

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Case Number:	276
Address:	33 Cottage Park Avenue
Zoning:	Special District 2
Applicant:	Tyler Court Limited Partnership, 1 Tyler Court, Cambridge MA 02140
Owner:	Tyler Court Limited Partnership, 1 Tyler Court, Cambridge MA 02140
Application Date:	February 7, 2013
Date of Planning Board Public Hearing:	March 5, 2013
Date of Planning Board Decision:	May 21, 2013
Date of Filing Planning Board Decision:	May 31, 2013
Application:	Applicant seeks a Project Review Special Permit, and a Townhouse Special Permit to construct a 57 unit multifamily residential building and 10 townhouse style residential units, for a total of 67 residential units and 83,067 square feet of new gross floor area.
Decision:	GRANTED, with Conditions

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2013 MAY 31 AM 9 58

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

Special Permit Application, Ownership Certificates for 35 Cottage Park Avenue, 25 Edmunds Street, 1 Tyler Court, and 12 & 32 Whittemore Avenue and 62 Magoun Street; summary of application, Project Narrative, and Dimensional Forms. Plans and Elevations dated 2/7/13
Revised May 17, 2013 sheets A01-23AS01 EMP 5/11/13
Memo to the Planning Board from Susan E. Clippinger, Director of Traffic, Parking and Transportation Department, dated 3/5/13

Traffic Impact Study, received 12/10/12

LEED narrative and checklist, dated 12/10/13, by Gabriel Baldwin, Conservation Services Group

Copy of letter to Adam Shulman, Cambridge Traffic, Parking and Transportation, from Lori Shattuck, Vanasse & Associates, dated 1/7/13

Copy of a letter to Owen O’Riordan, PE, City Engineer and Assistant Commissioner of Department of Public Works from David Biancavilla, Senior Associate at BSC Group dated 1/31/13

Memo to the Planning Board from the Cambridge Bicycle Committee dated 2/15/13

Presentation 4/9/13

Email to the Planning Board from Jennifer Craig dated 2/28/13

Letter to the Planning Board from Julia Bishop, dated 3/5/13

Copy of memo to Ranjit Singanayagam, ISD Commissioner from Michael Brandon, North Cambridge Stabilization Committee Clerk, dated 3/5/13

Other Documents

Copy of Commonwealth of Massachusetts case No. 83-5524, Robert Fawcett V City of Cambridge and Brookford Street Residents

North Cambridge Stabilization Committee memo on Tyler Court, dated 9/1/11 (received at CDD 4/4/13)

North Cambridge Stabilization Committee memo dated 3/5/13

Email to the Planning Board from James P. Robertson, dated 4/4/13

Letter to the Planning Board from Mike Phillips, dated 4/5/13

Email to the Planning Board from John Bechard, dated 4/7/13

Email to the Planning Board from Theresa R. Mattson, dated 4/7/13

Email to the Planning Board from Manuel Rodriguez-Orellana, dated 4/7/13

Letter to the Planning Board from Paul Dobler, received 4/8/13

Letter to the Planning Board from Gary Dmytryk, dated 4/8/13

Email to the Planning Board from Martin, dated 4/8/13

Email to the Planning Board from John Fulop, dated 4/9/13

Email to the Planning Board from Maria McFarland, dated 4/9/13

Email to the Planning Board from Yevgeniya Maryash, dated 4/9/13

Letter to the Planning Board from E. Thomas Flynn, received 4/9/13, letter from Judith Robertson, undated, photographs of the community built model and PB#258

Email to the Planning Board from Robert O’Reilly, dated 4/9/13

Email to the Planning Board from Peter James, dated 4/9/13
Letter to the Planning Board from Michael F. Nakagawa, dated 4/9/13
Email to the Planning Board from Toni Lee deLantsheere, dated 4/10/13
Petition dated April 21, 2013
Letter to the Planning Board from E. Thomas Flynn, et al, dated 4/23/13
Petition with photos, dated 5/8/13
Letter to the Planning board from Mike Phillips, dated 5/17/13
Letter to the Planning Board from John Fulop, dated 5/19/13
Letter to the Planning Board from Joseph D. Power, Business Representative of Carpenters Union, dated 5/20/13
Letter to the Planning Board from Julia Bishop, dated 5/20/13
Letter to the Planning Board from Dan Farbman, dated 5/21/13
Email to the Planning Board from Maryann Helmuth, date d5/21/13

APPLICATION SUMMARY

Tyler Court Limited Partnership submitted an application for a Special Permit to construct a 57 unit multifamily residential building, and 10 townhouse style duplex units at 33 Cottage Park Avenue. The project will include parking for 71 automobiles and 83 bicycles. The property is situated along the Linear Park in North Cambridge and within the Special District 2 zoning district.

The project will involve the redevelopment of the Fawcett Oil distribution facility and offices as well as portions of the former Norberg Greenhouses lot. The existing buildings on the lot will be demolished. The remainder of the Norberg Greenhouse lot has been subdivided into four separate lots of 5,000 square feet each, which are intended to be sold and developed as single or two family dwellings, and are not included in this application.

Vehicular parking will consist of surface parking lots on the eastern and western edges of the site and a controlled access parking facility abutting the north side of the building containing both at grade and covered parking.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. General Criteria for Issuance of a Special Permit (10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

- (a) *It appears that requirements of this Ordinance cannot or will not be met.*

The project conforms with all requirements of the Special District 2 Zoning District.

- (b) *traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.*

The project involves the redevelopment of an oil distribution facility, a dance school, and a portion of a former greenhouse lot into 67 residential units. Although there will be somewhat different peak times, the traffic that will be generated by the new residential use will be similar to the traffic that was generated by the previous uses and will not cause congestion or hazard. The project site is accessible by automobile via Cottage Park Avenue, Edmunds Street, Magoun Street and Whittemore Avenue. The parking facilities are designed to discourage cut through vehicle traffic through the site. The Board finds that the project's location near transit and bicycle facilities will help encourage alternative forms of transportation by the new residents.

- (c) *the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.*

Adjacent uses will not be adversely affected. The property is situated along the Linear Park and located in an area where similar sized lots have been redeveloped into residential uses. The project will replace an existing oil distribution facility with a residential use, which is consistent with adjacent uses as well as the intent of the zoning district.

- (d) *nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.*

There will be no nuisance or hazard created by the introduction of a residential use at the site.

- (e) *for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.*

The Special District 2 zoning district is intended to encourage the conversion of non-residential uses to residential uses in this location. The project is also appropriately scaled in order to facilitate this type of conversion while respecting the existing character and scale of the surrounding neighborhood.

- (f) *the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

2. Project Review Special Permit (19.20)

(19.25.1) Traffic Impact Findings

Based on the Memo to the Planning Board from Susan E. Clippinger, Director of Traffic, Parking and Transportation Department, dated 3/5/13 (attached) and the findings of the Traffic Impact Study (attached) the Planning Board finds that the project will have no substantial adverse impact on city traffic within the study area.

The Board finds that the proposed project is consistent with the Urban Design Objectives set forth in Section 19.30, as described below.

(19.31) New projects should be responsive to the existing or anticipated pattern of development.

Heights and setbacks provide suitable transitions to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

The residential areas adjacent to the project site feature structures that are 2.5 to 3 stories in height. The eastern edge of the site will feature townhouse units which are consistent with the character of existing structures on Cottage Park Avenue. On the western edge of the site the remainder of the Norberg Greenhouse lot has been subdivided into four separate lots of 5,000 square feet each, which are intended to be sold and developed as single or two family dwellings. The 57 unit multifamily building will be setback 27 feet from the edge of Linear Park and the size and scale of the building is appropriate for a relatively large industrial site adjacent to a former rail line. The northern edge of the site, where the multifamily building is located, is abutted by a closed off street, the surface parking lot of a nearby condominium building, the blank wall of an industrial building converted to residential use, and an NStar gas facility.

New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The site does not have an established streetscape and there are 5 public ways which terminate at the property line. The project will extend the surrounding streetscape onto the property in a way that is consistent with their current layout while discouraging vehicle cut through trips. The buildings along the Cottage Park Avenue driveway will be setback to match the existing structures along the street.

In mixed use projects, uses are to be located carefully to respect content.

The project will feature exclusively residential uses.

Where relevant, historical context are respected, e.g. special considerations should be given to buildings on the site or neighboring buildings that are preferably preserved.

The existing structures on the site are light industrial buildings that do not have historical significance.

(19.32) Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways consist of spaces that are actively inhabited by people.

As demonstrated in the site plan for the project, the frontage along the building features appropriate variations as well as a series of patios, terraces, and pathways that will help activate frontage along the Linear Park edge.

Covered parking on the lower floors of a building and on-grade open parking particularly where located in front of a building, is discouraged where a building faces a public street or public park and publicly accessible pathways.

The covered and on-grade parking in front of the building is abutted by a closed off street, the surface parking lot of a nearby condominium building, the blank wall of an industrial building which has been converted to residential use, and an NStar gas facility. There are 7 parking spaces that will face Linear Park on the western edge of the property and 4 parking spaces along the private way extending from Cottage Park Avenue. The parking facilities are designed to discourage cut through vehicle traffic through the site.

Ground floors should be generally 25-50% transparent. The greatest amount of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.

The ground floors of the multifamily building and duplex structures will consist of residential dwelling units or in some cases garages or decks serving those uses, containing ample doors and windows as shown on the building fenestration plans.

Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips.

The site will feature new opportunities for access to Linear Park for both residents of the new buildings and neighbors. The proponent will also install sidewalks on the site that will provide improved pedestrian access to Whittemore Avenue, Magoun Avenue, Cottage Park Avenue, and Edmunds Street.

Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have secure storage facilities conveniently located on-site and out of the weather.

Then project will include more than one bicycle parking space for each dwelling unit. Bicycle parking will be located in dedicated rooms on the ground floor of the building which can be accessed through both interior and exterior entries. Visitor bicycle parking spaces will be located at both entrances.

(19.33) The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors.

The cooling and heating system will consist of individual units that will be located on the roof of the building and sited to minimize visual and acoustical impacts.

Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. use of trash compactors or containment of all trash storage within a building is encouraged.

There will be 2 trash storage locations on the site which will be fenced and landscaped. The locations will be reviewed by CDD staff to ensure that the locations minimize visual and other impacts on neighbors.

Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

The project will not include loading docks.

Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

The amount of impervious area on the site will be reduced as a result of the project. The proposed storm water management system has been designed in a manner that will exceed the provisions of the Department of Environmental Protection (DEP) Stormwater Management Policy for a new construction project. The design is also in conformance with the City of Cambridge stormwater management guidelines, as outlined in the document "Wastewater and Stormwater Management Guidance" dated May 2008. The proposed Stormwater Management System for the Project will treat and infiltrate the portions of the runoff volume from the post-development for a 25-year storm event along with runoff volumes from all other rainfall events to reduce the existing stormwater flow rates and volumes generated currently. Additional stormwater management measures on site such as an underground detention/infiltration system and natural swales will further reduce stormwater runoff generated on site. All runoff collected will ultimately overflow to the new drainage infrastructure in Whittemore Street.

Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to predevelopment conditions.

The redevelopment of the site will result in an increase in the permeable area, from 25% to 46% of the site area, which will increase on site infiltration of stormwater and reduce peak runoff rates from the site.

The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyments of adjacent open spaces.

The setbacks of the proposed project will minimize shadow impacts on both neighboring structures and Linear Park. The multifamily building will be 3 stories and 35 feet in height within 50 feet of the Linear Park edge. The residential areas adjacent to the project site feature structures that are 2.5 to 3 stories in height. The eastern edge of the site will feature townhouse units which are consistent with the character of existing structures on Cottage Park Avenue. On the western edge of the site the remainder of the Norberg Greenhouse lot

has been subdivided into four separate lots of 5,000 square feet each, which are intended to be sold and developed as single or two family dwellings.

Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to the property line.

There are no changes in grade at the site proposed.

Building scale and wall treatment, including provisions of windows, are sensitive to existing residential uses on adjacent lots.

Window openings on both the multifamily building and the duplex units will be a typical size found in adjacent residential uses and will be located to avoid impacts on the privacy of neighboring residential homes.

Outdoor lighting is designed to provide minimum lighting necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

Outdoor lighting will be reviewed by CDD staff to ensure that it is designed to provide the required lighting necessary to ensure adequate safety, night vision and comfort, particularly along pedestrian/bicycle pathways, while minimizing light pollution.

The creation of a Tree Protection Plan that identifies important trees on site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

A Tree Survey has been submitted to the City Arborist for review. As indicated in the Landscape Site Plan, significant tree planting will occur as part of the development of the site.

(19.34) Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

The project will use water conserving plumbing fixtures. The site has been designed to reduce the amount of runoff generated onsite by reducing the existing impervious area on site and through the incorporation of an underground infiltration system.

The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or steps necessary to bring them up to an acceptable level are identified.

The project will require approximately 22,660 gallons per day for its domestic water demands, based on the sanitary flow calculations per 310 CMR 15.203. It is anticipated that the site's service connection will be from the existing 8-inch water line in Magoun Street. The capacity of the existing water supply infrastructure in Magoun Street has been determined through hydrant flow tests conducted with the City Water Department and determined that there is adequate water to service the proposed Project from Magoun Street. Additionally, the project is working with the Cambridge Water Department to provide a

looping of the City water main through the property to improve water quality and pressures in the neighborhood. There is adequate sewer infrastructure available on Whittemore Avenue where the project proposes to connect to the City infrastructure. A portion of the existing site drainage also discharges to an existing combined sanitary line onsite. The project proposes to re-direct site runoff to the proposed drainage system, thus resulting in a reduction in discharges to the City sanitary system.

Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and it's location on the roof of a building specifically. The buildings are sited on the lot to allow construction on the adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environment efficiency standards is encouraged.

The project will be designed to minimize negative impacts on the environment measured using the Leadership in Energy and Environmental Design (LEED) standards. A description of the sustainable design approach for the project is contained in the LEED Narrative and LEED Checklist submitted with this Application.

(19.35) New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

The redevelopment of the site into a residential use featuring multi-family housing is appropriate and consistent with the redevelopment of other similar former light industrial sites in the area adjacent to Linear Park.

(19.36) Expansion of the inventory of housing in the city is encouraged.

The project will create sixty-seven new dwelling units. The unit mix will be varied in order to accommodate a range of household sizes, including seventeen (17) three bedroom units which can accommodate families with children.

(19.37) Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

The redevelopment of the site will result in the creation of more than 64,000 square feet of open space which is currently nearly impervious. The project will feature two pedestrian and bicycle connections between linear park and the residential neighborhood. The open spaces on the site are designed to serve as an amenity for residents of the development and also provide enhanced experience and views from Linear Park.

3. Criteria for Townhouse and Multifamily Special Permit (10.47.4 and 17.24.3)

- 1) *Key features of the natural landscape should be preserved to the maximum extent feasible. Tree removal should be minimized and other natural features of the site, such as slopes, should be maintained.*

There are currently very few landscaped features or grade changes on the site.

- 2) *New buildings should be related sensitively to the existing built environment. The location, orientation and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.*

The new buildings will be arranged on the site in a way that responds to the existing street pattern, minimizes impacts on the fabric of the neighborhood and is sensitive to the proximity to Linear Park. The architectural treatment and height variations of the buildings on the site will help maintain a consistent visual pattern along existing streets and into Linear Park. The duplex units will be consistent with the character of existing structures on Cottage Park Avenue. The remainder of the Norberg Greenhouse lot has been subdivided into four separate lots of 5,000 square feet each, which are intended to be sold and developed as single or two family dwellings. The 57 unit multifamily building will be 3 stories and 35 feet in height within 50 feet of the Linear Park edge. The opposite side of the building will include surface parking, and is abutted by a closed off street, the surface parking lot of a nearby condominium building, the blank wall of an industrial building which has been converted to residential use, and an NStar gas facility.

- 3) *The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passerby as well as functional benefits to occupants of the development*

The open spaces on the site are designed to serve as an amenity for residents of the development and also provide enhanced experience and views from Linear Park. The proponent will work with CDD staff on the final design of the fence along Linear Park.

- 4) *Parking areas, internal roadways and access/egress points should be safe and convenient.*

The parking areas and driveways are designed in a way that discourages cut through vehicle traffic. The project will feature two pedestrian and bicycle connections between Linear Park and the residential neighborhood. The proponent will also install sidewalks on the site that will provide improved pedestrian access to Whittemore Avenue, Magoun Avenue, Cottage Park Avenue, and Edmunds Street.

- 5) *Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties.*

The covered and on-grade parking in front of the multifamily building is abutted by a closed off street, the surface parking lot of a nearby condominium building, the blank wall of an industrial building which has been converted to residential use, and an NStar gas facility. The parking areas throughout the site are adequately screened and landscaped.

- 6) *Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for residents, yet unobtrusive.*

There will be 2 trash storage locations on the site which will be fenced and landscaped. The locations will be reviewed by CDD staff to ensure that the locations minimize visual and other impacts on neighbors.

17.24.3 Special District 2 Other Dimensional Requirements

- (4) *Additional Special Permit Criteria.*

The project will create sixty-seven new dwelling units. The unit mix will be varied in order to accommodate a range of household sizes, including seventeen (17) three bedroom units which can accommodate families with children.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents dated February 7, 2013, and revised plans dated May 17, 2013, and all supplemental documents and information submitted by the Applicant to the Planning Board as referenced above. Appendix I summarizes the dimensional features of the project as approved.
2. The project shall be subject to continuing design review by the Community Development Department (CDD), in particular:
 - Trash handling and storage
 - Mechanical equipment screening
 - Lighting
 - Fencing and landscaping along the Linear Park edge

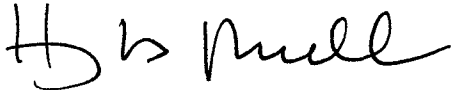
Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD's administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.

3. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

4. Throughout design development and construction, the project shall conform to the Green Building Requirements set forth in Section 22.20 of the Cambridge Zoning Ordinance.
5. The project shall incorporate the recommendations listed in the Memo to the Planning Board from Susan E. Clippinger, Director of Traffic, Parking and Transportation Department, dated 3/5/13 (attached)

Voting in the affirmative to GRANT the Special Permits were Planning Board Members H. Russell, T. Cohen, P. Winters, S. Cohen, S. Winter, and Associate Members C. Preston Connelly, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,

A handwritten signature in black ink, appearing to read "Hugh Russell". The signature is written in a cursive, flowing style.

Hugh Russell, Chair

A copy of this decision #276 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on May 31, 2013, by Liza Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

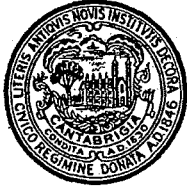
Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:

City Clerk of Cambridge

Dimensional Form

	Allowed/Required	Existing	Proposed	Granted
Total FAR	0.642	0.265	0.639	0.639
Residential	0.50	n/a	0.5	0.50
Non-Residential	n/a	0.265	n/a	
Inclusionary Bonus	0.15			To be determined
Total GFA (sqft)	83,528.57	34,365	83,067	83,067
Residential	64,252.75	n/a	64,027	
Non-Residential	n/a	34,365	n/a	
Inclusionary Bonus	19,275.82	n/a	19,040	To be determined
Max. Height (ft.)	40/35	30	40/30	40
Range of heights				
Lot Size (sqft)	5,000	130,079	unchanged	unchanged
Lot area/du	2,500	n/a	1,941.4	1,941.4
Total Dwelling Units	67	n/a	67	67
Base units	51	n/a	51	51
Inclusionary units	16	n/a		To be determined
Min. Lot Width (ft)	50	as shown on plans	as shown on plans	as shown on plans
Min. Yard Setbacks				
Front	15ft	0	52.9ft	As shown on plans
Side, Left	7.5ft (sum to 20ft)	See site plan	See site plan	As shown on plans
Side, Right	7.5ft (sum to 20ft)	See site plan	See site plan	As shown on plans
Rear	n/a			
Open Space (%)	40%	32,649sqft	46%	As shown on plans
Usable		n/a		As shown on plans
Other		32,649sqft		As shown on plans
Off Street Parking	67	66	71	71
Min #				
Max #				
Handicapped				
Bicycle Spaces	34	0	83	83
Loading Bays	n/a	0	0	0



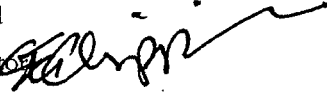
CITY OF CAMBRIDGE
Traffic, Parking and Transportation
344 Broadway
Cambridge, Massachusetts 02139

www.cambridgema.gov/traffic

Susan E. Clippinger, Director
Brad Gerratt, Deputy Director

Phone: (617) 349-4700
Fax: (617) 349-4747

MEMORANDUM

To: Cambridge Planning Board
From: Susan E. Clippinger, Director 
Date: March 5, 2013
Re: Tyler Green, 33 Cottage Park Avenue

The Traffic, Parking & Transportation (TP&T) Department has reviewed the Transportation Impact Study (TIS) for the proposed Tyler Green Residential Development project located at 33 Cottage Park Avenue by Tyler Court Limited Partnership. The project proposes 67 residential units with 78 total parking spaces (71 residential and 7 visitor spaces). The project also proposes 83 bicycle parking spaces (including 71 long-term weather protected bicycle spaces). We certified the TIS as complete and reliable on December 19, 2013.

The project will generate the following trips (the full TIS summary is attached):
284 daily vehicle trips including, 19 AM and 29 PM peak hour vehicle trips,
170 daily transit trips (12 AM Peak/18 PM Peak hour transit trips),
34 daily pedestrian trips (2 AM/3 PM Peak hour transit trips) and
28 daily bicycle trips (2 AM/3 PM Peak hour bicycle trips).

It should be noted that the trip generation does not take into account the elimination of vehicle and truck trips from the existing Fawcett Oil and Deborah Mason School of Dance, totaling 28,700 square feet. The project's net new peak hour trips will be less than the trips generated when the Fawcett Oil and Deborah Mason School were fully occupied (approximately 9 less trips during the weekday morning peak hour and 1 less trip during the evening peak hour).

- 1. Planning Board Exceedences.** According to the TIS, the Planning Board Special Permit Transportation Criteria was exceeded in 11 instances for Pedestrian Level of Service (PLOS) (i.e. pedestrian crossing delays) under existing conditions at the intersections of Mass Avenue/Alewife Brook Parkway, Mass Avenue/Gladstone Street/Magoun Street and Mass Avenue/Edmunds Street. The project will not change these conditions. We do not recommend mitigation from these exceedences.
- 2. Site Plan and Circulation.** TP&T worked with the Proponent on the proposed site plan. The site plan will prevent cut-through traffic between Alewife Brook Parkway and Mass Avenue by installing driveway gates at the center parking lot and will let residents enter/exit the site from the direction they are traveling (i.e. east or westbound). Site access will be from five roadways including, Whittmore Avenue, Magoun Street, Cottage Park Avenue, Edmunds Street and Tyler Court. Access from multiple streets and the three separate parking lots will help distribute trips and minimize traffic impacts on any one street. TP&T supports the proposed installation of sidewalks on the site which will connect Whittmore Avenue, Magoun Street, Cottage Park Avenue and Edmunds Street. All sidewalks and their connections to the existing streets should be MAAB/ADA compliant.

3. **Auto Parking.** We believe a total of 78 parking spaces (71 residential spaces, plus 7 visitor parking spaces) will be sufficient to meet the project's parking needs. Parking will occur on-site and meets the minimum parking requirement required by zoning.

To help reduce auto ownerships and parking demand, we recommend two (2) on-site visitor parking spaces be made available for car share vehicles. Car share vehicles will be an amenity to residents by providing an alternative to owning a car or a second car.

4. **Bicycle Parking.** We strongly support the project's plan to provide at least 1 bicycle parking space per unit in dedicated bicycle rooms with direct access to the street, and visitor bicycle parking spaces located near building entrances.

Another benefit of this project is a connection to the Linear Park. We recommend the connection on their property be 8 feet wide instead of 5 feet wide and have lighting at night. The Proponent should keep the path connection on their property and City property clear of snow and ice all the way until it connects with Linear Park. Pedestrian and bicycle access to Linear Park through their property between Cottage Park Avenue and Tyler Court should be open to the public.

5. **Transportation Demand Management (TDM).** To further reduce project traffic impacts we recommend the following TDM measures be incorporated as a condition to this project:

- Provide an MBTA Bike Charlie Card, with the value of a combined bus/subway pass (currently set at \$70 but is subject to MBTA fare increases) to each adult member of a new household during the first month of initial occupancy of a new household. Up to two Charlie Cards total per household are required; more may be distributed, but are not required. This requirement renews each time a new household moves in to incentivize new households to use public transportation.
- Make available transit maps, schedules and other information relevant to commuting options by posting information in a centralized location for residents.
- Encourage car/vanpooling in coordination with MassRides, CRTMA or other private ride-matching organizations. This information should be posted in a centralized location.
- Participate in a Transportation Management Association (TMA) if one is established in the Alewife area in the future.
- Provide and post information on available pedestrian and bicycle facilities in the vicinity of the project site.
- Provide air pumps and other bicycle tools, such as a "fix-it" stand in the bicycle storage areas.
- Designate a transportation coordinator (TC) for the site to manage the TDM program.

Cc: Brian Murphy, Susanne Rasmussen, Stuart Dash, Roger Boothe, Liza Paden, Jeff Roberts, Cara Seiderman, Stephanie Groll, CDD; Adam Shulman, TPD, Jim Rafferty, Giles Ham, Mark Boyes-Watson.

CITY OF CAMBRIDGE

Special Permit Transportation Impact Study (TIS)

Summary Sheet

Planning Board Permit Number: _____

Project Name: TYLER GREEN RESIDENTIAL DEVELOPMENT

Address: 1 Tyler Court, Cambridge, MA

Owner/Developer Name: Nordblom Company

Contact Person: Stephen Logan

Contact Address: 15 Third Avenue

Burlington, MA 01803

Contact Phone: 781-272-4000

ITE sq. ft.: 83,000± sf (66 units)

Zoning sq. ft.: _____

Land Use Type: Apartments

Existing Parking Spaces: Unmarked Use: Commercial

New Parking Spaces: 76 (incl. 8 new on-street) Use: Residential

Date of Parking Registration Approval: _____

Trip Generation:

	Daily	AM Peak Hour	PM Peak Hour
Total Trips	566	39	58
Vehicle	284	19	29
Transit	170	12	18
Pedestrian	34	2	3
Bicycle	28	2	3

Mode Split (person trips):

Vehicle:	<u>57.3</u>	%
Transit:	<u>30.2</u>	%
Pedestrian:	<u>6.1</u>	%
Bicycle:	<u>5.0</u>	%
Other:	<u>1.4</u>	%

Transportation Consultant: Vanasse and Associates, Inc.

Contact Name: F. Giles Ham, P.E.

Phone: 978-474-8800

Date of Building Permit Approval: _____

CITY OF CAMBRIDGE
Special Permit Transportation Impact Study (TIS)

Planning Board Criteria Performance Summary
Page 1

Planning Board Permit Number: _____

Project Name: TYLER GREEN RESIDENTIAL DEVELOPMENT

Total Data Entries = 129 Total Number of Criteria Exceedences = 11

1. Project Vehicle Trip Generation

Weekday = 284 AM Peak Hour = 19 PM Peak Hour = 29 Meets Criteria? [Y/N] Y/Y/Y

2. Level of Service (LOS)

Intersection	A.M. Peak Hour			P.M. Peak Hour		
	Existing	With Project	Meets Criteria?	Existing	With Project	Meets Criteria?
Massachusetts Ave at Alewife Brook Pkwy	F	F	Y	F	F	Y
Massachusetts Avenue at Columbus Avenue	A	B	Y	B	B	Y
Massachusetts Avenue at Magoun Street	F	F	Y	E	E	Y
Massachusetts Avenue at Brookford Street	A	A	Y	C	C	Y
Massachusetts Avenue at Cottage Park Ave	C	C	Y	C	C	Y
Massachusetts Avenue at Edmunds Street	E	E	Y	C	C	Y
Massachusetts Avenue at Tyler Court	E	E	Y	C	C	Y
Massachusetts Avenue at Cedar Street	C	C	Y	C	C	Y
Massachusetts Ave at Harvey St/Cameron Ave	B	B	Y	D	D	Y
Alewife Brook Pkwy at Whittemore Ave	D	D	Y	F	F	Y



CITY OF CAMBRIDGE
Special Permit Transportation Impact Study (TIS)

Planning Board Criteria Performance Summary

3. Traffic on Residential Streets

Street Segment	A.M. Peak Hour			P.M. Peak Hour		
	Existing Volume	With Project	Meets Criteria?	Existing Volume	With Project	Meets Criteria?
Massachusetts Ave; Alewife Brook Pkwy to Magoun Street (Amount of Residential = 1/2 or more)	2,003	2,005	Y	1,858	1,867	Y
Massachusetts Ave; Magoun Street to Brookford St (Amount of Residential = 1/2 or more)	2,047	2,047	Y	1,893	1,893	Y
Massachusetts Ave; Brookford St to Cottage Park Ave (Amount of Residential = 1/2 or more)	2,028	2,041	Y	1,849	1,849	Y
Massachusetts Ave; Cottage Park Ave to Edmunds St (Amount of Residential = 1/3 or less)	2,036	2,037	Y	1,844	1,845	Y
Massachusetts Ave; Edmunds St to Tyler Ct (Amount of Residential = 1/3 or less)	2,033	2,035	Y	1,839	1,842	Y
Massachusetts Ave; Tyler Ct to Cedar St (Amount of Residential = 1/2 or more)	2,100	2,112	Y	1,863	1,880	Y
Massachusetts Ave; Cedar St to Alberta Terr (Amount of Residential = 1/3 or less)	1,889	1,902	Y	1,834	1,853	Y
Columbus Ave; Massachusetts Ave to Harrison Ave (Amount of Residential = 1/2 or more)	68	69	Y	44	45	Y
Magoun St; Massachusetts Ave to Whittemore Ave (Amount of Residential = 1/2 or more)	30	31	Y	43	51	Y
Brookford St; Massachusetts Ave to End (Amount of Residential = 1/2 or more)	4	4	Y	5	5	Y
Cottage Park Ave; Massachusetts Ave to Site (Amount of Residential = 1/2 or more)	15	16	Y	18	19	Y
Edmunds St; Massachusetts Ave to Site (Amount of Residential = 1/2 or more)	54	55	Y	19	21	Y
Tyler Ct; Massachusetts Ave to Site (Amount of Residential = 1/2 or more)	53	63	Y	13	27	Y



CITY OF CAMBRIDGE
Special Permit Transportation Impact Study (TIS)

Lane Queue (for Signalized Intersections Critical Lane)

Intersection	No. of Lanes Analyzed	A.M. Peak Hour			P.M. Peak Hour		
		Existing	With Project	Meets Criteria?	Existing	With Project	Meets Criteria?
<i>Massachusetts Avenue at Alewife Brook Parkway:</i>	12						
Massachusetts Avenue EB LT		4	4	Y	4	4	Y
Massachusetts Avenue EB TH		18	18	Y	9	9	Y
Massachusetts Avenue EB TH/RT		18	18	Y	9	9	Y
Massachusetts Avenue WB LT		10	10	Y	14	14	Y
Massachusetts Avenue WB TH		10	10	Y	8	8	Y
Massachusetts Avenue WB TH/RT		10	10	Y	8	8	Y
Alewife Brook Parkway NB LT		2	2	Y	5	5	Y
Alewife Brook Parkway NB TH		9	9	Y	28	28	Y
Alewife Brook Parkway NB TH/RT		9	9	Y	28	28	Y
Alewife Brook Parkway SB LT		4	4	Y	3	3	Y
Alewife Brook Parkway SB TH		15	15	Y	14	14	Y
Alewife Brook Parkway SB TH/RT		15	15	Y	14	14	Y
<i>Massachusetts Avenue at Cedar Street:</i>	5						
Massachusetts Avenue EB TH		18	18	Y	13	13	Y
Massachusetts Avenue EB TH/RT		18	18	Y	13	13	Y
Massachusetts Avenue WB TH		3	3	Y	3	3	Y
Massachusetts Avenue WB TH		3	3	Y	3	3	Y
Cedar Street NB LT/RT		3	3	Y	6	6	Y
<i>Massachusetts Avenue at Harvey Street and Cameron Avenue:</i>	6						
Massachusetts Avenue EB LT/TH		2	2	Y	6	7	Y
Massachusetts Avenue EB TH/RT		2	2	Y	6	7	Y
Massachusetts Avenue WB LT/TH		9	9	Y	14	15	Y
Massachusetts Avenue WB TH/RT		9	9	Y	14	15	Y
Cameron Avenue SB LT		3	3	Y	1	1	Y
Cameron Avenue SB TH/RT		5	5	Y	2	2	Y



CITY OF CAMBRIDGE
Special Permit Transportation Impact Study (TIS)

Planning Board Criteria Performance Summary

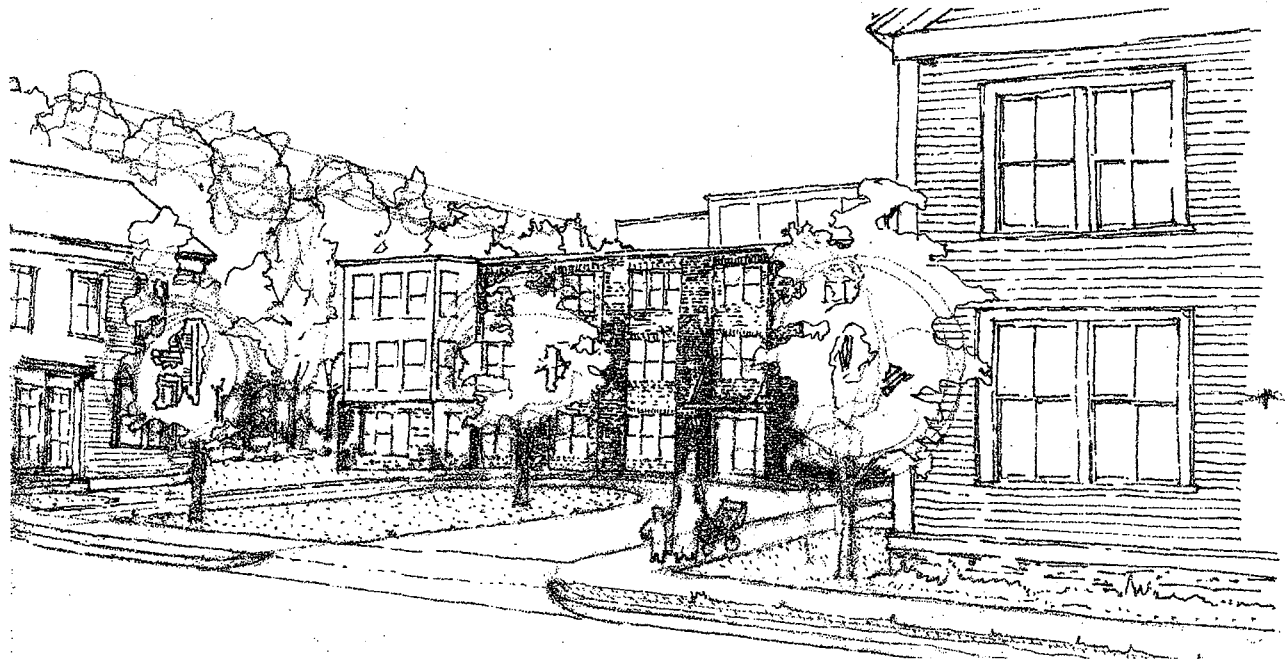
4. Pedestrian and Bicycle Facilities (Pedestrian LOS)

Intersection	A.M. Peak Hour			P.M. Peak Hour		
	Existing PLOS	With Project	Meets Criteria?	Existing PLOS	With Project	Meets Criteria?
Massachusetts Ave at Alewife Brook Parkway	E	E	N	E	E	N
Crossing Massachusetts Avenue (East)	E	E	N	E	E	N
Crossing Massachusetts Avenue (West)	E	E	N	E	E	N
Crossing Alewife Brook Parkway (North)	E	E	N	E	E	N
Crossing Alewife Brook Parkway (South)	E	E	N	E	E	N
Massachusetts Avenue at Columbus Avenue						
Crossing Columbus Avenue (South)	A	A	Y	A	A	Y
Massachusetts Avenue at Gladstone Street and Magoun Street						
Crossing Massachusetts Avenue (West)	F	F	N	A	A	Y
Crossing Gladstone Street (North)	A	A	Y	A	A	Y
Massachusetts Avenue at Brookford Street						
Crossing Brookford Street (South)	A	A	Y	A	A	Y
Massachusetts Avenue at Cottage Park Avenue						
Crossing Cottage Park Avenue (South)	A	A	Y	A	A	Y
Massachusetts Avenue at Edmunds Street						
Crossing Massachusetts Avenue (East)	F	F	N	F	F	N
Crossing Edmunds Street (South)	A	A	Y	A	A	Y
Massachusetts Avenue at Cedar Street						
Crossing Cedar Street (South)	A	A	Y	A	A	Y
Massachusetts Avenue at Harvey Street and Cameron Avenue						
Crossing Massachusetts Avenue (North)	D	D	Y	D	D	Y
Crossing Massachusetts Avenue (South)	D	D	Y	D	D	Y
Crossing Cameron Avenue (East)	B	B	Y	B	B	Y
Crossing Harvey Street (West)	A	A	Y	A	A	Y

Pedestrian and Bicycle Facilities (Safe Pedestrian and Bicycle Facilities)

Adjacent Street or Public Right-of-Way	Sidewalks or Walkways Present?	Meets Criteria?	Bicycle Facilities or Right-of-Ways Present?	Meets Criteria?
Massachusetts Avenue	Yes	Y	Yes	Y





33 COTTAGE PARK AVENUE

OWNER GROUP
TYLER COURT LIMITED
PARTNERSHIP
1 TYLER COURT
CAMBRIDGE 02140

REAL ESTATE DEVEL. GROUP
NORBLOM COMPANY
STEVE LOGAN, PM
71 THIRD AVENUE
BURLINGTON, MA 01803
TEL: 781.272.4000

LEGAL COUNSEL
ADAMS & RAFFERTY
JAMES RAFFERTY
130 BISHOP ALLEN DRIVE
CAMBRIDGE, MA 02139
TEL: 617.492.4100

ARCHITECT
BOYES-WATSON ARCHITECTS
MARK BOYES-WATSON
30 BOW STREET
SOMERVILLE, MA 02143
TEL: 617.629.8200

CIVIL / LANDSCAPE ENG.
BSC GROUP, INC.
15 ELKINS STREET
BOSTON, MA 02127
TEL: 617.896.4300

LEED CONSULTANTS
CONSERVATION SVC. GROUP
GABE BALDWIN, PM
50 WASHINGTON STREET, SUITE
3000
WESTBOROUGH, MA 01581
508.836.9500

TRANSPORTATION ENG.
VANASSE & ASSOCIATES
10 NEW ENGLAND BUSINESS
CTR. DRIVE SUITE 314
ANDOVER, MA 01810
TEL: 978.474.8800

DIMENSIONAL FORM

DIMENSIONAL FORM

Project Address: 33 Cottage Park Avenue Application Date: 5/17/2013

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	130,079	5,000	Unchanged	
Lot Width (ft)	See Site Plan	50'	Unchanged	
Total Gross Floor Area (sq ft)	34,365	83,528.57	83,520	
Residential Base	n/a	64,252.75	64,027	
Non-Residential Base	34,365	n/a	n/a	
Inclusionary Housing Bonus	n/a	19,275.82	19,453	
Total Floor Area Ratio	0.265	0.642	0.642	
Residential Base	n/a	0.50	0.5	
Non-Residential Base	0.265	n/a	n/a	
Inclusionary Housing Bonus	n/a	0.15	0.15	
Total Dwelling Units	0	67	67	
Base Units	0	51	51	
Inclusionary Bonus Units	0	8 [inc] + 6 bonus = 14 Units	16 total	
Base Lot Area / Unit (sq ft)	n/a	2500	2500	
Total Lot Area / Unit (sq ft)	n/a	1941.4	1941.4	
Building Height(s) (ft)	30'	40'/35**	40'/30'	
Front Yard Setback (ft)	0' (see site plan)	15'	Varies (see site)	
Side Yard Setback - (ft)	Varies (see site)	7.5' (sum 20)	Varies (see site)	
Side Yard Setback - (ft)	Varies (see site)	7.5' (sum 20)	Varies (see site)	
Rear Yard Setback (ft)	n/a	n/a	n/a	
Open Space (% of Lot Area)	32,649 +/-	52,031 (40%)	60,400 +/- (46.4%)	
Usable Open Space	n/a	32,520 (25%)	32,690 +/- (25.1%)	
Permeable Open Space	32,649 +/-	26,016 (20%)	38,650 +/- (45.1%)	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	66	67	70	
Bicycle Parking Spaces	0	34	12 outside/ 64 inside	
Loading Bays	0	n/a	0	

Use space below and/or attached pages for additional notes:
 ** 35' height limit within 50' of an abutting zone with a lower height req.
 CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

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A404	PROPOSED DUPLEX PLANS AND ELEVATIONS
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- 1.
- 2.
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- 4.
- 5.
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- 7.
- 8.
- 9.
- 10.

name

client
 TYLER COURT LTD
 1 TYLER CT
 CAMBRIDGE, MA 02140

PROJECT INFORMATION
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
 ARCHITECTS INC.



Boyes-Watson
 architects inc.
 307 North Street
 Cambridge, MA 02142
 phone: (617) 427-8200
 fax: (617) 427-8201

job number 16730

scale NTS

date issued 05.15.13

sheet no.

A000

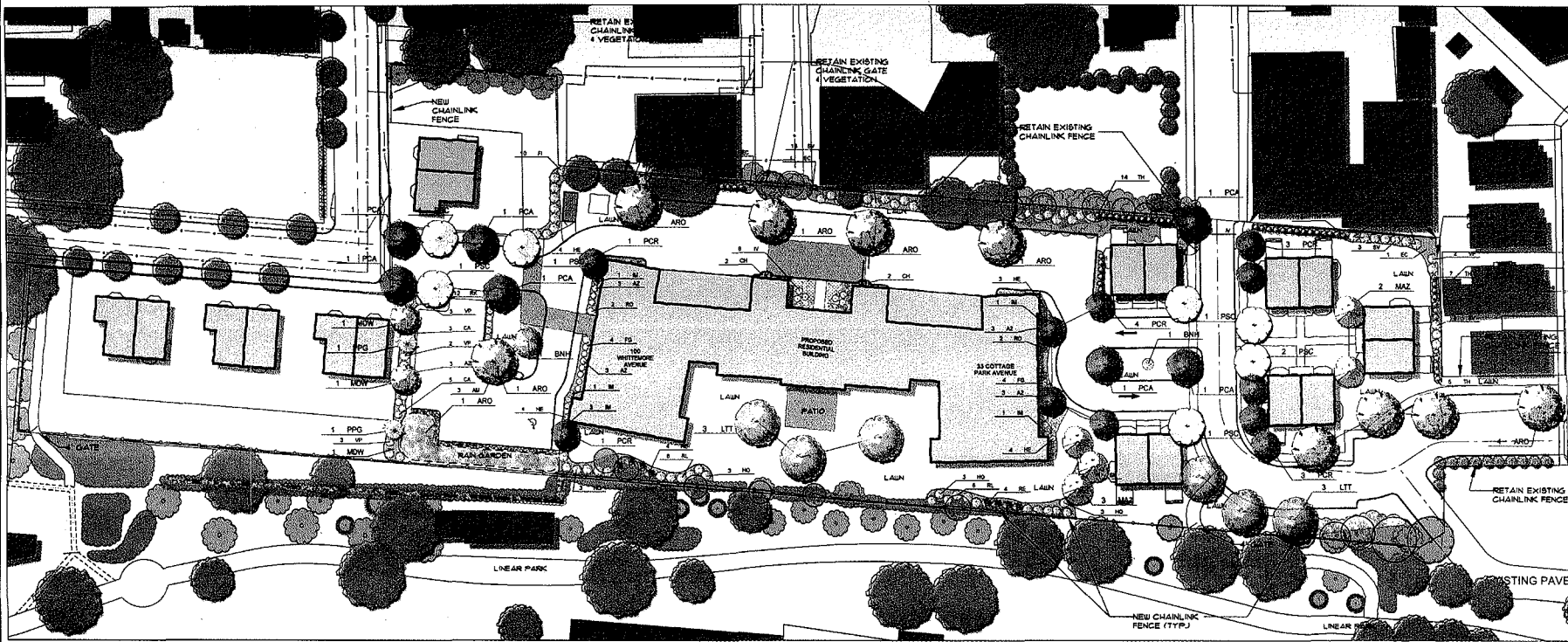
PLANT MATERIAL SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ARO	10	ACER RUBRA 'OCTOBER GLO'	OCTOBER GLORED RED MAPLE	3-3 1/2" GAL.	0 & B
MA	5	MAHUA ZAMPA	ELM DRAGONFLY	3-3 1/2" GAL.	0 & B
LIT	8	LIRIODENDRON FULVIFLORUM	YULE TREE	3-3 1/2" GAL.	0 & B W
PC	7	PRUNUS SPINOSISSIMA 'MONTANA'	WORM CHERRY	2-3 1/2" GAL.	0 & B W
PCR	11	PRUNUS CALLERIANA 'REDSPICE'	REDSPICE CALLERIANA FLOWERING PEAR	2-3 1/2" GAL.	0 & B
PCA	7	PRUNUS CALLERIANA 'VARIEGATA'	FLOWERING CALLERIANA PEAR	2-3 1/2" GAL.	0 & B
MDW	3	MAHUA DONALD WOODRUFF	DRAGONFLY	3-3 1/2" GAL.	0 & B W
BH	3	BETULA NIDA 'HERITAGE' SINGLE TRUNK	HERITAGE BIRCH	2-3 1/2" GAL.	0 & B
PH	3	PIEDRA PENSILVANA BLAUCA	BLUE COLORADO SPRUCE	8-4" HT.	0 & B

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BR	13	ROSA 'THROUGHT'	SHOCKOUT SHROUB RED SPIRUE ROSE	18-24" HT.	CONT.
HO	11	HYDRANGEA LANCEOLATA	SHADELIPS HYDRANGEA	18-24" HT.	CONT.
TK	67	TRICHOPHYLLA HEDRIFOLIA	ROSE YEW	3-4" HT.	CONT.
CH	4	CLEMATIS INTEGRALIS 'MADRAGON'	MADRAGON CLEMATIS	18-24" HT.	CONT.
M	5	SPYRIDA VETIVER 'FALLEN'	SHADE SPYRIDA LILAC	24-30" HT.	CONT.
IC	3	IRIS 'SUNSHINE CAMPANELLA'	SHADE IRIS CAMPANELLA	24-30" HT.	CONT.
IF	18	IRIS 'SUNSHINE CAMPANELLA'	SUNSHINE IRIS	24-30" HT.	CONT.
BY	28	SPYRIDA 'VALERIE'	COMMON LILAC	2-3 1/2" HT.	CONT.
FR	18	FORSYTHIA 'INTERMEDIA LYNWOOD DOLL'	LYNWOOD DOLL FORSYTHIA	3-3 1/2" HT.	CONT.
BI	7	BUX 'SEMPER PARVULA' (11 BOTT)	CHINA BLUE HOLLY	24-30" HT.	CONT.
CA	8	CORNUS ALBA 'BLOOD YELLOW'	BLOOD YELLOW CORNUS DOGWOOD	3-3 1/2" HT.	CONT.
AI	3	AZALEA 'MELISSA'	RED AZALEA	18-24" HT.	CONT.
W	11	WEIGELIA	VARIEGA SHEETPIRE	18-24" HT.	CONT.
RE	6	ROSCOPHILA 'TOSCANI BLOOM'	PROCOGNON	3-3 1/2" HT.	CONT.
HE	16	HELIOPSIS 'SUNSHINE'	PROCOGNON	18-24" HT.	CONT.
HL	12	HYDRANGEA 'LANCEOLATA'	LANCEOLATA HYDRANGEA	3-3 1/2" HT.	CONT.
HE	15	HYDRANGEA 'THALES BANGS'	HYDRANGEA	18-24" HT.	CONT.
HO	4	HYDRANGEA 'OLGA MERT'	OLGA MERT HYDRANGEA	24-30" HT.	CONT.
FE	8	FORSYTHIA 'LINDEN'	SHADE FORSYTHIA	18-24" HT.	CONT.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PO	1	PONDEROSA ALGECORCES 'THERSE'	DRYW FOURTAIN GRASS	2 GAL.	CONT.
CO	1	CORNERSTONE 'LACONIA' TRAIL FORM TURTLE	PERENNIAL GRASS	2 GAL.	CONT.
MT	1	MILLET 'TOWER'	SPRING STAMENGRASS	2 GAL.	CONT.
VE	1	VERBA 'MACE'	PERENNIAL	2 GAL.	CONT.

- PLANTING NOTES**
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DELIVERED MATERIAL IN ALL RESPECTS INCLUDING HEIGHT, BRANCHING HABIT, FLOWERING SEASON, FRUIT AND COLOR. PROPOSED SUBSTITUTIONS SHALL ONLY BE CONSIDERED IF SUBMITTED BY THE CONTRACTOR WITH WRITTEN MATERIAL HEADERS AND SUBSTITUTIONS ARE PROPOSED.
 - KEEP ALL EXISTING UTILITY LINES FROM TO PLANTING AND RESPECT ANY COMMENTS TO THE OWNER OR HIS REPRESENTATIVE.
 - NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL CLEARLY MARK DATE OF PLANTING AND DATE OF SELECTIVE PRUNING AND THINNING FOR REVIEW BY THE AIR PRIOR TO ANY CLEANING OPERATIONS.
 - ALL TREES NOTED FOR CLEANING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.
 - THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TOUCHED BY THE AIR. TO BE SAVED.
 - ALL TREES TO BE SAVED SHALL BE PROTECTED WITH A BROWN FENCE AND NAVY SALES CIRCUMSCRIBING THE TREE AT A MINIMUM DISTANCE OF 15' TO THE CANOPY.
 - THE AIR RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO AVOID EXISTING VEGETATION.
 - PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIAL NOTED ON THE PLANTING PLAN.
 - LOADS AND BEES ALL DELIVERED AREAS UNLESS OTHERWISE NOTICED.
 - RESERVE SPOONFE AREA AFTER REMOVAL OF EXCESS MATERIALS (SEE SITE WORK SPECIFICATIONS). LOADS AND BEES THE DISTURBED AREA.
 - TOP SOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE STONES (1" DIAMETER), LIMBS, ROOTS, OLD SOIL, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FINABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
 - PROVIDE SOIL TEST REPORTS FOR THREE TOP SOIL TO BE REUSED AND FOR LAWN BORDERS TO BE IMPORTED. SOIL TEST REPORT SHALL INCLUDE USDA TEXTURAL CLASSIFICATION, TEXTURAL BENEATH SURFACE AS WELL AS NUTRIENT ANALYSIS AND SOIL MOISTURE.
 - THE CONTRACTOR SHALL FURNISH LAWN BORDERS. LAWN SHALL BE FERTILE, FINALE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY LOAM TO SANDY LOAM TYPE. LAWN SHALL BE WITHOUT ADJUSTMENT OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LIMBS, ROOTS, STONES OR OTHER CONTAMINANTS AND BE OF A FINABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
 - PROVIDE SOIL AMENDMENTS AS DIRECTED BY THE AIR BASED UPON THE RESULTS OF SOIL TESTS PROVIDED FOR EXISTING TOP SOIL TO BE REUSED AND OR IMPORTED MATERIAL.
 - ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR APPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PURE BARK MULCH TO A DEPTH OF THREE (3) INCHES.
 - CAUTION SHALL BE USED NOT TO EXCEED MULCH LAYER ABOVE SOIL LEVEL AT TRANSVERSE OF INSTALLED PLANT MATERIAL.
 - PROVIDE FIVE (5) FOOT DIAMETER BROWN CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTIGUOUS MULCH AROUND SHRUB PLANTINGS.



SCALE: 1" = 30'
 0 15 30 60 FT

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

Revision
 1.
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FORM

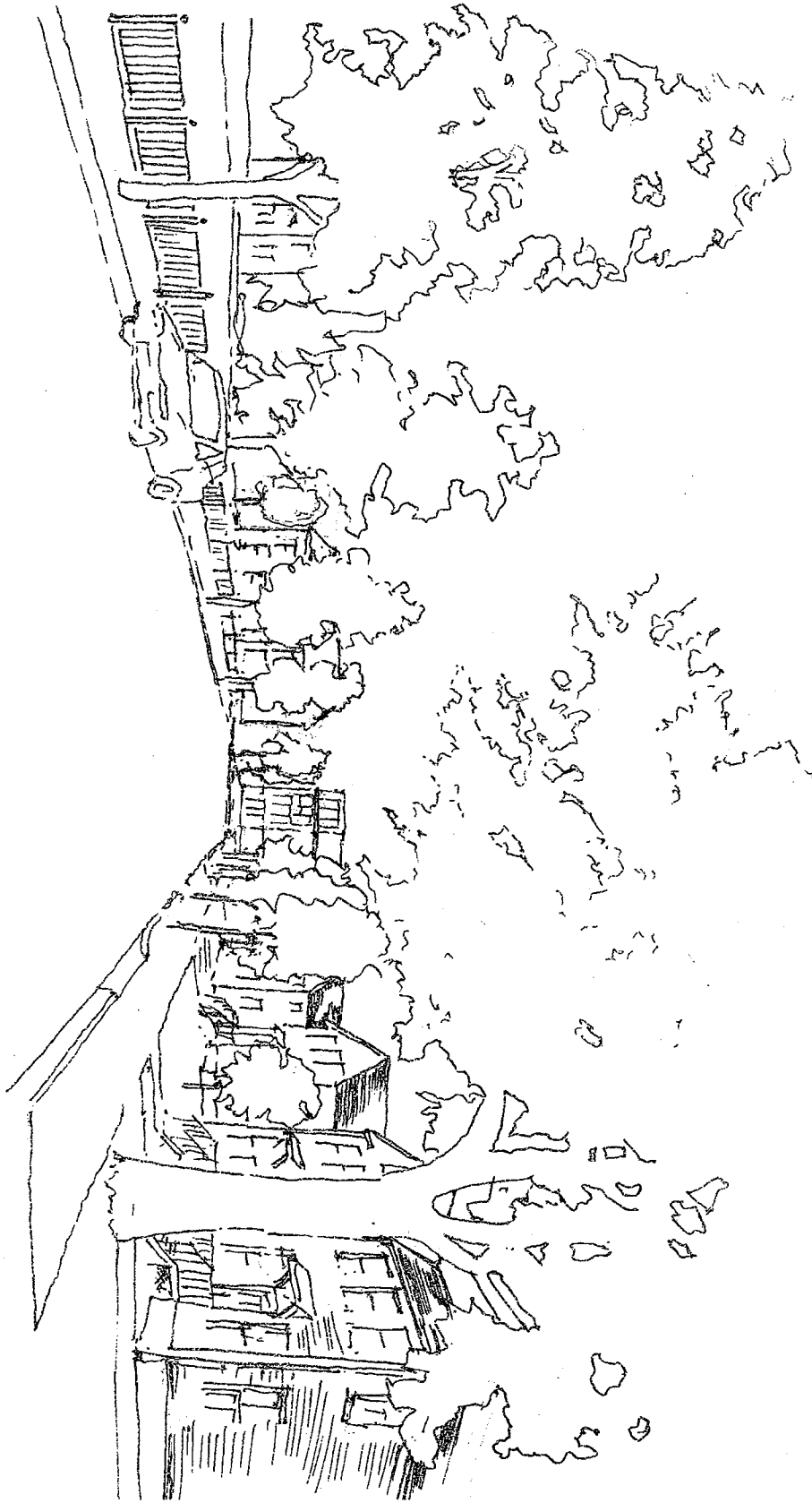
Client
 TYLER COURT LLC
 1788 G ST
 CAMBRIDGE, MA 02140


LANDSCAPE PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE, MA

BSC GROUP
 115 NEW MARKET STREET
 SUITE 200
 BOSTON, MA 02116
 (617) 552-2300
 © 2012 BSC Group, Inc.

Job Number: 2.067.04
 Date: 11/11/13
 Job Name: 01.11.13
 Sheet No: L-001

VIEW FROM WHITTEMORE STREET LOOKING EAST



PROJECT A001	DATE 05.15.13	DRAWN BY NIS	SCALE 1/8" = 1'-0"		SHEET NO. RENDERINGS	TITLE 33 COTTAGE PARK AVENUE, CAMBRIDGE MA	CLIENT THE BOARD OF CHAMBERS AND CHAMBERS	SHEET NO. 10
					TOTAL SHEETS 10			



VIEW DOWN MAGOUN STREET LOOKING SOUTH

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

WORK

CLIENT
PETER COOPER LTD
177 BRICK
CAMBRIDGE, MA 02140

PERSPECTIVE SKETCHES
33 COITAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
ARCHITECT



1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02142
PHONE: 617.452.8200
FAX: 617.452.8201

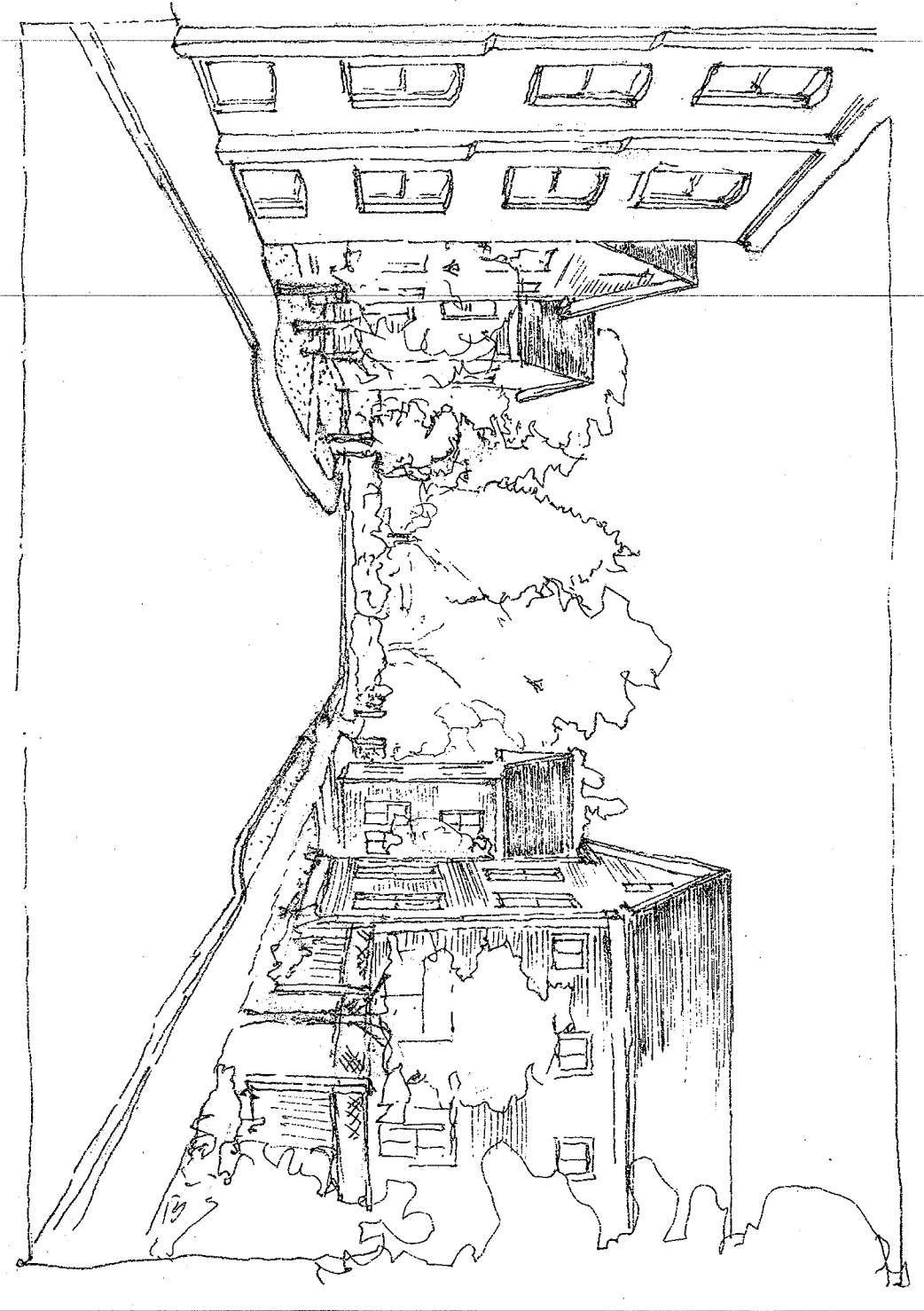
JOB NUMBER
16730

SCALE
NTS

DATE PLOTTED
05.15.13

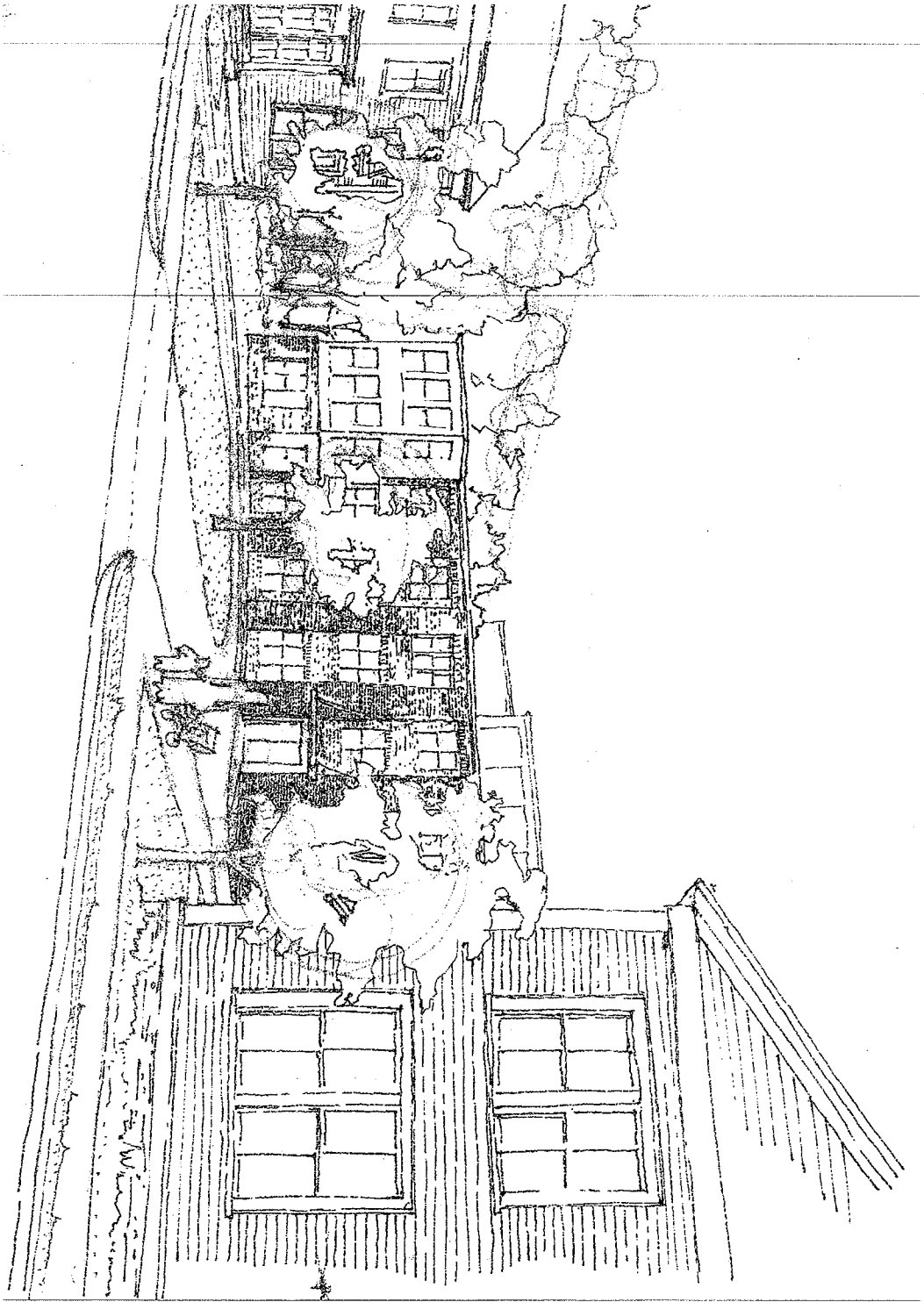
SHEET NO.
A002

VIEW DOWN COTTAGE PARK LOOKING SOUTH



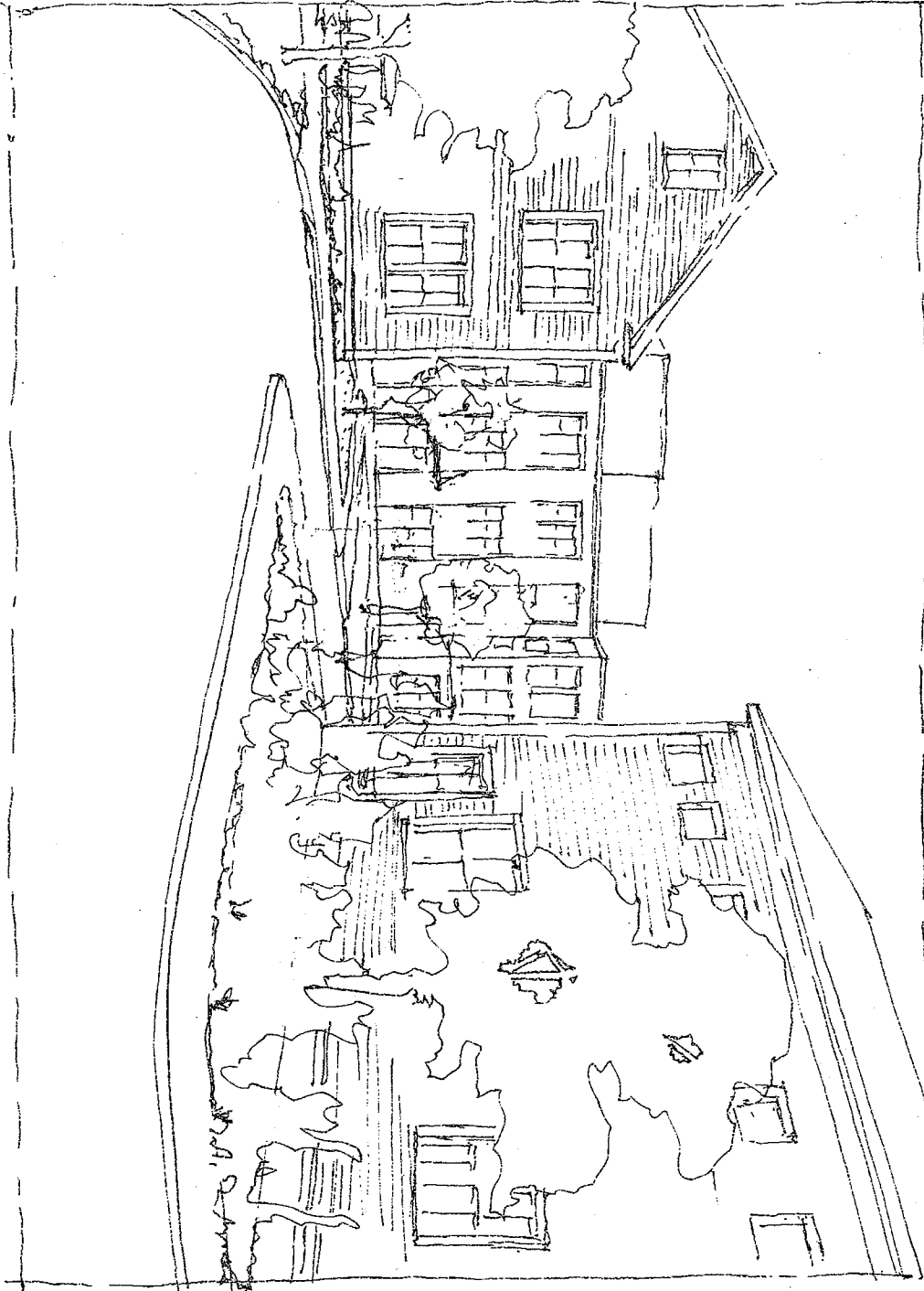
<p>DATE: 05.15.13</p> <p>PROJECT: NIS</p> <p>SCALE: 1/8"=1'-0"</p> <p>PROJECT NO: A003</p>	<p>ROBERT WALTER ARCHITECTS ARCHITECTS AND DESIGNERS 100 STATE STREET, SUITE 200 CAMBRIDGE, MA 02149 TEL: 617.452.1000 WWW.RWA-ARCHITECTS.COM</p>	<p>PERSPECTIVE SKETCHES</p>	<p>DATE: 05.15.13</p> <p>PROJECT: NIS</p> <p>SCALE: 1/8"=1'-0"</p> <p>PROJECT NO: A003</p>
		<p>33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>	

VIEW OF 33 COTTAGE PARK BETWEEN 2 FAMILY HOUSES



<p>ROYSE WARD ARCHITECTS</p> <p>100 STATE STREET CAMBRIDGE, MA 02149 TEL: 617.452.1100 WWW.ROYSEWARDARCHITECTS.COM</p>	<p>DATE: 12/20</p> <p>SCALE: NTS</p> <p>PROJECT: 33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>	<p>DATE: 05.15.13</p>	<p>PROJECT: 33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>	<p>DATE: 05.15.13</p>	<p>PROJECT: 33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>
	<p>DATE: 05.15.13</p>	<p>PROJECT: 33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>	<p>DATE: 05.15.13</p>	<p>PROJECT: 33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>	<p>DATE: 05.15.13</p>

ENTERING SITE FROM TYLER COURT



<p>DATE: 10/20/05 DRAWN BY: NIS PROJECT NO: 05.15.13 SHEET NO: A005</p>	<p>PROJECT: 33 COTTAGE PARK AVENUE, CAMBRIDGE MA</p>	<p>TYPE: INTERIOR ARCHITECTURE CAMBRIDGE, MASSACHUSETTS</p>	<p>NO. 1</p>	<p>NO. 2</p>	<p>NO. 3</p>	<p>NO. 4</p>	<p>NO. 5</p>	<p>NO. 6</p>	<p>NO. 7</p>	<p>NO. 8</p>	<p>NO. 9</p>	<p>NO. 10</p>
			<p>NO. 11</p>	<p>NO. 12</p>	<p>NO. 13</p>	<p>NO. 14</p>	<p>NO. 15</p>	<p>NO. 16</p>	<p>NO. 17</p>	<p>NO. 18</p>	<p>NO. 19</p>	<p>NO. 20</p>



NEW 2 FAMILY COURTYARD AT COTTAGE PARK

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date

client
 INTER COURTS
 1 FINEST
 CAMBRIDGE, MA 02142

PERSPECTIVE SKETCHES
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA



job number
 16730

scale
 NTS

DATE PLOTTED
 05.15.13

sheet no.
 A006



VIEW OF ENTRY FROM PARKING AT MULTIFAMILY BUILDING

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DATE

PROJECT
 INTERIOR COURTS
 PROJECT
 CAMBRIDGE, MA 02142

PERSPECTIVE SKETCHES
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
 ARCHITECTS



1000 Massachusetts Ave.
 Cambridge, MA 02142
 Phone: 617.452.2333
 Fax: 617.452.2321

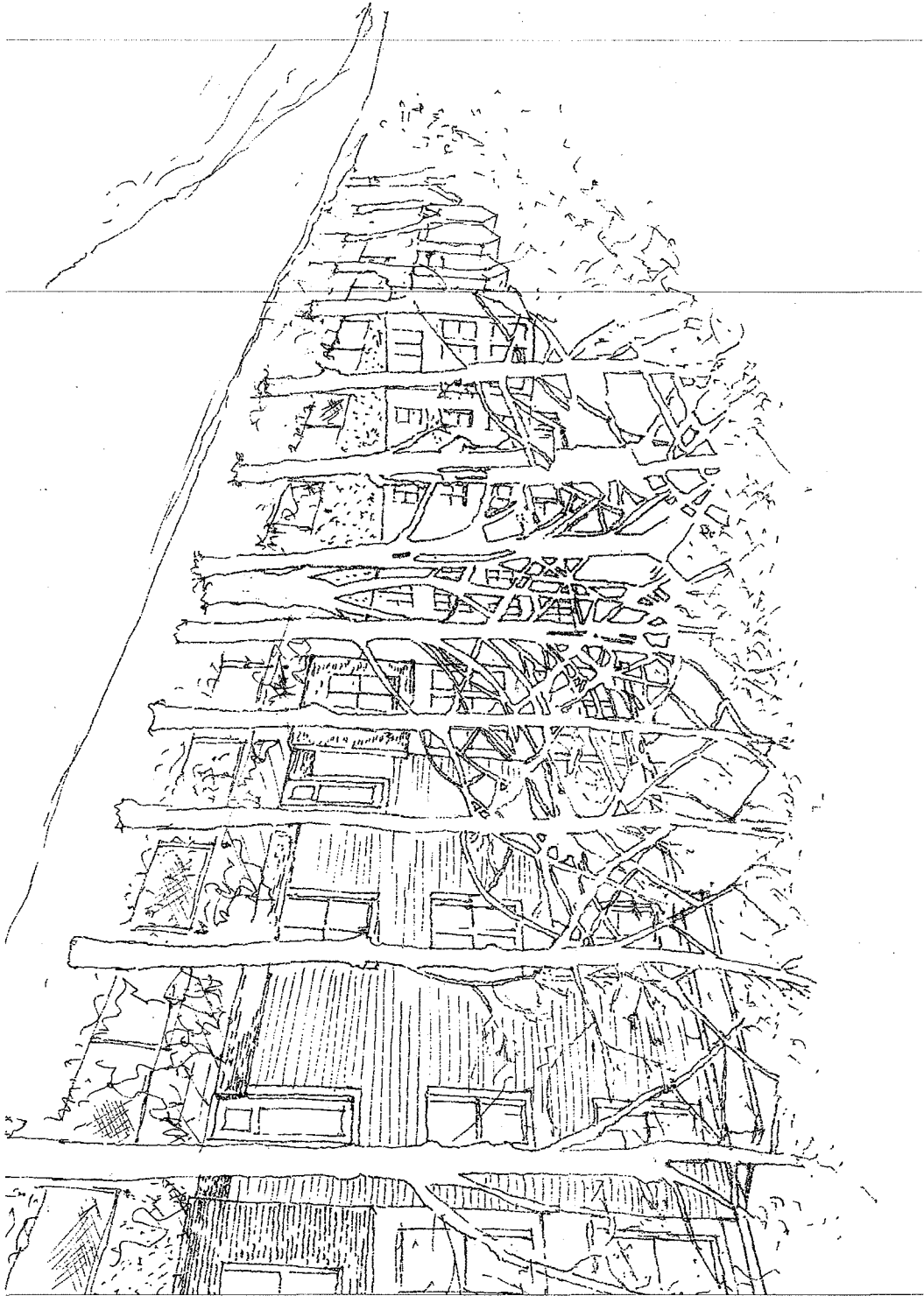
job number
 16730


scale
 NTS

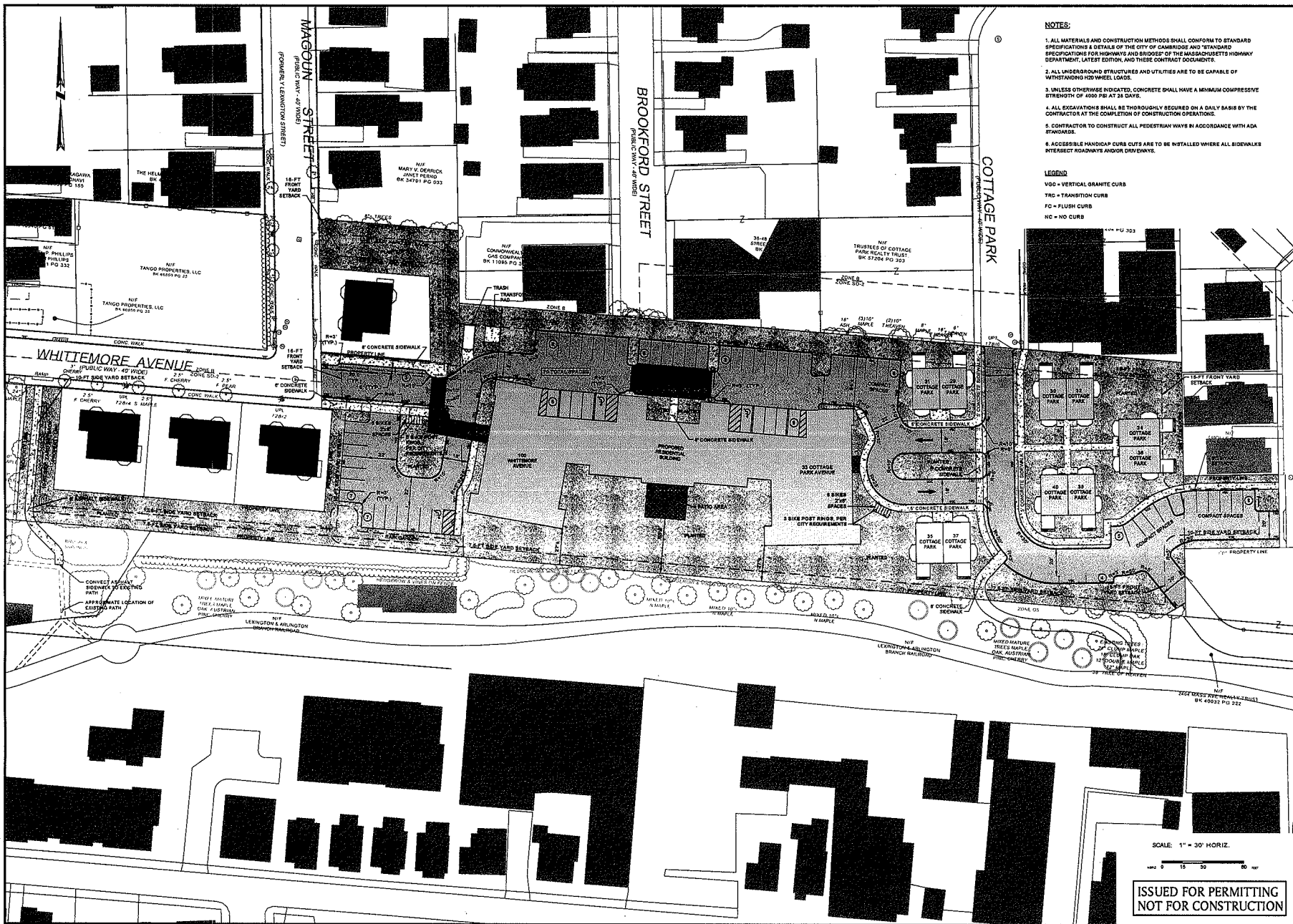
date issued
 05.15.13

sheet no.
 A007

VIEW FROM LINEAR PARK LOOKING WEST



A008	PROJECT NO. 05.15.13	DATE 1/2/20	NAME N/S	 BOYER WATSON ARCHITECTS 100 STATE STREET CAMBRIDGE, MA 02142 TEL: 617.452.1000 WWW.BWARCHITECTS.COM	PERSPECTIVE SKETCHES		SCALE	DATE	DRAWN BY	CHECKED BY	DATE
					33 COTTAGE PARK AVENUE, CAMBRIDGE MA						



NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE CITY OF CAMBRIDGE AND STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES OF THE MASSACHUSETTS HIGHWAY DEPARTMENT, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
2. ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING 150 WHEEL LOADS.
3. UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
5. CONTRACTOR TO CONSTRUCT ALL PEDESTRIAN WAYS IN ACCORDANCE WITH ADA STANDARDS.
6. ACCESSIBLE HANDICAP CURBS ARE TO BE INSTALLED WHERE ALL SIDEWALKS INTERSECT ROADWAYS AND/OR DRIVEWAYS.

LEGEND

- VGC = VERTICAL GRANITE CURB
- TRC = TRANSITION CURB
- FC = FLUSH CURB
- NC = NO CURB

revisions
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11/01/04

client
TYLER COURT LLC
11160 CO
CAMBRIDGE, MA 02142

PROJECT
CIVIL SITE LAYOUT AND MATERIALS PLAN
33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BSC GROUP
12 New Street
Boston, MA 02110
TEL: 617.552.1100

© 2010 BSC Group, Inc.

job number
2.067.04

scale
1" = 30'

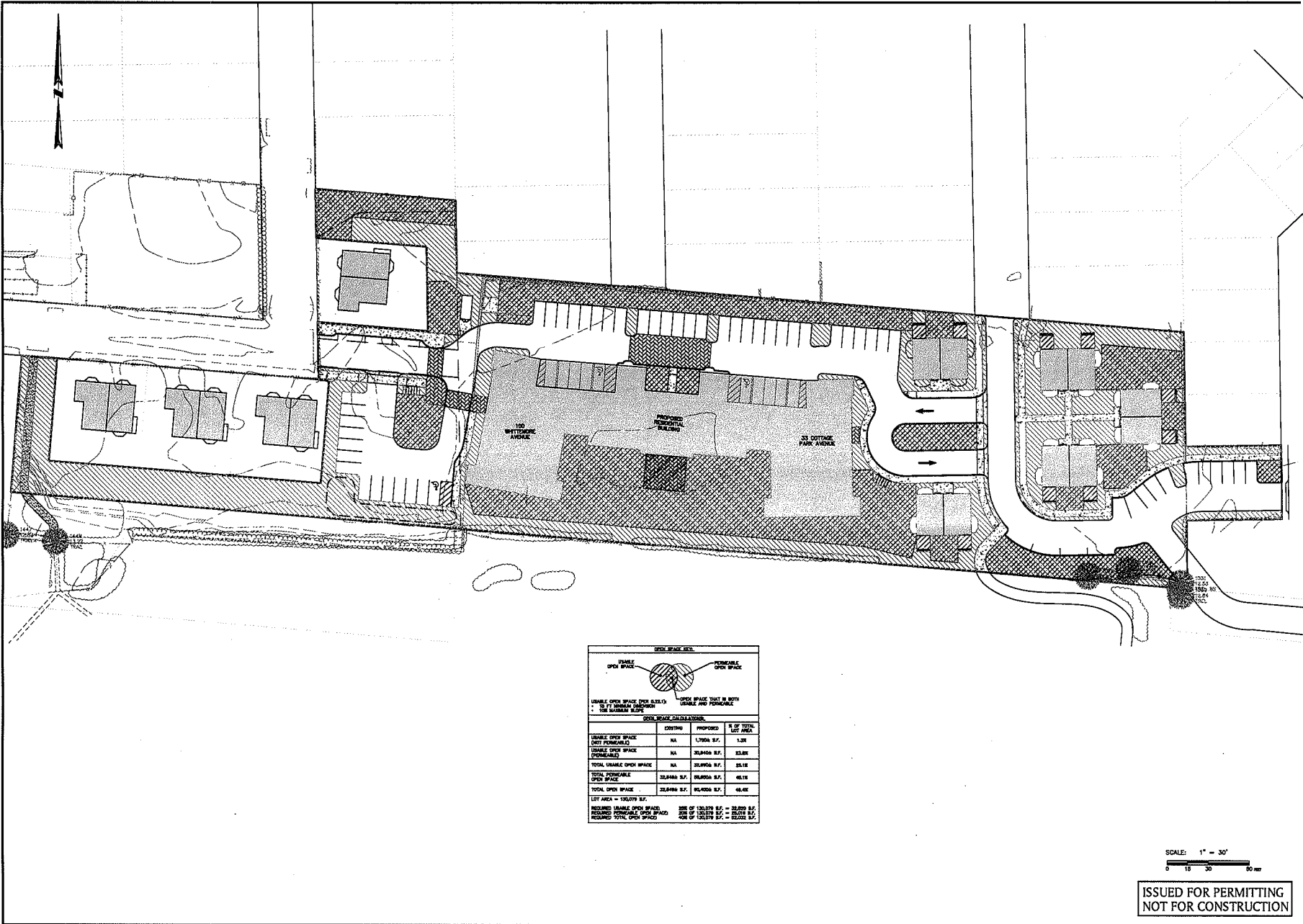
date issued
05.15.13

sheet no.
C-001

SCALE: 1" = 30' HORIZ.
0 15 30 45 60 75 90

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**

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REVISORS
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DATE: _____

CLIENT: TYLER OGDEN LLC
1 FRANK ST.
CAMBRIDGE, MA 02140

PROJECT: OPEN SPACE PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE, MA

OPEN SPACE SCHEDULE

	STABLE OPEN SPACE	PERMEABLE OPEN SPACE
STABLE OPEN SPACE (PER 32.1% MINIMUM REQUIREMENT)	1,700 sq. ft.	1,320 sq. ft.
PERMEABLE OPEN SPACE (PER 32.1% MINIMUM REQUIREMENT)	20,800 sq. ft.	16,200 sq. ft.
TOTAL OPEN SPACE	22,500 sq. ft.	17,520 sq. ft.
REQUIRED OPEN SPACE	22,500 sq. ft.	17,520 sq. ft.
DEFICIENCY	0 sq. ft.	0 sq. ft.

SCALE: 1" = 30'
0 15 30 45

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

BSC GROUP
12 Park Ave.
Boston, Massachusetts
02108
TEL: 617-552-1000
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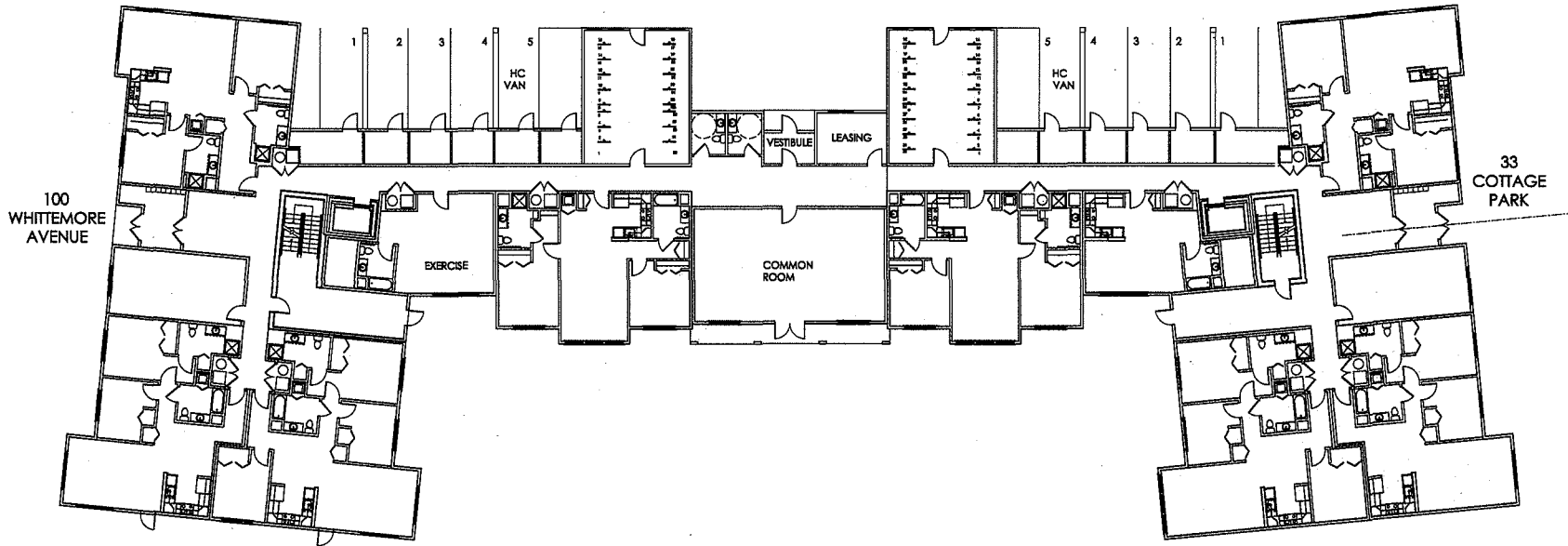
JOB NUMBER: 2.067.04

SCALE: 1" = 30'

DATE ISSUED: 05.15.13

PROJECT NO.: C-010

DRAWN BY: [Name] DATE: [Date] SCALE: [Scale]



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Scale

Client
 THREN COOPER LTD
 171 BRISTOL
 CAMBRIDGE, MA 02140

PROPOSED GROUND FLOOR PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
 ARCHITECTS
 1000 Boylston Street
 Cambridge, MA 02138
 Phone: 617.452.4200
 Fax: 617.452.8001

Job number 16730

Scale 3/32" = 1'-0"

Date issued 05.15.2013

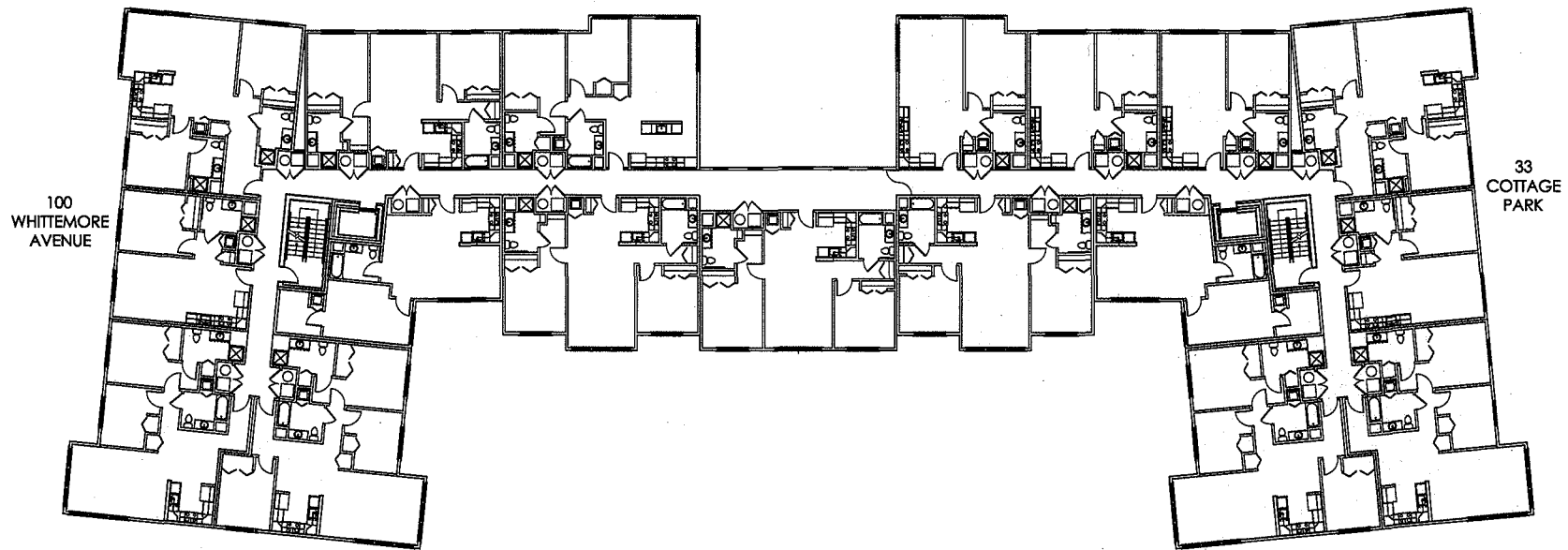
Sheet no.

A301

UNIT TYPE	UNIT MIX				TOTAL
	QTY 1ST FL	QTY 2ND FL	QTY 3RD FL	QTY 4TH FL	
STUDIO	1	0	0	0	1
1 BED	0	7	7	4	18
2 BED	6	9	9	7	31
3 BED	2	2	2	1	7
duplex					10
TOTAL	9	18	18	12	67

GROUND FLOOR PLAN - 57 unit multifamily building

3/32" = 1'-0"



100
WHITTEMORE
AVENUE

33
COTTAGE
PARK

2ND & 3RD FLOOR PLANS - 57 unit multifamily building

3/32" = 1'-0"

UNIT MIX					
UNIT TYPE	QTY 1ST FL	QTY 2ND FL	QTY 3RD FL	QTY 4TH FL	TOTAL
STUDIO	1	0	0	0	1
1 BED	0	7	7	4	18
2 BED	6	9	9	7	31
3 BED	2	2	2	1	7
duplex					10
TOTAL	9	18	18	12	67

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10/m

client
FIER COOP LTD
1118 CL
CAMBRIDGE, MA 02142

PROPOSED SECOND FLOOR PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
ARCHITECTS
 24 My Bow Street
 Somerville, MA 02143
 www.bwarchitects.com
 phone: 617.254.2333
 fax: 617.254.2321

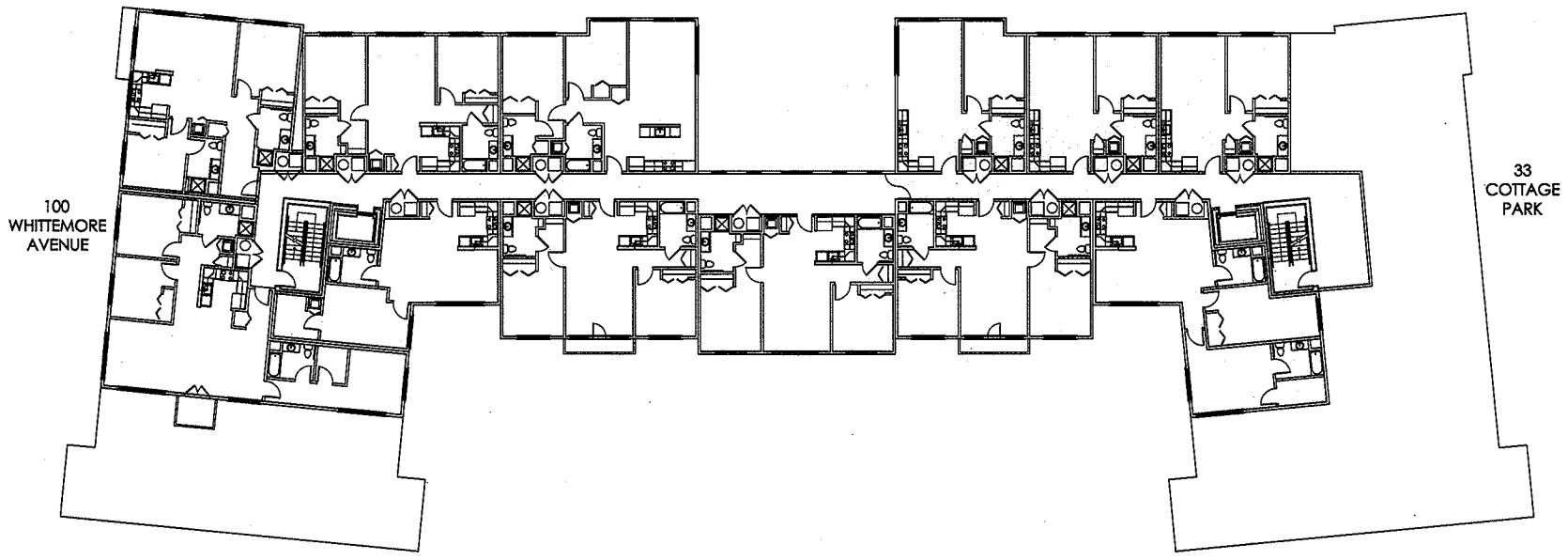
job number 16730

scale 3/32" = 1'-0"

date issued 05.15.2013

sheet no.

A302



4TH FLOOR PLAN - 57 unit multifamily building
 3/32" = 1'-0"

UNIT MIX					
UNIT TYPE	QTY 1ST FL	QTY 2ND FL	QTY 3RD FL	QTY 4TH FL	TOTAL
STUDIO	1	0	0	0	1
1 BED	0	7	7	4	18
2 BED	6	9	9	7	31
3 BED	2	2	2	1	7
Duplex					10
TOTAL	9	18	18	12	67

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stamp

1748 CORSE LTD
 1748 CT
 CAMBRIDGE, MA 02142

PROPOSED THIRD FLOOR PLAN
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
 ARCHITECTS

1000 Boylston Street
 Cambridge, MA 02138
 617-452-2000
 Fax: 617-452-2001

job number 16730

scale 3/32" = 1'-0"

date issued 05.15.2013

sheet no.

A303

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stamp

client
 TRIP COVER LTD
 1 TRIP COVER
 CAMBRIDGE, MA 02142

PROPOSED ELEVATION
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES-WATSON
 ARCHITECTS
 100 BOW STREET
 SOMERVILLE, MA 02143
 WWW.BWARCHITECTS.COM
 PHONE: 617.229.2200
 FAX: 617.229.2201

job number
 16730

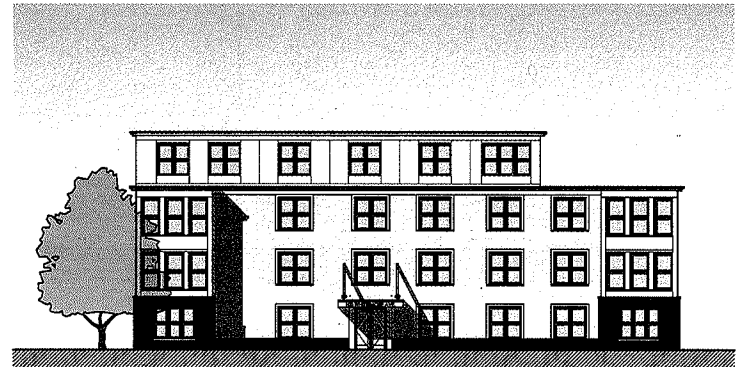
scale
 3/32" = 1'-0"

date issued
 05.15.2013

sheet no.
A401



COTTAGE PARK ELEVATION



WHITEMORE AVE ELEVATION

BUILDING ELEVATIONS - 57 unit multifamily building

REVISIONS
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10/00

Client
 IYER GROUP LTD
 175 WEST
 CAMBRIDGE, MA 02142

PROPOSED ELEVATIONS
 33 COTTAGE PARK AVENUE, CAMBRIDGE, MA

BOYES-WATSON
 ARCHITECTS
 175 South Street
 Cambridge, MA 02143
 arch@bwatson.com
 phone: 617-552-8200
 fax: 617-529-8201

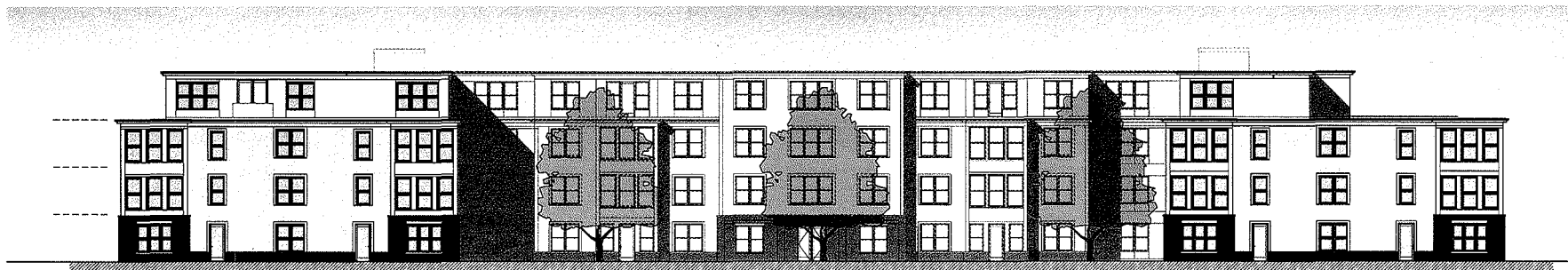
PD number 16730

scale 3/32" = 1'-0"

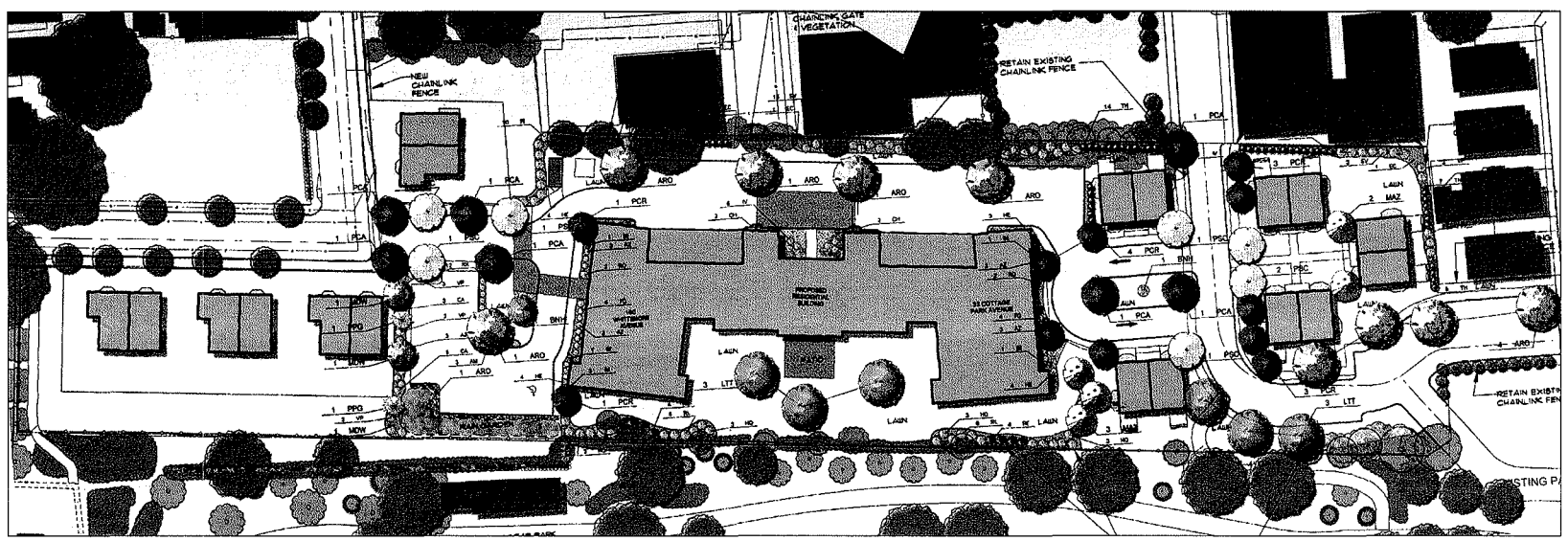
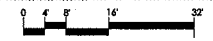
date issued 05.15.2013

sheet no.

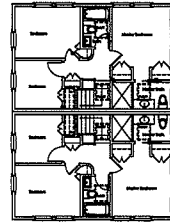
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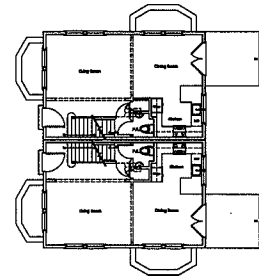
LINEAR PARK ELEVATION



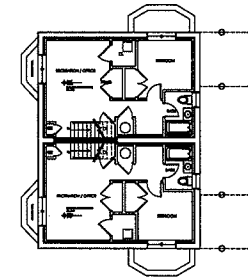
BUILDING ELEVATION & CONTEXT SITE PLAN - 57 unit multifamily building



SECOND FLOOR PLAN



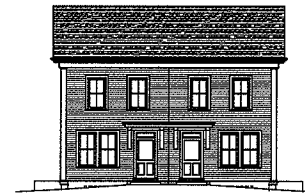
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

TYPICAL FLOOR PLANS - 2 family units

3/32" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

TYPICAL ELEVATIONS- 2 family units

3/32" = 1'-0"

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DATE

CLIENT
TYLER COURT LTD
1700 ST
CAMBRIDGE, MA 02140

PROPOSED DUPLEX FLOOR PLANS & ELEVATIONS
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

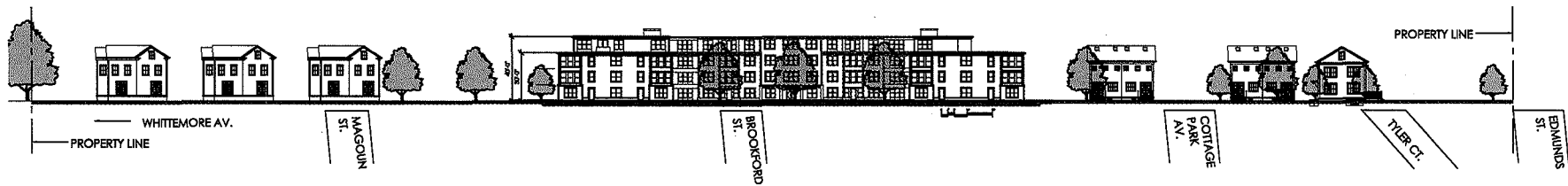
BOYES-WATSON
ARCHITECTS
brady boyce architect
somerford, mo. 65113
www.bwarchitect.com
phone 617.452.2300
fax 617.452.2301

JOB NUMBER 16730

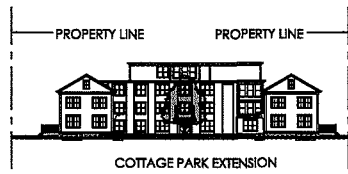
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DATE REVISED 05.15.13

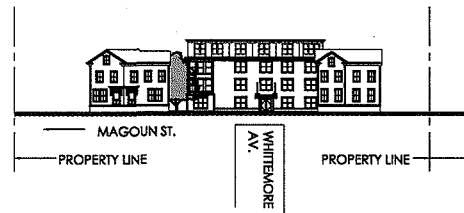
SHEET NO. A404



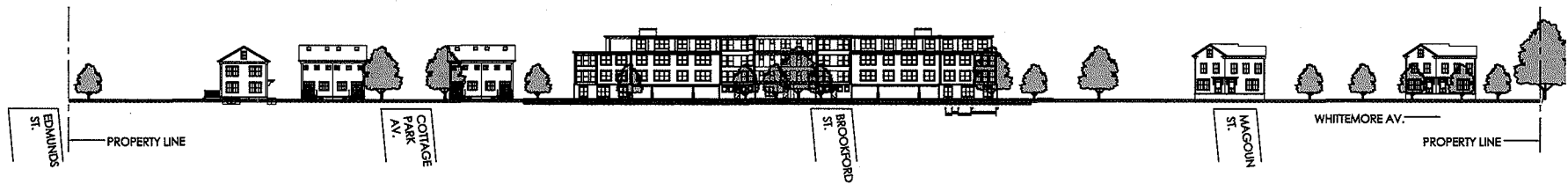
SITE SECTION LOOKING NORTH FROM LINEAR PARK



SITE SECTION LOOKING WEST FROM COTTAGE PARK EXTENSION



SITE SECTION LOOKING EAST FROM COTTAGE PARK EXTENSION



SITE SECTION LOOKING SOUTH

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Scale

Client
TYLER COURT LPD
117013
CAMBRIDGE, MA 02142

SITE SECTION
 33 COTTAGE PARK AVENUE, CAMBRIDGE MA

BOYES+WATSON
ARCHITECTS

Partly built through
contract No. 02-03
© 2003 Boyes + Watson
phone 617.424.2200
fax 617.424.2201

Job Number 16730

Scale 1/32" = 1'-0"

Date issued 05.15.2013

Sheet No.

A501

