9.9′ from existing Building F, with 10′ required). These modest deviations from the required distances will not result in any adverse impacts on either the new or existing buildings, or any residents.

All the requested relief from these dimensional regulations is reasonable. In view of the existing build-out of Linwood Court, none of those aspects of the project will be detrimental to the existing residents, the abutters to the Site, or the neighborhood.

Number of Parking Spaces: The Ordinance requires one vehicle parking space per unit. It also requires 1 long-term bicycle parking space for each of the first 20 units plus 1.05 spaces for each additional unit, and 0.1 short-term bicycle parking space for each unit. Accordingly, Squirrelwood will require 68 vehicle parking spaces, 70.4 long-term bicycle parking spaces, and 6.8 short-term bicycle parking spaces

The existing Linwood Court site has 22 vehicle parking spaces for 45 units. Those spaces are fully utilized and the development maintains a waitlist for residents seeking parking. Currently, 56% of residents either have a parking space or are waiting for one.

The Squirrel Brand development, located across the street from Linwood Court, has a parking lot that contains 19 parking spaces for 20 units. Unlike Linwood Court, that parking lot is substantially under-utilized, with only 50% of spaces used for resident parking.

The project will increase access to parking for Linwood residents in two ways. First, it will do so by reconfiguring the existing parking lot at Linwood to add four additional spaces. Second, it will do so by allowing residents of both the Linwood and Squirrel Brand sites to share access to parking lots. As a result, Squirrelwood residents will have access to 45 spots for 88 units, creating a .51 space to 1 unit parking ratio. In light of historic utilization rates of 56% and 50%, those changes will result in sufficient, but not excessive, off-street parking for Squirrelwood residents.

In addition, the significant improvement in the availability of bicycle parking may decrease the need for vehicle parking at Squirrelwood. The existing Linwood Court site does not offer residents any bicycle parking. Squirrelwood will add 40 long-term spaces and 12 short-term spaces for a total of 52 bicycle parking spaces. Those additions will greatly improve the situation regarding long-term bicycle parking and comply with the Ordinance regarding short-term spaces.

Parking Design: The Ordinance prohibits the construction of on-grade open parking within a required front yard setback, requires landscaping of at least 5% of the interior area of the parking facility, and requires a landscaped buffer of at least the dimensions of one space.

Although Squirrelwood will not comply with those design requirements, it will not exacerbate the Site's non-conformity with them, and the parking facilities have been designed to make them as inconspicuous as possible. For example, some spaces will be covered by an overhang that will partially screen the view of the parking from the street.

Curb cut: Finally, the construction of Building L will require moving the existing curb cut for the Market Street parking lot entrance approximately 25 feet. It will comply with the Ordinance. The

relocation of the curb cut will not impair vehicular or pedestrian safety or be otherwise detrimental to anyone on or off the Site. The new curb cut will require the removal of one street tree, but JAS will replace it in the current curb cut location.

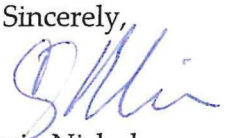
JAS first met with residents to discuss the project on July 20, 2017. JAS subsequently met twice more with neighbors and residents to gather feedback on the plans. For each meeting, JAS reached out to more than 150 neighbors of the site. Additionally, JAS has met with several community groups, including the Area 4/The Port Neighborhood Coalition, the Cambridge Residents Alliance, A Better Cambridge, the Cambridge Economic Opportunity Council, and Cheryl-Ann Pizza-Zeoli, a long-time tenant's advocate. JAS also received over 60 comments on a coUrbanize website dedicated to the project, which was regularly updated with plans and images. Feedback from all meetings was collected and incorporated into the plans to the extent possible.

JAS submitted a funding Pre-Application to the Department of Housing and Community Development (DHCD) in December 2017 for Community Based Housing funds. The project received conditional approval to move forward with a full OneStop application in late December, which JAS will submit by the deadline of February 15, 2018. If zoning is approved, and anticipated state funding sources are committed, JAS anticipates closing on the project in the first quarter of 2019. Construction would begin soon afterwards.

Support letters for the project from the Cambridge Historical Commission, the Affordable Housing Trust, the Cambridge Resident's Alliance, A Better Cambridge, and Cheryl-Ann Pizza-Zeoli will be forwarded under separate cover.

All of the zoning relief required for the project is reasonable. It will not be detrimental to the existing Linwood Court residents, the abutters to the Site, or the neighborhood. In fact, the project is a notably unobtrusive way to provide 23 additional units of affordable housing to the neighborhood and the City. Approval of this comprehensive permit application by the Board is critical to the project, since all other financing commitments will be contingent on zoning approval. We sincerely hope that the Board looks favorably upon this request, which will allow us to create vitally needed quality affordable housing in Cambridge.

Sincerely,



Craig Nicholson
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Sincerely,

Craig Nicholson
Senior Project Manager

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

TO: Board of Zoning Appeal
(Specify Local Board or Agency)

NOTICE OF FILING OF A COMPREHENSIVE PERMIT APPLICATION

REGARDING: Linwood Court (261/63 Broadway, 267 Broadway, 269 Broadway, 200 Columbia, 204 Columbia, 210 Columbia, 40 Market, 1-6 Linwood Place
(Address of Property)

Please be informed that an application for a Comprehensive Permit for the development of low or moderate income housing at the above referenced property has been filed with the Cambridge Board of Zoning Appeals, and is scheduled for a hearing at _____p.m., on Thursday, _____, at the Ackerman Hearing Room (Rm. 200) in City Hall.

A copy of the Comprehensive Permit application is attached. The relief requested in the application includes: relief from dimensional requirements concerning FAR (§§ 5.11, 5.31, 11.203.5(a)), setback (§§ 5.11, 5.31, Note (n) Table 5-1), height (§§ 5.11, 5.31), density (§§ 5.11, 5.31, 11.203.5(b)), private open space (§§ 5.22.1, 5.31), and distance between buildings (§ 5.13); relief from parking requirements concerning the number of vehicle parking spaces (§§ 6.31, 6.36.1), parking design (§§ 6.44.1, 6.48.1), and the number of long-term bicycle parking spaces (§§ 6.36.1, 6.107.2); relief from use restrictions concerning the maximum number of dwelling units (§ 4.26.1); and a change in the location of the curb cut.

In acting on Comprehensive Permit applications, the Board of Zoning Appeals has the power to grant any permits or approvals, which would otherwise be required from other local agencies. The Board requests that _____ and other applicable agencies and boards appear at this hearing to make recommendations relative to this application, and/or that written recommendations be submitted to the Board prior to that hearing date.

Please contact the Zoning Specialist at (617) 349-6100, to receive further information on this Comprehensive Permit proceeding.

COMPREHENSIVE PERMIT APPLICATION

PETITIONER: Just-A-Start Corp.

PETITIONER'S ADDRESS: 1035 Cambridge St., Ste. 12, Cambridge, MA 02141

PETITIONER'S TELEPHONE: 617-494-0444

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON (If different from Petitioner): Craig Nicholson, 617-918-7540

LOCATION OF SITE: Linwood Court- 261/63 Broadway, 267 Broadway, 269 Broadway, 200 Columbia, 204 Columbia, 210 Columbia, 40 Market, 1-6 Linwood Place

DESCRIPTION OF PROJECT: Squirrelwood is 23 new units of affordable housing on the existing Linwood Court site, which has 45 existing affordable units. The project is 2 proposed new buildings and 1 addition to an existing building.

Bldg L is 14 units/4 stories, Bldg M is 6 units/3 stories, and Bldg N is 3 units/3 stories, and is attached to the back of 40 Market.

SPECIFY LOCAL REGULATIONS OR REQUIRMENTS FROM WHICH RELIEF IS REQUESTED:

Relief Requested:	Applicable Local Board or Authority:
1. FAR: §§ 5.11, 5.31, 11.203.5(a)	Board of Zoning Appeal
2. Setbacks: §§ 5.11, 5.31, Note (n) Table 5-1	Board of Zoning Appeal
3. Height: §§ 5.11, 5.31	Board of Zoning Appeal
4. Open space: §§ 5.22.1, 5.31	Board of Zoning Appeal
5. Density: §§ 5.11, 5.31, 11.203.5(b)	Board of Zoning Appeal
6. Distance between buildings: § 5.13	Board of Zoning Appeal
7. Vehicle parking: §§ 6.31, 6.36.1	Traffic and Parking Department
8. Parking design: §§ 6.44.1, 6.48.1	Traffic and Parking Department
9. Bicycle parking: §§ 6.36.1, 6.107.2	Community Development Department
10. Use: § 4.26.1	Planning Board
11. Curb cut change	Public Works Department

1. Please specify whether Petitioner is:

( ) A public agency
(x) A non-profit organization
( ) A limited divided organization

2. Is the proposed project new construction? Yes If not, please explain. _____

3. Does the Petitioner own and control the site? Yes If not, please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

Please see attached deed and ownership certificate. The site is owned by Wellington-Harrington Development Corp, which is 100% controlled by Just-A-Start, and all board officers are the same.

4. What are the sources of the public subsidy for the proposed project? Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

The main source of financing for the project will be 4% Low Income Housing Tax Credits (LIHTCs), in addition to HOME and CBH funding from DHCD. MassHousing has committed an allocation of Workforce Housing funds. The City of Cambridge has committed funds through the CAHT. Other funding sources include the Cambridge Historic Commisison and Just-A-Start.

5. Total number of dwelling units proposed: 68 (45 existing, 23 new)
Total number of affordable rental units: 68 (45 existing, 23 new)
Total number of affordable home ownership units: 0

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

58 of the units are LIHTC eligible units, for tenants at or below 60% of Area Median Income (AMI). 10 of the units will be Workforce Housing units, reserved for moderate income tenants between 61%-100% AMI. All affordability restrictions will secured by a Mortgage Covenant from the city.

7. How will this project meet local needs for low income and moderate income housing?
The 23 proposed new units will add much-needed new affordable units in Cambridge, an increasingly unaffordable city for residents. Tenants will be able to take advantage of the site's close proximity to transit and local amenities. The smaller unit sizes will allow over-housed Linwood Court residents to right-size their units, allowing new families to move into larger 3 and 4 bedroom units.

8. Please provide a complete description of the proposed project, and include with this Comprehensive Permit Application, each of the following items:

   a. Site Development Plans – site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (2 copies)

   b. Report on Existing Site Conditions – a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;

   c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect;

   d. Building Tabulations – a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (2 copies)

   e. Subdivision Plan – where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)

   f. Utilities Plan – a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants;

   g. Dimensional Form – provided with application; (2 copies)

   h. Photographs – photographs of site and existing buildings;

   i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA.;

   j. Ownership Certificate – 2 Notarized copies, provided with application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Petitioner's Signature

16-JAN-2017
Date

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: Linwood Court : 200-210 Columbia; 261-269 Broadway; 1-4 Linwood Place, 40 Market

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
Michele Moran	Community Development Department, *57 Inman Street*
CCooper 1-16-18	Conservation Department, *57 Inman Street*
DFC 1-16-18	Fire Department, *489 Broadway Street*
Sarah L. Burke 1/16/18	Historical Department, *831 Massachusetts Avenue*
Bethe Magne 1-16-18	Law Department, *795 Massachusetts Avenue*
CCooper 1-16-18	Public Works Department, *147 Hampshire Street*
[illegible] 1/16/18	Traffic and Parking Department, *57 Inman Street*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

TO:

FROM:

RE:

PETITIONER:

The Petitioner has applied to the Cambridge Zoning Board of Appeals for a comprehensive Permit to create affordable/low income housing at the above referenced property.

Pursuant to Chapter 774 of the Massachusetts General Laws, the Zoning Board of Appeals by the Comprehensive permit process is empowered to grant all necessary permits and licenses that are normally granted by other City agencies or Boards.

If any city agency or board is interested in this case or normally they would grant relief for this development, they should forward all correspondence to the Board of Zoning Appeal before the scheduled hearing dated, as there will be no other hearings will be scheduled for this case.

If you have any questions, please call Ranjit, or Maria at (617) 349-6100.

DIMENSIONAL FORM

LOCATION: Squirrelwood Apartments ZONE: C-1

APPLICANT: Just-A-Start Corp. REQUESTED USE/OCCUPANCY: multifamily dwelling

PHONE: 617-494-0444 PRESENT USE/OCCUPANCY: multifamily dwelling

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]
TOTAL GROSS FLOOR AREA:		57,942 sf	84,794 sf	58,147 sf
LOT SIZE:		59,638 sf	no change	5,000 sf min.
RATIO OF TOTAL FLOOR AREA TO LOT AREA:[2]		0.97	1.36	.975
MINIMUM LOT AREA FOR EACH DWELLING UNIT:		1,325 sf	877 sf	1,500 sf
SIZE OF LOT:	WIDTH	irregular- see site plan		min. 50'
	LENGTH	irregular- see site plan		n/a
(setbacks in feet):	FRONT	various- see Zoning Table		
	REAR	various- see Zoning Table		
	LEFT SIDE	various- see Zoning Table		
	RIGHT SIDE	various- see Zoning Table		
SIZE OF BLDG.:	HEIGHT	23'-46'	32'-46'	35'
	LENGTH	various- see site plan		n/a
	WIDTH	various- see site plan		n/a
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		40%	22%	30%
NO. OF DWELLING UNITS:		45	68	51.7
NO. OF PARKING SPACES:		22	26	68
NO. OF LOADING AREAS:		0	0	0
OTHER OCCUPANCIES ON SAME LOT:		none	none	none
DISTANCE TO NEAREST BLDG.:		various- see site plan and Zoning Table		10'-15.2'
SIZE OF BLDGS. ADJACENT ON SAME LOT:		various- see site plan and Zoning Table		
TYPE OF CONSTRUCTION:[4]		wood frame	wood frame	

SUBMIT: PLOT PLAN: ____ PARKING PLAN: X BUILDING PLAN: X

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING 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'.
4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

DIMENSIONAL FORM

LOCATION: Squirrelwood Apartments ZONE: C-1

APPLICANT: Just-A-Start Corp. REQUESTED USE/OCCUPANCY: multifamily dwelling

PHONE: 617-494-0444 PRESENT USE/OCCUPANCY: multifamily dwelling

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3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

Just-A-Start Corporation
1035 Cambridge Street, #12 | Cambridge, MA 02141 | T: 617-494-0444 | www.justastart.org

COMPREHENSIVE PERMIT APPLICATION

EVIDENCE OF NEED FOR AFFORDABLE HOUSING

JAS Squirrelwood

261/63 Broadway, 267 Broadway, 269 Broadway, 200 Columbia, 204 Columbia, 210 Columbia, 40 Market, 1-6 Linwood Place
Cambridge, MA 02139

Affordable Housing Waiting Pools

Based on the waiting lists of qualified applicants for existing JAS developments, Cambridge has a clear need for more affordable housing. As of January 2018, there are approximately 2,600 applicants in the City's Rental Applicant Pool of households seeking affordable rental units marketed by CDD. The Cambridge Housing Authority maintains a waitlist of over 10,000 applicants for Section 8 vouchers.

Cambridge Affordability Ladder

The skyrocketing monthly rents and sales prices in Cambridge confirm the rapidly rising cost of living in the City. Low Income Housing Tax Credit (LIHTC) unit affordability is defined by U.S. Department of Housing and Urban Development income limits. Thirteen of the new units at Squirrelwood will be eligible for renters at or below 60% of Area Median Income (AMI), or up to $62,040 for a family of four. Ten of the new units will be Workforce Housing designed for middle-income renters, and will be eligible to renters at or below 100% of AMI, or up to $103,400 for a family of four.

Market Information

Per the Massachusetts Executive Office of Labor and Workforce Development, the unemployment rate in Cambridge is 2.9% as of May 2017. The city-wide rental vacancy rate is **3.6%,** according to the 2016 Cambridge Housing Profile. According to Zillow, the average and median rents in the City as of July 2017 were as follows:

Size	Average	Median
1-bedroom	$2,187	$2,313
2-bedroom	$2,725	$2,714
3-bedroom	$3,144	$3,027

The median price of homes currently listed in Cambridge is $849,450 as of November 2017.

Just-A-Start Corporation
1035 Cambridge Street, #12 | Cambridge, MA 02141 | T: 617-494-0444 | www.justastart.org

COMPREHENSIVE PERMIT APPLICATION

ELIGIBILITY STANDARDS, LONG-TERM AFFORDABILITY, AND FUNDING

JAS Squirrelwood

261/63 Broadway, 267 Broadway, 269 Broadway, 200 Columbia, 204 Columbia, 210 Columbia, 40 Market, 1-6 Linwood Place
Cambridge, MA 02139

Thirteen of the 23 new units at Squirrelwood will be Low Income Housing Tax Credit (LIHTC) eligible units for residents earning up to 60% Area Median Income (AMI). LIHTC eligibility guidelines are determined by Sec. 42 of the Internal Revenue Code, as well as the 2018 DHCD Draft Qualified Allocation Plan. The remaining 10 units will be designated as Workforce Housing units, reserved for moderate income tenants at 61-100% AMI. The Workforce Housing affordability guidelines are determined by the MassHousing Workforce Housing Program Guidelines. The eligibility of all units will be secured through a Mortgage Covenant with the City, as well as with MassHousing and other lenders.

The majority of the project will be financed through 4% Low Income Housing Tax Credits (LIHTCs) and tax-exempt bonds, as allocated from DHCD. Other state sources include Workforce Housing funds from MassHousing. The City of Cambridge has committed funds to the project through the Cambridge Affordable Housing Trust.

Just-A-Start Corporation
1035 Cambridge Street, #12 | Cambridge, MA 02141 | T: 617-494-0444 | www.justastart.org

COMPREHENSIVE PERMIT APPLICATION

REPORT OF EXISTING SITE CONDITIONS

JAS Squirrelwood
261/63 Broadway, 267 Broadway, 269 Broadway, 200 Columbia, 204 Columbia, 210 Columbia, 40 Market, 1-6 Linwood Place
Cambridge, MA 02139

Proximity to Services

The proposed Squirrelwood project is located in a dense urban neighborhood within easy walking distance to public transit, shopping, education, recreation, and other amenities. A bus stop is located across the street, and the Central Square T station is a ten-minute walk (0.5 miles) from the project site. Additionally, the Kendall Square T station is a fifteen-minute walk from site. Both Central and Kendall Squares offers a variety of restaurants, shopping, and entertainment options, as well as job opportunities. Doctors, dentists, and banks are also easily accessible from the site, and the Cambridge Hospital is located within 0.8 miles. The Fletcher-Maynard Elementary School is located a mere 0.1 miles away, and Cambridge Rindge and Latin School is 0.9 miles away. The site also offers residents access to green space and recreation. Squirrel Brand Park and Community Garden is located directly across from the site, and five other parks are located within a five-minute walk from the site.

Accessibility

The Squirrelwood project is located on the block between Broadway, Columbia, and Market streets. The Linwood Court site has 22 existing parking spots, and 4 new spots are proposed, for a total of 26 spots. The Squirrel Brand site has 19 existing spots. When the project is completed, residents of both sites will have access to all 45 spots. The proposed project will also have 40 long-term covered bike-parking spots, as well as 12 short-term bicycle spots. Both the 64 and the 68 buses stop on Broadway Street, directly across from the site. The 64 bus runs between Cambridge and Allston-Brighton, while the 68 bus transports passengers to Harvard Square. The site is a 0.5 mile walk from the Central T station, and a 0.7 mile walk from the Kendall station. The project is approximately an eleven-minute drive from the Mass Pike.

Neighborhood Context

The project is located on an existing developed site, and makes efficient use of previously under-utilized space. The site is located in a fully developed dense urban neighborhood that is within easy walking distance to a variety of amenities. The neighborhood contains a variety of

triple-deckers and single-family homes, as well as various commercial buildings, schools, and a park. The majority of buildings in the neighborhood are three or four stories, although several are notably taller.

COUNTERPART 1

Deed
Tract Number 38

Wellington-Harrington Neighborhood Renewal Area
Cambridge Redevelopment Authority

CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body, politic and corporate, duly organized and existing pursuant to the laws of Massachusetts and having its usual place of business in the City of Cambridge, County of Middlesex, Massachusetts, in consideration of Twenty-One Thousand Six Hundred Dollars ($21,600.00) paid, grants unto WELLINGTON-HARRINGTON DEVELOPMENT CORPORATION, a corporation duly organized and existing under Chapter 180 of the General Laws of the Commonwealth of Massachusetts and having its address at 32 Webster Avenue, Cambridge, Massachusetts, with QUITCLAIM COVENANTS, the land together with the buildings and other improvements thereon in said City of Cambridge, described as follows:

That certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, identified as TRACT NUMBER 38 on a plan entitled "Cambridge Redevelopment Authority, Wellington-Harrington Urban Renewal Area, Project No. Mass. R-108, Tract Disposition Plan, Block 32, Tract Number 38", by Fay, Spofford and Thorndike, Inc., Engineers, dated August 9, 1974 recorded ~~herewith~~, all as bounded and described in EXHIBIT A attached hereto and made a part hereof.

as Plan #42 of 1975

Reserving an Easement for the benefit of the Grantor, its successors and assigns, for the installation and maintenance of a public pedestrian way, including but not limited to fencing, landscaping and other surface improvements in the area identified as "Public Easement" on the above-mentioned Plan, all as bounded and described in Exhibit A, attached hereto and made a part hereof.

The Grantee, for itself and its successors and assigns, hereby covenants and agrees that the Grantee, and its successors and assigns:

(1) shall devote the granted premises to, and only to in accordance with the Neighborhood Renewal Plan for the Wellington-Harrington Project, dated April 22, 1965, and approved by the City Council of the City of Cambridge on May 17, 1965; as amended by Amendment No. 1 thereof, dated June 3, 1966, and approved by such Council on June 16, 1966, and as further amended by Amendment No. 2 thereof, dated May 31, 1967, and approved by such Council on June 26, 1967, and as further amended by Amendment No. 3 thereof, dated March 19, 1971, and approved by such Council on June 28, 1971, and as the same has been and may from time to time be amended in accordance with the provisions therein contained, and a copy of which Plan, as presently constituted, is on file in the office of the City Clerk of the City of Cambridge, (hereinafter, and as the same may hereafter be amended, referred to as the "Urban Renewal Plan").

(2) shall not discriminate upon the basis of race, color, religion, sex, or national origin in the sale, lease, or rental, or in the use or occupancy of the granted premises, or any improvements erected or to be erected thereon, or any part thereof;

(3) shall cause all advertising (including signs) for sale and/or rental of the whole or any part of the granted premises to include the legend, "An Open Occupancy Building" in type or lettering of easily legible size and design. The word "Project" or "Development" may be substituted for the word "Building" where circumstances require such substitutions;

(4) shall comply with the regulations issued by the Secretary of Housing and Urban Development set forth in 37 F.R. 22732-3 and all applicable rules and orders issued thereunder which prohibit the use of lead-based paint in residential structures undergoing federally

assisted construction or rehabilitation and require the elimination of lead-based paint hazards.

(5) shall give preference in the selection of tenants for dwelling units built on the granted premises to families displaced from the Project Area because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment;

(6) shall permit representatives of the Grantor, the City of Cambridge and the United States of America, access to the granted premises at all reasonable times which any of them deems necessary for the purposes of said Land Disposition Contract, the Cooperation Agreement between the City of Cambridge and the Grantor relating to the Wellington-Harrington Project or the Contract for Loan and Capital Grant between the United States of America and the Grantor relating to said Project, including, but not limited to, inspection of all work being performed in connection with the construction of said Improvements (and shall not charge or collect any compensation in any form for any such access);

(7) shall at all times keep the improvements constructed or to be constructed on the granted premises in good and safe condition and repair and, in the occupancy, maintenance and operation of such improvements and the granted premises, comply with all laws, ordinances, codes and regulations applicable thereto;

(8) after the Improvements constructed or rehabilitated on the granted premises shall have been completed, shall not, without the prior written approval of the Grantor, reconstruct demolish or subtract therefrom or make any additions thereto or extensions thereof which would result in significant structural or design changes to any of the Improvements;

(9) shall keep, all of the insurable Improvements on the granted premises constituting a part of the real estate insured by fire and extended coverage insurance and additional risk insurance to the same extent and amount which is normally required by institutional mortgagees in the uses of similar improvements in the City, (which insurance shall, during the period of construction or rehabilitation to be builder's risk completed value form and shall cover any material stored upon the granted premises) in amounts sufficient to comply with the co-insurance clause applicable to the location and character of such Improvements, and, in any event, as to fire and extended coverage insurance (Endorsement No. 4), in amounts not less than eighty per centum of the actual cash value of such Improvements, all such insurance to be by standard policies, obtained from financially sound and responsible insurance companies authorized to do business in Massachusetts, shall name the Grantor as a party insured, and to have attached thereto a clause making the loss payable to the Grantee, the mortgagee, and, subject to the rights of the mortgagee, the Grantor, as their respective interests may appear, shall provide that any cancellation, change or termination thereof shall not be effective with respect to the Authority until after at least ten (10) days prior notice has been given to the Authority to the effect that such insurance policies are to be cancelled, changed, or terminated at a particular time;

(10) shall proceed promptly to establish and collect all valid claims which may have arisen against insurers or others based upon any damage or destruction to any Improvement constructed or rehabilitated on the granted premises occurring prior to the expiration of the covenant and agreement set forth in this paragraph (9); shall use and expend the insurance money and any other proceeds so collected for the purpose of repairing or reconstructing the Improvement which have been destroyed or damaged to a condition at least comparable to the existing at the time of such damage or destruction, or, as the Grantee

may in its sole discretion elect, to the condition in which the Grantee was originally obligated under said Land Disposition Contract to construct such Improvements, to the extent that such insurance money and other proceeds may permit;

(11) shall commence to reconstruct, restore or repair any Improvements on the granted premises which have been destroyed or damaged and which the Grantee is obligated to repair, restore or reconstruct in accordance with this Deed, within a period not to exceed six months after such destruction or damage prosecute with dispatch such reconstruction, restoration or repair to completion, such reconstruction, restoration or repair in any event to be completed within twenty-four months after the start thereof, unless the conditions then prevailing reasonably require a longer period, in which event, such reconstruction, restoration or repair need not be completed within such twenty-four month period but may be completed within such longer period as the Grantee and the Grantor may agree upon in writing.

(12) shall to the extent vacancies become available, and subject to such occupancy preferences as may be required by law, make available to families or individuals of low-or moderate-income, as such terms are used in Section 107(a) of the Housing Act of 1949, as amended, or its successor, and as defined under the Tenant Selection Plan and the Regulatory Agreement with the Massachusetts Housing Finance Agency, for their occupancy under either a public housing leasing program or a public rent supplementation program, or both or their successor programs as such programs are available at least fifty percent (50%) (22 dwelling units) of all the dwelling units at the time constructed on the granted premises and shall not voluntarily take any action which would effectively terminate or reduce funds available, directly or indirectly, to such families or individuals selected for such occupancy under a public housing leasing program or a rent supplementation program, and shall include in its occupancy agreement with such families or individuals an addendum containing a clause which so provides;

(13) shall not, without the prior written consent of Grantor in each instance, transfer or otherwise dispose of the granted premises or the Improvements thereon or any part thereof except to a limited dividend corporation, non-profit corporation or association, cooperative, or public body or agency, or purchaser or lessee approved under Section 107(a) of the Housing Act of 1949, as amended and as defined under the Tenant Selection Plan and the Regulatory Agreement with the Massachusetts Housing Finance Agency, provided, however, that the foregoing provisions shall not prohibit the leasing of individual dwelling units to the occupants thereof or to Cambridge Housing Authority or any successor public body or the giving of a mortgage, whether pursuant to foreclosure or otherwise;

The agreements and covenants in said paragraphs (1) to (13), both inclusive, other than paragraphs (2), (3), and (6), and all rights and obligations under any of said agreements and covenants, shall be in force and effect until May 17, 1995; and the agreements and covenants in paragraphs (2), (3), and (6), and all rights and obligations under said agreements and covenants, shall be in force and effect until the expiration of one hundred (100) years from the date of this deed; provided, however, that the foregoing provisions shall not abate, or be a ground for abatement of, any action, suit, or other legal proceeding instituted prior to the termination of the agreements and covenants; and provided further, that such agreements and covenants shall be binding on the Grantee, itself each successor in each party in possession or occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the granted premises, or part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to provisions of the Urban Renewal Plan, or similar language, in this Deed shall include the land and all building,

housing, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

In amplification, and not in restriction, of the provisions hereof and of said Land Disposition Contract, it is intended and agreed that the Grantor, and its successors and assigns, and the City of Cambridge, shall be deemed beneficiaries of the agreements and covenants provided in the foregoing paragraphs (1) and (13), both inclusive, and the United States of America shall be deemed a beneficiary of the covenants provided in paragraph (2), (3), and (6), both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall run in favor of the Grantor, its successors and assigns, the City of Cambridge, and the United States of America, for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the Grantor, its successors and assigns, the City of Cambridge, or the United States of America has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The Grantor, its successors and assigns and the City of Cambridge shall have the right, in the event of any breach of any such agreement or covenant, and the United States of America shall have the right in the event of any breach of the covenants provided in paragraphs (2), (3), or (6), to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled; and the Grantee or the Grantor as the case may be shall pay all reasonable costs and expenses of ligitation, including attorneys' fees in reasonable amounts, which may be incurred by the other party in any proceeding brought to enforce compliance with the covenant, provided in paragraph (2), to the extent that such other party prevails;

The agreements and covenants provided in the foregoing paragraphs (1) to (13), both inclusive, shall be covenants running with the land and they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise herein specifically provided, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, the Grantor, its successors and assigns, the City of Cambridge, and any successor in interest to the granted premises, or any part thereof, and the United States of America (in the case of the covenants provided in paragraphs (2), (3), and (6), against the Grantee, its successors and assigns and every successor in interest to the granted premises, or any part thereto or any interest therein, and any party in possession or occupancy of the granted premises or any part thereof.

This conveyance is made subject also to the additional covenants of the Grantee with respect to the granted premises and the terms and conditions set forth in a Land Disposition Contract, dated JANUARY 17, 1975, between the Grantor and the Grantee for the same and redevelopment of the granted premises (a copy of which Land Disposition Contract is on file with the City Clerk of the City of Cambridge), which provides, among other things, for the submission of certain construction plans and evidence of financing ability, for the prompt commencement and deligent prosecution to completion of certain improvements, against certain transfers and encumbrances prior to such completion, and for remedies including a right of termination and revesting in favor of the Grantor of the title of the granted premises (together with all improvements thereon), re-entry and reconveyance in the event of certain defaults, failures, violations, actions or inactions, all of which agreements, terms and conditions survive the delivery of this deed and are binding upon all persons dealing with

the granted premises and enforceable by the Grantor, and its successors and assigns, as though said Land Disposition Contract were recorded herewith; and this conveyance is made upon the condition subsequent that in the event of any such default, failure, violation or other action or inaction entitling the Grantor to re-entry upon and reconveyance of the granted premises (together with all improvements thereon) as provided in said Land Disposition Contract, the Grantor at its option, may also, prior to the issuance of a Certificate of Completion as provided for therein, declare a termination in favor of the Grantor of the title, and of all the rights and interests, in the granted premises, shall thereupon revert to the Grantor; provided, however, that any such revesting of title, re-entry or reconveyance shall always be subject to and limited by, and shall not defeat, render invalid, or limit in any way any existing building loan agreement, mortgage or lease authorized by said Land Disposition Contract, or any rights or interest provided in said Land Disposition Contract for the protection of the holders thereof.

All said additional agreements of the Grantee and said terms and conditions contained in said Land Disposition Contract (but not including the covenants and agreements hereinbefore set forth and stated to run with the land) shall terminate with respect to the granted premises, or part thereof, upon the completion of the required improvements in accordance with the provisions of said Land Disposition Contract and upon the recording of a certificate of such completion executed by the Grantor; and the recording of such a certificate executed by the Grantor shall be a conclusive determination of such satisfaction and termination of said additional agreements, terms and conditions (but not including said covenants and agreements stated to run with the land).

WITNESS the execution hereof under seal this 17th day of January, 1975.

CAMBRIDGE REDEVELOPMENT AUTHORITY

(SEAL)

Attest:

By Thaddeus R. Beal

Executive Director and Secretary

WELLINGTON-HARRINGTON
DEVELOPMENT CORPORATION
Grantee

(SEAL)

Attest:

By _____
its President

Mary Anne Nicolosi
Clerk

THE COMMONWEALTH OF MASSACHUSETTS

Cambridge, SS. January 17, 1975:

Then personally appeared the above named Thaddeus R. Beal and acknowledged the foregoing instrument to be the free act and deed of Cambridge Redevelopment Authority.

Notary Public
My Commission Expires: 2/6/76

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NUMBER 38

Beginning at a point, said point being the intersection of the northerly sideline of Broadway and the easterly sideline of Columbia Street;

Thence running N22°-38'-09"E along the easterly sideline Columbia Street a distance of two hundred nineteen and ninety hundredths (219.93) feet to a point;

Thence turning and running S67°-17'-35"E by land, now or formerly of Francis A. DiMeo a distance of sixty-nine and fifty-eight hundredths (69.58) feet to a point;

Thence turning and running N22°-20'-28"E again by land, now or formerly of Francis A. DiMeo and by land, now or formerly of Lucille Richardson, et al, a distance of seventy and forty-seven hundredths (70.47) feet to a point on the southerly sideline of Market Street;

Thence turning and running S47°-28'-43"E along the southerly sideline of Market Street a distance of one hundred eighteen and eighty-three hundredths (118.83) feet to a point;

Thence turning and running S41°-15'-39"W by land, now or formerly of Pasquale and Domenica Carmella Mangano a distance of one hundred thirty-five and sixty-eight hundredths (135.68) feet to a point;

Thence turning and running S58°-49'-24"E again by land, now or formerly of Pasquale and Domenica Carmella Mangano a distance of fifty and no hundredths (50.00) feet to a point;

Thence turning and running N41°-50'-05"E again by land, now or formerly of Pasquale and Domenica Carmella Mangano a distance of one hundred twenty-five and eighty-two hundredths (125.82) feet to a point on the southerly sideline of Market Street;

Thence turning and running S47°-28'-43"E by the southerly sideline of Market Street a distance of fifty-six and sixty-five hundredths (56.65) feet to a point;

Thence turning and running S39°-10'-39"W by land, now or formerly of Ida G. and Clarence W. Dooley a distance of one hundred thirteen and sixty-two hundredths (113.62) feet to a point;

Thence turning and running S23°-57'-01"W by land, now or formerly of John and Blanche Toutwid a distance of one hundred twenty-six and twenty-nine hundredths (126.29) feet to a point on the northerly sideline of Broadway;

Thence turning and running N62°-19'-46"W by the northerly sideline of Broadway a distance of two hundred forty-seven and fifty hundredths (247.50) feet to the point of beginning.

Containing fifty-nine thousand six hundred thirty-nine (59,639) square feet, more or less.

There is included within the area hereinabove described, a certain parcel of registered land shown on Certificate of Title No. 136833, recorded in Middlesex South District Land Registration Office, Book 814, Page 83, bounded and described as follows:

NORTHWESTERLY	by Columbia Street, one hundred feet;
NORTHEASTERLY	by land now or formerly of Clara W. Woodsum, one hundred sixteen and 25/100 feet;
SOUTHEASTERLY	by land now or formerly of E. K. Harding, one hundred ten and 36/100 feet; and
SOUTHWESTERLY	by Broadway, one hundred eighteen and 50/100 feet.

Said parcel is shown as Lot 6 on a Plan filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County, in Registration Book 1, Page 106, with Certificate 106.

PUBLIC EASEMENT

Beginning at a point, said point being the intersection of the northerly sideline of Broadway and the easterly sideline of Columbia Street;

Thence running N22°-39'-09"E by the easterly sideline of Columbia Street a distance of forty (40.00) feet to a point;

Thence turning and running S19°-50'-19"E, a distance of fifty-eight and ninety-nine hundredths (58.99) feet to a point on the northerly sideline of Broadway;

Thence turning and running N62°-19'-46"W by the northerly sideline of Broadway, a distance of forty (40.00) feet to the point of beginning.

Said proposed public easement containing seven hundred ninety-seven (797) square feet, more or less.

Just-A-Start Corporation
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COMPREHENSIVE PERMIT APPLICATION

SITE DEVELOPMENT PLANS AND DRAWINGS

JAS Squirrelwood

Please see attached plans.

SQUIRRELWOOD INFILL UNIT INFORMATION

UNIT MATRIX					
	Unit	Level	Type	Area (SF)	HC
BUILDING L	101	1ST FLOOR	1 BR	687	1
	102	1ST FLOOR	1 BR	688	
	201	2ND FLOOR	2 BR	877	1
	202	2ND FLOOR	1 BR	608	
	203	2ND FLOOR	2 BR	857	
	204	2ND FLOOR	1 BR	602	
	301	3RD FLOOR	2 BR	877	
	302	3RD FLOOR	1 BR	608	
	303	3RD FLOOR	2 BR	857	
	304	3RD FLOOR	1 BR	602	
	401	4TH FLOOR	2 BR	877	
	402	4TH FLOOR	1 BR	608	
	403	4TH FLOOR	2 BR	857	
	404	4TH FLOOR	1 BR	602	
TOTAL	**14**			**10,207**	**2**
BUILDING M	01	1ST FLOOR	1 BR	613	
	02	1ST FLOOR	1 BR	675	
	03	2ND FLOOR	1 BR	606	
	04	2ND FLOOR	2 BR	861	
	05	3RD FLOOR	1 BR	606	
	06	3RD FLOOR	2 BR	861	
TOTAL	**6**			**4,222**	**0**
BLDG N	01	1ST FLOOR	3 BR	962	1
	02	2ND FLOOR	3 BR	1,071	
	03	3RD FLOOR	3 BR	1,071	
TOTAL	**3**			**3,104**	**1**

BUILDING TOTALS						
BLDG	1BR	2BR	3BR	1 BR HC*	2BR HC*	3BR HC*
L	8	6	0	2	1	0
M	4	2	0	0	0	0
N	0	0	3	0	0	1
TOTAL	**12**	**8**	**3**	**2**	**1**	**1**

*HC unit calculations are included in total unit count

SITE TOTALS	
TOTAL UNITS	23
TOTAL BEDROOMS	37

SQUIRRELWOOD ZONING TABLE

EXISTING									
Bldg	Bldg Area (Gross)	Footprint (SF)	Approx. Height	Setbacks [a]				Parking	
				Front	Rear	Left	Right	Bike	Car
A	6,282	2,094	35'	1.5'	N/A	2.6'	14.2'		
B	12,008	3,002	45'	6.4'	82.6'	2.2'	N/A		
C	11,308	2,827	46'	6.4'	70.7'	N/A	N/A		
D	7,671	2,557	33'	7.7'	N/A	N/A	50.3'		
E	7,815	2,605	36'	1.3'	N/A	64.3'	N/A		
F	1,638	819	26'	.1'	N/A	N/A	N/A		
G	5,032	2,516	27'	.9'	N/A	N/A	3.3'		
H	6,188	3,094	23'	N/A	15.84'	N/A	11.9'		
Total	57,942	11,591						0	22
Total units	45								
Total site (ft^2)	59,638								
Total FAR	0.97								
Lot area/unit (ft^2)	1,325								
% private open space	40%								

[a] Where an existing building is located between the listed building and the street or property line, the setback is marked "N/A".

[b] A curb cut change will be required for building L. The new curb cut shall comply with applicable zoning requirements and shall not exceed the maximum width of 20' under § 6.43.3.

[c] Ordinance § 4.26.1 requires a special permit for the construction of a multifamily dwelling containing 12 or more units in zone C-1. In addition to the dimensional and parking relief described, the project requires a special permit or a waiver of that requirement.

[d] No relief is required for the left setback for building L, side setbacks for building M, front setback for building N, or any rear setbacks. The required left setback for building L is 23.8'. For all other buildings for which no relief is required, an intervening building is located between the building and the street or property line.

[e] No relief is required for the distance between building N and the nearest building. The required distance between buildings N and H is $\geq$ 10'.

SQUIRRELWOOD INFILL UNIT INFORMATION

UNIT MATRIX					
	Unit	Level	Type	Area (SF)	HC
BUILDING L	101	1ST FLOOR	1 BR	687	1
	102	1ST FLOOR	1 BR	688	
	201	2ND FLOOR	2 BR	877	1
	202	2ND FLOOR	1 BR	608	
	203	2ND FLOOR	2 BR	857	
	204	2ND FLOOR	1 BR	602	
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TOTAL	**6**			**4,222**	**0**

BLDG N	01	1ST FLOOR	3 BR	962	1
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TOTAL	**3**			**3,104**	**1**

BUILDING TOTALS						
BLDG	1BR	2BR	3BR	1 BR HC*	2BR HC*	3BR HC*
L	8	6	0	2	1	0
M	4	2	0	0	0	0
N	0	0	3	0	0	1
TOTAL	**12**	**8**	**3**	**2**	**1**	**1**

*HC unit calculations are included in total unit count

SITE TOTALS	
TOTAL UNITS	23
TOTAL BEDROOMS	37

SQUIRRELWOOD ZONING TABLE

EXISTING									
Bldg	Bldg Area (Gross)	Footprint (SF)	Approx. Height	Setbacks [a]				Parking	
				Front	Rear	Left	Right	Bike	Car
A	6,282	2,094	35'	1.5'	N/A	2.6'	14.2'		
B	12,008	3,002	45'	6.4'	82.6'	2.2'	N/A		
C	11,308	2,827	46'	6.4'	70.7'	N/A	N/A		
D	7,671	2,557	33'	7.7'	N/A	N/A	50.3'		
E	7,815	2,605	36'	1.3'	N/A	64.3'	N/A		
F	1,638	819	26'	.1'	N/A	N/A	N/A		
G	5,032	2,516	27'	.9'	N/A	N/A	3.3'		
H	6,188	3,094	23'	N/A	15.84'	N/A	11.9'		
Total	57,942	11,591						0	22
Total units	45								
Total site (ft^2)	59,638								
Total FAR	0.97								
Lot area/unit (ft^2)	1,325								
% private open space	40%								

PROPOSED											
Bldg	Bldg Area (Gross)	Footprint (SF)	Height	Setbacks [a]				Distance to Nearest Bldg	Parking		Legend for required relief
				Front	Rear	Left	Right		Bike	Car	
A	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
B	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
C	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
D	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
E	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
F	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
G	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
H	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR			-
L [b]	14,814	2,102	46'	3.5'	N/A	42'	8.0'	8.5' (L & B)			2, 3, 6
M	5,979	1,758	32'	2.0'	N/A	N/A	N/A	9.9' (M & F)			2, 6
N	4,059	1,353	32'	N/A	N/A	6.0'	15'	32' (N & H)			2
Total new	24,852	5,213							long term 40 short term 12	4	-
Total all	84,794	16,804							long term 40 short term 12	26	1, 4, 5, 7, 8, 9
Total units	68										
Total site (ft^2)	59,638										
Total FAR	1.36										
Lot area/unit (ft^2)	877										
% private open space	22%										

ZONING RELIEF REQUIRED					
Type of relief [c]	**Legend**	**Regulation**	**Required for Res. C-1 Dist./Multifamily Dwelling**	**Required for Squirrelwood**	**Ordinance section**
Dimensional					
	1	FAR	0.75 + 30% inclusionary bonus	0.975	§ 5.11; § 5.31; § 11.203.5(a)
	2	Setbacks	*Front* : (H+L)/4 or min. of 10' *Side* : (H+L)/5 or min. of 7.5'	[d] *Building L - Front: 3.8'* *Building L - Right Side: 27.1'* *Building M - Front: 10'* *Building N - Side: 14.6'*	§ 5.11; § 5.31; Note (n) to Table 5-1
	3	Height	35'	35'	§ 5.11; § 5.31
	4	Private open space	30% of lot area	30% of lot area	§ 5.22.1; § 5.31
	5	Maximum units based on lot area/unit	1,500 ft^2/unit + 30% inclusionary bonus for number of units	51.7 units	§ 5.11; § 5.31; § 11.203.5(b)
	6	Distance between buildings	≥ the sum of heights of adjacent buildings/6 or min. 10'	[e] *Between building L & B* : ≥ 15.2' *Between building M & F* : ≥ 10'	§ 5.13
Parking					
	7	Number of spaces	1/unit	68	§ 6.31; § 6.36.1
	8	Parking design	No on-grade open parking space within front setback; landscaping ≥5% of lot area; landscaped buffer required	No on-grade open parking space within front setback; landscaping ≥5% of lot area; landscaped buffer required	§ 6.44.1; § 6.48.1
	9	Number of long-term bicycle parking spaces	1 per unit for the first 20 units + 1.05 per additional unit	70.4	§ 6.36.1; § 6.107.2

[a] Where an existing building is located between the listed building and the street or property line, the setback is marked "N/A".

[b] A curb cut change will be required for building L. The new curb cut shall comply with applicable zoning requirements and shall not exceed the maximum width of 20' under § 6.43.3.

[c] Ordinance § 4.26.1 requires a special permit for the construction of a multifamily dwelling containing 12 or more units in zone C-1. In addition to the dimensional and parking relief described, the project requires a special permit or a waiver of that requirement.

[d] No relief is required for the left setback for building L, side setbacks for building M, front setback for building N, or any rear setbacks. The required left setback for building L is 23.8'. For all other buildings for which no relief is required, an intervening building is located between the building and the street or property line.

[e] No relief is required for the distance between building N and the nearest building. The required distance between buildings N and H is ≥ 10'.

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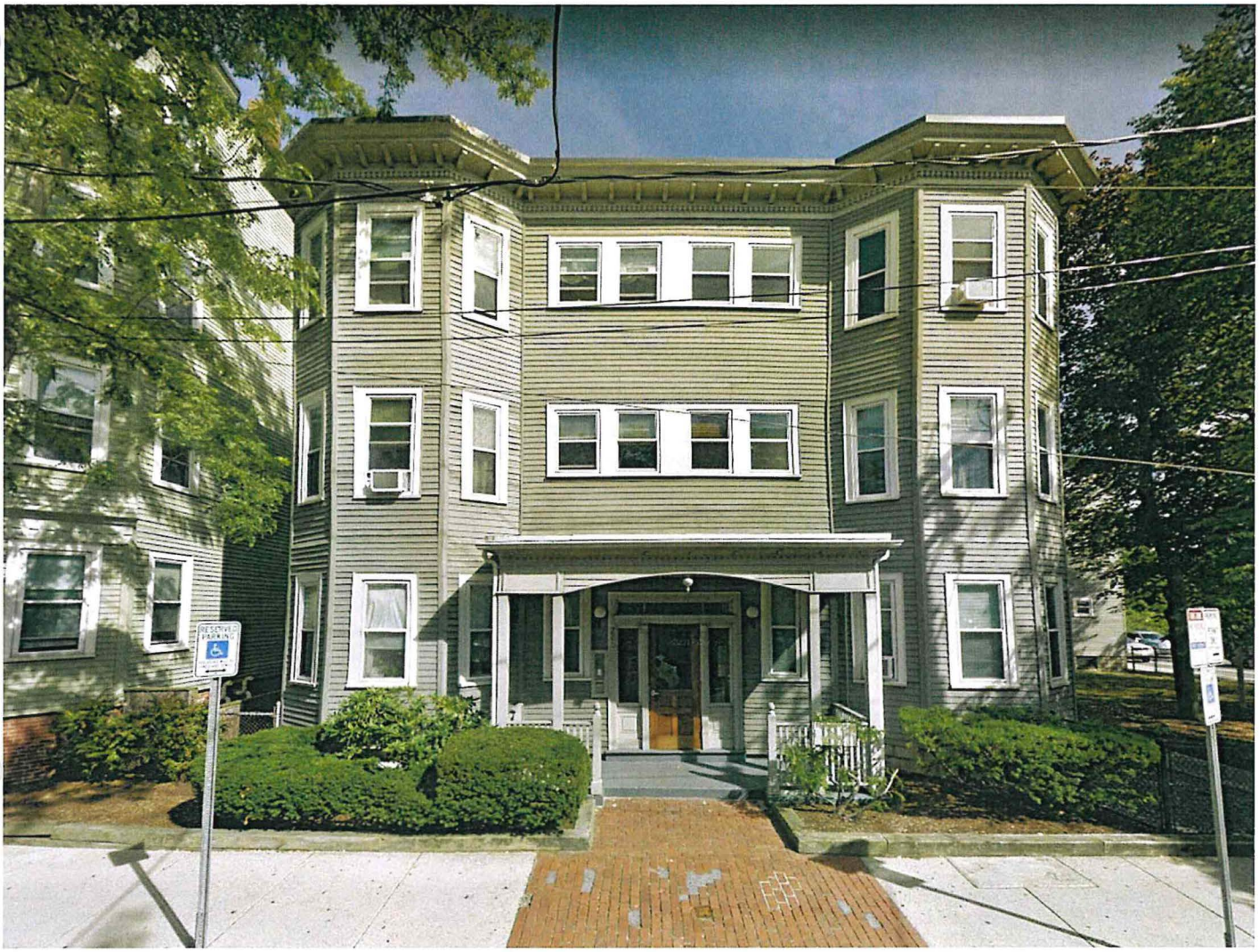
COMPREHENSIVE PERMIT APPLICATION

PHOTOGRAPHS OF EXISTING BUILDINGS

JAS Squirrelwood

1-6 Linwood Place

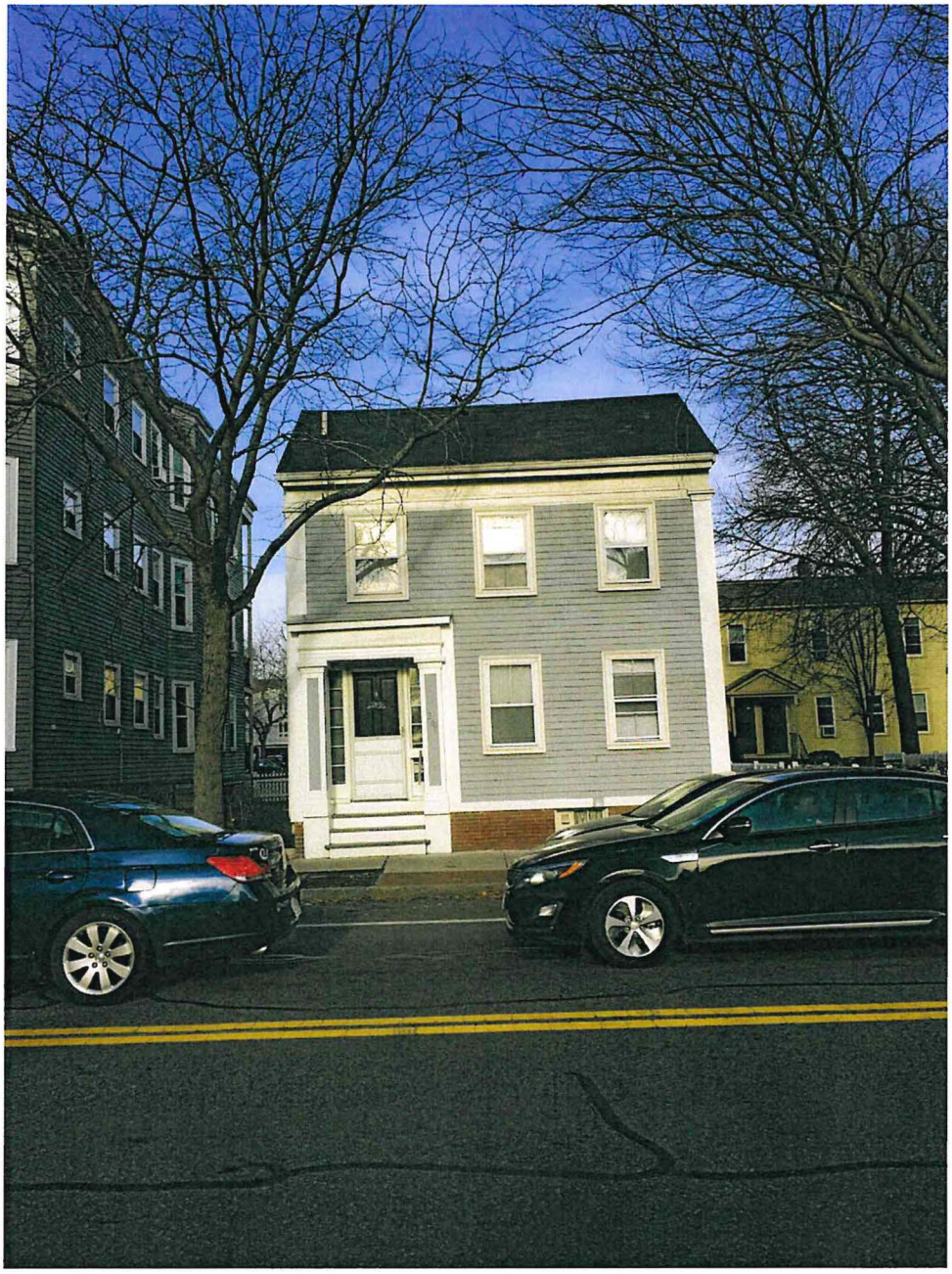


200 Columbia

204 Columbia

210 Columbia

261-263 Broadway



267 Broadway

269 Broadway

40 Market

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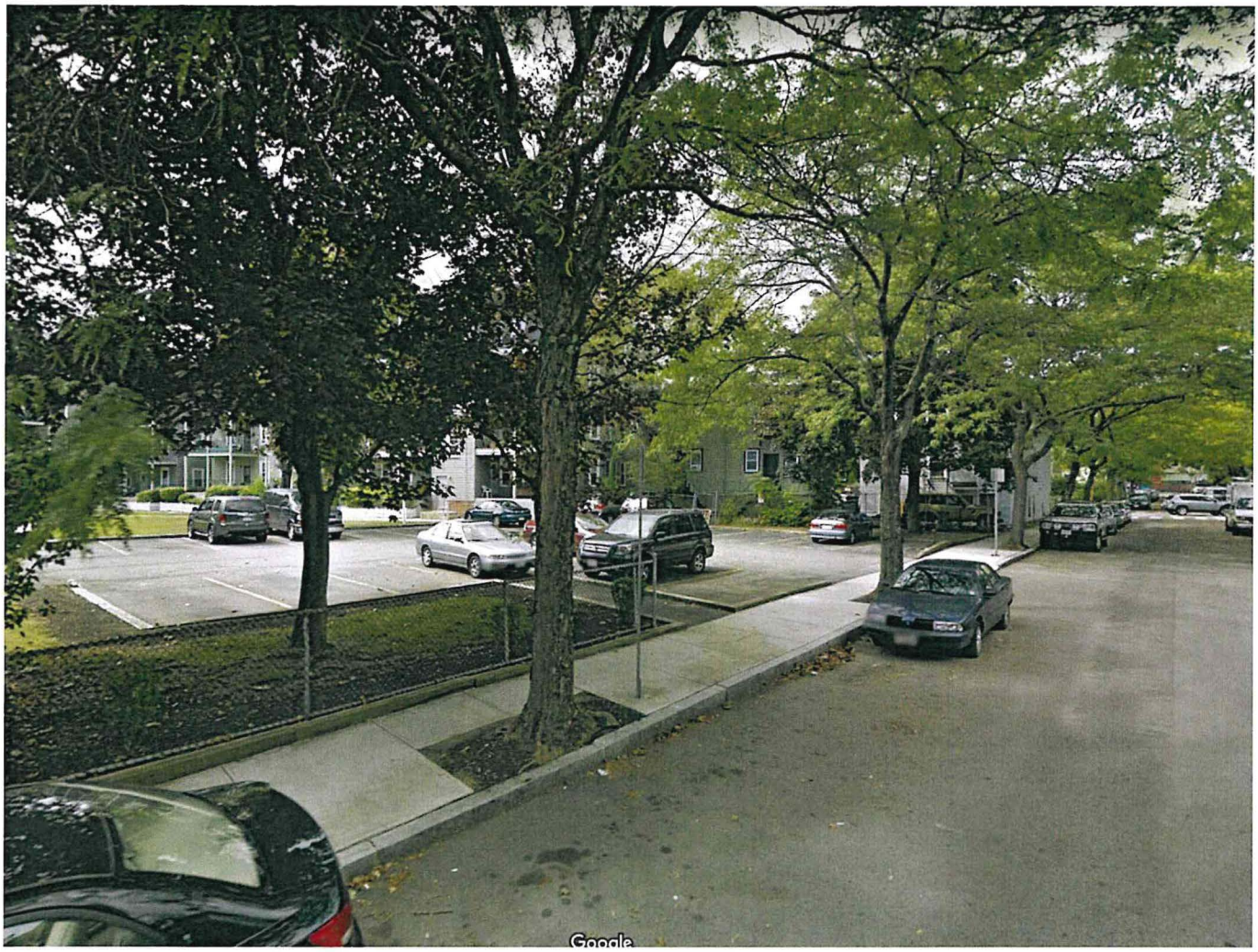
COMPREHENSIVE PERMIT APPLICATION

PHOTOGRAPHS OF SITE AND SURROUNDING BUILDINGS

JAS Squirrelwood

Existing Open Space



Existing Entrance to Parking Lot

Existing Entrance to Parking Lot

Neighborhood Context- 277 Broadway

Neighborhood Context- 274 Broadway

Neighborhood Context- Fletcher-Maynard School

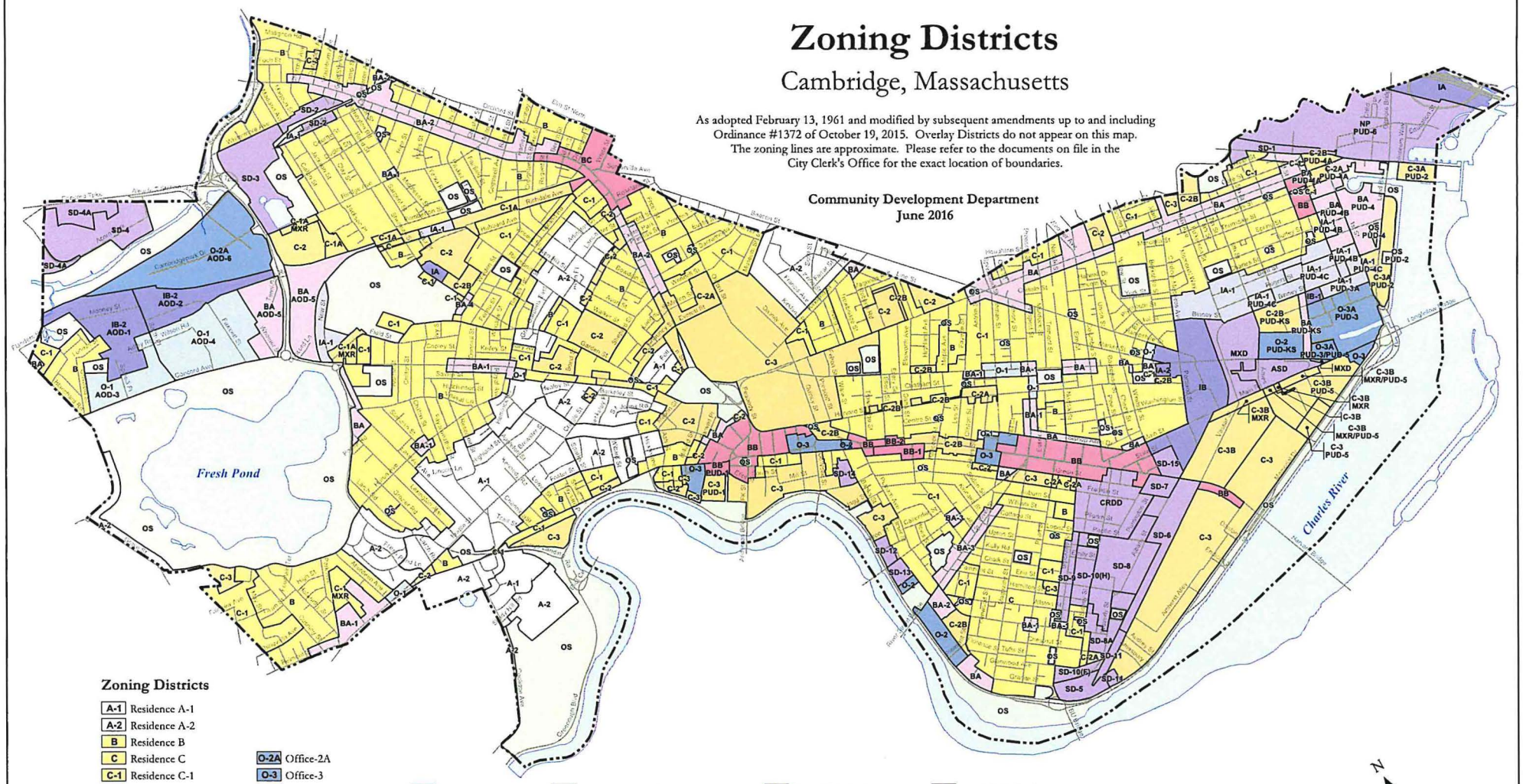
Neighborhood Context- 243 Broadway

Zoning Districts

Cambridge, Massachusetts

As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1372 of October 19, 2015. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department
June 2016



Zoning Districts

- A-1 Residence A-1
- A-2 Residence A-2
- B Residence B
- C Residence C
- C-1 Residence C-1
- C-1A Residence C-1A
- C-2 Residence C-2
- C-2A Residence C-2A
- C-2B Residence C-2B
- C-3 Residence C-3
- C-3A Residence C-3A
- C-3B Residence C-3B
- O-1 Office-1
- O-2 Office-2
- O-2A Office-2A
- O-3 Office-3
- O-3A Office-3A
- BA Business A
- BA-1 Business A-1
- BA-2 Business A-2
- BA-3 Business A-3
- BA-4 Business A-4
- BB Business B
- BB-1 Business-1
- BB-2 Business 2
- BC Business C
- BC-1 Business C-1
- IA-1 Industry A-1
- IA-2 Industry A-2
- IA Industry A
- IB-1 Industry B-1
- IB-2 Industry B-2
- IB Industry B
- IC Industry C
- MXD Mixed Use Development
- ASD Ames Street District
- AOD Alewife Overlay District
- PUD Planned Unit Development Overlay
- MXR Mixed Use Residential Overlay
- NP North Point District
- CRDD Cambridgeport Revitalization Development District
- SD-1 Special District-1
- SD-2 Special District-2
- SD-3 Special District-3
- SD-4 Special District-4
- SD-4A Special District-4A
- SD-5 Special District-5
- SD-6 Special District-6
- SD-7 Special District-7
- SD-8 Special District-8
- SD-8A Special District-8A
- SD-9 Special District-9
- SD-10(F) Special District-10(F)
- SD-10(H) Special District-10(H)
- SD-11 Special District-11
- SD-12 Special District-12
- SD-13 Special District-13
- SD-14 Special District-14
- SD-15 Special District-15
- OS Open Space

N

0.25 0 0.25
Miles

Map prepared by Brendan Monroe on June 23, 2016. CDD GIS C:\Projects\Zoning\Zoning11x17.mxd

District	Max. FAR	Min. Lot Area/DU	Min. Setback Front Yard	Min. Setback Side Yard	Min. Setback Rear Yard	Max. Height	Min. OS Ratio	General range of allowed uses
A-1	0.50	6,000	25	15 sum to 35	25	35	50%	single-family detached dwellings
A-2	0.50	4,500	20	10 sum to 25	25	35	50%	
B	0.50	2,500	15	7.5 sum to 20	25	35	40%	single- and two-family detached dwellings townhouse dwellings (by special permit)
C	0.60	1,800	(H+L) ÷ 4 at least 10	(H+L) ÷ 5 ≥7.5, sum ≥20	(H+L) ÷ 4 at least 20	35	36%	single- and two-family detached dwellings townhouse dwellings
C-1	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L) ÷ 5 at least 7.5	(H+L) ÷ 4 at least 20	35	30%	multifamily dwellings (apartments, condos) limited institutional uses
C-1A	1.25	1,000	10	(H+L) ÷ 7	(H+L) ÷ 5	45	15%	single- and two-family detached dwellings townhouse dwellings multifamily dwellings (apartments, condos) some institutional uses
C-2	1.75	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	85	15%	
C-2A	2.50	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	60	10%	
C-2B	1.75	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	45	15%	
C-3	3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	120	10%	
C-3A	3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	120	10%	
C-3B	3.00/4.00	300	10	no min	no min	120	10%	
O-1	0.75	1,200	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	35	15%	most types of residential dwellings most institutional uses offices and laboratories
O-2	1.50/2.00	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	70/85	15%	
O-2A	1.25/1.50	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	60/70	15%	
O-3	2.00/3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	90/120	10%	
O-3A	2.00/3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	90/120	10%	
BA	1.00/1.75	600	no min	no min	(H+L) ÷ 5 at least 20	35/45	no min	most types of residential dwellings most institutional uses offices and laboratories most retail uses
BA-1	1.00/0.75	1,200	no min	no min	(H+L) ÷ 5 at least 20	35	no min	
BA-2	1.00/1.75	600	5	10	20	45	no min	
BA-3	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	35	30%	
BA-4	1.00/1.75 2.00 w/limitations	600	(H+L) ÷ 4 10' w/limitations	(H+L) ÷ 5 10' w/limitations	(H+L) ÷ 5 10' w/limitations	35 or 44 w/limitation	no min	
BB	2.75/3.00	300	no min	no min	no min	80	no min	
BB-1	1.50/3.25	300	no min	no min	no min	55/90	15%	
BB-2	1.50/3.00	300	no min	no min	no min	45	15%	
BC	1.25/2.00	500	no min	no min	20	55	no min	
BC-1	2.75/3.00	450	no min	no min	20	50	no min	
IA-1	1.25/1.50	700	no min	no min	no min	45	no min	most types of residential dwellings most institutional uses offices and laboratories some retail uses most light industrial uses some heavy industrial uses
IA-2	2.75/4.00	no min	no min	no min	no min	70	no min	
IA	1.25/1.50	no min	no min	no min	no min	45	no min	
IB-1	1.50/3.00	no min	no min	no min	no min	60/70	no min	
IB-2	0.75	1,200	15	no min	no min	35	15%	
IB	2.75/4.00	no min	no min	no min	no min	120	no min	
IC	1.00	no min	no min	no min	no min	45	no min	
OS	0.25	N/A	25	15	25	35	60%	open space, religious, or civic uses

Notes on Zoning Regulations Table

Max. FAR = maximum allowed ratio of gross floor area on a parcel divided by the total land area of the parcel ("floor area ratio"). Where a **slash (/)** separates two figures, the first applies to non-residential and the second to residential & dormitory uses.

Min. Lot Area/DU = minimum allowed ratio of a parcel's lot area, expressed in feet, divided by the number of dwelling units on that parcel.

Min. Setback = minimum required distance between a parcel's lot line (front, side, or rear) and the wall of a building, in feet. The symbol **(H+L)** in a formula represents the height of the building plus the length of the building parallel to that lot line.

Max. Height = maximum allowed building height on a parcel, in feet. A **slash (/)** has the same meaning as under Max. FAR (see above).

Min. OS Ratio = minimum required ratio of usable open space on a parcel (not including parking) to total land area, expressed as a percentage.

General range of allowed uses gives an overview of the types of uses permitted by zoning in that district, but does not refer to specific allowed uses. *See Article 4 of the Zoning Ordinance for the detailed Table of Use Regulations.*

City of Cambridge Zoning Reference Sheet

CAUTIONARY NOTE. This sheet is intended to serve as a quick reference to dimensional standards and use regulations defined in the Cambridge Zoning Ordinance. This sheet does not serve as a substitute for the Cambridge Zoning Ordinance, and the City of Cambridge does not guarantee that this sheet is fully consistent with the Zoning Ordinance. The print version of the Zoning Ordinance, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Ordinance. If any discrepancies exist between the print version of the Zoning Ordinance and this sheet, then the print version of the Ordinance, together with any City Council amendments, shall be considered correct.

The full text of the Zoning Ordinance is available online at www.cambridgema.gov/CDD/cp/zng/zord

Special District	Brief Description and Overview of District Regulations *(except where otherwise noted, detailed regulations are in Article 17 of the Zoning Ordinance)*
MXD (incl. ASD)	Mixed Use Development District: Cambridge Center. Allows a mix of light industry, office, biotechnology manufacturing, retail, residential, hotel, entertainment, and institutional uses. Entire district has a limit on aggregate gross floor area and a minimum open space requirement. Includes "Ames Street District" (ASD). *See Article 14 of the Zoning Ordinance.*
CRDD	Cambridgeport Revitalization Development District. Allows a mix of light industry, office, retail, residential, hotel, and entertainment uses. Aggregate gross floor area of the entire district limited to 1,900,000 square feet of non-residential and 400,000 square feet (or 400 units) of residential. Limits on FAR and building heights vary. At least 100,000 square feet reserved for open space. *See Article 15 of the Zoning Ordinance.*
NP	North Point Residence, Office and Business District. Allows certain residential, office, laboratory, retail, and institutional uses. Maximum FAR 1.0, height 40 feet. *See Article 16 of the Zoning Ordinance.* Greater development density allowed through PUD-6 regulations: *See Article 13 of the Zoning Ordinance.*
SD-1	Along Monsignor O'Brien Highway in East Cambridge. Regulations similar to Industry A-1 with exceptions.
SD-2	Along Linear Park in North Cambridge. Regulations similar to Residence B with exceptions. Conversion to housing is encouraged.
SD-3	Near Alewife Station. Allows residential, office, institutional, and limited retail uses. Aggregate gross floor area of the entire district limited to 782,500 square feet not including MBTA facilities or existing residential buildings.
SD-4 SD-4A	Along Acorn Park in North Cambridge. Regulations similar to Office 2 with exceptions. Preservation of open space is encouraged.
SD-5	Along Memorial Drive in southern Cambridgeport. Regulations similar to Office 2 with exceptions.
SD-6	Along railroad tracks between Cambridgeport and MIT Campus Area. Regulations similar to Residence C-3 with exceptions.
SD-7	Along Massachusetts Avenue in Cambridgeport. Regulations similar to Business B (as modified by Central Square Overlay District) with exceptions.
SD-8	Between Albany and Sidney Streets in Cambridgeport. Regulations similar to Industry A-1 with exceptions.
SD-8A	Around Fort Washington Park in Cambridgeport. Regulations similar to Residence C-1A with exceptions. Conversion to housing is encouraged.
SD-9	Along Brookline Street in Cambridgeport. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged.
SD-10(F) SD-10(H)	Two locations in southern Cambridgeport near Henry Street, Brookline Street, Sidney Street. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged.
SD-11	Along railroad tracks and Memorial Drive in southeastern Cambridgeport / MIT Campus Area. Regulations similar to Office 2 with exceptions.
SD-12	Along Memorial Drive in Riverside. Regulations similar to Residence C-2B with exceptions. Creation of open space is encouraged.
SD-13	Along Memorial Drive in Riverside. Regulations similar to Residence C-2 with exceptions.
SD-14	Near Grant and Cowperthwaite Streets in Riverside. Regulations similar to Residence C-1 with exceptions. Preservation of neighborhood character is encouraged.
SD-15	At Massachusetts Ave and Albany Street. Regulations similar to Industry B with allowances for additional FAR and height.

Planned Unit Development (PUD) Districts

These are overlay districts providing flexibility to allow for the integration of a variety of land uses and densities into multi-site phased developments. A developer may choose to conform to the PUD controls in lieu of the base district requirements, but must receive a special permit from the Planning Board. *For details see Articles 12 and 13 of the Zoning Ordinance.*

PUD-KS	Kendall Square. Mixed use with office and retail, residential, and a required public park. Max FAR 3.0 with restrictions. Max height 65' with areas allowing up to 85', 120', 180', or 250', and 45' adjacent to public open space.
PUD-1	Charles Square near Harvard. Medium density mixed use with commercial, office and residential. Max FAR 3.0. Max height 60' with conditional increases to 110'.
PUD-2	East Cambridge Riverfront. Office, retail and residential. Max FAR 3.0, up to 4.0 allowed for residential uses. Max height 120'.
PUD-3 PUD-3A	Kendall Square. Mixed use with office, retail and residential. Max FAR from 2.0 to 3.0 and max height from 120' to 230', with specific conditions and allowances. Links from Kendall Square to riverfront.
PUD-4 PUD-4A PUD-4B PUD-4C	East Cambridge along First and Binney Streets. Mix of retail, office and residential. Max FAR from 2.0 to 3.0 and max height from 65' to 85', with conditions and allowances.
PUD-5	MIT at Kendall Square. Office and institutional development with required housing and ground floor retail. Total FAR 3.9. Heights allowed to 250' for non-residential and 300' for residential uses.
PUD-6	North Point. Residential with retail and office uses, community services, and public open space. Max FAR 3.0 with incentives to encourage housing and development near transit. Max height ranges from 85' to 250', some areas limited to 65'.

Alewife Overlay Districts (AOD-1,2,3,4,5,6)

These overlays modify the dimensional provisions of the base districts, generally allowing greater height and FAR by special permit from the Planning Board, but also imposing additional requirements for open space, permeability, setbacks, etc. *For details see Section 20.90 of the Zoning Ordinance.*

Union St
Linwood Ct
77
78 Elm2703
58 Mar 4836
56 Mar 42 2992
219-221 Col 43 4576
2 Elm 36 5063
35 3085
211 Col 44 5075
207 Col
209 Col
45 9442
201-205 Col
34 1472
2816 199 Col
82 8719 277 Bro
94 2712
49-51-2 Mar
47-47-2 Mar 93 1946
45-45-2 Mar 15 5954
45-45-1 Mar
9 3300 7 Uni
5-A Uni
10 3333 5 Uni
3 Uni 11 3350
43-43-B Mar 14 2150
13 1305 41 Mar
1 Uni 12 1825
1 938
129 1563
222-224 Col
216-218 Col 18 3228
210 Col
204 Col
116 59639
44 Mar
4 6506
44-A-44-B Mar
200 Col
269 Bro
6 Lin
267 Bro
261-263 Bro
40 Mar
36-38 Mar 6 7369
257-257-A Bro
259 Bro
13 7272
128 3595 253-1/2 Bro
127 2635
255 Bro
7 7119 32-34 Mar
11 6460
251-253 Bro
71 4529 28-30 Mar
73 4038 24-26 Mar
253-255 Win 70 2895
37 2531 10 Uni
8 Uni 36 2487
66 10420 96-A-96-E Ham
6 Uni 35 2875
34 4425 4 Uni
33 3580 35 Mar
33 Mar
31 6234
283 Win 73 2355
30 3831 29 Mar
277 Win 28 3064
271 Win 80 2595
267 Win 79 1820
65 7363
295 Wi
285 W
291
183 Col 31 4507
Col 32 2400
-177 Col
270-270-A Bro 29 3629
178-180 Col 40 2385
30 4563 268 Bro
118.50LC
116.25LC
110.35LC
100.0LC
138.42LC
SW63LC

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Wellington-Harrington Development Corporation
(OWNER)

Address: 1035 Cambridge Street, Ste 12, Cambridge, MA 02141

State that I/We own the property located at _____ which is

the subject of this zoning application.

The record title of this property is in the name of Wellington-Harrington Development Corporation

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 12753, Page 571; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

By/ Wellington-Harrington Dev. Corp
Lauren Curry
Lauren Curry
Asst. Clerk
Duly Authorized

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Commonwealth of Massachusetts, County of Middlesex

The above-name Lauren Curry personally appeared before me, this 11th of January, 2019, and made oath that the above statement is true.

Notary

My commission expires 3/14/2019 (Notary Seal)

ROBERT W. MACARTHUR
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 14, 2019

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

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Wellington-Harrington Development Corporation
(OWNER)

Address: 1035 Cambridge St., Str. 12, Cambridge, MA 02141

State that I/We own the property located at _____ which is

the subject of this zoning application.

The record title of this property is in the name of Wellington-Harrington Development Corporation

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 12153, Page 571; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Wellington-Harrington Dev. Corp.
By: _____ LAUREN CURRY, ASST. CLERK, DULY AUTHORIZED
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Commonwealth of Massachusetts, County of Middlesex

The above-name Lauren Curry personally appeared before me, this 11th of January, 2018, and made oath that the above statement is true.

_____ Notary

My commission expires 3/14/2019 (Notary Seal).

ROBERT W. MACARTHUR
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 14, 2019

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

FEDERAL IDENTIFICATION
NO. 237121174

Examiner

Name
Approved

The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Boston, Massachusetts 02108-1512

0866 073 068

RESTATED ARTICLES OF ORGANIZATION
(General Laws, Chapter 180, Section 7)

We, John Henn, *President / *Vice President,

and Ruby Pierce Donohue, *Clerk / *Assistant Clerk,

of Just-A-Start Corporation,
(Exact name of corporation)

located at 1035 Cambridge St., Cambridge, MA 02141,
(Street address of corporation in Massachusetts)

do hereby certify that the following Restatement of the Articles of Organization was duly adopted at a meeting

held on December 7, 20 10, by a vote of: _____ members,

7 directors, or _____ shareholders**,

☐ Being at least two-thirds of the members or directors legally qualified to vote in meetings of the corporation where there is no amendment to the Articles of Organization; OR

☐ Being at least two-thirds of its members legally qualified to vote in meetings of the corporation where there is an amendment to the Articles of Organization; OR

☒ Being at least two-thirds of its directors where there are no members pursuant to General Laws, Chapter 180, Section 3 and there is an amendment to the Articles of Organization; OR

☐ In the case of a corporation having capital stock, by the holders of at least two-thirds of the capital stock having the right to vote therein where there is an amendment to the Articles of Organization.

C ☐
P ☐
M ☐
R.A. ☐

9
P.C.

**Delete the inapplicable words.*
***Check only one box that applies.*
Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on one side only of separate 8 1/2 x 11 sheets of paper with a left margin of at least 1 inch. Additions to more than one article may be made on a single sheet as long as each article requiring each addition is clearly indicated.

6/1/10

ARTICLE I

The name of the corporation is:

Just-A-Start Corporation

ARTICLE II

The purpose of the corporation is to engage in the following activities:

See attached Continuation Sheet II

ARTICLE III

A corporation may have one or more classes of members. If it does, the designation of such classes, the manner of election or appointments, the duration of membership and the qualification and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

The Corporation shall have no members.

ARTICLE IV

**Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

See attached Continuation Sheet IV

***If there are no provisions, state "None".*

Note: The preceding four (4) articles are considered to be permanent and may ONLY be changed by filing appropriate Articles of Amendment.

ATTACHMENT II

JUST-A-START CORPORATION

Article II: Purposes of the Corporation

The Corporation is organized and shall be operated exclusively for charitable and educational purposes within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986, as now in effect or as it may hereafter be amended, or under any successor section thereto (the "Code"), and regulations promulgated thereunder. The purposes of this Corporation include, but are not limited to, the following:

(a) To undertake civic, recreational, athletic, educational, counseling and other similar programs with the object and purpose of improving the quality of daily life and housing in the Cambrige community and the metropolitan Boston area;

(b) To develop and implement community self-help activities within the Wellington-Harrington area and within other parts of Cambridge and the metropolitan Boston area;

(c) To employ teen-agers and adult residents;

(d) To provide decent housing that is affordable to low- and moderate-income people in the Cambridge and metropolitan Boston areas;

(e) To formulate and implement economical, direct and effective solutions to housing, recreation and service needs;

(f) To improve educational capacities of children, youth and adults in Cambridge and the metropolitan Boston area;

(g) To involve and inform the residents in community improvement efforts;

(h) To provide temporary recreational facilities;

(i) To provide an opportunity for participants from the community and from different backgrounds to work together in an active rehabilitation and community service program;

(j) To raise funds necessary to sustain the foregoing activities and to expend such funds exclusively for the Corporation's charitable and educational purposes;

(k) To engage in any lawful act or activity in furtherance of the foregoing and in furtherance of the charitable and educational purposes of the Corporation as are permitted under Chapter 180 of the Massachusetts General Laws; and

(l) To engage in and carry on any other activities not inconsistent with these purposes, which are permitted to a corporation organized under Chapter 180 of the

Massachusetts General Laws, but only to the extent that such activities shall not preclude classification of the Corporation as an organization exempt under section 501(c)(3) of the Code.

The foregoing clauses shall be construed as both purposes and powers, and the enumeration of specific powers therein shall not be held to limit or restrict in any manner the general powers of the Corporation as are permitted under Chapter 180 of the Massachusetts General Laws.

ATTACHMENT IV

JUST-A-START CORPORATION

Article IV : Additional Provisions

1. The Corporation shall have in furtherance of its corporate purposes all of the powers specified in section 6 of Chapter 180 and in sections 9 and 9A of Chapter 156B of the Massachusetts General Laws (except those provided in paragraph (m) of section 9) as now in force or as hereafter amended; *provided, however,* that no such power shall be exercised in a manner inconsistent with said Chapter 180 or any other chapter of the Massachusetts General Laws or inconsistent with the exemption from federal income tax to which the Corporation shall be entitled under section 501(a).

2. Notwithstanding any other provision of these Articles, the Corporation is organized to and shall only carry on activities permitted to be carried on by a corporation exempt from federal income taxation under section 501(a) of the Code as an organization described in section 501(c)(3) of the Code, contributions to which are deductible under sections 170(a), 2055(a) and 2522 of the Code. All powers of this Corporation shall be exercised only in such manner as will assure the operation of this Corporation exclusively for charitable and educational purposes, as defined in sections 170(c) and 501(c) of the Code, it being the intention that this Corporation shall be exempt from federal income taxation under section 501(a) of the Code as an organization described in section 501(c)(3) of the Code, contributions to which are deductible pursuant to sections 170(a), 2055(a), and 2522 of the Code, and all purposes and powers herein shall be interpreted and exercised consistent with this intention.

3. No part of the Corporation's net earnings (profit) inure to the benefit of any member, founder, contributor, or individual. Notwithstanding the foregoing, the Corporation shall be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes as set forth in Article II. No substantial part of the activities of the Corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, provided further that the Corporation shall not make any taxable expenditures as defined in section 4945(d) of the Code. In connection with such activities, the Corporation may choose to make an election to apply the expenditure test as provided under section 501(h) of the Code. The Corporation shall not directly or indirectly participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of, or in opposition to, any candidate for public office. It is intended that the Corporation shall be entitled to exemption from federal income tax under section 501(c)(3) of the Code, and shall not be a private foundation under section 509(a) of the Code.

4. If and so long as the Corporation is a private foundation (as that term is defined in section 509 of the Code), then notwithstanding any other provisions of these Articles of Organization or the By-laws of the Corporation, the following provisions shall apply:

(A) the Corporation shall at all times conduct its affairs in conformity with the provisions of Chapter 68A of the Massachusetts General Laws;

(B) the income of the Corporation for each taxable year shall be distributed at such time and in such manner as not to subject the Corporation to the tax on undistributed income imposed by section 4942 of the Code; and

(C) the Corporation shall not engage in any act of self-dealing (as defined in section 4941(d) of the Code), nor retain any excess business holdings (as defined in section 4943(c) of the Code), nor make any investments in such manner as to subject the Corporation to tax under section 4944 of the Code, nor make any taxable expenditures (as defined in section 4945(d) of the Code).

5. The Corporation shall not discriminate on the basis of race, religion, national origin, sex, sexual orientation, age, income, culture or physical ability in administering its policies and programs.

6. Except as may be otherwise required by law or by the By-Laws of the Corporation, these Articles of Organization may be amended from time to time by an affirmative vote of at least two-thirds of the directors of the Corporation entitled to vote thereon; *provided, however,* that no such amendment shall in any way authorize or permit the Corporation to be operated other than exclusively for charitable and educational purposes, or for any purpose or in any manner that would deprive the Corporation of its status as an organization described in section 501(c)(3) of the Code.

7. No officer or director of the Corporation shall be personally liable to the Corporation for monetary damages for, or arising out of, a breach of fiduciary duty as an officer or director of the Corporation notwithstanding any provision of law imposing such liability; *provided, however,* that this provision shall not eliminate or limit the liability of an officer or director, to the extent that such liability is imposed by applicable law, (i) for any breach of the officer's or director's duty of loyalty to the Corporation, (ii) for any act of self-dealing (as defined in section 4941(d) of the Code), (iii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for any transaction from which the officer or director derived an improper personal benefit. This provision shall not eliminate or limit the liability of an officer or director for any act or omission occurring prior to the date upon which this provision becomes effective. No amendment to or repeal of this provision shall apply to or have any effect on the liability or alleged liability of any officer or director for or with respect to any acts or omissions of such officer or director occurring prior to such amendment or repeal.

8. The directors may make, amend, or repeal the By-laws of the Corporation in whole or in part by an affirmative vote of at least a majority of the directors of the Corporation entitled to vote thereon. No adoption, amendment, or repeal of the By-laws shall in any way authorize or permit the Corporation to be operated other than exclusively for charitable and educational purposes or for any other purpose or in any manner that would deprive the Corporation of its status as an organization described in section 501(c)(3) of the Code.

9. Except as may be otherwise required by law or by the By-Laws of the Corporation, the Corporation may, at any time, authorize a petition for its dissolution to be filed with the Supreme Judicial Court of the Commonwealth of Massachusetts pursuant to section 11A of Chapter 180 of the Massachusetts General Laws; *provided, however,* that in the event of any liquidation, dissolution, termination or winding up of the Corporation (whether voluntary, involuntary or by operation of the law), the property or assets of the Corporation remaining after providing for the payment of its debts and obligations shall be conveyed, transferred, distributed and set over in accordance with section 11A of Chapter 180 of the Massachusetts General Laws to such other charitable or educational institutions or organizations, created and organized for nonprofit purposes similar to those of the Corporation, contributions to which nonprofit institutions or organizations are deductible under section 170 of the Code and which qualify as exempt from income tax under section 501(c)(3) of the Code, as at least a majority of the directors of the Corporation may by vote designate and in such proportions and in such manner as may be determined in such vote; *provided, further,* that the Corporation's property may be applied to charitable or educational purposes in accordance with the doctrine of *cy pres* in all respects as a court having jurisdiction in the premises may direct.

ARTICLE V

The effective date of the Restated Articles of Organization of the corporation shall be the date approved and filed by the Secretary of the Commonwealth. If a *later* effective date is desired, specify such date which shall not be more than thirty days after the date of filing.

ARTICLE VI

The information contained in Article VI is not a permanent part of the Articles of Organization.

a. The street address (post office boxes are not acceptable) of the principal office of the corporation *in Massachusetts* is:

1035 Cambridge St., Cambridge, MA 02141

b. The name, residential address and post office address of each director and officer of the corporation is as follows:

	NAME	RESIDENTIAL ADDRESS	POST OFFICE ADDRESS
President:	John Henn	155 Seaport Blvd., Boston, MA 02110	
Treasurer:	Anna Casey	621 Mass Ave., Arlington, MA 02476	
Clerk:	Ruby Pierce Donohue	27 Cedar St., Cambridge, MA 02140	
Directors: (or officers having the powers of directors)	Paul Parravano	77 Mass Ave., Cambridge, MA 02139	
	Eileen Bacci	149 Willow St., Cambridge, MA 02141	
	Paul Parravano	77 Mass Ave., Cambridge, MA 02139	
	Anna Casey	621 Mass Ave., Arlington, MA 02476	
	Ruby Pierce Donohue	27 Cedar St., Cambridge, MA 02140	
	Catherine Simmons	34 Gale St., Malden, MA 02140	
	Thomas Lucey	77 Brattle St., Cambridge, MA 02138	
	Chandra Banks	4 Mullins Ct., Cambridge, MA 02138	
	John Henn	155 Seaport Blvd., Boston, MA 02110	
	Anita Reed	402 Ringe Ave., Cambridge, MA 02140	

c. The fiscal year of the corporation shall end on the last day of the month of: June

d. The name and business address of the resident agent, if any, of the corporation is:

****We further certify that the foregoing Restated Articles of Organization affect no amendments to the Articles of Organization of the corporation as heretofore amended, except amendments to the following articles. Briefly describe amendments below:**

ARTICLE II is amended to specify that the Corporation's purposes are charitable and educational purposes within the meaning of IRC Sec. 501(c)(3) and include any Ch. 180 purposes meeting that classification.
ARTICLE III is amended to provide that the Corporation will not have members.
ARTICLE IV is amended to specify in detail requirements of compliance with IRC Sec. 501(c)(3) and with Ch. 180 dissolution requirements.
ARTICLE VI is being amended to update the directors and officers.

SIGNED UNDER THE PENALTIES OF PERJURY, this 17th day of January, 2011,

_____, *President / *Vice President,

Ruby Pierce Donohue, *Clerk / *Assistant Clerk.

*Delete the inapplicable words. **If there are no such amendments, state "None".

0992

THE COMMONWEALTH OF MASSACHUSETTS

RESTATED ARTICLES OF ORGANIZATION

(General Laws, Chapter 180, Section 7)

I hereby approve the within Restated Articles of Organization and, the filing fee in the amount of $ 35 having been paid, said articles are deemed to have been filed with me this 10 day of Feb, 20 11.

Effective Date: February 10 2011

William Francis Galvin

WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

1136408

SECRETARY OF THE COMMONWEALTH
2011 FEB 10 AM 11:15
CORPORATIONS DIVISION

TO BE FILLED IN BY CORPORATION
Contact information:

Just-A-Start Corporation

1035 Cambridge St., Cambridge, MA 02141

Attn: Lauren Curry

Telephone: 617-494-0444 x 312

Email: laurencurry@justastart.org

A copy this filing will be available on-line at www.state.ma.us/sec/cor once the document is filed.

Department of the Treasury

District Director
Internal Revenue Service

MAY 20 1971

In reply refer to: AU:EO:CT

Just A Start Corporation
320 Cambridge Street
Cambridge, Mass. 02141

Gentlemen:

Purpose: Charitable

Accounting Period Ending: December 31

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character of purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

Pending issuance of regulations under section 509 of the Code, we are unable to make a determination as to whether you are a private foundation as defined in that section. Upon issuance of the regulations we will evaluate your application and make a determination as to whether you are a private foundation.

You are required to file the annual return, Form 990, on or before the 15th day of the 5th month after the end of your annual accounting period. Failure to file the Form 990 by this date may subject you to a penalty of $10 for each day during which such failure continues, up to a maximum of $5,000.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities is unrelated trade or business as defined in section 513 of the Code.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to your local Internal Revenue Service office, as should any questions concerning excise, employment or other Federal taxes.

This is a determination letter.

Sincerely yours,

William E. Williams

WILLIAM E. WILLIAMS
District Director

If upon issuance of the regulations we determine that you are a private foundation, you will be required to comply with the provisions of section 508(e), which specifies that a private foundation is not exempt unless its governing instrument includes certain provisions set forth in that section and the regulations thereunder. Failure to comply with the requirements of section 508(e) will result in retroactive revocation of this determination.

Just-A-Start Corporation
VEN0054--CAMBRIDGE, CITY OF
Print As: CITY OF CAMBRIDGE

344 BROADWAY
CAMBRIDGE, MA 02139

4
Citizens Affordable Housing
CIT 8518 CKG AH 8518
Date: 01/12/2018

Date	Bill #	Reference Number			
Acct	*Memo*	*Department_Program_Division ID*		*Amount Entered*	*Amount Paid*
01/12/2018	CAM-11218				
18226--Fees/Permits	*Processing Fee for Comprehensive Permit*	*RE-100*	*2-AH*	*$100.00*	*$100.00*
Amount:					$100.00

Just-A-Start Corporation
VEN0054--CAMBRIDGE, CITY OF
Print As: CITY OF CAMBRIDGE

344 BROADWAY
CAMBRIDGE, MA 02139

4
Citizens Affordable Housing
CIT 8518 CKG AH 8518
Date: 01/12/2018

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
01/12/2018	CAM-11218		$100.00	$100.00
Net Amount:				$100.00

Just-A-Start Corporation
1035 Cambridge St, Ste #12
Cambridge, MA 02141

Citizens Affordable Housing
5-7017-2110

4
Date: 01/12/2018

Pay To
The Order Of CITY OF CAMBRIDGE

One Hundred Dollars

$**100.00**

CITY OF CAMBRIDGE
344 BROADWAY
CAMBRIDGE, MA 02139

Void After 90 Days

⑈000004⑈ ⑆211070175⑆ 132034851⑧⑈

MEMORANDUM

TO: Ms. Elizabeth Marsh
Just-A-Start Corporation
1035 Cambridge Street # 12
Cambridge, MA 02141

FROM: Mr. Scott W. Thornton, P.E. *and*
Mr. Derek I. Roach, E.I.T
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: January 2, 2018

RE: 7793

SUBJECT: Parking Study – Proposed Residential Expansion
Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) was retained by Just-A-Start Corporation (the "Applicant") to conduct a review of neighborhood parking conditions associated with an expansion of the Linwood Court residential development located between Market Street, Columbia Street, and Broadway in Cambridge, Massachusetts. The expansion will add 23 residential units to the existing 45-unit Linwood Court development. An additional 4 parking spaces will be provided to the existing 22-space surface parking lot on site. In addition, the 18 parking spaces associated with the Applicant's Squirrel Brand apartment building located nearby will be made available to residents of both developments. Due to low parking demand exhibited by residents of both complexes, the majority of demand can be met by the on-site supply, and any additional demand can be met by on-street availability. The on-street parking availability was determined through parking counts conducted on streets within a 5-minute walk of the developments. Our findings are provided below.

Current Development Parking Conditions

Data maintained by the Applicant was used to assess current parking demand at the Linwood Court and Squirrel Brand developments. Not all residents request parking spaces, with fewer parking spaces requested at the Squirrel Brand development than the Linwood Court development. Table 1 indicates the characteristics of each development related to unit count, parking space count, and parking demand.

Table 1
EXISTING PARKING CHARACTERISTICS

Property	Existing Unit Count	Available On-Site Parking Spaces	Parking Spaces Utilized	Waitlist	Parking Demand Rate based on Utilization & Waitlist (spaces/unit)
Linwood Court	45	22	22	3	0.56
Squirrel Brand	20	18	9	0	0.45
TOTALS	65	40	31	3	0.52 (average)

As shown in Table 1, current demand at the Linwood Court development including spaces utilized by

residents and additional spaces requested by residents (waitlist) is for 25 spaces or approximately 0.56 spaces per unit. Of note is the demand at the Squirrel Brand development of 9 spaces or approximately 0.45 spaces per unit, indicating underutilization of the existing surface lot. Together the two developments have an average demand of 34 spaces or 0.52 spaces per unit.

The Applicant is proposing to add 23 units to the Linwood Court development. The general trend in the City of Cambridge is to limit construction of parking facilities at new developments in order to limit use of personal vehicles in the City. Accordingly, the Applicant is proposing to add only 4 parking spaces at the Linwood Court development, but to also make the underutilized parking lot at the Squirrel Brand development available to residents in both developments. Accordingly, the proposed parking conditions are summarized in Table 2.

Table 2
PROPOSED PARKING CONDITIONS

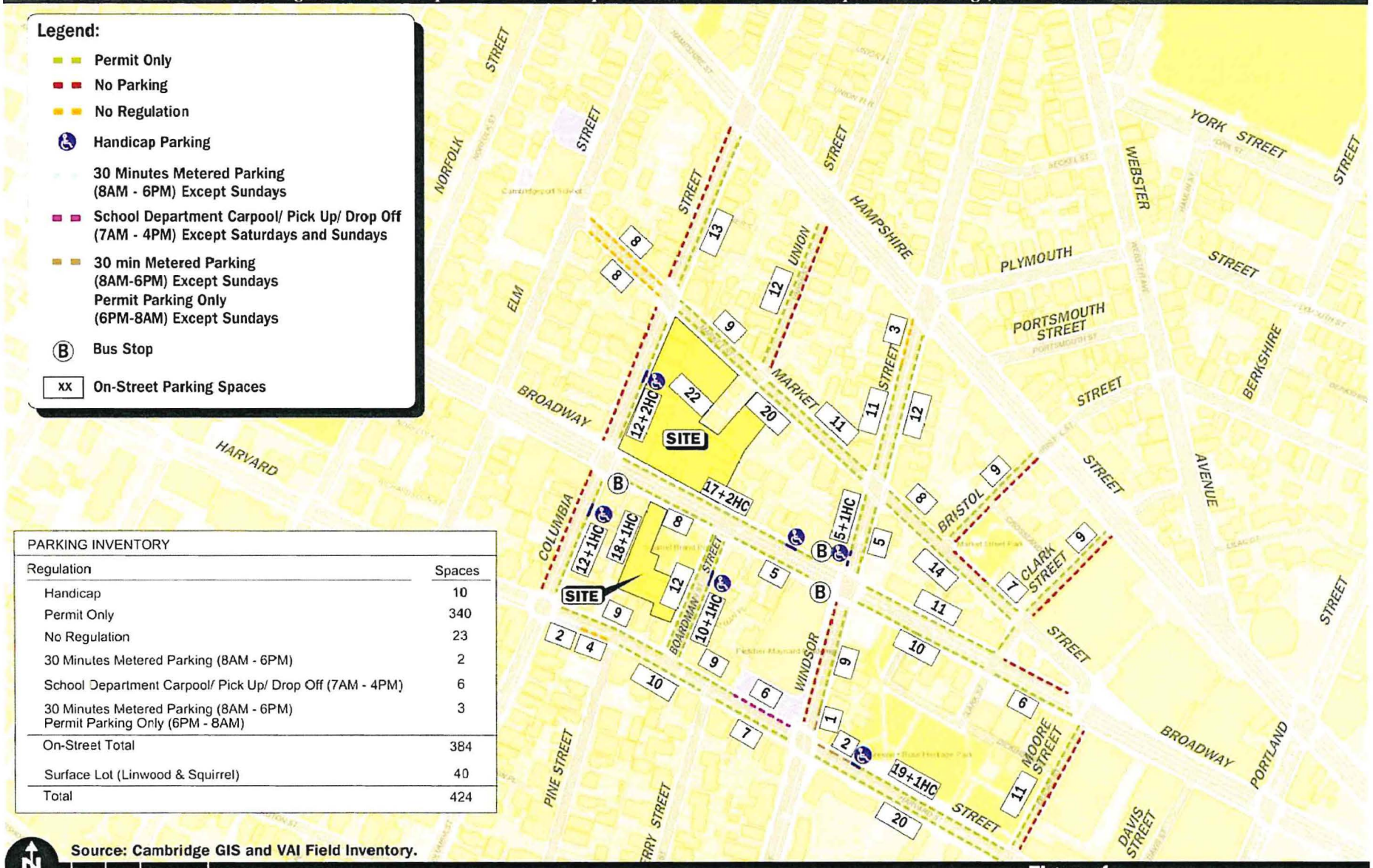
Property	Proposed Unit Count	Observed Demand Rate (spaces/unit)	Expected Parking Utilization with Waitlist	Proposed On-Site Supply	Surplus/(Deficit)
Linwood Court	68	--	--	26	--
Squirrel Brand	20	--	--	18	--
TOTALS	88	0.52	46	44	(2)

As shown in Table 2, by making the underutilized surface lot at the Squirrel Brand development available for residents of both developments, the majority of parking demand can be met with the on-site supply. However, this data indicates a deficit between the on-site supply and the demand of the proposed developments. It was anticipated that the on-street parking supply contained sufficient available spaces to meet this demand. This was confirmed through a utilization study which is described below.

Parking Analysis

Parking counts were conducted on adjacent streets in the vicinity of the project site. The street network was chosen based on a 5-minute walk time from the developments. To capture the maximum parking utilization rates, counts were conducted at 4:00 AM, 12:00 PM, and at 10:00 PM on Thursday December 14, 2017. In this manner, an average maximum parking demand was calculated during the peak utilization periods for the residential land uses in the area, similar to the Applicant's proposal.

In addition, VAI inventoried the street segments and parking lots to determine the maximum number of spaces, exclusive of obstructions, driveways, fire hydrants and other obstacles that would make sections of the street unusable for parking. The results of the parking supply inventory are shown in Figure 1, while the results of the parking observations are summarized in Table 3.



PARKING INVENTORY	
Regulation	Spaces
Handicap	10
Permit Only	340
No Regulation	23
30 Minutes Metered Parking (8AM - 6PM)	2
School Department Carpool/ Pick Up/ Drop Off (7AM - 4PM)	6
30 Minutes Metered Parking (8AM - 6PM) Permit Parking Only (6PM - 8AM)	3
On-Street Total	384
Surface Lot (Linwood & Squirrel)	40
Total	424

Source: Cambridge GIS and VAI Field Inventory.

0 200 400 Scale in Feet

Figure 1

Parking Supply Area

Vanasse & Associates, Inc.
Transportation Engineers & Planners

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Table 3
SUMMARY OF PARKING OBSERVATIONS

Street/Parking Lot	Section		Available Spaces	Observed Utilization[a]					
	From	To		4:00 AM Count	12:00 PM Count	10:00 PM Count	4:00 AM Spaces Available	12:00 PM Spaces Available	10:00 PM Spaces Available
Columbia Street	Hampshire Street	Harvard Street	40	31	28	29	6	9	8
Windsor Street	Hampshire Street	Harvard Street	47	42	37	37	6	11	11
Market Street	Elm Street	Clark Street	85	80	71	67	5	14	18
Broadway	Columbia Street	Moore Street	59	54	52	47	6	8	13
Harvard Street	Columbia Street	Moore Street	89	66	72	64	9	3	11
Boardman Street	Harvard Street	Broadway	23	18	6	19	5	17	4
Moore Street	Harvard Street	Broadway	11	11	11	7	0	0	4
Union Street	Market Street	Hampshire Street	12	9	11	8	2	0	3
Bristol Street	Market Street	Hampshire Street	9	8	8	8	1	1	1
Clark Street	Market Street	Hampshire Street	9	5	8	5	4	1	4
Total On-Street Supply			384	340	320	307	44	64	77

[a]Based on counts conducted by VAI on December 14, 2017.

As shown on Figure 1 and in Table 3, there are a maximum of 384 on-street parking spaces available on the 10 street segments within a 5-minute walk of the developments. Table 3 also indicates a minimum availability of 44 spaces at 4:00 AM and a maximum availability of 77 spaces at 12:00 PM. The majority of these spaces are Residential Permit Parking (RPP) only. Since the on-street demand is expected to be two spaces, it is anticipated that the residents desiring to park on-street can do so without a substantial impact on the available on-street parking supply.

CONCLUSION

As requested, VAI determined the future parking demand for a proposed expansion to the Linwood Court residential development. The demand for the Linwood Court development will be met by a small increase to the Linwood Court surface lot, by making the underutilized Squirrel Brand surface lot available to Linwood Court residents requesting parking spaces, and lastly by utilizing the on-street parking availability of streets within a 5-minute walk of the developments. Accordingly, VAI collected parking data for ten (10) street segments in the vicinity of the Linwood Court and Squirrel Brand residential developments to determine parking utilization of existing facilities. The data consisted of on-street parking demand collected at 4:00 AM, 12:00 PM, and 10:00 PM on an average weekday, considered to be peak parking demand times for residential land uses. The data indicated that a minimum of 44 parking spaces were available during all three time periods, more than necessary to meet the expected demand of two spaces for the expanded development. This indicates that adequate on-street parking is available to satisfy the parking demands of the Project.

cc: File

COMPREHENSIVE PERMIT APPLICATION

PETITIONER: Just-A-Start Corp.

PETITIONER'S ADDRESS: 1035 Cambridge St., Ste. 12, Cambridge, MA 02141

PETITIONER'S TELEPHONE: 617-494-0444

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON (If different from Petitioner): Craig Nicholson, 617-918-7540

LOCATION OF SITE: Linwood Court- 261/63 Broadway, 267 Broadway, 269 Broadway, 200 Columbia, 204 Columbia, 210 Columbia, 40 Market, 1-6 Linwood Place

DESCRIPTION OF PROJECT: Squirrelwood is 23 new units of affordable housing on the existing Linwood Court site, which has 45 existing affordable units. The project is 2 proposed new buildings and 1 addition to an existing building.

Bldg L is 14 units/4 stories, Bldg M is 6 units/3 stories, and Bldg N is 3 units/3 stories, and is attached to the back of 40 Market.

SPECIFY LOCAL REGULATIONS OR REQUIRMENTS FROM WHICH RELIEF IS REQUESTED:

Relief Requested:	Applicable Local Board or Authority:
1. FAR: §§ 5.11, 5.31, 11.203.5(a)	Board of Zoning Appeal
2. Setbacks: §§ 5.11, 5.31, Note (n) Table 5-1	Board of Zoning Appeal
3. Height: §§ 5.11, 5.31	Board of Zoning Appeal
4. Open space: §§ 5.22.1, 5.31	Board of Zoning Appeal
5. Density: §§ 5.11, 5.31, 11.203.5(b)	Board of Zoning Appeal
6. Distance between buildings: § 5.13	Board of Zoning Appeal
7. Vehicle parking: §§ 6.31, 6.36.1	Traffic and Parking Department
8. Parking design: §§ 6.44.1, 6.48.1	Traffic and Parking Department
9. Bicycle parking: §§ 6.36.1, 6.107.2	Community Development Department
10. Use: § 4.26.1	Planning Board
11. Curb cut change	Public Works Department

1. Please specify whether Petitioner is:

( ) A public agency
(x) A non-profit organization
( ) A limited divided organization

2. Is the proposed project new construction? Yes If not, please explain. _____

3. Does the Petitioner own and control the site? Yes If not, please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

Please see attached deed and ownership certificate. The site is owned by Wellington-Harrington Development Corp, which is 100% controlled by Just-A-Start, and all board officers are the same.

4. What are the sources of the public subsidy for the proposed project? Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

The main source of financing for the project will be 4% Low Income Housing Tax Credits (LIHTCs), in addition to HOME and CBH funding from DHCD. MassHousing has committed an allocation of Workforce Housing funds. The City of Cambridge has committed funds through the CAHT. Other funding sources include the Cambridge Historic Commisison and Just-A-Start.

5. Total number of dwelling units proposed: 68 (45 existing, 23 new)
Total number of affordable rental units: 68 (45 existing, 23 new)
Total number of affordable home ownership units: 0

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

58 of the units are LIHTC eligible units, for tenants at or below 60% of Area Median Income (AMI). 10 of the units will be Workforce Housing units, reserved for moderate income tenants between 61%-100% AMI. All affordability restrictions will secured by a Mortgage Covenant from the city

7. How will this project meet local needs for low income and moderate income housing?

The 23 proposed new units will add much-needed new affordable units in Cambridge, an increasingly unaffordable city for residents. Tenants will be able to take advantage of the site's close proximity to transit and local amenities. The smaller unit sizes will allow over-housed Linwood Court residents to right-size their units, allowing new families to move into larger 3 and 4 bedroom units.

8. Please provide a complete description of the proposed project, and include with this Comprehensive Permit Application, each of the following items:

a. Site Development Plans – site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (2 copies)

b. Report on Existing Site Conditions – a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;

c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect;

d. Building Tabulations – a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (2 copies)

e. Subdivision Plan – where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)

f. Utilities Plan – a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants;

g. Dimensional Form – provided with application; (2 copies)

h. Photographs – photographs of site and existing buildings;

i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA.;

j. Ownership Certificate – 2 Notarized copies, provided with application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Petitioner's Signature

16-JAN-2017
Date

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Wellington-Harrington Development Corporation
(OWNER)

Address: 1035 Cambridge Street, Ste. 12, Cambridge, MA 02141

State that I/We own the property located at _____ which is

the subject of this zoning application.

The record title of this property is in the name of Wellington-Harrington Development Corporation

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 12753, Page 571; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Wellington-Harrington Dev. Corp
By: Lauren Curry
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Lauren Curry
Asst. Clerk
Duly Authorized

Commonwealth of Massachusetts, County of Middlesex

The above-name Lauren Curry personally appeared before me, this 11th of January, 2018, and made oath that the above statement is true.

Notary

My commission expires 3/14/2019 (Notary Seal)

ROBERT W. MACARTHUR
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 14, 2019

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

JAS
Just-A-Start Corporation
1035 Cambridge Street, #12 | Cambridge, MA 02141 | T: 617-494-0444 | www.justastart.org

January 16, 2018

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for Squirrelwood

Dear Board of Zoning Appeal Members:

Just-A-Start is pleased to submit this comprehensive permit application in connection with the proposed Squirrelwood project, a refinancing and rehabilitation of two existing sites, in addition to the construction of 23 new units of affordable housing at the Linwood Court site. This comprehensive permit application is submitted in accordance with Massachusetts General Laws Chapter 40B, Sections 20-23.

This statute authorizes the Board of Zoning Appeal to grant exemptions from local ordinances and act on behalf of all local boards in this regard if the proposed housing is reasonable and consistent with local needs. Because the proposed project fits the context of the neighborhood and will provide 23 new affordable rental units, JAS believes that this project meets those standards.

The sponsor of the project is Just-A-Start (JAS), a Massachusetts non-profit corporation. JAS has developed over 600 units of affordable rental housing in Cambridge, along with over 100 affordable homeownership units. The organization has a long track record of working with the City of Cambridge, state funding agencies, and other funding agents to successfully develop and maintain quality affordable housing.

JAS proposes to develop 23 new units of affordable rental units on the previously developed Linwood Court site, which is already home to 45 units of affordable housing. The site is located in a dense urban neighborhood, with easy access to public transit, schools, restaurants, shopping, and job opportunities. The neighborhood also offers residents ample opportunities for enjoying the outdoors, with no fewer than five parks within a five-minute walk of the site. The neighborhood contains primarily triple-deckers and single-family homes, along with various commercial buildings, schools, and parks. The majority of buildings in the neighborhood are 3-4 stories, although several are noticeably taller.

The proposed 23 new units, which will be located in two new buildings (Buildings L and M) and one addition (Building N) to an existing building, consist of twelve one-bedrooms, eight two-bedrooms, and three three-bedrooms. Although the City typically emphasizes the need for new family-sized units, the new units at Squirrelwood are smaller to allow over-housed tenants the flexibility to right-size their units. The vast majority of units in the existing Linwood Court site are family-sized, with only three studios and two one-bedrooms in the entire project. This has resulted in a significant number of tenants who, as their family members have grown up and moved out, have found themselves over-housed in a family-sized unit. With almost no smaller units available to move into, those tenants have remained in their family-sized units, preventing new families from taking advantage of them. The proposed Squirrelwood project will offer existing tenants the flexibility to move into an appropriately sized unit, freeing up existing family-sized units for new families.

Thirteen of the proposed 23 new units will be designated as Low Income Housing Tax Credit units, and reserved for tenants who are at or below 60% of Area Median Income. The remaining 10 units will be designated as Workforce Housing units, available to moderate income tenants earning between 61%-100% Area Median Income. The affordability of all new units will be secured through a mortgage covenant with the City, as well as MassHousing and other lenders.

The proposed new buildings will be unusually efficient and sustainable, with the aim of achieving net zero energy efficiency as the design process progresses. JAS plans to incorporate an energy-efficient building envelope, high-performance mechanical systems, low-flow water fixtures, and photovoltaic panels. Additionally, 5% of units throughout the Squirrelwood project will be accessible and compliant with all MAAB guidelines.

The Squirrelwood site is located in a C-1 residential district under the Cambridge Zoning Ordinance. In this comprehensive permit application, JAS is seeking relief from the Board of Zoning Appeal as described below.

Use: The Site is located in the C-1 Residential District. Multi-family housing is permitted as of right in that district, but under Section 4.26.1 of the Ordinance, a special permit is required for a building with more than 12 units. That requirement applies to Building L, which will contain 14 units.

Building L and the project as a whole amply satisfy the criteria for a special permit under Sections 10.43(a)-(f) and 10.47.4 of the Ordinance. No particulars of the Site or use would be detrimental to the public interest regarding compliance with the Ordinance, traffic or access/egress, effects on adjacent uses, nuisances or hazards, the integrity of the district or purposes of the Ordinance, or consistency with the City's Urban Design Objectives. To the contrary, the project will greatly promote the public interest by providing affordable housing as described in this letter.

Dimensional regulations: Squirrelwood will require dimensional zoning relief regarding FAR and setbacks, and regarding height for one of the buildings.

- Floor Area Ratio: The maximum FAR applicable to the Site, including the 30% inclusionary bonus, is .975. The Site contains 59,638 square feet and Linwood Court consists of 57,942 square feet of gross floor area, resulting in a current FAR of .972. The project will add an additional 24,852 square feet of gross floor area, raising the FAR to 1.36. However, the Site build-out will remain consistent with the neighborhood, and the project will not overcrowd the Site or the abutters.

  Setbacks: The required setbacks applicable to Squirrelwood range from 3.8' for the front of Building L to 27.1' for the right side of Building L.
  Building L will require relief for the front and right side setbacks, Building M will require relief for the front setback, and Building N will require relief for the left side setback. However, all of these buildings will be consistent with their streetscapes and adjacent buildings. For example, the front of Building M, which will be between existing Just-A-Start buildings along Broadway, is designed to be in line with the fronts of those buildings. None of the setbacks for the three new buildings will result in any overcrowding or other impacts on any other building or the residents.

- Height: The height limit in the C-1 district is 35 feet. Building L, a four-story, 14-unit building on the Market Street side of the Site, will be 46 feet high. However, it will not tower over or be out of scale with its surroundings. Two of the existing buildings in Linwood Court, Buildings B and C, are 45 and 46 feet high, and several of the buildings in the adjacent neighborhood are significantly taller. For example, the George Close Building is more than 70' high.

- Private Open Space: The Ordinance requires that 30% of the lot be private open space. Linwood Court currently has 40%, and Squirrelwood will reduce that figure to 22%. However, the project will enhance the open space with an aim toward increasing the intensity of usage of the space. The project includes elements to make the space more attractive, more usable, and less susceptible to undesirable uses than the current space.

- Density: The Ordinance requires 1500 s.f. of lot area per unit, with a 30% inclusionary housing bonus for additional units. As applied to the Site, the maximum number of units is 51.7. Linwood Court currently has 45 units, whereas the project will raise that number to 68. However, based on the existing build-out and the configuration of the new buildings, Squirrelwood will not be overly dense.

- Distance between buildings: The Ordinance requires that the distance between adjacent buildings must be at least the sum of their heights divided by six, with a minimum of 10'. The project will require relief from that minimum for Building L (8.5' from existing Building B, with 15.2' required) and Building M (9.9' from existing Building F, with 10' required). These modest deviations from the required distances will not result in any adverse impacts on either the new or existing buildings, or any residents.

All the requested relief from these dimensional regulations is reasonable. In view of the existing build-out of Linwood Court, none of those aspects of the project will be detrimental to the existing residents, the abutters to the Site, or the neighborhood.

Number of Parking Spaces: The Ordinance requires one vehicle parking space per unit. It also requires 1 long-term bicycle parking space for each of the first 20 units plus 1.05 spaces for each additional unit, and 0.1 short-term bicycle parking space for each unit. Accordingly, Squirrelwood will require 68 vehicle parking spaces, 70.4 long-term bicycle parking spaces, and 6.8 short-term bicycle parking spaces

The existing Linwood Court site has 22 vehicle parking spaces for 45 units. Those spaces are fully utilized and the development maintains a waitlist for residents seeking parking. Currently, 56% of residents either have a parking space or are waiting for one.

The Squirrel Brand development, located across the street from Linwood Court, has a parking lot that contains 19 parking spaces for 20 units. Unlike Linwood Court, that parking lot is substantially under-utilized, with only 50% of spaces used for resident parking.

The project will increase access to parking for Linwood residents in two ways. First, it will do so by reconfiguring the existing parking lot at Linwood to add four additional spaces. Second, it will do so by allowing residents of both the Linwood and Squirrel Brand sites to share access to parking lots. As a result, Squirrelwood residents will have access to 45 spots for 88 units, creating a .51 space to 1 unit parking ratio. In light of historic utilization rates of 56% and 50%, those changes will result in sufficient, but not excessive, off-street parking for Squirrelwood residents.

In addition, the significant improvement in the availability of bicycle parking may decrease the need for vehicle parking at Squirrelwood. The existing Linwood Court site does not offer residents any bicycle parking. Squirrelwood will add 40 long-term spaces and 12 short-term spaces for a total of 52 bicycle parking spaces. Those additions will greatly improve the situation regarding long-term bicycle parking and comply with the Ordinance regarding short-term spaces.

Parking Design: The Ordinance prohibits the construction of on-grade open parking within a required front yard setback, requires landscaping of at least 5% of the interior area of the parking facility, and requires a landscaped buffer of at least the dimensions of one space.

Although Squirrelwood will not comply with those design requirements, it will not exacerbate the Site's non-conformity with them, and the parking facilities have been designed to make them as inconspicuous as possible. For example, some spaces will be covered by an overhang that will partially screen the view of the parking from the street.

Curb cut: Finally, the construction of Building L will require moving the existing curb cut for the Market Street parking lot entrance approximately 25 feet. It will comply with the Ordinance. The

relocation of the curb cut will not impair vehicular or pedestrian safety or be otherwise detrimental to anyone on or off the Site. The new curb cut will require the removal of one street tree, but JAS will replace it in the current curb cut location.

JAS first met with residents to discuss the project on July 20, 2017. JAS subsequently met twice more with neighbors and residents to gather feedback on the plans. For each meeting, JAS reached out to more than 150 neighbors of the site. Additionally, JAS has met with several community groups, including the Area 4/The Port Neighborhood Coalition, the Cambridge Residents Alliance, A Better Cambridge, the Cambridge Economic Opportunity Council, and Cheryl-Ann Pizza-Zeoli, a long-time tenant's advocate. JAS also received over 60 comments on a coUrbanize website dedicated to the project, which was regularly updated with plans and images. Feedback from all meetings was collected and incorporated into the plans to the extent possible.

JAS submitted a funding Pre-Application to the Department of Housing and Community Development (DHCD) in December 2017 for Community Based Housing funds. The project received conditional approval to move forward with a full OneStop application in late December, which JAS will submit by the deadline of February 15, 2018. If zoning is approved, and anticipated state funding sources are committed, JAS anticipates closing on the project in the first quarter of 2019. Construction would begin soon afterwards.

Support letters for the project from the Cambridge Historical Commission, the Affordable Housing Trust, the Cambridge Resident's Alliance, A Better Cambridge, and Cheryl-Ann Pizza-Zeoli will be forwarded under separate cover.

All of the zoning relief required for the project is reasonable. It will not be detrimental to the existing Linwood Court residents, the abutters to the Site, or the neighborhood. In fact, the project is a notably unobtrusive way to provide 23 additional units of affordable housing to the neighborhood and the City. Approval of this comprehensive permit application by the Board is critical to the project, since all other financing commitments will be contingent on zoning approval. We sincerely hope that the Board looks favorably upon this request, which will allow us to create vitally needed quality affordable housing in Cambridge.

Sincerely,

Craig Nicholson
Senior Project Manager

DIMENSIONAL FORM

LOCATION: Squirrelwood Apartments ZONE: C-1

APPLICANT: Just-A-Start Corp. REQUESTED USE/OCCUPANCY: multifamily dwelling

PHONE: 617-494-0444 PRESENT USE/OCCUPANCY: multifamily dwelling

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]
TOTAL GROSS FLOOR AREA:		57,942 sf	84,794 sf	58,147 sf
LOT SIZE:		59,638 sf	no change	5,000 sf min.
RATIO OF TOTAL FLOOR AREA TO LOT AREA:[2]		0.97	1.36	.975
MINIMUM LOT AREA FOR EACH DWELLING UNIT:		1,325 sf	877 sf	1,500 sf
SIZE OF LOT:	WIDTH	irregular- see site plan		min. 50'
	LENGTH	irregular- see site plan		n/a
(setbacks in feet):	FRONT	various- see Zoning Table		
	REAR	various- see Zoning Table		
	LEFT SIDE	various- see Zoning Table		
	RIGHT SIDE	various- see Zoning Table		
SIZE OF BLDG.:	HEIGHT	23'-46'	32'-46'	35'
	LENGTH	various- see site plan		n/a
	WIDTH	various- see site plan		n/a
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		40%	22%	30%
NO. OF DWELLING UNITS:		45	68	51.7
NO. OF PARKING SPACES:		22	26	68
NO. OF LOADING AREAS:		0	0	0
OTHER OCCUPANCIES ON SAME LOT:		none	none	none
DISTANCE TO NEAREST BLDG.:		various- see site plan and Zoning Table		10'-15.2'
SIZE OF BLDGS. ADJACENT ON SAME LOT:		various- see site plan and Zoning Table		
TYPE OF CONSTRUCTION:[4]		wood frame	wood frame	

SUBMIT: PLOT PLAN: ____ PARKING PLAN: X BUILDING PLAN: X

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING 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'.
4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

COMPREHENSIVE PERMIT APPLICATION

2018 JAN 17 AM 11:36

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Just-A-Start Corp.

PETITIONER'S ADDRESS: 1035 Cambridge St., Ste. 12, Cambridge, MA 02141

PETITIONER'S TELEPHONE: 617-494-0444

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON (If different from Petitioner): Craig Nicholson, 617-918-7540

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6. Distance between buildings: § 5.13	Board of Zoning Appeal
7. Vehicle parking: §§ 6.31, 6.36.1	Traffic and Parking Department
8. Parking design: §§ 6.44.1, 6.48.1	Traffic and Parking Department
9. Bicycle parking: §§ 6.36.1, 6.107.2	Community Development Department
10. Use: § 4.26.1	Planning Board
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1. Please specify whether Petitioner is:

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(x) A non-profit organization
( ) A limited divided organization

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5. Total number of dwelling units proposed: 68 (45 existing, 23 new)
Total number of affordable rental units: 68 (45 existing, 23 new)
Total number of affordable home ownership units: 0

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

58 of the units are LIHTC eligible units, for tenants at or below 60% of Area Median Income (AMI). 10 of the units will be Workforce Housing units, reserved for moderate income tenants between 61%-100% AMI. All affordability restrictions will secured by a Mortgage Covenant from the city.

7. How will this project meet local needs for low income and moderate income housing?

The 23 proposed new units will add much-needed new affordable units in Cambridge, an increasingly unaffordable city for residents. Tenants will be able to take advantage of the site's close proximity to transit and local amenities. The smaller unit sizes will allow over-housed Linwood Court residents to right-size their units, allowing new families to move into larger 3 and 4 bedroom units.

8. Please provide a complete description of the proposed project, and include with this Comprehensive Permit Application, each of the following items:

   a. Site Development Plans – site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (2 copies)

   b. Report on Existing Site Conditions – a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;

   c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect;

   d. Building Tabulations – a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (2 copies)

   e. Subdivision Plan – where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)

   f. Utilities Plan – a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants;

   g. Dimensional Form – provided with application; (2 copies)

   h. Photographs – photographs of site and existing buildings;

   i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA.;

   j. Ownership Certificate – 2 Notarized copies, provided with application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Petitioner's Signature

16-JAN-2017
Date

Just-A-Start Corporation
1035 Cambridge Street, #12 | Cambridge, MA 02141 | T: 617-494-0444 | www.justastart.org

Re: Linwood Court, Broadway, Market, and Columbia Streets, Cambridge
Application for Comprehensive Permit

Squirrel Brand, 12 and 17 Broadway, Cambridge
Request for Approval of Insubstantial Amendment to Comprehensive Permit

Dear Chairman Alexander and Members of the Board:

Pursuant to General Laws Chapter 40B and the DHCD regulations thereunder, Just-A-Start submits the following documents regarding comprehensive permits for the two related projects listed above:

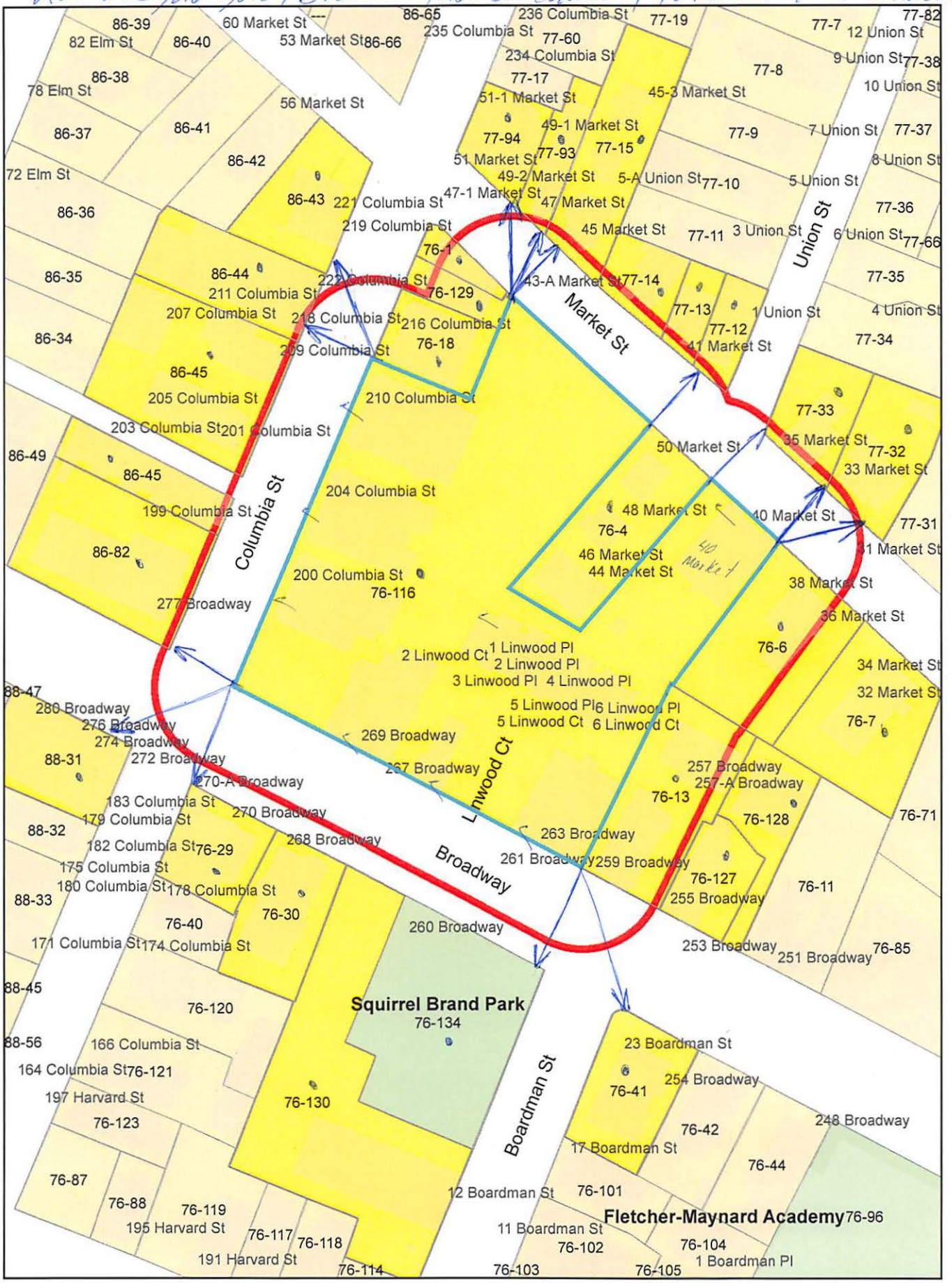
1. A request for approval of an insubstantial amendment to the comprehensive permit issued in 2000 at the Squirrel Brand site, and

2. An Application for a Comprehensive Permit to build 23 new units of affordable housing at the Linwood Court site, with all supporting documents (the "Squirrelwood" project).

These materials are being submitted together because, while the Squirrelwood project will be located on the Linwood Court site, some of the parking spaces for that project will be on the Squirrel Brand site. The insubstantial amendment to the Squirrel Brand comprehensive permit is to reallocate some of the parking spaces at the site to the Squirrelwood project. No parking spaces are being physically eliminated or changed at the Squirrel Brand site.

Just-A-Start looks forward to discussing these issues with you at our public hearing on February 15. Thank you.

261-263, 267, 269 Broadway, 200-210 Columbia, 40 Market & 1-6 Linwood Pl.



261-263, 267, 269 Broadway, 200-210 Columbia
40 Market St & 1-6 Linwood pl.

Petitioner

JUST-A-START CORPORATION
C/O CRAIG NICHOLSON
1035 CAMBRIDGE ST., STE. 12
CAMBRIDGE, MA 02141

76-1
SAEED, AMIR & FARAH KHALID SAEED
224 COLUMBIA ST
CAMBRIDGE, MA 02139

76-4
44 MARKET STREET LLC
50 HANCOCK ST
CAMBRIDGE, MA 02139

76-6
COLLYMORE, PHYLLIS A. &
EVERETT H. COLLYMORE
38-1 MARKET ST.
CAMBRIDGE, MA 02139

76-7
FERNANDES, GEORGE L. & SHARON FERNANDES
34 MARKET ST
CAMBRIDGE, MA 02139

76-13
257 BROADWAY STREET CAMBRIDGE, LLC
18 LAWN ST
CAMBRIDGE, MA 02138

76-18
KASMER, J. A.
289 HIGHLAND AVE
NEWTON, MA 02465

76-29
KWONG, PO SHU & ELENOR YEN NOR KWONG
270 BROADWAY
CAMBRIDGE, MA 02139

76-30
YOGEL, DAVID TR. OF B & W TRUST
87 HAMPSHIRE ST
CAMBRIDGE, MA 02139

76-116
WELLINGTON-HARRINGTON DEVELOPMENT
CORP - C/O MALONEY PROPERTIES INC.
243 BROADWAY
CAMBRIDGE, MA 02139

76-128
HARVEY, LAWRENCE J.
253 1/2 BROADWAY
CAMBRIDGE, MA 02139

76-129
SAEED, AMIR
224 COLUMBIA ST
CAMBRIDGE, MA 02139

76-130
JUST-A-START CORPORATION
243 BROADWAY
MANAGEMENT OFFICE
CAMBRIDGE, MA 02139

77-12
PICHEL, KAREN D.
320 N. AURORA ST
ITHACA, NY 14850

77-13
MATTHEWS, SHARON
41 MARKET ST
CAMBRIDGE, MA 02139

77-32
WESCOAT, JAMES L. JR. & MARY M. WESCOAT
33 MARKET ST
CAMBRIDGE, MA 02139

77-33
KENNEDY, SEAN & GERALD F. SHEERIN
29 MURDOCK ST.
BRIGHTON, MA 02135

77-94
WEINRIB, ESTEE, RICHARD WEINRIB,
MARK WOLRAICH & DEBRA WOLRAICH
5227 LARADA LN
EDINA, MN 55436

77-94
LAWRIE, ANDREW. W & ELYSA Q. WAN
49-51 MARKET ST 49/2
CAMBRIDGE, MA 02139

77-94
KUNDA, KENNETH A.
110 LIVE OAK CIR
SAINT MARYS, GA 31558

77-94
STARK, TRACEY L.
51-2 MARKET ST
CAMBRIDGE, MA 02139

86-43
MEDEIROS, SUSANA O.
221 COLUMBIA ST
CAMBRIDGE, MA 02139

86-44
FIRST HOLINESS CHURCH OF THE APOSTOLIC
FAITH OF CAMBRIDGE
211 COLUMBIA ST
CAMBRIDGE, MA 02139

86-82
277 BROADWAY, LLC.
277 BROADWAY
CAMBRIDGE, MA 02139

88-31
CHICCARELLI REAL ESTATE, INC. 1
P.O. BOX 2215
ACTON, MA 01720

76-134
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

76-134
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

77-15
LOUIS, DARLATABADI
45 MARKET ST. UNIT#2
CAMBRIDGE, MA 02139

77-15
PAULS, DAVID & ALICE CARTER
45 MARKET ST., #3
CAMBRIDGE, MA 02139

76-127
BREMAN, JESSICA A.
255 BROADWAY, #1
CAMBRIDGE, MA 02139

261-263, 267, 269 Broadway, 200-210 Columbia, 40 Market & 1-6 Linnaean pl.

76-127
FOX, VALERIE & JOSEPH FOX
255 BROADWAY. UNIT#3
CAMBRIDGE, MA 02139

76-127
BAGGIA, JESSICA & NICHOLAS ZAMPIELLO
255 BROADWAY., #1
CAMBRIDGE, MA 02139

77-14
TSANKOV, ALEXANDER M. & MINCHO TSANKOV
43 MARKET ST, #43A
CAMBRIDGE, MA 02139

77-14
TAN, HONG
6 THOMPSON ST.
WAYLAND, MA 01778

86-45
BOURSIQUOT, CECILLIA M.
209-2 COLUMBIA ST
CAMBRIDGE, MA 02139

86-45
MARCELIN, SIMONE & MEDGINE J. MARCELIN
209 COLUMBIA ST - UNIT L
CAMBRIDGE, MA 02139

86-45
JAS HOMEOWNERSHIP LLC
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

86-45
HARDING, AISHA
207 COLUMBIA ST. UNIT J
CAMBRIDGE, MA 02139

86-45
YESUS, TSEGAYE W. & SABA G. TUFFA
207 COLUMBIA ST., UNIT #1
CAMBRIDGE, MA 02141

86-45
DERESSO, ABRHAM TADESSE &
GENET HUNACHEW AYALEW
205 COLUMBIA ST., UNIT H
CAMBRIDGE, MA 02139

86-45
SWAR, DEEPAK & JENNY SWAR
388 EVERETEZE WAY
CAMBRIDGE, MA 02141

86-45
JAS HOMEOWNERSHIP LLC
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

76-41
SWEET, IAN & VANESSA Y.L. SWEET
23 BOARDMAN ST
CAMBRIDGE, MA 02139

76-41
BORDEAUX, BRYAN & SHARLENE YANG
254 BROADWAY
CAMBRIDGE, MA 02139

77-93
OWRUTSKY, PHILIP D. & RONG YANG
47 MARKET ST. UNIT 1
CAMBRIDGE, MA 02139

77-93
CHRISTOPHER M. SHANCHOY,
TR. OF 47 MARKET STREET NOMINEE TR.
P.O. BOX 684304
PARK CITY, UT 84068

76-6
CARROLL, JACQUELINE L. &
ALFRED CARROLL, JR.
36-1 MARKET STREET
CAMBRIDGE, MA 02139

77-15
STEELE, CHRISTINA SUH
1436 E. TUSCAN OAK WAY
SANDY, UT 84092

RENOVATIONS TO

SQUIRRELWOOD INFILL

CAMBRIDGE, MA 02139

DRAWING LIST

G000 COVER SHEET

TOPOGRAPHICAL SURVEY
SQUIRRELWOOD EXISTING BUILDING PHOTOS
SQUIRRELWOOD EXISTING BUILDING PHOTOS

C001 CIVIL LAYOUT AND MATERIALS PLAN
C002 CIVIL GRADING AND UTILITY PLAN
C003 CIVIL PLANTING PLAN

A100L BUILDING L BASEMENT PLAN
A101L BUILDING L GROUND FLOOR PLAN
A102L BUILDING L SECOND FLOOR PLAN
A103L BUILDING L TYPICAL FLOOR PLAN

A200L BUILDING L EXTERIOR ELEVATIONS
A201L BUILDING L EXTERIOR ELEVATIONS
A202L BUILDING L EXTERIOR ELEVATIONS
A203L BUILDING L EXTERIOR ELEVATIONS

A300L BUILDING L PERSPECTIVE VIEWS

A400L BUILDING L EXTERIOR RENDERING

A100M BUILDING M BASEMENT PLAN
A101M BUILDING M GROUND FLOOR PLAN
A102M BUILDING M TYPICAL FLOOR PLAN

A200M BUILDING M EXTERIOR ELEVATIONS
A201M BUILDING M EXTERIOR ELEVATIONS

A300M BUILDING M PERSPECTIVE VIEWS

A400L BUILDING M EXTERIOR RENDERING

A101N BUILDING N GROUND FLOOR PLAN
A102N BUILDING N TYPICAL FLOOR PLAN

A200N BUILDING N EXTERIOR ELEVATIONS
A201N BUILDING N EXTERIOR ELEVATIONS
A202N BUILDING N EXTERIOR ELEVATIONS

A300M BUILDING M PERSPECTIVE VIEWS

A400L BUILDING M EXTERIOR RENDERING

A500 BUILDING L BUILDING SECTIONS
A501 BUILDING L BUILDING SECTIONS
A510 BUILDING L EXTERIOR DETAILS - BASE
A511 BUILDING L EXTERIOR DETAILS - MIDDLE
A512 BUILDING L EXTERIOR DETAILS - TOP

PROJECT DIRECTORY

OWNER:

■ JUST-A-START CORPORATION
1035 CAMBRIDGE ST, SUITE 12, CAMBRIDGE, MA 02139
617.494.0444 (T)

ARCHITECT:

■ DAVIS SQUARE ARCHITECTS
240A ELM ST, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER

■ DEVELLIS ZREIN, INC.
P.O. BOX 307, FOXBOROUGH, MA 02035
508.473.4114 (T)

STRUCTURAL ENGINEER

■ DAN BONARDI CONSULTING ENGINEERS
1165R MASSACHUSETTS AVENUE, SUITE 203, ARLINGTON, MA 02476
781.483.3336 (T)

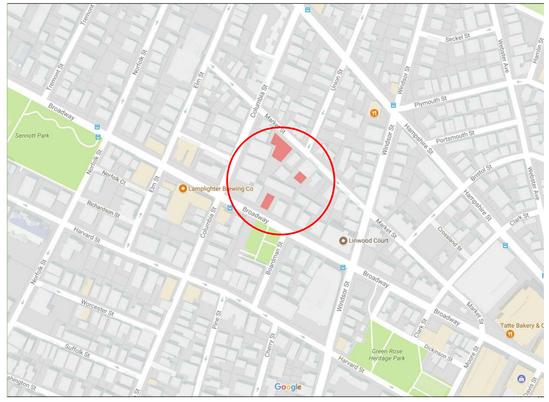
MEP ENGINEER

■ BLW ENGINEERS, INC.
311 GREAT RD, LITTLETON, MA 01460
978.486.4301 (T)

ZONING ATTORNEY

■ ANDERSON & KREIGER LLP
50 MILK ST, 21ST FLOOR, BOSTON, MA 02109
617.621.6500 (T)

LOCATION MAP



40B APPLICATION
01/12/18

DAVIS SQUARE ARCHITECTS

PROJECT NO.
17043.00

BOUNDARY DESCRIPTIONS: (PER SCHEDULE A OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT (MMOG OFFICE FILE NO.52232), HAVING AN EFFECTIVE DATE FEBRUARY 12, 2017.

THAT CERTAIN PARCEL OF LAND SITUATED IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, IDENTIFIED AS TRACT NUMBER 38 ON A PLAN ENTITLED, "CAMBRIDGE REDEVELOPMENT AUTHORITY, WELLINGTON-HARRINGTON URBAN RENEWAL AREA, PROJECT NO. MASS. R-108, TRACT DISPOSITION PLAN, BLOCK 32, TRACT NUMBER 38," BY FAY, SPOFFORD AND THORNDIKE, INC., ENGINEERS, DATED AUGUST 9, 1974, RECORDED AS PLAN NO. 42 OF 1975, ALL AS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY SIDELINE OF BROADWAY AND THE EASTERLY SIDELINE OF COLUMBIA STREET;

THENCE RUNNING N22 DEGREES– 39 FEET– 09" E, ALONG THE EASTERLY SIDELINE OF COLUMBIA STREET A DISTANCE OF TWO HUNDRED NINETEEN AND NINETY–THREE HUNDREDTHS (219.93) FEET TO A POINT;

THENCE TURNING AND RUNNING S67 DEGREES– 17 FEET– 35" E BY LAND, NOW OR FORMERLY OF FRANCIS A. DIMEO A DISTANCE OF SIXTY–NINE AND FIFTY–EIGHT HUNDREDTHS (69.58) FEET TO A POINT;

THENCE TURNING AND RUNNING N22 DEGREES– 20 FEET– 28" E AGAIN BY LAND NOW OR FORMERLY OF FRANCIS A. DIMEO AND BY LAND, NOW OR FORMERLY OF LUCILLE RICHARDSON, ET AL, A DISTANCE OF SEVENTY AND FORTY–SEVEN HUNDREDTHS (70.47) FEET TO A POINT ON THE SOUTHERLY SIDELINE OF MARKET STREET;

THENCE TURNING AND RUNNING S47 DEGREES– 28 FEET– 43" E ALONG THE SOUTHERLY SIDELINE OF MARKET STREET A DISTANCE OF ONE HUNDRED EIGHTEEN AND EIGHTY–THREE HUNDREDTHS (118.83) FEET TO A POINT;

THENCE TURNING AND RUNNING S41 DEGREES– 15 FEET– 39" W BY LAND, NOW OR FORMERLY OF PASQUALE AND DOMENICA CARMELLA MANGANO A DISTANCE OF ONE HUNDRED THIRTY–FIVE AND SIXTY–EIGHT HUNDREDTHS (135.68) FEET TO A POINT;

THENCE TURNING AND RUNNING S58 DEGREES– 49 FEET– 24" E AGAIN BY LAND, NOW OR FORMERLY OF PASQUALE AND DOMENICA CARMELLA MANGANO A DISTANCE OF FIFTY AND NO HUNDREDTHS (50.00) FEET TO A POINT;

THENCE TURNING AND RUNNING N41 DEGREES– 50 FEET– 05" E AGAIN BY LAND, NOW OR FORMERLY OF PASQUALE AND DOMENICA CARMELLA MANGANO A DISTANCE OF ONE HUNDRED TWENTY–FIVE AND EIGHTY– TWO HUNDREDTHS (125.82) FEET TO A POINT ON THE SOUTHERLY SIDELINE OF MARKET STREET;

THENCE TURNING AND RUNNING S47 FEET– 28 FEET– 43" E BY THE SOUTHERLY SIDELINE OF MARKET STREET A DISTANCE OF FIFTY–SIX AND SIXTY–FIVE HUNDREDTHS (56.65) FEET TO A POINT;

THENCE TURNING AND RUNNING S39 DEGREES– 10 FEET– 39" W BY LAND, NOW OR FORMERLY OFLDA G. AND CLARENCE W. DOOLEY A DISTANCE OF ONE HUNDRED THIRTEEN AND SIXTY–TWO HUNDREDTHS (113.62) FEET TO A POINT;

THENCE TURNING AND RUNNING S23 DEGREES– 57 FEET– 01" W BY LAND, NOW OR FORMERLY OF JOHN AND BLANCHE TOUTWID A DISTANCE OF ONE HUNDRED TWENTY–SIX AND TWENTY–NINE HUNDREDTHS (126.29) FEET TO A POINT ON THE NORTHERLY SIDELINE OF BROADWAY;

THENCE TURNING AND RUNNING N62 DEGREES– 19 FEET– 46" W BY THE NORTHERLY SIDELINE OF BROADWAY A DISTANCE OF TWO HUNDRED FORTY–SEVEN AND FIFTY–HUNDREDTHS (247.50) FEET TO THE POINT OF BEGINNING.

CONTAINING FIFTY–NINE THOUSAND SIX HUNDRED THIRTY–NINE (59,639) SQUARE FEET, MORE OR LESS.

THERE IS INCLUDED WITHIN THE AREA HEREINABOVE DESCRIBED, A CERTAIN PARCEL OF REGISTERED LAND SHOWN ON CERTIFICATE OF TITLE NO. 136833, RECORDED IN MIDDLESEX SOUTH DISTRICT LAND REGISTRATION OFFICE, BOOK 814, PAGE 83, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY COLUMBIA STREET, ONE HUNDRED FEET;

NORTHEASTERLY BY LAND NOW OR FORMERLY OF CLARA W. WOODSUM, ONE HUNDRED SIXTEEN AND 25/100 FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF E. K. HARDING, ONE HUNDRED TEN AND 36/100 FEET; AND

SOUTHWESTERLY BY BROADWAY, ONE HUNDRED EIGHTEEN AND 50/100 FEET.

SAID PARCEL IS SHOWN AS LOT 6 ON A PLAN FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY, IN REGISTRATION BOOK 1, PAGE 106, WITH CERTIFICATE 106.

ZONING DISTRICTS:

RESIDENCE C–1 (C–1)
BUSINESS A (BA)

DIMENSIONAL REQUIREMENTS:

	C–1	BA
MAXIMUM FLOOR AREA RATIO	0.75	1.0/1.75
MINIMUM LOT SIZE (S.F.)	5,000	NONE
MINIMUM LOT AREA PER D.U. (S.F.)	1,500	600
MINIMUM LOT WIDTH (FEET)	50	NONE
MINIMUM FRONT YARD (FEET)	*(H+L)/4	NONE
MINIMUM SIDE YARD (FEET)	*(H+L)/5	NONE
MINIMUM REAR YARD (FEET)	*(H+L)/4	*(H+L)/5
MAXIMUM HEIGHT (FEET)	35	*35/45 TO 65
MINIMUM OPEN SPACE RATIO (%)	30	NONE

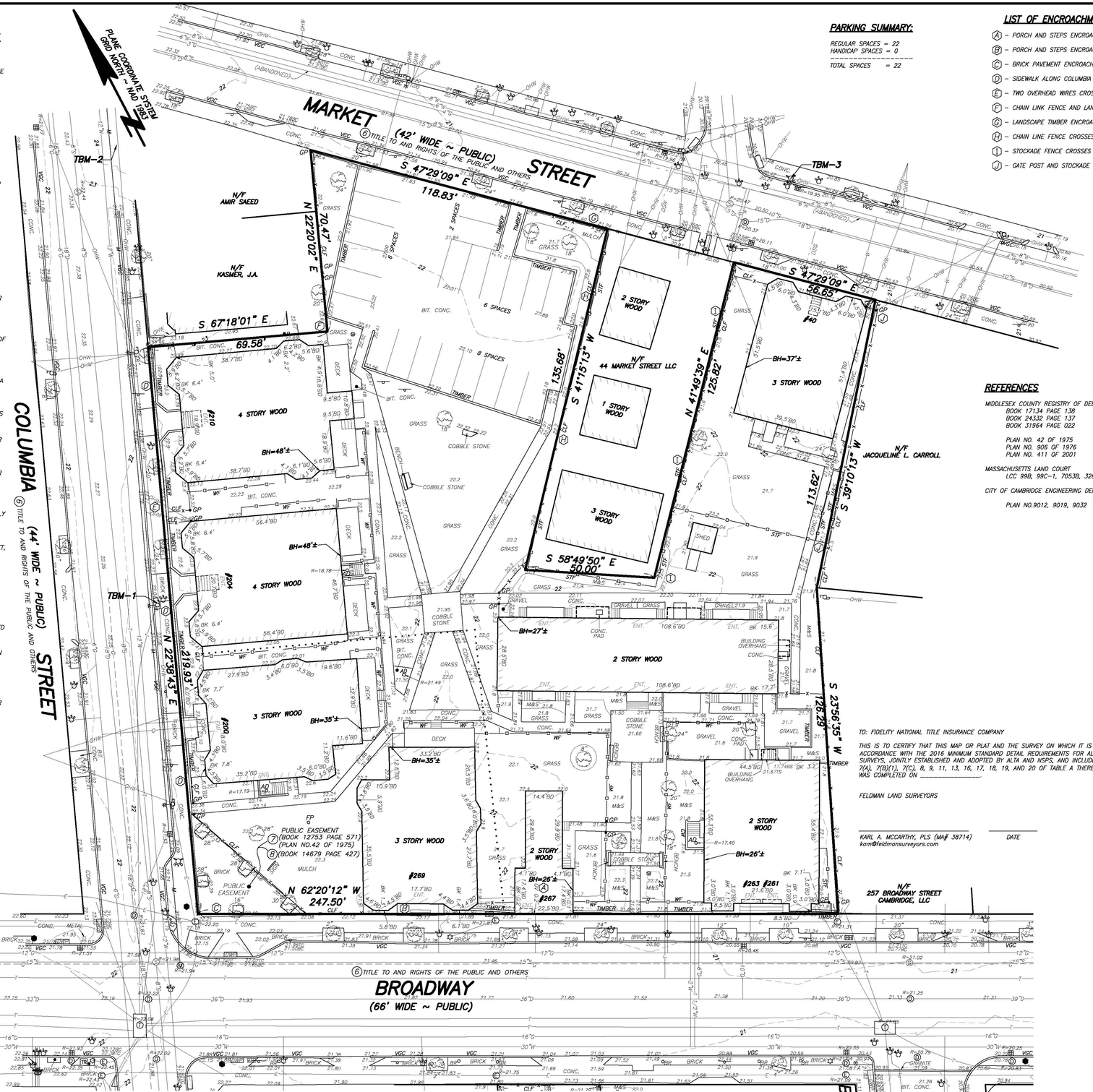
* SEE SECTION 5.30 OF CITY OF CAMBRIDGE ZONING ORDINANCE

LEGEND

- (M) ····· MBTA MANHOLE
- (S) ····· SEWER MANHOLE
- (D) ····· DRAIN MANHOLE
- (E) ····· ELECTRIC MANHOLE
- (T) ····· TELEPHONE MANHOLE
- (CM) ····· MANHOLE
- ····· HYDRANT
- ····· WATER SHUT OFF
- ····· GAS SHUT OFF
- ····· CATCH BASIN
- ····· TRAFFIC CONTROL BOX
- ····· TRAFFIC SIGNAL
- ····· LIGHT POLE
- ····· ELECTRIC HANDHOLE
- •P ····· POST
- ····· SIGN
- ○ BR ····· BIKE RACK
- ★ GP ····· GATE POST
- TBM ····· TEMPORARY BENCH MARK
- REC ····· RECORD
- ····· WOOD FENCE
- ····· HAND RAIL
- –X–X– ····· METAL FENCE
- ——S—— ····· SEWER
- ——D—— ····· DRAIN
- ——CS—— ····· COMBINED SEWER
- ——W—— ····· WATER
- ——G—— ····· GAS
- ——E—— ····· ELECTRIC
- ——T—— ····· TELEPHONE

- CALC ····· CALCULATED
- VGC ····· VERTICAL GRANITE CURB
- BIT ····· BITUMINOUS
- CONC ····· CONCRETE
- TC ····· TOP OF CURB
- BC ····· BOTTOM OF CURB
- In ····· INVERT ELEVATION
- TT= ····· TOP OF TRAP
- TR= ····· CENTERLINE OF TROUGH
- TVP= ····· TOP OF VERTICAL PIPE
- INACC. ····· INACCESSIBLE
- SQ. FT. ····· SQUARE FEET
- R= ····· RADIUS OR RIM ELEVATION
- BB ····· BIT. CONC. BERM
- CLF ····· CHAIN LINK FENCE
- STF ····· STOCKADE FENCE
- WF ····· WOOD FENCE
- WIF ····· WROUGHT IRON FENCE
- CW ····· CONCRETE WALL
- (A) ····· ENCROACHMENT ITEMS
- (#) ····· EXCEPTION ITEMS
- ○ FP ····· FLAG POLE

PLANE COORDINATE SYSTEM GRID NORTH ~ NAD 1983

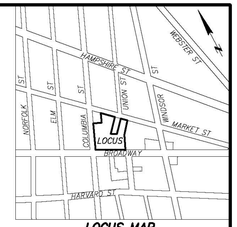


PARKING SUMMARY:

REGULAR SPACES = 22
HANDICAP SPACES = 0
TOTAL SPACES = 22

LIST OF ENCROACHMENTS:

- (A) – PORCH AND STEPS ENCROACH INTO BROADWAY.
- (B) – PORCH AND STEPS ENCROACH INTO BROADWAY.
- (C) – BRICK PAVEMENT ENCROACHES INTO BROADWAY.
- (D) – SIDEWALK ALONG COLUMBIA STREET CROSSES WESTERLY BOUNDARY LINE.
- (E) – TWO OVERHEAD WIRES CROSS THE WESTERLY BOUNDARY LINE.
- (F) – CHAIN LINK FENCE AND LANDSCAPE TIMBER CROSS THE NORTHWESTERLY BOUNDARY LINE.
- (G) – LANDSCAPE TIMBER ENCROACHES INTO MARKET STREET.
- (H) – CHAIN LINE FENCE CROSSES THE SOUTHEASTERLY BOUNDARY LINE.
- (I) – STOCKADE FENCE CROSSES THE NORTHWESTERLY BOUNDARY LINE.
- (J) – GATE POST AND STOCKADE FENCE CROSS THE SOUTHEASTERLY BOUNDARY LINE.



LOCUS MAP
NOT TO SCALE

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 17134 PAGE 138
BOOK 24332 PAGE 137
BOOK 31964 PAGE 022

PLAN NO. 42 OF 1975
PLAN NO. 906 OF 1976
PLAN NO. 411 OF 2001

MASSACHUSETTS LAND COURT
LCC 99B, 99C–1, 7053B, 32641A

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT

PLAN NO.9012, 9019, 9032

NOTES:

1) BENCH MARK INFORMATION:
BENCH MARK USED:
CHISELED "X" ON HYDRANT BONNET BOLT LOCATED AT SOUTHERLY CORNER AT THE INTERSECTION OF BROADWAY AND WINDSOR STREET. ELEVATION=23.81

2) ELEVATIONS REFER TO CAMBRIDGE CITY BASE.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0576E. CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0576, SUFFIX "E", HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

5) ZONING INFORMATION AS SHOWN HEREON WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2016 ALTA SURVEY REQUIREMENTS.

6) THE PROPERTY SHOWN HEREON IS APPROXIMATE ONLY.

7) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1–888–344–7233 SEVENTY–TWO HOURS PRIOR TO EXCAVATION.

8) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

EXCEPTIONS: (PER SCHEDULE B, SECTION 2 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT (MMOG OFFICE FILE NO.52232), HAVING AN EFFECTIVE DATE FEBRUARY 12, 2017.

6. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF THE ADJACENT STREETS AND WAYS. NON–CONDO ONLY (AS SHOWN HEREON)

7. EASEMENT, COVENANTS AND RESTRICTIONS, AS STILL MAY BE IN FORCE AND APPLICABLE, AS SET FORTH IN A DEED FROM CAMBRIDGE REDEVELOPMENT AUTHORITY TO WELLINGTON–HARRINGTON DEVELOPMENT CORPORATION, DATED JANUARY 17, 1975 RECORDED IN BOOK 12753, PAGE 571, AND FILED AS DOCUMENT NO. 529854 AND AS SHOWN ON PLAN ENTITLED "TRACT DISPOSITION PLAN, BLOCK 32–TRACT NUMBER 38" DATED AUGUST 9, 1974 AND RECORDED AS PLAN NO. 42 OF 1975; AS AFFECTED BY CERTIFICATE OF COMPLETION DATED FEBRUARY 10, 1977, RECORDED IN BOOK 13141, PAGE 486 AND FILED AS DOCUMENT NO. 552872. (AS SHOWN HEREON)

8. GRANT OF PUBLIC EASEMENT BY CAMBRIDGE REDEVELOPMENT AUTHORITY IN FAVOR OF THE CITY OF CAMBRIDGE DATED JULY 27, 1982 RECORDED IN BOOK 14679, PAGE 427, AND FILED AS DOCUMENT NO. 625770. (AS SHOWN HEREON)

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON _____.

FELDMAN LAND SURVEYORS

KARL A. MCCARTHY, PLS (MA# 38714) DATE
karm@feldmansurveyors.com

PROGRESS (3–24–2017)

ALTA/NSPS LAND TITLE SURVEY
261–269 BROADWAY
200–210 COLUMBIA STREET
40 MARKET STREET
CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
MARCH 20, 2017
PHONE: (617)357–9740
www.feldmansurveyors.com

FELDMAN LAND SURVEYORS

20 0 10 20 40 80
SCALE: 1"=20'

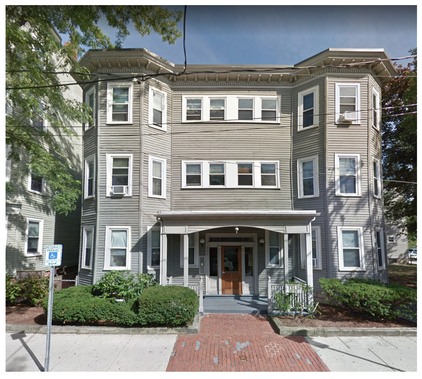
RESEARCH GL	FIELD CHIEF JLF	PROJ MGR SMD	APPROVED	SHEET NO. 1 OF 1
CALC GL	CADD GL	FIELD CHECKED	CRD FILE 15528	JOB NO. 15528

FILENAME: S:\PROJECTS\15500s\15528\DWG\15528–EC.dwg

A - 40 MARKET STREET

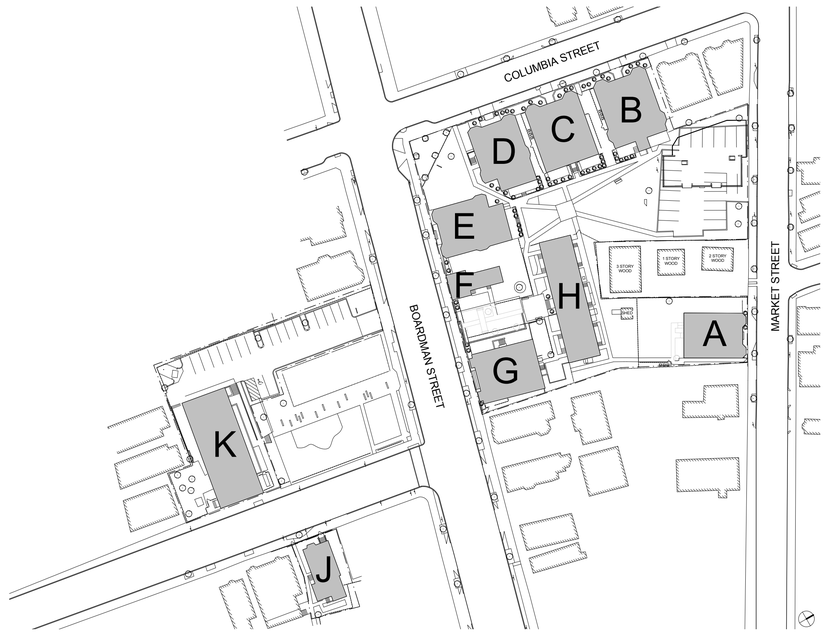
B - 210 COLUMBIA STREET

C - 204 COLUMBIA STREET



D - 200 COLUMBIA STREET

E - 269 BROADWAY STREET



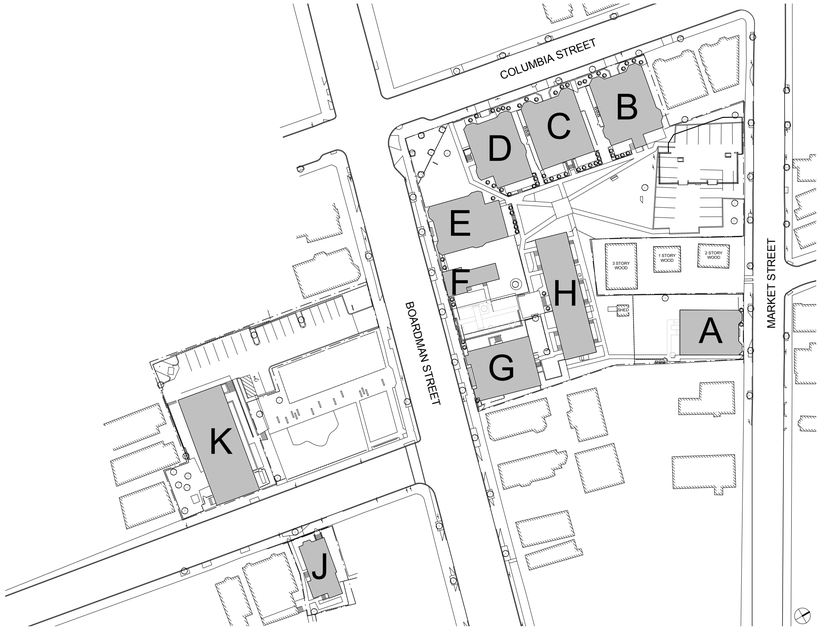
F - 267 BROADWAY STREET

G - 261 - 263 BROADWAY STREET

H - 1 - 6 LINWOOD

J - 17 BOARDMAN STREET

K - 12 BOARDMAN STREET



NOTES

DO NOT SCALE DRAWINGS.

LEGEND

- PROPERTY LINE
- SITE LIGHTING
- WALKWAY LIGHTING
- CEMENT CONCRETE PAVEMENT
- BITUMINOUS CONCRETE SIDEWALK
- CCB — CAPE COD BERM
- MCC — MONOLITHIC CONCRETE CURB
- FCC — FLUSH CONCRETE CURB
- CC — CONCRETE CURB
- TC — TRANSITION CURB
- LA — LANDSCAPE AREA
- FLAGPOLE
- FENCE
- D/R — REFUSE/RECYCLING AREA
- T — TRANSFORMER
- SAW CUT LINE
- STEEL BOLLARD
- WHEEL STOP
- L — BUILDING NO.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

DZI
Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.673.4114 phone
develliszrein.com
DeVellis Zrein Inc.

Project: NEW CONSTRUCTION/RENOVATIONS @
SQUIRRELWOOD
CAMBRIDGE, MA 02139

Title: LAYOUT AND MATERIALS PLAN

40B APPLICATION

Designed	IAZ
Checked	
Project No.	16070
Scale	1" = 20'
Date	01/12/18
Drawing No.	C-1

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NOTES

DO NOT SCALE DRAWINGS.

GRADING AND UTILITY LEGEND

- PROPERTY LINE
- SEWER LINE
- DRAIN LINE
- W — WATER LINE
- G — GAS LINE
- UG-E/T/FA — UNDERGROUND ELECTRIC, TELEPHONE, FIRE ALARM
- 112 — PROPOSED CONTOUR LINE
- +100.50 — SPOTGRADE
- CB — CATCHBASIN
- AD — AREA DRAIN
- DMH — DRAIN MANHOLE
- SMH — SEWER MANHOLE
- WG — WATER GATE
- HYD — HYDRANT
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- T — TRANSFORMER
- CLEAN OUT
- RD — ROOF DRAIN

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No.	REVISIONS/SUBMISSIONS	Date

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DeVellis Zrein Inc.

Project NEW CONSTRUCTION/RENOVATIONS @
SQUIRRELWOOD
CAMBRIDGE, MA 02139

Title
GRADING AND UTILITY PLAN

40B APPLICATION

Designed	IAZ
Checked	
Project No.	16070
Scale	1" = 20'
Date	01/12/18
Drawing No.	C-2

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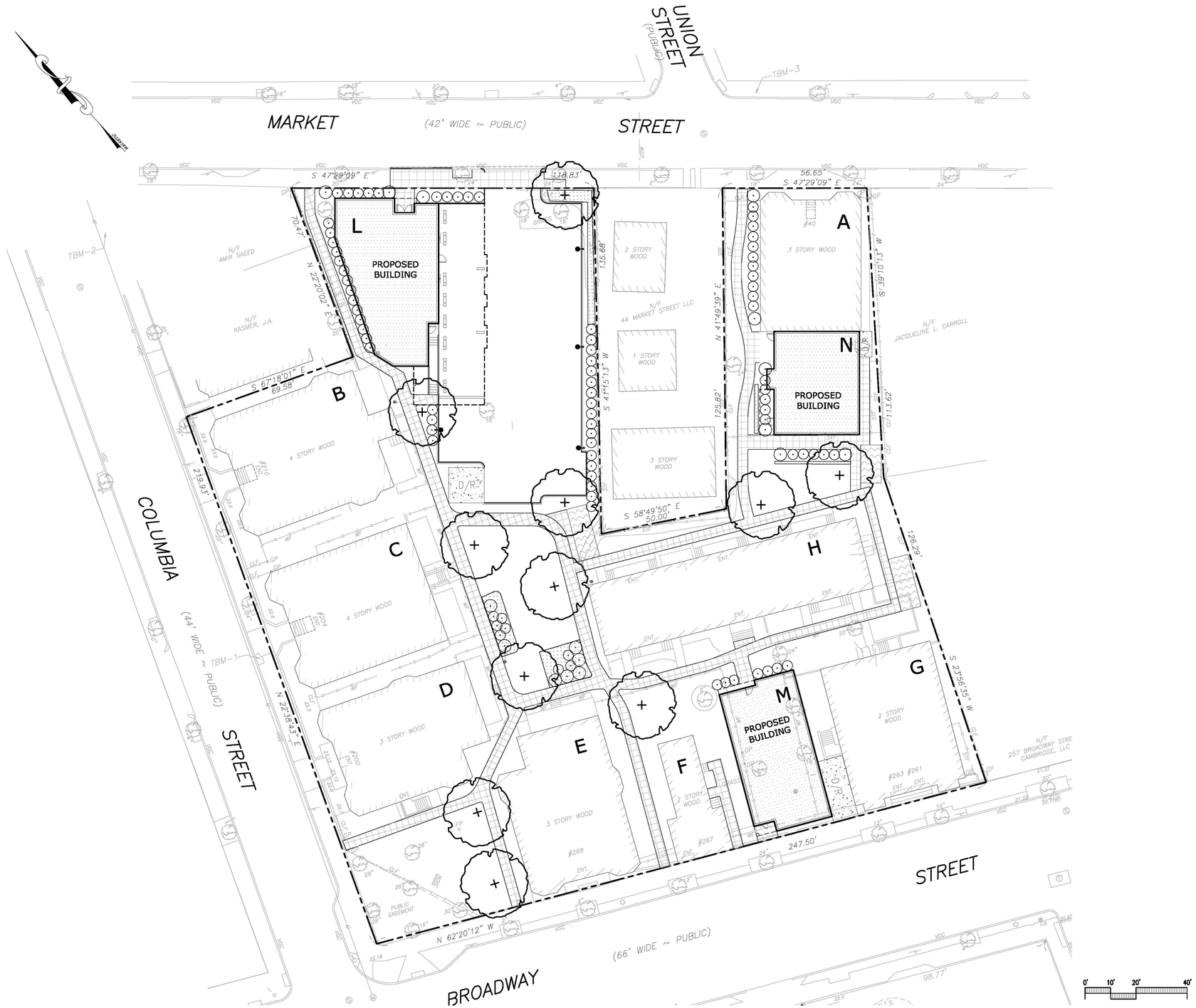
NOTES

DO NOT SCALE DRAWINGS.

PLANTING LEGEND

- PROPERTY LINE
- GROUNDCOVER / PERENNIAL PLANTING
- SHRUB PLANTING
- DECIDUOUS TREE



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devellszrein.com
DeVellis Zrein Inc.

Project NEW CONSTRUCTION/RENOVATIONS @
SQUIRRELWOOD
CAMBRIDGE, MA 02139

Title
PLANTING PLAN

40B APPLICATION

Designed	IAZ
Checked	
Project No.	16070
Scale	1" = 20'
Date	01/12/18
Drawing No.	C-3

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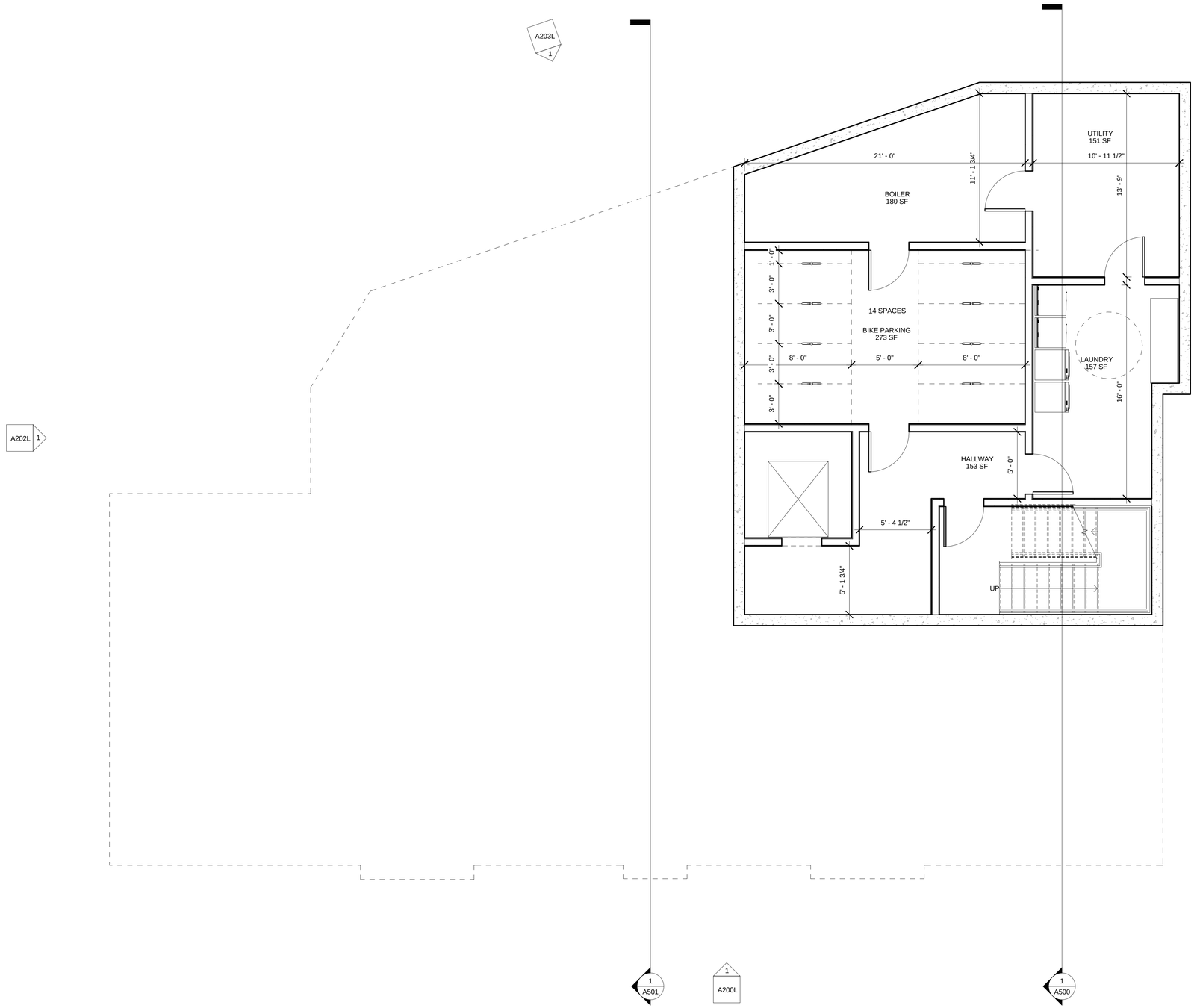

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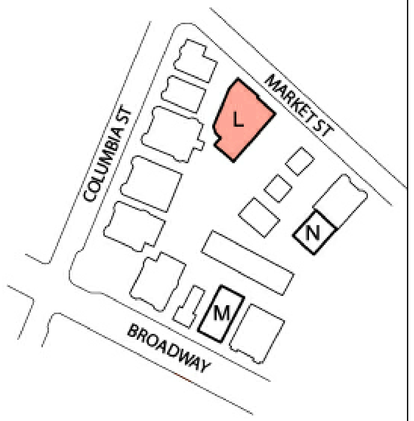

No.	REVISIONS/SUBMISSIONS	Date

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www.davissquarearchitects.com

Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title BASEMENT PLAN
BUILDING L

Designed: Designer
Checked: Author
Project No.: 17043.00
Scale: 1/4" = 1'-0"
Date: 01/12/18
Drawing No.: A100L

40B APPLICATION

A-1 | BUILDING L - BASEMENT PLAN
1/4" = 1' - 0"

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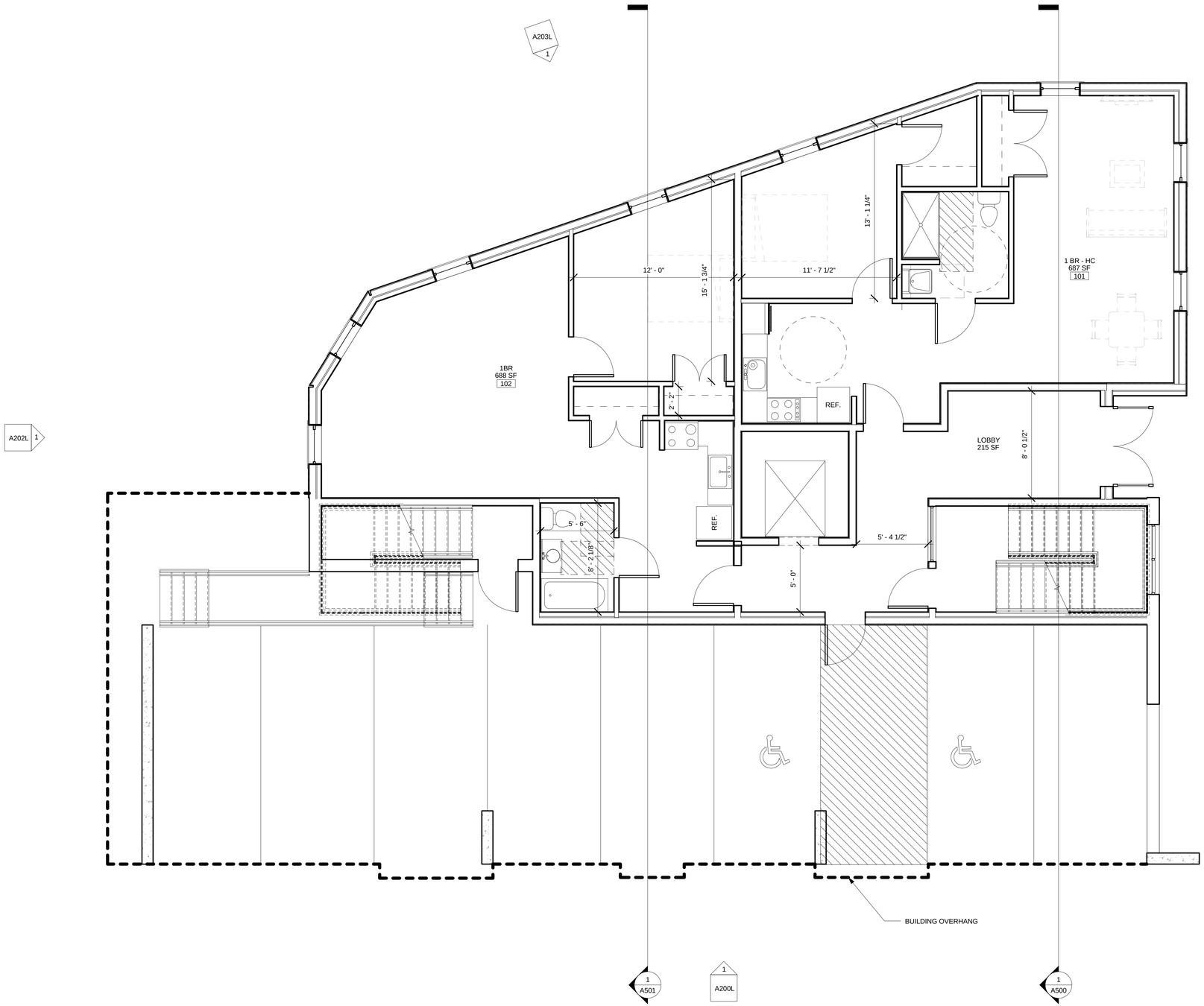

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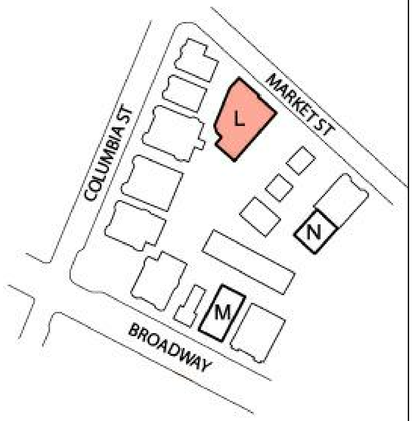

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title GROUND FLOOR PLAN
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A101L

40B APPLICATION

A-1	BUILDING L - GROUND FLOOR PLAN
1/4" = 1' - 0"	

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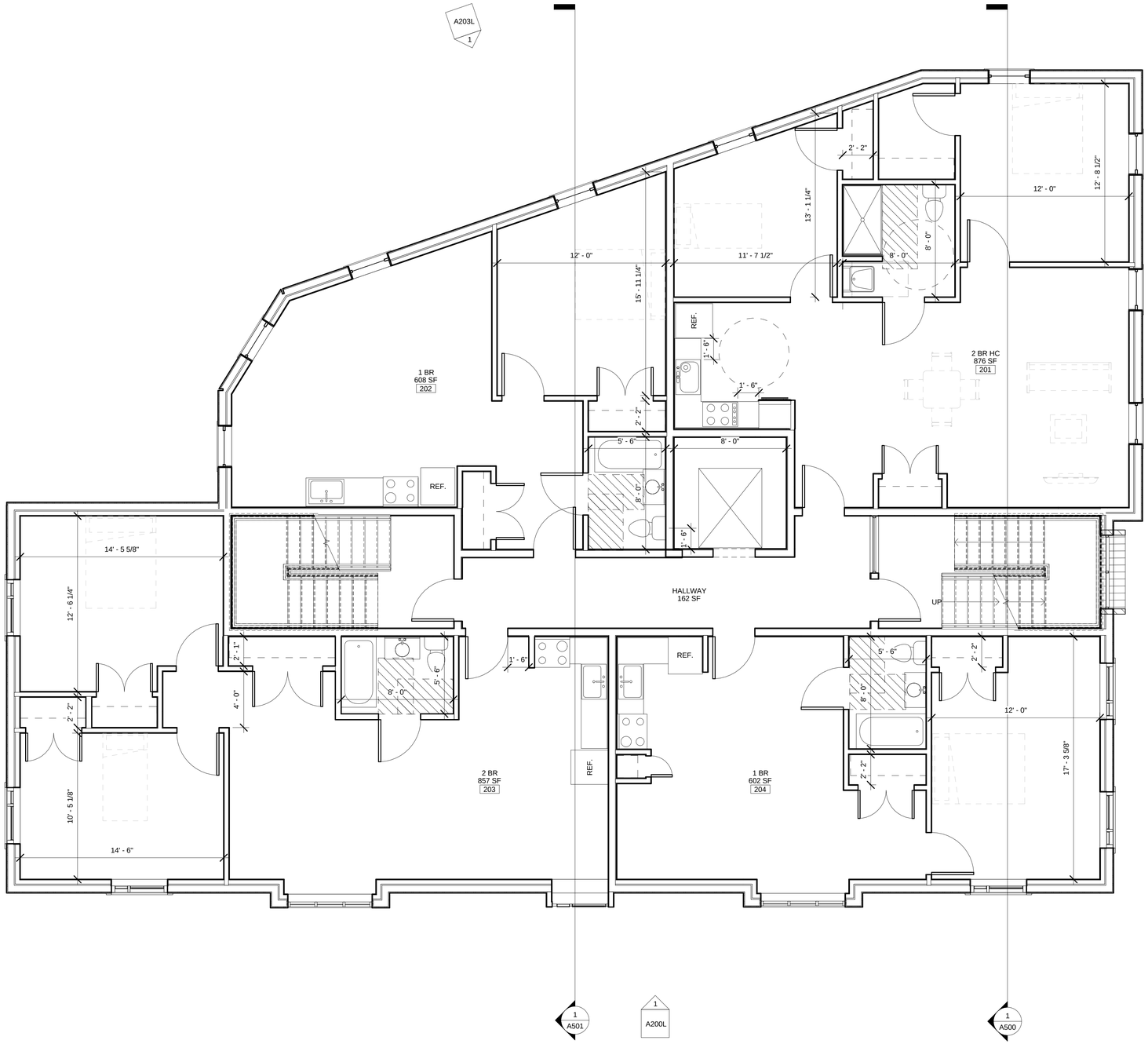

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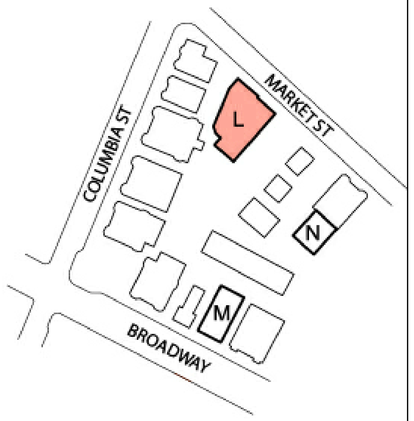

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title SECOND FLOOR PLAN
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A102L

403 APPLICATION

A-1 | BUILDING L - SECOND FLOOR PLAN
1/4" = 1' - 0"

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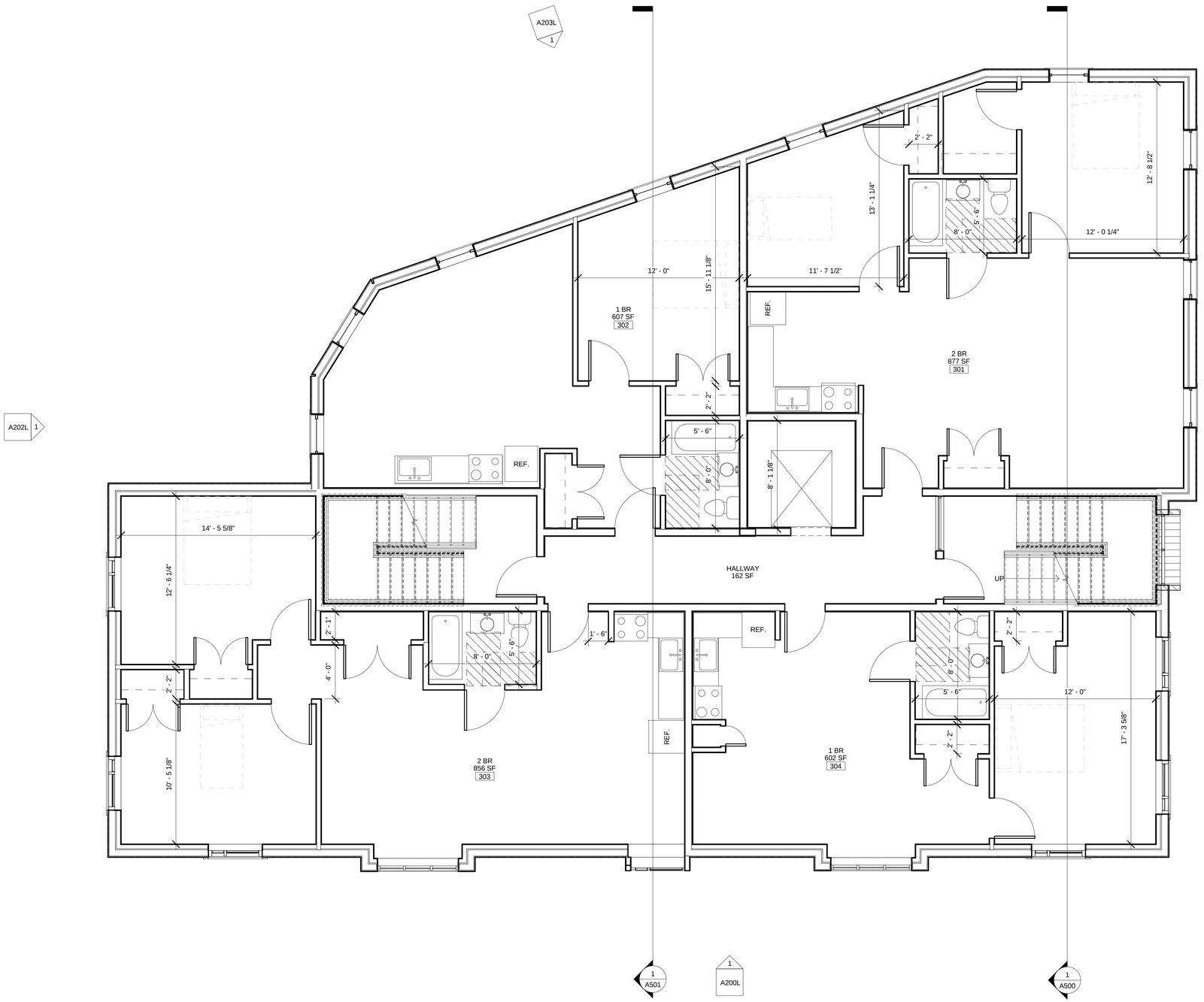

NOTES

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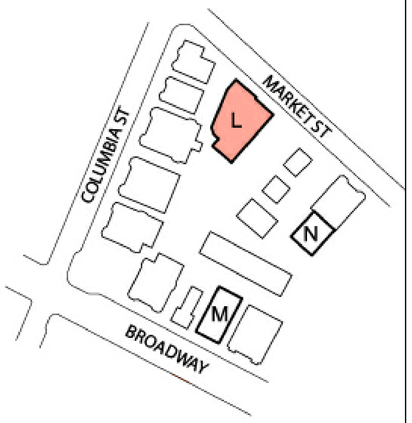

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title TYPICAL FLOOR PLAN
BUILDING L

Designed: Designer
Checked: Author
Project No.: 12043.00
Scale: 1/4" = 1'-0"
Date: 01/12/18
Drawing No.: A103L

40B APPLICATION

A-1 | BUILDING L - TYPICAL FLOOR PLANS
1/4" = 1' - 0"

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NOTES

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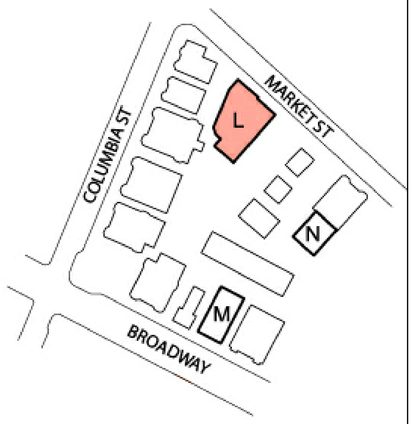

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A200L

40B APPLICATION

A-1 BUILDING L - SOUTHEAST ELEVATION
1/4" = 1' - 0"

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A-1 BUILDING L - NORTHEAST ELEVATION

1/4" = 1' - 0"

NOTES

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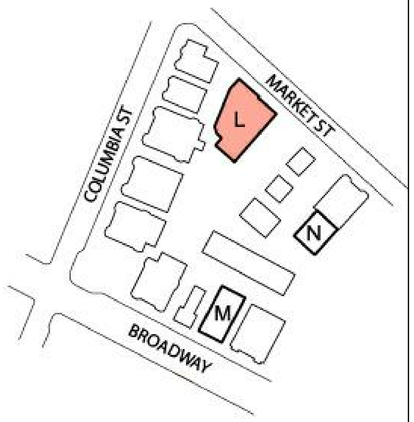

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A201L

40B APPLICATION

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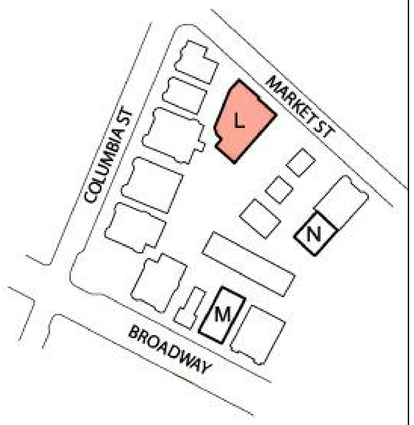

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING L

Designed: Designer
Checked: Author
Project No.: 17043.00
Scale: 1/4" = 1'-0"
Date: 01/12/18
Drawing No.: A202L

ARB 403 APPLICATION

A-1 BUILDING L - SOUTHWEST ELEVATION

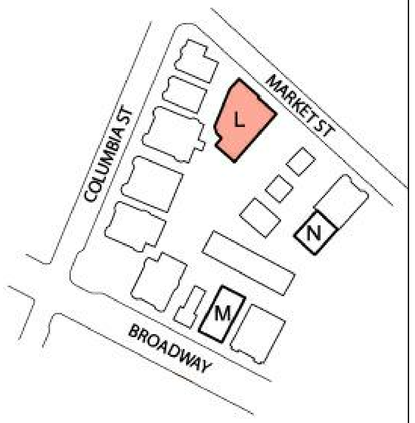
1/4" = 1' - 0"

A-1 BUILDING L - NORTHWEST ELEVATION

1/4" = 1' - 0"

NOTES

DO NOT SCALE DRAWINGS.



No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A203L

40B APPLICATION

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G-1 | BUILDING L - PERSPECTIVE VIEW B

N.T.S.

A-1 | BUILDING L - PERSPECTIVE VIEW A

N.T.S.

NOTES

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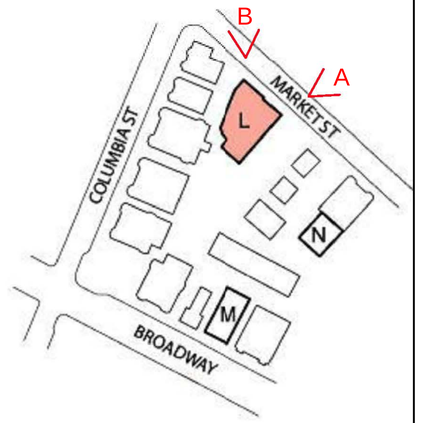

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title PERSPECTIVE VIEWS
BUILDING L

Designed: Designer
Checked: Author
Project No.: 17043.00
Scale:
Date: 01/12/18
Drawing No.: A300L

403 APPLICATION

NOTES

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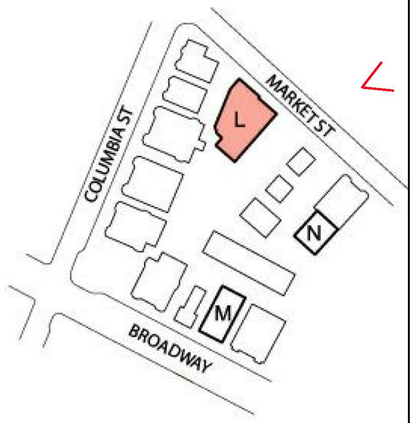

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR RENDERING
BUILDING L

Designed: Designer
Checked: Author
Project No.: 17043.00
Scale:
Date: 01/12/18

Drawing No.: A400L

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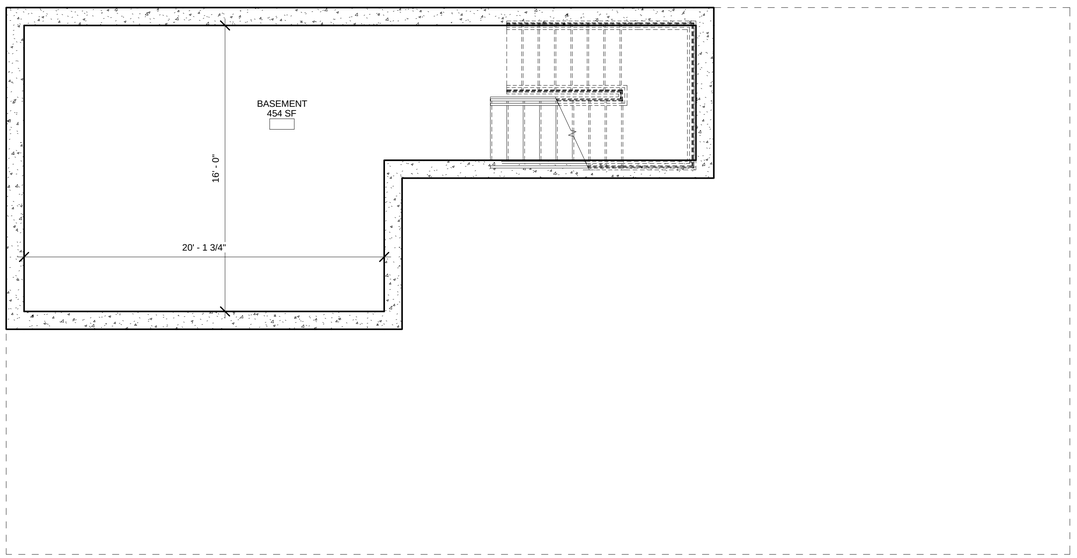
400B APPLICATION

A-1 BUILDING L - EXTERIOR RENDERING

N.T.S.



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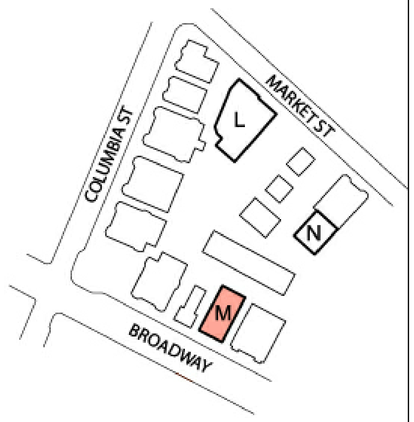

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

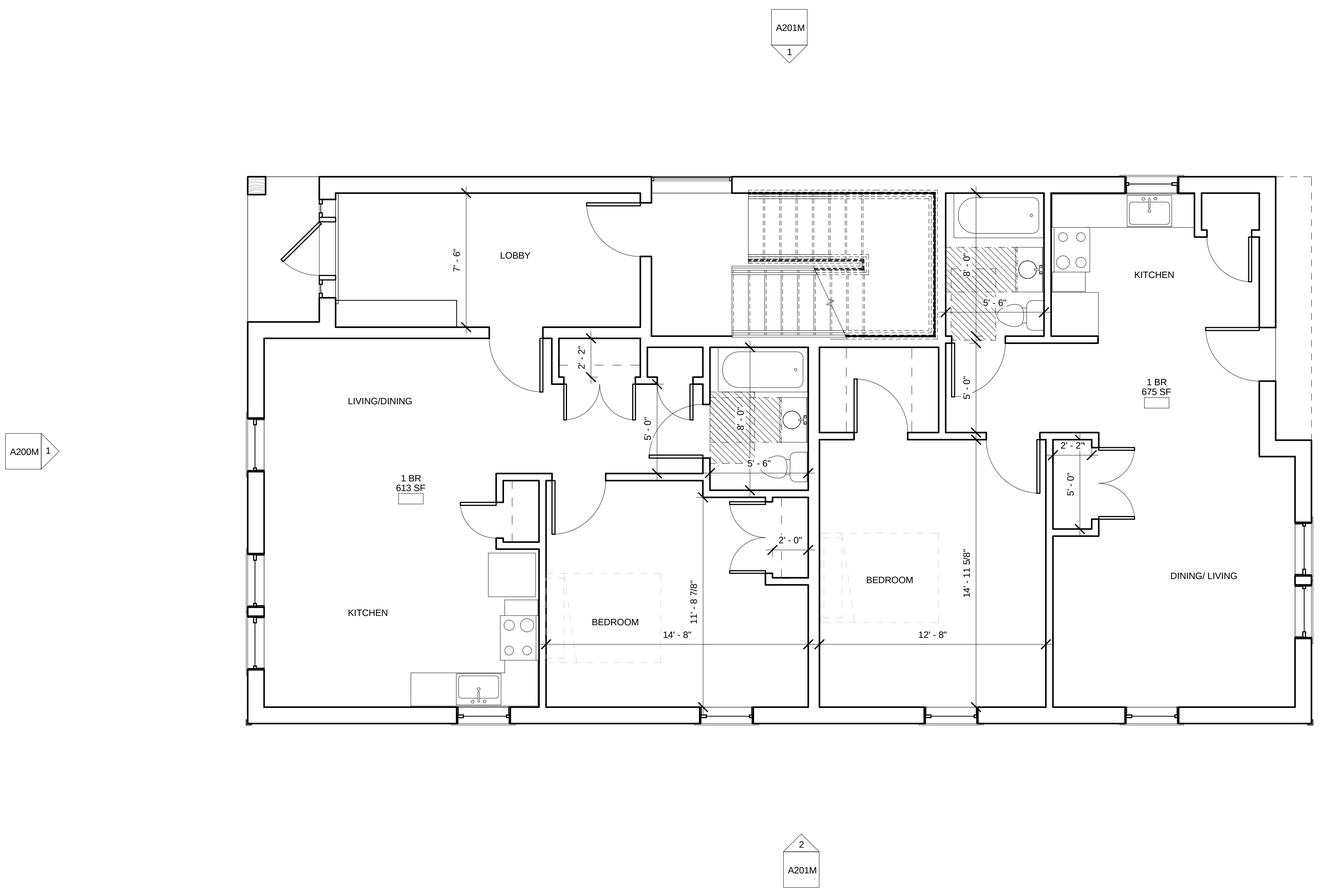
Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title BASEMENT PLAN
BUILDING M

Designed: Designer
Checked: Author
Project No.: 16070.00
Scale: 1/4" = 1'-0"
Date: 01/12/18
Drawing No.: A100M

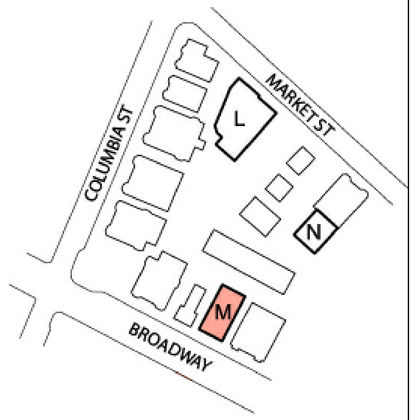
40B APPLICATION

A-1 | BUILDING M - BASEMENT PLAN
1/4" = 1' - 0"



NOTES

DO NOT SCALE DRAWINGS.



No.	REVISIONS/SUBMISSIONS	Date

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617.628.5700
www.davissquarearchitects.com

Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

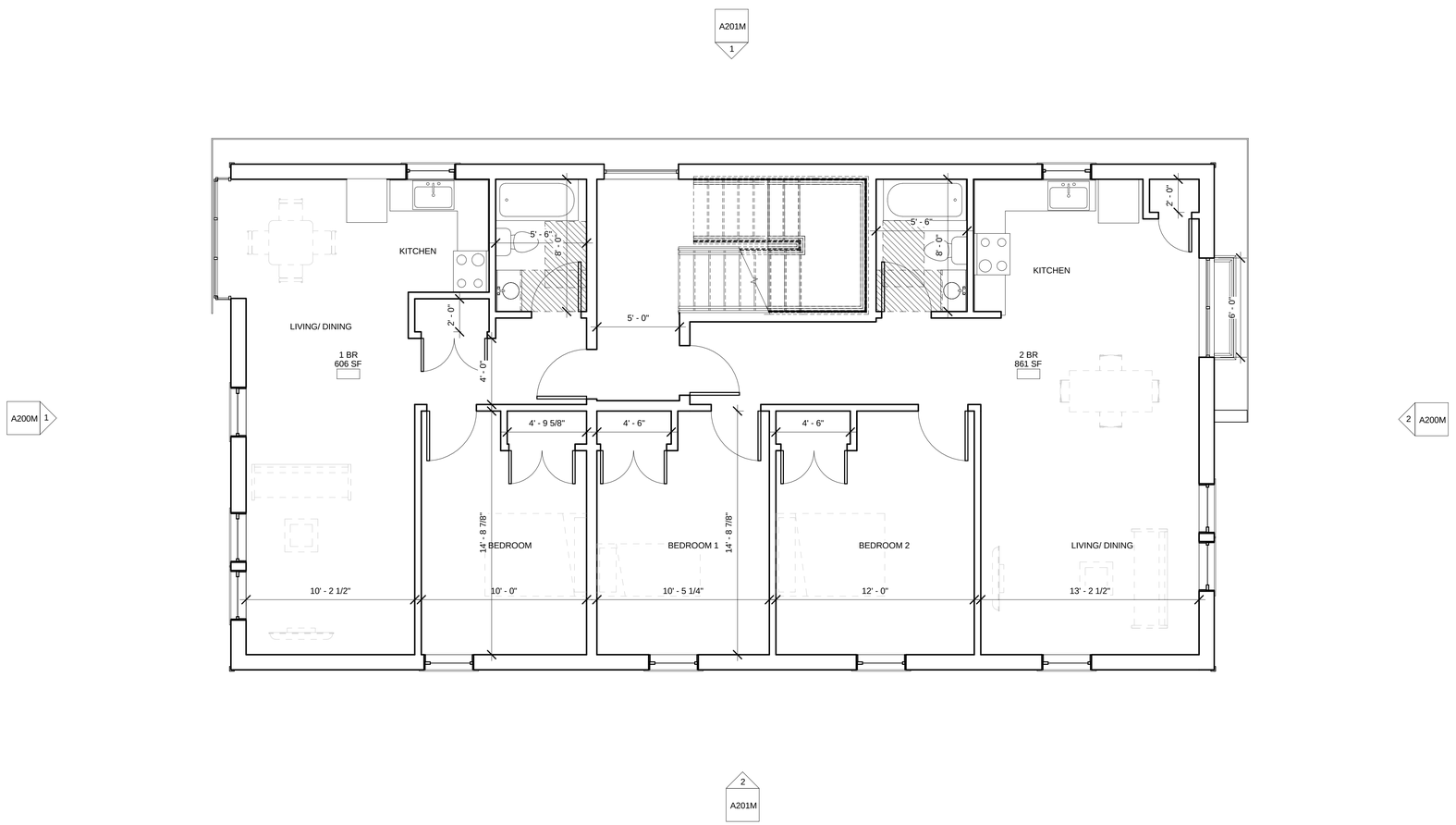
Title GROUND FLOOR PLAN
BUILDING M

Designed	Designer
Checked	Author
Project No.	17070.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A101M

403 APPLICATION

A-1 BUILDING M - GROUND FLOOR PLAN

1/4" = 1' - 0"



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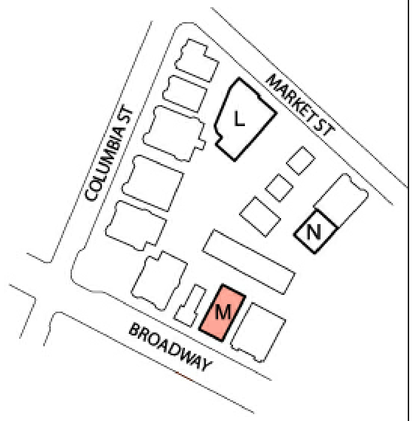

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title TYPICAL FLOOR PLAN
BUILDING M

Designed: Designer
Checked: Author
Project No.: 17070.00
Scale: 1/4" = 1'-0"
Date: 01/12/18
Drawing No.: A102M

40B APPLICATION

A-1 | BUILDING M - TYPICAL FLOOR PLAN

1/4" = 1' - 0"

A-1 BUILDING M - SOUTH ELEVATION

1/4" = 1' - 0"

A-7 BUILDING M - NORTH ELEVATION

1/4" = 1' - 0"

NOTES

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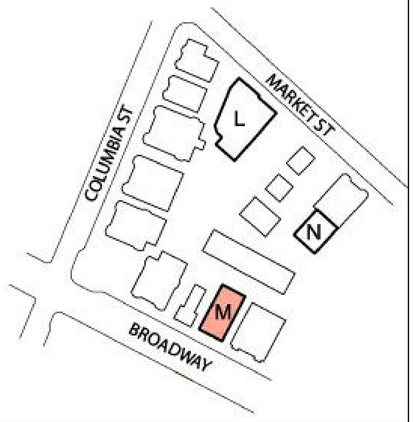

No.	REVISIONS/SUBMISSIONS	Date

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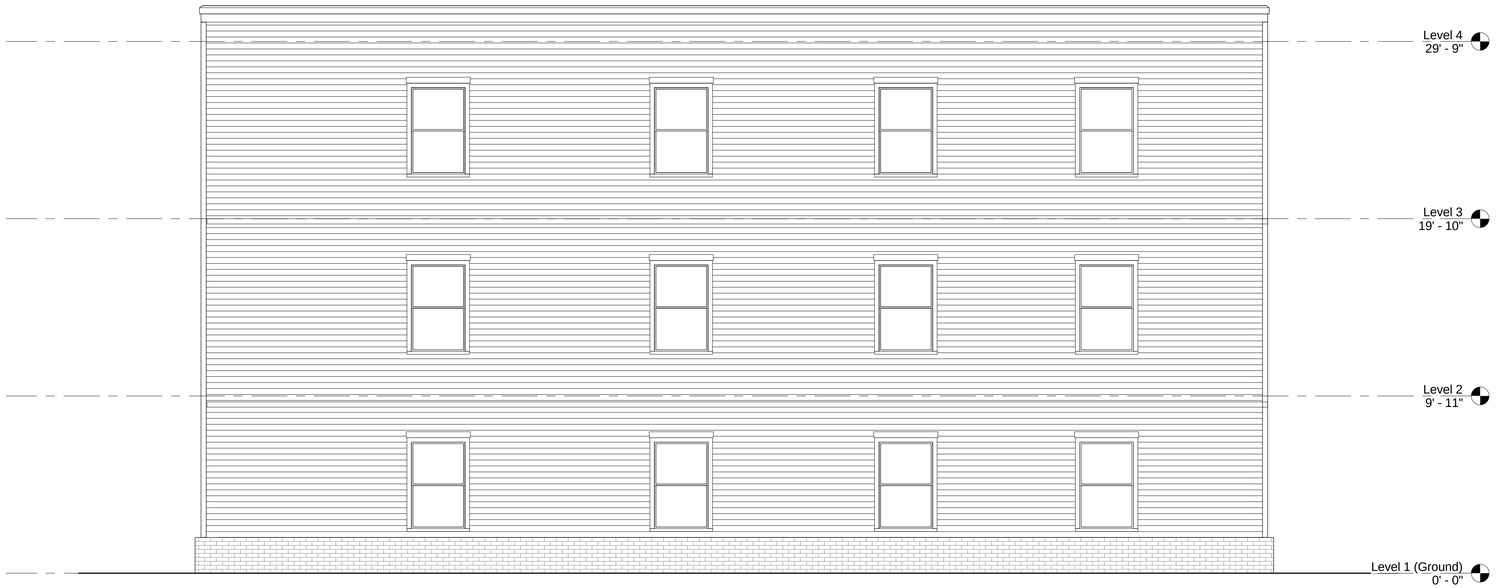
Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING M

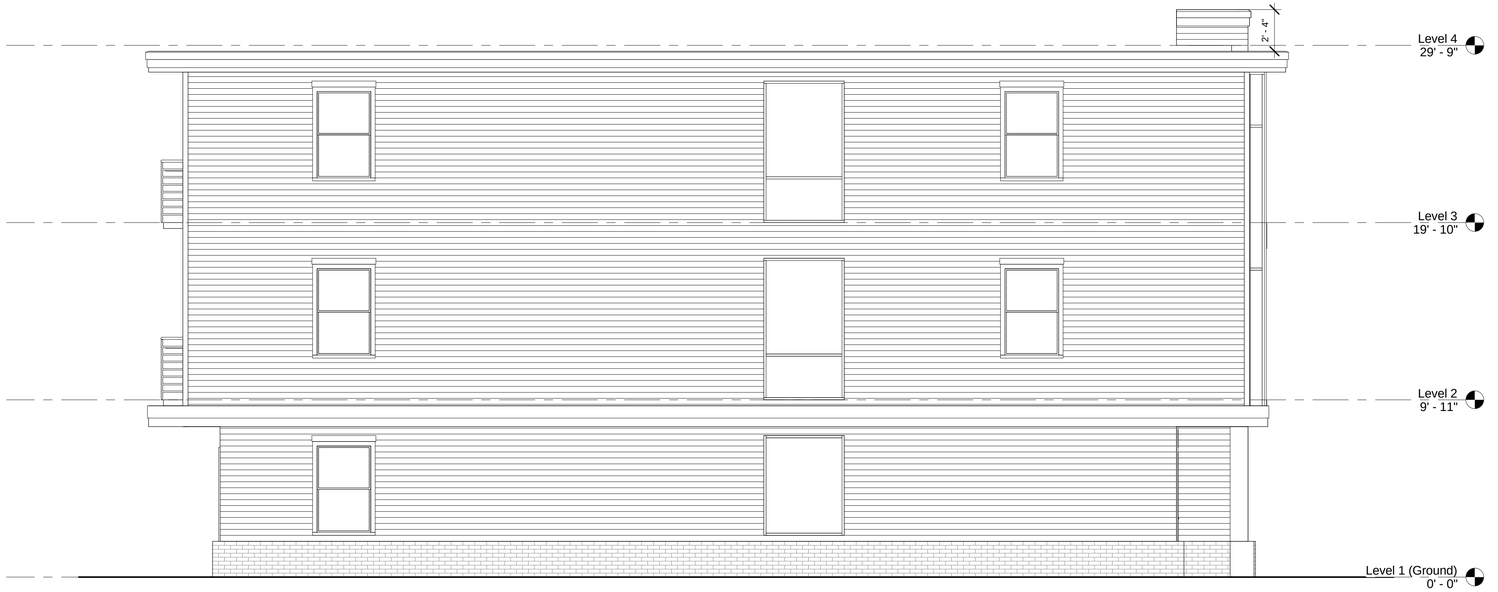
Designed	Designer
Checked	Author
Project No.	15070.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A200M

PERMIT APPLICATION



G-1 | BUILDING M - EAST ELEVATION

1/4" = 1' - 0"



A-1 | BUILDING M - WEST ELEVATION

1/4" = 1' - 0"

NOTES

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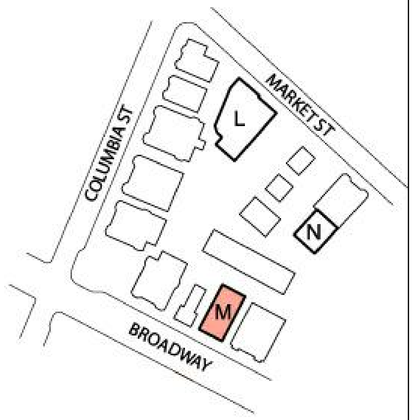

No.	REVISIONS/SUBMISSIONS	Date

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING M

Designed	Designer
Checked	Author
Project No.	18070.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A201M

APPLICATION 403

G-1	BUILDING M PERSPECTIVE VIEW B
N.T.S.	

G-7	BUILDING M PERSPECTIVE VIEW C
N.T.S.	

A-1	BUILDING M PERSPECTIVE VIEW A
N.T.S.	

NOTES

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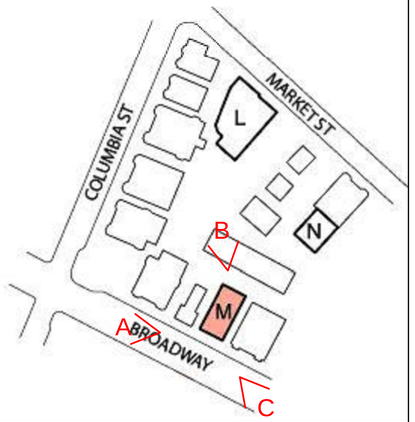

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title PERSPECTIVE VIEWS
BUILDING M

Designed	Designer
Checked	Author
Project No.	17070.00
Scale	
Date	01/12/18
Drawing No.	A300M

403 APPLICATION

NOTES

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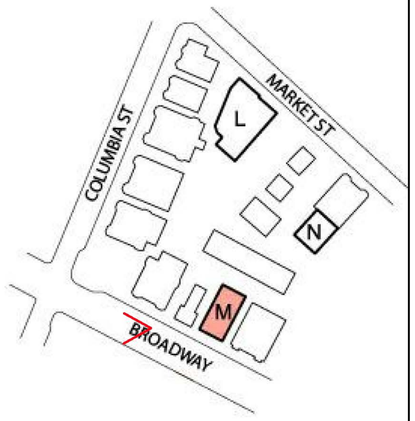

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR RENDERING
BUILDING M

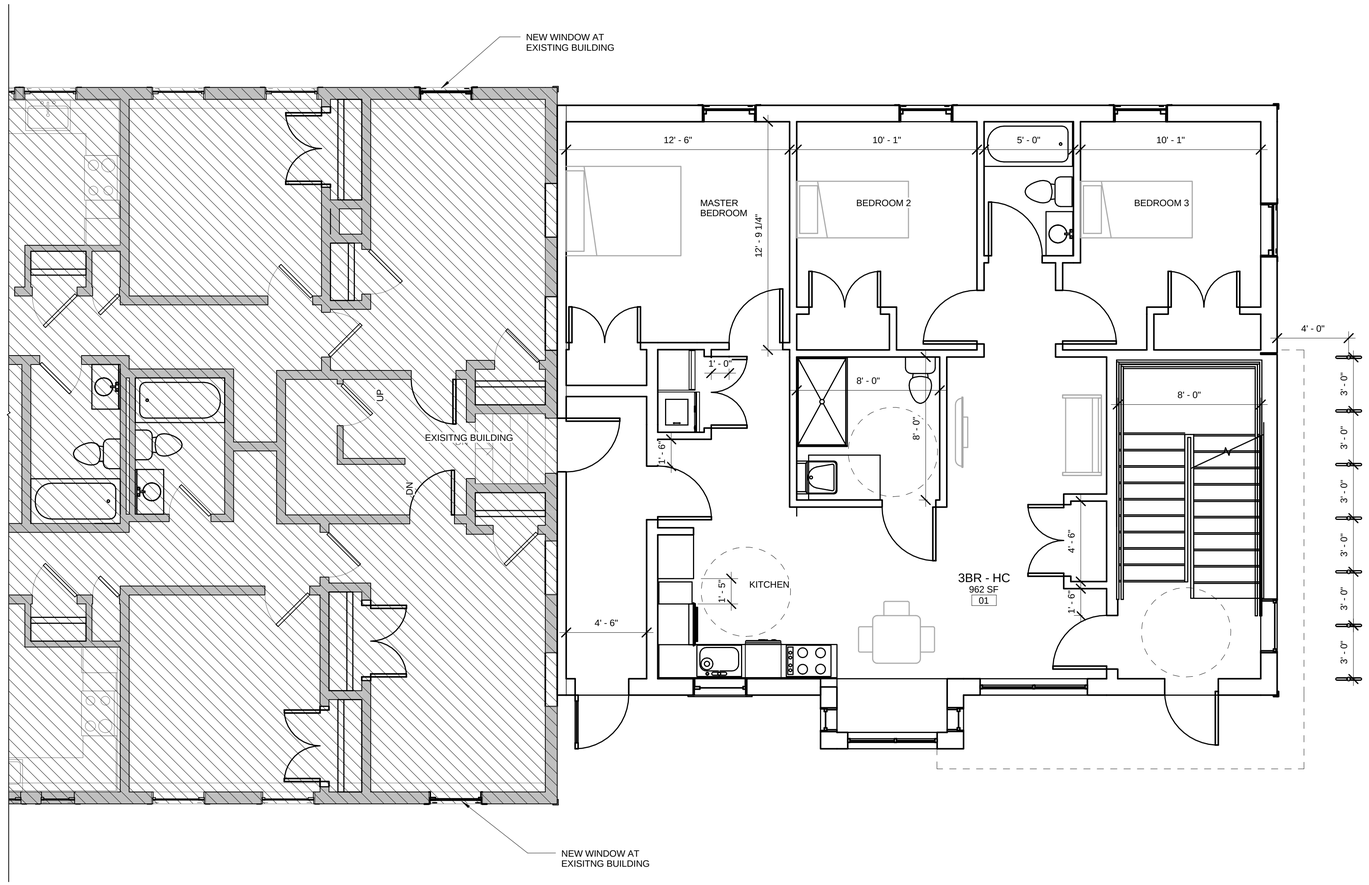
Designed: Designer
Checked: Author
Project No.: 16070.00
Scale
Date: 01/12/18

Drawing No.: A400M

40B APPLICATION

A-1 BUILDING M - EXTERIOR RENDERING

N.T.S.



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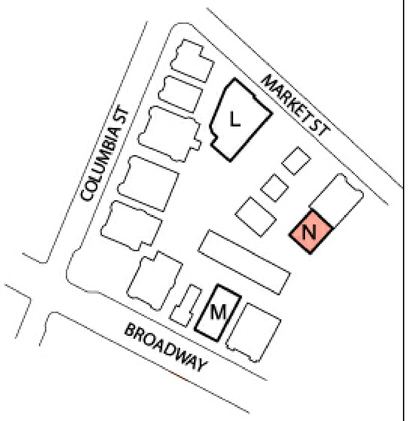

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

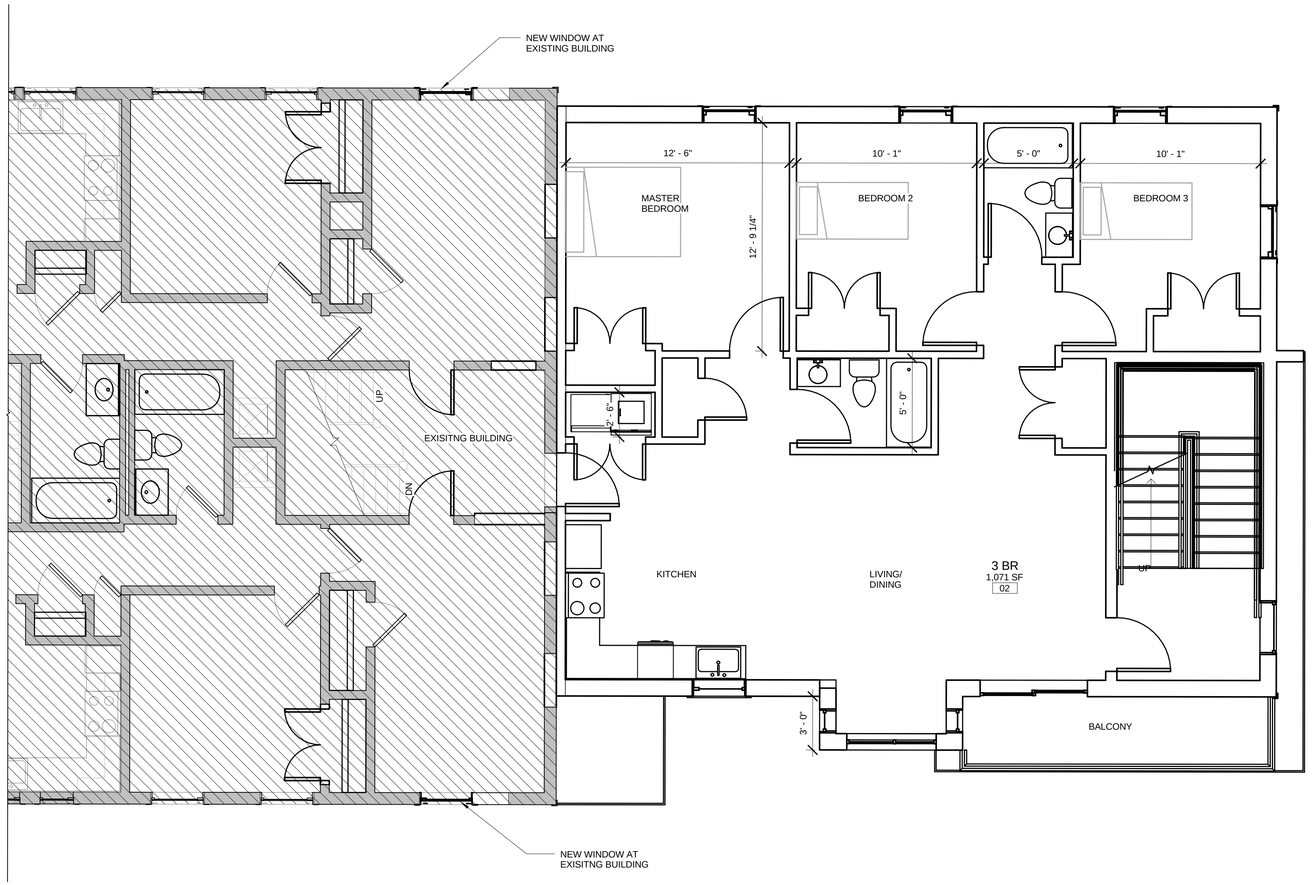
Title GROUND FLOOR PLAN
BUILDING N

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A100N

403 APPLICATION

A-1 BUILDING N - GROUND FLOOR PLAN
1/4" = 1' - 0"



NOTES

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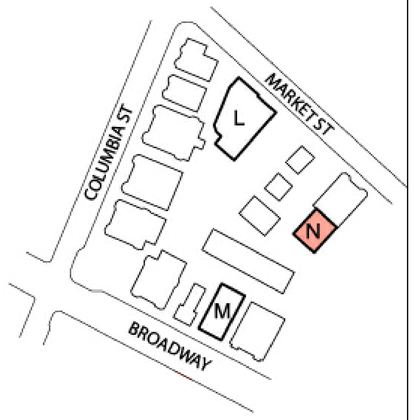

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title TYPICAL FLOOR PLAN
BUILDING N

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A101N

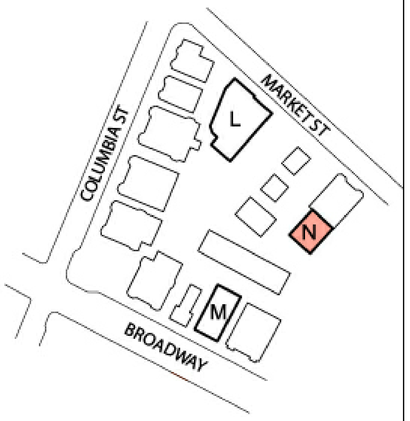
APPLICATION 403

A-1 BUILDING N - TYPICAL FLOOR PLAN

1/4" = 1' - 0"

NOTES

DO NOT SCALE DRAWINGS.



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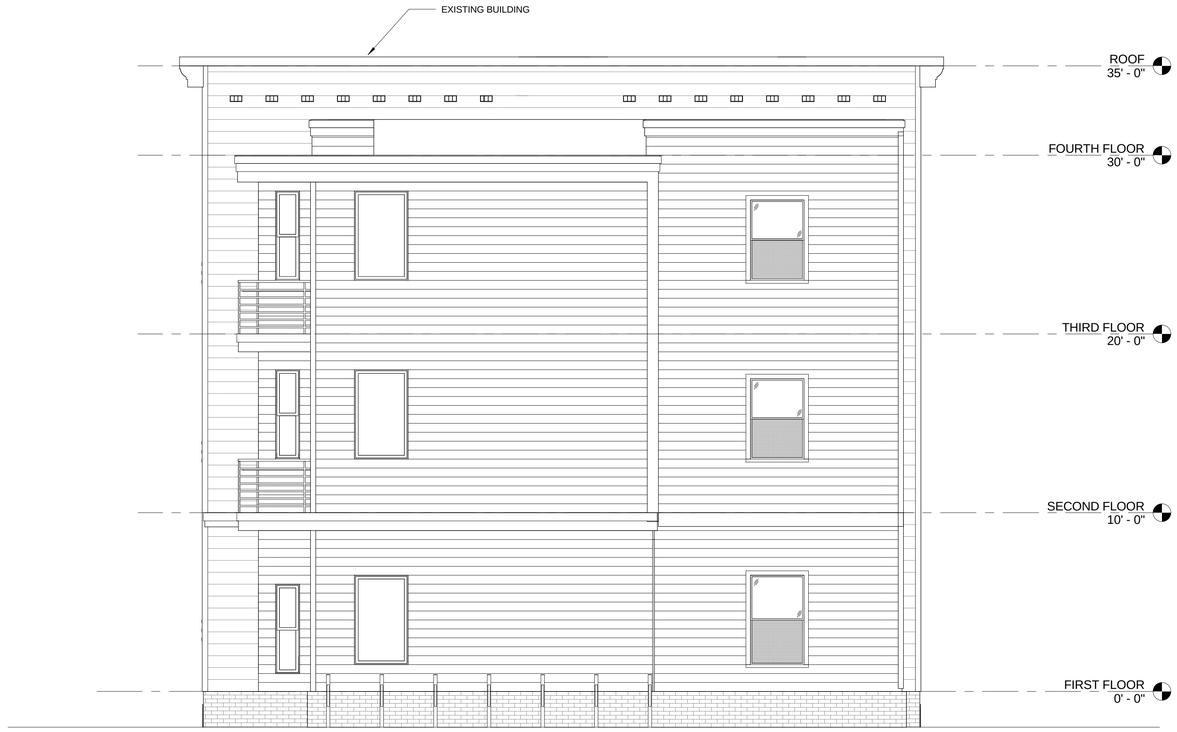
Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING N

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A200N

APPLICATION 403

A-1 BUILDING N - NORTHWEST ELEVATION
1/4" = 1' - 0"



NOTES

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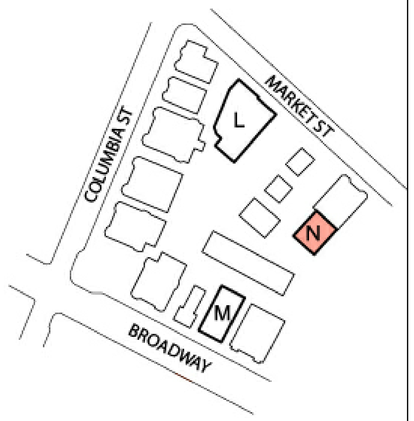

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING N

40B APPLICATION

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A201N

A-1 BUILDING N - SOUTHWEST ELEVATION

1/4" = 1' - 0"

©

NOTES

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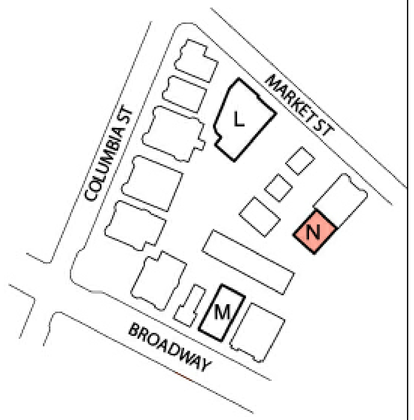

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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR ELEVATIONS
BUILDING N

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A202N

ARB/403 APPLICATION

A-1 BUILDING N - SOUTHEAST ELEVATION
1/4" = 1' - 0"

G-1 | BUILDING N - PERPSECTIVE VIEW B

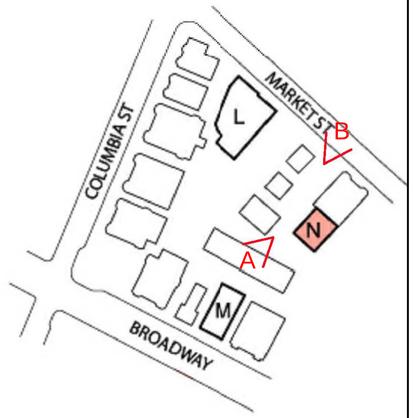
N.T.S.

A-1 | BUILDING N - PERSPECTIVE VIEW A

N.T.S.

NOTES

DO NOT SCALE DRAWINGS.



No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title PERSPECTIVE VIEWS
BUILDING N

Designed: Designer
Checked: Author
Project No.: 17043.00
Scale:
Date: 01/12/18
Drawing No.: A300N

40B APPLICATION

NOTES

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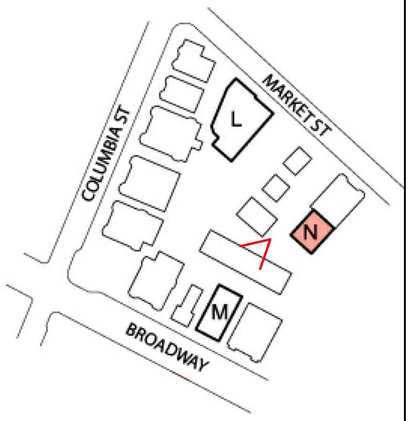

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

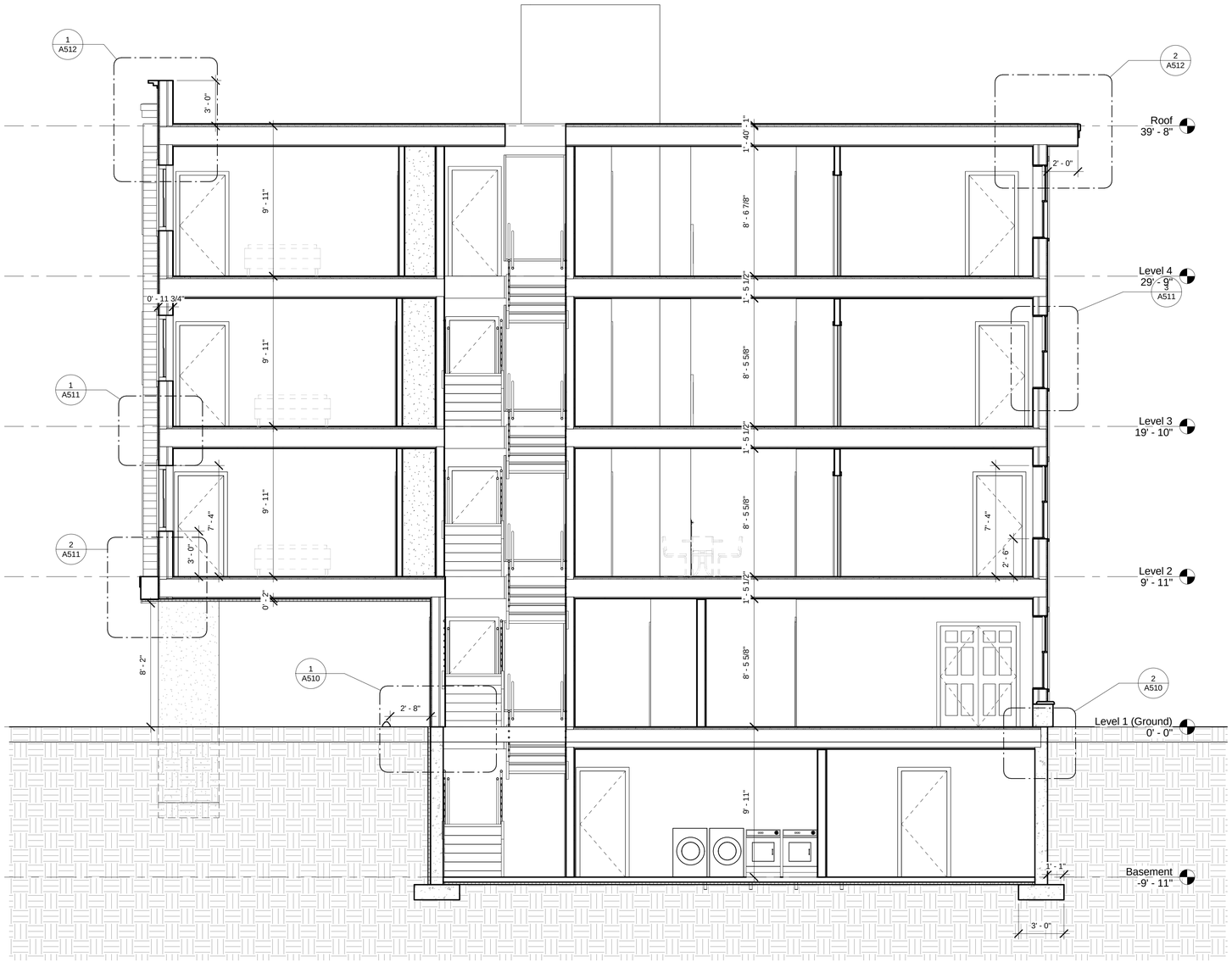
Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR RENDERING
BUILDING N

Designed: Designer
Checked: Author
Project No.: 17043.00
Scale: 1 1/2" = 1'-0"
Date: 01/12/18
Drawing No.: A400N

APPLICATION 40B

A-1	BUILDING N - EXTERIOR RENDERING
N.T.S.	



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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

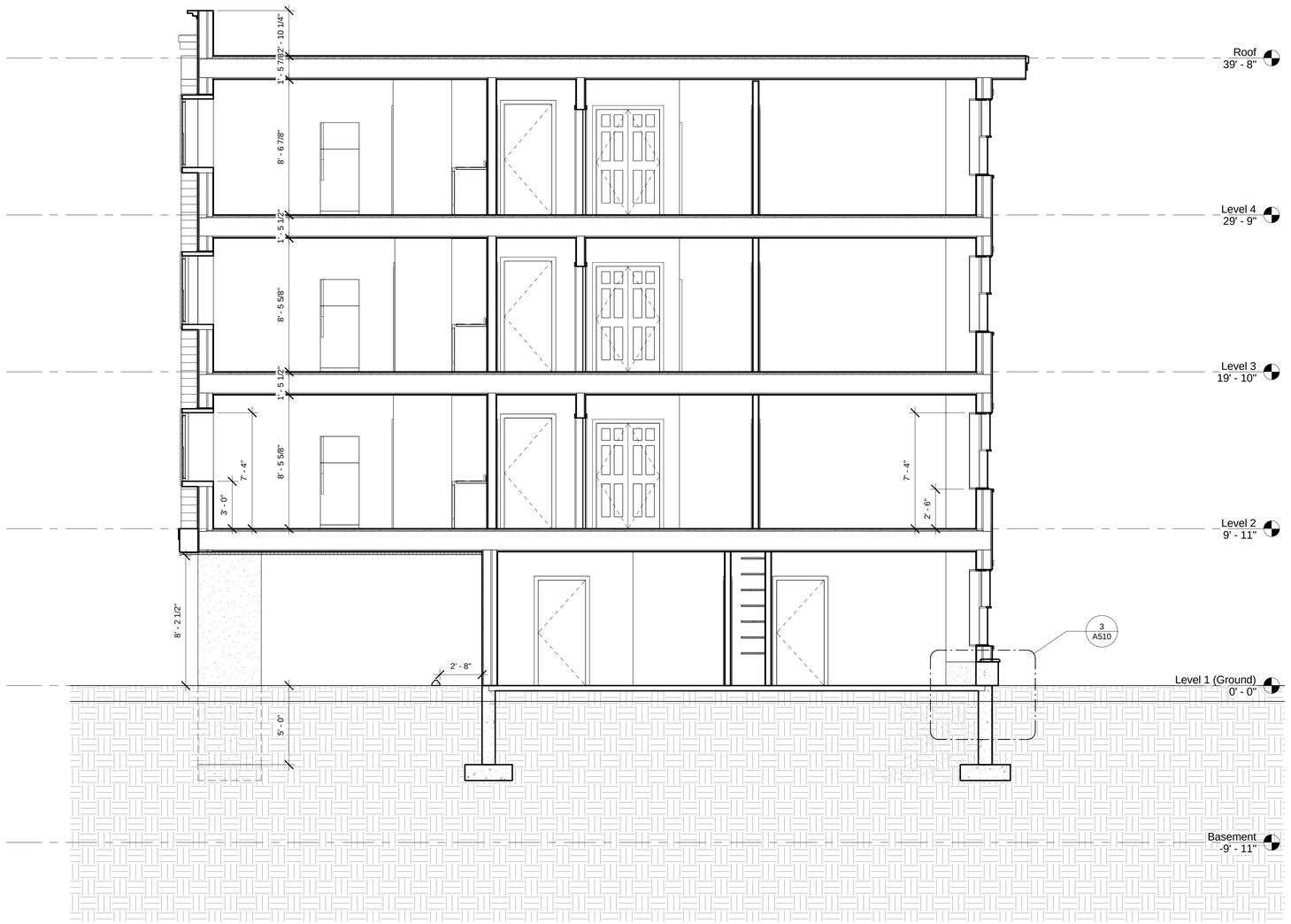
Title BUILDING SECTIONS
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18
Drawing No.	A500

APPLICATION 403

A-1 BUILDING L - BUILDING SECTION 1

1/4" = 1' - 0"



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Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title BUILDING SECTIONS
BUILDING L

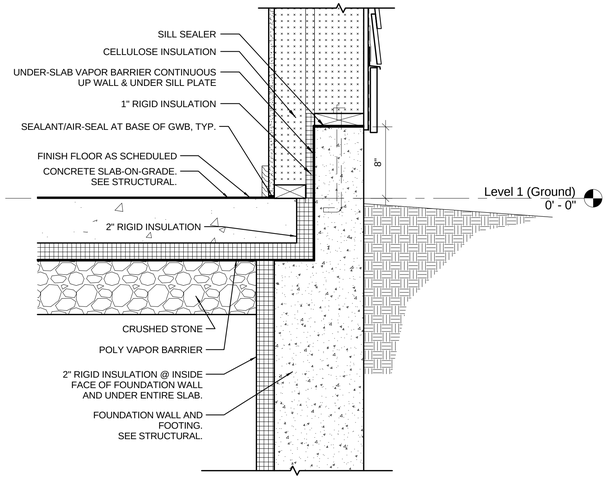
Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1/4" = 1'-0"
Date	01/12/18

Drawing No. A501

403 APPLICATION

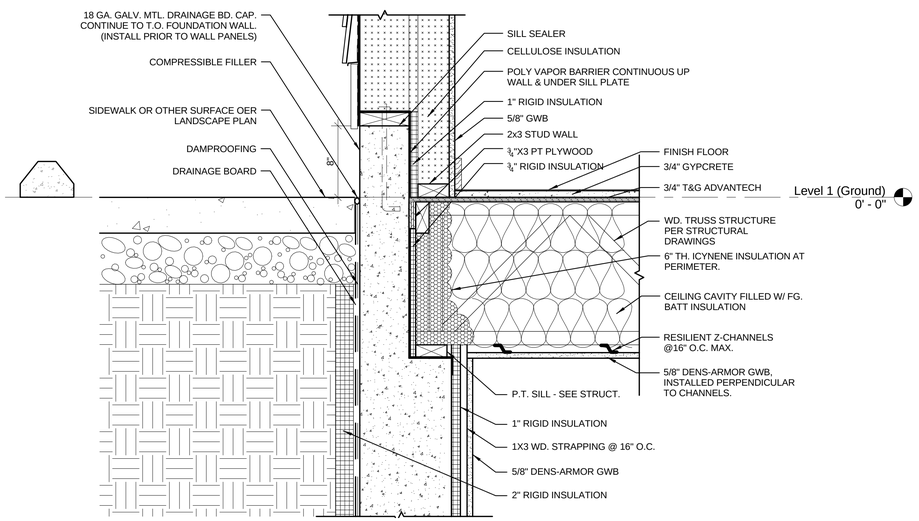
A-1 BUILDING L - BUILDING SECTION 2

1/4" = 1' - 0"



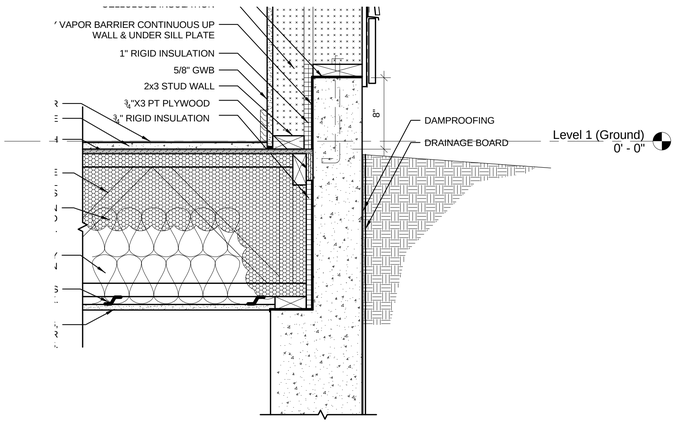
G-1 TYP. FOUNDATION SLAB-ON-GRADE

1 1/2" = 1' - 0"



A-1 TYP. BASEMENT AT STAIR

1 1/2" = 1' - 0"



A-7 TYP. BASEMENT AT UTILITY

1 1/2" = 1' - 0"

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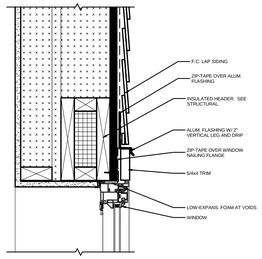
Consultant

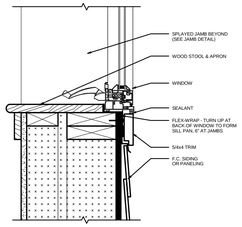
Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR DETAILS - BASE
BUILDING L

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1 1/2" = 1'-0"
Date	01/12/18
Drawing No.	A510

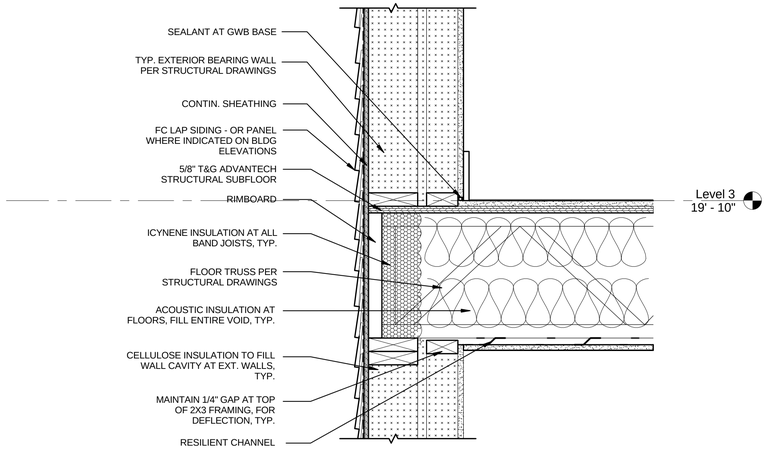
403 APPLICATION





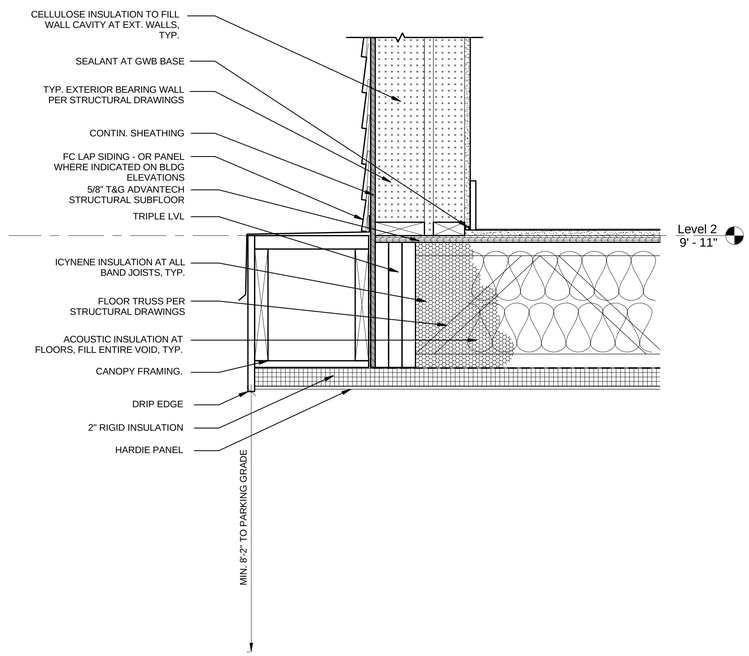
G-1 TYP. WINDOW DETAIL

1 1/2" = 1' - 0"



A-1 TYP. EXTERIOR WALL AT FLOOR

1 1/2" = 1' - 0"



A-7 TYP. FLOOR ABOVE PARKING

1 1/2" = 1' - 0"

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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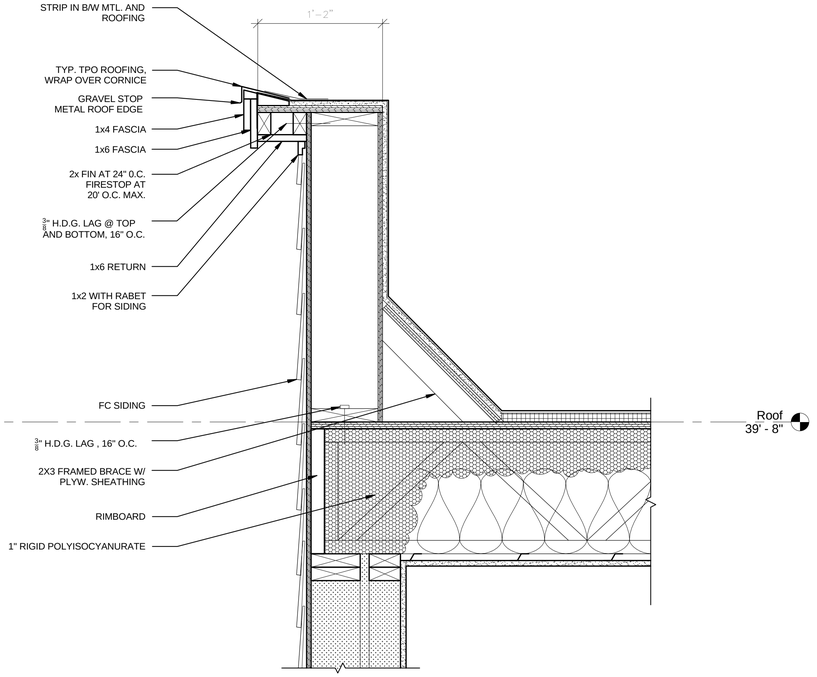
Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR DETAILS - MIDDLE BUILDING L

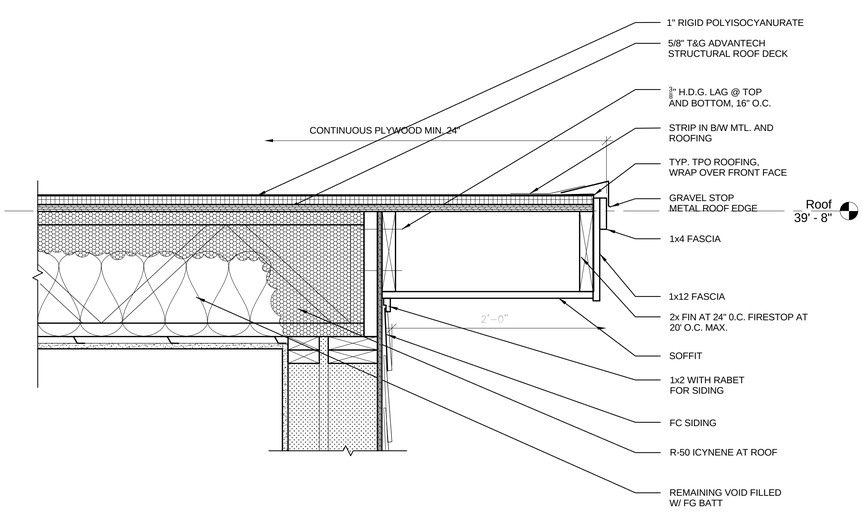
Designed: Designer
Checked: Author
Printed: 1/2/2018
Project No.: 1704300
Scale: 1 1/2" = 1'-0"
Date: 01/12/18
Drawing No.: A511

ARB 403 APPLICATION



A-1 TYP. ROOF PARAPET

1 1/2" = 1' - 0"



A-7 TYP. ROOF EDGE

1 1/2" = 1' - 0"

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Consultant

Project RENOVATIONS TO
SQUIRRELWOOD INFILL
CAMBRIDGE, MA 02139

Title EXTERIOR DETAILS - TOP
BUILDING L

APPLICATION

Designed	Designer
Checked	Author
Project No.	17043.00
Scale	1 1/2" = 1'-0"
Date	01/12/18
Drawing No.	A512