

BZA-014892-2017

BZA

COMPREHENSIVE PERMIT APPLICATION

2017 OCT 31 AM 11:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: CC HRE 1791 MASS AVE TENANT LLC

PETITIONER'S ADDRESS: C/O CAPSTONE COMMUNITIES LLC
1155 WALNUT STREET #31
NEWTON HIGHLANDS, MA 02461

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON: CAPSTONE 1791 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
1155 WALNUT STREET #31
NEWTON HIGHLANDS, MA 02461
ATTN: JASON KORB
617.513.6320

HRE 1791 MASS AVE LLC
C/O HOPE REAL ESTATE ENTERPRISES LLC
675 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
ATTN: SEAN D. HOPE
617.492.0220

LOCATION OF SITE: 1781-1791 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
(CURRENTLY 1791 MASSACHUSETTS AVENUE, 1 FROST TERRACE, 2 FROST TERRACE, CAMBRIDGE, MA 02140)

DESCRIPTION OF PROJECT: SEE SECTION 2 (COVER LETTER AND NARRATIVE)

SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED: SEE SECTION 4 REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS

THE PETITIONER IS: A LIMITED DIVIDEND ORGANIZATION

IS THE PROPOSED PROJECT NEW CONSTRUCTION: THE PROPOSED PROJECT IS NEW CONSTRUCTION AND REHABILITATION OF TWO EXISTING SINGLE-FAMILY HOMES

SITE CONTROL: CC HRE 1791 MASS AVE TENANT LLC WILL BE EXECUTING A LONG-TERM GROUND LEASE WITH CC HRE 1791 MASS AVE LLC (AN AFFILIATE OF CC HRE 1791 MASS AVE TENANT LLC) FOR THE LAND AT 1 AND 2 FROST TERRACE AND FOR THE LAND AND BUILDINGS AT 1791 MASSACHUSETTS AVENUE. CC HRE 1791 MASS AVE LLC CURRENTLY OWNS 1791 MASSACHUSETTS AVENUE AND HAS PURCHASE AND SALE AGREEMENTS WITH THE CURRENT OWNERS OF 1 AND 2 FROST TERRACE.

SITE ELIGIBILITY: THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE

HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

TOTAL NUMBER DWELLING UNITS PROPOSED: 40
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS: 40
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS: 0

RESIDENT ELIGIBILITY STANDARDS: 36 UNITS AT OR BELOW 60% AMI, 4 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

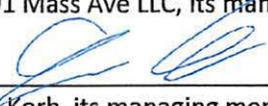
PLEASE SEE **SECTIONS 6 – 10** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

- a. Site Development Plans - Site development plans showing locations and outlines of proposed buildings, the proposed location and nature of the existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
- b. Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood.
- c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
- d. Building Tabulations - a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the buildings by parking and other paved vehicular areas and by open areas; (2 copies)
- e. Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
- f. Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
- g. Dimensional Form- provided with application; (2 copies)
- h. Photographs – photographs of Site and existing buildings;
- i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
- j. Ownership Certificates – 2 Notarized copies, provided application.

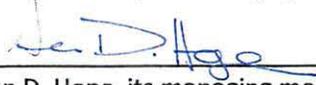
I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 1791 MASS AVE TENANT LLC

By: Capstone 1791 Mass Ave LLC, its managing member


By: Jason Korb, its managing member

By: HRE 1791 Mass Ave LLC, its managing member


By: Sean D. Hope, its managing member

Date: October 30, 2017



**CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-014892-2017

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ Variance : _____ Appeal : _____

PETITIONER : CC HRE 1791 Mass Ave Tenant LLC C/O Capstone Communities LLC

PETITIONER'S ADDRESS : 1155 Walnut Street #31 Newton Highlands, MA 02461

LOCATION OF PROPERTY : 1791 Mass Ave & 1 And 2 Frost Terrace Cambridge, MA 02140

TYPE OF OCCUPANCY : 4.31(g) ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Comprehensive Permit

DESCRIPTION OF PETITIONER'S PROPOSAL :

Comprehensive Permit: CC HRE 1791 Mass Ave Tenant LLC (Applicant) is requesting a Comprehensive Permit to construct a new multi-family 100% affordable housing project with 40 residential rental units. The proposal includes three buildings with heights of three, four and five stories and three accessible parking spaces at grade.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>4.000</u>	Section <u>4.31(g)</u>
Article <u>5.000</u>	Section <u>5.11, 5.13, 5.22.1, 5.22.3, 5.31, 5.53</u>
Article <u>6.000</u>	Section <u>6.36.1(g), 6.42, 6.43.3(c), 6.43.4(c), 6.44.1(a) &(b), 6.104, 6.105</u>
Article <u>8.000</u>	Section <u>8.22.2(c)</u>
Article <u>22.000</u>	Section <u>22.23</u>

Original Signature(s) : CC HRE 1791 Mass Ave Tenant LLC
 (Petitioner(s) / Owner)

 (Print Name)

Address : 1155 Walnut Street #31 Newton Highlands
Newton Highlands, MA 02461

Tel. No. : 617.513.6320

E-Mail Address : jkorb@capstonecommunities.com

Date : October 30, 2017

Infrastructure Narrative

Sanitary Sewer

The existing site is currently comprised of three detached residential structures, one with a dental office, with associated access, parking and utilities.

A breakdown of the site's existing sanitary sewer flow rates are as follows:

Existing Sanitary Sewer Flows¹:

Use	GPD/Unit	Unit	GPD
1791 House Residences	110 per bedroom	8 bedrooms	880 gpd
1791 House Dentist	200 per dentist	3 patient rooms	600 gpd
1 Frost Terrace	110 per bedroom	6 bedrooms	660 gpd ³
2 Frost Terrace	110 per bedroom	5 bedrooms	550 gpd
Total Existing Sanitary Flows			2,690 gpd

1. Proposed Sanitary flow calculations per 310 CMR 15.203

This project proposes to develop the site into approximate 40 affordable housing units in three structures. The sanitary sewage from the three proposed residential buildings will be collected in new onsite sewer infrastructure and discharged into the existing 24-inch sanitary sewer main that runs on the opposite side of Mass Ave.

A breakdown of the project's sewer design flow rates are as follows:

Proposed Sanitary Sewer Flows¹:

Use	GPD/Unit	Unit	GPD
1791 House & Main Building	110 per bedroom	62 bedrooms	6,820 gpd
1781 A (Formerly 1 Frost Terrace)	110 per bedroom	10 bedrooms	1,100 gpd ³
1781 B (Formerly 2 Frost Terrace)	110 per bedroom	10 bedrooms	1,100 gpd
Total Proposed Sanitary Flows			9,020 gpd

1. Proposed Sanitary flow calculations per 310 CMR 15.203

Stormwater/Drainage

The proposed drainage system is designed in compliance with DEP's Stormwater Management Standards, as well as the City of Cambridge's design requirements, including the recent incorporation of "NOAA Atlas 14, Volume 10, Version 2 Point Precipitation Frequency Estimates" in stormwater modeling.

The majority of the stormwater runoff from the site will be collected and discharged to an onsite stormwater detention/infiltration system located in the front yard along Mass Ave. The system has been designed to meet MS4 requirements and the City's attenuation and treatment requirements. The stormwater detention/infiltration system will overflow to the City's 15" stormwater main located in Mass Ave.

Additional areas of the site, in rear, will collect localized stormwater runoff in infiltration area drains to reduce runoff onto abutting properties and promote ground water infiltration.

Water Runoff Rates

The proposed redevelopment project provides attenuation required to reduce offsite peak runoff rates that are less than the pre-development conditions. Attenuation is achieved through the reduction of impervious area on the property and groundwater infiltration.

The reduction in impervious area on site reduces peak flows from the site during the 2, 10 and 100-year storms per the Stormwater Management Handbook as follows:

Preliminary Peak Flow Rates Summary – Total Project Site

	Existing Flows (cfs)	Proposed Flows (cfs)	Peak Runoff Decrease (cfs)
2-year Peak Runoff	0.9	0.4	0.5
10-year Peak Runoff	1.6	0.9	0.7
100-year Peak Runoff	2.8	2.7	0.1

Water Quality

The proposed drainage system has been designed to exceed the recommended 80% TSS removal goal with the implementation of the following:

- Subsurface Infiltration Chambers

Groundwater Recharge

Groundwater recharge is provided with the reduction of impervious surface on site along with the subsurface infiltration system.

Conclusions

The project has been designed to meet, and in some cases, exceed, the applicable provisions of the Stormwater Management Standards, as well as the City of Cambridge's Guidelines and recommendations.

Water Service Infrastructure Narrative

The Project will require approximately a total of 9,020 gallons per day for its domestic water demands, based on the sanitary flow calculations per 310 CMR 15.203. The project proposes to install a new domestic and fire protection services connecting to the City water main in Mass Ave in accordance with the Cambridge Water Department regulations and requirements. All water service connections will be fully coordinated with the City Water Department and its requirements.

The capacity and condition of the existing water supply infrastructure is currently under investigation. Hydrant flow tests will be performed to determine the capacity area. Should it be determined that there is

inadequate pressure to provide the required flows for the potable water, a booster pump will be added to the project to handle the deficiency. All connections will be fully coordinated with the City Water Department and the fire protection system design will be coordinated with the City Fire Chief.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

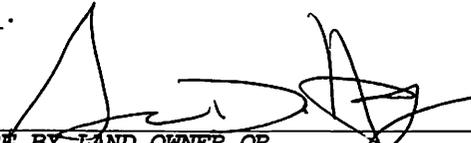
I/We CC HRE 1791 Mass Ave LLC
(OWNER)

Address: 1155 Walnut Street #31 Newton Highlands, MA 02461

State that I/We own the property located at 1791 Massachusetts Avenue Cambridge which is the subject of this zoning application.

The record title of this property is in the name of _____
CC HRE 1791 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date May 6, 2016, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 262084
Book 1489 Page 24.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

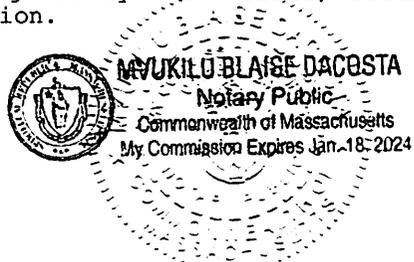
Commonwealth of Massachusetts, County of Middlesex

The above-name Sean Delacey Hope personally appeared before me, this 30 of October, 2017, and made oath that the above statement is true.

Mukul Blaise Dacosta Notary

My commission expires Jan 18 2024 (Notary Seal).

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





BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Eric T. Ritter
(OWNER)

Address: 2 Frost Terrace, Cambridge, MA 02140

State that I/We own the property located at 2 Frost Terrace, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Eric T. Ritter

*Pursuant to a ~~DEED~~ ^{court order} of duly recorded in the date 8/04/2017, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 265636
Book 01513 Page 23



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Eric T. Ritter personally appeared before me, this 4th of October, 2017, and made oath that the above statement is true.

S. J. + Blau Notary

My commission expires 05.04.2023 (Notary Seal).

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

SEE EXHIBITION FORM - SHOW INFORMATION

to be completed by the exhibitor, signed and returned to the Secretary of the Board of Trade, Ottawa.

and J. H. H. H.

SEE EXHIBITION FORM - SHOW INFORMATION

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We PETER LANG (OWNER)

Address: 1 FROST TERRACE, CAMBRIDGE MA 02140

State that I/We own the property located at 1 FROST TERRACE, CAMBRIDGE MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of PETER LANG

*Pursuant to a deed of duly recorded in the date JUNE 20, 1995 Middlesex South County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. 202421

Book 01142 Page 71. + Document No. 976085

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

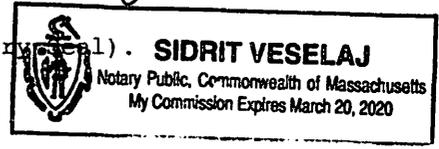
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Peter Lang personally appeared before me, this 4th of October, 2017, and made oath that the above statement is true.

Sidrit Veselaj Notary

My commission expires 03/20/2020 (Notary Public)



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

ADMINISTRATIVE INFORMATION - ADVISORY INFORMATION

of ... and ... of ...

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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 1791 Mass Ave & 1 And 2 Frost Terrace Cambridge, MA **ZONE:** Residence B Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Residential Multifamily

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	14,100 SF	40253 SF	8474 SF MAX	(max.)
<u>LOT AREA:</u>	22068 SF	22068 SF	5000 SF MIN	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.64	1.82	0.50/0.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	7356 SF	552 SF	2500/4000 SF	(min.)
<u>SIZE OF LOT:</u>	WIDTH	83.95'	83.95'	50' (min.)
	DEPTH	264.2'	264.2'	N/A
<u>SETBACKS IN FEET:</u>	FRONT	41.6'	22'	15' (min.)
	REAR	18'	18'	35' (min.)
	LEFT SIDE	1.22'	1.22'	.6' (sum of 20' (min.)
	RIGHT SIDE	1.74'	1.74'	.6' (sum of 20' (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	+/- 35'	55'	35' (max.)
	LENGTH	71.7'	153.5	N/A
	WIDTH	49.6'	62.1'	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	28%	21.7%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	40	7	(max.)
<u>NO. OF PARKING SPACES:</u>	8	3	40	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	15'	10'	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

153-85
LESLEY UNIVERSITY
39 EVERETT ST.
CAMBRIDGE, MA 02138

153-3-4-5-6-59
FARRINGTON REALTY LLC,
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

CAPSTONE 1791 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
ATTN: JASON KORB
1155 WALNUT STREET #31
NEWTON HIGHLANDS, MA 02461

176-15
GOLDBERG WEINER REALTY LLC.
1798A MASS AVE
CAMBRIDGE, MA 02140

176-13
WEISS, JUDITH
21 ORCHARD ST., #2
CAMBRIDGE, MA 02140

HRE 1791 MASS AVE LLC
C/O HOPE REAL ESTATE ENTERPRISES LLC
ATTN: SEAN D. HOPE
675 MASS AVENUE
CAMBRIDGE, MA 02139

153-7
KADOMIYA, RONALD & ANDREA KADOMIYA
9 FROST ST.
CAMBRIDGE, MA 02140

153-7
MUELLNER, ROBERT L.
11 FROST STREET
CAMBRIDGE, MA 02140

153-7
MCDONALD, MARY D.
15 FROST ST.
CAMBRIDGE, MA 02140

153-7
COHEN, SHARON A.
17 FROST ST
CAMBRIDGE, MA 02140

153-54
LAZONICK, WILLIAM H.
12 NEWPORT RD
CAMBRIDGE, MA 02140

153-56
FORBATH, THEODORE C. &
ALISON M. ROBERTS
21 FROST ST
CAMBRIDGE, MA 02140

153-59
DEVOS, MERILYN L.
2 NEWPORT RD UNIT#1
CAMBRIDGE, MA 02140

153-59
HICKEY, JAMES R. &
MARCIE A. MITLER A LIFE ESTATE
2 NEWPORT RD., #2/2
CAMBRIDGE, MA 02140

153-59
AKINS, MARSHALL D. & CAITLIN J AKINS
2 NEWPORT RD, UNIT #2-3
CAMBRIDGE, MA 02140

153-59
SMITH, LONNIE
14363 CHESTER AVE.
SARATOGA, CA 95070

153-59
NAGY, ZUZANA
2 NEWPORT RD #5
CAMBRIDGE, MA 02140

153-59
TAYLOR-MEAD, ELIZABETH R.
C/O LEE, CHIH-JOU & SETH E. LIPPERT
2 NEWPORT RD. UNIT#6
CAMBRIDGE, MA 02140

153-59
KELLOGG, SARAH C
3693 TIMBER LANE
HERMITAGE, PA 16148

153-59
MILIA, ANDREW & AYYASH, SALMA ABU
2 NEWPORT RD., UNIT #6
CAMBRIDGE, MA 02140

153-59
RECKMAN, JANET C.
4 NEWPORT RD #1
CAMBRIDGE, MA 02140

153-59
AHOUSE, HARRIET H.
4 NEWPORT RD., #2
CAMBRIDGE, MA 02140

153-59
RECKMAN, JANET C.
4 NEWPORT RD. UNIT#1
CAMBRIDGE, MA 02140

153-59
FRIEDLER, GLADYS
4 NEWPORT RD.,
CAMBRIDGE, MA 02140

153-59
RODNEY, ANN D.
4 NEWPORT ROAD, UNIT #5
CAMBRIDGE, MA 02140

153-59
PROCACCIN, CONSTANCE
4 NEWPORT RD
CAMBRIDGE, MA 02140

153-59
HASS, MARTHA S.,
TR. OF MARTHA S. HASS 2014 NEWPORT RD TR.
4 NEWPORT RD., #4/7
CAMBRIDGE, MA 02140

153-59
DEAN, COLIN J. & SUMA V. NAIR
4 NEWPORT RD. UNIT#8
CAMBRIDGE, MA 02140

153-59
HANTMAN, STEPHEN A.
6 NEWPORT RD #6-1
CAMBRIDGE, MA 02140

153-59
NEWMAN, SHALOM I.
6 NEWPORT RD #6
CAMBRIDGE, MA 02140

153-59
FENNELL, TIMOTHY J.
6 NEWPORT RD., UNIT #6/3
CAMBRIDGE, MA 02138

153-59
BYUN, BYUNG HEE
4 CANAL PARK UNIT #507
CAMBRIDGE, MA 02141

153-59
GIMBEL, JANE N.
6 NEWPORT RD., #5
CAMBRIDGE, MA 02140

153-59
NEWMAN, ANNA P.
4375 FACULTY LANE
HOUSTON, TX 77004

153-59
GBR, LLC
25 LANCASTER ST
CAMBRIDGE, MA 02140

153-59
HUTCHINSON, JOAN E.
6 NEWPORT RD., UNIT #6/8
CAMBRIDGE, MA 02140

153-59
VIGDEN, MICHIKO N.
TRUSTEE SEKITEI TRUST
8 NEWPORT RD., UNIT #8/1
CAMBRIDGE, MA 02139

153-59
KELLY, EMER C.
8 NEWPORT RD., UNIT #8/2
CAMBRIDGE, MA 02140

176-13
LIFSEY, ANGELA
1800 MASS AVENUE, UNIT 80021
CAMBRIDGE, MA 02140

176-13
BOWDEN, MILISSA L.
C/O RCG
17 IVALOO ST., SUITE #100
SOMERVILLE, MA 02143

153-59
JI, XIAOAN
8 NEWPORT RD, UNIT #5
CAMBRIDGE, MA 02140

153-59
KENNEDY, CHRISTINE A. V.
8 NEWPORT RD., #8/6
CAMBRIDGE, MA 02140

153-59
MEYER, BABETTE
8 NEWPORT RD., UNIT #7
CAMBRIDGE, MA 02140

153-59
AGGAZZOTTI, STEPHEN
8 NEWPORT RD., #8/8
CAMBRIDGE, MA 02140

153-59
OLEARY, DONAL & ROBY M. FADER
8 NEWPORT RD #8B
CAMBRIDGE, MA 02140

153-59
HANANY, AMIHAY
77 MASSACHUSETTS AVE.
MIT, ROOM 6-318
CAMBRIDGE, MA 02139

153-59
RACHMUTH, GUY
1783 MASSACHUSETTS AVE. - UNIT# 2
CAMBRIDGE, MA 02140

153-59
WATERS, ANN M.
1783 MASSACHUSETTS AVE., #3
CAMBRIDGE, MA 02140

153-59
RODERICKS, LISA A.
1783 MASS AVE #4
CAMBRIDGE, MA 02140

153-59
ANDRUS, WILLIAM ALEXANDER &
JENNY I. ANDRUS
1783 MASS AVE. UNIT #5
CAMBRIDGE, MA 02139

153-59
GUEST, MARIA V. & WILFRED R. RONDEAU, JR
30 WALKER ST.
CAMBRIDGE, MA 02138

153-59
ETKIN, NORA J.
1783 MASS AVE.
CAMBRIDGE, MA 02140

153-59
BOURGET, DOROTHY E.,
TR. THE DOROTHY BOURGET REV LIV TR
1783 MASSACHUSETTS AVÈ., #8
CAMBRIDGE, MA 02140

153-59
CRONE, GREGORY J.
1783 MASS AVE., #1783B
CAMBRIDGE, MA 02140

153-65
FROST STREET LIMITED
C/O DAVID H.MASON, ET AL
21 FROST STREET
CAMBRIDGE, MA 02140

153-80
CC HRE 1791 MASS AVE LLC
165 AMORY ST
CAMBRIDGE, MA 02139

153-81
LANG, PETER
1 FROST TER
CAMBRIDGE, MA 02140

153-82
RITTER, ERIC
2 FROST TER
CAMBRIDGE, MA 02140

153-83-84
FARRINGTON, SARAH M.,
SAMUEL F. & JOHN L. FARRINGTON
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

176-13
GRAZIOSI, ANDREA
VIA ISOLA MADRE 3
00141
ROMA, - --

176-13
CROWLEY, STEPHEN A.
2 ARLINGTON ST., UNIT #1
CAMBRIDGE, MA 02139

176-13
COLLINS, MARGARET R.
2-6 ARLINGTON ST., #2
CAMBRIDGE, MA 02140

176-13
SPILKER, HAROLD D. III &
KIRSTEN OLSON SPILKER
11 CAMPBELL PARK
SOMERVILLE, MA 02144

176-13
LIU, HONG,
TR. OF 1802 MASS AVE REALTY TRUST
1673 CAMBRIDGE ST.
CAMBRIDGE, MA 02138

176-13
LIU, HUI & KE SHEN
4 ARLINGTON ST. UNIT#1
CAMBRIDGE, MA 02140

176-13
THEALL, STEPHEN J. JR.
4 ARLINGTON ST., UNIT #2
CAMBRIDGE, MA 02140

176-13
WFB FUTURAMA RENTALS LLC.
C/O RESOURCE CAPITAL RENTALS LLC
17 IVALOO ST. SUITE #100
SOMERVILLE, MA 02143

176-13
PERDIKOLOGOS, CONSTANTINA &
FOTINI PERDIKOLOGOS
1802 MASS AVE., #11
CAMBRIDGE, MA 02139

176-13
HUANG, CHUN PI LIN
1800 MASS AVE. UNIT#33
CAMBRIDGE, MA 02140

176-13
SMITH, JULIA
4 ARLINGTON ST., UNIT #6
CAMBRIDGE, MA 02139

176-13
BERKELEY, JEROME
4 ARLINGTON ST. UNIT#4/7
CAMBRIDGE, MA 02139

176-13
CROWLEY, JR. , STEPHEN ANTHONY &
ANGELA MARIE BISANTI
2610 MARINE AVE., SW, UNIT A
SEATTLE, WA 98116

176-13
MARGULIS T. N.
C/O RCG LLC,
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

176-13
WEJKSNORA, RUTH & LILA GARROTT
C/O D'AMBROSIO, OLIVIA
2-6 ARLINGTON ST 6/1
CAMBRIDGE, MA 02140

176-13
LIGRESTI, LEONARDO & SILVA SPRINGOLO
VIA MILAZZO 7,
35139 PADOVA, _ _

176-13
PALMER, DOUGLAS J.,
C/O OXFORD STREET REALTY, INC.
1644 MASS AVE
CAMBRIDGE, MA 02138

176-13
SCHILLER, LAUREN E.
5421 S. CORNELL AVE #9
CHICAGO, IL 60615

176-13
NEELY, CLAIRE G.
2 ARLINGTON ST #11
CAMBRIDGE, MA 02140

176-13
RUHELA, VIJAY & ARUN BHATIA
2 ARLINGTON ST. UNIT#12
CAMBRIDGE, MA 02140

176-13
CHU, ANDREW C.
10849 N STERLING ROAD
CUPERTINO, CA 95014

176-13
CHANG, CHRISTINE Z. & PATRICK C. MCLEAN
2-6 ARLINGTON ST., #2/21
CAMBRIDGE, MA 02140

176-13
KEIFER, SUSAN MARGARET
1216 CONGRESSIONAL LANE
WILMINGTON, NC 28411

176-13
WHITE, ROSEMARY D. & MARY H. WHITE
2 ARLINGTON ST. UNIT#23
CAMBRIDGE, MA 02140

176-13
LEE, HYEJIN
1 EARHART ST #506
CAMBRIDGE, MA 02141

176-13
RABB, INTISAR
2 ARLINGTON ST. UNIT#32
CAMBRIDGE, MA 02140

176-13
BOARDMAN, RICHARD B. & LYNNE A. STANTON
2 ARLINGTON ST. UNIT#33
CAMBRIDGE, MA 02140

176-13
POWELL, MARTHA
4 ARLINGTON ST. UNIT#10
CAMBRIDGE, MA 02139

176-13
HOFFMAN, JANICE,
TR. THE JANICE HOFFMAN 2016LIV TRUST
64 BETTS RD
BELMONT, MA 02478

176-13
WFB FUTURAMA RENTALS LLC.
C/O ALEX STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST. SUITE #100
SOMERVILLE, MA 02143

176-13
STUART, SEBASTIAN & STEPHEN D. MCCAULEY
4 ARLINGTON ST #21
CAMBRIDGE, MA 02140

176-13
LANDERS, DEBORAH D.
4 ARLINGTON ST., UNIT #22
CAMBRIDGE, MA 02140

176-13
CANNAVA, CHRISTINE M.
4 ARLINGTON ST #31
CAMBRIDGE, MA 02140

176-13
BROOKS, JAMES E.
364 SPRING ST
PORTLAND, ME 04102

176-13
PODBELSKI, JANA J.
334 PROVIDENCE RD
SO. GRAFTON, MA 01560

176-13
DALTON, KATHY L.
6 ARLINGTON ST #12
CAMBRIDGE, MA 02140

176-13
POPE, WILLARD R. & SYLVIA C. POPE
6 ARLINGTON ST., #21
CAMBRIDGE, MA 02140

176-13
BOWDEN, SHAREN K.
C/O R C G
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

176-13
FREIDBERG, SUSANNE
6 ARLINGTON ST., UNIT #6/31
CAMBRIDGE, MA 02140

176-13
HU, CHIA-LING & CINDY HU
6 ARLINGTON ST., #32
CAMBRIDGE, MA 02140

176-13
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTONST. UNIT#11A
CAMBRIDGE, MA 02140

176-13
BROMBERGER, SYLVAIN &
NANCY L. BROMBERGE
4 ARLINGTON ST., UNIT #12A
CAMBRIDGE, MA 02140

176-13
PARUCHURI, SRINIVAS S.K. &
S.R.A. PARUCHURI
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

176-13
SHIUE, REN-JYE & CHIH-WEI CHANG
1800 MASSACHUSETTS AVE., #80031
CAMBRIDGE, MA 02140

176-13
SIMONS, REBECCA L.
1800 MASS AVE, #3
CAMBRIDGE, MA 02140

176-13
TSERLIN, ELINA
1800 MASS AVE. UNIT#4
CAMBRIDGE, MA 02140

176-13
LIN, ALEXANDER & CHUN PI LIN HUANG
1800 MASSACHUSETTS AVE. - UNIT 800/5
CAMBRIDGE, MA 02140

176-13
DANBERG, SEYMOUR A.
TR. DANBERG CAMBRIDGE REALTY TRUST
P.O. BOX 425091
CAMBRIDGE, MA 02140

176-13
PARUCHURI, ANJANEYULU
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

176-13
AZABU, LLC
1-3-15 MINAMI
AZABU, MINATOKI, _ _

176-13
GOODCHILD, ANDREW, KAYOKO TAZAWA &
CITY OF CAMBRIDGE TAX TITLE
1800 MASSACHUSETTS AVE., UNIT 800/9
CAMBRIDGE, MA 02139

176-13
S.R.A. PARUCHURI
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176-13
CHAO, HUNG-HSING
1800 MASSACHUSETTS AVE., #11
CAMBRIDGE, MA 02140

176-13
BOWDEN, KRISTEN M.
C/O ALEX STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST., SUITE#100
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176-13
HARRIS, RICHARD A. & PATRICIA HARRIS
1800 MASS AVE. UNIT#14
CAMBRIDGE, MA 02140

153-7
SINGAL, GAURAV & SHIKHA MANGLA
7 FROST ST
CAMBRIDGE, MA 02139



City of Cambridge 2017 NOV -6 PM 2:42

MASSACHUSETTS

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-014892-2017.

Address: 1791 Mass Ave / 142 Frost Terrace

Owner: _____

I _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)

Petitioner or Sean Hope, Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-014892-2017 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until _____, 20_____.

Date: 11/6/17

Sean D. Hope
Signature

Sean D. Hope
Print Name

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative

40B COMPREHENSIVE PERMIT APPLICATION

FROST TERRACE

1781-1791 MASSACHUSETTS AVENUE, CAMBRIDGE 02139

Submitted to: The Board of Zoning Appeal, City of Cambridge

By: CC HRE 1791 Mass Ave Tenant LLC

Date: October 30, 2017

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COMPREHENSIVE PERMIT APPLICATION

FROST TERRACE

1781-1791 MASSACHUSETTS AVENUE, CAMBRIDGE 02139
(FORMERLY 1791 MASSACHUSETTS AVENUE, 1 AND 2 FROST TERRACE)

SECTION 1

COVER LETTER AND NARRATIVE

CC HRE 1791 MASS AVE LLC
c/o Capstone Communities LLC
1155 Walnut Street #31
Newton Highlands, MA 02461

October 30, 2017

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

Re: Comprehensive Permit Application for Frost Terrace
1781-1791 Massachusetts Avenue, Cambridge, Massachusetts

Dear Board of Zoning Appeal Members:

CC HRE 1791 Mass Ave Tenant LLC (“Applicant”), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) (“Capstone”) and Hope Real Estate Enterprises LLC (“Hope”), intend to construct an affordable housing community on three contiguous lots at 1791 Mass Avenue, 1 Frost Terrace and 2 Frost Terrace in Cambridge’s Porter Square neighborhood (the “Site”).¹ The resulting residential community, called Frost Terrace, will consist of 40 rental apartment homes with a variety of unit sizes – 13 one-bedroom, 14 two-bedroom, and 13 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the “Project”). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope recently opened Port Landing, a newly constructed 100% affordable housing community in the Port/Kendall Square neighborhood of Cambridge.

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop Frost Terrace. CC HRE 1791 Mass Ave LLC, whose managing members are HRE 1791 Mass Ave LLC (50%, Sean D. Hope sole member) and Capstone 1791 Mas Ave LLC (50%, Jason Korb sole member), purchased the 1791 Mass Ave land and building using loan proceeds from the City of Cambridge Affordable Housing Trust in May 2016. In November 2017, CC HRE 1791 Mass Ave LLC will also be purchasing the land at 1 and 2 Frost Terrace using loan proceeds from the City of Cambridge Affordable Housing Trust.

CC HRE 1791 Mass Ave LLC will enter into a long-term ground lease for the 1791 Massachusetts Avenue land and building and the 1 and 2 Frost Terrace land to CC HRE 1791 Mass Ave Tenant LLC. As the lessee under the ground lease, CC HRE 1791 Mass Ave Tenant LLC will pursue the financing, construction, and operation of the Project and is the Comprehensive Permit Applicant. CC HRE 1791 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 1791 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), and the Federal Low Income

¹ The new address for the combined Site will be 1781-1791 Massachusetts Avenue, Cambridge, MA 02140.

Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term not less than 30 years² and Frost Terrace will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

Development Proposal

Existing Site Conditions

Fronting onto Massachusetts Avenue, the Site is comprised of three contiguous lots at 1791 Massachusetts Avenue, 1 Frost Terrace and 2 Frost Terrace for a total buildable site of approximately 22,000sf. The three parcels historically have shared a right of way along the north property line called Frost Terrace, which provides vehicular, pedestrian and other (utilities, etc.) rights for the three parcels.

The 1791 Massachusetts Avenue parcel is improved with a three-story Second Empire house (William Frost House) built in the late 19th century as a single-family residence and currently surrounded by asphalt paving. The house was most recently used as a dentist office by Dr. Wallace Gardner, where he also lived until his death in 2010. Dr. Gardner bequeathed the house to Harvard University, which subsequently sold it to a third party private owner, which later transferred the property to CC HRE 1791 Mass Ave LLC in May 2016. Since 2010, the 1791 Mass Ave house and lot have remained vacant. A tall mature horse chestnut tree sits at the parcel's southeast corner.

The two rear parcels at 1 and 2 Frost Terrace are landlocked and only accessible by Frost Terrace. Each parcel contains an historically preserved single-family Colonial cottage and is owner occupied. The homes were constructed in 1895 for Ms. Helen Frost as rental properties (Ms. Frost lived at 1791 Mass Ave at the time). Each parcel contains grass and landscaped front and rear yards and numerous mature trees. CC HRE 1791 Mass Ave LLC has entered into a Purchase and Sale Agreement with each owner and intends to purchase each property.



1791 Massachusetts Avenue



1 (left) and 2 Frost Terrace

Proposal Summary

Frost Terrace will include 100% affordable rental housing at 1791 Mass Ave and 1 and 2 Frost Terrace. A total of 40 rental apartments will be constructed. Approximately 68% (27 apartments) will be two and three bedrooms for families, 12 of which will be duplexes (four in each of the three existing houses). Specifically, the proposal includes 13 one-bedroom apartments, 14 two-bedroom apartments, and 13 three-bedroom

² The development team is proposing that Frost Terrace will be affordable in perpetuity.

apartments. Units average in size from 629 sf (one-bedroom apartments) to 907 sf (two-bedroom apartments) to 1,123 sf (three-bedroom apartments). The high proportion of two- and three-bedroom units will house families.

The rear houses at 1 Frost Terrace and 2 Frost Terrace will be retained and shed dormers will be added to each building at the roof level below the peak. To the interior courtyard between the houses and to the east, a three-story addition will be constructed so that a total of four duplex apartments will be located in each house. Non-contributing additions to the 1791 Mass Ave house will be removed and the building will be relocated toward Massachusetts Avenue and Lesley University's Lunder Arts Center. This move will allow for a larger attached building to be constructed behind the 1791 Mass Ave house. The 1791 Mass Ave building exterior will be renovated, and its exterior detailing recreated. Moving the house closer to Massachusetts Avenue will restore its visual relationship to the historic church structure now owned by Lesley University.



Historic Photo (Circa – 1910)



Current Condition



Proposed Condition

A new 4-5 story addition (45'-55' depending on portion, with the higher portion towards the Lunder Center) will be attached to the rear of the existing 1791 Mass Ave house. This addition will contain 27 apartments and will be served by an elevator.

Three accessible surface parking spaces are being proposed on the Project Site. The lower level of the new addition will include enclosed bicycle storage and a children's play and homework area. The play and homework area will include fun and educational games and toys. Frost Terrace's operating budget includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating a community tutoring and mentorship program if it is desired by the residents.

Sustainable design strategies include installation of solar panels, storm water management with permeable paving, preserving the Site's mature trees, and installing energy efficient equipment and insulation. The Project is targeting LEED Certification.

Materials have been selected to match the original materials on the houses. The new structures are contemporary while respecting the historic houses and the adjacent buildings.

Neighborhood

Situated on the southern edge (less than 0.2 miles from the center) of Porter Square, Frost Terrace will complement an already vibrant mixed-use area of institutional, residential, restaurant and retail uses. Several residential neighborhoods abut Frost Terrace, including the Avon Hill Neighborhood Conservation District west of Porter Square and north of Linnaean Street. The Lower Common neighborhood extends to the west of Massachusetts Avenue and south of Linnaean Street. To the northeast are residential and retail uses along Somerville Avenue, the city boundary with Somerville. To the southeast is the Agassiz neighborhood, which extends south to Kirkland Street to the east of Massachusetts Avenue. Directly to the Site's south, and also fronting on Massachusetts Avenue, is a four-story building that is part of the Newport Road Condominium. This building is approximately 45' in height and contains 42 condominium units.

Area Amenities

This Site is very well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.2 miles from the Site. In addition, three MBTA bus routes are less than 550 feet from the Site, the nearest Hubway station is less than 170 feet from the Site, and the nearest Zipcar space is less than 200 feet from the Site. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, Frost Terrace will provide 40 households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 90, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Maria L Baldwin School (0.2 miles or 8-minute walk), Graham and Parks School (0.2 miles or 8-minute walk) and Maud Morgan Arts (0.3 miles or 7 minutes). Below is a partial list of amenities within 0.5 miles of the Site.

Restaurants		Groceries		Shopping		Shopping (continued)	
Half-Shell	0.02 miles	Star Market	0.3 miles	Susanna	0.01 miles	Zoots Dry Cleaning	0.3 miles
Upper Crust Pizzeria	0.02 miles	Montrose Spa	0.3 miles	Clothware	0.02 miles	Emack & Bolio's	0.3 miles
Pho House	0.03 miles	Thistle & Shamrock	0.4 miles	Sudo Shoes	0.03 miles	Healthworks	0.3 miles
The Abbey	0.03 miles	Star Market	0.4 miles	Nomad	0.06 miles	Barefoot Books	0.4 miles
Super Fusion	0.03 miles			Rite Aid	0.06 miles		
Cambridge Country Store	0.03 miles	Parks		The WoWLET BOUTIQUE	0.07 miles		
Simon's Coffee Shop	0.07 miles	Sacramento Field	0.2 miles	Irish Imports	0.08 miles		
Baraka Café	0.1 miles	Alden Play Area	0.2 miles	Bentley Publishers	0.08 miles		
Poke City	0.1 miles	Cocoran Playground	0.4 miles	Utso Tabetan Boutique	0.2 miles		
Tampopo	0.1 miles	Corcoran Field	0.4 miles	Barnes & Noble	0.2 miles		
Changsho	0.1 miles	Rindge Field	0.5 miles	Bank of America	0.2 miles		
Sapporo Ramen	0.1 miles	Farlow Herbarium	0.5 miles	CVS	0.2 miles		
Bourbon Coffee	0.1 miles	Sacrament Field	0.5 miles	Porter Square Books	0.3 miles		
Bruegger's Bagels	0.2 miles	Arsenal Square	0.5 miles	Cumberland Farms	0.3 miles		
Café Rustica	0.2 miles	Law School Yard	0.5 miles	Books By Design	0.3 miles		
Oxford Spa	0.2 miles	Bergin Playground	0.5 miles	Nebia	0.3 miles		
Starbucks	0.2 miles			Cambridge Offset Printing	0.3 miles		
Dunkin' Donuts	0.3 miles	Schools		Tags Hardware	0.3 miles		
Panera Bread	0.3 miles	Maria L. Baldwin School	0.2 miles	US Alliance Federal Credit Union	0.3 miles		
Starbucks	0.3 miles	Graham and Parks School	0.3 miles	Cambridge Naturals	0.3 miles		
Café Zing	0.3 miles	John F. Kennedy School	0.3 miles	Michaels	0.3 miles		
Forge Baking Company	0.5 miles	Currier House	0.4 miles	Café Zing	0.3 miles		

Building Program and Site Design

The design for 1791 and 1781 Massachusetts Avenue balances a complex set of contextual priorities for the Site which have arisen from analysis, civic meetings, and neighborhood working groups. The design goals are:

- Design and construct a noble, admirable, beautiful, and high quality affordable apartment community—a great place for families to live. 40 apartments, the majority of which are two- and three-bedrooms.
- Be a good urban neighbor, find appropriate density and develop a strong sense of place along Massachusetts Avenue. Respond to height, setback, density and materiality of surrounding buildings.
- Promote the creative reuse and high-quality stewardship of historic resources. Remind us of the past, while connecting to the present and future of Cambridge and Porter Square.
- Use valuable open and green space to create places for people, connections to nature, and light-air buffers. Leverage the urban, transit friendly Site to create places that favor people over vehicles.

The design takes shape as an urban and architectural composition. The composition has four anchoring elements: The William Frost House, a five-story masonry volume, the two rear Frost Terrace houses, and the landscape. A four-story clapboard volume knits together these elements. These elements are positioned to respond to the highly varied site context along each property line. The materials palette further unifies the urban and architectural composition. Inspired by the existing houses and surroundings, the materials used on the Project are warm and residential-scaled.

The first planning move is to relocate the original body of the William Frost House at 1791 Massachusetts Avenue to the northwest and into alignment with the landmarked former North Prospect Church building, now Lesley University's Lunder Arts Center's library, and to rehabilitate most of the original body of the house. Materials will be replaced, in kind, using historic photographs and the remaining architectural details to guide the design. Below is an example of a similar precedent, a Capstone property in Mid-Cambridge. The results are two-fold; through its connection with the church it communicates the residential history of Massachusetts Avenue, and it frees up a significant portion of the Site for the new apartment homes. The residential use of the William Frost House is restored by serving as apartment homes for families.



Similar Precedent – Before



Similar Precedent – After

To the north, a five-story rectangular volume is located along the lot line shared with Lesley University, a building of similar height. This simple volume, clad in a limestone colored masonry, is set back from the Avenue, creating a quiet backdrop to the existing house and the former church building. Deep set windows break down the scale, similar to the treatment of other historic masonry buildings in the area.

At the rear, where the Site abuts a neighborhood of single-family and multi-family homes, the Project retains two additional turn-of-the-century houses while removing more recent additions to free up green space at each corner. The materials of these houses will be retained where possible, and will be replaced in-kind where not. The houses will be enhanced with shed dormers and a full height addition to the rear to create family units.

A ribbon-like clapboard element knits together the above elements and most directly responds to the landscape. Its design mirrors the undulating facade of the adjacent Newport Road Condominiums in height, setback and spirit. The success of the proposed elevation as well as the existing elevation of the Newport Road Condominium building is the result of sense of unity and horizontality working together to visually enlarge the landscape. Simplified detailing, such as that shown in the below precedents, will be used to reinforce the horizontal and ensure that the new clapboard element allows the William Frost house to read clearly.



All of the apartments in the new 4-5 story addition will be designed in accordance with the Massachusetts Architectural Access Board 521 CMR 5.00 Group 2B standards, which state that “...at the time of initial construction, full accessibility without need for further modification.” In addition, 3 apartments in the new 4-5 story addition will be Group 1 units for individuals with mobility difficulties and 1 apartment will be also be a Group 1 unit for individuals with sensory difficulties.

Sustainability

The design for 1791 Massachusetts Avenue will model sensible sustainable design that aligns with affordable housing: lowering utility costs, conserving resources, creating healthy environments, and minimizing waste. In addition to meeting certification requirements, the team will utilize LEED standards to measure and verify building performance. In particular, integration with a commissioning agent early on will be leveraged to ensure efficient systems and a well-built envelope. Low flow fixtures will reduce the amount of water used by the building. Roof space will be used for power generation through photovoltaics. Most of the open space is landscaped, creating a verdant and vibrant environment. This leverages open space for people to enjoy, in a smart-growth neighborhood served by public transit. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials. These measures will act as quality-of-life improvements for the residents and will be integrated with the management of the property.

Affordable Housing

Due to its unit mix and income set asides, Frost Terrace's 40 apartment homes will attract a variety of households. 36 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from \$43,440 – 67,020, depending on household size. Four units will be set aside for households that earn at or below 30% of AMI, currently a household income ranging from \$21,720 – \$33,510, depending on household size. Net of utilities and depending on the apartment income restriction, monthly one-bedroom rents are estimated to be \$521 – \$1,103, monthly two-bedroom rents are estimated to be \$619 – \$1,317, and monthly three-bedroom rents are estimated to be \$711 – \$1,517. These rents are approximately 25% of the neighborhood's market rate rents, which are unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At recently completed Port Landing, 1,386 applicants applied for its 20 apartments prior to the lottery. There are currently over 600 families and individuals on Port Landing's waitlist and numerous additional applications are received weekly.

To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

The site plan proposes three on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. No additional on-site parking is being proposed.

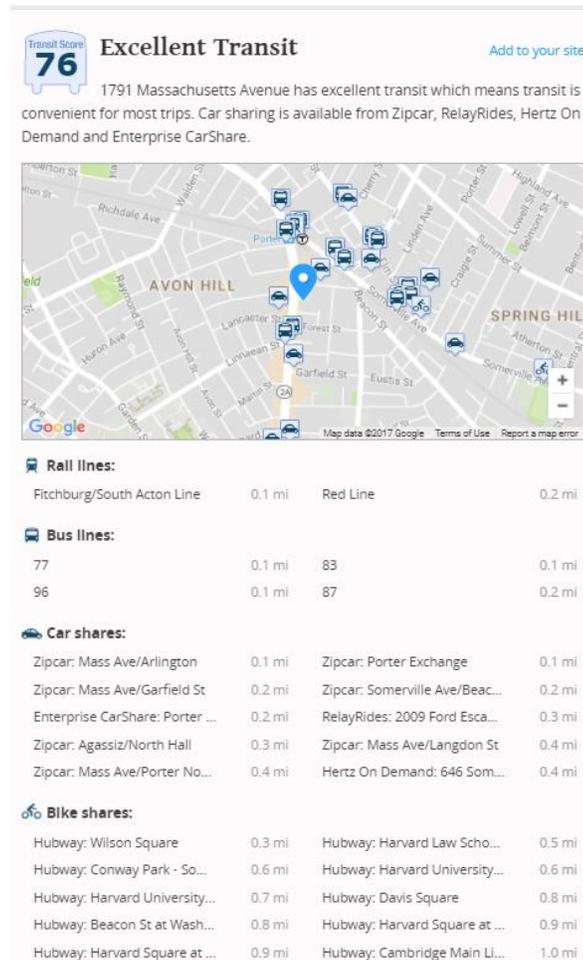
We believe that the Project benefits from this in the following ways:

- Increased affordable housing units: The creation of at-grade parking would reduce the number of apartments created by encroaching on areas currently slated for units;
- Site Design: Adding underground parking would detract from the urban design goals by adding parking access on the most visible part of the Site facing Massachusetts Avenue; in addition, the addition of parking would greatly reduce the ability to retain mature trees and add green landscaping;
- Low Utilization: Affordable rental developments typically see low parking utilization. At the recently completed Port Landing, there are 16 parking spaces for 20 units, and fewer than 11 of those spaces are used. At Frost Terrace, the proximity to transit, combined with the planned transit benefits, will allow residents access to numerous transportation options beyond traditional car ownership;
- Financial impact: Below-grade parking spaces range in cost from \$100,000 to \$150,000 per unit to create. This Project relies on public subsidy funds. The addition of this parking cost may create a Project that is financially infeasible or does not optimize these public funds for the creation of housing.

The Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.2 miles from the Project that includes the MBTA subway Red Line, Commuter Rail Fitchburg/South Action Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The vehicle ownership

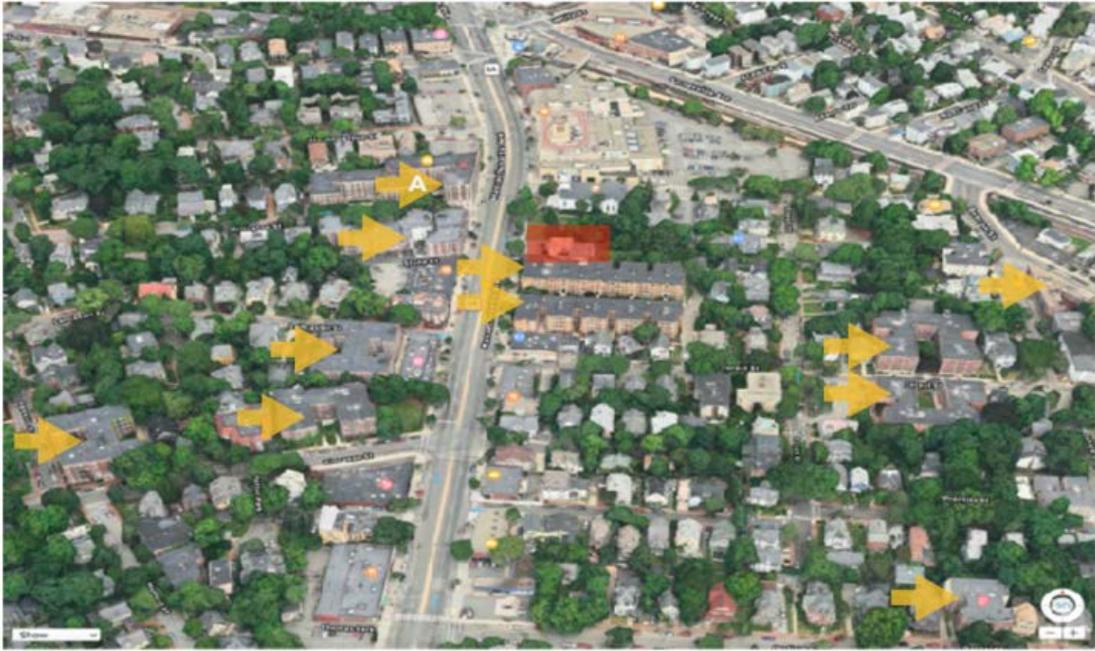
data from Port Landing and other affordable rental buildings in Cambridge suggests approximately half of the households, 20, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include subsidizing MBTA passes, Hubway memberships, or ride sharing memberships, as further detailed in the attached Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) in **Section 5**. In addition, the Project will include the installation of on-site bicycle parking, the installation of screens at a centralized location that will provide live information on transit services, the matching of residents who desire to carpool with other residents, and the providing at move-in information to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site’s adjacent transit options:



Additionally, VAI determined the Project’s projected parking demand and quantified the availability of on-street parking within 1/4 of a mile from the Site during peak parking demand hours. In summary, at the time of its study on October 17 and 18, 2017, VAI determined that the peak hour demand was at 7:30pm at which time a total of 139 on-street parking spaces were available within a quarter mile of the Site. This included 62 on-street parking spaces east of Massachusetts Avenue. VAI concludes its report by stating: “a detailed parking survey was completed in the area of the development and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project.”

The development team’s parking strategy is also consistent with 11 market-rate multi-family buildings within four blocks of Frost Terrace, totaling over 320 units, that have little or no parking (see below aerial).



Frost Terrace’s proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. Frost Terrace is consistent with smart growth principles and the Cambridge City Council’s goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge’s glassworks and furniture factories from the 1920’s through the 1970’s. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families.

While the City has dedicated significant financial and other resources to creating and preserving affordable housing, according to the 2016 Cambridge Housing Profile, from 1997 to 2016 Cambridge has experienced a decrease in affordable units as a percentage of total housing units in the City (from 15.4% to 14.7%).³ The following figure illustrates the dramatic increase in median asking rents in the City from 1996 to 2016. In summary, one-bedroom rents have grown more than 260% and two and three-bedroom rents have increased more than 230%.⁴ These increases are four to five times total inflation (53%) for the same 20-year period.⁵

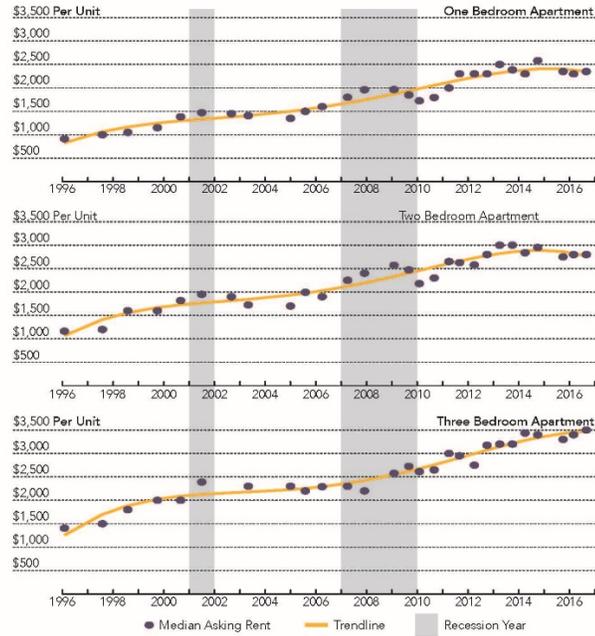
³ Cambridge Housing Profile. City of Cambridge, Massachusetts. Community Development Department. 2016, 30.

⁴ Ibid., 25.

⁵ U.S. Bureau of Labor Statistics, “CPI Inflation Calculator.” <https://data.bls.gov/cgi-bin/cpicalc.pl> (accessed October 24, 2017)

RENTALS: ASKING MARKET RATE RENTS

FIGURE 2.11:
Median Asking Rent by
Apartment Size:
1996 - 2016



Sources, all figures: Cambridge Community Development Department staff survey of Realtors, 1996, 1997, 2000 and 2002; Cambridge Community Development Department survey of Boston Globe ads, 1998 and 1999; Harvard University Housing Office, 2000 and 2001; Boston.com, 2003-2006; Boston.com and Craigslist.com, 2009-2014; Zillow.com, 2015 and 2016.
Cambridge Community Development Department 2016 CAMBRIDGE HOUSING PROFILE 25

The dramatic increase in median rents over the past 20 years has adversely and disproportionately impacted Cambridge’s lower income households. HUD defines “cost burdened” households as those who pay more than 30% of their income for housing.⁶ According to the U.S. Census Bureau, 46.2% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.⁷

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City, but especially near the Site. In 2016, the median price for a 1-3 family home in the Agassiz neighborhood was \$1,756,500 (the highest in the City), the median condominium price was \$678,000 (the second highest in the City), and the median monthly rent was \$4,710 (the highest in the City).⁸ The City’s housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 79.2% of Cambridge’s housing inventory was constructed prior to 1980. Upon completion, all of Frost Terrace’s apartments will be new or have full letters of lead based paint compliance.

Frost Terrace’s apartments will also be available for a significant number of City employees. Based on a review of the City’s 2017/2018 salary data (excluding Cambridge Public School salaries), 1,608 employees may qualify for Frost Terrace’s apartments.^{9 10} These employees include, but are not limited to, 80

⁶ U.S. Department of Housing and Urban Development, “Affordable Housing.” https://www.hud.gov/program_offices/comm_planning/affordablehousing/ (accessed October 24, 2017)

⁷ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

⁸ 2016 Cambridge Housing Profile. City of Cambridge CDD, 19.

⁹ Cambridge Open Data. “Budget – Salaries,” <https://data.cambridgema.gov/Budget-Finance/Budget-Salaries/ixg8-tyau/data> (accessed October 26, 2017)

¹⁰ Full time employees are assumed to be those that earn at or above \$31,741, calculated based on the City’s living wage of \$15.26 per hour and a 40-hour work week. These employees may qualify for Frost Terrace’s apartments subject to other household income and household size.

employees of the police department and 396 employees of the Fire Department. With regard to Cambridge public school teachers, there are 23 out of 70 teacher pay grades that may qualify for Frost Terrace's apartments.¹¹

Based on an informal October 2017 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents range between \$3,200 and \$3,665.¹² In order to afford these rents and not be cost burdened, a household would need to earn at least \$110,000 – \$125,000 annually. 48% of Cambridge's families and almost 60% of Cambridge households make less than \$100,000, making these units unaffordable to a majority of current Cambridge residents.

Once completed, the Frost Terrace residential community will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (33%) will specifically be occupied by families.

Financing

If Frost Terrace's Site eligibility application and zoning application are approved, the development team anticipates applying for a complex array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development for an allocation of low income housing tax credits as well as additional subsidies.

The City of Cambridge Affordable Housing Trust has committed \$7.18 million in loans to finance the Site acquisitions and certain predevelopment expenses. If Frost Terrace receives its permitting, the development team anticipates applying for additional City funding and for eight Cambridge Housing Authority Section 8 Project Based Vouchers.

Permitting and Community Process

The development team is proposing to obtain all of Frost Terrace's local approvals through an MGL Chapter 40B comprehensive permit from the Cambridge Board of Zoning Appeals (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is hereby requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to **Section 4** for a detailed list of requested Waivers from Local Requirements and Regulations.

Over the past six months, the development team has engaged the community through both direct abutter charrettes/working sessions and neighborhood meetings. The development team has maintained a website, www.1791massave.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs, news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

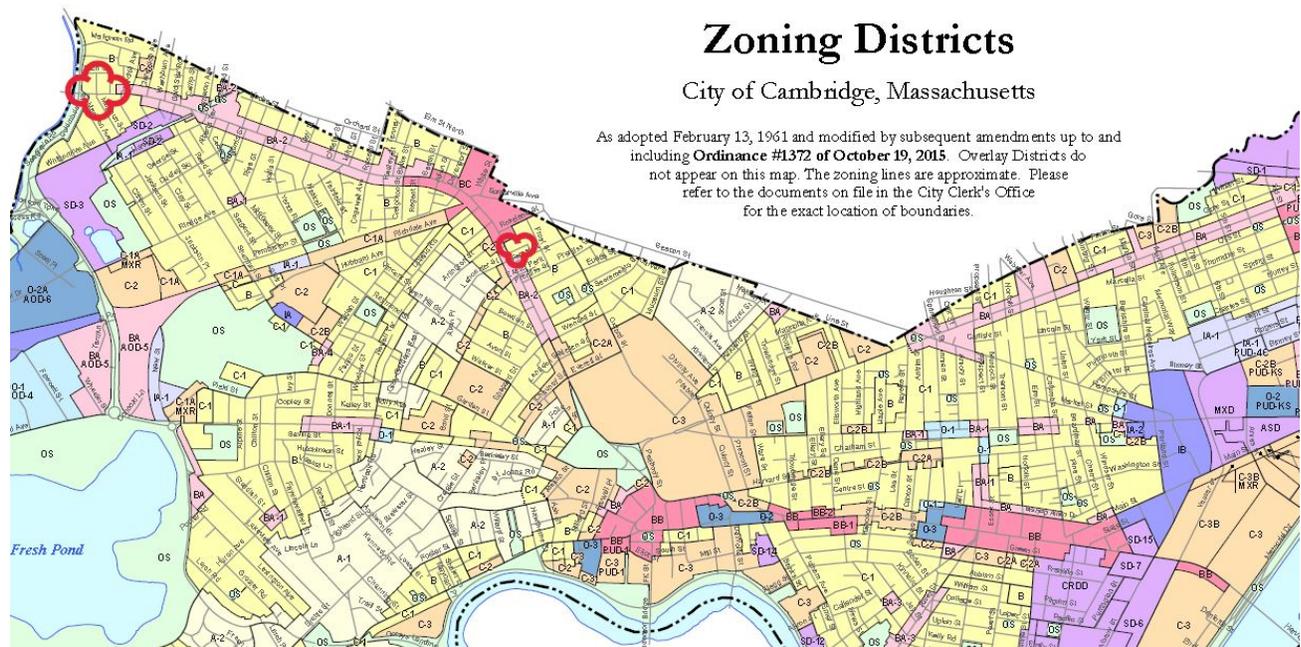
The development team has presented at five community meetings open to the entire community and five design charrettes with direct abutters. The current proposal incorporates a number of design suggestions and feedback received at the community meetings, including but not limited to: (1) retaining mature trees on the Site, (2) locating the new building and 1791 Mass Ave house to the north with setbacks from the

¹¹ Agreement between the Cambridge School Committee and the Cambridge Education Association Units A and B, Effective September 1, 2017 through August 31, 2020. "Appendix A: Salary Schedules September 1, 2017 – August 31, 2020," 57.

¹² Forest Court - 16 Forest St. and CHR Cambridge Apartments – 1 Langdon St. (3 bed rents are not posted)

Newport Road Condominiums to preserve light and air to those residences, (3) rehabilitating the existing houses at 1 and 2 Frost Terrace, (4) positioning the five story component to the north of the Site away from the Newport Road Condominiums, and (5) retaining and rehabilitating the existing 1791 Mass Ave house and realigning it with the historic North Prospect Congregational Church, now Lesley University's Lunder Arts Center, to reflect the historic context.

Both the Newport Road Condominiums to the immediate south and the Site have a zoning designation of Residence B. These are the only three Residence B parcels on Massachusetts Avenue in all of Cambridge, except for a small stretch of residential and commercial properties on the Arlington/Cambridge border (see annotated zoning map below). At the Site's location, surrounded by 4-6 story buildings, many with zero lot lines, the Residence B zoning is inconsistent with heights, density and range of commercial, retail, and multifamily uses.



The area along Massachusetts Avenue adjacent to the Site is mixed use and is characterized by mostly four, five and six story brick apartment buildings. In 2011, to construct its Lunder Arts Center, Lesley University successfully petitioned the Cambridge City Council to rezone the two parcels adjacent to the Site's northerly lot line at 1797-1803 Massachusetts Avenue from the low-density Residence B to a high density, mixed-use Business C. The Lunder Arts Center included the construction of a new modern building the corner of Roseland Street and Massachusetts Avenue. The Lunder Arts Center also relocated to the south and rehabilitated the North Prospect Church into a library. The new building and the Church range in height from 45-55', not including rooftop mechanicals or church steeple.

The recent adjacent Business C zoning district to the north of the Site allows for five stories of height consistent with adjacent buildings fronting onto Massachusetts Avenue in Porter Square and other city squares throughout Cambridge. The Agassiz and Avon Hill neighborhoods on streets behind Massachusetts Avenue to the southeast are predominately comprised of lower scale residential buildings, which is reflected in the Residence B zoning. Despite the restrictive residential zoning and lower scale density, both neighborhoods have existing large multifamily developments (both rental and condominium, including the Newport Road Condominiums), which are woven into the neighborhood's fabric. The Frost Terrace proposal

is consistent with the density in this area in that it concentrates its density toward Massachusetts Avenue and Lesley University and it materially retains the lower scale, existing 1 and 2 Frost Terrace houses.

Development Team

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers:**

- *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC, where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of \$36,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Capstone is also joint venturing on the rehabilitation and reuse of the historic Hilton's Tent City building in Boston's North Station.

Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over \$100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, *The Low Income Housing Tax Credit: HERA, ARRA, and Beyond* has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.
- **General Contractor:** *Keith Construction Inc.* (www.keithconstruction.net): Established in 1993, Keith Construction is a full-service construction company experienced with a variety of building types and construction methods. The president is John Keith, whose project experience includes several new

construction and rehabilitation residential projects across New England and is a Who's Who in the affordable housing industry. Keith's client list includes Beacon Communities, Boston Land Company, Caleb Foundation, P.O.A.H., Rosenthal Group, Weston Associates, The Winn Companies, Schochet Associates, The Wishcamper Companies, Rees-Larkin Development, and many others. Keith Construction successfully completed Port Landing in 2016.

- **Architect:** *Bruner/Cott & Associates (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in the Central Square area of Cambridge, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients' aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott recently completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning):** *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

Frost Terrace will bring high-quality housing to the Porter Square neighborhood that is affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Site can provide critically needed housing in an attractive, sustainable development. Blending historic preservation with modern amenities and green design, Frost Terrace will be sustainable, high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Korb', with a stylized, sweeping flourish at the end.

Jason Korb
Managing member of managing member

A handwritten signature in blue ink, appearing to be 'Sean D. Hope', with a long, horizontal flourish extending to the right.

Sean D. Hope
Managing member of managing member

40B COMPREHENSIVE PERMIT APPLICATION
CC HRE 1791 MASS AVE LLC, "FROST TERRACE"
1781-1791 MASSACHUSETTS AVENUE, CAMBRIDGE 02139

SECTION 2
COMPREHENSIVE PERMIT APPLICATION FORM

COMPREHENSIVE PERMIT APPLICATION

PETITIONER: CC HRE 1791 MASS AVE TENANT LLC

PETITIONER'S ADDRESS: C/O CAPSTONE COMMUNITIES LLC
1155 WALNUT STREET #31
NEWTON HIGHLANDS, MA 02461

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON: CAPSTONE 1791 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
1155 WALNUT STREET #31
NEWTON HIGHLANDS, MA 02461
ATTN: JASON KORB
617.513.6320

HRE 1791 MASS AVE LLC
C/O HOPE REAL ESTATE ENTERPRISES LLC
675 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
ATTN: SEAN D. HOPE
617.492.0220

LOCATION OF SITE: 1781-1791 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
(CURRENTLY 1791 MASSACHUSETTS AVENUE, 1 FROST TERRACE, 2 FROST TERRACE, CAMBRIDGE, MA 02140)

DESCRIPTION OF PROJECT: SEE **SECTION 2** (COVER LETTER AND NARRATIVE)

SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED: SEE **SECTION 4** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS

THE PETITIONER IS: A LIMITED DIVIDEND ORGANIZATION

IS THE PROPOSED PROJECT NEW CONSTRUCTION: THE PROPOSED PROJECT IS NEW CONSTRUCTION AND REHABILITATION OF TWO EXISTING SINGLE-FAMILY HOMES

SITE CONTROL: CC HRE 1791 MASS AVE TENANT LLC WILL BE EXECUTING A LONG-TERM GROUND LEASE WITH CC HRE 1791 MASS AVE LLC (AN AFFILIATE OF CC HRE 1791 MASS AVE TENANT LLC) FOR THE LAND AT 1 AND 2 FROST TERRACE AND FOR THE LAND AND BUILDINGS AT 1791 MASSACHUSETTS AVENUE. CC HRE 1791 MASS AVE LLC CURRENTLY OWNS 1791 MASSACHUSETTS AVENUE AND HAS PURCHASE AND SALE AGREEMENTS WITH THE CURRENT OWNERS OF 1 AND 2 FROST TERRACE.

SITE ELIGIBILITY: THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE

HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

TOTAL NUMBER DWELLING UNITS PROPOSED: 40
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS: 40
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS: 0

RESIDENT ELIGIBILITY STANDARDS: 36 UNITS AT OR BELOW 60% AMI, 4 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 6 – 10** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

- a. Site Development Plans - Site development plans showing locations and outlines of proposed buildings, the proposed location and nature of the existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
- b. Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood.
- c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
- d. Building Tabulations - a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the buildings by parking and other paved vehicular areas and by open areas; (2 copies)
- e. Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
- f. Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
- g. Dimensional Form- provided with application; (2 copies)
- h. Photographs – photographs of Site and existing buildings;
- i. Assessor’s Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
- j. Ownership Certificates – 2 Notarized copies, provided application.

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

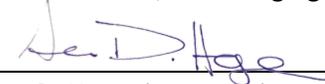
CC HRE 1791 MASS AVE TENANT LLC

By: Capstone 1791 Mass Ave LLC, its managing member



By: Jason Korb, its managing member

By: HRE 1791 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: October 30, 2017

1781 - 1791 MASSACHUSETTS AVENUE

CAMBRIDGE MA 02140

OCTOBER 27, 2017

COMPREHENSIVE PERMIT

DRAWING LIST

- GENERAL
 - G-000 COVER SHEET
- EXISTING CONDITIONS
 - EXISTING CONDITIONS PLAN
- CIVIL
 - C-100 CIVIL UTILITY SITE PLAN
 - C-200 CIVIL OPEN SPACE PLAN
- LANDSCAPE
 - LANDSCAPE SITE PLAN
 - L-101
- ARCHITECTURAL
 - A-101 FLOOR PLANS
 - A-102 FLOOR PLANS
 - A-103 FLOOR PLANS
 - A-104 FLOOR PLANS
 - A-301 EXTERIOR ELEVATIONS - 1791 BUILDING
 - A-302 EXTERIOR ELEVATIONS - 1791 BUILDING
 - A-303 EXTERIOR ELEVATIONS - 1791 BUILDING
 - A-304 EXTERIOR ELEVATIONS - 1781 HOUSES
 - A-401 BUILDING SECTION

ZONING

	Required	Proposed
Building Height	35'-0"	35', 45', 55'
Front Setback	15'-0"	22'-0" (Bay found)
Side Setback	7'-6" (Sum of 20)	0' (Keep existing building)
Rear Setback	35'-0"	0' (Keep existing building)
FAR	0.5 (Max), 0.35 (Min)	1.82

SITE & BUILDING

	Area (SF)
Building Footprint	40,253

Building GSF	Area (SF)
First Floor	10,112
Second Floor	10,601
Third Floor	9,385
Fourth Floor	6,282
Fifth Floor	3,873
Total Built	40,253

Total Parcel Size	22,068
FAR	Total Built / Parcel Size = 1.82

PARKING

	Compact	Standard	Handicapped	Total
Surface Parking	0	0	3	3
Total on Site	0	0	3	3
Required	N/A	N/A	N/A	N/A

Bike Parking	41 Long-Term, 4 Short-Term	45
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UNIT MIX

	1BR	2BR	2BR (DUPLICATE)	3BR	3BR (DUPLICATE)	
First Floor	1	3	2	1	4	11
Second Floor	5	1	3	1	3	13
Third Floor	2	2		2		6
Fourth Floor	2	2		2		6
Fifth Floor	3	1				4
	13	9	5	6	7	40 UNITS
Percentage (%)	32%	35%		33%		
Average SF	629 SF	907 SF		1123 SF		

Project Team

OWNER
CC HRE 1791 Mass Ave
Tenant LLC

C/O Capstone Communities LLC
1155 Walnut Street #31
Newton Highlands, MA 02461
617 513 6320

C/O Hope Real Estate Enterprises LLC
675 Massachusetts Avenue
Cambridge, MA 02139
617 492 0220

ARCHITECT
Bruner/Cott & Associates

99 High Street, 10th Floor
Boston, MA 02110
617 728 7777

CIVIL
BSC Group

803 Summer Street
Boston, MA 02127
617 896 4347

LANDSCAPE
Lemon Brooke LLC

31 Oxbow Rd
Concord, MA
978 222 3700

STRUCTURAL ENGINEER
Veitas and Veitas Engineers,
Inc.

639 Granite Street
Braintree, MA 02184
781 535 5814

ASSESSORS: MAP 153, LOT 80

ZONING: B

REFERENCES:

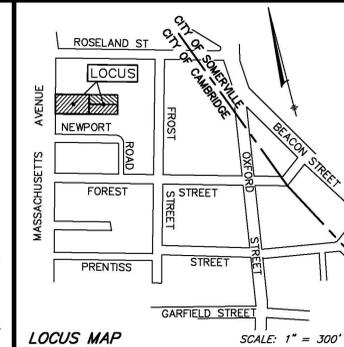
LAND COURT CERT. #262084 (1791 MASS. AVE.)
LAND COURT CERT. #159066 (1 FROST TERR.)
LAND COURT CERT. #243217 (2 FROST TERR.)

RECORD OWNERS:

1791 MASS. AVE.:
CC HRE 1791 MASS AVE LLC
1 FROST TERR.:
PETER & AMY LANG
2 FROST TERR.:
ERIC T. RITTER & ALEX T. CECIL

NOTES:

1) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS. HIGHWAY DEPT. AND UTILITY COMPANIES AND SUPPLEMENTED BY FIELD INSPECTION AND REFERENCED SITE PLAN. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
2) ELEVATIONS SHOWN HEREON REFER TO CAMBRIDGE CITY BASE.



LEGEND

	WIRE FENCE		SPOT ELEVATION
	WOOD FENCE		LIGHT POLE
	EDGE OF PAVEMENT		PARKING METER
	VERTICAL GRANITE CURB		PROMINENT DECIDUOUS TREE
	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION		REINFORCED CONCRETE PIPE
	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, & MANHOLE		CAST IRON PIPE
	WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT		CLAY PIPE
	GAS MAIN WITH SIZE & GATE VALVE		POLYVINYL CHLORIDE PIPE
	EXISTING UTILITY POLE WITH OVERHEAD WIRES & GUY WIRE		BOLLARD
	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES		SIGN
	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES		VERTICAL GRANITE CURB
	CABLE/TV MANHOLE & UNDERGROUND LINES		CONNECTION UNKNOWN
			RECORD DATA
			RECORD AND CALCULATED
			LANDSCAPED AREA

R=30.17
BC=20.5

R=30.26
BC=21.6



MASSACHUSETTS AVENUE (PUBLIC - 88' WIDE)

CONCRETE TRAFFIC ISLAND

MAST POST FOR TROLLEY LINE

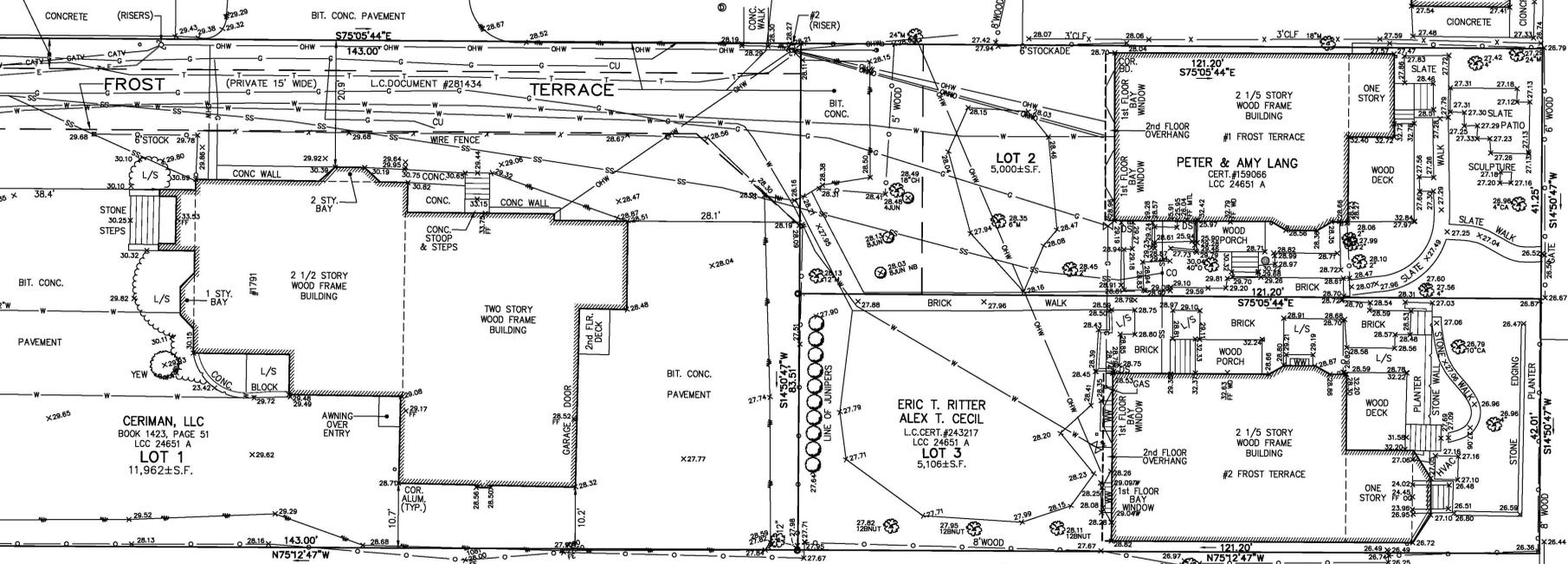
6" DIA. (CONC. TO SH)

R=27.30
T=19.4(N)

N.E.T. & T. CO.
CAMBRIDGE ELECTRIC LIGHT CO.
EASEMENT
(S' W/4)
LCC 24651 A

LESLEY UNIVERSITY
BOOK 46939, PAGE 421
L.C.CERT.#236063
PLAN BOOK 10, PLAN 38
L.C.C.7654 A

SARAH M. FARRINGTON
SAMUEL F. FARRINGTON
JOHN L. FARRINGTON
BOOK 50581, PAGE 344
PLAN BOOK 15, PLAN 19



CERIMAN, LLC
BOOK 1423, PAGE 51
LCC 24651 A
LOT 1
11,962±S.F.

ERIC T. RITTER
ALEX T. CECIL
L.C.CERT.#243217
LCC 24651 A
LOT 3
5,106±S.F.

PETER & AMY LANG
CERT.#159066
LCC 24651 A

NEWPORT CONDOMINIUM
BOOK 14368, PAGE 250 (MASTER DEED)
PLAN 839 OF 1981

FARRINGTON REALTY LLC
BOOK 43595, PAGE 498
MAP 153, LOT 6

7-17 FROST STREET
CONDOMINIUM
BOOK 19353, PAGE 424

1791 MASSACHUSETTS AVE.
1 & 2 FROST TERRACE
Cambridge, Massachusetts

PREPARED FOR
CC HRE
1791 MASS AVE LLC

c/o Capstone Communities LLC
165 Amory Street
Cambridge, Massachusetts 02139

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

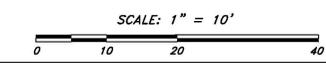
185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
2	JMS	9/29/17	EXPANDED UTILITIES
1	JMS	8/8/17	FROST TERRACE LOTS

DATE: 5/4/2016 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY: WCJ

EXHIBIT PLAN OF LAND IN CAMBRIDGE, MA

PROJECT NO.: 20752



LESLEY UNIVERSITY
JOHN AND CAROL MORIARTY LIBRARY



Rev	Date	Remarks

Date	October 27, 2017
Scale	1"=10'-0"
Project Number	17.011
Drawn By	JB/JK

1781-1791
MASSACHUSETTS
AVE

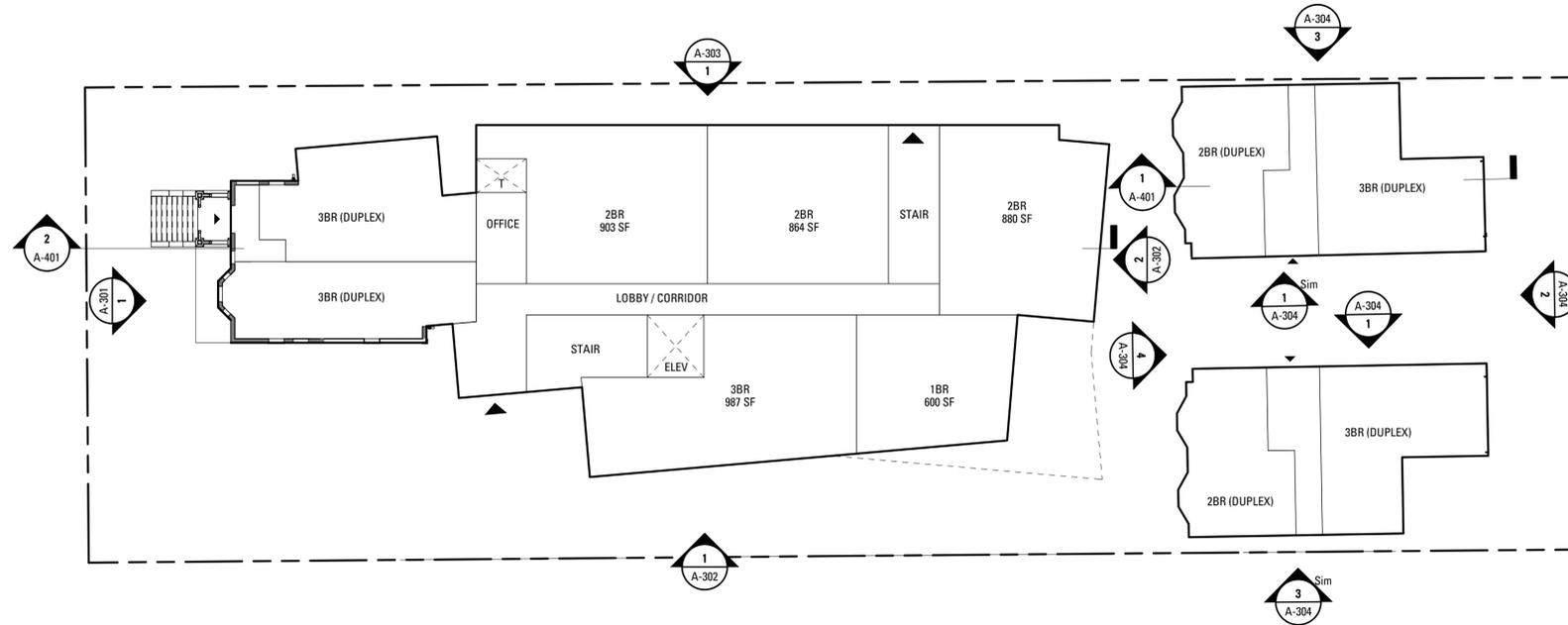
1781-1791 Massachusetts
Avenue
Cambridge, MA 02140

KEY

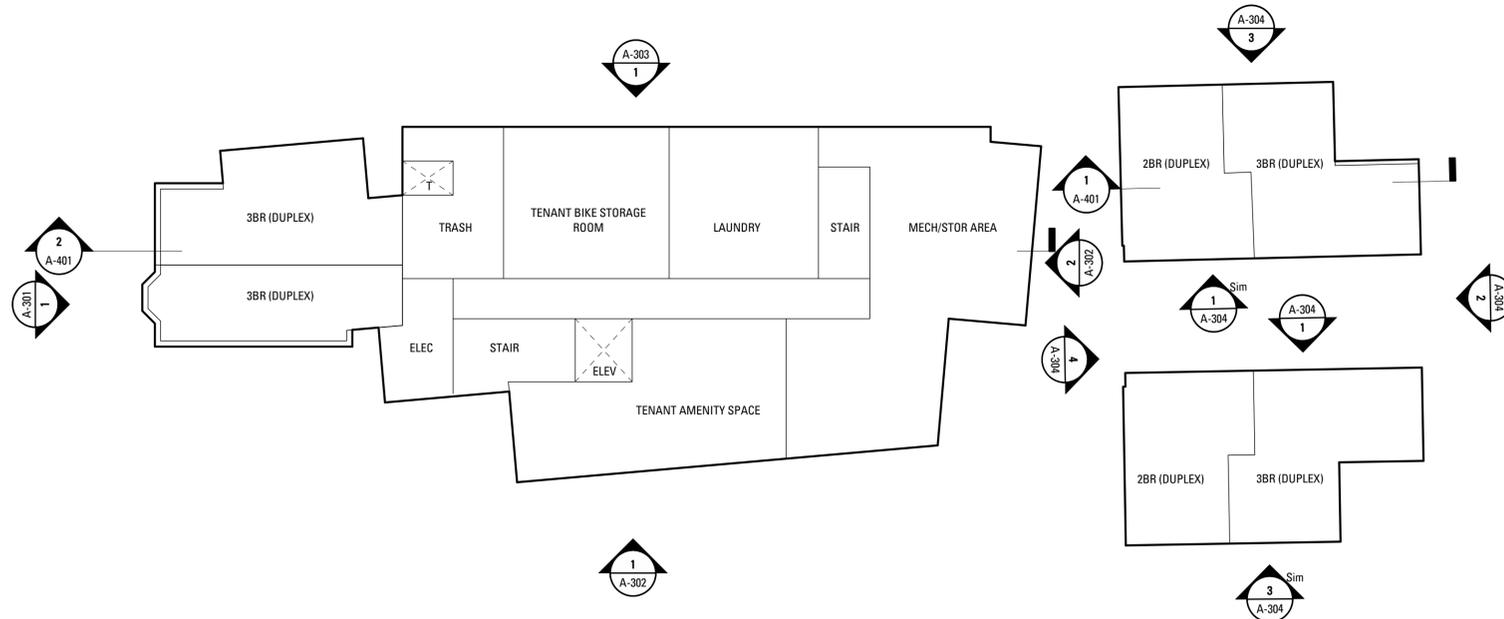
① ENTRY DRIVE	⑪ TRANSFORMER
② PARKING	⑫ HVAC UNITS
③ BIKE RACKS	⑬ LAWN
④ GRASS PAVEMENT	⑭ GROUNDCOVER (1'-2' TALL)
⑤ CONCRETE UNIT PAVERS	⑮ SHRUBS (4'-6' TALL)
⑥ IRON DETECTABLE WARNING STRIP	🌳 EXISTING TREES
⑦ IRON TREE GRATE	🌳 PROPOSED TREES
⑧ STABILIZED STONE DUST	🌲 PROPOSED EVERGREENS
⑨ ENGINEERED WOOD DECKING	
⑩ POURED IN PLACE CONCRETE	

LANDSCAPE SITE PLAN

IF THIS SHEET IS NOT 22" x 34", IT HAS BEEN REDUCED OR ENLARGED.



2 FIRST FLOOR
 SCALE: 1/16" = 1'-0"



1 LOWER LEVEL
 SCALE: 1/16" = 1'-0"

Rev	Date	Remarks

Date	October 27, 2017
Scale	1/16" = 1'-0"
Project Number	17.011
Drawn By	Author

**1781-1791
 MASSACHUSETTS
 AVE**

1781-1791 Massachusetts
 Avenue
 Cambridge, MA 02140

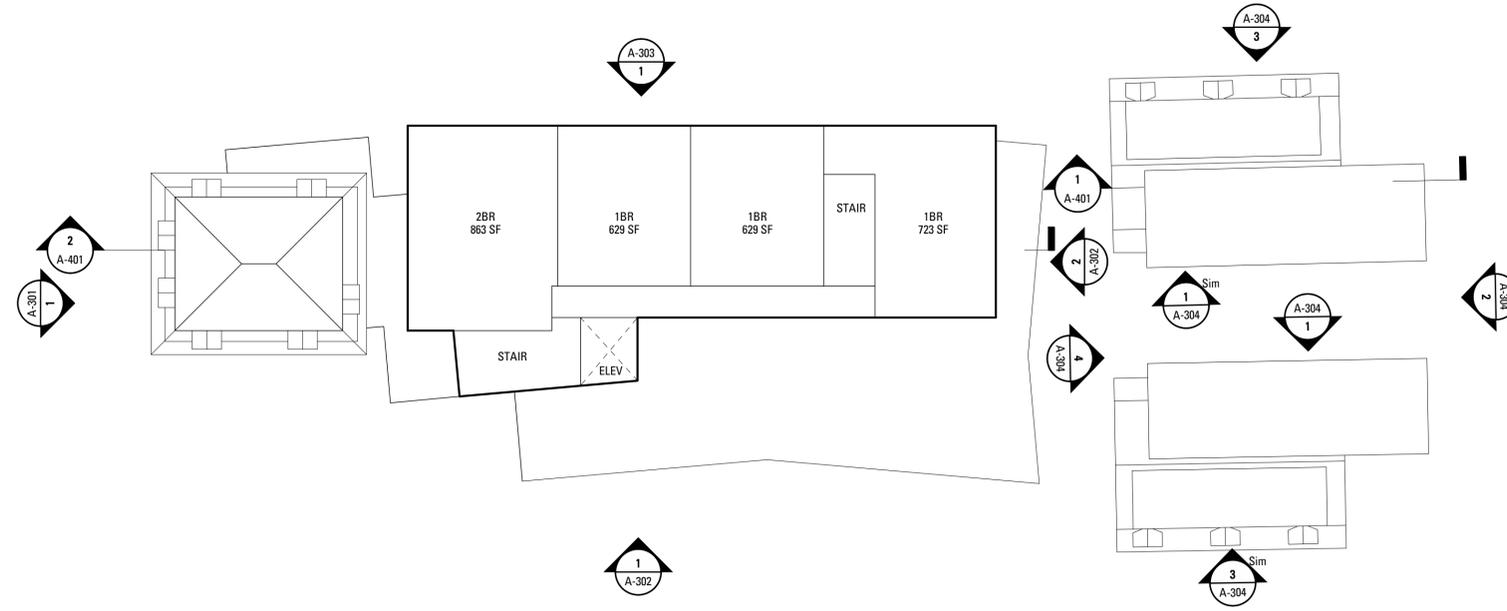
FLOOR PLANS



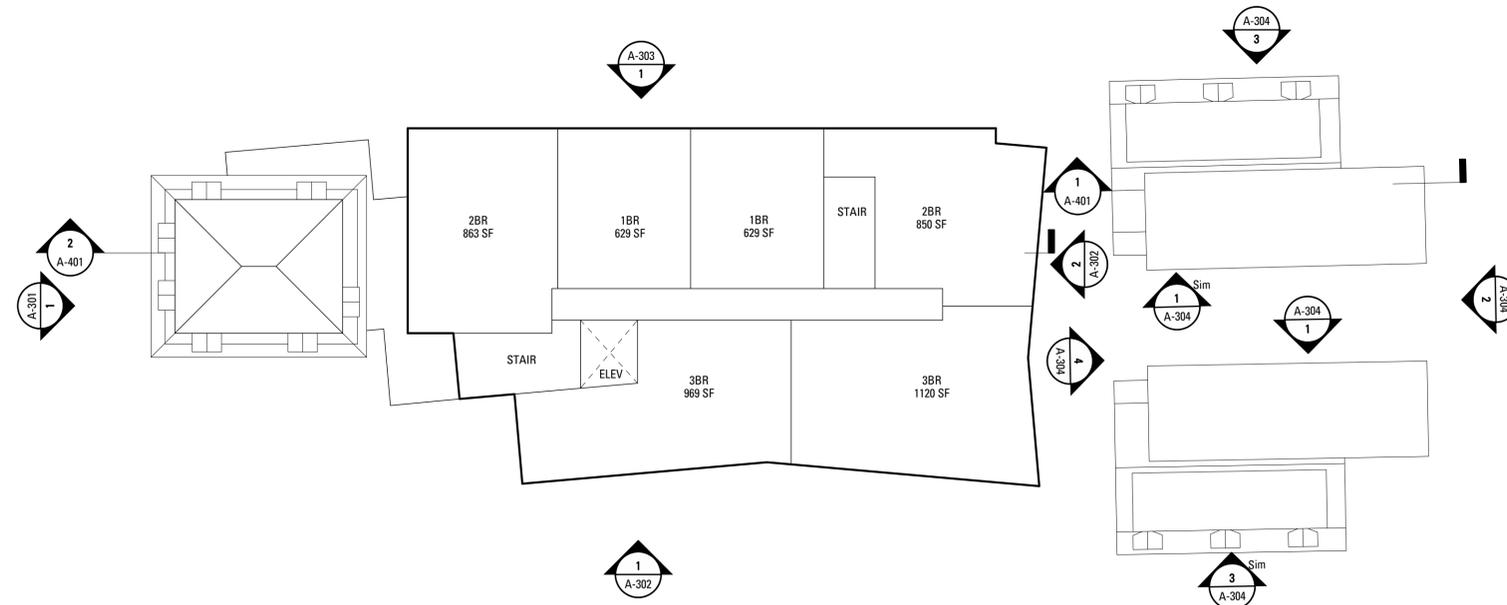
A-101

IF THIS SHEET IS NOT 22" x 34", IT HAS BEEN REDUCED OR ENLARGED.

10/27/2017 4:01:17 PM



2 FIFTH FLOOR
 SCALE: 1/16" = 1'-0"



1 FOURTH FLOOR
 SCALE: 1/16" = 1'-0"

Rev	Date	Remarks

Date: October 27, 2017
 Scale: 1/16" = 1'-0"
 Project Number: 17.011
 Drawn By: Author

1781-1791
 MASSACHUSETTS
 AVE

1781-1791 Massachusetts
 Avenue
 Cambridge, MA 02140

FLOOR PLANS



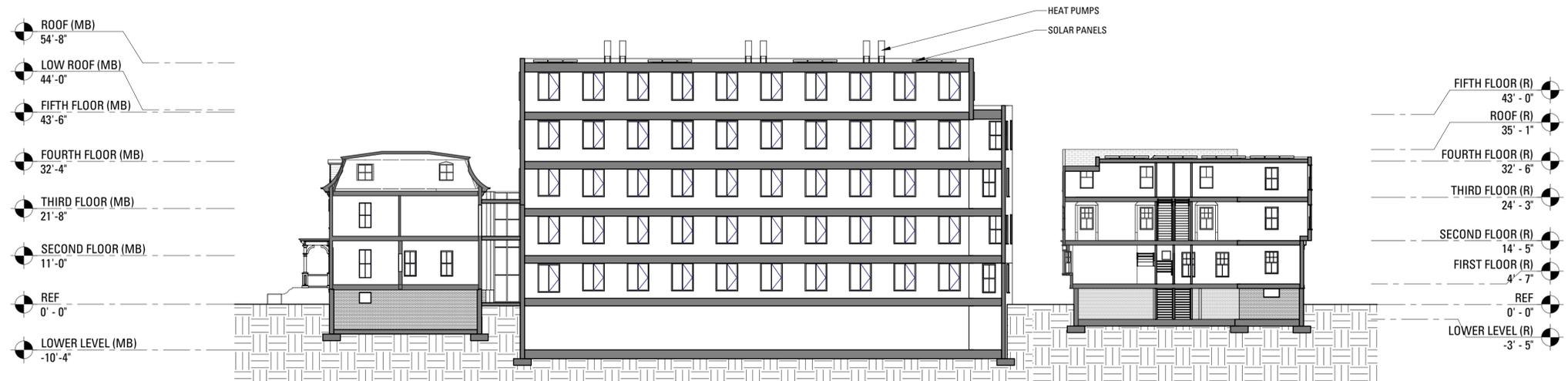
A-103

Rev	Date	Remarks

Date	October 27, 2017
Scale	1/16" = 1'-0"
Project Number	17.011
Drawn By	Author

**1781-1791
 MASSACHUSETTS
 AVE**

1781-1791 Massachusetts
 Avenue
 Cambridge, MA 02140



2 EAST-WEST SECTION - MAIN BUILDING
 SCALE: 1/16" = 1'-0"

1 EAST-WEST SECTION - REAR BUILDINGS
 SCALE: 1/16" = 1'-0"

BUILDING SECTION

A-401

IF THIS SHEET IS NOT 22" x 34", IT HAS BEEN REDUCED OR ENLARGED.

10/27/2017 9:35:16 AM

Existing Neighborhood Materials



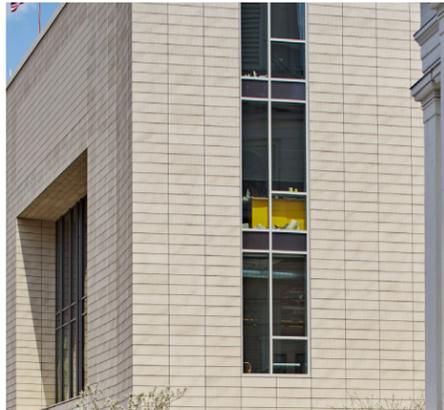
EXISTING HOUSES



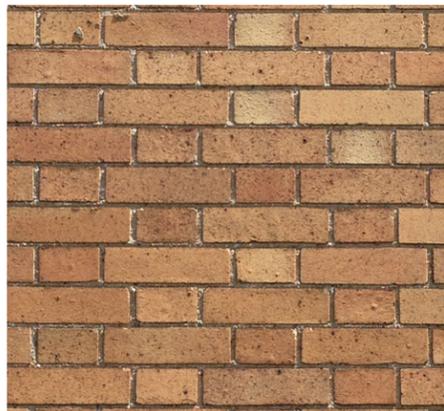
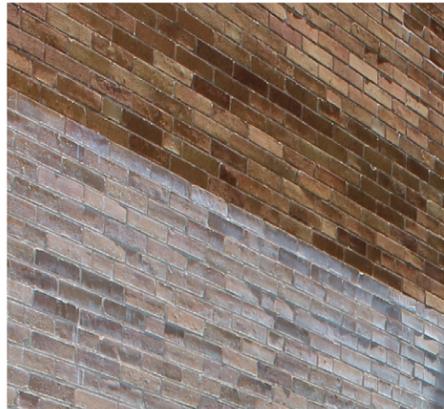
EXISTING CHURCH BUILDING



LUNDER ARTS CENTER



NEWPORT ROAD CONDOMINIUMS



1800 & 1812 MASSACHUSETTS AVENUE



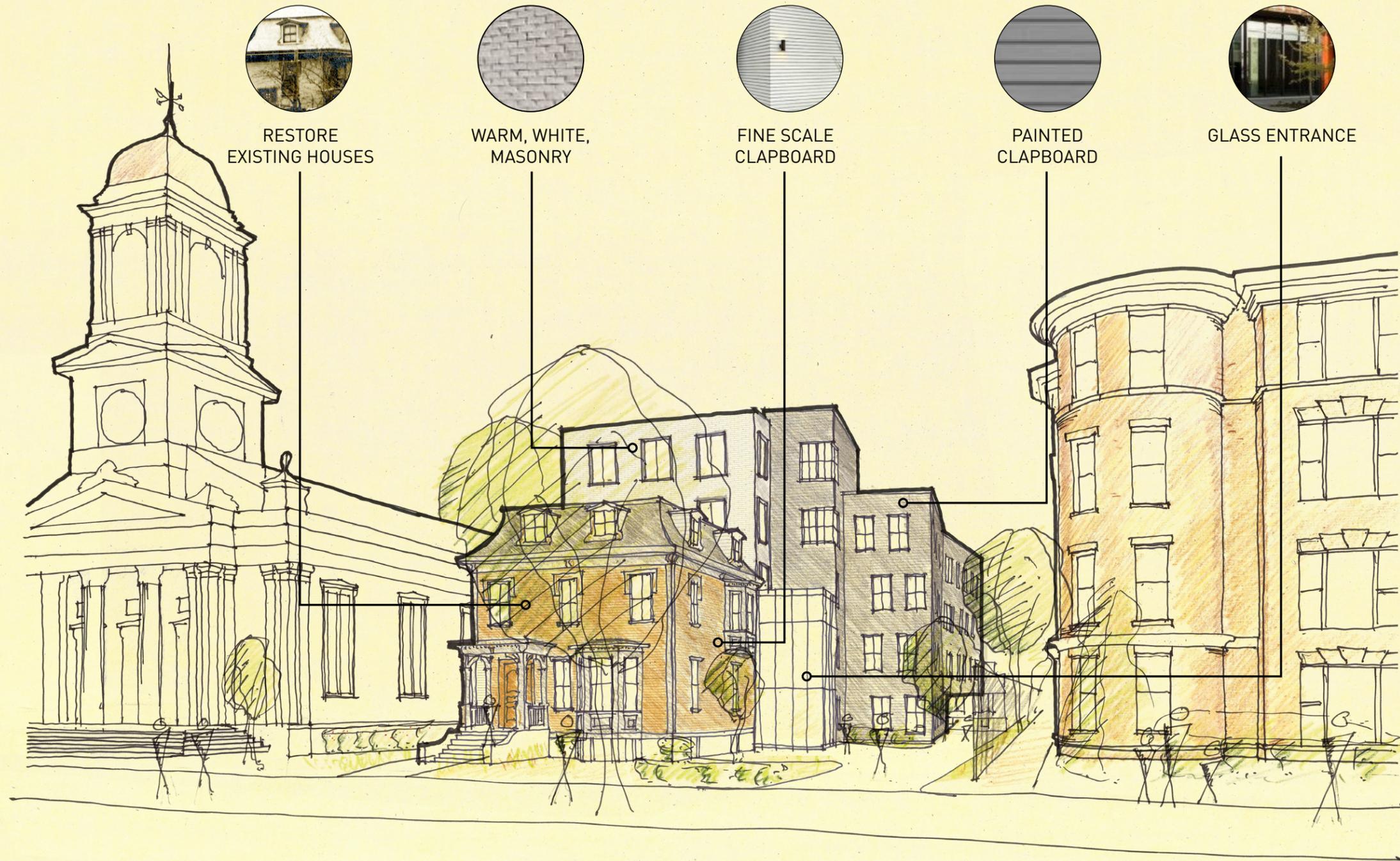
MATERIALS

1781 - 1791 MASSACHUSETTS AVENUE

Applicant:
CC HRE 1791 Mass Ave Tenant LLC

Architect:
Bruner/Cott & Associates

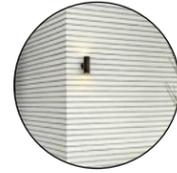
OCTOBER 27, 2017



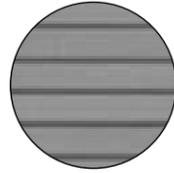
Proposed Materials Palette



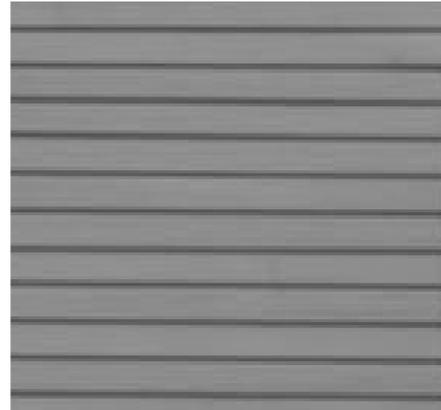
RESTORE EXISTING HOUSES



FINE SCALE CLAPBOARD



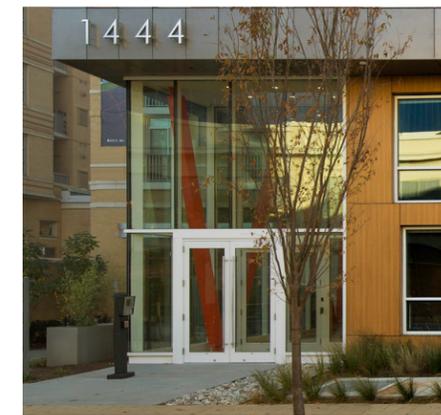
PAINTED CLAPBOARD



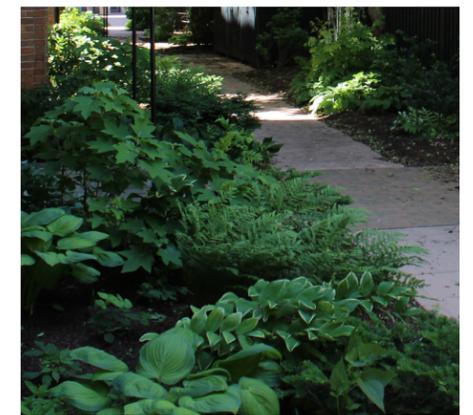
WARM, WHITE, MASONRY



GLASS ENTRANCE



SITE



MATERIALS

1781 - 1791 MASSACHUSETTS AVENUE

Applicant:
CC HRE 1791 Mass Ave Tenant LLC

Architect:
Bruner/Cott & Associates

OCTOBER 27, 2017

Materials Precedents - Warm White Masonry



Materials Precedents - Painted Clapboard





ARCHIVAL PHOTO (CIRCA 1910)

HISTORIC MASSACHUSETTS AVENUE



CURRENT CONDITION



PROPOSED CONDITION

1781 - 1791 MASSACHUSETTS AVENUE

Applicant:
CC HRE 1791 Mass Ave Tenant LLC

Architect:
Bruner/Cott & Associates

OCTOBER 27, 2017



VIEW DRIVING NORTH

1781 - 1791 MASSACHUSETTS AVENUE

Applicant:
CC HRE 1791 Mass Ave Tenant LLC

Architect:
Bruner/Cott & Associates

OCTOBER 27, 2017



VIEW ACROSS MASSACHUSETTS AVENUE

1781 - 1791 MASSACHUSETTS AVENUE

Applicant:
CC HRE 1791 Mass Ave Tenant LLC

Architect:
Bruner/Cott & Associates

OCTOBER 27, 2017



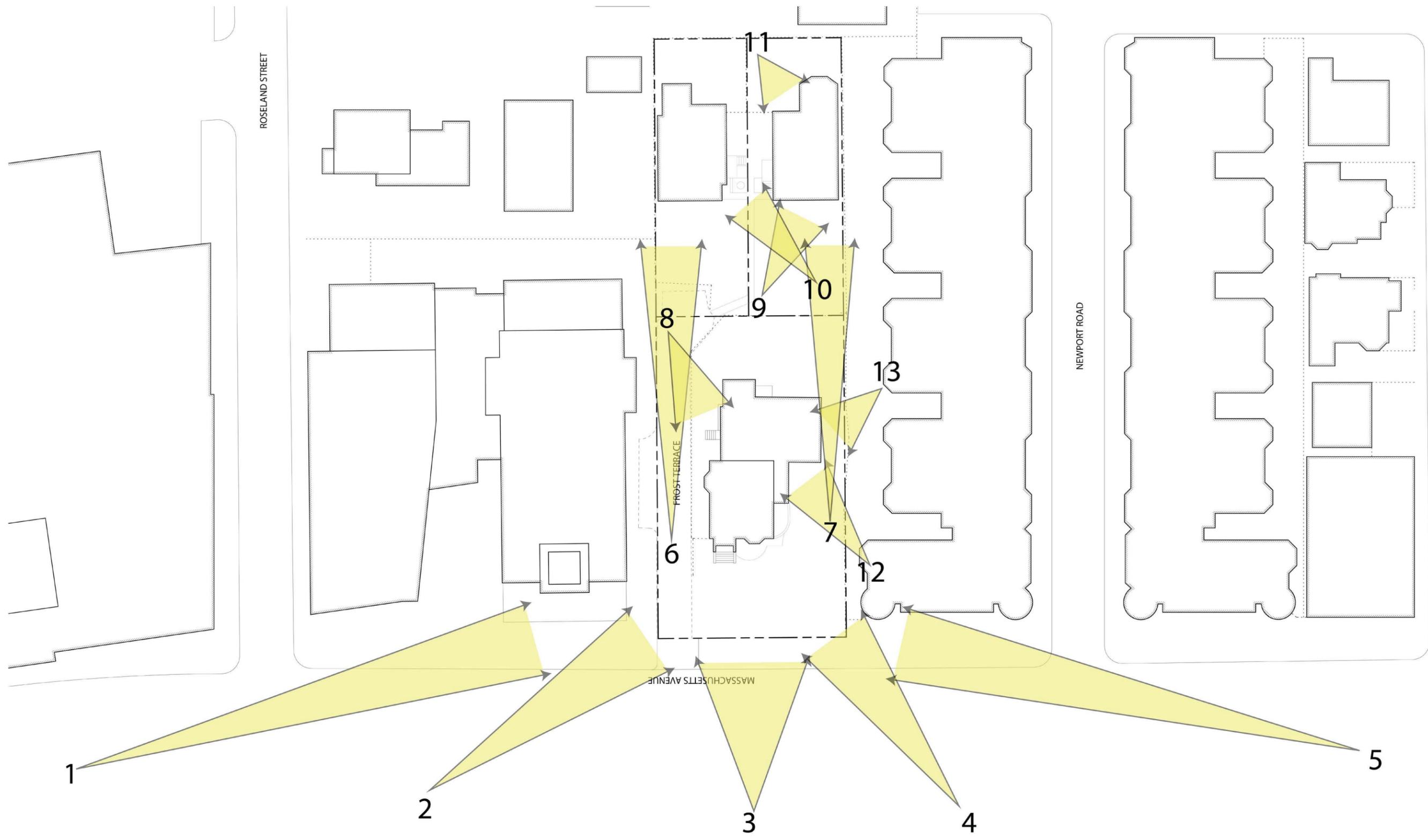
VIEW WALKING SOUTH

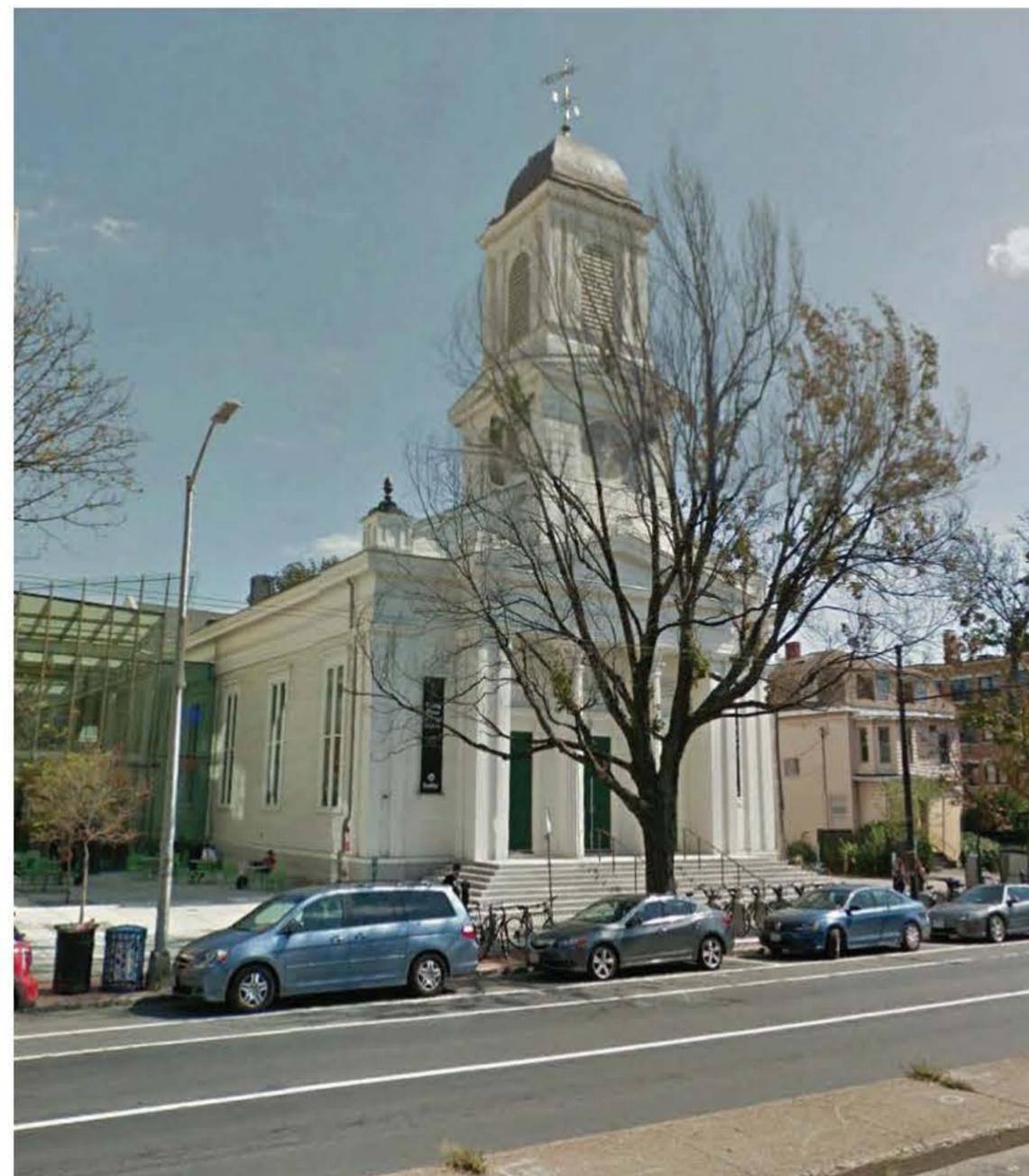
1781 - 1791 MASSACHUSETTS AVENUE

Applicant:
CC HRE 1791 Mass Ave Tenant LLC

Architect:
Bruner/Cott & Associates

OCTOBER 27, 2017





























3rd FLOOR



4th FLOOR













CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1791 Massachusetts Ave. & 1 and 2 Frost Ter.

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures are fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
CHC staff has been consulted during design development, but Comprehensive Permitting will preempt the Demolition Review Ordinance. CHC Staff will comment on the final plans in a separate transmittal.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date November 16, 2017

Received by Uploaded to Energov Date November 16, 2017
Relationship to project BZA 14892-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

**LIST OF REQUESTED EXEMPTIONS/
EXCEPTIONS/WAIVERS FROM THE APPLICABLE
CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS
for CC HRE 1791 MASS AVE TENANT LLC
(As of October 31, 2017)**

ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
3.	§ 5.13	In the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six, or ten feet, whichever is greater.	The Applicant seeks zoning relief to allow the three (3) separate buildings with the building separation distances as shown on the Plans. The proposed building separation distances are less than the required 15.5'. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
4.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	<p>Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31.</p> <p>An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%.</p> <p>With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes.</p> <p>In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.</p>	<p>The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans.</p> <p>The proposed private open space has a width and length of less than 15', as shown on the Plans.</p> <p>All private open space is located at ground level.</p> <p>At least 50% of the provided Private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required Private open space requirement.</p> <p>A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.</p>
5.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	<p>Maximum Ratio of Floor Area to Lot Area = 0.5. This applies to the first 5,000 sf of lot area.</p> <p>For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.</p>	<p>To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.64 and the proposed Ratio of Floor Area to Lot Area is approximately 1.82.</p>
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	<p>Minimum Lot Area for Each Dwelling Unit = 2,500 sf. This applies to the first 5,000 sf of lot area.</p> <p>For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.</p>	<p>To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed 40 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.</p>
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	<p>Minimum Side Yard = 7'6" (sum of 20)</p>	<p>To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 1.22'; the smallest proposed side yard setback will be approximately 1.22'.</p>

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Minimum Rear Yard = 25' or 25' plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100', up to a maximum of 35'.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The existing rear yard setback is approximately 18' instead of the required 35'; the proposed rear yard setback will be approximately 18'.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Maximum Height = 35'	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed building heights vary between 35'-55'.
10.	§5.53 – Special Dimensional Regulations	In Residence B districts only one structure containing a principal residential use shall be allowed on a lot except as set forth below: <ol style="list-style-type: none"> 1. More than one structure containing a principal residential use shall be allowed on a lot provided all portions of all structures are located no farther than 75' from any street line to which the lot abuts. However, those elements of a structure that are permitted to extend into required yards as set forth in Section 5.24.2, may extend in a similar manner beyond the 75' limit. 2. By Special Permit from the Planning Board provided the Board makes certain findings. 	To waive this requirement and to allow the proposed Development as shown on the Plans. The Applicant seeks zoning relief to allow the proposed Multifamily Development with three (3) structures and requests that the Board of Zoning Appeals grant such relief instead of the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, to allow the proposed Multifamily Dwelling with three (3) proposed off-street parking spaces as shown on the Plans.
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed aisle width will be approximately 14'.
13.	§6.43.3(c) – Design and Maintenance of Off-Street Parking Facilities – Access for Off-Street Parking Facilities	No more than one curb cut per lot for lots with less than one hundred feet (100') of frontage shall be allowed.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed Multifamily Development will have two curb cuts although the frontage is less than 100'. The second curb cut will be for emergency vehicles only and was requested by City officials.

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
14.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to the request from the abutters to the south, the proposed Multifamily Development includes a fence that may compromise the clear view from the driveway to Massachusetts Avenue when looking south. To waive the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
15.	§6.44.1(a) and (b) – Design and Maintenance of Off-Street Parking Facilities – Setbacks	No on grade open parking space shall be located within 10’ of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. No on grade open parking space or driveway shall be located within 5’ of any side or rear property line.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans, including the location of the proposed parking spaces. To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans, including the location of the proposed parking spaces.
16.	§6.104 and §6.105	Bicycle Parking requirements	To waive the specific requirements regarding number of bicycle parking spaces, location of said spaces and design/configuration of said spaces, all as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
17.	§8.22.2 - Nonconformance	Changes, extensions or alterations to pre-existing nonconforming structures requires Special Permit.	In the event any of the proposed changes to the pre-existing nonconforming structures could be altered or enlarged pursuant to Section 8.22.2(c), to waive the requirement for a Special Permit and to allow the Board of Zoning Appeal to grant all necessary relief for the proposed Multifamily Development. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
18.	Article 22 – Sustainable Design and Development	Requires specific narrative of each LEED requirement.	To allow the Applicant to submit a LEED checklist without specific narratives for each requirement.

MUNICIPAL CODE

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers and Notes</u>
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 – Street Excavations	No excavation in a public way or disturbance of any sidewalk without a license from the Superintendent of Streets or approval from the City Council.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council. To allow the Board of Zoning Appeals to allow any necessary excavation or disturbance of any public way or sidewalk needed for the construction and operation of the Multifamily Development, as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
3.	Stretch Energy Code – Chapter 51, Section N1106.1	Stretch Energy Code as adopted by the City of Cambridge requires compliance with specific Energy Rating Indexes.	To exempt the existing structures from the requirements of the Stretch Energy Code. To waive the requirements of this provision to allow the proposed Multifamily Development to apply the requirements of LEED New Construction Version 4.

MEMORANDUM

TO: Mr. Jason Korb
Sean Hope, Esq.
CC HRE 1791 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1155 Walnut Street #31
Newton Highlands, MA 02461

FROM: F. Giles Ham, P.E. *and* FGH
Jennifer Connors
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: October 31, 2017

RE: 7760 – Cambridge-MA

SUBJECT: Parking and Traffic Assessment - Proposed Residential Development
1791 Massachusetts Avenue, Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) has completed a Parking and Traffic Assessment of a proposed 40-unit 100% affordable residential development located at 1791 Massachusetts Avenue in Cambridge, Massachusetts (Project). Contained within this memorandum is a parking supply and demand analysis within a quarter mile radius of site, estimated trip generation by mode split and a recommended a Travel Demand Management plan (TDM) for the proposed project.

PARKING SUPPLY AND DEMAND ANALYSIS

A comprehensive field inventory of the existing parking supply within approximately a quarter-mile radius of the Project was conducted in October 2017. Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (handicapped, permit only and regulations). In conducting the parking analysis, the study area was subdivided into nineteen (19) distinct parking zones, west and east of Massachusetts Avenue, in order to identify parking trends occurring within the study area. Figure 2 identifies the total parking supply in the area which totals 1,001 parking spaces. Figure 3 depicts the residential permit parking spaces only which consists of 471 spaces west of Massachusetts Avenue and 356 spaces east of Massachusetts Avenue.

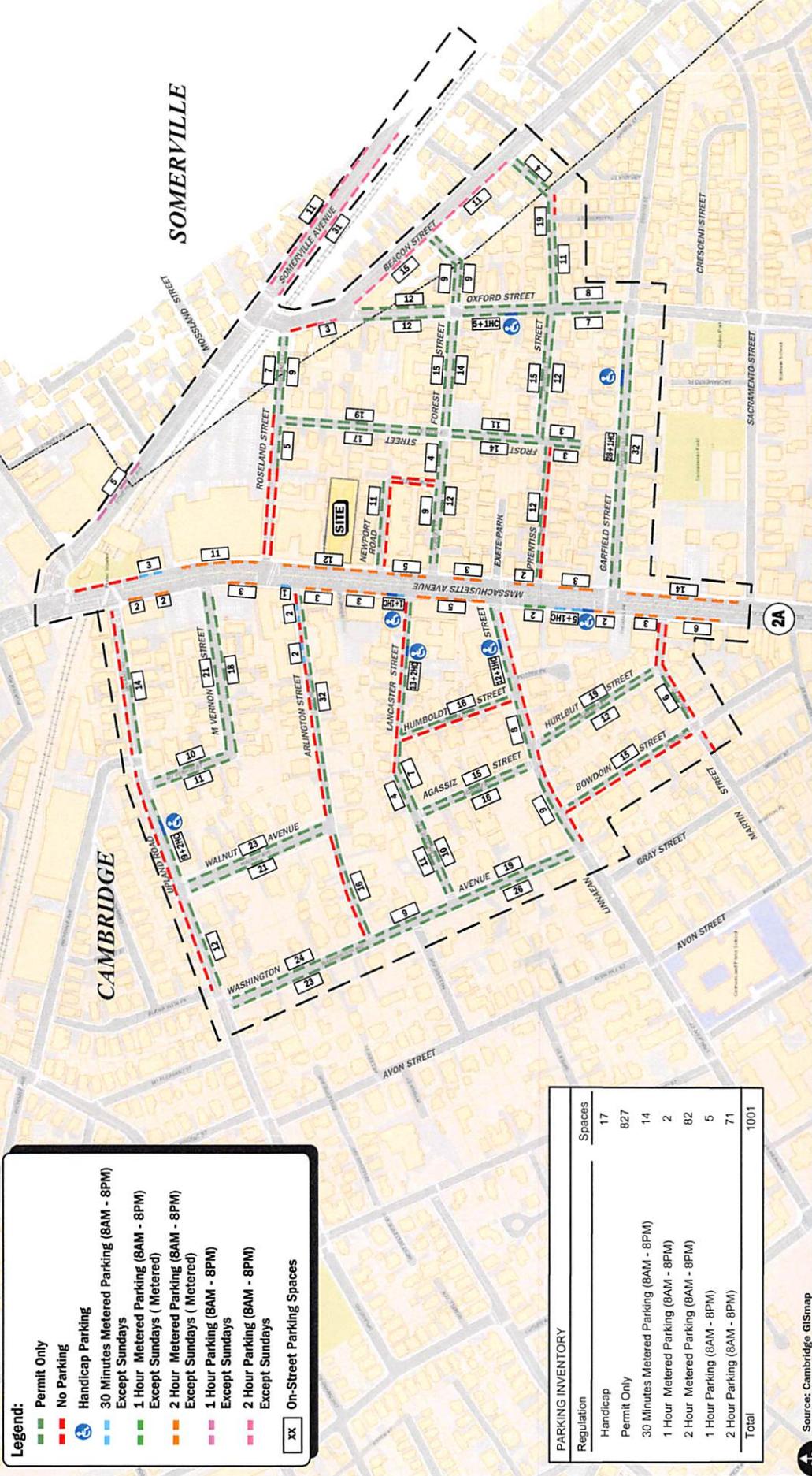
In order to determine the availability of parking spaces, a parking demand survey was conducted during a typical weekday (October 17, 2017) between the hours of 10:30 AM and 9:00 PM and again at 4:00 AM. The parking observations were completed in 90-minute intervals during each observation period and identified the number of vacant spaces within the parking survey area. Table 1 and Figure 4 summarize the parking demand observations for the available resident parking.



Figure 1

Parking Supply Area

VAI
 Vanasse & Associates, Inc.
 Transportation Engineers & Planners



Legend:

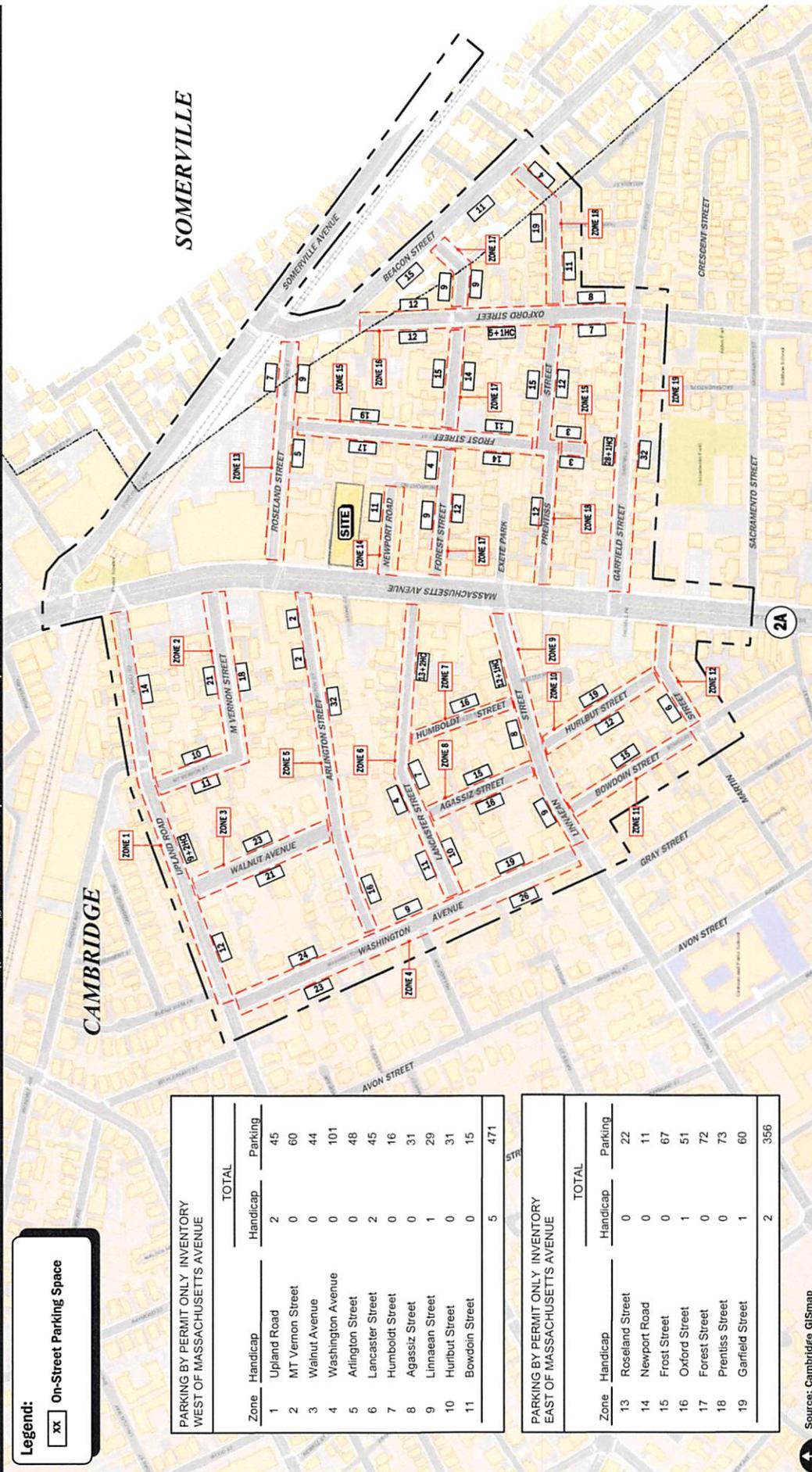
- Permit Only
- No Parking
- Handicap Parking
- 30 Minutes Metered Parking (8AM - 8PM) Except Sundays
- 1 Hour Metered Parking (8AM - 8PM) Except Sundays (Metered)
- 2 Hour Metered Parking (8AM - 8PM) Except Sundays (Metered)
- 1 Hour Parking (8AM - 8PM) Except Sundays
- 2 Hour Parking (8AM - 8PM) Except Sundays
- XX On-Street Parking Spaces

Regulation	Spaces
Handicap	17
Permit Only	827
30 Minutes Metered Parking (8AM - 8PM)	14
1 Hour Metered Parking (8AM - 8PM)	2
2 Hour Metered Parking (8AM - 8PM)	82
1 Hour Parking (8AM - 8PM)	5
2 Hour Parking (8AM - 8PM)	71
Total	1001

Sources: Cambridge GISmap
 0 200 400 Scale in Feet



Figure 2
Existing Parking Supply



Legend:
xx On-Street Parking Space

PARKING BY PERMIT ONLY INVENTORY WEST OF MASSACHUSETTS AVENUE		TOTAL	
Zone	Handicap	Handicap	Parking
1	2	2	45
2	0	0	60
3	0	0	44
4	0	0	101
5	0	0	48
6	2	2	45
7	0	0	16
8	0	0	31
9	1	1	29
10	0	0	31
11	0	0	15
		5	471

PARKING BY PERMIT ONLY INVENTORY EAST OF MASSACHUSETTS AVENUE		TOTAL	
Zone	Handicap	Handicap	Parking
13	0	0	22
14	0	0	11
15	0	0	67
16	1	1	51
17	0	0	72
18	0	0	73
19	1	1	60
		2	356

Source: Cambridge GISmap
 Scale in Feet: 0, 200, 400



Figure 3
 Existing Parking Permit-Resident

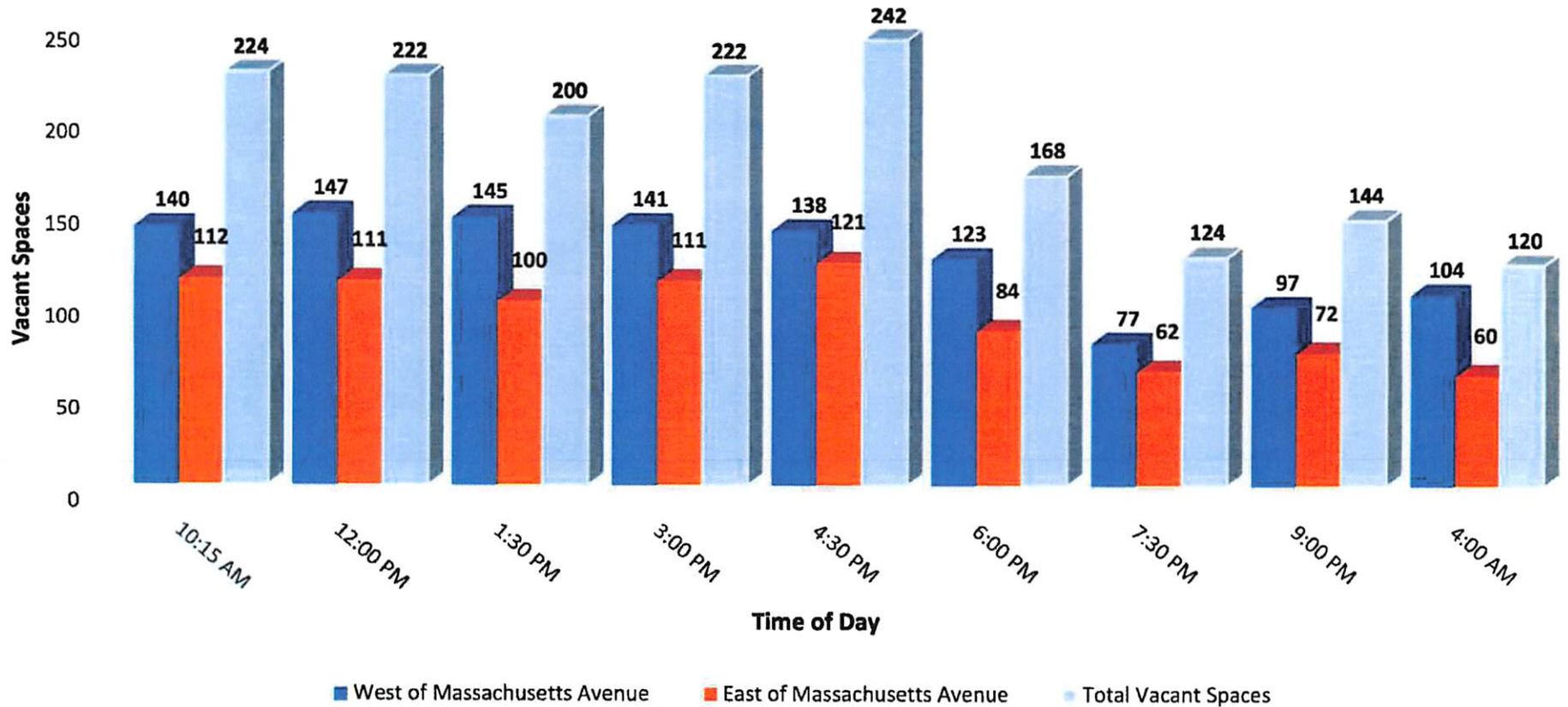


Figure 4

Parking Analysis
Tuesday, October 17, 2017

**Table 1
CAMBRIDGE PARKING DEMAND OBSERVATIONS
OCTOBER 17, 2017**

	Zone	Location	Parking Supply	Vacant Spaces								
				10:30 AM	12:00 PM	1:30 PM	3:00 PM	4:30 PM	6:00 PM	7:30 PM	9:00 PM	4:00 AM
West of Massachusetts Avenue	1	Upland Road	45	4	7	7	6	8	7	2	2	9
	2	MT Vernon Street	60	2	2	8	4	12	9	0	9	10
	3	Walnut Avenue	44	12	7	4	6	6	4	3	6	9
	4	Washington Avenue	101	40	58	51	63	46	47	36	39	42
	5	Arlington Street S	48	16	17	16	13	9	9	9	4	4
	6	Lancaster Street	45	12	10	16	18	17	20	13	15	14
	7	Humboldt Street	16	3	6	2	4	3	0	1	2	2
	8	Agassiz Street	31	10	6	6	3	14	9	3	4	1
	9	Linnaean Street	29	16	14	12	13	12	12	8	11	8
	10	Hurlbut Street	31	10	4	7	3	6	2	1	3	2
	11	Bowdoin Street	15	15	15	15	6	4	3	1	0	2
	12	Martin Street	6	0	1	1	2	1	1	0	2	1
SUBTOTAL			471	140	147	145	141	138	123	77	97	104
East of Massachusetts Avenue	13	Roseland Street	22	18	18	11	6	7	1	2	14	14
	14	Newport Road	11	3	7	3	8	5	2	1	1	2
	15	Frost Street	67	12	21	11	13	22	8	10	9	5
	16	Oxford Street	51	25	23	28	23	24	27	20	13	7
	17	Forest Street	72	20	13	13	24	23	18	10	12	5
	18	Prentiss Street	73	15	20	20	21	18	15	10	8	6
	19	Garfield Street	60	19	9	14	16	22	13	9	15	21
SUBTOTAL			356	112	111	100	111	121	84	62	72	60
TOTAL			827	252	258	245	252	259	207	139	169	164

As shown in Table 1 and Figure 4 the peak hour demand occurs at 7:30 PM when 77 spaces were vacant west of Massachusetts Avenue and 62 spaces were vacant east of Massachusetts Avenue. In total 139 spaces were available at 7:30PM.

The Project has proposed only 3 handicap spaces on-site and all other parking will be on-street. By not providing parking, the Project impact will be minimized as auto ownership will be discouraged. Auto ownership is expected at 0.50 vehicles per unit or 20 vehicles. Zoning requires one space per unit. Typical residential peak parking occurs after 10:00PM. Based upon the above, there is more than adequate on-street parking to accommodate the Project.

PROPOSED SITE TRIP GENERATION

Traffic volumes expected to be generated by the Project were determined by using the ITE *Trip Generation*¹ manual and utilized Land Use Code (LUC 230), Apartment, with 40 units. It is expected that a significant portion of the residents of the Project will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census the total mode split of the Project is estimated as follows: 50 percent automobile trips; 21 percent transit; 21 percent pedestrian; 8 percent bicycle/other trips.

The Project trip generation by mode is summarized in Table 2.

Table 2
PROJECT TRIP GENERATION SUMMARY

Time Period/Direction	Vehicle Trips ^a (A)	Vehicle Occupancy Rate ^b (B)	Person Trips				Total Person Trip (D)	Auto Person Trips (E=C-D)	New Vehicle Trips (F=E/B)
			Person Trips (C = A*B)	Transit Trips ^c	Walk Trips ^d	Bicycle/ Others Trips ^e			
<i>Average Weekday Daily:</i>	262	1.08	282	59	59	23	141	141	132
<i>Weekday Morning Peak Hour:</i>									
Entering	5	1.08	5	1	1	0	2	3	3
Exiting	15	1.08	16	3	3	1	7	9	8
Total	20	1.08	21	4	4	1	9	12	11
<i>Weekday Evening Peak Hour:</i>									
Entering	16	1.08	17	4	4	1	9	8	7
Exiting	10	1.08	11	2	2	1	5	6	6
Total	26	1.08	28	6	6	2	14	14	13

^aBased on ITE LUC 220 Apartments, for 40 units.

^bSource: United States Census 2000

^cEstimated 21 percent of total person trips.

^dEstimated 21 percent of total person trips.

^eEstimated 8 percent of total person trips.

As can be seen in Table 2, the Project is expected to generate approximately 132 new vehicle trips on an average weekday (66 entering/66 exiting), with approximately 11 new vehicle trips (3 entering/8 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 13 new vehicle trips (7 entering/6 exiting).

¹*Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017.



TRANSPORTATION DEMAND MANAGEMENT (TDM)

Reducing the amount of traffic generated by the Project is an important component of the development plan. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging car/vanpooling, bicycle commuting, the use of public transportation and pedestrian travel. The following measures will be implemented as a part of the proposed project management team in an effort to reduce the number of vehicle trips generated:

- In order to encourage the use of public transportation, the property management team will make available public transportation schedules, which will be posted in a centralized location for residents.
- In order to encourage car/vanpooling, the property management team will coordinate with MassRIDES and the Charles River Transportation Management Association (CRTMA) to identify car/vanpool resources that may be available to residents. This information will be posted in a centralized location.
- The property management team will investigate joining the CRTMA. The CRTMA could provide a ridematching program among the residents.
- The property management team will provide information on available pedestrian and bicycle facilities in the vicinity of the project site. This information will be posted in a centralized location.
- Bicycle racks and a bicycle “Fix-it” station will be provided on-site.
- Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual HUBWAY membership (including one-time discounted helmet through Hubway), (2) \$90 credit for ride share service; (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

SUMMARY

In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project’s impact on available on-street parking and traffic in the area.

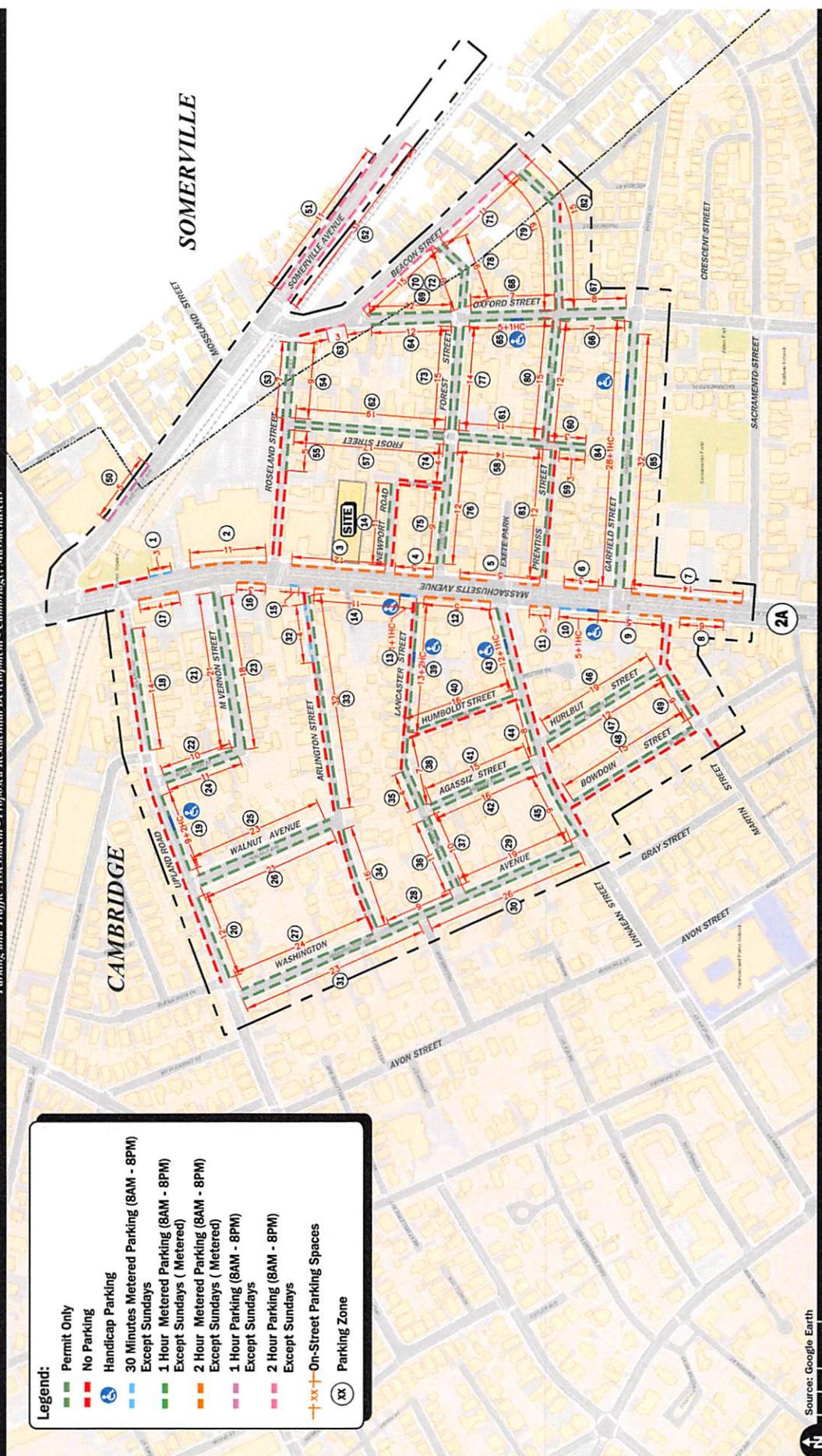


APPENDIX

DETAILED PARKING SURVEY RESULTS

Legend:

- Permit Only
- No Parking
- Handicap Parking
- 30 Minutes Metered Parking (8AM - 8PM) Except Sundays
- 1 Hour Metered Parking (8AM - 8PM) Except Sundays (Metered)
- 2 Hour Metered Parking (8AM - 8PM) Except Sundays (Metered)
- 1 Hour Parking (8AM - 8PM) Except Sundays
- 2 Hour Parking (8AM - 8PM) Except Sundays
- On-Street Parking Spaces
- Parking Zone



Existing Parking Supply

Source: Google Earth
 Scale in Feet
 0 200 400
VANASSE & ASSOCIATES, INC.
 Transportation Engineers & Planners

REGULATION LEGEND:	
1	Permit Only
2	30 Minutes Metered Parking (BAM - 8PM) Except Sundays
3	1 Hour Metered Parking (BAM - 8PM) Except Sundays
4	2 Hour Metered Parking (BAM - 8PM) Except Sundays
5	30 Minutes Parking (BAM - 8PM) Except Sundays
6	1 Hour Parking (BAM - 8PM) Except Sundays
7	2 Hour Parking (BAM - 8PM) Except Sundays

PARKING SUPPLY

Vanasse & Associates, Inc. (VAI)
Tuesday, October 17, 2017

Zone	Location	Total		Regulation	10:30 AM	12:00 PM	1:30 PM	3:00 PM	4:30 PM	6:00 PM	7:30 PM	9:00 PM	4:00 AM									
		H.C	Parking		Spaces		Spaces		Spaces		Spaces		Spaces		Spaces							
					Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C				
1	Massachussets Avenue E	0	3	2	3	0	2	0	2	0	3	0	1	0	1	0	3	0	3	0		
2	Massachussets Avenue E	0	11	4	2	0	2	0	2	0	1	0	3	0	0	0	0	0	6	0	10	0
3	Massachussets Avenue E	0	12	4	3	0	0	0	4	0	2	0	3	0	0	0	1	0	10	0	12	0
4	Massachussets Avenue E	0	5	4	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	4	0
5	Massachussets Avenue E	0	5	4	1	0	0	0	1	0	1	0	2	0	0	0	1	0	2	0	5	0
6	Massachussets Avenue E	0	3	4	2	0	1	0	0	0	0	0	1	0	0	0	0	0	1	0	2	0
7	Massachussets Avenue E	0	14	4	6	0	5	0	6	0	3	0	2	0	2	0	0	0	1	0	14	0
8	Massachussets Avenue W	0	6	4	1	0	1	0	2	0	4	0	2	0	0	0	0	0	1	0	6	0
9	Massachussets Avenue W	1	5	4	1	1	0	0	1	0	2	0	1	0	1	1	0	0	0	1	4	1
10	Massachussets Avenue W	0	5	2	1	0	1	0	3	0	2	0	2	0	0	0	0	0	1	0	5	0
11	Massachussets Avenue W	0	2	3	1	0	1	0	1	0	2	0	1	0	1	0	0	0	0	0	2	0
12	Massachussets Avenue W	0	6	4	0	0	2	0	0	0	2	0	0	0	0	0	0	0	1	0	6	0
13	Massachussets Avenue W	1	1	2	1	0	1	0	1	0	1	0	1	0	0	0	0	1	1	1	1	0
14	Massachussets Avenue W	0	9	4	1	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	6	0
15	Massachussets Avenue W	0	1	2	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0
16	Massachussets Avenue W	0	2	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0
17	Massachussets Avenue W	0	4	4	2	0	0	0	2	0	0	0	1	0	0	0	0	0	1	0	3	0
18	Upland Road S	0	14	1	0	0	1	0	0	0	0	0	3	0	2	0	0	0	0	0	3	0
19	Upland Road S	2	19	1	1	0	1	1	1	0	3	1	1	2	0	2	1	2	0	2	3	1
20	Upland Road S	0	12	1	3	1	5	0	6	0	3	0	4	0	5	0	1	0	2	0	3	0
21	MT Vernon Street N	0	21	1	0	0	2	0	3	0	3	0	5	0	3	0	0	0	6	0	4	0
22	MT Vernon Street E	0	10	1	0	0	0	0	0	0	0	0	1	0	2	0	0	0	2	0	3	0
23	MT Vernon Street S	0	18	1	1	0	0	0	3	0	0	0	5	0	3	0	0	0	1	0	3	0
24	MT Vernon Street W	0	11	1	1	0	0	0	2	0	1	0	1	0	1	0	0	0	0	0	0	0
25	Walnut Avenue E	0	23	1	10	0	4	0	3	0	5	0	5	0	3	0	2	0	6	0	7	0
26	Walnut Avenue W	0	21	1	2	0	3	0	1	0	1	0	1	0	1	0	0	0	0	0	2	0
27	Washington Avenue E	0	24	1	19	0	19	0	18	0	19	0	11	0	14	0	14	0	15	0	17	0
28	Washington Avenue E	0	9	1	7	0	9	0	7	0	7	0	6	0	6	0	3	0	3	0	3	0
29	Washington Avenue E	0	19	1	2	0	7	0	5	0	7	0	5	0	5	0	1	0	1	0	2	0
30	Washington Avenue W	0	26	1	6	0	9	0	8	0	15	0	12	0	11	0	5	0	9	0	7	0
31	Washington Avenue W	0	23	1	6	0	14	0	13	0	15	0	12	0	11	0	13	0	11	0	13	0
32	Arlington Street N	0	4	2	4	0	4	0	2	0	3	0	4	0	3	0	2	0	2	0	2	0
33	Arlington Street S	0	32	1	6	0	5	0	6	0	5	0	3	0	0	0	3	0	0	0	0	0
34	Arlington Street S	0	16	1	10	0	12	0	10	0	8	0	6	0	9	0	6	0	4	0	4	0
35	Lancaster Street N	0	4	1	0	0	0	0	2	0	2	0	2	0	2	0	0	0	0	0	0	0
36	Lancaster Street N	0	11	1	5	0	4	0	4	0	6	0	6	0	8	0	7	0	8	0	7	0
37	Lancaster Street S	0	10	1	5	0	3	0	6	0	5	0	5	0	5	0	3	0	3	0	3	0
38	Lancaster Street S	0	7	1	0	0	0	0	2	0	2	0	1	0	2	0	2	0	3	0	2	0

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5	30 Minute Parking (BAM - BPM) Except Sundays
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		H.C	Parking		Spaces		Spaces		Spaces		Spaces		Spaces		Spaces					
					Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C		
39	Lancaster Street S	2	13	1	2	0	3	0	2	1	3	1	3	0	1	0	1	0	2	0
40	HumBoldt Street E	0	16	1	3	0	6	0	2	0	4	0	3	0	0	0	1	0	2	0
41	Agassiz Street E	0	15	1	5	0	4	0	5	0	2	0	6	0	6	0	1	0	2	0
42	Agassiz Street W	0	16	1	5	0	2	0	1	0	1	0	8	0	3	0	2	0	2	0
43	Linnaean Street N	1	12	1	5	0	1	0	1	0	5	0	2	0	4	0	0	0	3	0
44	Linnaean Street N	0	8	1	2	0	4	0	2	0	1	0	1	0	0	0	0	0	2	0
45	Linnaean Street N	0	9	1	9	0	9	0	9	0	7	0	9	0	8	0	8	0	6	0
46	Hurlbut Street E	0	19	1	7	0	2	0	5	0	1	0	4	0	0	0	0	0	2	0
47	Hurlbut Street W	0	12	1	3	0	2	0	2	0	2	0	2	0	2	0	1	0	1	0
48	Bowdoin Street	0	15	1	15	0	15	0	15	0	6	0	4	0	3	0	1	0	0	0
49	Martin Street N	0	6	1	0	0	1	0	1	0	2	0	1	0	1	0	0	0	2	0
50	Somerville Avenue N	0	5	6	1	0	2	0	2	0	2	0	2	0	1	0	5	0	5	0
51	Somerville Avenue N	0	11	7	1	0	4	0	3	0	6	0	6	0	11	0	8	0	9	0
52	Somerville Avenue S	0	31	7	5	0	8	0	10	0	8	0	7	0	11	0	10	0	13	0
53	Roseland Street N	0	7	1	7	0	7	0	3	0	1	0	2	0	0	0	0	0	3	0
54	Roseland Street S	0	9	1	9	0	9	0	3	0	1	0	1	0	1	0	2	0	5	0
55	Roseland Street S	0	6	1	2	0	2	0	5	0	4	0	4	0	0	0	0	0	6	0
56	Newport Road N	0	11	1	3	0	7	0	3	0	8	0	5	0	2	0	1	0	1	0
57	Frost Street W	0	17	1	1	0	2	0	1	0	1	0	4	0	0	0	0	0	2	0
58	Frost Street W	0	14	1	3	0	5	0	2	0	4	0	4	0	3	0	3	0	4	0
59	Frost Street W	0	3	1	2	0	2	0	2	0	1	0	1	0	2	0	1	0	1	0
60	Frost Street E	0	3	1	1	0	1	0	0	0	1	0	1	0	1	0	1	0	0	0
61	Frost Street E	0	11	1	3	0	5	0	5	0	3	0	4	0	2	0	1	0	1	0
62	Frost Street E	0	19	1	2	0	6	0	1	0	3	0	8	0	0	0	4	0	1	0
63	Oxford Street W	0	3	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
64	Oxford Street W	0	12	1	3	0	2	0	2	0	2	0	2	0	6	0	3	0	2	0
65	Oxford Street W	1	5	1	4	0	5	0	3	0	3	1	5	0	3	0	2	0	1	0
66	Oxford Street W	0	7	1	5	0	1	0	6	0	4	0	3	0	3	0	2	0	2	0
67	Oxford Street E	0	8	1	3	0	5	0	7	0	6	0	7	0	6	0	6	0	7	0
68	Oxford Street E	0	7	1	5	0	5	0	2	0	3	0	4	0	2	0	0	0	0	0
69	Oxford Street E	0	12	1	5	0	5	0	8	0	5	0	3	0	7	0	7	0	1	0
70	Beacon Street W	0	15	7	4	0	2	0	2	0	1	0	2	0	2	0	4	0	3	0
71	Beacon Street W	0	11	7	3	0	4	0	6	0	6	0	1	0	0	0	3	0	1	0
72	Forest Street N	0	9	1	6	0	2	0	3	0	3	0	4	0	4	0	2	0	1	0
73	Forest Street N	0	15	1	3	0	1	0	3	0	4	0	5	0	5	0	2	0	2	0
74	Forest Street N	0	4	1	1	0	1	0	1	0	1	0	0	0	1	0	0	0	0	0
75	Forest Street N	0	9	1	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
76	Forest Street S	0	12	1	3	0	2	0	1	0	4	0	2	0	0	0	0	0	0	0

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PARKING SUPPLY

Vanasse & Associates, Inc. (VAI)
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		H.C	Parking		Spaces		Spaces		Spaces		Spaces		Spaces		Spaces		Spaces		Spaces		Spaces	
					Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C	Vacant	H.C
77	Forest Street S	0	14	1	1	0	1	0	0	0	6	0	7	0	4	0	2	0	4	0	0	0
78	Forest Street S	0	9	1	5	0	5	0	4	0	5	0	4	0	3	0	3	0	4	0	3	0
79	Prentiss Street N	0	19	1	7	0	7	0	4	0	7	0	3	0	2	0	2	0	1	0	2	0
80	Prentiss Street N	0	15	1	0	0	1	0	1	0	1	0	2	0	2	0	2	0	1	0	0	0
81	Prentiss Street N	0	12	1	3	0	2	0	6	0	4	0	6	0	6	0	3	0	2	0	1	0
82	Prentiss Street S	0	15	1	2	0	5	0	3	0	2	0	0	0	1	0	0	0	0	0	0	0
83	Prentiss Street S	0	12	1	3	0	5	0	6	0	7	0	7	0	4	0	3	0	4	0	3	0
84	Garfield Street N	1	28	1	5	0	5	0	8	0	6	0	10	0	5	0	3	0	6	0	7	0
85	Garfield Street S	0	32	1	14	0	4	0	6	0	10	0	12	0	8	0	6	0	9	0	14	0
		9	1001		296	2	299	1	297	1	302	3	306	3	240	3	174	3	232	4	285	2