
1201 Massachusetts Avenue, Cambridge, MA
Article 19.20 Project Review Special Permit Application
Submission to Cambridge Planning Board
May 2013



HARVARD UNIVERSITY
Holyoke Center, Room 550
1350 Massachusetts Ave.
Cambridge, MA 02138

**1201
Massachusetts
Avenue**



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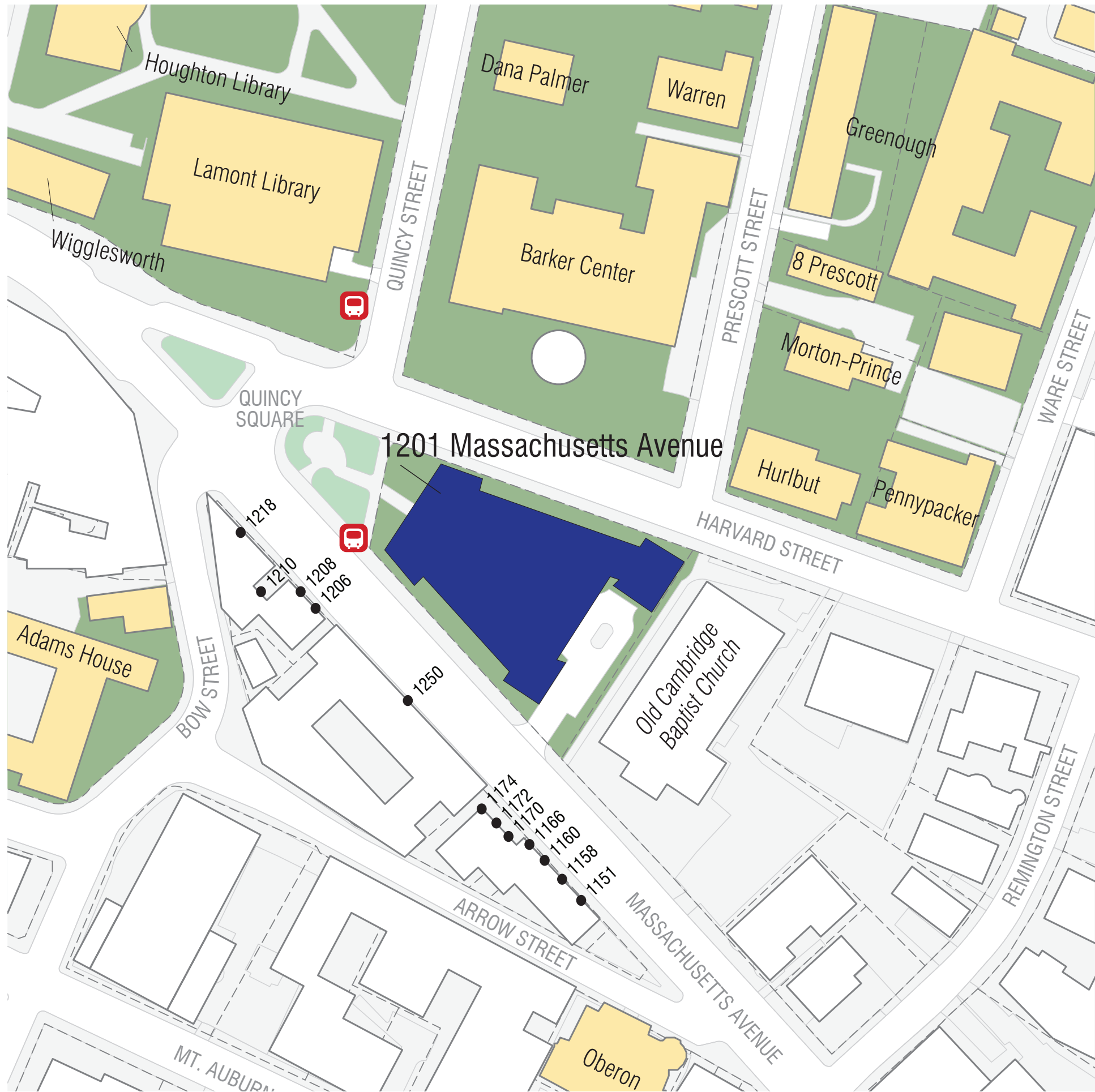


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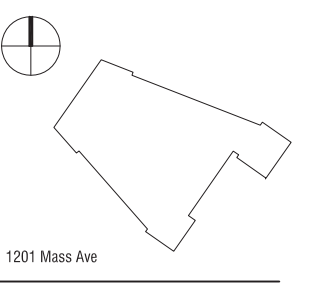
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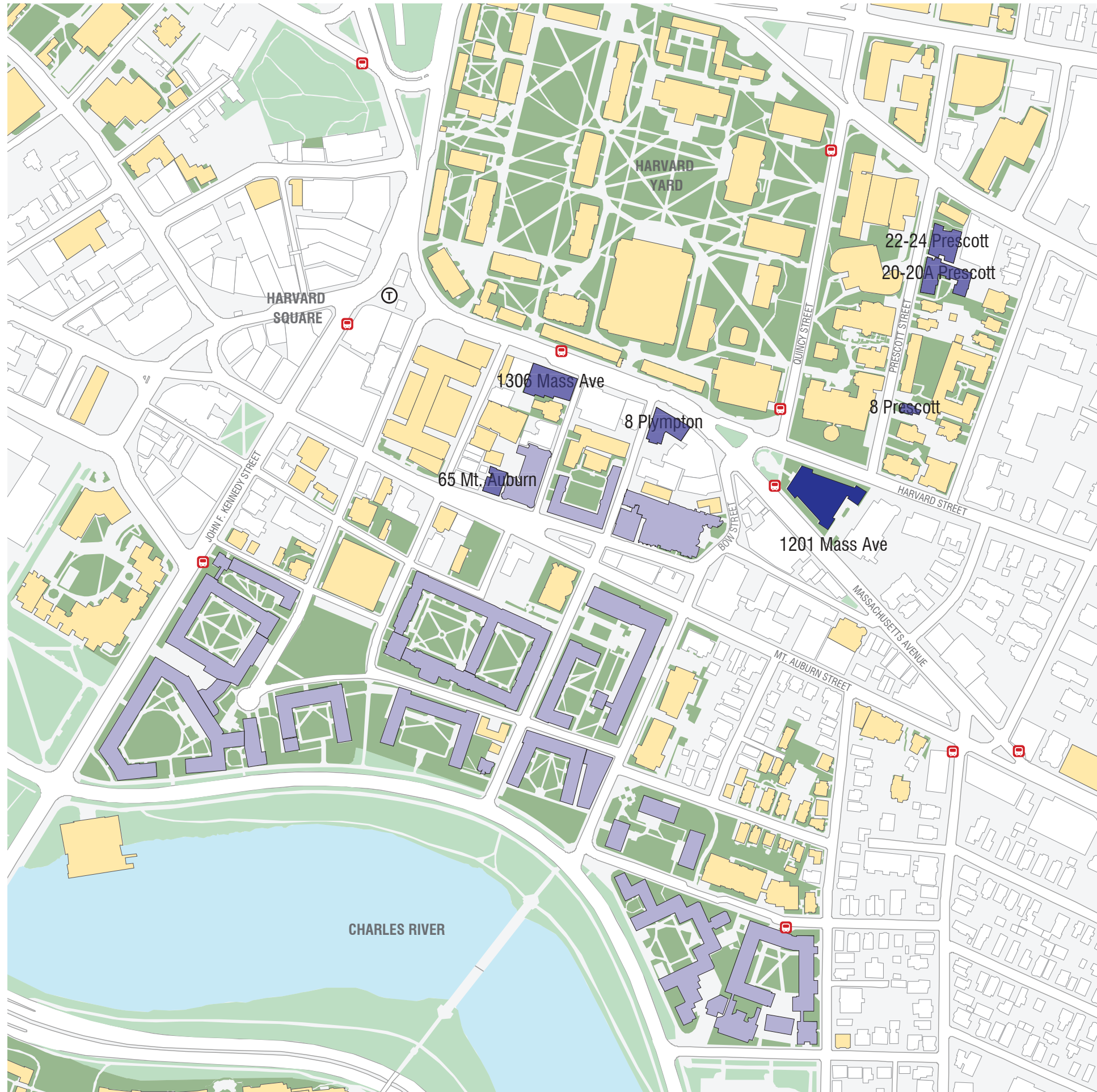
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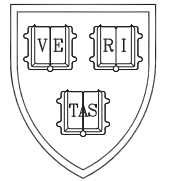
- 1201 Massachusetts Avenue
- Other Harvard University
- Lot Line
- Building Address
- Harvard Shuttle Stop



CONTEXT MAP - IMMEDIATE AREA



- 1201 Massachusetts Avenue
- Harvard Residential Bldg. for Swing Housing
- Harvard River Houses
- Other Harvard University
- T Harvard Square MBTA stop
- Ⓜ Harvard Shuttle Stop

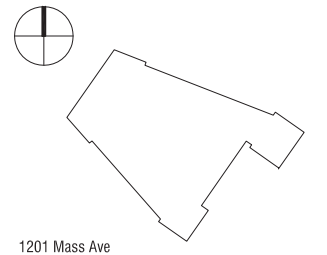


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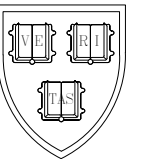
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**CONTEXT MAP -
 HARVARD
 SQUARE**



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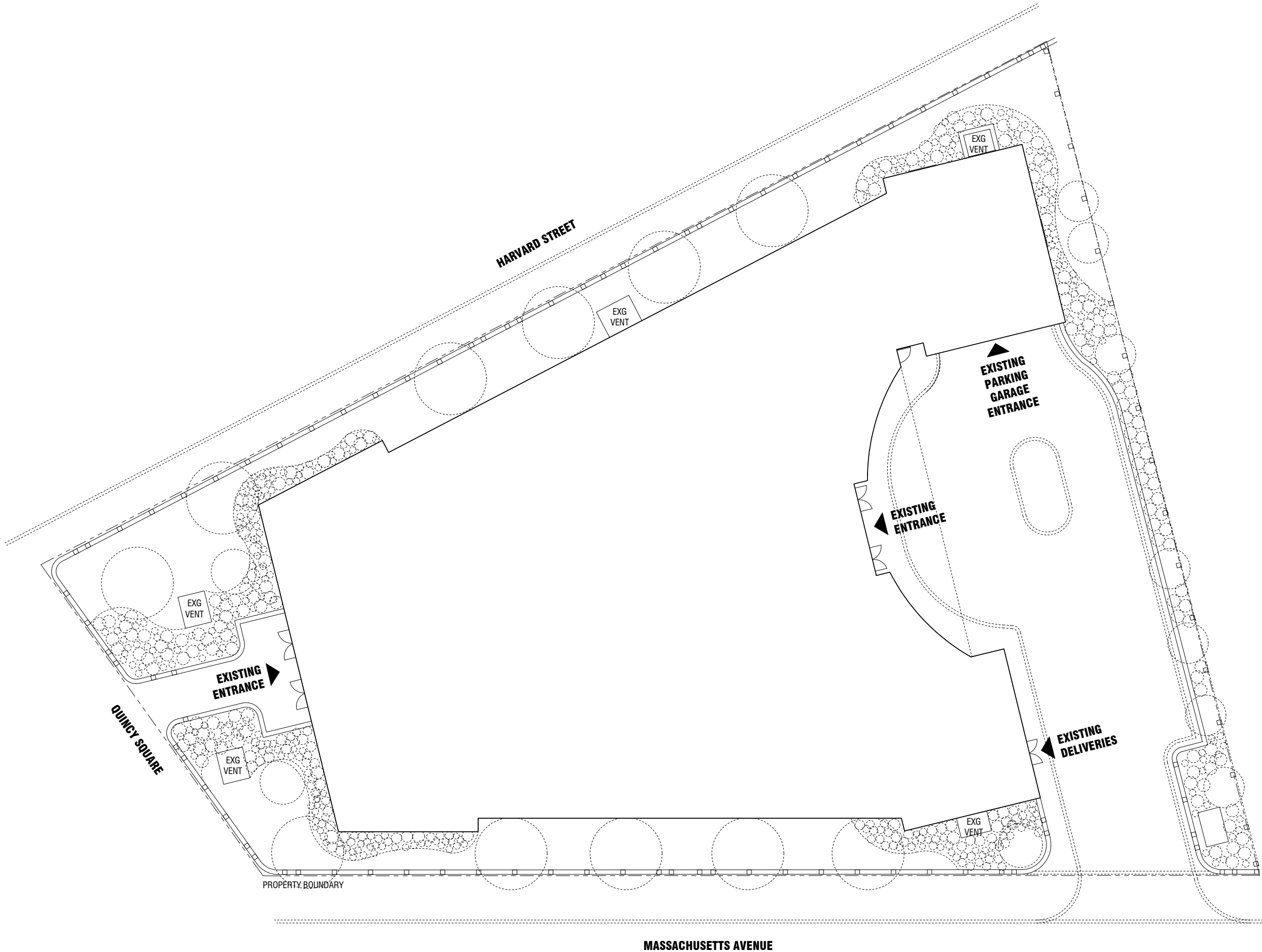
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Key Plan

No.	Date	Description

EXISTING SITE PLAN

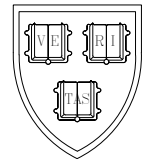
Scale	1/8" = 1'-0"
Date	Issue Date
Project No.	2405
Drawing No.	



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EXAMPLE OF PROPOSED BICYCLE PARKING LOOP



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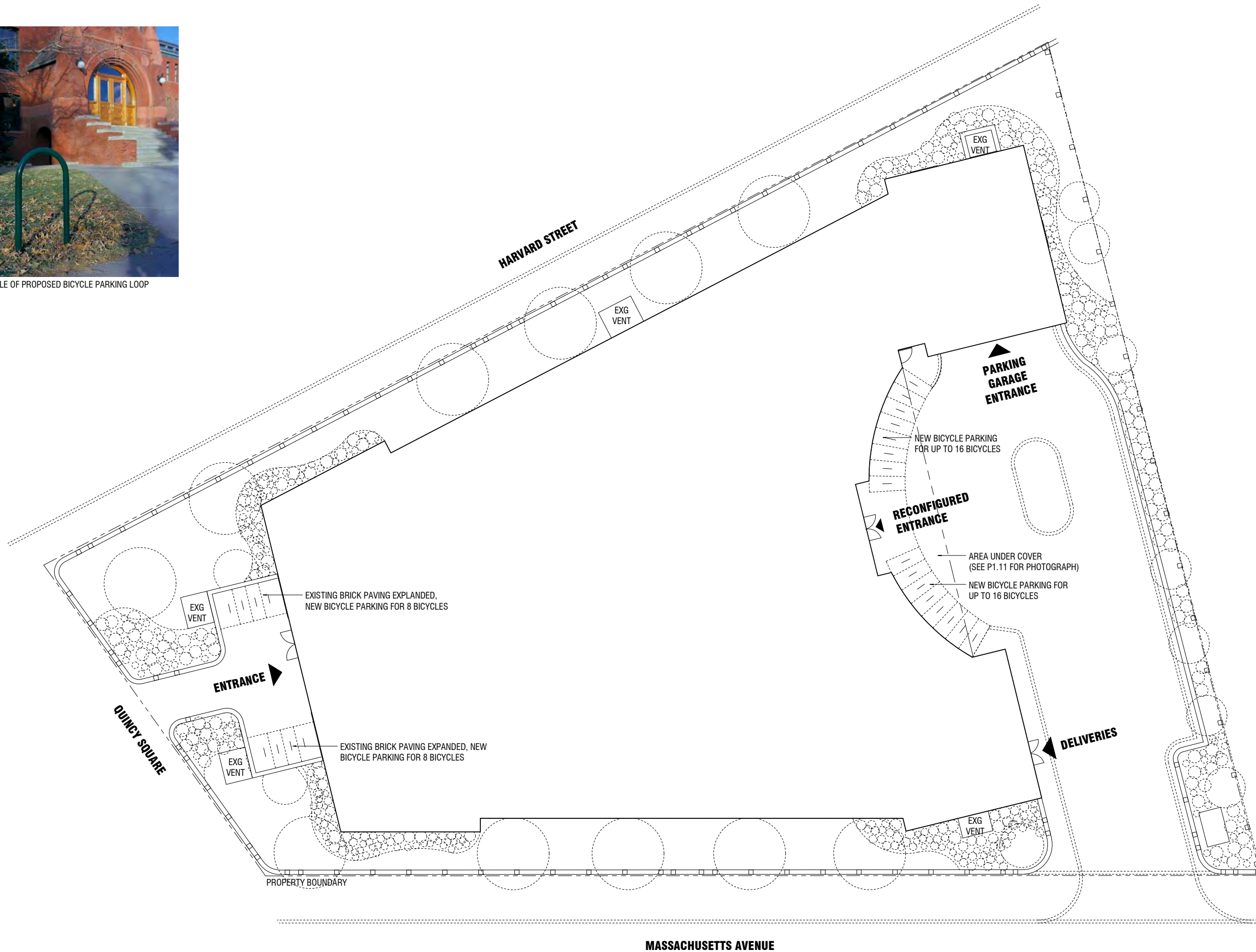
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Key Plan

No.	Date	Description

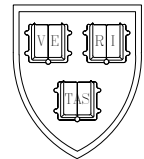
Drawing Title: PROPOSED SITE PLAN

Scale	1/8" = 1'-0"
Date	Issue Date
Project No.	2405
Drawing No.	



MASSACHUSETTS AVENUE

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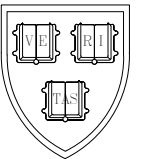
Key Plan



To: _____ Date: _____ Description: _____

Drawing Title: **BASEMENT PLAN**

Scale: **1/8" = 1'-0"**
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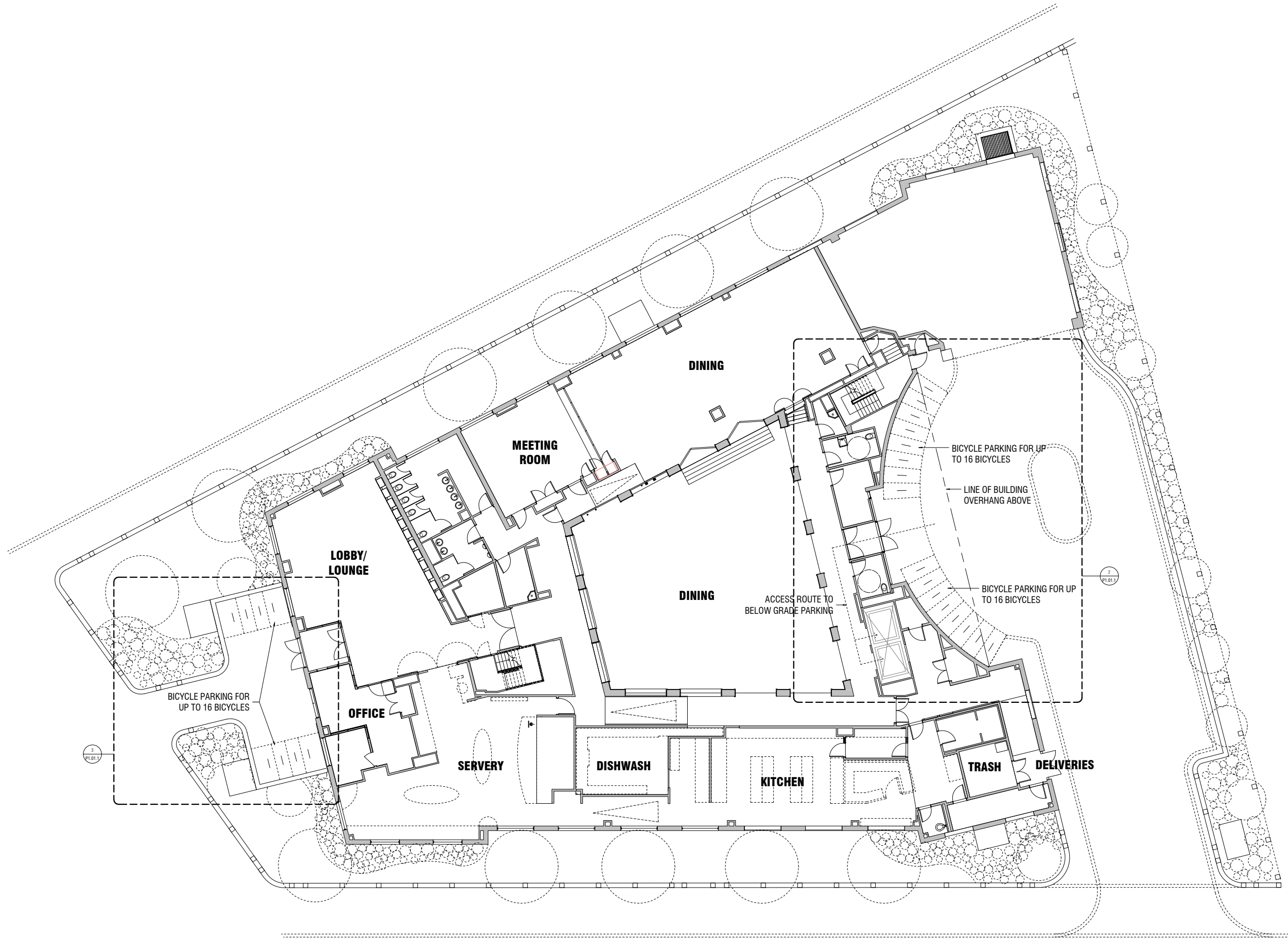
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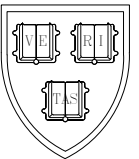
FIRST FLOOR PLAN

Scale	1/8" = 1'-0"
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Project No.	2405
Drawing No.	

P1.01



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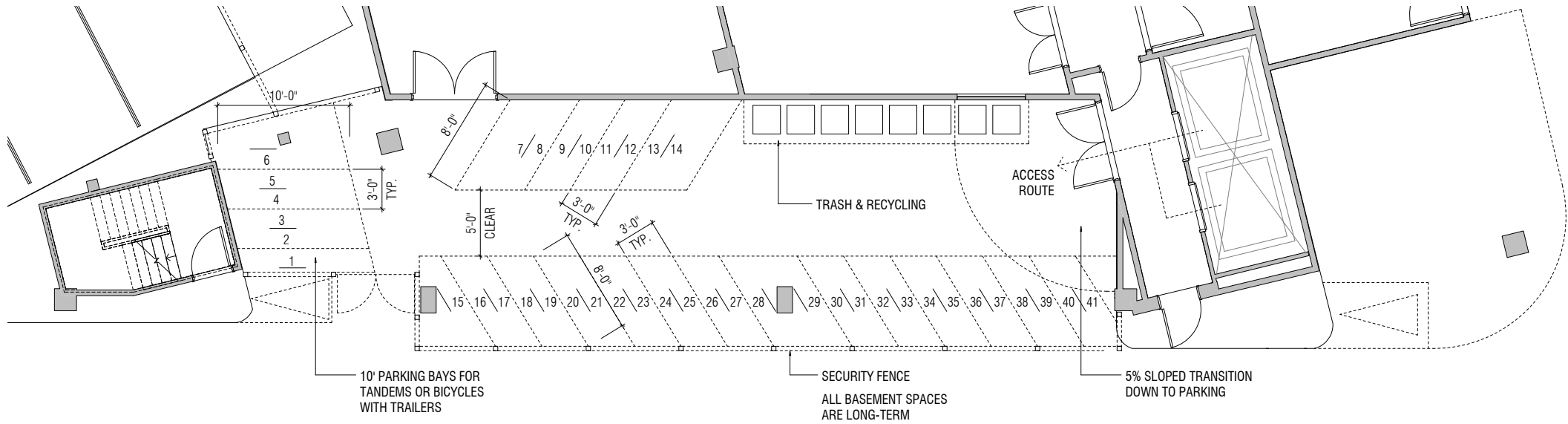
Key Plan

No.	Date	Description

Drawing Title **BICYCLE PARKING**

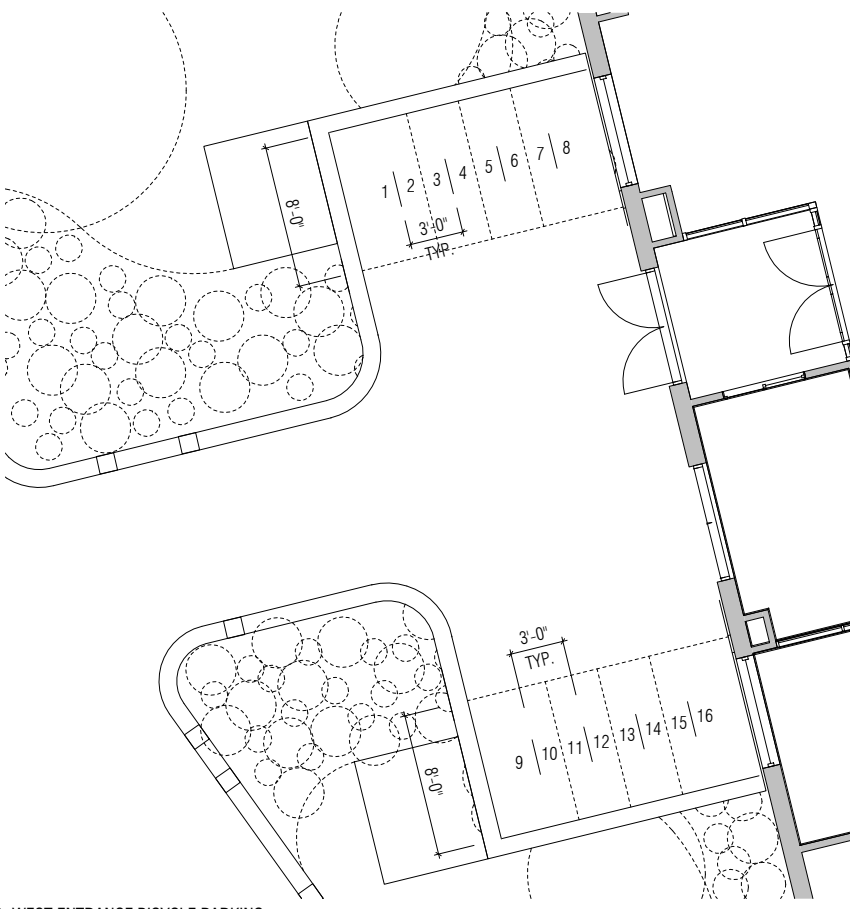
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 Date Issue Date
 Project No. 2405
 Drawing No.

P1.01.1



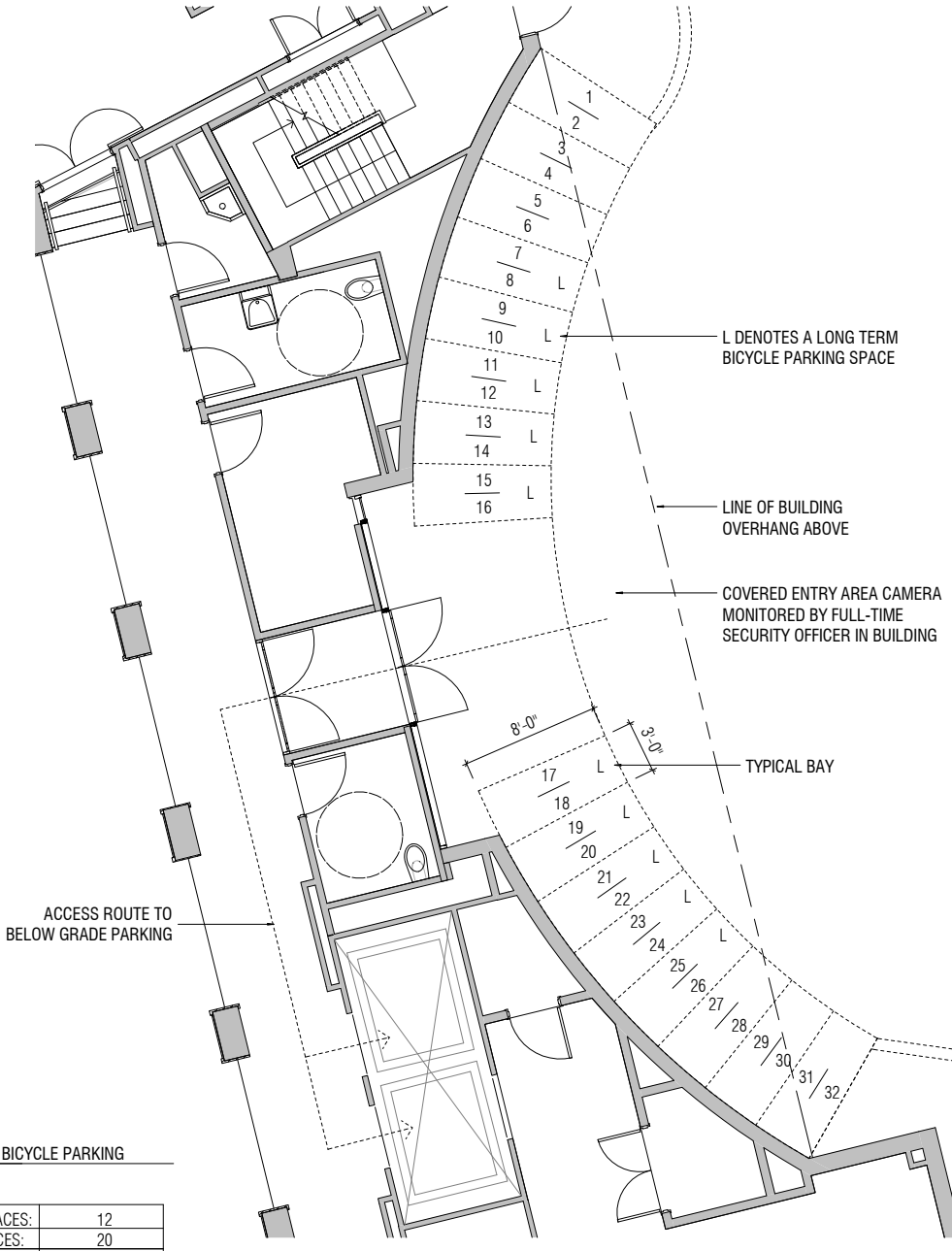
1 BASEMENT LEVEL - LONG TERM BICYCLE PARKING
 1/4" = 1'-0"

SHORT TERM SPACES:	0
LONG TERM SPACES:	41
TOTAL:	41



3 WEST ENTRANCE BICYCLE PARKING
 1/4" = 1'-0"

SHORT TERM SPACES:	16
LONG TERM SPACES:	0
TOTAL:	16



2 EAST ENTRANCE BICYCLE PARKING
 1/4" = 1'-0"

SHORT TERM SPACES:	12
LONG TERM SPACES:	20
TOTAL:	32

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For Dormitory with 139 beds	Short-Term Bicycle Spaces	Long-Term Bicycle Parking Spaces	Total Number of Bicycle Parking Spaces
Required Quantity Per CZO 6.107	7	70	77
Harvard Proposal for Special Permit Approval	28 28 exterior	61 20 exterior 41 interior	89

CZO Citation	How Zoning Requirements Are Met	Conforming
CZO 6.102.5.a	<ul style="list-style-type: none"> The 41 Long-Term spaces in the parking garage are within an enclosed, limited-access area. The entrance to the bicycle area from the vehicular section of the garage will require a card swipe. Entering the dormitory above to access the elevator will also require a card swipe. The 20 Long-Term spaces adjacent to the east entrance will be weather-protected via the building overhang and camera monitored at all times by the on-site building security staff to prevent unauthorized use or theft. The Long-Term spaces are intended to serve residents and employees of the swing house. 	Yes
CZO 6.102.5.b	<ul style="list-style-type: none"> The 28 Short-Term spaces are located in publicly accessible spaces near pedestrian entrances to the dormitory. 	Yes
CZO 6.104.1	<ul style="list-style-type: none"> The Long-Term spaces are provided within the building containing the use that it is intended to serve. As the Long-Term spaces in the parking garage are located adjacent to a motor vehicle parking, there is a metal fence which separates the bike parking. 	Yes
CZO 6.104.2.a	<ul style="list-style-type: none"> The Short-Term spaces are provided on the same lot as the swing house, privately owned by the University. The Short-Term spaces are located within fifty feet (50') of pedestrian entrances to the building. 	Yes
CZO 6.105.1	<ul style="list-style-type: none"> All bicycle racks will be Inverted U-shape racks. Each bicycle rack will typically provide two bicycle spaces. The racks have been laid out to provide three feet (3') clear horizontal distance from the center point of the bicycle rack in a direction perpendicular to the length of the bicycle, and four feet (4') clear horizontal distance from the center point of the rack in each direction parallel to the length of the bicycle. 6 racks (7.8% of total required spaces) provide an additional two feet (2') of space parallel to the length of the bicycle to accommodate tandem bikes or bicycles with trailers. 	Yes
CZO 6.106.1.a	<ul style="list-style-type: none"> All bicycle spaces will be accessible by way of a clear, stabilized-surface access route which is at least five (5) feet in width (60"). The primary access route to the interior spaces is from the east entrance to the elevator, and through the basement elevator lobby, all of which provide a 5' clear path of travel. 	Yes
CZO 6.106.1.b	<ul style="list-style-type: none"> The sloped path from the elevator hallway in the lower level to the bicycle parking room is no greater than a 5% slope. The elevator cab sizes are 80" x 58" and 80" x 57", slightly exceeding the eighty (80) inches by fifty-four (54) inches required in this section. 	Yes
CZO 6.106.1.c	<ul style="list-style-type: none"> The access route includes no steps or stairs. 	Yes
CZO 6.106.1.d	<ul style="list-style-type: none"> Harvard will maintain the access route clear of obstructions. The doors to the interior Bicycle parking space are 6'-0" wide providing a generous path for maneuvering bicycles. 	Yes
CZO 6.106.1.e	<ul style="list-style-type: none"> All access routes will be appropriately lighted to allow safe nighttime use. 	Yes
CZO 6.107	<ul style="list-style-type: none"> CZO requires 70 Long-Term spaces. Harvard proposes 61 Long-Term spaces. CZO requires 7 Short-Term spaces. Harvard proposes 28 Short-Term spaces. 	Requires Special Permit Approval for modified ratio of short and long term bikes



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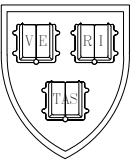
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Key Plan

To	Date	Description

Drawing Title: BICYCLE PARKING ZONING REQUIREMENTS

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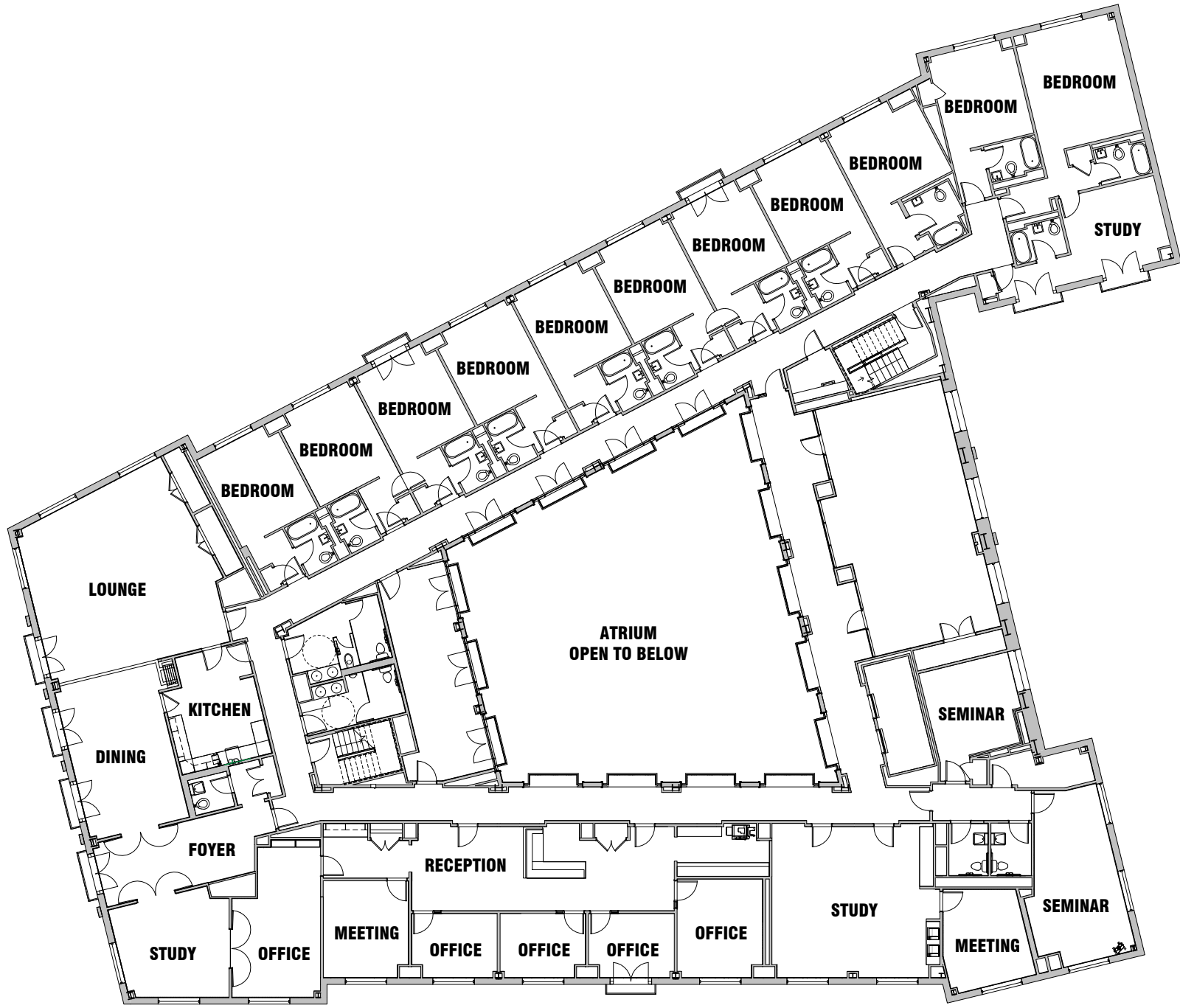
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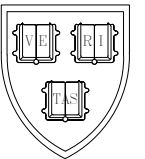
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SECOND FLOOR PLAN

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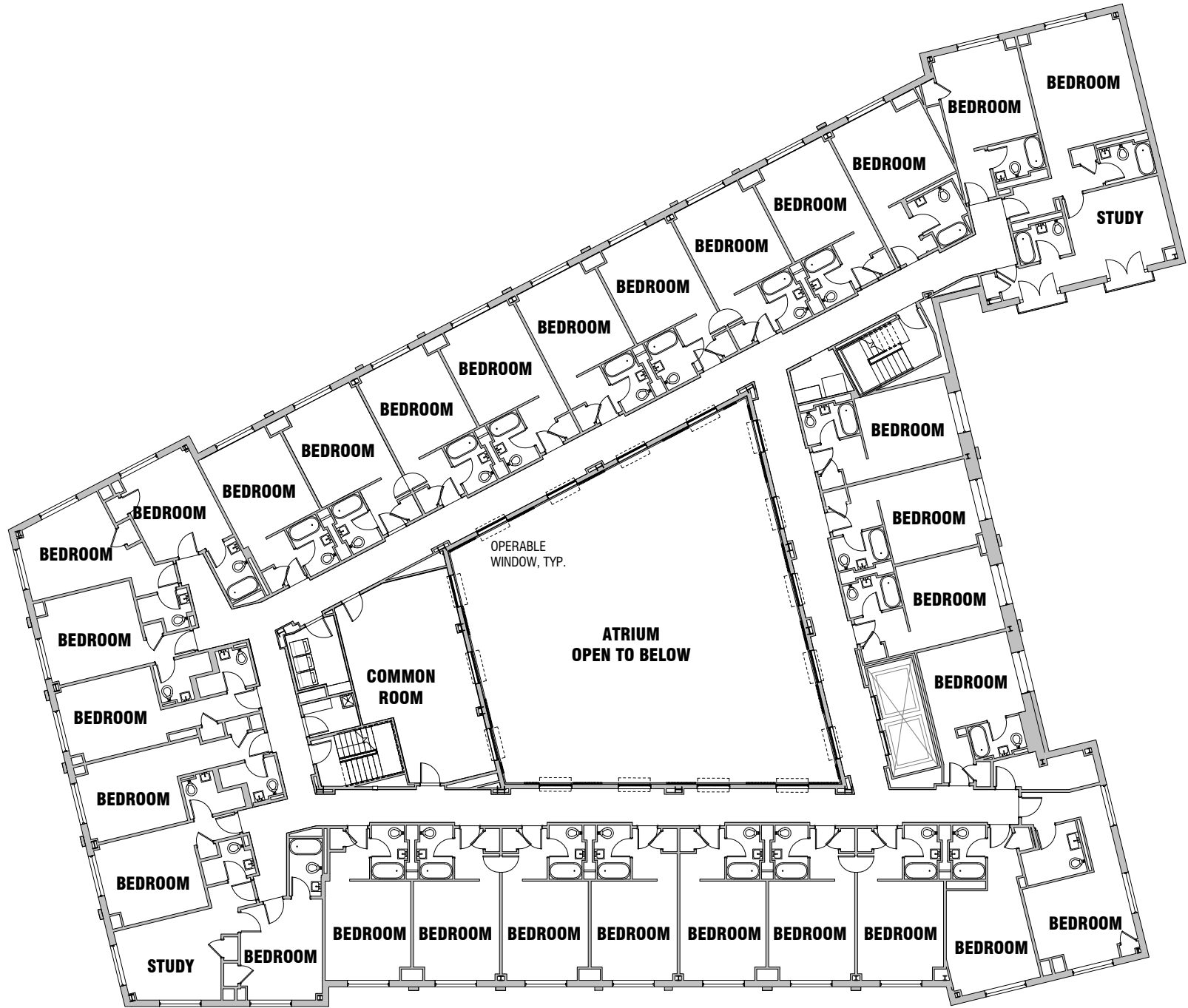
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Key Plan



No.	Date	Description

Drawing Title: **THIRD FLOOR PLAN**

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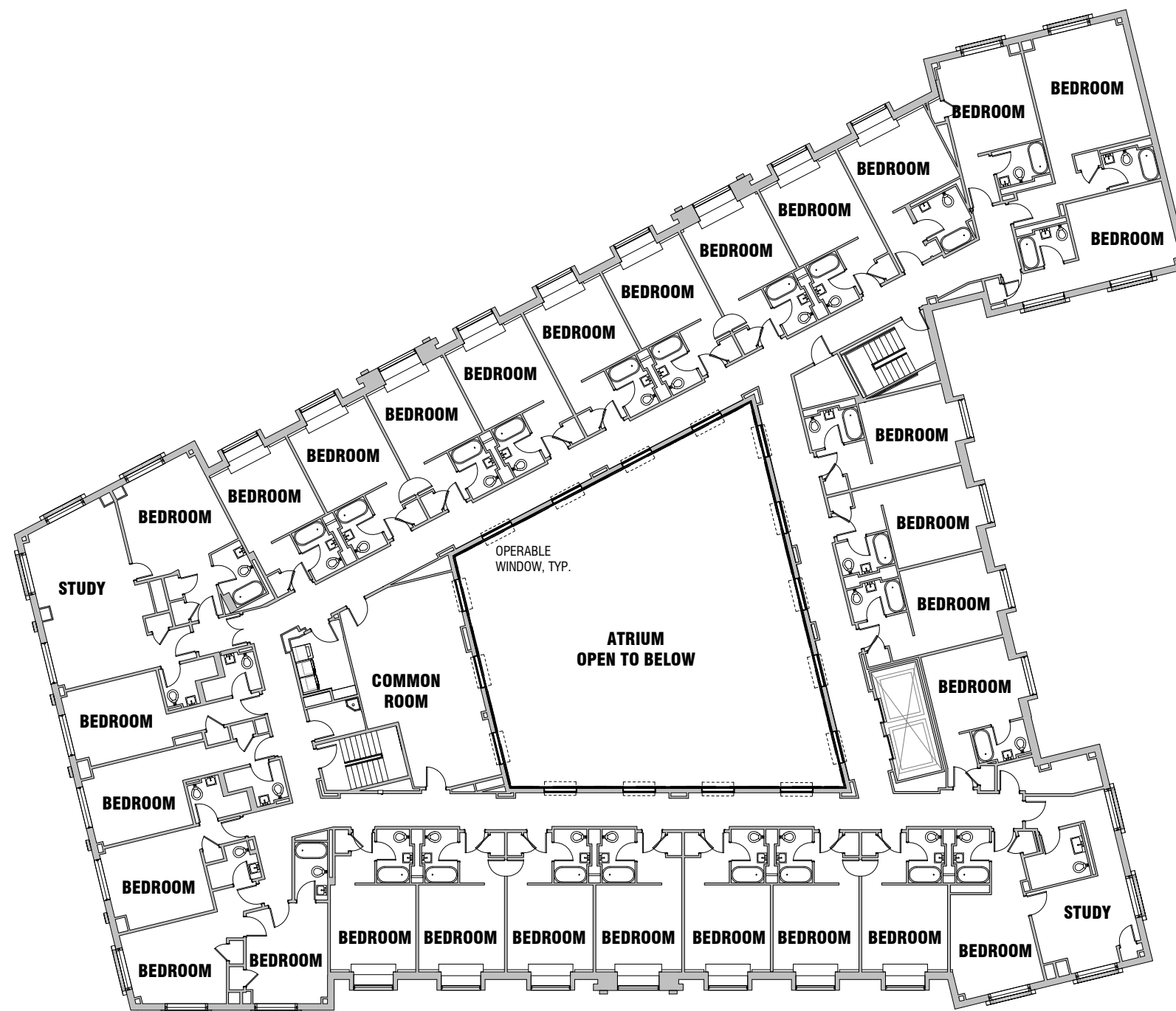
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To: _____ Date: _____ Description: _____

Drawing Title: **FOURTH FLOOR PLAN**

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Project No.: 2405

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EXISTING ELEVATIONS - NO CHANGES PROPOSED
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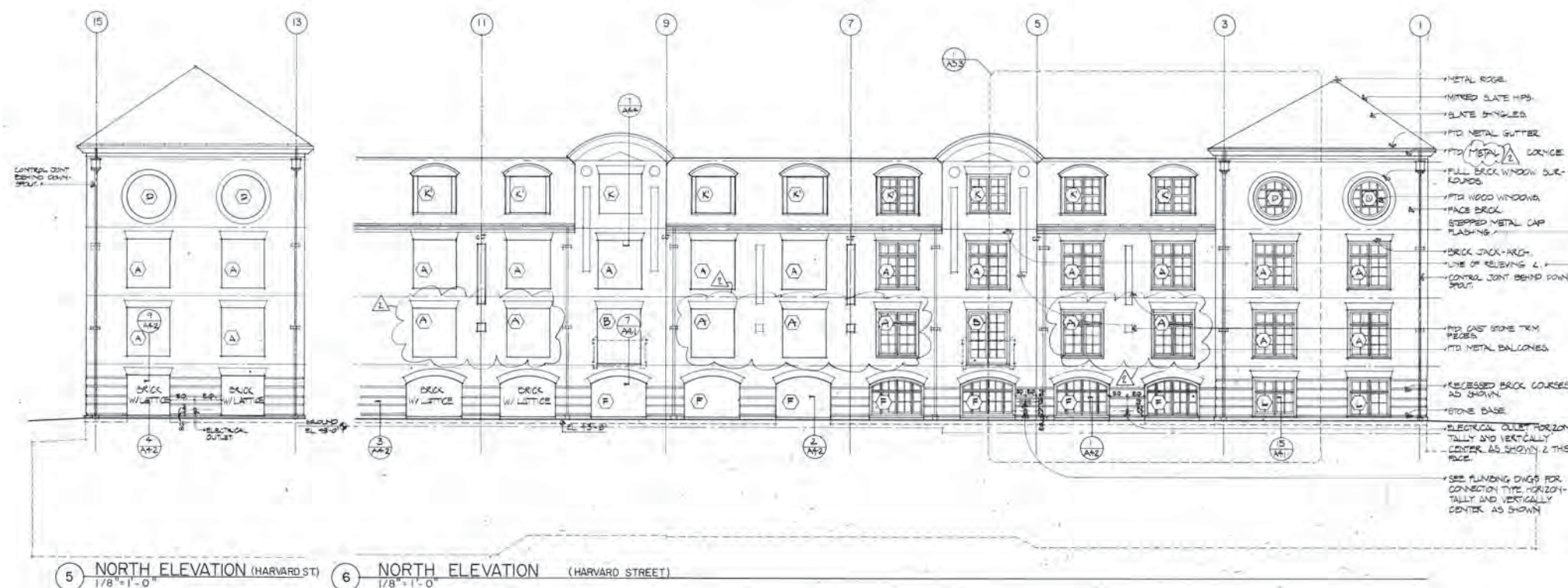
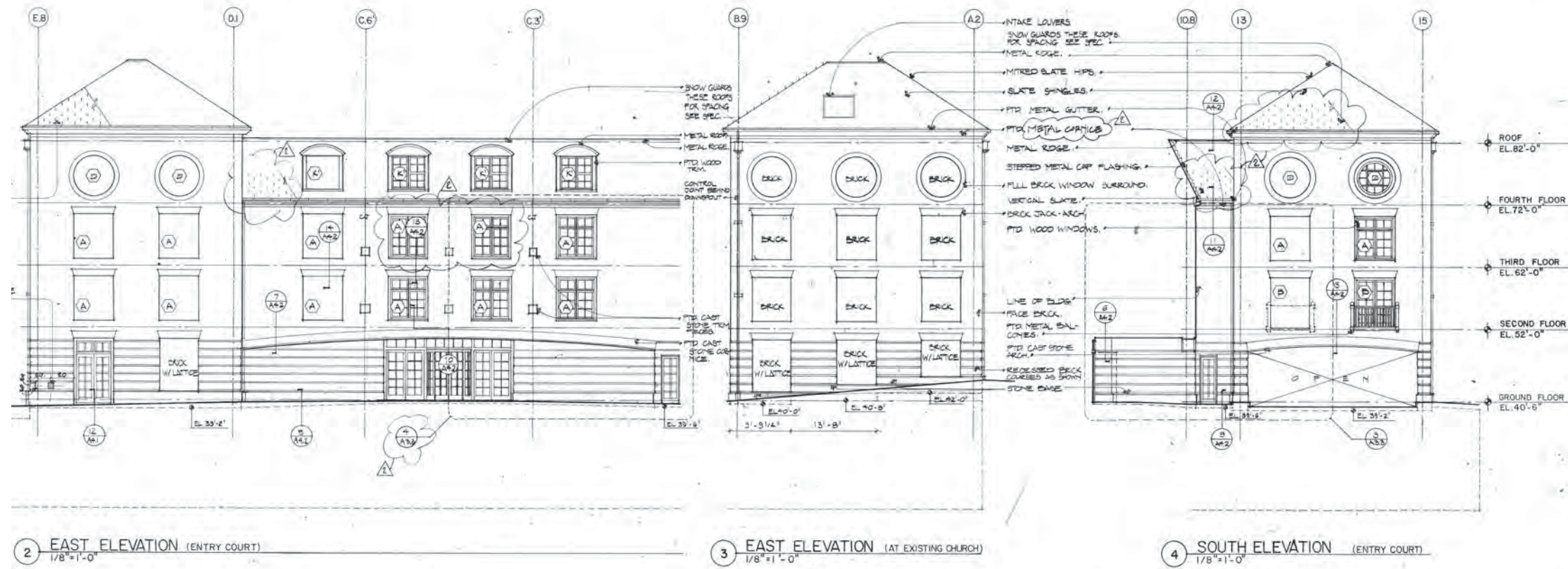
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ELEVATIONS

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