



City of Cambridge

MASSACHUSETTS 2019 JUN 28 AM 10:55

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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: 900 Cambridge Street, Cambridge MA, 02141
(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 Senior Center, 806 Mass Avenue, Cambridge, MA. 1st Floor Ballroom.

A copy of the Comprehensive Permit application is attached. The relief requested in the application includes: _____

Request for Subdivision

Article 6.36.1.g - Relief from Required Amount of Parking

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: Cambridge Housing Authority (CHA)

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

PETITIONER'S TELEPHONE: 617-520-6251

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON
(If different from Petitioner): _____

LOCATION OF SITE: 900 Cambridge Street, Cambridge MA, 02141

DESCRIPTION OF PROJECT: Roosevelt Towers includes 199 units in seven buildings (six 3-story, walk-up masonry buildings and one 8-story elevator masonry building) on a 181,138 SF parcel. The CHA is requesting approval of a division of the parcel into two separate lots in connection with the proposed rehabilitation of only four of the seven buildings (112 units). Because of the ~~size~~ and scope of the required rehabilitation, the CHA is only able to undertake the rehabilitation of four buildings at this time. In order to finance this phase separately, the CHA needs to convey a portion of the entire parcel to a new project owner, which will admit a tax credit investor and will grant mortgages to its construction and permanent lenders.

SPECIFY LOCAL REGULATIONS OR REQUIRMENTS FROM WHICH RELIEF IS REQUESTED:

Relief Requested:	Applicable Local Board or Authority:
<u>Requst for Subdivision</u>	<u>Board of Zoning Appeal</u>
<u>Vehicle Parking: 6.36.1.g</u>	<u>Board of Zoning Appeal</u>
_____	_____
_____	_____
_____	_____
_____	_____

1. Please specify whether Petitioner is:

- A public agency
- A non-profit organization
- A limited divided organization

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

The proposed project in the rehabilitation of 112 units of affordable housing.

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.

In December, the CHA will convey a portion of the entire parcel to a new project owner, Roosevelt Towers Family LLC, which will admit a tax credit investor. At that time, the CHA will assign the Comprehensive Permit to Roosevelt Towers Family LLC. Please see a copy of the CHA's deed attached.

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 project is being funded via a mix of sources, but not limited to: private equity via LIHTCs (4%), tax exempt bonds, escrow funds resulting from the conversion of Roosevelt Towers to the Section 8 program, and short-term and long-term private debt. The project has an existing Comprehensive Permit from 1993 satisfying project eligibility. See the attached letter from MassDevelopment for evidence of subsidy for the upcoming rehabilitation.

5. Total number of dwelling units proposed: 112
Total number of affordable rental units: 112
Total number of affordable home ownership units: 0

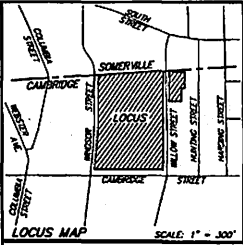
6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

The property is currently under a use agreement securing affordability restrictions and will remain under a Use Agreement. In December, all 112 units will be restricted to the Section 8 Project Based Voucher program for households at or below 80% AMI.

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

The rehabilitation of 112 existing apartments will preserve much needed affordable housing for families in Cambridge. There are currently over 6,000 distinct households on CHA's wait list seeking family housing and over 19,000 distinct households on CHA's family, elderly, SRO, and voucher wait lists.

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; (1 copy)
 - 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; (1 copy)
 - e. **Subdivision Plan** – where a subdivision of land is involved, a preliminary subdivision plan; (1 copy)
 - 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; (1 copy)
 - 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** – 1 original notarized copy, provided with application.



NOTES:

- 1) THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. WIC-751245-J-D051, EFFECTIVE DATE SEPTEMBER 16, 2016. THE PARCEL ON THE EASTERLY SIDE OF WINDSOR STREET IS NOT INCLUDED IN SAID COMMITMENT.
- 2) UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & DEPTH OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "G.O.-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) DEED BOOK 24477, PAGE 323 IS A ZBA DECISION REGARDING SITE RENOVATIONS FOR THE PREMISES. THIS SURVEYOR MAKES NO STATEMENT REGARDING COMPLIANCE WITH CONDITIONS IN SAID DOCUMENT.

ASSESSORS: MAP 81, LOT 83
MAP 36, LOT 218

REFERENCES:
LAND COURT DOC. #24208 (ORDER OF TAKING)
LOC 19990 A 1991 E
LOC 2495 A

RECORD OWNER: CAMBRIDGE HOUSING AUTHORITY

TITLE EXCEPTIONS:

- DEED BOOK 3487, PAGE 492 (AGREEMENT)
- DEED BOOK 3814, PAGE 188 (AGREEMENT)
- DEED BOOK 4804, PAGE 4 (GRANT OF RIGHTS)
- DEED BOOK 4804, PAGE 5 (GRANT OF RIGHTS)
- DEED BOOK 3602, PAGE 163 (AGREEMENT)
- DEED BOOK 3783, PAGE 395 (GRANT OF RIGHTS)
- L.C. DOCUMENT #24208 (TERMS OF FEES TAKING)
- L.C. DOCUMENT #1038078 (A.U.L.)
- DEED BOOK 24477, PAGE 323 (ZBA DECISION)

RE: SPUR TRAILS & ASSOCIATED RIGHTS AND OBLIGATIONS (NO TRACKS OBSERVED ON THE PREMISES)

RE: ENCUMBERS THE ENTIRE PARCEL

RE: SITE RENOVATIONS

ROOSEVELT TOWERS APARTMENTS

#903 Cambridge Street
Cambridge, Massachusetts

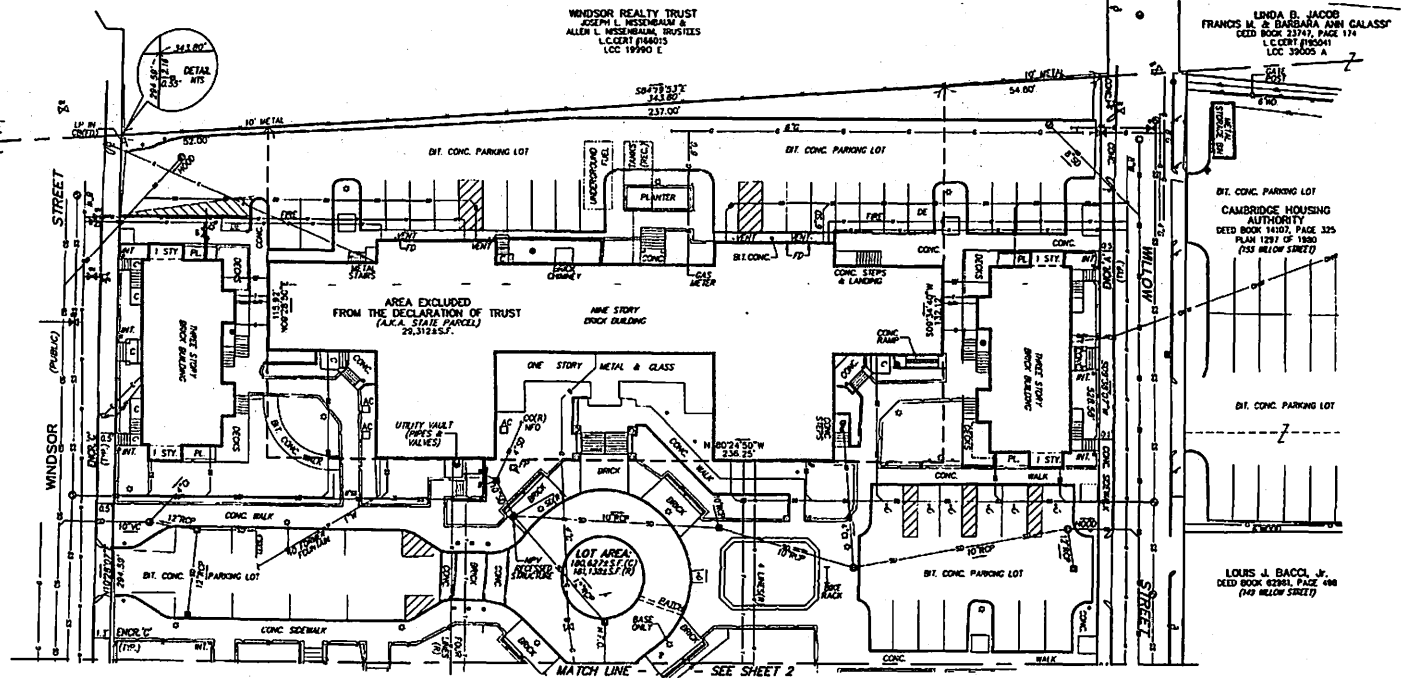
PREPARED FOR
STANTEC PLANNING AND LANDSCAPE ARCHITECTURE PC

226 Causeway Street
6th Floor
Boston, Massachusetts 02114-2155

HANCOCK ASSOCIATES

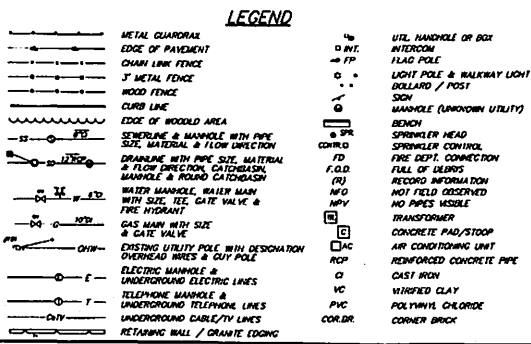
Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 775-3250, FAX (978) 774-7658
WWW.HANCOCKASSOCIATES.COM



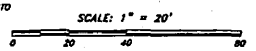
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: _____
PROFESSIONAL LAND SURVEYOR FOR REGISTRY USE



LIST OF POSSIBLE ENCROACHMENTS:

- PUBLIC SIDEWALK CROSSES ONTO THE PREMISES (UP TO 0.5') ALONG WINDSOR STREET.
- STONE POSTS & GRANITE EDGING WALLS FOR PREMISES CROSS INTO THE CAMBRIDGE STREET RIGHT OF WAY (UP TO 0.7').
- PUBLIC SIDEWALK CROSSES ONTO THE PREMISES (UP TO 1.1') ALONG WINDSOR STREET.



TO FIRST AMERICAN TITLE INSURANCE COMPANY AND THE CAMBRIDGE RECORDING AUTHORITY

THIS IS TO CERTIFY THAT THIS MAP ON PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, SIMPLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIELDS 2, 4, 8, 11, 13 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2017.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP NO. 200777EC0001E AS REVISED TO LINE 4, 2010 BY F.E.M.A.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN (MASS. GEN. LAWS CHAPTER 41, SEC. 81-9).

DATE: 12/08/17
PROFESSIONAL LAND SURVEYOR: [Signature]
REGISTRATION NO.: 45117

NO.	BY	APP.	DATE	CSM/REVISION	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY IN CAMBRIDGE, MA

DWG: 202277EC.dwg
LAYOUT: ALTA
SHEET: 1 OF 2
PROJECT NO.: 202277

NOTE: SEE SHEET 1 OF 2 FOR LEGEND, REFERENCES AND ADDITIONAL NOTES.

ROOSEVELT TOWERS APARTMENTS

#903 Cambridge Street
Cambridge, Massachusetts

PREPARED FOR
STANTEC PLANNING AND LANDSCAPE ARCHITECTURE PC

226 Causeway Street
6th Floor
Boston, Massachusetts 02114-2155

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

133 CONCORD STREET, DANVERS, MA 01923
VOICE (978) 777-3324, FAX (978) 774-7616
WWW.HANCOCKASSOCIATES.COM

ALTA/NSPS LAND TITLE SURVEY IN CAMBRIDGE, MA

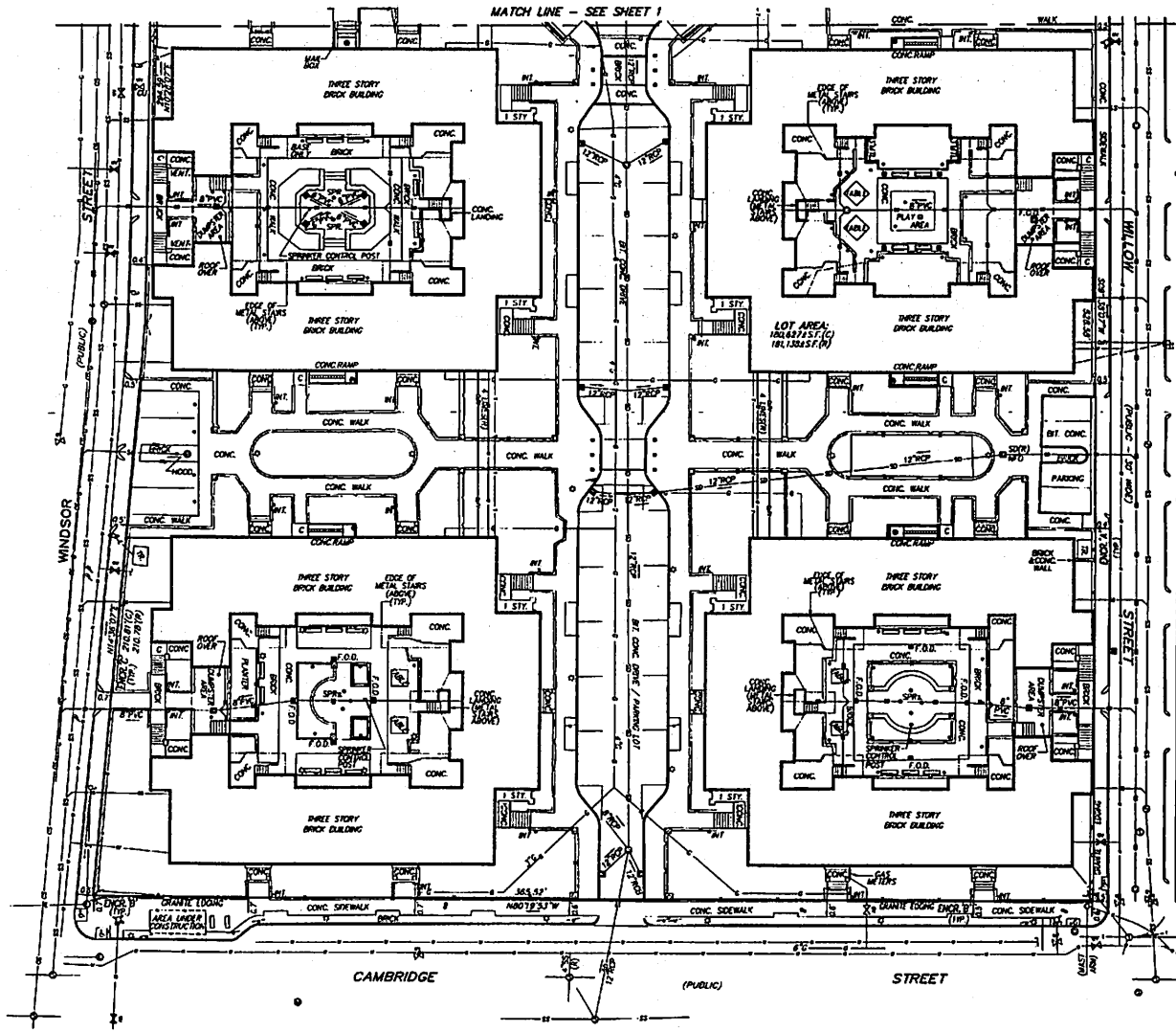
DATE: 8/21/17 DRAWN BY: JLS
SCALE: 1" = 20' CHECK BY: JLS

DATE: 8/21/17 DRAWN BY: JLS
SCALE: 1" = 20' CHECK BY: JLS

PROJECT NO.: 20277

FOR REGISTRY USE
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE: _____ PROFESSIONAL LAND SURVEYOR



TO FIRST AMERICAN TITLE INSURANCE COMPANY AND THE CAMBRIDGE HOUSING AUTHORITY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MDSM STANDARD DEEDING REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES YEARS 2, 4, 6, 8, 11, 13 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2017.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD ZONE AS Delineated ON THE MAP NO. 25037700208E AS REVISED TO JUNE 4, 2010 BY F.E.M.A.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN (MASS. GEN. LAWS CHAPTER 41, SEC. 81-8).

- LIST OF POSSIBLE ENCROACHMENTS:**
- A) PUBLIC SIDEWALK CROSSES ONTO THE PREMISES (UP TO 0.5') ALONG WILLOW STREET.
 - B) STONE POSTS & GRANITE EDGING FOR PREMISES CROSS INTO THE CAMBRIDGE STREET RIGHT OF WAY (UP TO 0.7')
 - C) PUBLIC SIDEWALK CROSSES ONTO THE PREMISES (UP TO 1.3') ALONG WINDSOR STREET.

DATE: 8/21/17 PROFESSIONAL LAND SURVEYOR: [Signature] REGISTRATION NO.: 46719

SCALE: 1" = 20'

Section I Executive Summary

Dietz and Company Architects, Inc. is pleased to present this Existing Conditions Report and the results of the team's efforts to document the history and physical condition of the Low Rises at Roosevelt Towers. The 'Existing Conditions' Section 3 documents the building as it stands today. The 'Code and Standards' Section 4 of the report documents applicable codes and standards. The 'Recommendations' portion of the report summarizes the survey, analysis and recommendations for the buildings. Finally, Section 6 provides a discussion regarding 'Phasing and Estimated Renovation Costs.'

The information provided herein is a team effort, with tremendous contributions from the Cambridge Housing Authority, who we thank for all their time and effort during this process. The design team consultants: Stantec, RDK Engineers, Gale Associates, Inc., Fuss and O'Neill Enviroscience, Kessler McGuinness and Associates, Inc., and Lim Consultants, Inc. have also provided substantial information and expertise for this report.

I.1 Findings and Recommendations

Based on a review of the existing buildings, code research and additional research, the following are the team's preliminary recommendations moving forward.

Environmental: The site is governed by an activity and use limitation (AUL) which places requirements on soil management practices and requires the construction and maintenance of a cap (consisting of clean soil and hardscaping) across the entire site. Soil which is handled for other reasons (i.e. to expose and upgrade utilities or foundations) must be handled and either reused on-site or landfilled off-site.

A specification should be prepared prior to excavation and site work to incorporate the elements of the AUL and state soil handling regulations and ensure that these activities are performed in a manner protective of human health and the environment.

While the buildings were most recently renovated in the 1990s and visible, accessible materials were not documented to contain asbestos, concealed and uncharacterized materials may be encountered during the work. Specifications should be prepared to provide for the removal and handling of the following hazardous building materials:

- Dampproofing, caulking, and other asbestos-containing materials
- Lead-containing paints
- PCBs and mercury

Site Systems: Based on the age and condition of some of the existing materials and systems, the following site elements should be addressed:

- Accessibility compliance as related to site items
- Site Repairs to vehicular and pedestrian paths, walls, fencing, playgrounds, and site furnishings
- Utility Systems
- Storm Drainage

- Sanitary Sewer

Codes and Accessibility: The recommendations relative to the requirements of the Massachusetts State Building Code (MSBC) and the federal and state accessibility codes have been addressed throughout this report.

Structural: The existing structure of the Low Rise buildings appears to be in good condition, therefore no corrective work will be required to the main building structures at this point in time, except for any modifications that need to be made for new accessible units. The steel frame of the exterior stairs as well as canopy steel and metal roof deck over garbage disposal areas are recommended to be painted to prevent further deterioration of structure.

Building Exterior Systems: Based on the age and condition of some of the existing materials and systems, the following building elements should be addressed:

- **Roofs:** The existing roof system should be removed down to the structural roof deck, to allow for the installation of a new roofing system and 6" of additional tapered insulation (1/4" per foot minimum), to meet the new minimum thermal resistance (R) values required by the energy code.
- **Windows:** Replace all existing windows with new, thermally broken, energy efficient windows. To extend the surface life of the masonry components, as well as reduce future access and repairs at the site, it is recommended that the removal and replacement of all of the existing window sills and flashings be considered at this time, as well as at least 30% of the lintels.
- **Doors:** Remove and replace all entry and screen doors at the apartments.
- **Exterior Masonry Walls:** Remove and replace defective, deflected, or bowed masonry components. Repoint deteriorated mortar joints. Remove and replace deteriorated sealants at perimeter and penetration locations. Perform limestone band repairs, and concrete foundation crack and spall repairs.
- Replace all wood decking at rear courtyards.
- **Exterior Wood Trim:** Remove and replace the damaged wood trim components at the first floor additions.
- Scrape and paint all steel stair systems, guard rails, and hand rails.

Building Interior Systems: Based on the age and condition of some of the existing materials and systems, the following building elements should be addressed:

- **Basement:** Remove all existing suspect environmental hazards and remove partitions as feasible for sprinkler installation.
- **Common Areas and Stairs:** These areas need to be made compliant with several overlapping codes, including but not limited to state accessibility. All finishes need to be refreshed.
- **Units:** The kitchens and baths of the units have exceeded their useful life expectancy, and are in need of complete replacement. The remainder of the units also have failing finishes that are in need of repair or replacement.

Fire Protection Systems: There are currently no fire protection systems in any of the buildings, except for the basement of Building AI-W. The City of Cambridge is requiring a complete new NFPA 13 fire protection system.

Plumbing Systems: Based on the age and condition of the existing systems, as well as the proposed renovations to provide new accessible units, plumbing systems should be upgraded, including but not limited to the following:

- Remove all gas piping, due to change to electric stoves and dryers.
- Replace all existing plumbing fixtures with new low flow high efficiency type equipment.
- Correct noted code deficiencies.
- The existing domestic cold water system shall be removed in its entirety back to the water meter.
- The existing domestic hot water supply and return piping shall be demolished in its entirety.
- All of the existing sanitary waste and vent piping shall be removed and new piping be installed to serve all of the plumbing fixtures.
- Provide new water meter and reduced pressure type backflow preventers for irrigation systems at each building.

HVAC Systems: Based on the age and condition of the existing systems, as well as the proposed renovations, all mechanical systems should be completely upgraded, including the following:

- Provide new hot water unit heaters at all stairwells.
- Existing toilet exhaust, kitchen exhaust and dryer exhaust risers should be cleaned and sealed regardless of any equipment replacement.
- Replace all existing toilet and kitchen exhaust hoods.
- Test and replace all 2-way control valves that are not functioning.
- Replace fin tube and cast iron radiators.

Electrical Systems: Based on the age and condition of the existing systems and the proposed renovations to provide new accessible units, the electrical system should be upgraded, including the following:

- Upgrade the building service and apartment panels.
- Provide exterior emergency lighting egress at the exits.
- Upgrade the fire alarm system to meet the current code.
- Expansion of existing Fire Alarm System to accommodate additional devices.
- Upgrade the lighting within the units, the basement and the common spaces to a more efficient type.
- Upgrade lighting controls in common/BOH areas.

Energy Systems: To improve energy performance of the facility, RDK makes the following recommendations:

- Recommend replacing the existing heating system with high efficiency condensing boilers in the Midrise building.
- Upgrade all common area and unit lighting to LED lighting.

1.2 Construction Phasing

For the deficiencies identified in this report, construction will need to occur in occupied buildings, or accommodate relocation of residents. Dietz has provided a preliminary phasing diagram as Exhibit 10, which estimates five phases over 42.5 months.

1.3 Estimated Renovation Costs

The estimated costs for the Low Rise buildings have been developed using the recommendations described in the above and in Section 5. Below is an abbreviated breakdown. A full estimate is provided in Exhibit 11.

July 17, 2017

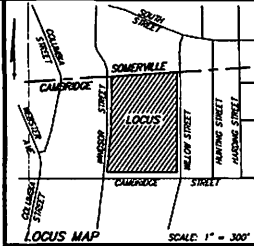
GRAND SUMMARY

				<u>LOW RISE</u>
LOW RISE RENOVATION				30,623,562
SITework				4,409,481
HAZARDOUS WASTE REMOVAL	172,343	GSF	\$5.00	861,715
TOTAL DIRECT COST				35,894,759
Chapter 149 a				
GENERAL CONDITIONS	38	MOS	\$110,000	4,180,000
GENERAL REQUIREMENTS		3.00%		1,202,243
BONDS (ALL TRADES)		1.1%		454,047
INSURANCE		1%		417,310
BUILDING PERMIT		1%		421,484
ESCALATION (summer 2019)		6.0%		2,554,191
CONTRACTOR FEE		2.5%		1,128,101
CM CONTINGENCY		3.0%		1,387,564
DESIGN CONTINGENCY		10%		4,625,213
TOTAL CONSTRUCTION COST				52,264,911
TOTAL GROSS - RENOVATION				172,343
TOTAL GROSS SQUARE FEET				172,343
NO OF UNIT				124
COST PER S.F.				\$303.26
COST PER UNIT				\$421,491

Roosevelt Towers Building Tabulation

	Building Footprint	Trash Rooms	Paved Surfaces	Sidewalk Surfaces	Courtyards	Green Surfaces	Total
Roosevelt Towers	57,475 SF	1,500 SF	31,291 SF	28,850 SF	19,800 SF	41,710 SF	180,626 SF
RT %	31.82%	0.83%	17.32%	15.97%	10.96%	23.09%	
Lot 1	40,120 SF	1,500 SF	14,268 SF	17,329 SF	19,800 SF	30,580 SF	123,597 SF
Lot 1 %	32.46%	1.21%	11.54%	14.02%	16.02%	24.74%	
Lot 2	17,355 SF	0 SF	17,023 SF	11,521 SF	0 SF	11,130 SF	57,029 SF
Lot 2 %	30.43%	0%	29.85%	20.20%	0%	19.52%	

MERIDIAN FROM PLAN 1297 OF 1980



ROOSEVELT TOWERS APARTMENTS

#903 Cambridge Street
Cambridge, Massachusetts

PREPARED FOR

CAMBRIDGE HOUSING AUTHORITY

362 Green Street
Cambridge, Massachusetts 02139

HANCOCK ASSOCIATES

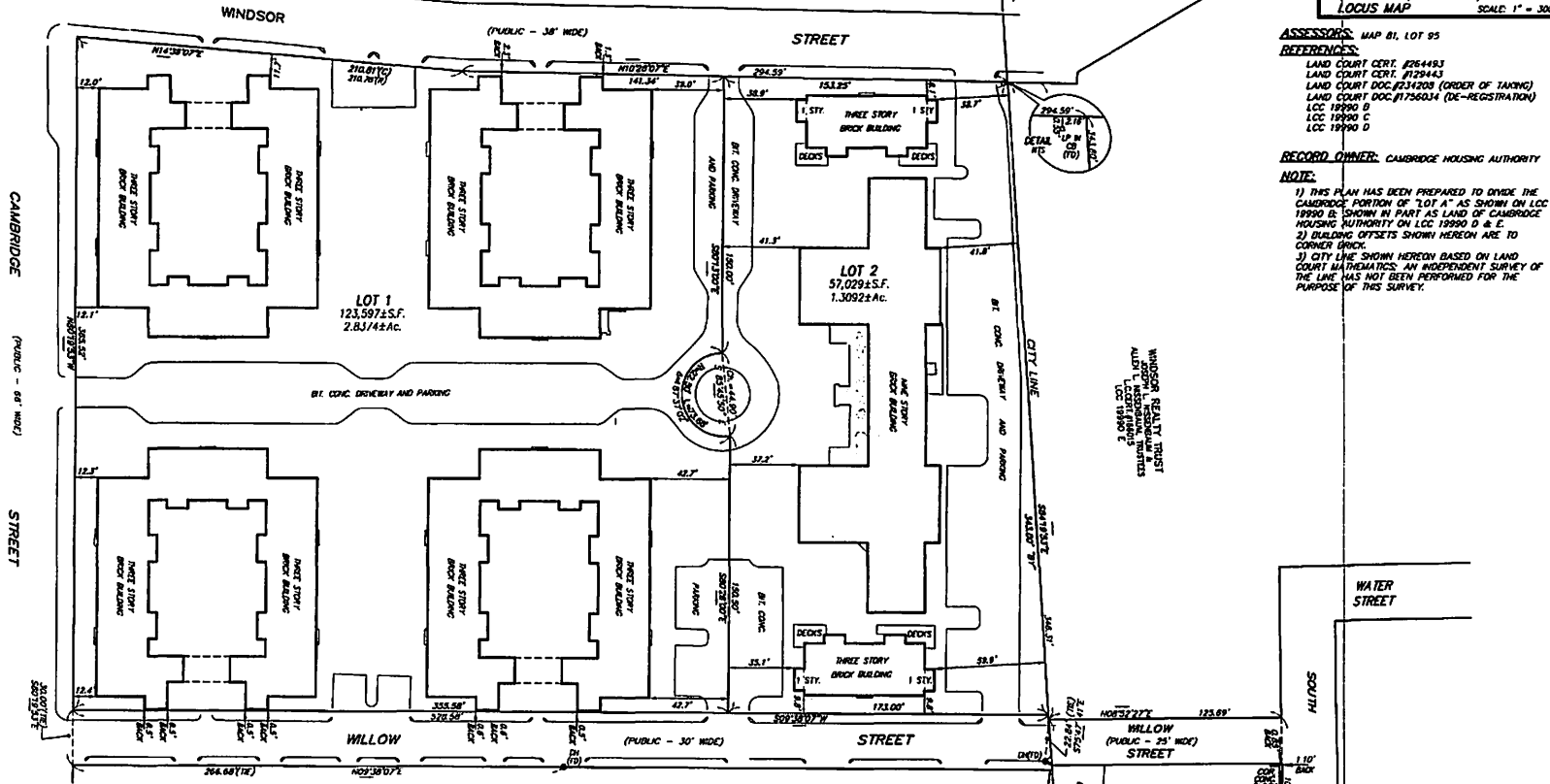
Civil Engineers
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135 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3500, FAX (978) 774-7896
WWW.HANCOCKASSOCIATES.COM

ASSESSOR: MAP 81, LOT 95
REFERENCES:
LAND COURT CERT. #264483
LAND COURT CERT. #129443
LAND COURT DOC. #234208 (ORDER OF TAKING)
LAND COURT DOC. #1756034 (DE-REGISTRATION)
LCC 1990 D
LCC 1990 C
LCC 1990 D

RECORD OWNER: CAMBRIDGE HOUSING AUTHORITY
NOTE:

- 1) THIS PLAN HAS BEEN PREPARED TO DIVIDE THE CAMBRIDGE PORTION OF "LOT A" AS SHOWN ON LCC 1990 D. SHOWN IN PART AS LAND OF CAMBRIDGE HOUSING AUTHORITY ON LCC 1990 D & E.
- 2) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER (BRICK).
- 3) CITY LINE SHOWN HEREON BASED ON LAND COURT MAP REAMARCS. AN INDEPENDENT SURVEY OF THE LINE HAS NOT BEEN PERFORMED FOR THE PURPOSE OF THIS SURVEY.



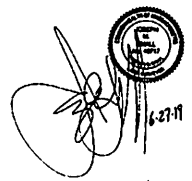
FOR RECORD USE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS.

APPROVED FOR ZONING

DATE: _____ PROFESSIONAL LAND SURVEYOR: **RANJIT SINGH NAYAGAN**
COMMISSIONER OF INSPECTION SERVICES: **CITY OF CAMBRIDGE**

NOTE: THE SUBDIVISION CONTROL LAW IS NOT IN EFFECT IN THE CITY OF CAMBRIDGE AT THIS TIME.



SCALE: 1" = 30'

NO.	BY	APP.	DATE	COLL./REVISION DESCRIPTION

DATE: 6/14/2015 DRAWN BY: JES
SCALE: 1" = 30' CHECK BY: WCL

SUBDIVISION PLAN OF LAND IN CAMBRIDGE, MA

DWG: 20277E01.dwg
LAYOUT: AMR-30
SHEET: 1 OF 1
PROJECT NO: 22629

LOCATION Roosevelt Towers ZONE C-2

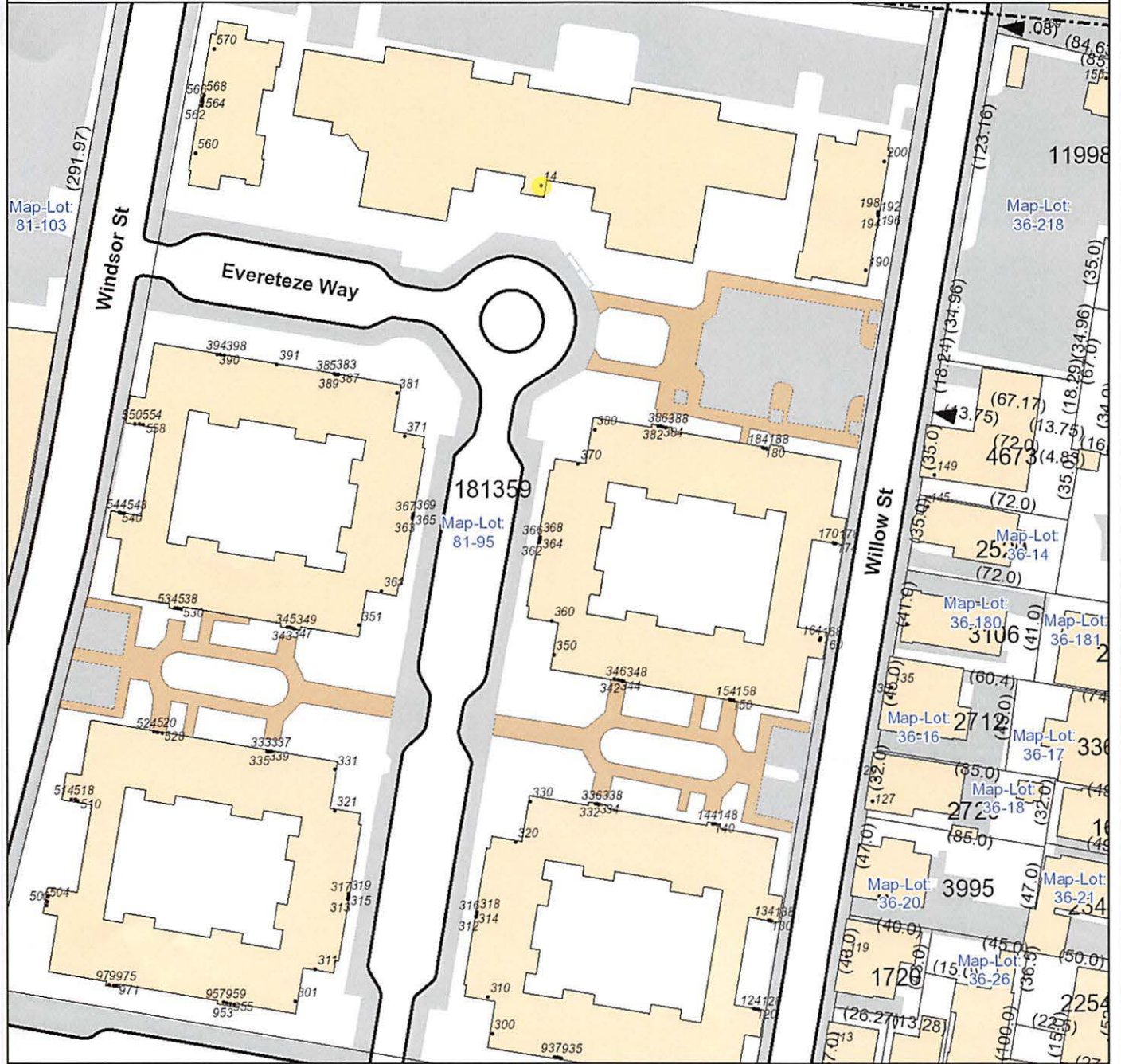
OWNER Cambridge Housing Authority

REQUESTED USE/OCCUPANCY Residential PRESENT USE/OCCUPANCY Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
*RATIO OF TOTAL FLOOR AREA TO LOT AREA	<u>1.40</u>	<u>1.46</u>	<u>1.75</u>
AREA OF LOT	<u>181,138 sf</u>	<u>181,138 sf</u>	<u>N/A</u>
MINIMUM LOT AREA FOR EACH DWELLING UNIT	<u>875</u>	<u>910</u>	<u>N/A</u>
<u>SIZE OF LOT: WIDTH</u>	<u>345</u>	<u>345</u>	<u>same</u>
LENGTH	<u>525</u>	<u>525</u>	<u>same</u>
YARDS: FRONT (set-backs in feet)	<u>7.5'</u>	<u>3"</u>	<u>10'</u>
REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
LEFT SIDE	<u>55 ft</u>	<u>55 ft</u>	<u>N/A</u>
RIGHT SIDE	<u>55 ft</u>	<u>55 ft</u>	<u>N/A</u>
<u>SIZE OF BLDG.: HEIGHT</u>	<u>30'</u>	<u>30'</u>	<u>N/A 15%</u>
LENGTH	<u>135'</u>	<u>142'</u>	<u>N/A 294</u>
WIDTH	<u>120'-2"</u>	<u>120'-2"</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA</u>	<u>29.8%</u>	<u>27.6%</u>	<u>N/A</u>
<u>NUMBER OF DWELLING UNITS</u>	<u>207</u>	<u>199</u>	<u>N/A</u>
<u>NUMBER OF PARKING SPACES</u>	<u>101</u>	<u>90</u>	<u>162</u>
<u>NUMBER OF LOADING AREAS</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>NUMBER OF STORIES</u>	<u>6 bldg. @ 3 & 1 bldg. @ 8</u>	<u>same</u>	<u>N/A</u>
<u>OTHER OCCUPANCIES ON SAME LOT BETWEEN BLDGS.</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>DISTANCE ON SAME LOT</u>	<u>16', 60', 80'</u>	<u>same</u>	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>TYPE OF CONSTRUCTION</u>	<u>2B</u>	<u>3A</u>	<u>N/A 5A</u>
<u>SUBMIT: PLOT PLAN</u> x <u>PARKING PLAN</u> x <u>BUILDING PLAN</u> x			

* TOTAL GROSS FLOOR AREA (including basement - 7' & Attic) ÷ LOT AREA





City of Cambridge
Massachusetts

1" = 69 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



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 Cambridge Housing Authority
(OWNER)

Address: 362 Green Street, Cambridge MA, 02139

State that I/We own the property located at 900 Cambridge Street which is the subject of this zoning application.

The record title of this property is in the name of Cambridge Housing Authority
Please see the Order of Taking attached.

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

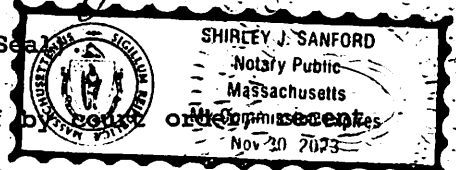
[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR
AGENT

Commonwealth of Massachusetts, County of Middlesex

The above-name Michael Johnston personally appeared before me, this 27th of June, 2019, and made oath that the above statement is true.

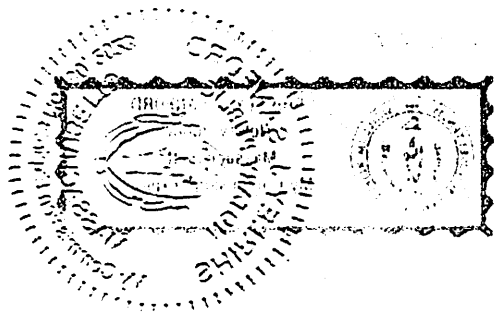
[Signature] Notary

My commission expires _____ (Notary Seal)



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

Handwritten scribbles or marks.



Edgar W. Davis.
CITY ENGINEER

WINDSOR

STREET. (PUBLIC)

210.78

297.59

85.04.00

184.08.00

Cambridge Realty Co.

A³
181,138 s.f.

SOMERVILLE
CAMBRIDGE

343.57

89.56.00

528.58

82.51.35

94.18.27

A⁴

369.52

Edgar W. Brewer.
CITY ENGINEER

WINDSOR

STREET. (PUBLIC)

210.78

297.59

85'-04"-00"

184'-08"-00"

94'-16"-27"

A3
181,138 s.f.

Cambridge Realty Co.

SOMERVILLE
CAMBRIDGE

A4

388-52

89'-56"-00"

528.58

51'-15"-90"

343.37

.....

23420

~~SUB~~

104

078

SR

Pl. in Cambridge

Annex "A"

CAMBRIDGE 200-4

234208

PROPOSED SITE - VETERAN'S HOUSING, CAMBRIDGE STREET, CAMBRIDGE, MASSACHUSETTS

DESCRIPTION OF TAKING:

Beginning at a point in the Northerly line of Cambridge Street at its intersection with the Westerly line of Willow Street;

thence, westerly by said northerly line of Cambridge Street, three hundred sixty-five and fifty-two one hundredths (365.52) feet to a point at the intersection of the northerly line of Cambridge Street with the easterly line of Windsor Street;

thence, northerly by said easterly line of Windsor Street by two lines two hundred ten and seventy-eight one hundredths (210.78) feet and two hundred ninety-seven and fifty-nine one hundredths (297.59) feet respectively to a point in the City line between Somerville and Cambridge;

thence, easterly by said City line between Somerville and Cambridge three hundred forty-three and fifty-seven one hundredths (343.57) feet to a point in the westerly line of Willow Street;

thence, southerly by said westerly line of Willow Street five hundred twenty-eight and fifty-eight one hundredths (528.58) feet to the point of beginning.

Containing One Hundred Eighty-One Thousand, One Hundred Thirty-Eight (181,138) square feet more or less. All dimensions and area being more or less.

The above described parcel of land is shown upon a plan entitled "Sub-Division of Land in Cambridge and Somerville, being part of Lot A on premises 19990B-19990C, filed in South Registry District of Middlesex County, dated September 12, 1949, Edgar W. Davis, City Engineer."

Middlesex,

.., ..

September 22, 1949

234208

ORDER OF TAKING

WHEREAS, the Cambridge Housing Authority, a public body, politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having its principal place of business in Cambridge, County of Middlesex; and

WHEREAS, the said Cambridge Housing Authority, in pursuance of its powers as set out in said Housing Authority Law, and every other power thereunto enabling, has determined that the area or areas hereinafter described within its jurisdiction constitutes an area to be used to provide a low-rent housing project for veterans (State-Aided Housing Project 200-4) as defined in Section 26NN of the Housing Authority Law, and

WHEREAS, the Cambridge Housing Authority, in accordance with Section 26AA of the Housing Authority Law has submitted the plans and layout of the said project, the estimated costs thereof, the proposed method of financing it, and a detailed estimate of the expenses and revenue thereof to the Chairman of the State Housing Board; and

WHEREAS, the Chairman of the State Housing Board has approved the said project by giving written notice of his approval to the said Authority in accordance with the provisions of Sections 26AA and 26BB of the said Housing Authority Law, and

WHEREAS, the Cambridge Housing Authority has determined that the taking in fee simple by eminent domain of the hereinafter described area or areas is necessary and reasonably required to carry out the purposes of the Housing Authority Law, or any of its sections, and

WHEREAS, the Cambridge Housing Authority in accordance with the provisions of Section 26P, subsection (b) of the Housing Authority Law, has deposited with the mayor/selectmen of the city/town of Cambridge security to his/their satisfaction for the payment of such damages as may be awarded in accordance with law to the supposed owner/owners of the hereinafter described areas as required by G. L. (Ter. Ed.) Chapter 7D, Section 40; and

NOW, THEREFORE, ORDERED, That the Cambridge Housing Authority, acting under the provisions of Section 26P of the Housing Authority Law, and all other authority thereunto enabling, and pursuant to the applicable provisions of G. L. (Ter. Ed.) Chapter 7D, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas hereinafter described, including all parcels of land therein, the trees, buildings, and other structures standing upon or affixed thereto and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to the said area or areas but excluding any and all easements of public highways and public easements of travel in and to any and all streets, highways and public ways, contiguous and adjacent to the said area or areas, which said area or areas are situated in the city/town of Cambridge as bounded and described in the attached Annex "A",

AND, that the Cambridge Housing Authority hereby makes the following awards, for damages sustained by the owner/owners and all other persons including all mortgagees of record having any and all interest in the area or areas hereinbefore described in the taking of or injury to his/her property or entitled to any damages by reason of the taking:

Parcel Number	Supposed Owner	Area sq. ft.	Award
1	Cambridge Realty Co.	181,130	\$1.00

Registered Land
Certificate No. 62778
Book 419, Page 477
Middlesex South District
Registry of Deeds

The property and property rights taken as aforesaid are shown on a plan (on 1 sheets) drawn by Edgar H. Davis, C. E. signed by Cambridge Housing Authority, State-Aided Housing Project 200-4 Cambridge, Middlesex County, Massachusetts, dated September 12, 1949, deposited in and on file at the office of the Cambridge Housing Authority in the city/town of Cambridge, entitled "Proposed Site-Veterans' Housing, Cambridge Street, Cambridge, Massachusetts" a copy of which is to be recorded with this Order of Taking in the Registry of Deeds for Middlesex (So. Dist.) County, at Cambridge, Mass.

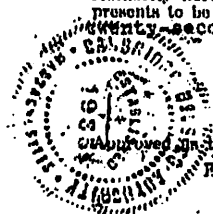
(Note: All parcels of registered land must be identified.)
All names of owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

All owners of land taken as aforesaid are hereby required to remove all property except buildings, fences, other structures and trees from lands so taken before the first day of November, 1949.

And it is hereby further ordered, that the Secretary of Cambridge Housing Authority cause to be recorded this instrument of Taking in the office of the Registry of Deeds in Middlesex County, South District.

IN WITNESS WHEREOF, the Cambridge Housing Authority hereby has caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Cambridge Housing Authority this twenty-second day of September, 1949.

By *John J. ...*
Chairman



Edward R. Butterworth

Assistant Attorney General

234208

Endorsed by Kenneth

Checked by Martin

RECEIVED - NO. 234208
44

Statute Form of
ORDER OF TAKING

Cambridge Realty Company

TO

Cambridge HOUSING AUTHORITY

PHOTOSTAT COPY WANTED
MAR 27 '51 Philip White

19

at o'clock and minutes m.

Received and entered with Richard S. D.

Registry of Deeds Book Page
OCT 14 1949

Attest: RECEIVED FOR REGISTRATION
11 O'CLOCK 40 M 9 E
NOTED ON CERTIFICATE NO. 63778
IN REGISTRATION BOOK 419 PAGE 477

71 2.00

FROM THE OFFICE OF

Cambridge HOUSING AUTHORITY

1416 North Ave
Cambridge

Cambridge, Mass. 02139
40 Bay Street
10 Post Office Box
Boston, Mass.

8

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



Petitioner's Signature

Michael Johnston

Print Petitioner's Name

6/27/2019

Date

In the name of the Lord Jesus Christ, Amen

Handwritten signature

not a valid receipt

Handwritten signature

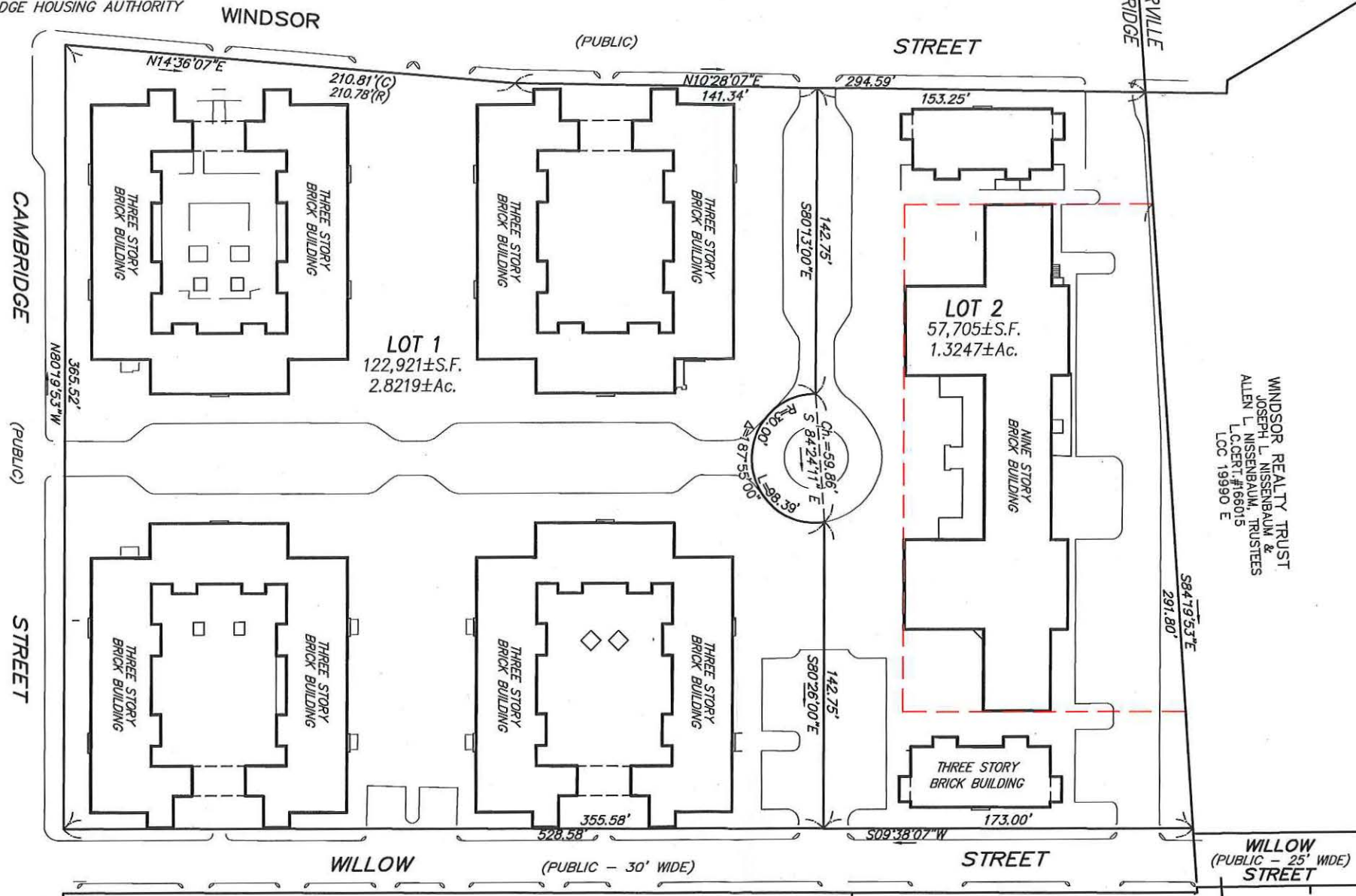
ASSESSORS: MAP 81, LOT 95

REFERENCES:

LAND COURT CERT. #264493
LAND COURT CERT. #129443
LAND COURT DOC.#234208 (ORDER OF TAKING)
LAND COURT DOC.#1756034 (DEREGISTRATION)
LCC 19990 B
LCC 19990 C
LCC 19990 D

RECORD OWNER: CAMBRIDGE HOUSING AUTHORITY

NOTE: 1) THIS PLAN HAS BEEN PREPARED TO DIVIDE THE CAMBRIDGE PORTION OF "LOT A" AS SHOWN ON LCC 19990 B; SHOWN IN PART AS LAND OF CAMBRIDGE HOUSING AUTHORITY ON LCC 19990 D & E.



ROOSEVELT TOWERS APARTMENTS

#903 Cambridge Street
Cambridge, Massachusetts

PREPARED FOR:

CAMBRIDGE HOUSING AUTHORITY

362 Green Street
Cambridge, Massachusetts 02139

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

WINDSOR REALTY TRUST
JOSEPH L. NISSENBAUM &
ALLEN L. NISSENBAUM, TRUSTEES
LCC #166015
LCC 19990 E

NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
-----	----	------	----------------------------

DATE: 6/12/2019	DRAWN BY: JMS
SCALE: 1" = 40'	CHECK BY:

PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Jun 13, 2019 10:24 am
PATH: F:\CHM 30 Project\20277 - Stantec - Cambridge\dwg\

DWG: 20277EXH.dwg

LAYOUT: ANR

SHEET: 1 OF 1

PROJECT NO.: 20277

SCALE: 1" = 40'



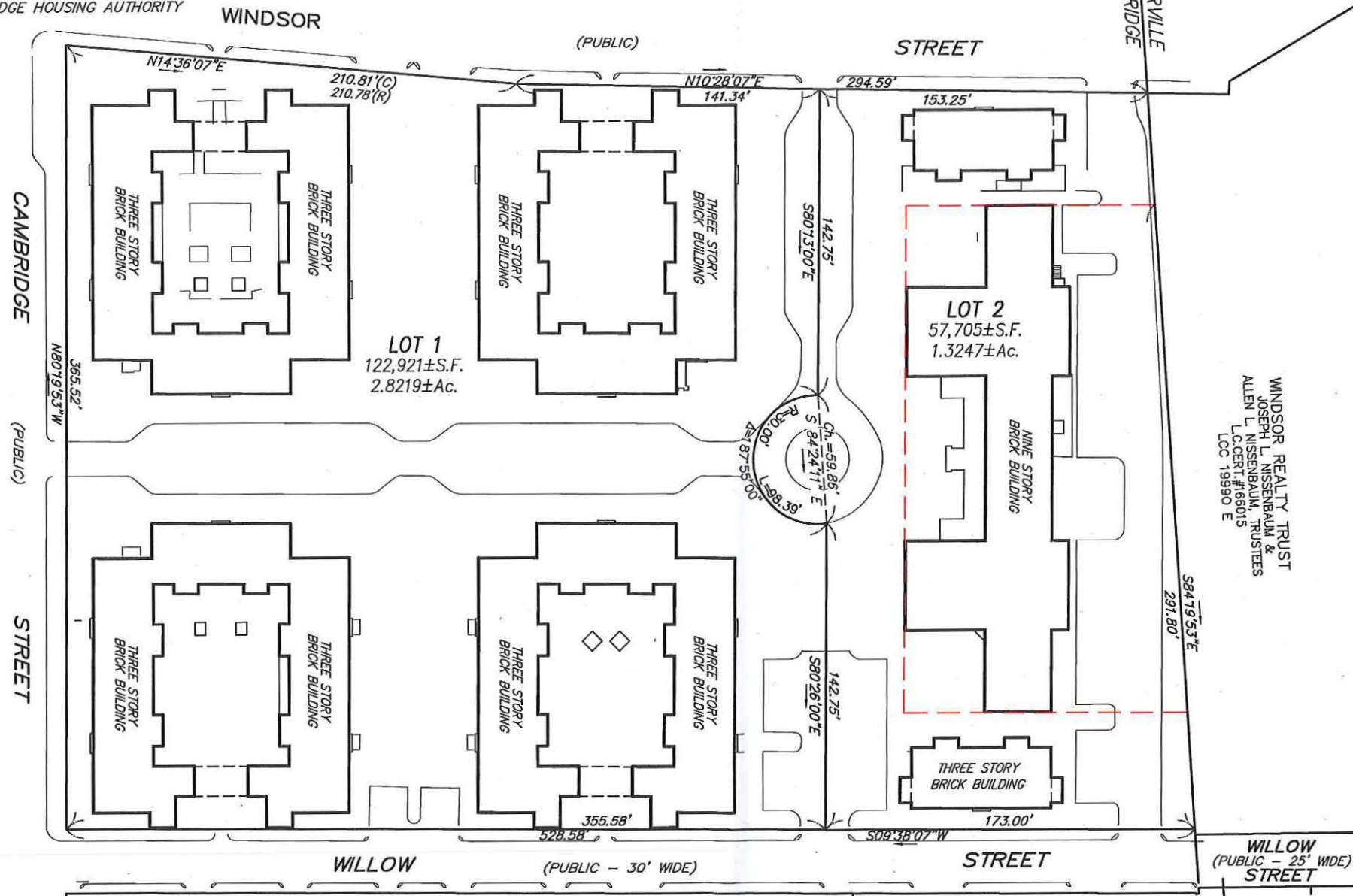
ASSESSORS: MAP 81, LOT 95

REFERENCES:

LAND COURT CERT. #264493
 LAND COURT CERT. #129443
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 LAND COURT DOC.#1756034 (DEREGISTRATION)
 LCC 19990 B
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 LCC 19990 D

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RECORD OWNER: CAMBRIDGE HOUSING AUTHORITY



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 Cambridge, Massachusetts

PREPARED FOR

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362 Green Street
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WINDSOR REALTY TRUST
 JOSEPH L. NISSENBALM &
 ALLEN L. NISSENBALM, TRUSTEES
 L.C.CERT. #166015
 LCC 19990 E

NO.	BY	DATE	ISSUE/REVISION DESCRIPTION

DATE: 6/12/2019 DRAWN BY: JMS
 SCALE: 1" = 40' CHECK BY:

PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Jun 13, 2019 10:24 am
 PATH: F:\CIV 3D Projects\20277 - Stanton - Cambridge\dwg\

DWG: 20277EXH.dwg

LAYOUT: ANR

SHEET: 1 OF 1

PROJECT NO.: 20277

SCALE: 1" = 40'



900 Cambridge St.

Retention

36-12
BACCI, LOUIS J., JR.
149 WILLOW ST
CAMBRIDGE, MA 02141

36-14
MERCERI, MATTHEW C.,
TRUSTEE OF MERCERI FAMILY TRUST
145 WILLOW ST
CAMBRIDGE, MA 02141

CAMBRIDGE HOUSING AUTHORITY
C/O MICHAEL JOHNSTON,
EXECUTIVE DIRECTOR
362 GREEN STREET
CAMBRIDGE, MA 02139

36-168
SINGH, DIAL
26 PROPERZI WAY., UNIT I
SOMERVILLE, MA 02143

36-180
HUANG, CHANGLIN
C/O FAN, ZHIMING & JIAN ZHOU
23 APPLETREE LANE
LEXINGTON, MA 02420

36-182
JACOB, LINDA B., FRANCIS M. GALASSO,
BARBARA ANN GALASSO
C/O SRL
15 WARD ST
SOMERVILLE, MA 02143

36-218 /81-95
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

38-1
CAMBRIDGE CITY OF SCHOOL AND
RECREATION DEPT.
159 THORNDIKE ST
CAMBRIDGE, MA 02141

38-1
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

38-1
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

80-172
1000 CAMBRIDGE ST. REALTY LLC
92A GLENN ST
LAWRENCE, MA 01843

80-175
VINFEN CORPORATION
910-950 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

81-50
PECTEN PROPERTIES, LLC
261 LEDYARD ST.
NEW LONDON, CT 06320

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH STREET
NEW YORK, NY 10016

81-103
FAIRLANE COLUMBIA, LLC.
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-103
JUST A START CORPORATION ATTN: L CURRY
P.O. BOX 410310
CAMBRIDGE, MA 02141

81-103
1035 CAMBRIDGE STREET, LLC
C/O FAIRLANE COLUMBIA LLC
1035 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

81-103
FAIRLANE COLUMBIA, LLC
1035 CAMBRIDGE ST
CAMBRIDGE, MA 02141

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH ST
NEW YORK, NY 10016

81-103
DALLMUS, CHRISTOPHER L. & JOHN F. GIFFORD
1035 CAMBRIDGE ST STE#18B
CAMBRIDGE, MA 02141

81-103
KETABI, MAHMOUD & DAGFINN SAETHER,
TRS MDM REALTY TRUST
C/O ADMIN INC
219 LEWIS WHARF
BOSTON, MA 02110

81-103
RANA ASSOCIATES C/O ADMINS INC
219 LEWIS WHARF
BOSTON, MA 02110

81-103
YA ZHOU WEN HUA ENTERPRISES LIMITED
15 EAST 40TH ST.
NEW YORK, NY 10016

36-22
CONNORS, GERARD E. III
TRUSTEE OF THE CONMAC REALTY TRUST
216TH -1047TH AVE., APT 3B
BAYSIDE, NY 11361

36-18
KARGER, STEPHEN B.
129 WILLOW STREET
CAMBRIDGE, MA 02138

36-18
DUNKEL, MATTHEW & JENNIFER OBADIA
127 WILLOW ST., #127
CAMBRIDGE, MA 02138

36-20
LUO, HONGBIN
1 CHERRY ST
LEXINGTON, MA 02421

36-16
GORDESKI, VALERIE
133 WILLOW ST. UNIT#1
CAMBRIDGE, MA 02141

36-16
MCKENNA, PHILIP & RACHEL PARRISH
133-135 WILLOW ST. UNIT#3
CAMBRIDGE, MA 02138

36-16
CASTELLAN, LUCIANA DUVINA
133-135 WILLOW ST., #2
CAMBRIDGE, MA 02138

900 Camb St.

81-103
MONTAGUE, DAVID G. &
ALISON M. MONTAGUE, TR. OF, ET-AL
1035 CAMBRIDGE STREET BOX 29
CAMBRIDGE, MA 02141

80-53
TAO, CHARLES
1643 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

80-53
VU, HALONG
956 CAMBRIDGE ST #2
CAMBRIDGE, MA 02139

80-53
LI, SUJUN
956 CAMBRIDGE ST., #3
CAMBRIDGE, MA 02141

80-52
BRIZARD, FRANTZ
962 CAMBRIDGE ST., #1
CAMBRIDGE, MA 02141

80-52
BANSAL, PANKAJ & NEETU BANSAL
8 BRIGHTON ST., #3
CHARLESTOWN, MA 02129

80-52
BAGDIS, KATHERINE A.
61 BERWICK STREET
WORCESTER, MA 01602

36-22
GUHA, SAIKAT & SUJATA GHOSH
119 WILLOW ST., #1
CAMBRIDGE, MA 02141

80-51
SMALL, JUDITH N. & MELISSA SMALL,
TRS THE JAMS FAMILY TRUST
14 BACK NINE DR
HAVERHILL, MA 01832

80-58
STEINBERGH, ALEX M.&R. STANLEY BOWDEN,TR
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

SOMERVILLE PLANNING DEPARTMENT
93 HIGHLAND AVENUE
SOMERVILLE, MA 02143

SOMERVILLE ABUTTERS

97A-6 / 96A-13
JOSEPH & ALLEN NISSENBAUM, TRS.
480 COLUMBIA STREET
SOMERVILLE, MA 02145

97A-7-8 /97H-6
SOMERVILLE REDEVELOPMENT
BOYNTON YARDS
93 HIGHLAND AVE
SOMERVILLE, MA 02143

97H-1
LINDA JCOB & JOSEPH MANGANO &
FRANCIS M. & BARBARA A. GALASSO, TRS.
15 WARD STREET
SOMERVILLE, MA 02143

96A-14
432 COLUMBIA STREET CONDO TRUST
C/O LINCOLN PROPERTY COMPANY
545 BOYLSTON ST. - 2ND FLOOR
BOSTON, MA 02116

96A-9/11/12
JAN REALTY LLC
480 COLUMBIA STREET
SOMERVILLE, MA 02143

96A-6
MILLERS RIVER REALTY TRUST
27 MICA LANE - SUITE 201
WELLESLEY, MA 02481

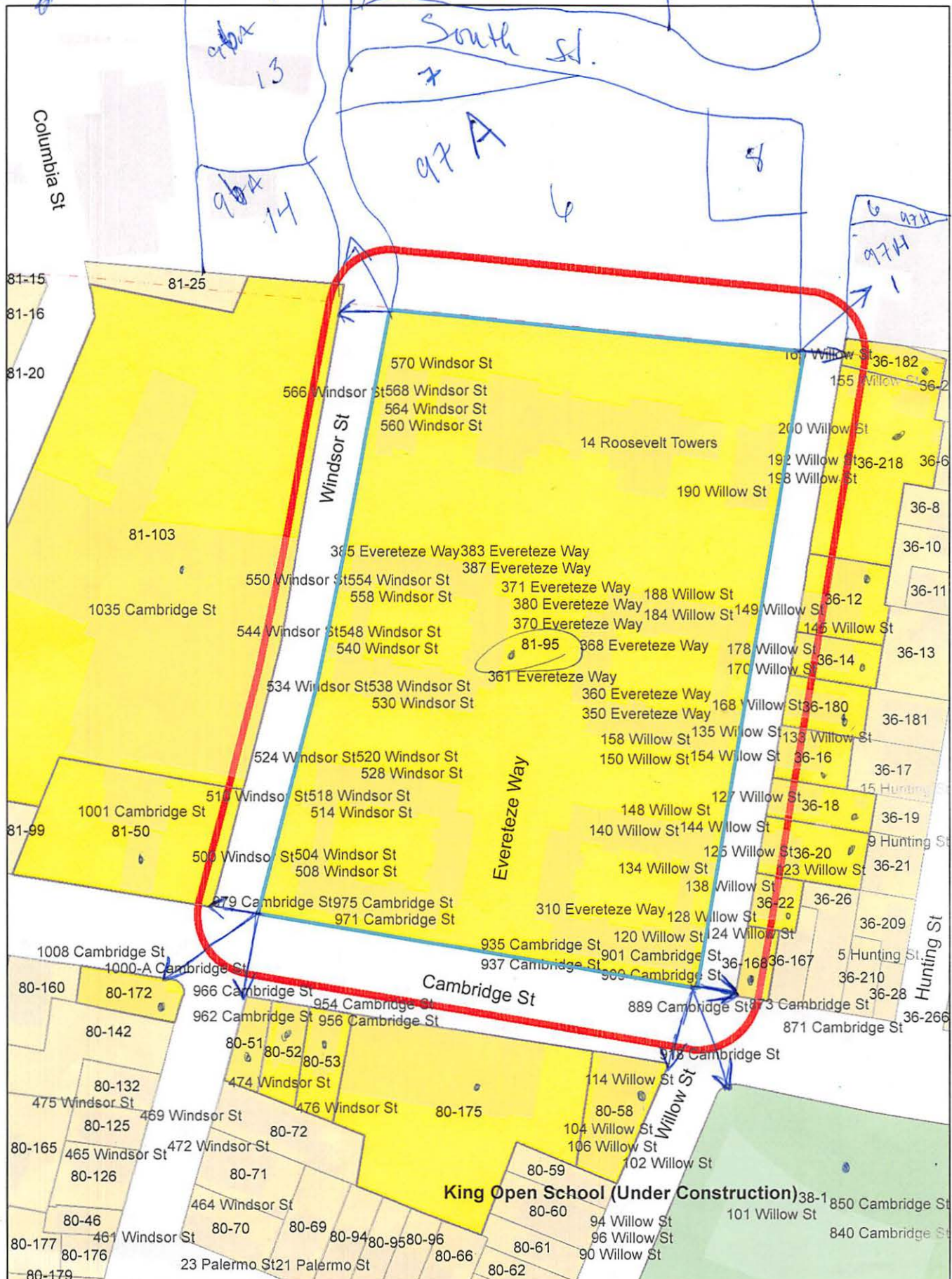
97B-23&26
BOYNTON YARDS ASSOCIATES I LLC
S/O RECP V. BOYNTON YARDS OWNER LLC
1123 BORADWAY - SUITE 201
NEW YORK, NY 10010

900 Camb - A1

96A
1. 12, 11, 9, 6
13

97B
L. 23

97B
L. 26



King Open School (Under Construction)

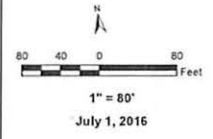
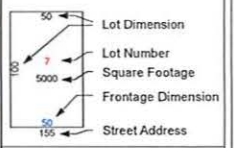


City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



CAMBRIDGE

97

0 WINDSOR ST

Location 0 WINDSOR ST

Mblu 97/ A/ 6/ /

Acct# 14494201

Owner NISSENBAUM JOSEPH L &
ALLEN L TRS

Assessment \$1,257,000

PID 1625

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$1,257,000	\$1,257,000

Owner of Record

Owner NISSENBAUM JOSEPH L & ALLEN L TRS
Co-Owner
Address 480 COLUMBIA ST
 SOMERVILLE, MA 02145

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NISSENBAUM JOSEPH L & ALLEN L TRS	\$0			

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



([http://images.vgsi.com/photos/SomervilleMAPhotos//default:](http://images.vgsi.com/photos/SomervilleMAPhotos//default;))

138 SOUTH ST

Location 138 SOUTH ST

Mblu 97/ A/ 7/ /

Acct# 18570155

Owner SOMERVILLE REDEVELOPMENT

Assessment \$593,100

PID 15105

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$34,000	\$559,100	\$593,100

Owner of Record

Owner SOMERVILLE REDEVELOPMENT
Co-Owner BOYNTON YARDS
Address 93 HIGHLAND AVE
 SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SOMERVILLE REDEVELOPMENT	\$0			

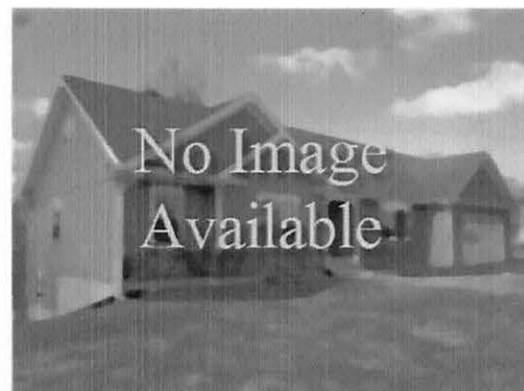
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



([http://images.vgsi.com/photos/SomervilleMAPhotos//default:](http://images.vgsi.com/photos/SomervilleMAPhotos//default;))

100 SOUTH ST

Location 100 SOUTH ST **Mblu** 97/ A/ 8/ /
Acct# 99000380 **Owner** SOMERVILLE REDEVELOPMENT
Assessment \$311,000 **PID** 15483
Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$11,900	\$299,100	\$311,000

Owner of Record

Owner SOMERVILLE REDEVELOPMENT **Sale Price** \$0
Co-Owner BOYNTON YARDS **Certificate**
Address 93 HIGHLAND AVE **Book & Page**
 SOMERVILLE, MA 02143 **Sale Date**

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SOMERVILLE REDEVELOPMENT	\$0			

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default;>)

66 SOUTH ST

Location 66 SOUTH ST

Mblu 97/ H/ 1/ /

Acct# 19618030

Owner JACOB LINDA & MANGANO JOSEPH

Assessment \$1,472,500

PID 1648

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$667,800	\$804,700	\$1,472,500

Owner of Record

Owner JACOB LINDA & MANGANO JOSEPH **Sale Price** \$100
Co-Owner GALASSO FRANCIS M & BARBARA A TRSTEES **Certificate**
Address 15 WARD ST **Book & Page** 34553/ 045
 SOMERVILLE, MA 02143 **Sale Date** 01/11/2002
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACOB LINDA & MANGANO JOSEPH	\$100		34553/ 045	1F	01/11/2002
JACOB LINDA & MANGANO JOSEPH & JACOB	\$79,333 \$0		23747/ 174	O	10/17/1993

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 10,450
Replacement Cost: \$761,376
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$578,600

Building Photo

Building Attributes	
Field	Description
STYLE	Food Process
MODEL	Industrial

0 SOUTH ST

Location 0 SOUTH ST

Mblu 97/ H/ 6/ /

Acct# 20000550

Owner CITY OF SOMERVILLE

Assessment \$53,000

PID 100162

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$53,000	\$53,000

Owner of Record

Owner CITY OF SOMERVILLE
Co-Owner BOYNTON YARDS
Address 93 HIGHLAND AVE
 SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF SOMERVILLE	\$0			

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default;>)

474 COLUMBIA ST

Location 474 COLUMBIA ST

Mblu 96/ A/ 16/9 *X/13*

Acct# 89000238

Owner TRUST COLUMBIA REAL ESTATE

Assessment \$991,600

PID 1597

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$197,300	\$794,300	\$991,600

Owner of Record

Owner TRUST COLUMBIA REAL ESTATE
Co-Owner NISSENBAUM JOSEPH L. & ALLEN L
Address 480 COLUMBIA ST
 SOMERVILLE, MA 02143-4103

Sale Price \$1
Certificate
Book & Page 20841/ 446
Sale Date 10/29/1990
Instrument A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUST COLUMBIA REAL ESTATE	\$1		20841/ 446	A	10/29/1990
MAX NISSENBAUM	\$0				

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 8,983
Replacement Cost: \$414,031
Building Percent 44
Good:
Replacement Cost
Less Depreciation: \$182,200

Building Photo

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Industrial
Grade	Below Average

537 WINDSOR ST

Location 537 WINDSOR ST

Mblu 96/ A/ 14/ /

Acct# 08327132

Owner 432 COLUMBIA STREET
CONDO TRUST

Assessment \$0

PID 109138

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$0	\$0

Owner of Record

Owner 432 COLUMBIA STREET CONDO TRUST
Co-Owner C/O LINCOLN PROPERTY COMPANY
Address 545 BOYLSTON ST 2ND FLR
BOSTON, MA 02116

Sale Price \$1,800,000
Certificate
Book & Page 16262/ 203
Sale Date 07/01/1985
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
432 COLUMBIA STREET CONDO TRUST	\$1,800,000		16262/ 203	1G	07/01/1985

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	

541 WINDSOR ST

Location 541 WINDSOR ST

Mblu 96/ A/ 9/ 11 #12

Acct# 08304190

Owner JAN REALTY LLC

Assessment \$1,030,900

PID 1595

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$136,900	\$894,000	\$1,030,900

Owner of Record

Owner JAN REALTY LLC

Sale Price \$325,000

Co-Owner

Certificate

Address 480 COLUMBIA ST
SOMERVILLE, MA 02143

Book & Page 28596/ 068

Sale Date 05/09/1998

Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JAN REALTY LLC	\$325,000		28596/ 068	1B	05/09/1998
TRUST MARSID REALTY	\$100		21304/ 543	F	07/23/1991
SIDNEY HARK	\$0				

Building Information

Building 1 : Section 1

Year Built: 1895
Living Area: 23,281
Replacement Cost: \$311,151
Building Percent 44
Good:
Replacement Cost
Less Depreciation: \$136,900

Building Photo

Building Attributes	
Field	Description
STYLE	Outbuildings
MODEL	Industrial
Grade	Minimum

561 WINDSOR ST

Location 561 WINDSOR ST

Mblu 96/ A/ 6/ /

Acct# 20079974

Owner MILLERS RIVER REALTY TRUST

Assessment \$7,939,300

PID 1582

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$6,743,900	\$1,195,400	\$7,939,300

Owner of Record

Owner MILLERS RIVER REALTY TRUST
Co-Owner
Address 27 MICA LANE SUITE 201
 WELLESLEY, MA 02481

Sale Price \$100
Certificate
Book & Page 69343/ 416
Sale Date 05/26/2017
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MILLERS RIVER REALTY TRUST	\$100		69343/ 416	1F	05/26/2017
BUSSINK A & GUIDELLI R & DANDINI P TRSTE	\$0		34660/ 485	1F	01/25/2002
BUSSINK A & GUIDELLI R & DANDINI P TRSTE	\$277,700		32317/ 499	1G	02/01/2001
NARDELLA ANTHONY	\$135,000		25089/ 039	L	12/29/1994
FDIC	\$0				

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 94,435
Replacement Cost: \$10,008,221
Building Percent Good: 64
Replacement Cost Less Depreciation: \$6,405,300

Building Photo

Building Attributes	
Field	Description

153 SOUTH ST

Location 153 SOUTH ST

Mblu 97/ B/ 23/ *26*

Acct# 98000740

Owner BOYNTON YARDS ASSOCIATES I LLC

Assessment \$5,932,700

PID 15441

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$2,174,100	\$3,758,600	\$5,932,700

Owner of Record

Owner	BOYNTON YARDS ASSOCIATES I LLC	Sale Price	\$1,022,245
Co-Owner	S/O RECP V BOYNTON YARDS OWNER LLC	Certificate	
Address	1123 BROADWAY SUITE 201 NEW YORK NY, MA 10010	Book & Page	27849/ 433
		Sale Date	11/06/1997
		Instrument	1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BOYNTON YARDS ASSOCIATES I LLC	\$1,022,245		27849/ 433	1E	11/06/1997
SOMERVILLE REDEVELOPMENT AUTH	\$0				

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 15,138
Replacement Cost: \$1,309,865
Building Percent 84
Good:
Replacement Cost
Less Depreciation: \$1,100,300

Building Photo

Building Attributes	
Field	Description
STYLE	Office/Warehs
MODEL	Commercial
Grade	Average



June 27, 2019

Cambridge Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, Massachusetts

Re: Request for Substantial Change to Comprehensive Permit – Cambridge Housing Authority Case No: BZA-6685

Dear Members of the Board:

On June 11, 1993, the Cambridge Zoning Board of Appeals issued a comprehensive permit (the "Comprehensive Permit") to the Cambridge Housing Authority ("CHA") for the rehabilitation of 132 units of low-income housing and construction of a new private roadway, parking lots and additions at Roosevelt Towers, 900 Cambridge Street, Cambridge, Massachusetts (the "Project"). Pursuant to 760 CMR 56.05(11)(c), CHA is requesting an substantial change to the Comprehensive Permit. Specifically, CHA is requesting approval of a division of the Project land into two separate lots, Lot 1 containing approximately 123,597 square feet of land and Lot 2 containing approximately 57,029 square feet of land, as shown on the enclosed plan entitled "Subdivision Plan of Land in Cambridge, MA." Each of the lots has adequate frontage on more than one public street. Lot 1 contains 39 parking spaces. The balance of parking spaces are allocated to Lot 2.

The division of the Project land is being requested in connection with a proposed rehabilitation of the buildings located on proposed Lot 1 ("Phase 1"). Because of the size of the Project and the scope of the required rehabilitation, the CHA is only able to undertake the rehabilitation of the Lot 1 units at this time. Phase 1 will be financed separately from the balance of the Project, which will be dealt with in the future. In order to finance Phase 1 separately, the CHA needs to convey Lot 1 to a new project owner, Roosevelt Towers Family LLC, which will admit a tax credit investor and will grant mortgages on Lot 1 to its construction and permanent lenders. Accordingly, we are requesting this substantial change.

In addition to the division of the Project land, the Lot 1 owner must be able to assure its investor and lenders that Lot 1 can be operated independently of the balance of the Project from a zoning perspective. We therefore request three further changes. First, we request an acknowledgement that the buildings on Lot 1 will be allocated 39 parking spaces and that so long as the Lot 1 owner maintains the 39 parking spaces allocated to it, Lot 1 will be deemed in compliance with the Comprehensive Permit. Second, we request an acknowledgement that so long as the buildings on Lot 1 are maintained in their current configuration, Lot 1 will be deemed in compliance with the Comprehensive Permit. Third, we request that when the CHA conveys Lot 1 to a new project owner, the Comprehensive Permit will be assigned to the new project owner and the CHA requests

the Zoning Board of Appeal's approval, as part of the approval of this substantial change requests, of such transfer.

Lastly, the CHA requests approval for a reduction in vehicular parking in order to accurately reflect the number of vehicular parking spaces at Roosevelt Towers. The Comprehensive Permit specifies a minimum of 105 vehicular parking spaces, however, there are 90 vehicular parking spaces at Roosevelt Towers. Approval of a reduction in vehicular parking is appropriate because there is sufficient parking at Roosevelt Towers with the 90 existing spaces onsite. This is evidenced parking counts conducted by CHA staff. Parking counts took place on both weekdays and weekends, between the hours of 10:00AM and 11:50PM. On average, there were 19 parking spaces available onsite at Roosevelt Towers at any time, with a low of three available parking spaces at 11:00PM and a high of 37 available parking spaces. We would like to reiterate that this is not a request to change the number of onsite vehicular parking spaces. Instead this is a request to have the Comprehensive Permit accurately reflect the number of vehicular parking spaces onsite.

The approval of these substantial changes by the BZA will enable the CHA to finance Lot 1 separately, thereby enabling the rehabilitation of the first portion of this important housing development and the preservation of 112 deeply-affordable apartments in Cambridge.

Thank you,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a 'J' and a 'N'.

Michael Johnston
Executive Director



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

TO: Board of Zoning Appeal

FROM: Cambridge Housing Authority

RE: Roosevelt Towers (900 Cambridge Street)

PETITIONER: Cambridge Housing Authority

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.



City of Cambridge

RECEIVED BY
OFFICE OF CITY CLERK

MASSACHUSETTS

1993 JUN 11 AM 11: 05

BOARD OF ZONING APPEAL

CAMBRIDGE MA.

CASE NO: 6685

LOCATION: 900 Cambridge Street - Roosevelt Towers
Cambridge, MA Residence C-2 Zone

PETITIONER: Cambridge Housing Authority
Daniel J. Wuenchel

PETITION: Comprehensive Permit: To substantially renovate
132 units of Low Income Housing and construct
new private roadway, parking lots and build
additions.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional
Requirements). Art. 6.000, Sec. 6.361 (Parking).
Sec. 6.433A (Maximum Width of Curb Cut).

DATE OF PUBLIC NOTICE: April 19 & 26, 1993

DATE OF PUBLIC HEARING: May 6, 1993

MEMBERS OF THE BOARD:

John Miller, Chairperson
George Spartachino
Lauren Curry
Charles Pierce
Michael Wiggins

 X
 X
 X

ASSOCIATE MEMBERS:

Susan Spurlock
Theodore Hartry
John O'Connell
Arch Horst

 X

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance.

The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

Case # 6685

Location : 900 Cambridge Street

Petitioner : Cambridge Housing Authority

The petitioner appeared before the Board seeking a comprehensive permit to substantially renovate 132 units of low income housing and to construct a private roadway, parking lots, and to construct additions to the existing building.

A number of representatives of the petitioner, including the architect working on the project appeared before the Board. It was stated to the Board that the project will result in a modernization of the buildings and the provision of needed affordable housing for the City. It was also stated to the Board that the renovations will address safety concerns.

The Board recognized a letter from the Deputy Director of the Department of Traffic and Parking which stated that the proposed removal of parking spaces in certain areas should not cause problems. However, the letter cautioned about the creation of possible traffic problems by the construction of large driveways on the site.

Following discussion, the Chair moved to grant the comprehensive permit to allow for the renovation of 900 Cambridge Street. The Chair also moved to allow as many as eight parking spaces within the front yard setbacks of the site, conditioned that there be four on Windsor Street and four on Willow Street, and that there be no more than two next to each other. Also, the parking required under the Ordinance be reduced so that the plan may proceed with as few as one hundred and one spaces existing for the entire complex. Further, the permit is conditioned upon the approval of the Department of Traffic and Parking for the parking within the front yard setback. The four member Board voted unanimously to grant the comprehensive permit.

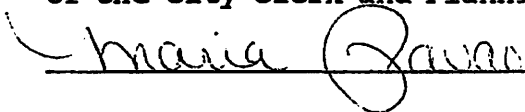
The Board based its decision upon the criteria set forth in Chapter 774 of the Acts of 1969 (M.G.L. c. 40B), finding that the project was reasonable and consistent with local needs relative to the provision of low income housing in the City.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of other local agencies, including, but not limited to the Historical Commission, License Commission and the Rent Control Board and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Lauren Curry, Vice Chairperson

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 6-11-93 by


_____, Clerk.

Twenty days have elapsed since the filing of this decision

No appeal has been filed _____.

Appeal has been filed and dismissed or denied _____

Date _____ City Clerk.



CITY OF CAMBRIDGE
Traffic and Parking
57 Inman Street,
Cambridge, Massachusetts 02139

George Teso
Director

Administration 349-4700
Parking Violations 349-4705
Resident Parking 349-4701

CITY OF CAMBRIDGE
INSPECTOR GENERAL
'93 MAY 5 10 14 33

May 3, 1993

Mr. John Miller, Chairman
BZA
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Miller:

We have reviewed the CHA's Comprehensive Permit Application for the redevelopment of Roosevelt Towers.

Removal of the parking from the building court yards and the creation of an internal roadway with parallel parking along both sides will operate like any other residential local roadway and should not create any problems.

We are concerned with the large driveways (42.5 + feet wide) proposed for Windsor and Willow Streets. This will increase the hazard to pedestrians walking along the sidewalks and the possible conflict between vehicles backing out and those driving down the street. When there are more than two or three vehicles parking, adequate off street maneuver space for drivers to drive into and out of the parking area, should be provided, if at all possible.

Very truly yours,

Lauren M. Preston
Deputy Traffic Director

LMP:lb

The "reasonable and consistent with local needs" standard required the BZA to consider factors such as the local and regional need for low-income housing and the number of low-income individuals affected by the lack of sufficient housing, together with the need to protect the health or safety of occupants of the proposed housing, or residents of the city. In addition, the BZA's consideration is directed beyond local zoning requirements to a determination of whether the proposed housing is reasonable in light of funding realities and community needs. If the BZA concludes that the proposal outlined herein is "reasonable and consistent with local needs.", then the BZA must grant the requested Comprehensive Permit.

Proposed Development's Consistency with Local Needs

Although CHA has a substantial public housing stock, the number of low-income households who are eligible and in need of this assistance continues to far exceed the number of available units. CHA currently has 5,295 family and elderly households on its waiting lists. Of that number, less than 50 families will be placed in public housing in the next year. The renovation of the 132 units referred to herein, while falling far short of the city-wide need, would make a positive contribution towards housing needy low-income families.

Conclusion

In summary, Chapter 774 allows the BZA to grant a Comprehensive Permit if the proposed comprehensive modernization is "reasonable and consistent with local needs." With the information provided above, this application has demonstrated the need for such housing in the City of Cambridge, and the need to preserve the existing stock of low-income housing. The proposed modernization is consistent with all zoning requirements except for those areas cited above. The CHA is convinced that the proposed rehabilitation of Roosevelt Towers is essential to the preservation of affordable housing in Cambridge.

For the reasons outlined in this application, the CHA respectfully requests that the Board of Zoning Appeals grant a Comprehensive Permit for the substantial renovation of Roosevelt Towers.

Private front entries for most first floor units are also included in the scope of work. Full additions to the rear of four buildings will provide an additional bedroom for 24 of the 132 walk-up units. There will be complete electrical system, heat distribution system, and partial plumbing system upgrades. All bathrooms will be renovated. The site will be reconfigured to replace existing parking areas in four of the walk-up building courtyards with secure, locked rear yards which are only accessible by residents through the new back doors of the units. Parking will be relocated to a new central drive with parallel parking, and to small new lots along the minor surrounding streets (Willow and Windsor Streets), and to an underutilized parking area at the northeast end of Willow Street. The renovated buildings will include private front entrances along Willow and Windsor Street for the 24 units which will have new bedrooms and for 4 first floor units, and private front entrances along the new center street for 16 first floor units. The estimated cost of construction is \$12 million.

Zoning

Most of the site is located in a C-2 zone, however the site includes a parking lot on the northeast end of Windsor Street which is in a C-1 zone. It is the architect's interpretation of the zoning ordinance that Roosevelt Towers as it exists today does not exceed the allowable Floor Area Ratio (FAR) for a C-2 zone.

Zoning issues are as follows. The development's 103 parking spaces are currently non-conforming to the Ordinance; The renovated development will relocate 56 of the existing parking spaces and add 2 new spaces. The new total of 105 parking spaces will still be non-conforming to the Ordinance. There are several new curb cuts proposed which would typically require a special permit. Four of the six walk-up buildings will have additions built which will encroach the setback requirements of the C-2 zone.

Chapter 774- Comprehensive Permits

In considering this application for a Comprehensive Permit to substantially renovate Roosevelt Towers, the members of the Board of Zoning Appeals (BZA) will recall the following summary of the Comprehensive Permit process.

Chapter 774 of the Acts of 1969 (Chapter 40B of the Massachusetts General Laws) created a new method in state law for the review of applications for the construction and operation of low-income housing. This review involves standards different from those normally applied under the Zoning Enabling Act (Chapter 40A of the Massachusetts General Laws) and local by-laws. Under the comprehensive permit procedure, local zoning boards have the power to override local zoning by-laws where proposed housing is "reasonable and consistent with local needs."

**APPLICATION FOR A COMPREHENSIVE PERMIT
UNDER CHAPTER 774 OF THE ACTS OF 1969**

Roosevelt Towers

Introduction

The Cambridge Housing Authority (hereinafter the "CHA") is seeking a Comprehensive Permit pursuant to Chapter 774 of the Acts of 1969 for the purpose of substantially renovating 132 walk-up units of affordable housing for low-income families at the 207-unit Roosevelt Towers Development on Cambridge Street. The renovation also involves building additions as well as reconfiguration and improvements to the surrounding site, courtyards and parking areas. When complete, 124 families will be housed in the walk-up buildings and Roosevelt Towers will have a new total of 199 units.

The following documents are attached in support of the requested Comprehensive Permit:

- A. Application Form
- B. \$100 Application Fee
- C. Assessor's Platt Map
- D. Dimensional Requirements Form
- E. Ownership Certificate
- F. Plans CP-1 through CP-7
- G. Photos of Roosevelt Towers

Background

Roosevelt Towers is a state-aided development located on Cambridge Street in the Wellington-Harrington neighborhood of Cambridge. Roosevelt Towers is presently in the planning phases of a Modernization, funded through the Commonwealth of Massachusetts, Department of Community Affairs, Executive Office of Communities and Development. Under this Modernization all six 3-story walk-up buildings at the development and the site, drives, courtyards and parking areas will be substantially renovated. Funding is presently in place to proceed into construction with the first Phase of Modernization this year, and funding for subsequent phases is presently being pursued by the CHA.

The Development

In 1988 the CHA contracted with Tise Architects, Inc. of Cambridge to provide architectural services in association with the Modernization of Roosevelt Towers. Following multiple planning and design review meetings with the development's residents held over several years, a scope of work for the Roosevelt Towers Modernization has been determined which includes substantial renovation of all 3-story walk-up buildings. Major features of the modernization include bay additions to the rear of the existing buildings. The bay additions accommodate new, enlarged eat-in kitchens with back doors which lead to new rear stairs to new rear courtyards.

LOCATION Roosevelt Towers ZONE C-2

OWNER Cambridge Housing Authority

REQUESTED USE/OCCUPANCY Residential PRESENT USE/OCCUPANCY Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
*RATIO OF TOTAL FLOOR AREA TO LOT AREA	<u>1.40</u>	<u>1.46</u>	<u>1.75</u>
AREA OF LOT	<u>181,138 sf</u>	<u>181,138 sf</u>	<u>N/A</u>
MINIMUM LOT AREA FOR EACH DWELLING UNIT	<u>875</u>	<u>910</u>	<u>N/A</u>
SIZE OF LOT: WIDTH	<u>345</u>	<u>345</u>	<u>same</u>
LENGTH	<u>525</u>	<u>525</u>	<u>same</u>
YARDS: FRONT	<u>7.5'</u>	<u>3"</u>	<u>10'</u>
(set-backs in feet) REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
LEFT SIDE	<u>55 ft</u>	<u>55 ft</u>	<u>N/A</u>
RIGHT SIDE	<u>55 ft</u>	<u>55 ft</u>	<u>N/A</u>
SIZE OF BLDG.: HEIGHT	<u>30'</u>	<u>30'</u>	<u>N/A 15%</u>
LENGTH	<u>135'</u>	<u>142'</u>	<u>N/A 294</u>
WIDTH	<u>120'-2"</u>	<u>120'-2"</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA</u>	<u>29.8%</u>	<u>27.6%</u>	<u>N/A</u>
<u>NUMBER OF DWELLING UNITS</u>	<u>207</u>	<u>199</u>	<u>N/A</u>
<u>NUMBER OF PARKING SPACES</u>	<u>101</u>	<u>105</u>	<u>162</u>
<u>NUMBER OF LOADING AREAS</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>NUMBER OF STORIES</u>	<u>6 bldg. @ 3 & 1 bldg. @ 8</u>	<u>same</u>	<u>N/A</u>
<u>OTHER OCCUPANCIES ON SAME LOT</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>BETWEEN BLDGS.</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>DISTANCE ON SAME LOT</u>	<u>16', 60', 80'</u>	<u>same</u>	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>TYPE OF CONSTRUCTION</u>	<u>2B</u>	<u>3A</u>	<u>N/A 5A</u>
<u>SUBMIT: PLOT PLAN</u> <u>x</u> <u>PARKING PLAN</u> <u>x</u> <u>BUILDING PLAN</u> <u>x</u>			

* TOTAL GROSS FLOOR AREA (including basement - 7' & Attic) ÷ LOT AREA

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Cambridge Housing Authority

(Owner or Petitioner)

Address: 270 Green Street Cambridge, MA 02139

Location of Premises Roosevelt Towers, Cambridge Street, Cambridge

the record title standing in the name of Cambridge Housing Authority

whose address is 270 Green Street Cambridge, MA 02139

(Street) (City or Town) (State & Zip Code)

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

Book Page or Middlesex Registry

Document #23428

District of Land Court Certificate No. 62778 Book 419 Page 477

Daniel J. Wuenschel (Signature by Land Owner)

Commonwealth of Massachusetts County of MIDDLESEX

Then Personally appeared the above-name DANIEL J. WUENSCHEL

and made oath that the above statement is true.

Before me

Lee K. Tieman, Notary Public My Commission Expires August 24, 1995

Lee K. Tieman Notary

My commission expires 8/24/95 Notary Seal

APPLICATION FORM

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

The undersigned hereby petitions the board of zoning appeal for the following:

Special Permit _____ Variance _____ Comprehensive Permit X

PETITIONER Cambridge Housing Authority

LOCATION Roosevelt Towers, ⁹⁰⁰ Cambridge Street

Cambridge, MA

TYPE OF OCCUPANCY Residential ZONING DISTRICT C-2

REASON FOR PETITION:

- New structure
- Additions
- Dormer
- Sign
- Parking
- Subdivision
- Conversion to Add'l Dwelling Units
- Use/Occupancy
- Other

DESCRIPTION Substantial renovation of 132 units of low income housing and new construction of a private roadway, parking lots and building additions.

Sections of Ordinance Cited:

Article 5 Section 5.31 Residential District Dimensional Regulations

Article 6 Section 6.361 Schedule of Parking and Loading

Article 6 Section 6.433(a) 20ft Maximum width of a Curb Cut

Applicants for a Variance must complete Page 2

Applicants for a Special Permit must complete Page 3

Applicants for an Appeal must attach a supporting statement

Signature: *Daniel J. Wuenschel*

Address: Daniel J. Wuenschel
270 Green Street, Cambridge, MA 02139

Tel. No. 864-3020

Date March 19, 1993



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

COMPREHENSIVE PERMIT APPLICATION PROCESS

BZA -017148-2019

ADDRESS OF PROPERTY: 900 Cambridge Street, Cambridge MA, 02141

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

D. Robert Marbut

Community Development Department,
344 Broadway

Shoop 6/28

Conservation Commission,
147 Hampshire Street

Bud [Signature]

Fire Department,
491 Broadway

W. [Signature]

Historical Department,
831 Massachusetts Avenue

John Haynes 6/28/19

Law Department,
795 Massachusetts Avenue

Shoop

Public Works Department,
147 Hampshire Street

[Signature]

Traffic and Parking Department,
344 Broadway