

From: [Sarah Forrester](#)
To: [Joseph, Swaathi](#)
Cc: [Thorkildsen, Erik](#); [phil Terzis](#); [Alice Killian](#); [Matt Stewart](#); [Lauren Rigsby](#); [Anne Read](#); [Sarah Borgatti](#); [Jeff Zinsmeyer](#)
Subject: Proposed Tree Placement changes at St James's
Date: Wednesday, August 26, 2020 11:23:41 AM
Attachments: [10-L-PP1.1-Planting Plan-update tree gate curb \(1\).pdf](#)
[application to modify playground tree location.pdf](#)

Dear Cambridge Planning Board,

Attached, please find information regarding our request to be able to change the layout of the tree planting in our Playground space.

Below is the current approved planting plan. The area in question is located in the upper left hand corner of the plan. Also attached is an analysis of that plan showing how the current layout limits our use of the space, and then our request for an alternative layout which maintains the same number of trees.

Being able to relocate some trees, will open up our useable play area so that we can install play equipment. Our ability to generate income from renting out some of our space is critical to the church's ability to make ends meet. Renting to a school of some kind is very compatible with our mission, and having an appealing outdoor play area is an essential component to that. In addition, a passive use area in the corner will be a valuable asset to our church community and to other user groups that we may engage with in the future.

The current design shows two sets of double rows of trees. This decision was made as a result of collaboration with some of the neighbors as a means of providing a buffer zone for two abutters. In addition, we are installing an 8' high solid cedar fence along the property line.

After 10 years of being held back and losing ground, St James's is very anxious to do all that we can to position ourselves to remain a lively institution in the neighborhood. With the addition of the anxiety caused but the pandemic, the uncertain economy and the difficulty of maintaining and growing a vibrant church community during these times, we want to take advantage of every possible opportunity that we can. St James's Episcopal Church is a key institution in the Porter Square neighborhood, and its ability to thrive is essential to the vibrancy of the area.

We appreciate your deliberation of this matter.

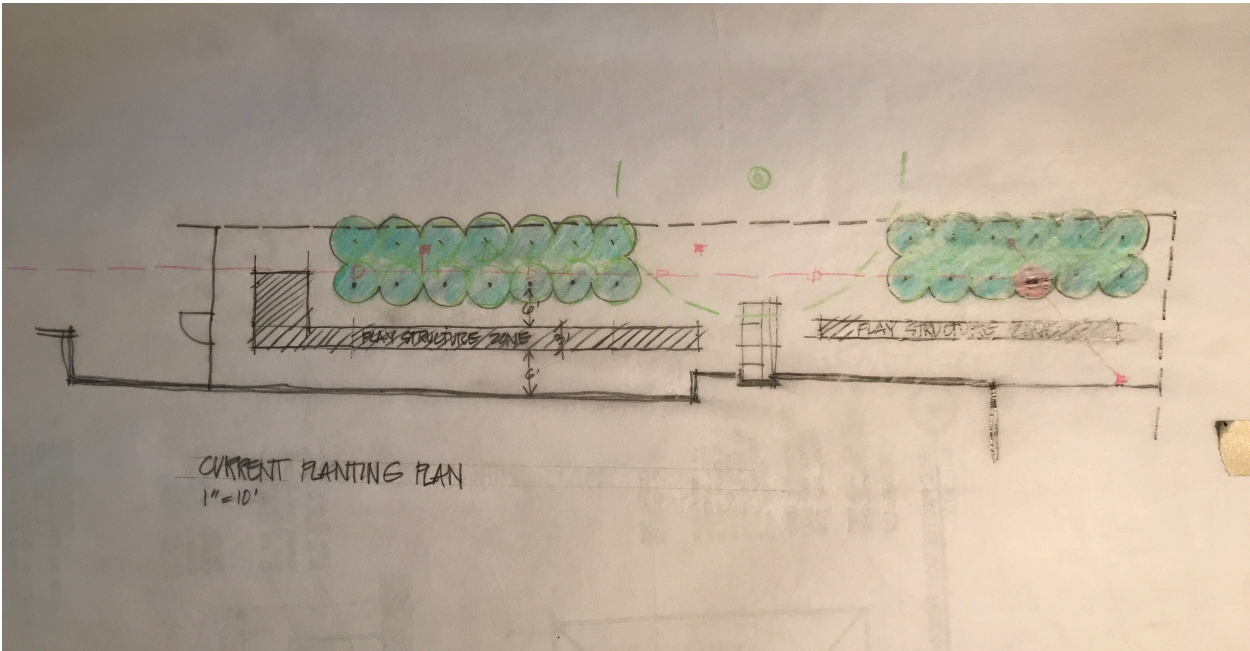
Sincerely,

Sarah Forrester
Junior Warden, St James's Episcopal Church,
Cambridge, Massachusetts



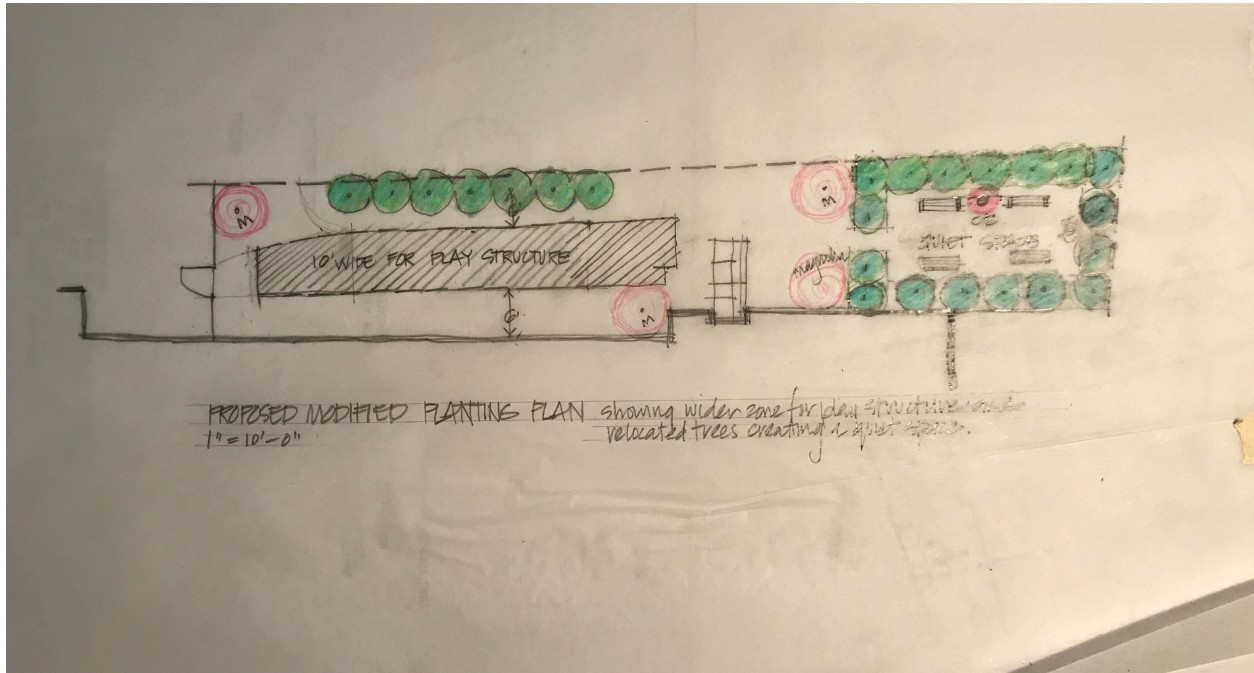
PLAYGROUND TREE PLANTING PLAN AS APPROVED BY SPECIAL PERMIT

The current planting plan shows two groups of double planted trees. They are 3" - 3 1/2" Ginkgo biloba. The locations of these trees is in direct response to a request that the two abutting neighbours be provided with a buffer zone along the property line. As a result of this layout, the remaining usable space, applying 6' safety set backs from adjacent objects, results in a 3' strip available for the installation of any play structures.



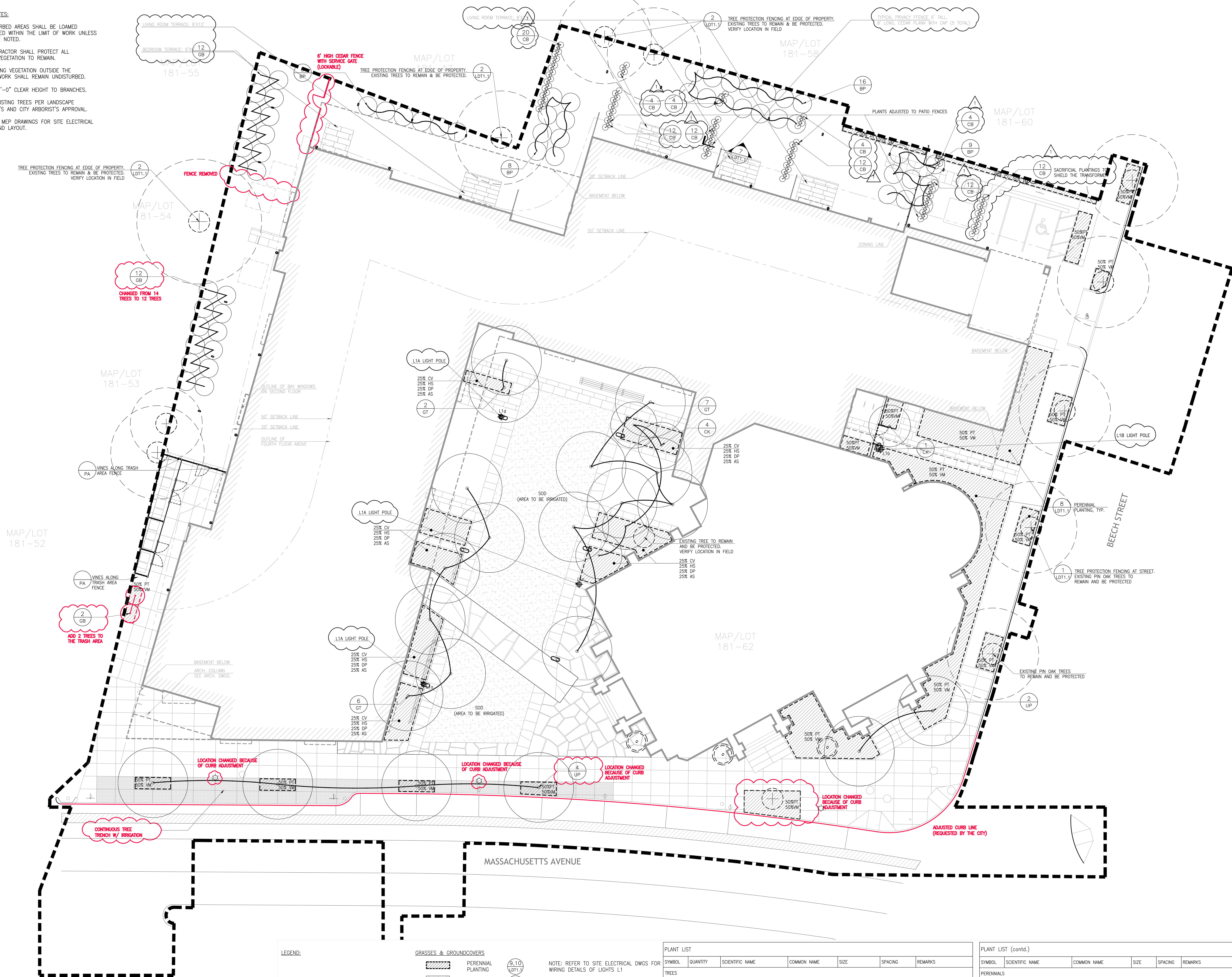
PROPOSED MODIFIED TREE PLANTING PLAN

This plan shows a single rows of trees, and the extra trees relocated around the corner of the property line. This proposal not only greatly increases the opportunity for the installation of some play equipment, but also can be used to create a valuable enclosed passive use area. The existing manhole and underground drainage line may also be in conflict with the inner row of trees. We are hoping to relocate the 4 existing Magnolias from the front of the church, and this modified layout can gracefully accommodate them into the overall design.



PLANTING NOTES:

1. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITHIN THE LIMIT OF WORK UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION TO REMAIN.
3. ALL EXISTING VEGETATION OUTSIDE THE LIMIT OF WORK SHALL REMAIN UNDISTURBED.
4. PROVIDE 6'-0" CLEAR HEIGHT TO BRANCHES.
5. PRUNE EXISTING TREES PER LANDSCAPE ARCHITECT'S AND CITY ARBORIST'S APPROVAL.
6. REFER TO MEP DRAWINGS FOR SITE ELECTRICAL DETAILS AND LAYOUT.



LEGEND:

| | | |
|--|--------------------------------|----------------|
| | TREE PROTECTION FENCING DETAIL | (1.2) LDT1.1 |
| | PROPOSED DECIDUOUS TREE | (6) LDT1.1 |
| | GRASSES & GROUNDCOVERS | (9, 10) LDT1.1 |
| | SOD | (7) LDT1.1 |
| | PERENNIAL PLANTING | (9, 10) LDT1.1 |
| | SOD, AREA TO BE IRRIGATED | (7) LDT1.1 |
| | SITE LIGHTING | (11) LDT1.1 |
| | SITE MISCELLANEOUS | (6) LDT1.1 |
| | PROPERTY LINE | |
| | LIMIT OF WORK | |

NOTE: REFER TO SITE ELECTRICAL DWGS FOR WIRING DETAILS OF LIGHTS L1

NOTE: FOR DECIDUOUS TREES PLANTED IN PERENNIAL BED, SEE DETAIL

NOTE: FOR DECIDUOUS TREES PLANTED IN CRUSHED STONE, SEE DETAIL

NOTE: FOR DECIDUOUS TREES PLANTED AT STREET, SEE DETAIL

NOTE: FOR DECIDUOUS TREES PLANTED IN STONE SLAB PAVING, SEE DETAIL

PLANT LIST

| SYMBOL | QUANTITY | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING | REMARKS |
|--------|----------|--|---------------------------------|---------------|----------|-----------------------------------|
| UP | 6 | ULMUS PARVIFOLIA 'ALLEE' | CHINESE ELM ALLEE | 4 1/2"-6" CAL | AS SHOWN | BAB, MAINTAIN 6' CLEAR UNDERSTORY |
| GT | 15 | GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' | 'SKYLINE' THORNLESS HONEYLOCUST | 4 1/2"-6" CAL | AS SHOWN | BAB, MAINTAIN 6' CLEAR UNDERSTORY |
| CK | 5 | CORNUS KOUSA | KOUSA DOGWOOD | 8'-10" HIGH | AS SHOWN | BAB, MAINTAIN 6' CLEAR UNDERSTORY |
| GB | 26 | GINKGO BILOBA (MALE SPECIES) | GINKGO | 3"-3 1/2" CAL | AS SHOWN | BAB, MAINTAIN 6' CLEAR UNDERSTORY |
| BP | 41 | BETULA PLATYPHYLLA | ASIAN WHITE BIRCH | 8'-10" HIGH | AS SHOWN | BAB, MAINTAIN 6' CLEAR UNDERSTORY |
| CB | 96 | CARPINUS BETULUS | UPRIGHT EUROPEAN HORNBEAM | 8'-10" HIGH | AS SHOWN | CLIP AS HEDGE |

PLANT LIST (contd.)

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING | REMARKS |
|--------|-----------------------------|--------------------------|--------|----------|-------------|
| CV | CROCUS VERNUS | CROCUS | BULBS | 12" O.C. | PERENNIAL |
| HS | HELLEBORUS 'IVORY PRINCE' | HELLEBORE 'IVORY PRINCE' | #1 POT | 12" O.C. | PERENNIAL |
| DP | DENNSTAEDTIA PUNCTILOBLA | HAY SCENTED FERN | #1 POT | 12" O.C. | GROUNDCOVER |
| AS | ANEMONE SPP | BUTTERCUP | #1 POT | 12" O.C. | PERENNIAL |
| PT | PACHYSANDRA TERMINALIS | PACHYSANDRA | FLATS | 9" O.C. | GROUNDCOVER |
| VM | VINCA MINOR | PERIWINKLE | FLATS | 9" O.C. | GROUNDCOVER |
| LAWN | | LAWN | | 3" | SOD |
| PA | PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | #2 STK | 12" O.C. | IVY |

SAINT JAMES PLACE

AT PORTER SQUARE

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 www.wbaengineers.com

Survey
Medford Engineering & Survey
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 Medford, MA 02155
 P 781.306.4466

| No. | Description | Date |
|-----|------------------------------|------|
| | DWG ISSUE & REVISION HISTORY | |

ST JAMES PLACE AT PORTER SQUARE

Cambridge MA, 02140

PLANTING AND LIGHTING PLAN

Project No: **21604.0** Scale: 1" = 10'
 Date: **04.12.19**
 Issue: **FOR CONSTRUCTION**

Drawing No: **L-PP1.1**

PLANTING NOTES:

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6. REFER TO MEP DRAWINGS FOR SITE ELECTRICAL DETAILS AND LAYOUT.



LEGEND:

VEGETATION/TREES

- (Symbol: Circle with crosshair) TREE PROTECTION FENCING DETAIL (1.2) (LDT1.1)
- (Symbol: Circle with dot) PROPOSED DECIDUOUS TREE

GRASSES & GROUNDCOVERS

- (Symbol: Dashed box) PERENNIAL PLANTING (9,10) (LDT1.1)
- (Symbol: Solid box) SOD (7) (LDT1.1)

SITE LIGHTING

- (Symbol: Circle with crosshair) L1 LIGHT POLE WITH SPOTS (11) (LDT1.1)

SITE MISCELLANEOUS

- (Symbol: Dashed line) PROPERTY LINE
- (Symbol: Dotted line) LIMIT OF WORK

NOTE: REFER TO SITE ELECTRICAL DWGS FOR WIRING DETAILS OF LIGHTS L1

FOR DECIDUOUS TREES PLANTED IN PERENNIAL BED, SEE DETAIL

FOR DECIDUOUS TREES PLANTED IN CRUSHED STONE, SEE DETAIL

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