

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

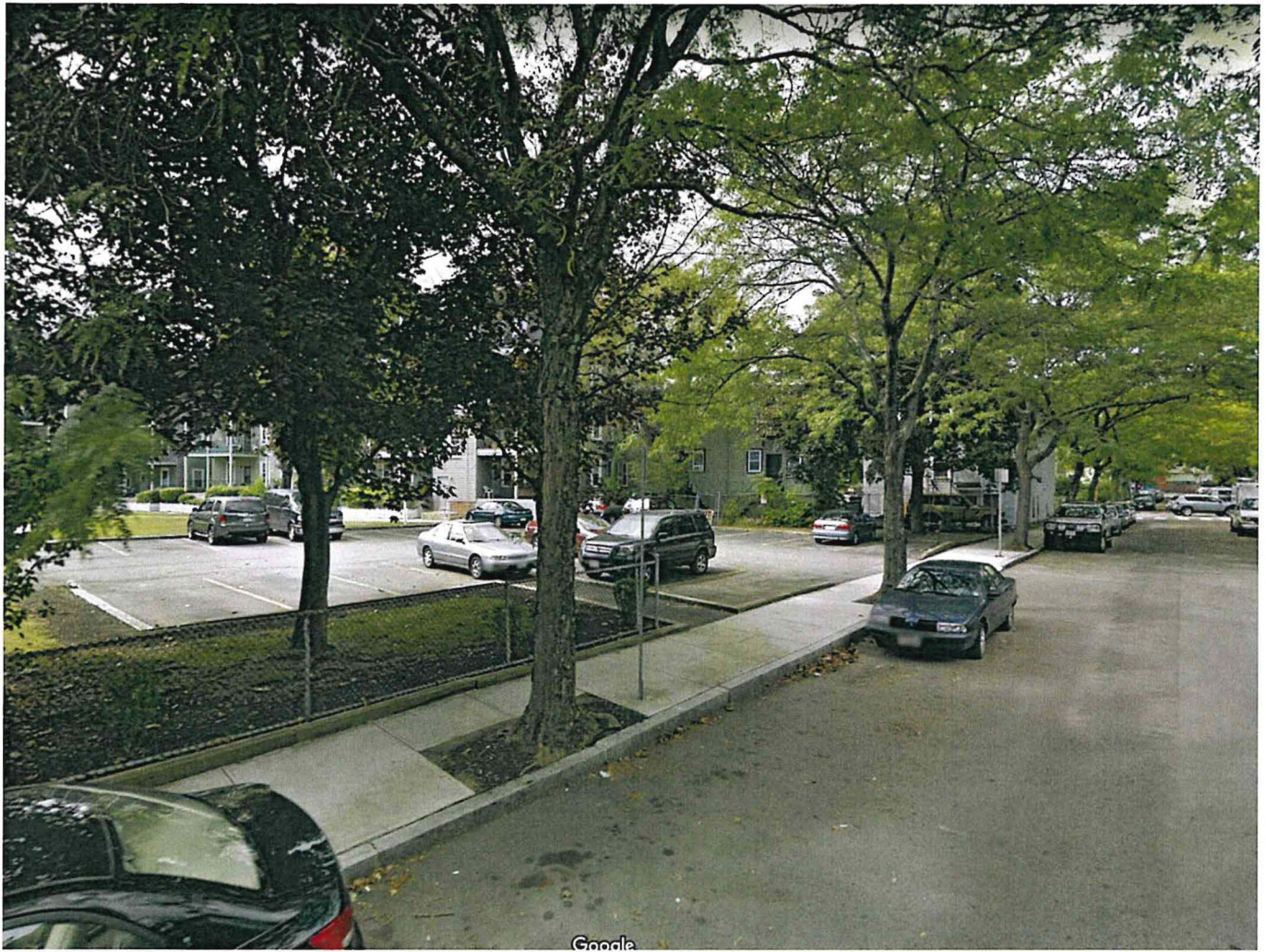


40 Market

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



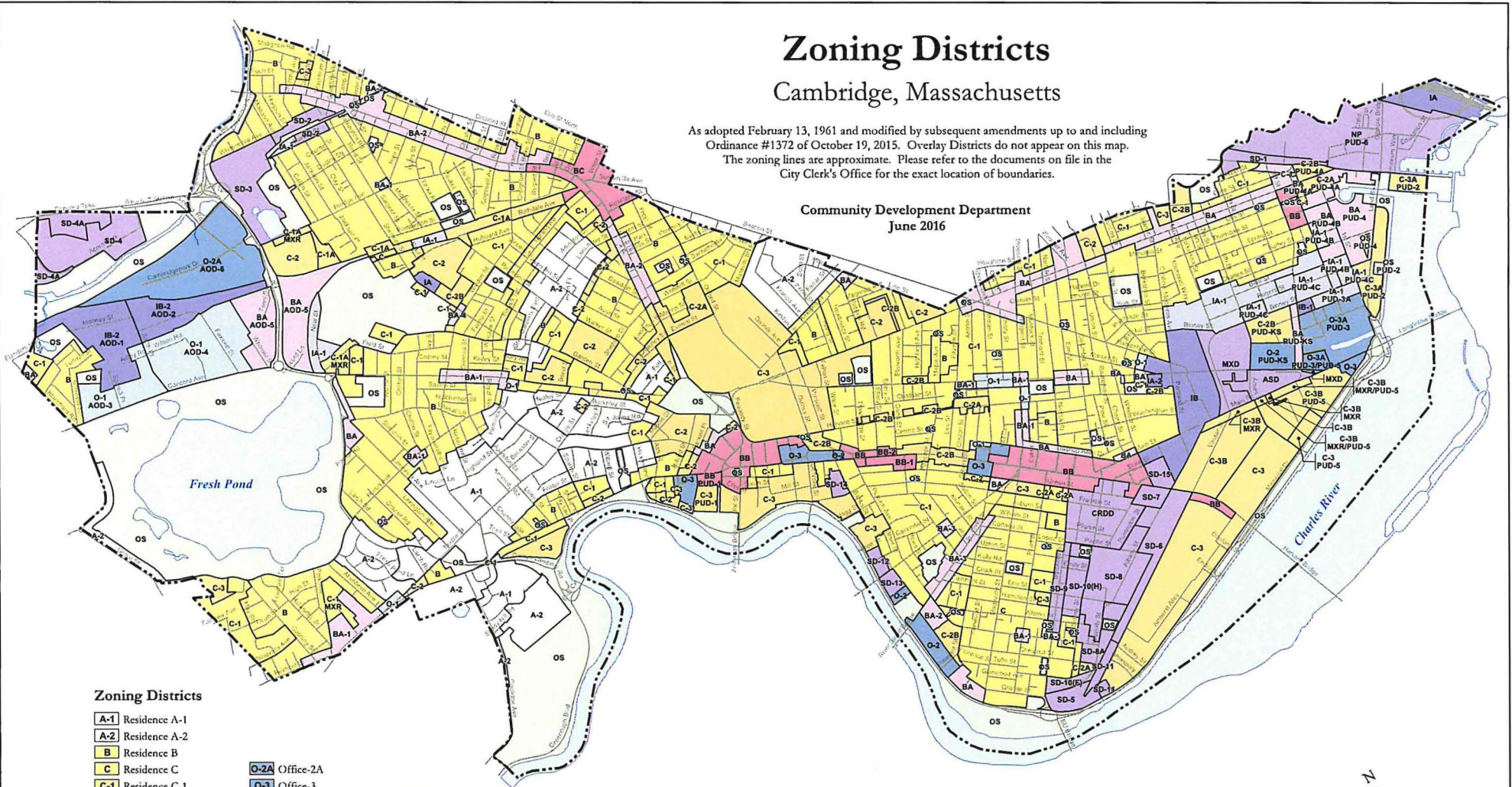
Neighborhood Context- 243 Broadway

Zoning Districts

Cambridge, Massachusetts

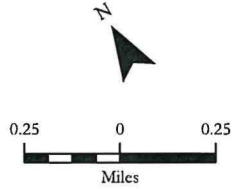
As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1372 of October 19, 2015. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department
June 2016



Zoning Districts

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



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 (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 10	(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

City of Cambridge • Community Development Department • June, 2016

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.

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.

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

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 65' 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.

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

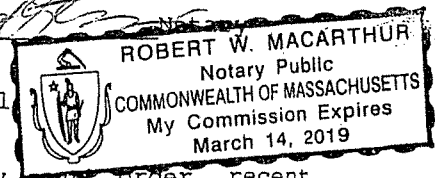
*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 12753, Page 511; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Wellington-Harrington Dev. Corp
BY Laura Curry Laura Curry
SIGNATURE BY LAND OWNER OR REST. CLERK
AUTHORIZED TRUSTEE, OFFICER OR SOLY AUTHORIZED
AGENT

Commonwealth of Massachusetts, County of Middlesex

The above-name Laura Curry personally appeared before me, this 11th of January, 2008, and made oath that the above statement is true.

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



* 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., 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 _____.

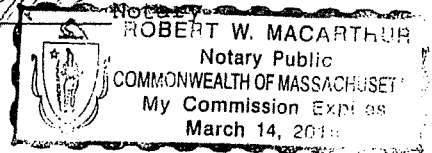
Wellington-Harrington Dev. Corp.
By: Lauren Curry
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT
LAUREN CURRY, ASST. CLERK, DULY AUTHORIZED

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.

Robert W. MacArthur

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



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

mf

Examiner

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Boston, Massachusetts 02108-1512

*046
066
073
068*

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

RE

Name
Approved

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

*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.

P.C.

6/1/90

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 Cambridge 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,

[Signature], *President / *Vice President,

[Signature], *Clerk / *Assistant Clerk.

*Delete the inapplicable words.

**If there are no such amendments, state "None".

09962

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.statc.ma.us/sec/cor once
the document is filed.

Address only reply to

INTERNAL REVENUE SERVICE

District Director
Internal Revenue Service

Date 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	Department_Program_Division	Amount Entered	Amount Paid
01/12/2018	CAM-11218	RE-100	2-AH	\$100.00	\$100.00
18226--Fees/Permits Amount:		Processing Fee for Comprehensive Perml			\$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

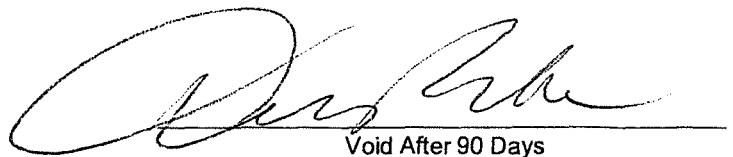
4
Date: 01/12/2018

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⑈

Security Features Included

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
<u>Squirrel Brand</u>	<u>20</u>	<u>18</u>	<u>9</u>	<u>0</u>	<u>0.45</u>
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	--
<u>Squirrel Brand</u>	<u>20</u>	<u>--</u>	<u>--</u>	<u>18</u>	<u>--</u>
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.



Legend:

- Permit Only
- No Parking
- No Regulation
- Handicap Parking
- 30 Minutes Metered Parking (8AM - 6PM) Except Sundays
- School Department Carpool/ Pick Up/ Drop Off (7AM - 4PM) Except Saturdays and Sundays
- 30 min Metered Parking (8AM-6PM) Except Sundays
Permit Parking Only (6PM-8AM) Except Sundays
- Bus Stop
- xx On-Street Parking Spaces

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

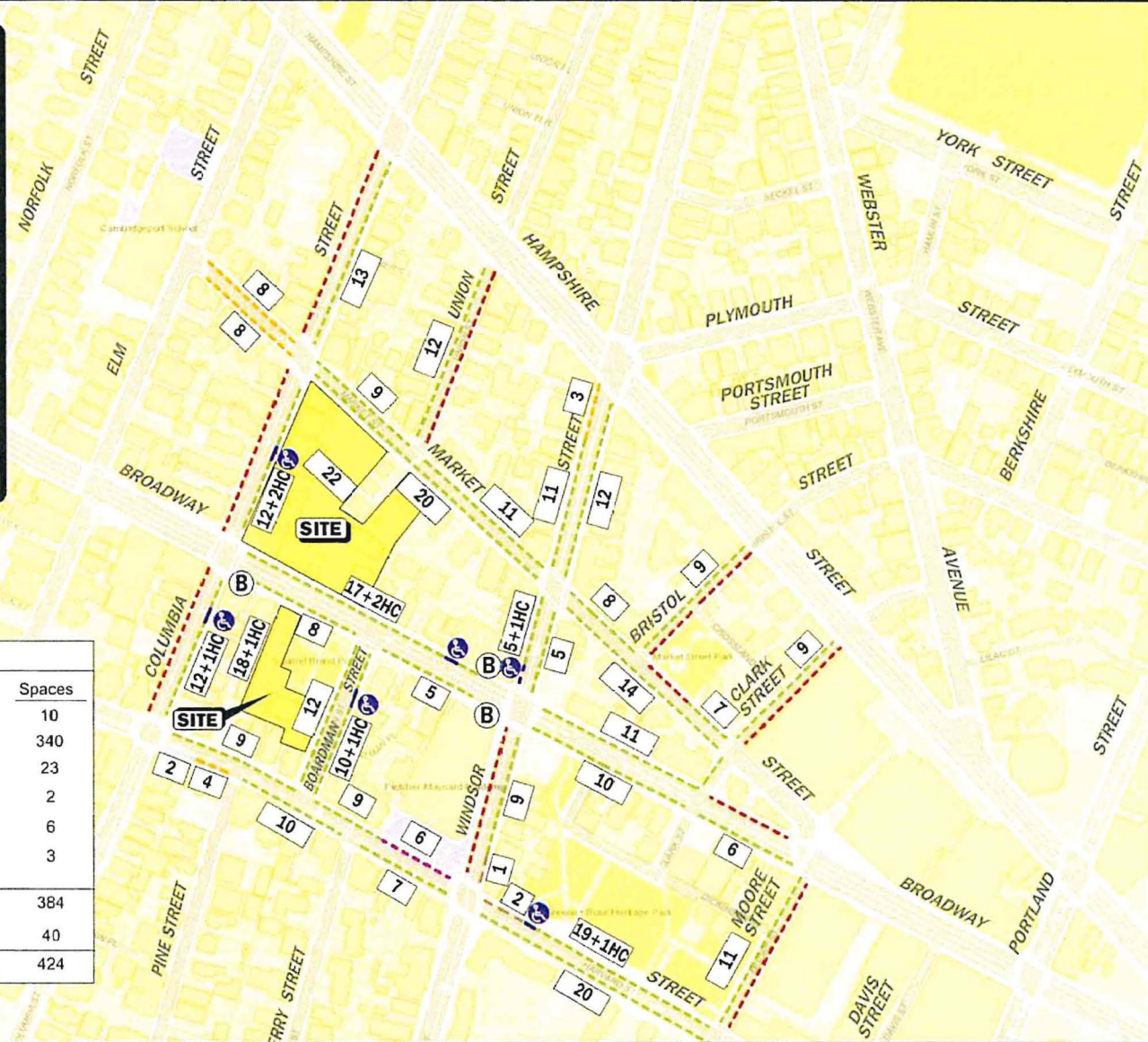


Figure 1
Parking Supply Area

Source: Cambridge GIS and VAI Field Inventory.

0 200 400 Scale in Feet

Vanasse & Associates, Inc.
Transportation Engineers & Planners

R:\7793\7793parking1.dwg, 1/2/2018 9:45:31 AM

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

^aBased 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

