95 Fawcett

95 Fawcett Street

Cambridge, MA 02138

Special Permit Submission

Cambridge Planning Board & Cambridge Community Development Department

January 20, 2016

Applicant: 95 Fawcett St, LLC

Legal Consultant: McDermott, Quilty & Miller, LLP

Architect: O'Sullivan Architects, Inc.

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Table of Contents

580 MAIN STREET, SUITE 204, READING, MA 01867
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95 Fawcett Street

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95 Fawcett Street

Project Introduction & Description:

This is an application by 95 Fawcett St, LLC for a Special Permit to allow for the construction of a new multifamily residential building with 44 residential units (including five (5) affordable units), 48 on-site parking spaces, and related landscape and site improvements (the "Project") located at 95 Fawcett Street (the "Site") and situated within the Alewife Overlay District, Southeast Quadrangle.

The Site is located on the west side of Fawcett Street at the former location of Oriental Furniture and consists of 20,522+/- square feet. The Site currently contains an existing two story structure that is 40,300+/- (20,150 sq. ft. building footprint) with the remaining square footage of the Site dedicated to surface parking and loading docks which service the existing structure, along with little to no landscaping improvements. The Site is bound by Fawcett Street to its east, 68 Moulton Street, an abutting property currently used for general office purposes to its north and west, and 77 Fawcett Street, an abutting property currently used for general office purposes to its south. Located directly across from the Site, across Fawcett Street, is the Atmark Apartments Project which consists of +/- 429 residential apartments.

The Project includes the removal of the existing two-story warehouse/retail building and surface lot, and construction of a new five-story residential building consisting of approximately +/- 52,852 gross square feet and 44 residential condominium units. The Project will be no more than approximately 70 feet tall to the highest penthouse, similarly sized in correlation to the Atmark Project across the street, which is approximately +/- 74 feet in height. Parking for the Project will be housed entirely within the building at the basement and ground levels and will consist of 48 vehicle spaces. The remainder of the Site will be improved by landscaping green space around the full perimeter of the building, including an approximate +/- 2,000 sq. ft. courtyard space along Fawcett Street which will have amenity space for both the building residents (privately) and public use. Additional outdoor open space will be provided via a common use roof deck which is approximately 1,826 sq. ft. As stated above, it is proposed that five (5) of the 44 total units included in the Project will be designated as affordable.

The main building entry for the Project is located off of Fawcett Street which fronts along the courtyard green space. Along with the residential entry vestibule and residential lobby spaces at the ground floor, a large bicycle parking storage space is also provided which houses 60 permanent bicycle spaces in excess of the 46 required by zoning, along with eight (8) short-term bicycle spaces located at the main building entrances on the exterior (5 are required by zoning). The bicycle storage space has direct access internally to the building, to the main entry courtyard, and a dedicated exterior access point to encourage its use by residents. This bicycle storage space also will provide a common use bicycle repair work station as well as a sitting lounge that overlooks Fawcett Street and the new courtyard green space.

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Vehicle access to the covered parking is located at the same location of the existing curb cut for the Site. Building utilities spaces, including a trash room, are also provided with the garage space at the ground floor. The trash room has been situated in this location in order to provide easy access to Fawcett Street to facilitate trash removal services for the Project. In addition, having the driveway and garage entry at this location allows for the building to provide an internal sloped slab that raises the building's ground floor elevation above the 2030 flood elevation to provide physical protection and flood resiliency for the Project. Accessible pedestrian access is provided via a landscaped pathway which bridges the elevation change from the top of sidewalk to the ground level of the building, and also acts as a feature within the courtyard green space.

Additionally, the Project proposes a secondary residential entry, and has designed this entry as a prominent building feature along the south elevation of the building. This design feature is in accordance with the goals outlined in the Concord-Alewife Design Guidelines, which describes the potential for a future roadway connection between Wilson Road and Fawcett St. A portion of this new roadway infrastructure has been previously provided by the Atmark across the street, and while the final roadway connection has not come to fruition to date, the Project addresses this new potential street frontage with a prominent design element and entry.

The Project's footprint and massing is unique due to the odd and irregular shape of the Site. The resulting building geometry lends itself to a contemporary building aesthetic, similar to other recent projects in the area. However, while the building shape is out of the ordinary, the massing, materials, windows, and treatments are comprised of traditional design components commonly found in residential buildings all over New England and in Cambridge. Balconies and bay windows are used to provide each residential unit with a nice amenity feature, but also provide valuable architectural elements along with material changes, in which to break down the massing of the building and vary the roof line. Exterior building materials, including, metal panel, lap and panel siding, masonry face units, and stucco, are used to clad the building, as well as the use of double hung, and casement style windows to provide a residential building aesthetic to juxtapose the contemporary massing.

Included in this submission package are also narratives describing the flood mitigation and building resiliency, storm water management systems, sewer management systems, noise mitigation management, LEED checklist and outline, and a Transportation Impact Study (TIS) certified by the Traffic, Parking and Transportation Department.

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95 Fawcett Street

Board of Zoning Appeal Relief Required:

The Project will require separate but related relief from the City of Cambridge Board of Zoning Appeals (BZA) in the form of Variances for certain dimensional front, side and rear yard setbacks as a result of the unique shape of the subject Site.

Community Outreach:

Prior to submitting this Special Permit application to the Planning Board, the Applicant and its Project Team conducted extensive preliminary outreach with its abutting property owners and nearby residents to seek input and support, and it also presented the originally-proposed project at a Meeting hosted by the Fresh Pond Residents Alliance on October 8, 2015 and the full Residents Alliance on December 15, 2015. The Applicant also participated in the following meetings which provided the following project input and feedback:

- **3/12/2015 – 1st Pre-File Meeting with Cambridge Community Development Department**
  - Planning review – context; abutter outreach important; urban design; traffic w/ parking; green building; and community outreach with Alewife Business Association and Fresh Pond Residents Alliance
- **5/4/2015 – 2nd Pre-File Meeting with Cambridge Community Development Department**
  - Encouraged shared storm water improvements with abutting properties
  - Look at multiple entrances, looks funny because too close to each other
  - Urban design → show landscape plan and elevators; possibly relocate 2nd entrance; introduce ground level features; green wall or frosted glass at parking garage; make lobby entrance more transparent and break down massing
  - Show compliance with bike storage requirements
  - Look at Healthy Design
  - Reduce parking to .75 from .95 and enhance bike rack?
  - Show roof plan with mechanicals behind parapet
  - Contact Elaine Thorne w/ CDD about Green Building
  - Meet with public works – Kathy Watkins – City Engineer
- **7/15/2015 – 3rd Pre-File Meeting with Cambridge Community Development Department**
  - PB looking for us to host a community meeting in addition to immediate neigh. group; have way to collect information and submit a summary to PB; notify PB of Meetings and potentially with Cambridge Highlands Group
  - Would like to see some 3 bedroom units (want a range of sizes)
  - Back it out a little and show dimensions of sidewalks as PB might want more sidewalk width with street trees and sidewalk improvements
  - Bike Parking – include runner in stairs up to bike room (like North Point) and short term bike racks should be at the front
    - Can we include windows in the bike room
  - Height – elevator override because it provides access and is counted for building height at 72' as it is considered to be habitable, but still under 75' for zoning

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- Next Steps – Meet with CDD Green Building look at net zero development (may now have zoning change in August if adopted then its in effect retroactive until date advertised)

- **10/8/2015, meeting with the leadership of the Fresh Pond Residents Alliance.**
  - Present for the development team was Edward Doherty, developer, David O'Sullivan, architect, Joseph Hanley, project attorney, and Sean Curran, community relations. Present for the FPRA were Jan Devereux, FPRA officers Peggy Barnes, Lenart & Alison Field-Juma, President, Lang Keyes, Arthur Strang. The meeting was held at the Panera in the Fresh Pond Mall.
  - Pre-file plans were laid out for the FPRA leadership for discussion. Reactions centered on the supporting infrastructure (i.e. long proposed bike/pedestrian bridge), the lack of retail in what is becoming a residentially dense neighborhood, traffic concerns, affordability, and the re-working of the streets around the proposed site based on the city's last master plan. Height, unit count, unit mix, scale, and site density appeared to be acceptable, as did the home ownership aspect, as there are a great many rental units in the vicinity. The development team was asked to come back in a month's time with a traffic study and a plan for a green roof.
- **10/8/2015 Email interaction with the FPRA leadership following October 8th meeting**
  - To: Jan Devereux, Langley Keyes
    From: Sean Curran
    Jan and Lang,

    As promised, you will find attached the unabridged traffic study prepared for the proposed 95 Fawcett Street project. Please read at your leisure (and you will likely have to find some time because it is rather dense and exhaustive) and let me know if there are questions that I can channel to the appropriate member of our team.

    Here are some other updates in the spirit of partnership:

    We have been given a per unit formula from the City of Cambridge for our contribution to a pedestrian bridge that connects to Alewife. The formula is $300 per unit. We are happy to comply with this number for sure, but we have a concern that nothing gets built at these numbers. We, and we hope you, want to clear up a question with the City about their intention and timing around this. $16,500 sitting in escrow isn't helping to ease traffic burdens and promote community health.

    We have spoken with Dr. Jonah Jacob who is the manager for Belam Realty, LLC, owner of 125 Fawcett (Long Leaf Lumber). We learned three things: No plans to do anything with the property in the near or distant future, supportive of the pedestrian bridge in theory, not prepared to support the pedestrian bridge financially.

    We will have some refined plans to show you when we next meet that gets us to LEED silver, includes a green roof, and deals with heat islands. David O'Sullivan, our architect gets the credit for that fine work.

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As you are aware, we have an important meeting coming up this week with Jay Doherty and we will give you the report on that when we next see you.

We would like to set a date either next Wednesday (November 11th) or the following Thursday (November 19th). I will be in China between those dates.

Let me know if this works for you and of course any concerns you might have.

Sean

- **11/19/2015, Second meeting with the leadership of the Fresh Pond Residents Alliance**
  - Present for the development team was Edward Doherty, developer, David O'Sullivan, architect, and Sean Curran, community relations. Present for the FPRA were Jan Devereux, FPRA officer Peggt Barnes, President, Lang Keyes, Arthur Strang, Doug Brown.
  - Discussion focused on the new plans, which were presented to the group for comment and the traffic study. Among the changes were a reordered roof with landscaping plan and adjustments made to the overall project that would enable LEED Silver certification. The traffic plan which waited until peak season of late September early October to take its counts, was reviewed. Plans were made to set as the date for the public meeting hosted by FPRA.
- **12/16/2015, The Fresh Pond Residents Alliance Public Meeting**
  - The Fresh Pond Residents Alliance hosted the team working on 95 Fawcett Street on December 16th at the Tobin School. The intention of the community meeting was to present an overview of the project and to gain community input surrounding this proposed project.

    The meeting began with a short introduction of the team and extended presentation of the proposed project. Unit counts, unit mixes, service delivery logistics, flood mitigation, traffic, landscaping, zoning and marketing were topics that were covered. Questions from the community ranged from affordability to design questions. The development team was invited to return in January for a fuller community meeting and vote on the proposal.

As a result of this extensive initial outreach and public input process, the Applicant modified its originally-proposed project by: reducing the number of total units from 50 down to 44; made the parking ratio 1.09:1; included more fenestration at the ground level, relocated the bike storage room to a more prominent and more accessible building location, and added landscaping to activate the building along the street scape; re-configured the driveway and courtyard spaces increasing their public benefit; added green-vegetated roof areas to reduce heat island effects and enhance the roof scape; added more usable open space for the building occupants; added landscaping at the boundaries of the project; situated the building at a higher elevation to protect for the 100 year flood event increasing the long term resiliency of the building; and, sized storm water and sewer infrastructure to handle 100 year storm events greatly increasing the sites City infrastructure impacts.

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Finally, as part of the community outreach, the Applicant has asked several of the neighborhood group members to generate letters of support on behalf of the project. At the time of this submission package, the project team has not received any of the letters to date, however, the team expects several members of the neighborhood group and other abutting owners to provide the team with letters of support. It is the intention of the applicant to submit these letters of support to Cambridge Development Department in a follow up addendum submission, so that the CDD staff can distribute the letters as they see fit.

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95 Fawcett Street

Traffic Impact Study:

A full Traffic Impact Study ("TIS") has been prepared by Design Consultants Inc., in conformance with City of Cambridge TIS Guidelines, and with the cooperation and guidance of the City's Transportation Department. The initial TIS is dated October 26, 2015, and is attached under separate cover. Design Consultants, Inc. worked in cooperation with the City of Cambridge's Transportation Department to provide follow up information and clarifications, which resulted in a City of Cambridge Traffic, Parking and Transportation Department certification letter dated December 22, 2015.

See Appendix D hereto for City of Cambridge TIS Certification Letter.

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95 Fawcett Street

Tree Study:

The existing site is one hundred percent developed, with either building footprint, bituminous pavement surface parking or driveway, or pervious ground cover (grass and dirt) used as surface parking. Because of the minimal square foot area available for landscaping there are little to no trees on the property, and no trees over 3" caliper. There are several trees on adjacent properties, near the property lines which will be protected during construction and saved, to the best of the Project team's ability.

The Project proposes to provide approximately 30% of permeable open space, and when compared to the less than 5% of permeable open space that currently exists on the Site, the Project will have a large noticeable net improvement in open space and landscaped areas. Multiple trees are proposed in several areas, greatly enhancing the variety of landscaping proposed by the Project, and also providing new trees in an area where there were none previously.

See Appendix E hereto for City of Cambridge Tree Mitigation Plan certified by the Cambridge City Arborist.

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95 Fawcett Street

Special Permit Supporting Statement and Conformance:

The Project location sits within the Alewife Overlay District 4 (Southeast Quadrangle) and per requirements of section 20.93 of Cambridge Zoning Ordinance is subject to the Citywide Advisory Development Consultations Procedures as describe in chapter 19.40. The following outline is intended to show in general the Project's intention for conformance with the City of Cambridge Zoning Ordinance Special Permit Criteria.

10.40 – SPECIAL PERMITS

10.41 – Granting Authority: Special Permits may be granted by the Board of Zoning Appeal or by the Planning Board.

> **The Project team has worked closely with Cambridge Community Development Department ("CDD") and will follow all required and requested procedures and processes in order to achieve a granted special permit through one of the approved granting authorities.**

10.42 – Procedure: A Special Permit shall only be issued following a public hearing held within 65 days after filing of an application with the special permit granting authority.

> **The Project team will file an application and be prepared to present for a public hearing as needed as part of the special permit review process.**

10.42.1 – Additional Notification Requirements: Any applicant for a variance or special permit shall be required to erect and maintain in legible condition one or more public notification panels at the site for which the variance or special permit relief is requested.

> **The Project team will work with Cambridge CDD and the special permit granting authority on design, construction, location and content for a notification panel and will furnish, install and maintain it on the Site for the required schedule and duration.**

10.43 – Criteria: Special Permits will normally be granted where specific provisions of this Ordinance are met, except… where granting of such permit would be to the detriment of the public interest…

(a) it appears that requirements of this Ordinance cannot or will not be met;

> **The Project has been designed to be consistent with the Urban Design Objectives, and the design objectives of the Concord-Alewife Overlay District Guidelines. With the relief being granted by this special permit application, the requirements of the Zoning Ordinance will be met. The Project will be fully communicated and processed with abutters, residents and applicable community groups in order that the Project not be detrimental to the public interest.**

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

> **The Project's impact to traffic patterns of the neighborhood will not cause substantial change, hazard or congestion. The complete analysis of the Traffic Impact Study are outlined in TIS report findings attached to this application.**

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T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

(c) the continued operation of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the proposed;

Adjacent uses will not be adversely affected. They will be positively affected by the physical changes proposed to be made to the Fawcett Street frontage including new green spaces available for public use.

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

No general nuisance or hazard will be created. In general there will be a significant upgrading of the Site via landscaping and usable open space site improvements, sewer and storm water management systems upgrades, and physical building flood resiliency, consistent with the long term objectives of the Concord-Alewife Plan.

(e) the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance;

The Project is fully in compliance with the provisions and guidelines of the Concord Alewife Overlay District including advancing several of the high priority improvements outlined in the plan. The Project is intended to be a successful component of revitalization within the neighborhood as the area is becoming further developed.

(f) the new use or construction is inconsistent with the Urban Design Objectives set forth in Section 19.30;

With relief requested by the subject Special Permit application, the Project will be compliant with the Urban Design Objectives of section 19.30. In this regard, please refer to the Urban Design Objectives Narrative included in this submission package for greater detail.

10.44 – Conditions: In acting upon special permits, the permitting authority shall take into account the general purpose and intent of this Ordinance and in order to preserve community values, may impose conditions and safeguards deemed necessary to protect the surrounding neighborhood…;

The Project team has worked closely with the Cambridge CDD staff, and has had an extensive and collaborative neighborhood outreach process as detailed herein and above, and has incorporated feedback where applicable in order to better revised the Project for the surrounding neighborhood.

10.45 – Granted Special Permits: Applications requiring special permit from the Planning Board or from the Board of Zoning Appeal may be allowed by either special permit granting authority without separate applications;

The Project team will submit and follow the preferable procedures following the guidance of the Cambridge CDD staff.

10.46 – Expiration: A special permit granted under this section shall lapse within two years…

The Project team expects to progress through the permitting process straight into construction.

10.47 – Procedure for Townhouses and Multifamily Dwellings: An application for a special permit shall also meet the requirements of section 10.47.

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T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

95 Fawcett Street

The Project will meet all requirements for Multifamily Dwelling Unit Building requirements.

10.47.1 – Application for Special Permits Submission Package: Applications for special permits shall be accompanied by three copies of a development plan containing the following graphic and written information:

(1) An accurately scaled map showing the existing conditions on the parcel on which development is proposed and on lots abutting or directly across any street from said parcel. Said map shall indicate property lines, existing structures and all trees in excess of 3" caliper.;

(2) Information concerning current land use of said parcels (including the number of existing dwelling units.;

(3) Photographs showing conditions of the development parcel at the time of application and showing structures on abutting lots.;

(4) A site plan of the development parcel, including landscaping information….;

(5) Front, side, and real elevation for each structure on the lot indicating building height and heights of building on abutting lots.;

(6) Quantitative data on the proposed development including floor area ratio, floor area per unit, number of bedrooms and the amount of private open space allocated to each unit and reserved for common use of the residents.;

(7) A list of zoning violations which would customarily require variances from the requirements of this Ordinance.

(8) A tree study, certified complete by the City Arborist, as required by the Tree Protection Ordinance of the City of Cambridge, Chapter 8.66.

Drawings, written descriptions, quantitative data charts, zoning analysis and photographs are all attached as required, and organized into sections of this submission.

10.47.2 – Accepted Application Requirements: No application shall be accepted by the Planning Board until all of the information in Section 10.47.1 is completed…;

The Project team will provide all required documentation with the application submission.

10.47.3 – Copies of Special Permit Submission Package will be transmitted to the Traffic Department. …no application will be ruled upon until the Traffic Department submits its findings based on the Traffic Impact Study…

The Project team will submit all required documentation as required and follow the scheduling review periods as outlined.

10.47.4 – Criteria for Approval of Townhouses and Multifamily Dwellings: The special permit granting authority shall consider and address the following site plan criteria as applicable:

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

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T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

The current Site is 100% developed and therefore existing natural features are extremely infrequent. However, it is the intent of the Project to revitalize the natural qualities and landscaping of the site.

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

The unique and irregular shape of the Site has allowed for a distinctive building siting and massing that has allowed the building to be less impactful than normal projects of this scale as well as create several beneficial features to the development and its neighboring properties including a beneficial courtyard green space.

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

The Project proposes to create a green space courtyard that will provide open usable space for both its residents, and for public benefit.

(4) Parking areas, internal roadways, and access/egress points should be safe and convenient;

Parking is handled internally to the building and has been designed to be spacious, safe and convenient.

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

Parking has been located within the building. Parking is designed for the Project to lessen the impact of parking on the Project and on its neighboring properties as much as possible.

(6) Service facilities such as trash collecting apparatus and utility boxes should be located so they are convenient for the resident, yet unobtrusive;

Trash and utility spaces have been designed to be internal to the building and convenient for the resident and the service providers as well as unobtrusive to the public to the greatest extent feasible.

10.47.41 – Additional Criteria for Townhouses and Multifamily Dwellings in Industry Districts;

Not Applicable.

10.48 – Special Permits increasing permissible density of population or intensity of a particular use in the proposed development shall be subject to the provisions of Section 11.200 – Incentive Zoning Provisions and Inclusionary Housing Provisions.

The Project is requesting Special Permit relief in several areas as outlined in section 10.48 as listed they are:

Section 4.26.1	**Multi-Family Dwelling (Planning Board)**
Section 20.73	**Flood Plain Special Permit District (Planning Board)**

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Section 20.95.1 Floor Area Ratio (the maximum FAR may be increased after the issuance of a special permit from the Planning Board)

Please Note the Project will also require BZA Relief from the following:

Section 20.95.31 Waiver of Yard Requirements (Front, Side and Rear)

10.49 – Any special permit authorizing the new construction or substantial rehabilitation of a building totaling 25,000 sq. ft. or more shall be subject to the provisions of Section 22.20: Green Building Requirements.

The Project is over 25,000 sq. ft. and is therefore required to meet the provisions of section 22.20. Please refer to the LEED narrative and Checklist part of this submission application.

11.203.1 – Requirements for Incentive Zoning Contributions: A developer of an Incentive Project Shall either make a Housing Contribution in accordance with section (a) or shall create or cause to be created housing in accordance with section (b)

(a) – Monetary Housing Contribution

0.13 units. See below.

(b) – Housing Creation Option.

The Project proposes to provide affordable units per this section's requirements, and will work with the Board of Trustees of the Affordable Housing Trust to prepare the required report of conditions for the Project.

11.203.2 – Requirements for Inclusionary Housing.

(a) – Any inclusionary Project shall provide 15% of the total number of dwelling units up to the maximum allowed as of right Affordable Units.

The Project has 44 residential units. 15% of the 34 allowed units equates to 5.13 units, or 5 total required affordable units. The Project will provide 5 affordable units along with the required monetary contribution for the excess 0.13 required units.

(b) – To facilitate the objectives of section 11.200, modifications to the dimensional requirements in any zoning district, as set forth in Section 5.30, shall be permitted as of right for an Inclusionary Project…

(i) The FAR normally permitted in the applicable zoning district for residential uses shall be increased by 30 percent for Affordable Units…

Zoning in the Alewife Overlay District – Quadrangle Southeast District allows for a maximum 2.0 FAR for residential buildings. Applying the 30% allowable increase to the 2.0 results in a 2.60 max FAR. The Project proposes a 2.58 FAR.

(ii) The minimum lot area per dwelling unit normally required in the applicable zoning district shall be reduced by that amount necessary to permit up to two additional units on the lot for each one Affordable Unit required.

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T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

Zoning allows for 600 sf/unit for residential buildings, applying the inclusionary project required unit increase of 5 (affordable units) x 2(multiplier) = 10 additional units. 20,522 lot size / 600 sf per unit = 34 base units. 34 base units + 10 additional units = 44 total units and 466 sf/ unit minimum. The Project proposes 44 total units and a 466 sf lot area per dwelling unit.

(c) – Inclusionary projects that includes a total number of dwelling units that exceeds the maximum allowed as of right, the number of affordable units shall be no less than 15% of the total number of dwelling units for the project…

The Project proposes 5 Affordable Units based on the total number of units provided (34+10=44).

(d) – For any Voluntary Inclusionary Project….

Not Applicable.

(e) – Affordable units required by section 11.203.2 shall be provided on site….

The Affordable Units will be provided within the proposed new building.

11.204 – Standards for Construction and Occupancy of Affordable Units:

(a) – Affordable Units in shall be generally comparable in size and materials to dwelling unit in the neighborhood or in the projection which it is located.

The Affordable Units in the Project will be comparable in size and finishes of similar units within the neighborhood.

(b) – Affordable Units shall be generally comparable in size and materials to other units in the overall project and consistent with local needs for affordable housing as approved by the Trust. Including the exteriors of affordable units and shall be reasonably distributed throughout the project.

The Affordable Units in the Project will be comparable in size and finishes, including the exterior spaces of similar units within the building. The units will be reasonably and accordingly distributed throughout the building in both unit types and unit locations.

(c) – The affordable Units shall serve eligible households of diverse incomes including very low income and diverse sizes throughout the city.

The Affordable Units will follow all income based requirements and the Project Team will work with the Trust for the marketing of the units.

(d) Affordable Units shall be subject to deed restriction providing that they shall:

(1) - be occupied by eligible households;

(2) – be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households;

(3) – give preference to Cambridge residents; and

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(4) – be rented or sold to eligible households, using marketing and selection guidelines customarily employed by the Community Development Department in selecting tenant and homeowner households under other City, State, or Federal Housing assistance programs.

The Project Team will work with Cambridge CDD and the Housing Trust to follow all the proper protocols for housing selection.

(e) – ownership or rental of affordable units shall mirror the project. Units for sale should be typical throughout the project.

The Project is a condominium project and all units within the Project will be for sale.

(f) – Affordable Units shall be available to households having a target income of the area median income…

The Project Team will work with Cambridge CDD and the Housing Trust to follow all the proper protocols for housing selection.

(g) – The intent of the inclusionary housing provisions is that the affordable units will not use public funds to be created…

The affordable units will be included as part of the Project's internal scope.

(h) – One parking space for each affordable unit shall be provided. If there are fewer than one parking space per unit provided in the project as a whole then the affordable units shall be in the same proportion as the market rate units….

The Project proposes 1.09 spaces per unit for the development. The Affordable Units will be provided parking in the same availability as the market rate units.

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95 Fawcett Street

City Wide Urban Design Objectives & Alewife-Concord Design Guidelines Narrative:

Section 19.30 of the Cambridge Zoning Ordinance outlines objectives intended to provide guidance to developers and the general public regarding the city's policies with regard to form and character desirable for new development in the city. The following is a summary of how the Project strives to meet these guidelines, and describe the teams design intentions for the project.

19.30 – Further indicators of conformance with these policy objectives shall be found in planning documents and plans developed for specific areas of the city, including… Alewife Urban Design Study Phase II...

In addition to the city wide urban design guidelines the Project also strives to incorporate several of the guidelines or initiatives outlined in the Alewife-Concord Area Design Guidelines.

19.31 – New projects should be responsive to the existing or anticipated development, including...

(1) – Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

Not Applicable. The Project is not adjacent to any residential zones.

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

The Site is an odd shape, and although the resulting building shape is unique, it still is oriented in a way to enhance the streetscape, respond to its neighbors, and relate to other recent projects in height and massing. The Project proposes to both continue the established streetscape, but also create an urban courtyard greenspace which provides benefits to the building residents and to the general public.

(3) – …new housing should relate to any adjacent existing residential use.

The Atmark is a recent residential project which exists across the street from the Project Site. The Project proposes to relate to this development by being similar in height, setbacks, building massing, street scape and density in order to be responsive to this existing development..

(4) – Where relevant, historical context are respected, special consideration should be given to buildings on the site or neighboring that are preferably preserved.

Not Applicable. There is no apparent historical concerns for the site.

19.32 – Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings, including…

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(1) – Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people. Such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that are normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

The Project is a residential building, and all entry lobbies, building common areas which will be more actively used, and building entry points are prominent pieces of the building facades and are located along streetscapes.

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

Parking for the Project is covered at the ground floor and located to the rear of the building to avoid having parking along a public street or space.

(3) – Ground floors should be generally 25-50% transparent…

The Project proposes the ground floor to be approximately 40% transparent. Common areas like the residential lobby entries, bicycle storage and lounge space, and building entries are spaces proposed to be the most transparent as they are the more active use areas of the building.

(4) – Entries to building are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips… Siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

The Project has been sited on the lot to reinforce pedestrian movement along the streetscape of Fawcett Street, and to respond to the new courtyard greenspace which is proposed. The Project also responds to the Concord-Alewife planning study in which a new connective street is proposed to link Wilson Road to Fawcett Street, by providing a main building entry point which is prominently features along the façade which would face the new street, further strengthening the Project's connection to the current and future pedestrian pathway.

(5) – Pedestrians and bicyclists are able to access the site safely and conveniently. Bicyclists should have, secure facilities conveniently located on-site and out of the weather.

The Project proposes a courtyard which facilitates entry into the building including entry by pedestrians and bicyclists, to provide safe and convenient pathways from the street and from each other. Bicycle parking is provided in a dedicated space at the ground floor which has its own dedicated access points internally from the building, and directly from the exterior to encourage its ease of use. The bicycle storage space

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is in excess of the zoning requirements in part to make the space a feature for the project.

(6) – Alternate means of serving the policies…

Not Applicable.

19.33 – The building and site design should mitigate adverse environmental impacts of a development upon its neighbors, including…

(1) – Mechanical Equipment – that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors.

(a) – Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets…

Rooftop mechanical equipment has been located away from the roof edge to reduce site angles and screened by designed building parapets or partition screening where design parapets are not present.

(b) – Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale and character of the building.

Parapet walls, and mechanical partition screening have been designed to fit within the character of the overall building design, and intended to be an integral part to the design.

(*c) – Other locations for mechanical equipment…*

Not Applicable.

(d) – Other rooftop elements, chimneys, exhaust stacks, etc…

Not Applicable.

(e) – All aspects of mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas.

The intention of the mechanical equipment design and location is to be as least impactful as possible to both the residents of the building and its neighbors in both visual and noise impact.

(2) – Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, either through the use of trash compactors or containment of all trash storage and handling within the building is encouraged.

The Project proposes to provide a dedicated trash room within the building (adjacent to the vehicle parking garage) that will be buffered from the residents of the building and its neighbors. The trash room has been located so that it is easily accessible for use by residents and for servicing of trash pickup.

(3) – Loading docks…

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Not Applicable.

(4) – Stormwater Best Management Practices…

Please refer to the Stormwater Service Infrastructure Narrative for systems description.

(5) – Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.

The Project proposes to provide green area open space that exceeds the required site percentage (approx. 30%) which significantly increases its useful stormwater management area when compared to the existing site (approx. 5%)

(6) – The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registers Solar Energy System.

The Project has been designed to conform to height requirements of the zoning district. The Project siting and massing have been designed to be the least impactful in shading as feasible.

(7) – Changes in grade across the site are designed in ways to minimize the need for structural retaining walls close to property lines.

Changes in grade at the Site are very minimal, with only a slight increase in elevation from the top of sidewalk to ground floor level of the building. This change in elevation is intended to increase the building's flood resiliency by increasing the physical elevation of the building providing protection by raising the building above flood plain elevations. These grade changes are minimal and are handled with sloping landscaping and hardscape pathways for accessibility.

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

Building massing, window placement and patterning, exterior balconies and bay windows are all incorporated in the building design to be sensitive to its and surrounding buildings residential use.

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

Exterior lighting has been designed to be the least impactful as possible to its neighbors while still operating at safe and adequate levels.

(10) – The creation of a tree protection plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

The existing site is 100% developed, with either building footprint, bituminous pavement surface parking or driveway, or pervious ground cover (grass and dirt) used

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as surface parking. Because of the minimal square foot area available for landscaping there are little to no trees on the property, and no trees over 3" caliper. There are several trees on adjacent properties, near the property lines which will be protected during construction and saved. Multiple trees are proposed in several areas, greatly enhancing the variety of landscaping proposed in the Project, and also providing new trees in an area where there were none previously.

19.34 – Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system, including…

(1) – The building and site are designed to make use of water-conserving plumbing and minimize the amount of storm water run-off through the use of best management practices for storm water management.

Please refer to the Sewer Service Infrastructure Narrative below for details on the Project's approach.

(2) – The capacity and condition of drinking water rans wastewater infrastructure system are shown to be adequate, or the steps necessary to bring them up to acceptable level are identified.

Please refer to the Storm Water Service Infrastructure Narrative below for details on the Project's approach.

(3) – Building are designed to use nature resources efficiently in construction, maintenance, and long-term operation of the building including mechanical systems…Compliance with LEED certification standards and other evolving environmental efficiency standards is encouraged.

The building will be designed to meet or exceed all the current energy conservation codes and regulations, as well as be compliance with LEED certification standards for a minimum of a LEED Silver certification. Please refer to the LEED Narrative and Checklist Narrative below.

19.35 – New Construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically, including…

(1) – New Education institutional construction that is focused within the existing campuses.

Not Applicable.

(2) – Where Institutional construction occurs in commercial areas….

Not Applicable.

(3) – In large, multiple-building non-institutional developments…

Not Applicable.

(4) – Historic Structures and environments are preserved…

Not Applicable.

(5) – Preservation of provision of facilities for start-up companies…

Not Applicable.

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19.36 – Expansion of the inventory of housing in the city is encouraged, including…

(1) – Housing as part of a large, multi-building commercial development…

Not Applicable.

(2) – Where housing is constructed, providing affordable units exceeding that mandated by the ordinance. Targeting larger family sized middle income units its encouraged.

The Project proposes to provide five (5) affordable home ownership units and will be evenly dispersed in unit type and location within the building.

19.37 – Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city, including…

(1) – On large-parcel commercial developments, publicly beneficial open space is provided.

The Project does not qualify as a large parcel, however, due to building siting the Project proposes to provide a courtyard space along the streetscape of Fawcett Street which will be usable by both the residents of the building and the general public.

(2) – Open space facilities…

Not Applicable.

(3) – A wider range of open space activities than presently found in the abutting area is provided.

While several development projects have occurred recently in the area they remain more private in nature, and Fawcett Street and its neighboring streets have remained largely unchanged for decades. The existing commercial uses have little to no public use of green space in the area. The new courtyard space which is proposed by the Project will provide the area an added amenity in the form of a public use green space in which the public will be able to utilize for years to come.

Concord-Alewife Rezoning Area Guidelines

The following are recommended guidelines from the Concord-Alewife Design Guidelines (rezoning petition dated June 26, 2006) intended to assist in developing the character of the study area. The Project intends to, and strives to incorporate as many of the strategies as feasible, please find below a list of items the Project design addresses…

(Additional guidelines are provided in the petition letter, however, only items which are pertinent to the proposed Project are shown here.)

Area wide Guidelines:

- *Vary the design of individual buildings to create an architecturally divers district.*
- *Street level facades should include active uses such as frequent residential entrances, with setbacks for stoops and porches; … lobbies and front entrances.*
- *Encourage awnings, or canopies to provide shelter and enliven ground-floor facades.*

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- *Utilize low impact development principles in building and site design as a way to meet City, State, and Federal Storm water requirements… in accordance DPW Proposed Concord-Alewife Area Storm water Management Guidelines.*
- *Compliance with LEED certification standards and other evolving environmental efficiency standards is encouraged.*
- *Use site design that preserves future rights of way identified in the Circulation Concept Plan.*
- *Improve existing streets to meet City standards, including streetscape improvements.*
- *Strengthen bicycle and pedestrian links to adjacent areas. Provide links that strengthen physical and visual connections to open space resources.*
- *Screen service areas from major streets.*
- *If above grade parking is to be provided, design it so it is not visible from nearby residential neighborhood, from public streets, or from pathways…*
- *Use site design to minimize shadows on other buildings or on public streets, open spaces, parks and plazas.*
- *Design residential developments to include a range of units of various sizes with various numbers of bedrooms, including three or more bedrooms, with the overall goal of providing dwelling units for families with school age children.*

Location Specific Guidelines (Quadrangle AOD:4):

- *Use streetscape and other improvements to define Wilson Road as part of a major east-west connection through the Quadrangle.*
- *Create an open space… green spaces and varying uses.*
- *Locate active uses around the future open space to create a safe and active environment throughout the day and evening.*
- *Create building height / façade setbacks between 85 and 105 feet.*

These design guidelines are discussed in other areas of this narrative in more detail, however, the rezoning petition bullet point format offers a valuable opportunity to summarize the design intent of the Proposed Project.

580 MAIN STREET, SUITE 204, READING, MA 01867
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Flood Mitigation and Building Resiliency Narrative- 95 Fawcett Street Cambridge MA: revised 2/1/16

The site is currently in a FEMA flood zone. When designing this building we reviewed the Special Permit requirements and the CCVA Analysis for the 2030 Precipitation and the 2070 Precipitation or Sea Level Rise /Storm Surge. The FEMA elevation for this site is 18.66 CCB and the 2030 elevation is 20.5 CCB. The 2070 elevation is anticipated to be 22.5.

The building is designed with a first floor elevation of 21.8 CCB. This provides for the lobby and bike room as well as all finished spaces to be above the 2030 elevation. The garage entry is designed to enter off Fawcett and rise up to the 21.8 elevation to prevent flooding of the garage. We utilized a lift to access the lower level of the garage which is below flood rather than a ramp from the street which would have created flooding conditions in the lower garage. Locating the lift at the far end of the garage prevents any water to flow into the lower level as well as allowing cueing within our building. The electrical equipment and other critical items such as generator, elevator machine room and fire alarm system will all be at or above the 21.8 elevation making the building prepared for the anticipated 2030 storm event.

The 2070 conditions would create some issues with the building and certain areas of common space would be below the projected 22.5 CCB elevation. There will need to be pro-active action plan from a management standpoint to prevent water intrusion to electric room, lobby, and bicycle area and garage spaces. The management company will need have residents remove their cars from site prior to flood event and provide flood dam at the entry to the auto lift to prevent water from entering the lower level of the garage. Similar flood dams will be needed for the stair and lobby entries to minimize water intrusion to those spaces as they are about 8” lower that 2070 expected flood elevation. Electrical receptacles will be located well above the floor so no damage will occur during flood. Materials within the lobby could suffer some potential water damage but the design will strive to utilize materials which will not be damaged or do not promote mold such as, rigid insulation, metal studs, ceramic tile and hard surfaces, if these area are subject to flooding. In addition the management company will have a disaster recovery contractor in place for cleaning, drying and repair as well as installation of new materials as needed in event of water intrusion to lobby areas. The electrical equipment is located in a room with all critical equipment installed well above the 2070 elevation of elevation 22.5.

As further measure for building resiliency we provide a generator to run the elevator and certain life safety systems. This will be located on the roof. We will also strive to include the HVAC system for the common club room on the generator to provide a comfortable area in the building should it experience a power outage. All the residential units will have operable windows as well.

In consideration for issues of buildings becoming heat islands, we are providing a white roof, efficient HVAC equipment and will incorporate green roof elements. Our common outdoor roof terrace for use by residents will have planting which further enhance to cooling effect for the building.

95 Fawcett Street

Sewer Service Infrastructure Narrative:

(Prepared by Design Consultants Inc.)

The Site is currently covered with an existing 20,000 square foot warehouse building which is connected to the city sewer system. The existing warehouse will be demolished and accordingly the existing sewer connection for the warehouse will be capped. The connection will be relocated to accommodate the new residential building and will consist of a 6" gravity PVC pipe. The Project proposes 44 units with a total of 63 bedrooms. The Title 5 design value for residential use is 110 gallons per day per bedroom. The sewer flow of the proposed residential is expected to produce 6,930 gallons per day.

The existing sewer main infrastructure in Fawcett Street consists of a 12-inch clay gravity pipe. There are no known capacity issues at this location. The Project's Engineer will continue coordination efforts with the DPW, as part of the permitting process, to verify the capacity of the City main. The sewer connection is required to incorporate a sewer holding tanks controlled by the Cambridge Sewer Department. During extreme rain events during periods of combined sewer overflow conditions a valve is closed to divert sewer flow into a holding tank. Based on our calculations a holding tank size of 4000 gallons is required. This will be verified with the Cambridge Engineering Department.

A Stormwater Management Plan has been developed to be in compliance with the City of Cambridge Stormwater Policy and State Regulations. The proposed condition will have a reduction of impervious area, compared to the existing condition, thereby reducing site runoff. Additionally, as required by the City, onsite storage has been provided to capture the difference between the pre-construction 2yr peak and the post-construction 25yr peak. This will be accomplished with an underground storage chamber with a storage capacity of 10,000 gallons.

580 MAIN STREET, SUITE 204, READING, MA 01867
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95 Fawcett Street

Water Service Infrastructure Narrative:

(*Prepared by Design Consultants Inc.)*

The existing site is currently serviced by the City of Cambridge Water Department. The warehouse will be demolished and the water service discontinued at the water main. This will require water main to be shut down with the existing service cut out of the main and pipe section replaced with new pipe including all required pipe restraints per City of Cambridge Water Department Standards. Prior to Cambridge Water Department sign-off for the demolition of the existing warehouse all work involved with the discontinuance of the existing water service as detailed above must be complete. Upon completion of the water discontinuance the contractor or project representative shall meet with Cambridge Water Department to obtain final sign for building demolition along with payment of the required $200 fee.

There is a recently installed 12” water main in Fawcett Street with a hydrant located across the street from the proposed project. The new building will require domestic and fire protection services. There are no known capacity issues in the new Fawcett Street water main for the proposed water and fire service connections. The project’s MEP Engineer will coordinate a flow test with the Cambridge Water Department. The sprinkler design engineer will provide the $175 fee to the Cambridge Water Department required to perform the flow test and will indicate hydrant locations to be used for testing. The flow test is to be performed prior to the design of the sprinkler system. The potable water and fire service connections will be coordinated with the City of Cambridge Water Department during the detailed construction level design phase. The civil/site design engineer will provide the water service connection plot plan to the Water Department prior to issuance of the building permit for the project.

95 Fawcett Street

Noise Mitigation Narrative:

The Project will comply with the City of Cambridge Noise Control Ordinance as described in chapter 8.16: Non-measured Noise Disturbances, of the City's Code of Ordinances.

The Project is generally abutted by higher noise contributing uses, similar noise contributing uses, or uses less sensitive to noise including commercial/industrial operations, and regional railways. Existing loading docks that previously facilitated truck traffic from the Site will be eliminated, and the once open air surface parking located along the street will now be housed entirely within the building drastically lowering traffic related noise generated from the site.

The Project's design will offer a substantial improvement in noise conditions from the existing commercial use in that new, smaller more efficient and quieter HVAC equipment will replace aging larger industrial grade equipment currently on the site. Additionally, the newer systems will be entirely located on the rooftop of the new structure at a substantially higher elevation than current equipment is currently located, which will further reduce the noise transmission properties of the systems to surrounding areas. Also, physical barriers in the form of designed building parapet walls will be used to screen the rooftop equipment both visually and from noise transmission further aiding in mitigation control features. Where building design does not feature parapet walls, rooftop equipment screening partitions will be utilized. Once completed, the Project will have a net improvement in noise generating activities on its neighborhood.

The Project will also take efforts to mitigate noise from the surrounding district back into the new residences, including the use of insulated windows and exterior wall assemblies for the comfort of residents. The Project will be constructed of high quality materials, and heavily insulated exterior wall assemblies whose thermal mitigating properties will also aid in noise mitigation and transmission as well. The new rooftop equipment will be placed on sound and vibration padded assemblies used to minimize the disturbance to top floor residential units, and will be positioned over common areas rather than over actual residences or bedrooms wherever possible.

Construction activity is not expected to include any non-standard, high noise generating activity such as impact devices for pile driving or complicated demolition. Demolition will prioritize interior work in order to leave existing exterior walls standing as long as possible to reduce noise and other impacts on the surrounding commercial zone. A primary point of contact will be established with the General Contractor, once selected by ownership, to field and respond to any noise complaints from the surrounding neighborhood. All government and building code regulations will be adhered to during demolition and construction.

580 MAIN STREET, SUITE 204, READING, MA 01867
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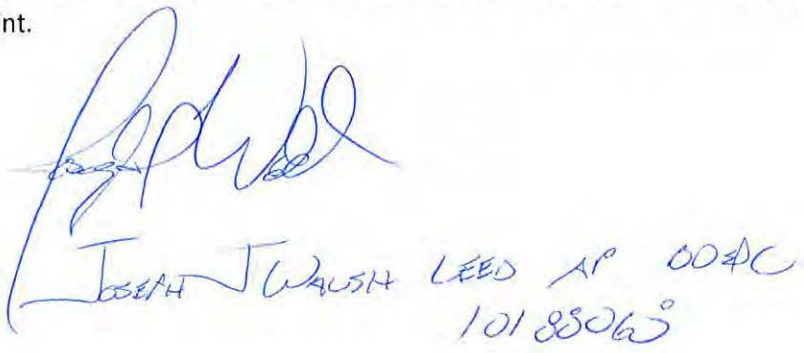
95 Fawcett Street

LEED Narrative and Checklist:

As required by section 10.49 of the City of Cambridge Zoning Ordinance, the following portion of the submission is the preliminary LEED checklist and supportive narrative for the Project. As required by the zoning ordinance, the project team will update this checklist and submit it with all other project documents at the various project milestones to assure that the project is on track for its desired LEED rating level.

After evaluating which of the available LEED certification processes would be the most appropriate, and with the assistance of the Cambridge Community Development liaison, the Project proposes to follow LEED for New Construction 2009. The goal for the Project is to achieve a 'Silver' rating (50-59 points), and our initial assessment for the proposed project will get us into a 50-59 point window which will have us comfortably within the Silver certification level.

Please find attached the LEED checklist and brief narrative describing the approach for achieving each point.



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95 Fawcett Street

This narrative is intended to be a summary of the approach to LEED for the project team, using LEED for New Construction 2009.

From USGBC's website and handbook, LEED for New Construction 2009 is one of the available in place processes in which to certify a new construction commercial building. From the handbook, LEED for New Construction is intended for new types of commercial buildings as defined by standard building codes, including residential multifamily buildings of 4 stories or more.

LEED for New Construction is a set of performance standards for certifying the design and construction of commercial buildings of all sizes (minimum 4 stories for multi-family residential buildings). The intent is to promote healthful, durable, affordable, and environmentally sound practices in building design and construction. Prerequisites and credits in LEED New Construction 2009 addresses 7 topics:

- Sustainable Sites (SS)
- Water Efficiency (WE)
- Energy and Atmosphere (EA)
- Materials and Resources (MR)
- Indoor Environmental Quality (IEQ)
- Innovation in Design (ID)
- Regional Priority (RP)

Certification levels are awarded according to the following scale:

- Certified: 40-49 points
- Silver: 50-59 points
- Gold: 60-79 points
- Platinum: 80 points and above

At this stage of design, The Stiletto at 95 Fawcett St., proposes to attain 50-59 points and achieve a 'Silver' rating level.

LEED for New Construction 2009 is an appropriate approach for this project as it suitably balances urban sites with, new construction projects, and projects of this residential scale. The following is the initial assessment of compliance for the project by category, including a brief description of compliance means where applicable.

Sustainable Sites (SS) – [Possible Points: 26]

- **SS-Prereq. 1: Construction Activity Pollution Prevention – Yes –** The project team will create an implement an erosion, sedimentation, and dust control construction management plan in compliance with all applicable building and EPA requirements.
- **SS-1: Site Selection – 1 pts –** The Site qualifies for a point as it does not meet any of the following criteria; is a) Prime farmland, b) Previously undeveloped land whose elevation is lower than 5 feet above the elevation of the 100 year flood plain, c) Land identified as habitat for

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endangered species, d) Land within 100 feet of any wetlands, e) Previously undeveloped land that is within 50 feet of a water body (sea, lake, river, streams), and f) Land that was previously used as parkland.

- **SS-2: Development Density and Community Connectivity – 5 pts –** The project meets the Option 2 – Community Connectivity part of this criteria. Option 2 requires that a) the project be located on a previously developed site, b) is within a ½ mile of a residential areas averaging 10 units per acre (70 Fawcett St – Residences at Fresh Pond), c) is located within ½ mile of at least 10 basic services (services which qualify: TD Bank, Trader Joes, Burger King, Core Power Yoga, CVS, Fayerweather Street School, Andersen McQuaid, Sancta Nursing Facility, Apple Cinemas, Lusitania Field, among many other available options), and d) Has pedestrian access between the building and the services.
- **SS-3: Brownfield Redevelopment – 0 pts (Potential 1 pts) -** The site is currently not classified as either contaminated or as a Brownfield. However, if additional due diligence of site conditions or the existing building reveals new environmental information including needed asbestos abatement, the project will qualify for this point and the LEED checklist will be updated.
- **SS-4.1: Alt. Transportation – Public Transportation Access – 6 pts –** The site qualifies for points in this category by meeting the criteria for either Option 1 – Rail Station, Bus Rapid Transit Station & Ferry Terminal Proximity which requires the project be located within ½ mile of one of those type stations (Alewife Station), or Option 2 – Bus Stop Proximity which requires the project be located within a ¼ mile of 1 or more public bus stops (Bus routes #74 & #78 among other closely located bus stops).
- **SS-4.2: Alt. Transportation – Bicycle Storage and Changing Rooms – 1 pts -** The project provides covered storage areas for bicycle parking per Cambridge Zoning requirements which are more stringent than the LEED requirements (60 resident and 8 visitor spaces provided, 52 resident and 5 visitor required).
- **SS-4.3: Alt. Transportation – Low-Emitting and Fuel Efficient Vehicles – 3 pts –** The project qualifies for these points under Option 1 – which requires the project provide/designate preferred parking for low-emitting and fuel-efficient vehicles for 5% (3 spaces or 6.25%) of the total vehicle parking capacity on site (48 total spaces provided). Preferred parking means spaces located closest to the main entry, outside of the spaces required for handicapped accessibility.
- **SS-4.4: Alt. Transportation – Parking Capacity – 0 pts –** While parking has been sized so as to not exceed minimum local zoning requirements, no infrastructure will be provided for either shared vehicle programs, or carpool drop-off areas, or shuttle services.
- **SS-5.1: Site Development – Protect or Restore Habitat – 1 pts –** The project meets the criteria for this point by being able to restore 20% of the total site area by providing native or adapted vegetation. The project will provide approximately 30% of the overall area for landscaping, which will be appropriately specified to use native and resilient plantings.
- **SS-5.2: Site Development – Maximize Open Space – 1 pts –** The project meets this requirement by exceeding the minimum percent of open space by local zoning by more than 25%. Under this credit usable roof deck area is allowed to count towards open space, and as a result, the project

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provides approximately 38% open space which is roughly 150% more open space significantly higher than the 25% more that is required for this credit.

- **SS-6.1: Storm water Design – Quantity Control – 1 pts –** The project falls under Option 1, Case 2 – Sites with Existing Imperviousness Greater than 50% (the existing site is greater than 90% impervious area). To achieve this credit point, a stormwater management plan needs to result in a 25% decrease in volume of the stormwater runoff from the 2-year 24 hour design storm to qualify. The project will provide a stormwater management plan that results in a 100% decrease in volume of the stormwater runoff from the 2 year 24 hour design storm.
- **SS-6.2: Storm water Design – Quality Control – 1 pts -** The project will attain the point in this category by implementing a stormwater management plan that reduces impervious cover, promotes infiltration and treats stormwater runoff from 90% of the average annual rainfall.
- **SS-7.1: Heat Island Effect – Non-roof – 1 pts –** Option 2: place a minimum of 50% of the parking spaces for the project under cover. The project provides 100% of the parking under the building to meet this credit.
- **SS-7.2: Heat Island Effect – Roof – 1 pts –** Option 1 requires low slope roofing materials with a Solar Reflective Index of '78' be used on at least 75% of the roof area to achieve the point. The project will specify roofing materials with an SRI of 78 for the entirety of the roof, minus the roof deck area which is roughly 13% of the roof area.
- **SS-8: Light Pollution Reduction – 0 pts –** The project will not pursue this credit point as the owner will not install automatic lighting control devices, or provide automatic shade/blind devices for each residential unit as it limits the resident lighting control for their units.

Total Attainable Sustainable Sites Points: 22-23 points

Water Efficiency (WE) – [Possible Points: 10]

- **WE-Prereq. 1: Water Use Reduction, 20% Reduction – Yes –** The project will meet this prerequisite requirement of providing a 20% less aggregate water use for the building, by specifying and installing low-flow devices for toilets, lavatories, kitchen faucets, and showerheads using the low-flow gallons per minute (or flush) as indicated by the LEED charts.
- **WE-1: Water Efficient Landscaping – 0 pts (Potential 2 pts) –** At this point the project will not attain points for this credit. However, if during design development it is determined that the final landscape design results in a 50% decrease in potable water consumption for irrigation by using any of the following or in combination of using captured rainwater, irrigation efficiency or resilient plantings, then the team will update the LEED checklist to include the 2 points.
- **WE-2: Innovative Wastewater Technologies – 0 pts –** The project will not pursue this credit point as there are no plans to use recycled wastewater, or provide on-site wastewater treatment systems.
- **WE-3: Water Use Reduction – 0 pts –** Up to 4 points are available under this credit for further increasing the percentage of the water use reductions, by using extremely low flow fixtures and fittings. Because this project will be for-sale condominium units the use of extremely low flow

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fixtures will affect the marketability of the units, and as a result the team has decided to not pursue points in this category

Total Attainable Water Efficiency Points: 0-2 points

Energy and Atmosphere (EA) – [Possible Points: 35]

- **EA-Prereq. 1: Fundamental Commissioning of Building Energy Systems – Yes –** The project team will engage a Building Commissioner to administer the requirements outlined in the prerequisite criteria.
- **EA-Prereq. 2: Minimum Energy Performance – Yes –** The project will pursue Option 1 under this prerequisite requirement, which will require whole building energy modeling simulation.
- **EA-Prereq. 3: Fundamental Refrigerant Management – Yes –** This prerequisite requires zero use of chlorofluorocarbon (CFC) based refrigerants in new base building HVAC systems. The project will meet this requirement by specifying and installing zero CFC based HVAC systems.
- **EA-1: Optimize Energy Performance – 3 pts (This credit ranges from 1-19 pts based on energy performance) –** The project will pursue Option 1: Whole Building Energy Simulation. It is most likely that the energy model will not be generated in time to submit with this Special Permit Submission package. However, based on several recent projects which were completed by this design team, we are comfortable with assuming at this level of design that this project will reach an approximate 16% improvement which translates to 3 points under this credit. If during either design development or construction document phases, it is determined through the energy modeling that the building will perform better (or worse, although it is more likely that an improvement will be found) then the LEED checklist will be updated.
- **EA-2: On-Site Renewable Energy – 0 pts –** This credit point encourages the use of on-site renewable energy resources to offset building energy consumptions or to sell back to energy providers. At this time the project is not pursuing on-site renewable energy systems.
- **EA-3: Enhanced Commissioning – 0 pts –** This credit point requires the use of a more heavily involved commissioning process including additional design activities, in depth verification processes, involvement with construction administration activities, review of submittal documents, and final building close out procedures. At this time the project team will not pursue this credit.
- **EA-4: Enhanced Refrigerant Management – 2 pts –** Option 1 under this credit requires – do not use refrigerants. The project will specify and install zero- CFC based HVAC equipment, to comply with this credit.
- **EA-5: Measurement and Verification – 1 pts –** This credit provides 3 Options for compliance to achieve various levels of points. Under Option 3 – Third Party Data Source, the credit requires the project register with Energy Star's Portfolio Manager and with USGBC's master account. The project will provide individual metering of water and electrical to each residential unit with 3rd party monitoring. The project team will follow through with the monitoring company to link the accounts Energy Star and with USGBC, to achieve the point.

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- **EA-6: Green Power – 0 pts –** To achieve this point the project must engage in a 2 year renewable energy contract for at least 35% of the building's electricity usage through green power systems. At this time the project will not pursue points for this credit category.

Total Attainable Energy Atmosphere Points: 6 points

Materials and Resources (MR) – [Possible Points: 14]

- **MR-Prereq. 1: Storage and Collection of Recyclables – Yes –** The project will meet this requirement by providing a dedicated recycling collection-storage-removal room for the project.
- **MR-1.1: Building Reuse – Maintain Existing Walls, Floors, and Roof – 0 pts –** The project will not meet the criteria of this credit because no part of the existing building will be reused.
- **MR-1.2: Building Reuse – Maintain 50% of Interior Non-Structural Elements – 0 pts –** The project will not meet the criteria of this credit because no part of the existing building will be reused.
- **MR-2: Construction Waste Management – 0 pts –** The minimum requirement to achieve points in this credit is to recycle 50% of the construction and demolition debris (with points awarded for higher percentages) in either weight or volume. At this time, it is indeterminable if the project can reach the minimum percentage requirement for this credit, therefore the project will not be pursuing these points.
- **MR-3: Materials Reuse – 0 pts (Potential 1 pts) –** This credit requires the use of salvaged, refurbished or reused materials which sum constitutes 5% or 10% of the construction total for the project. At this time the project is not pursuing points for this credit, however, if it is determined during design development or construction documents phases that the use of salvaged materials, such as reclaimed wood flooring, then the LEED checklist will be updated.
- **MR-4: Recycled Content – 0 pts (Potential 1 pts) –** This credit requires the use of recycled materials which sum constitutes 10% or 20% of the construction total for the project. At this time the project is not pursuing points for this credit, however, if it is determined during design development or construction documents phases that the use of recycled materials, then the LEED checklist will be updated.
- **MR-5: Regional Materials – 2 pts –** This credit provides 1 or 2 points (10% or 20%) based on the percentage of construction materials which are extracted, harvested, or recovered as well as manufactured within 500 miles of the project site. The project will specify products that are locally produced, and ensure that 20% of the construction materials are manufactured within the required 500 mile radius from the project site.
- **MR-6: Rapidly Renewable Materials – 0 pts (Potential 1 pts) –** This credit requires the use of rapidly renewable building materials and products for 2.5% of the total value of all the building materials used in the project. At this time is indeterminable if products, like agrifibers, cork, bamboo, cotton, wool, etc., will be specified for this project. If finished flooring of these materials is specified during design development or construction documents phases then the LEED checklist will be updated to include the point.

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- **MR-7: Certified Wood – 1 pts –** This credit requires the use of 50 % of the wood-based materials and products for the project are certified in accordance with the Forest Stewardship Councils criteria. The project's wood framing will be specified and installed in accordance with this credit's requirements.

Total Attainable Energy Materials and Resources Points: 3-6 points

Indoor Environmental Quality (IEQ) – [Possible Points: 15]

- **IEQ-Prereq. 1: Minimum Indoor Air Quality Performance – Yes –** The project will comply with the Case 2: Naturally Ventilated Spaces, to meet the prerequisite requirements.
- **IEQ-Prereq. 2: Environmental Tobacco Smoke Control – Yes –** The project will comply with Option 1: Prohibit smoking in the building, to meet the prerequisite requirements.
- **IEQ-1: Outdoor Air Delivery Monitoring – 0 pts –** This credit requires the installation of permanent monitoring systems to ensure that ventilation system maintain minimum requirements. At this time, the project does not call for permanent ventilation monitoring systems and will not pursue this point.
- **IEQ-2: Increased Ventilation – 1 pts –** Under Case 2: Naturally Ventilated Spaces, the project must determine that natural ventilation is an effective strategy for the project and use CIBSE Applications Manual 10: 2005 criteria to demonstrate compliance. The project has been designed to provide more than 2 times the minimum fresh air requirements based on the Massachusetts State Building Code and should comfortably meet the requirements of CIBSE.
- **IEQ-3.1: Construction IAQ Management Plan – During Construction – 1 pts –** This credit requires the project team to develop and implement an Indoor Air Quality management plan for construction and pre-occupancy phases of the building. The team will develop and implement a plan in accordance with the requirement of this credit.
- **IEQ-3.2: Construction IAQ Management Plan – Before Occupancy – 1 pts –** This credit requires the project team to develop and implement an Indoor Air Quality Management Plan for post-finish construction and pre-occupancy. Under Option 1, Path 1: the project team can perform a building fresh air flush out to clear the building. The project team will pursue points in this credit by following the requirements of this criteria.
- **IEQ-4.1: Low-Emitting Materials – Adhesives and Sealants – 1 pts –** This credit requires that all sealants and adhesives used for the project meet the VOC limit requirements based on use. The project team will specify and utilize adhesives and sealants which comply with this credit's requirements.
- **IEQ-4.2: Low-Emitting Materials – Paints and Coatings – 1 pts –** This credit requires that all paints and coatings used in the project meet the VOC limit requirements of this section. The project team will specify and utilize paints and coatings which comply with this credit's requirements.
- **IEQ-4.3: Low-Emitting Materials – Flooring Systems – 1 pts –** This credit requires that all flooring materials including substrates such as carpet pads, meet the VOC limit requirements of

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this section. The project team will specify and utilize flooring systems which comply with this credit's requirements.

- **IEQ-4.4: Low-Emitting Materials – Composite Wood and Agrifiber Products – 1 pts –** This credit requires that composite wood and agrifiber products used in the interior of the building be added urea-formaldehyde resin free. The project team will specify and utilize composite flooring which comply with this credit's requirements.
- **IEQ-5: Indoor Chemical and Pollutant Source Control – 1 pts –** The intention of this credit is to minimize the building occupants exposure to potentially hazardous particulates and chemical pollutants. This section requires several items for the building meet this criteria including, permanent entry way walk-off mats, sufficiently designed exhaust systems at garages, and clean air filters at the time of occupancy. The project team will design systems and specify products, materials and execution to comply with the criteria of this credit.
- **IEQ-6.1: Controllability of Systems – Lighting – 1 pts –** Under this credit, the project must provide individual lighting controls for 90% of the building occupants. Due to the residential use of the building, individual lighting controls will be provided in nearly 100% of the building, which will meet the criteria for this credit.
- **IEQ-6.2: Controllability of systems – Thermal Comfort – 1 pts –** Under this credit, the project must provide individual comfort controls for 50% of the building occupants. Due to the residential use of the building, individual comfort/thermal controls will be provided in nearly 100% of the building, which will meet the criteria for this credit.
- **IEQ-7.1: Thermal Comfort – Design – 1 pts –** Under Option 1 of this credit, the project team must design the building to meet the standards of ASHRAE Standard 55-2004 to achieve the credit point. The project team will follow this criteria to achieve the available point.
- **IEQ-7.2: Thermal Comfort – Verification – 0 pts (Potential 1 pts) –** In order to achieve the available point under this credit, the project must meet IEQ-7.1, and follow-up post construction with a 2-year long thermal comfort survey of the building occupants. This project is designed to be for sale condominium residential units and therefore the role of the developer post-construction will be limited. At this time the project team will not pursue the available point under this credit, however, if the developer decides to undertake the tasks outlined under this credit, the LEED checklist will be updated to include this point.
- **IEQ-8.1: Daylight and Views – Daylight – 0 pts (Potential 1 pts) –** In order to achieve the available point under this credit, the project must demonstrate that the minimum daylighting described under this section is met in a minimum of 75% of the regularly occupied spaces of the building. Through Simulation, Prescriptive measuring, Post-Construction Measurement or a combination of any of the three the project must prove the minimum daylighting has been met. At this time the project team will not pursue measurement of daylighting for the project, however, the design of the building should facilitate compliance with this point. If at a later date the owner would like to pursue daylighting measurement, the LEED checklist will be updated to include the point from this credit.
- **IEQ-8.2: Daylight and Views – Views – 1 pts –** To achieve points in this credit category the project must provide a direct line of sight to the outdoor environment via vision glazing between

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30 inches and 90 inches above the finish floor for 90% of all regularly occupied areas. Due to the residential use of the building, the project has been designed with ample vision glazing meeting this criteria for this point.

Total Attainable Indoor Environmental Quality Points: 12-14 points

Innovation and Design Process (ID) – [Possible Points: 6]

Under Innovation in Design, the project can achieve additional points via three paths. Innovation in Design, which is the significant increase in measurable environmental performance of the project using strategies not addressed in LEED for New Construction 2009. Exemplary Performance which is to achieve exemplary performance in an existing LEED for New Construction 2009 point. Or, through Pilot Credits, which are test point credits defined and described on USGBC's website.

This project will pursue points for Innovation and Design under Path 2: Exemplary Performance which allows for a maximum of 3 points. In order to achieve points under this category, the project must achieve double the credit requirements, and/or achieving the next incremental percentage threshold for an existing credit in LEED which is not defined under the credit requirement description. The project will attain 3 points for showing exemplary performance under the following 3 existing credits…

- **ID-1.1: Innovation in Design: [SS-5.2- Site Development – Maximize Open Space] – 1 point –** The base requirement for SS-5.2 is to provide 25% more open space than zoning regulations require. The project proposes to provide approximately 150% more open space than zoning regulations.
- **ID-1.2: Innovation in Design: [SS-6.1: Storm water Design – Quantity Control] – 1 point –** The base requirement for SS-6.1 is to provide 25% improvement to existing storm-water runoff management of previously developed sites. The project proposes to provide 100% improvement to storm-water runoff management from the existing conditions.
- **ID-1.3: Innovation in Design: [SS-7.1: Heat Island Effect – Non-roof] – 1 point –** The base requirement for SS-7.1 is to provide 50% of the parking for the project to be under cover or within the building. The project will be providing 100% of the parking within the building.
- **ID-1.4: Innovation in Design: Not Applicable – 0 points – Not Applicable**
- **ID-1.5: Innovation in Design: Not Applicable – 0 points – Not Applicable**
- **ID-2: LEED Accredited Professional - 1 points –** In order to achieve the point in this category the project team must have at least 1 principal participant be a LEED Accredited Professional. The project will have several principal participants who are LEED AP's including the Architectural Design team.

Total Attainable Innovation and Design Points: 4 points

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95 Fawcett Street

Regional Priority Credits (RPC) – [Possible Points: 4]

The intent of Regional Priority points is to provide incentives to projects which address geographically – specific priorities. In order to achieve the available 1-4 points available for this category, the project must meet LEED Credits which are outlined and defined on the USGBC's website, and which are geographically specific to the project's location (based on zip code). One point is awarded for each regional priority credit listed on the Website. The following regional priority credits will be met the project…

- **RPC-1.1: Regional Priority: [SS-4.1: Alt. Transportation – Public Transportation] – 1 pts**
- **RPC-1.2: Regional Priority: [SS-6.1: Storm water Design – Quantity Control] – 1 pts**
- **RPC-1.3: Regional Priority: [SS: Non-toxic Pest Control] – 1 pts**
- **RPC-1.4: Regional Priority: [EA-1: Optimize Energy Performance] – 0 pts (Potential 1 pts) –** In order to meet this credit, the project must demonstrate a 15% improvement on base energy code performance. At this early design stage the project does not meet this requirement, as our early prediction puts us right at a 15% improvement. However, if during design development and/or construction documents phases, energy modeling demonstrates a better than 15% improvement of base energy code, the LEED checklist will be updated to include this point. Also, the project team does anticipate that the building will achieve a better than 15% improvement.

Total Attainable Innovation and Design Points: 3-4 points

Total Attainable Points for the Project: 50-59 points – LEED Silver

The required goal und Cambridge Zoning is Silver Certifiable, or projects in the 50-59 point range. This initial project checklist review positions the project as being able to achieve the required Silver Rating.

As we are early in the design, process points which are initially deemed attainable may ultimately become unachievable as building system designs become more finalized. However, the same may be true for points initially thought to be unachievable, as design development may make these points attainable. To this point, the project team is confident that the project will be able to reach the points needed to be at the Silver Certifiable Level. As part of the requirements of the permitting process the project team will provide an updated LEED checklist with the construction documents, highlighting any changes to available points one way or the other as the project progresses.

We look forward to working together to make this project achieve its Silver Certifiable Level.

Attached – LEED for New Construction 2009 Project Checklist.

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LEED 2009 for New Construction and Major Renovations

Project Checklist

95 Fawcett St.

Prelim Checklist: 1/20/2016

Sustainable Sites — Possible Points: 26

Y	?	N	d/C				
0	22	0					
Y			C	Prereq 1	Construction Activity Pollution Prevention		
Y	1		d	Credit 1	Site Selection	1	
Y	5		d	Credit 2	Development Density and Community Connectivity	5	
	0	N	d	Credit 3	Brownfield Redevelopment	1	THIS POTENTIALLY COULD BE A POINT WITH MORE
Y	6		d	Credit 4.1	Alternative Transportation—Public Transportation Access	6	
Y	1		d	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	
Y	3		d	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	
	0	N	d	Credit 4.4	Alternative Transportation—Parking Capacity	2	
Y	1		C	Credit 5.1	Site Development—Protect or Restore Habitat	1	
Y	1		d	Credit 5.2	Site Development—Maximize Open Space	1	
Y	1		d	Credit 6.1	Stormwater Design—Quantity Control	1	
Y	1		d	Credit 6.2	Stormwater Design—Quality Control	1	
Y	1		C	Credit 7.1	Heat Island Effect—Non-roof	1	
Y	1		d	Credit 7.2	Heat Island Effect—Roof	1	
	0	N	d	Credit 8	Light Pollution Reduction	1	

Notes:

Water Efficiency — Possible Points: 10

Y	?	N					
0	0	0					
Y			d	Prereq 1	Water Use Reduction—20% Reduction		
	0	N	d	Credit 1	Water Efficient Landscaping	2 to 4	COULD GET 2 POINTS USING RESILIENT LANDSCAPING
					Reduce by 50%	2	
					No Potable Water Use or Irrigation	4	
	0	N	d	Credit 2	Innovative Wastewater Technologies	2	
	0	N	d	Credit 3	Water Use Reduction	2 to 4	
					Reduce by 30%	2	
					Reduce by 35%	3	
					Reduce by 40%	4	

Notes:

0	6	0		**Energy and Atmosphere**	Possible Points: **35**		
Y	?	N					
Y			C	Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y			d	Prereq 2	Minimum Energy Performance		
Y			d	Prereq 3	Fundamental Refrigerant Management		
Y	3		d	Credit 1	Optimize Energy Performance	1 to 19	
					Improve by 12% for New Buildings or 8% for Existing Building Renovations	1	
					Improve by 14% for New Buildings or 10% for Existing Building Renovations	2	
				X	Improve by 16% for New Buildings or 12% for Existing Building Renovations	3	BLDG SHOULD BE APPROX. 15% MIN. BETTER THAN BASE.
					Improve by 18% for New Buildings or 14% for Existing Building Renovations	4	
					Improve by 20% for New Buildings or 16% for Existing Building Renovations	5	
					Improve by 22% for New Buildings or 18% for Existing Building Renovations	6	
					Improve by 24% for New Buildings or 20% for Existing Building Renovations	7	
					Improve by 26% for New Buildings or 22% for Existing Building Renovations	8	
					Improve by 28% for New Buildings or 24% for Existing Building Renovations	9	
					Improve by 30% for New Buildings or 26% for Existing Building Renovations	10	
					Improve by 32% for New Buildings or 28% for Existing Building Renovations	11	
					Improve by 34% for New Buildings or 30% for Existing Building Renovations	12	
					Improve by 36% for New Buildings or 32% for Existing Building Renovations	13	
					Improve by 38% for New Buildings or 34% for Existing Building Renovations	14	
					Improve by 40% for New Buildings or 36% for Existing Building Renovations	15	
					Improve by 42% for New Buildings or 38% for Existing Building Renovations	16	
					Improve by 44% for New Buildings or 40% for Existing Building Renovations	17	
					Improve by 46% for New Buildings or 42% for Existing Building Renovations	18	
					Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19	
	0	N	d	Credit 2	On-Site Renewable Energy	1 to 7	
					1% Renewable Energy	1	
					3% Renewable Energy	2	
					5% Renewable Energy	3	
					7% Renewable Energy	4	
					9% Renewable Energy	5	
					11% Renewable Energy	6	
					13% Renewable Energy	7	
	0	N	C	Credit 3	Enhanced Commissioning	2	
Y	2		d	Credit 4	Enhanced Refrigerant Management	2	
Y	1		C	Credit 5	Measurement and Verification	3	
	0	N	C	Credit 6	Green Power	2	

0	3	0		**Materials and Resources**	Possible Points:	**14**	
Y	?	N					Notes:
Y			d	Prereq 1	Storage and Collection of Recyclables		
	0	N	c	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	
					Reuse 55%	1	
					Reuse 75%	2	
					Reuse 95%	3	
	0	N	c	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	
	0	N	c	Credit 2	Construction Waste Management	1 to 2	MAYBE 50% WASTE RECYCLE, MAYBE EXISTING BLDG?
					50% Recycled or Salvaged	1	
					75% Recycled or Salvaged	2	
	0	N	c	Credit 3	Materials Reuse	1 to 2	
					Reuse 5%	1	
					Reuse 10%	2	
	0	N	c	Credit 4	Recycled Content	1 to 2	COULD MANAGE DURING SPECIFICATIONS & CONSTR.
					10% of Content	1	
					20% of Content	2	
Y	2		c	Credit 5	Regional Materials	1 to 2	
					10% of Materials	1	
					20% of Materials	2	
	0	N	c	Credit 6	Rapidly Renewable Materials	1	
Y	1		c	Credit 7	Certified Wood	1	

0	12	0	**Indoor Environmental Quality**	Possible Points:	**15**

Y	?	N					
Y			d	Prereq 1	Minimum Indoor Air Quality Performance		
Y			d	Prereq 2	Environmental Tobacco Smoke (ETS) Control		
	0	N	d	Credit 1	Outdoor Air Delivery Monitoring	1	
Y	1		d	Credit 2	Increased Ventilation	1	
Y	1		C	Credit 3.1	Construction IAQ Management Plan—During Construction	1	
Y	1		C	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1	
Y	1		C	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	
Y	1		C	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	
Y	1		C	Credit 4.3	Low-Emitting Materials—Flooring Systems	1	
Y	1		C	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
Y	1		d	Credit 5	Indoor Chemical and Pollutant Source Control	1	
Y	1		d	Credit 6.1	Controllability of Systems—Lighting	1	
Y	1		d	Credit 6.2	Controllability of Systems—Thermal Comfort	1	
Y	1		d	Credit 7.1	Thermal Comfort—Design	1	
	0	N	d	Credit 7.2	Thermal Comfort—Verification	1	
	0	N	d	Credit 8.1	Daylight and Views—Daylight	1	
Y	1		d	Credit 8.2	Daylight and Views—Views	1	

Notes:

REQUIRES A 2 - YEAR, RESIDENT SURVEY AND SUBMISSION

REQUIRES SUBMISSION AND PROVIDING BLINDS/SHADES

0	4	0	**Innovation and Design Process**	Possible Points:	**6**

Y	?	N				
Y	1		d/C	Credit 1.1	Innovation in Design: Specific Title	1
Y	1		d/C	Credit 1.2	Innovation in Design: Specific Title	1
Y	1		d/C	Credit 1.3	Innovation in Design: Specific Title	1
			d/C	Credit 1.4	Innovation in Design: Specific Title	1
			d/C	Credit 1.5	Innovation in Design: Specific Title	1
Y	1		d/C	Credit 2	LEED Accredited Professional	1

Notes: PRESCRIPTIVE PATH ONLY ALLOWS FOR MAX 3 PTS

SS 5.2 - DOUBLE THE OPEN SPACE REQUIREMENT

SS 6.1 - MORE THAN DOUBLE STORM WATER VOLUME

SS 7.1 - DOUBLE THE REQ. PARKING UNDER BLDG

0	3	0	**Regional Priority Credits**	Possible Points:	**4**

Y	?	N				
Y	1		d/C	Credit 1.1	Regional Priority: Specific Credit	1
Y	1		d/C	Credit 1.2	Regional Priority: Specific Credit	1
Y	1		d/C	Credit 1.3	Regional Priority: Specific Credit	1
	0	N	d/C	Credit 1.4	Regional Priority: Specific Credit	1

Notes:

ACCESS TO PUBLIC MASS TRANSIT

RAIN WATER MANAGEMENT

NON-TOXIC PEST CONTROL

POTENT. ENERGY USE IF WE EXCEED 15% BETTERMENT

0	50	0	**Total**	Possible Points:	**110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

1) 50 POINTS ATTAINS A SILVER RATING.

2) POINTS IDENTIFIED IN RED ABOVE ARE POTENTIAL POINTS WE COULD INCREASE OR ATTAIN IF WE ADJUST THE APPROACH.

Appendix A: Special Permit Application Form:

Please find attached the Special Permit Application form filled out from The City of Cambridge.

Forms have been taken from the City of Cambridge's website:

- Cover Sheet
- Ownership Certificate
- Fee Schedule
- Dimensional Form

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises:	95 Fawcett St.
Zoning District:	O-1: AOD - Quadrangle Southeast District
Applicant Name:	95 Fawcett St. LLC. attn: Ed Doherty
Applicant Address:	35 Doty Avenue, Danvers, MA 01923
Contact Information:	1-978-360-9558 (Telephone #) emmarealty@msn.com (Email Address) NA (Fax #)

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

- F.A.R. (Sec. 20.95.1 - the maximum FAR may be increased after the issuance of a special permit from the Planning Board)
- Flood Plain Special Permit District (Sec 20.73)
- Multi-family Dwelling (Sec. 4.26.1)

Please Note the Project will also require BZA Relief as indicated in the submitted materials

List all submitted materials (include document titles and volume numbers where applicable) below.

Please refer to submission booklet table of contents for list of submitted materials.

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date _____ Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 95 Fawcett St **Application Date:** 01/20/2016

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 95 Fawcett St., LLC

at the following address: 35 Doty Ave, Danvers, MA 01923

to apply for a special permit for: New Construction, 5 story - Multifamily Bldg

on premises located at: 95 Fawcett St., Cambridge, MA 02138

for which the record title stands in the name of: 87-89 Fawcett Street LLC

whose address is: 87 Fawcett St., Cambridge, MA 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 51754 Page: 368

OR Registry District of the Land Court, Certificate No.: Book: Page:

87-89 FAWCETT STREET LLC

By:

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Peter Givertzman, Manager

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Peter Givertzman, *personally appeared before me,

*as Manager of 87-89 Fawcett Street LLC

on the month, day and year 01-28-2016 and made oath that the above statement is true.

Notary:

My Commission expires: 01-28-2022

THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2022

FEE SCHEDULE

Project Address: 95 Fawcett St. **Application Date:** 01/20/2016

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents ($0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars ($1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars ($150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 52,852	× $0.10 =	$5,285.20
Flood Plain Special Permit	Enter $1,000.00 if applicable:	$1,000.00
Other Special Permit	Enter $150.00 if no other fee is applicable:	
TOTAL SPECIAL PERMIT FEE	**Enter Larger of the Above Amounts:**	$5,285.20

DIMENSIONAL FORM

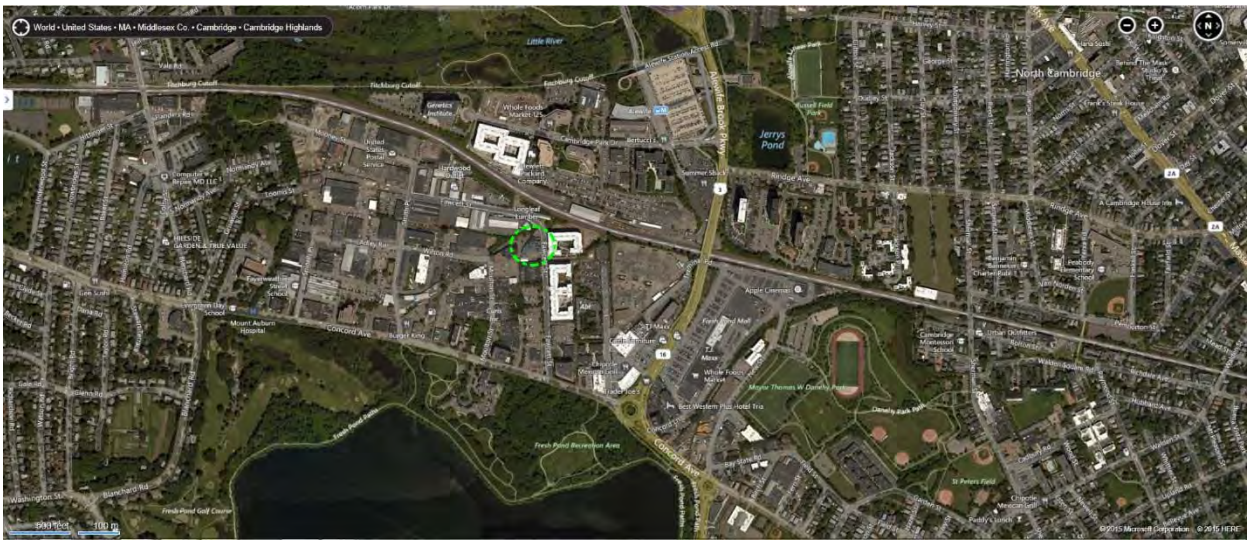
Project Address: 95 Fawcett St. **Application Date:** 01/20/2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	20,522 sf	5,000 sf min.	20,522 sf	
Lot Width (ft)	181'-6"	50'-0" min	181'-6"	
Total Gross Floor Area (sq ft)	40,300 sf	41,044 max	52,852 sf	
Residential Base	0 sf	(2.0) 41,044 sf	52,852 sf	
Non-Residential Base	40,300 sf	(1.5) 30,783 sf	0 sf	
Inclusionary Housing Bonus	NA	(2.6) 53,357 sf	52,852 sf	
Total Floor Area Ratio	1.96	2.6 max.	2.58	
Residential Base	NA	2.0 max.	2.58	
Non-Residential Base	1.96	1.5 max (NA)	NA	
Inclusionary Housing Bonus	NA	30% incr. - 2.6	30% incr. - 2.6	
Total Dwelling Units	0	44	44	
Base Units	0	34	34	
Inclusionary Bonus Units	NA	10 (2 * 5 aff)	10	
Base Lot Area / Unit (sq ft)	NA	600 sf/unit	600 sf/unit	
Total Lot Area / Unit (sq ft)	NA	466 sf/unit (SP)	466 sf/unit	
Building Height(s) (ft)	Approx. 26'-0"	85'-0" (Resid.)	65'-0"	
Front Yard Setback (ft)*	0'-0"	15'-0" min.	10'-0"	
Side Yard Setback* (ft)	5'-0"	(h+l)/5 or 40'-6"	7'-0"	
Side Yard Setback * (ft)	53'-0"	(h+l)/5 or 17'-6"	1'-9" - 17'-9"	
Rear Yard Setback (ft)*	0'-0"	(h+l)/4 or 59'-6"	1'-9" - 10'-4"	
Open Space (% of Lot Area)	0%	15% min.	40.6%	
Private Open Space	0%	NA	11%	
Permeable Open Space	0%	25%	29.6%	
Other Open Space (Specify)	12% (surf. park)	NA	NA	
Off-Street Parking Spaces	9	1 per unit = 44	48 (1.09 sp/un)	
Long-Term Bicycle Parking	0	52 (20 +31.5)	60	
Short-Term Bicycle Parking	0	0.1 per unit = 5	8	
Loading Bays	3	NA	0	

Use space below and/or attached pages for additional notes:

BZA VARIANCE RELIEF REQUIRED: Front, Side and Rear Yard Setbacks

Appendix B: Neighborhood Site Map & Photographs:



Aerial view of 95 Fawcett St. Neighborhood

Aerial view of 95 Fawcett St. Site

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95 Fawcett Street

Bird's eye view north of 95 Fawcett St. Site

Bird's eye view west of 95 Fawcett St. Site

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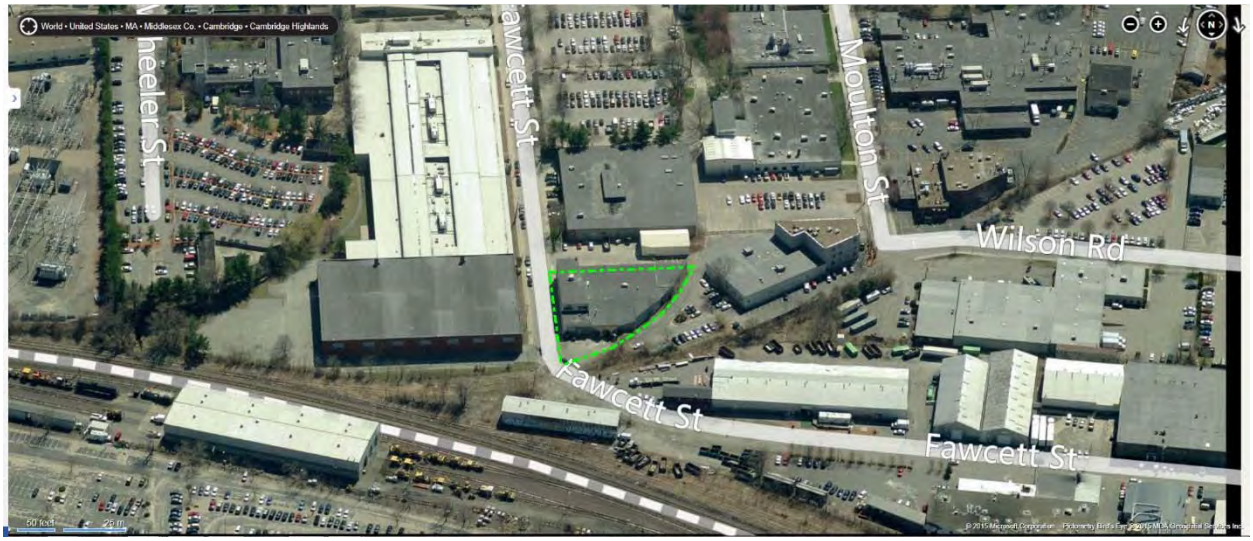
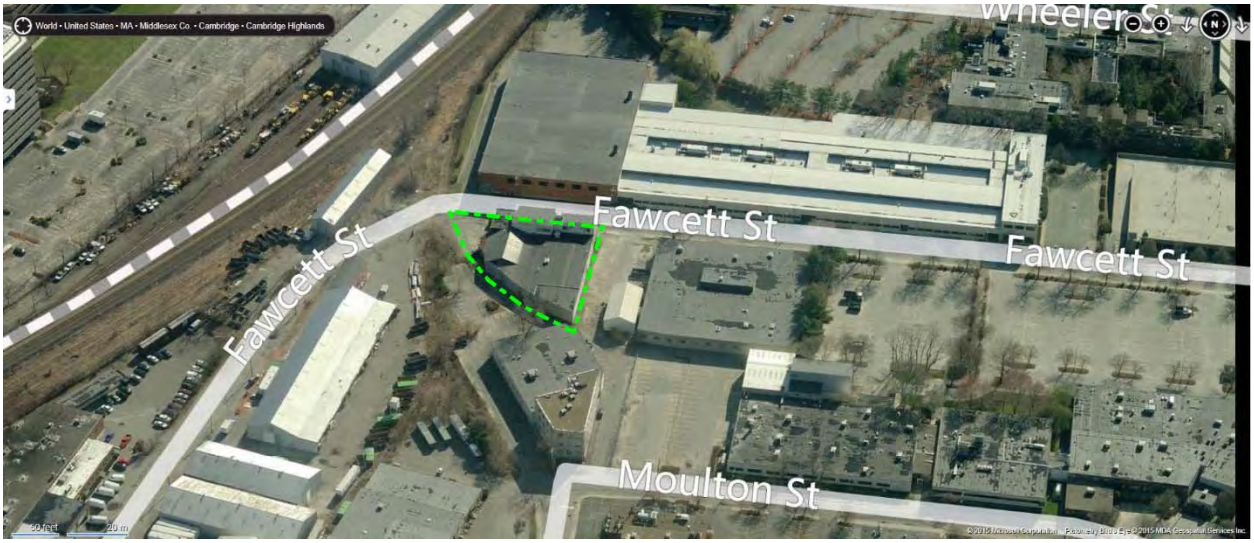
95 Fawcett Street



Bird's eye view south of 95 Fawcett St. Site



Bird's eye view east of 95 Fawcett St. Site

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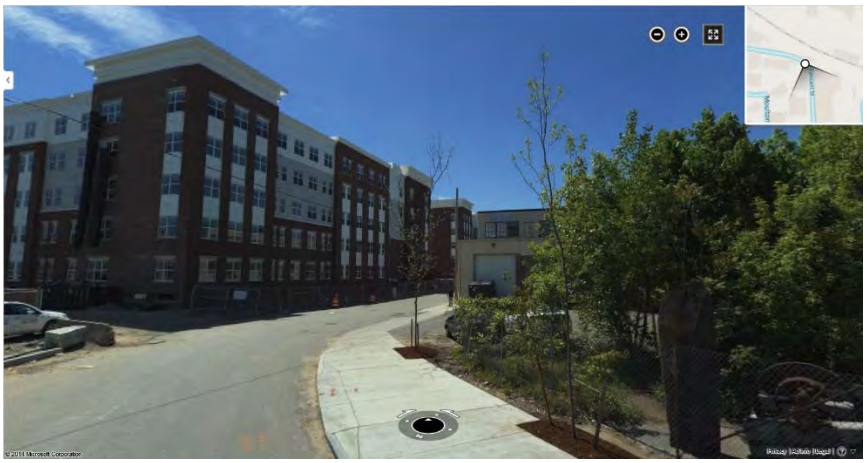
95 Fawcett Street

Fawcett St.,view North from site

View of site looking South



View of site looking South

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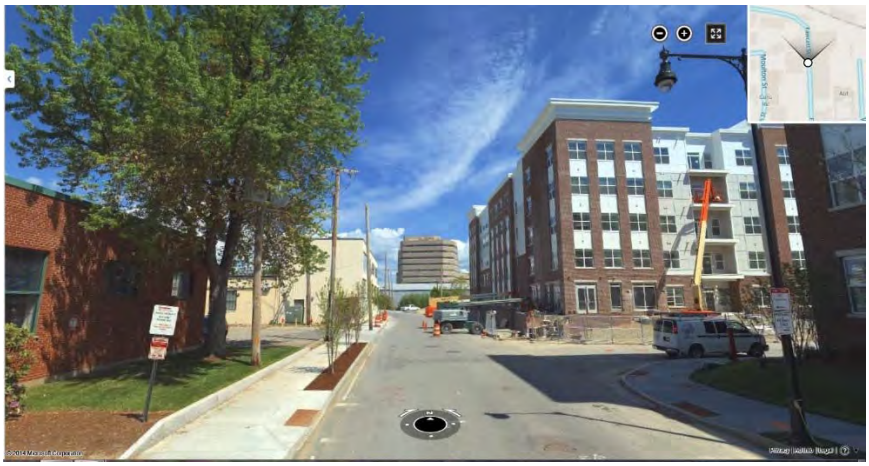
95 Fawcett Street

View of site looking North

View of Atmark across the St.



View up Fawcett St. North

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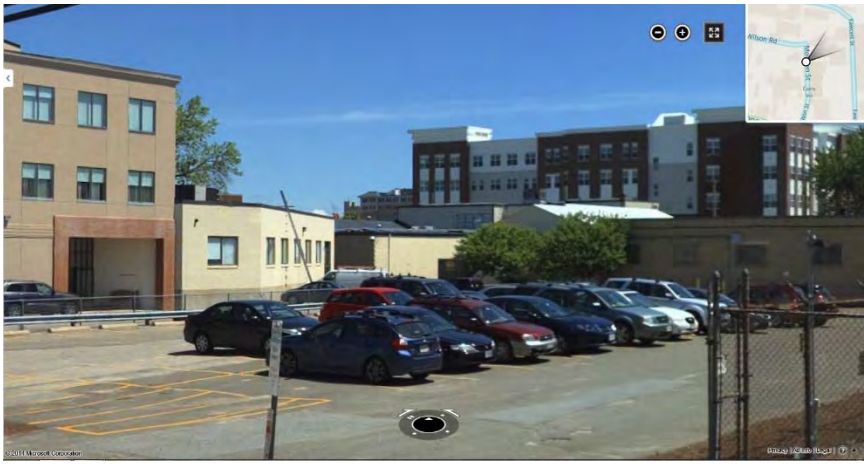
95 Fawcett Street

Rear of site from Wilson Rd.



Rear of site looking North

Existing Bldg on 95 Fawcett St.

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95 Fawcett Street

Appendix C: Architectural Plans and Elevations:

Please find attached the following drawings dated 4/28/2014:

Sheet #	Drawing Name
Civil Drawings - *[Prepared by Design Consultants, Inc.]*	
Sheet 1 of 1	Certified Plot Plan (dated 4/14/2014)
C2.0	Site Plan
C3.0	Details 1
C3.1	Details 2
Landscape Drawings - *[Prepared by Blair Hines Associates, Inc.]*	
Sheet 1 of 3	Proposed Site Plan Layout
Sheet 2 of 3	Proposed Roof Plan Layout
Sheet 3 of 3	Proposed Planting Plan
Architectural Drawings	
A1.0	Basement Level Floor Plan
A1.1	Ground Floor Plan
A1.2	Second Floor Plan
A1.3	Third Floor Plan
A1.4	Fourth Floor Plan
A1.5	Fifth Floor Plan
A1.6	Roof Level Floor Plan
A3.1	Building Elevations
A3.2	Building Elevations
A3.3	Building Elevations
A3.4	Building Elevations
A3.5	Building Elevations
A3.6	Building Perspectives and Images
A4.1	Building Sections
A4.2	Building Sections

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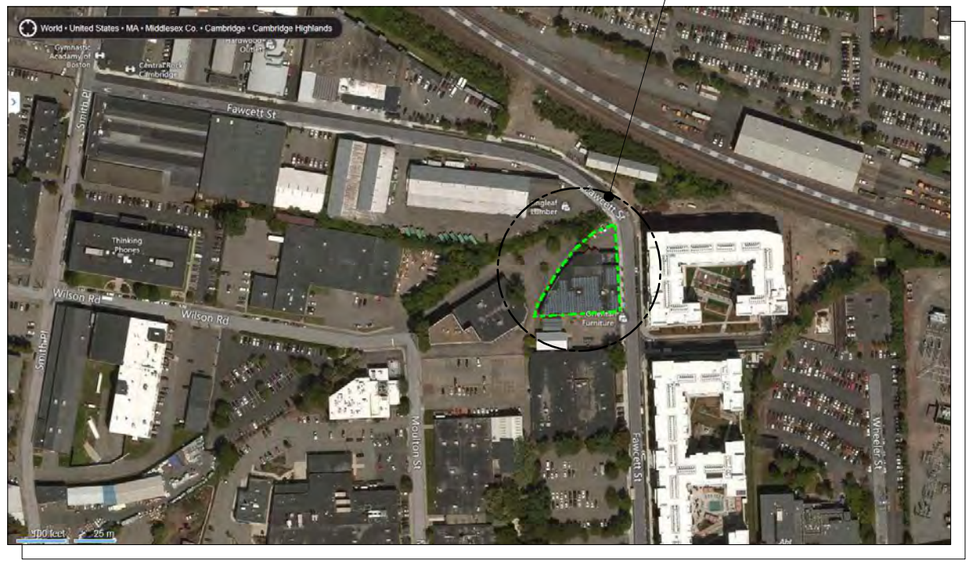
95 FAWCETT ST.

DRAWING LIST:

COVER SHEET	PROJECT INFO	1-20-2016
CIVIL:		
SHEET 1 OF 1	EXISTING CONDITIONS PLAN	3-4-2015
C2.0	SITE PLAN	1-20-2016
C3.0	SITE DETAILS I	1-20-2016
C3.1	SITE DETAILS II	1-20-2016
LANDSCAPE PLANS:		
SHEET 1 OF 3	LANDSCAPE SITE PLAN	
SHEET 2 OF 3	LANDSCAPE ROOF PLAN	
SHEET 3 OF 3	PLANTING PLAN	
ARCHITECTURALS:		
A1.0	BASEMENT LVL PLAN	1-20-2016
A1.1	1ST LVL PLAN	1-20-2016
A1.2	2ND FLOOR PLAN	1-20-2016
A1.3	3RD FLOOR PLAN	1-20-2016
A1.4	4TH FLOOR PLAN	1-20-2016
A1.5	5TH FLOOR PLAN	1-20-2016
A1.6	ROOF PLAN	1-20-2016
A3.1	BUILDING ELEVATIONS	1-20-2016
A3.2	BUILDING ELEVATIONS	1-20-2016
A3.3	BUILDING ELEVATIONS	1-20-2016
A3.4	BUILDING ELEVATIONS	1-20-2016
A3.5	BUILDING ELEVATIONS	1-20-2016
A3.6	BUILDING PERSPECTIVES	1-20-2016
A4.1	BUILDING SECTIONS	1-20-2016
A4.2	BUILDING SECTIONS	1-20-2016

PROJECT LOCATION



CONTACTS:

OWNER/DEVELOPER:
KEMS CORP. - TEL: 978-360-9558

ARCHITECT:
O'SULLIVAN ARCHITECTS - TEL: 781-439-6166

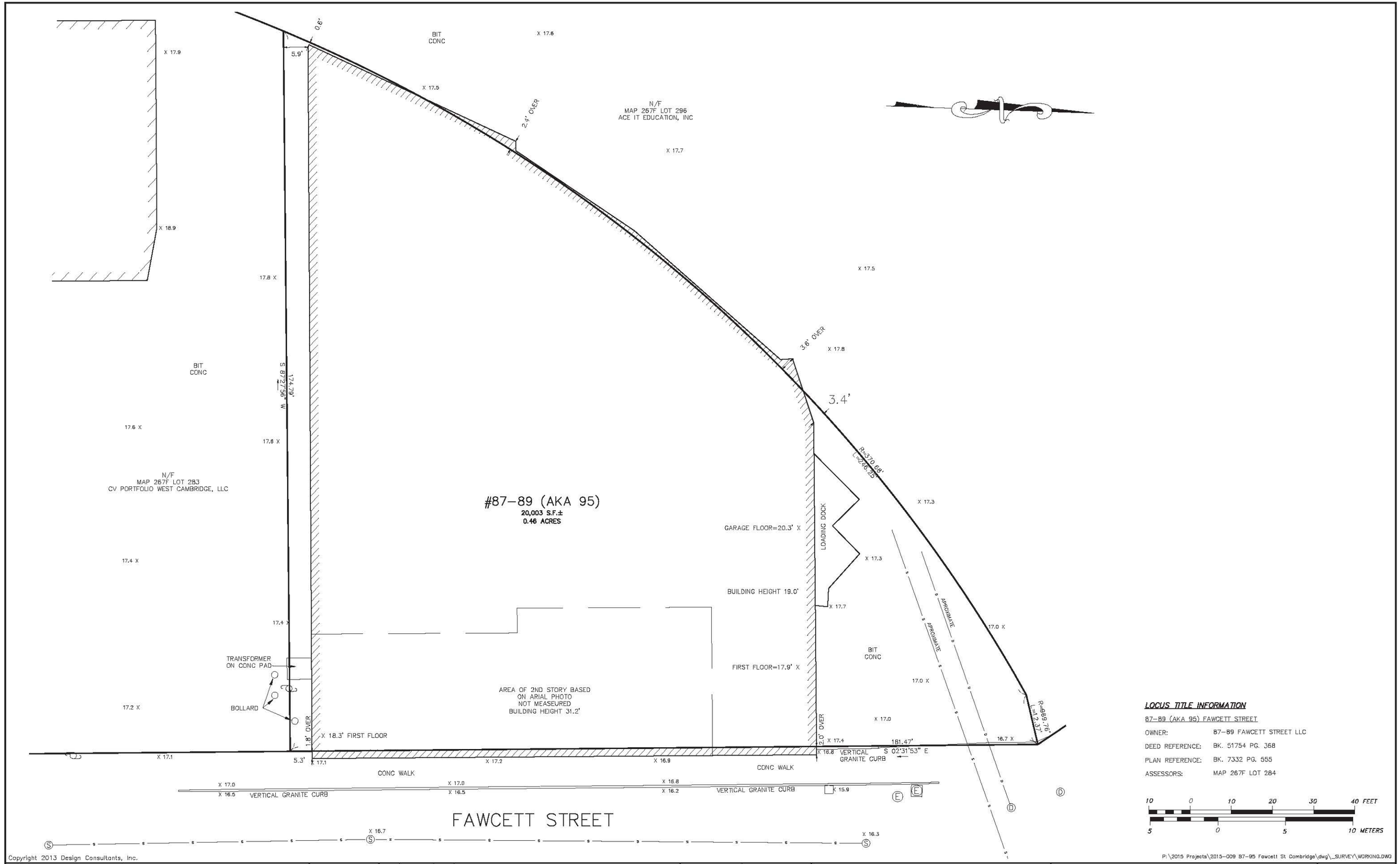
ATTORNEY:
MCDERMOTT, QUILTY & MILLER LLP - TEL: 617-946-4600

LANDSCAPE ENGINEER:
BLAIR HINES DESIGN ASSOCIATES - TEL: 617-735-1180

CIVIL ENGINEER:
DESIGN CONSULTANTS, INC. - TEL: 617-776-3350

TRAFFIC ENGINEER:
DESIGN CONSULTANTS, INC. - TEL: 617-776-3350

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM



LOCUS TITLE INFORMATION

87–89 (AKA 95) FAWCETT STREET

OWNER:	87–89 FAWCETT STREET LLC
DEED REFERENCE:	BK. 51754 PG. 368
PLAN REFERENCE:	BK. 7332 PG. 555
ASSESSORS:	MAP 267F LOT 284

10 0 10 20 30 40 FEET

5 0 5 10 METERS

P:\2015 Projects\2015-009 87-95 Fawcett St Cambridge\dwg_SURVEY\WORKING.DWG

Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02146
617-776-3350
88 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 10'
VERT:

NO.	DATE	BY	REVISIONS

FIELD: LG
CALCS: EAC
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN

87–89 (AKA 95) FAWCETT STREET

PLAN OF LAND IN
CAMBRIDGE, MASSACHUSETTS
SURVEYED FOR
KEMS CORPORATION

PROJECT NO. 2015-009
DATE: MAR. 4, 2015
SHEET NO. 1 OF 1

PIPE MATERIALS:

DOMESTIC WATER SERVICE: 4 INCH DUCTILE IRON CEMENT LINED (DICL) CLASS 52

FIRE SERVICE: 6 INCH DUCTILE IRON CEMENT LINED (DICL) CLASS 52

SEWER SERVICE: 8 INCH PVC ASTM D3034–SDR 35 SIZE TO BE DETERMINED BY MEP SLOPE=0.010 FT/FT (MINIMUM)

STORM DRAIN: 8 INCH HDPE SLOPE=0.010 FT/FT (MINIMUM)

OVERFLOW DRAIN: 6 INCH PVC ASTM D3034–SDR 35 SLOPE=0.010 FT/FT (MINIMUM)

ROOF DRAIN: 6 INCH PVC ASTM D3034–SDR 35 SLOPE=0.020 FT/FT (MINIMUM)

THRUST BLOCKS:

CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

SEWER CLEANOUTS & INTERNAL SEWER SERVICES:

THE OWNER SHALL FURNISH AND INSTALL ALL SEWER CLEANOUTS. EXACT LOCATION OF ALL SEWER CLEANOUTS AND INTERNAL SEWER SERVICES TO BE CONFIRMED/ COORDINATED BY MECHANICAL ENGINEER AND ARCHITECT.

PIPE COVER:

ALL WATER SERVICE AND WATER MAIN PIPING SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET THROUGHOUT.

GENERAL NOTES:

1. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET R.O.W. OR ON ABUTTING LOTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE LOCATION OF EACH PROPOSED UTILITY CONNECTION.
3. THE CITY OF CAMBRIDGE WATER AND ELECTRIC UTILITIES ARE PART OF DIG–SAFE, HOWEVER CAMBRIDGE SEWERS ARE NOT. THE CONTRACTOR SHALL CONTACT THE CITY OF CAMBRIDGE FOR THE MARKING OF CAMBRIDGE MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG–SAFE AT 1–888–344–7233 OR 1–800–322–4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO PERFORM ALL WET AND/OR DRY TAPS AS PART OF THIS CONTRACT.
5. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY THE CITY OF CAMBRIDGE.
6. A DYE TEST SHALL BE PERFORMED BY A CITY OF CAMBRIDGE INSPECTOR PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
7. THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER, WATER, AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL REMAIN THAT OF THE OWNER.
8. THE CITY OF CAMBRIDGE RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES.
9. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE–IN.
10. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO STANDARDS OF THE CITY OF CAMBRIDGE, DEPARTMENT OF PUBLIC WORKS AND ANY OTHER AGENCY OR BODY WITH AUTHORITY IN THIS AREA.
11. ALL EXISTING UTILITY SERVICE CONNECTIONS, SEWER DISPOSAL FACILITIES, AND WELLS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EACH CONNECTION. THE WATER, DRAIN, AND SEWER SERVICES SHALL BE CAPPED AND CUT AT THE MAIN IN THE STREET BY THE CONTRACTOR. ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY COMPANY.
12. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE APPROXIMATE AND THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. (SEE MECHANICAL ENGINEER PLANS)
13. CONTRACTOR SHALL ADJUST ALL GATES, SERVICE BOXES, ETC. WITHIN THE RECONSTRUCTION OF THE SIDEWALK AREA.
14. FOR ZONING REQUIREMENTS AND SETBACK INFORMATION, SEE ARCHITECTURAL DRAWING AND ZONING COMPLIANCE PLAN.
15. GRADES PROVIDED ARE INTERPOLATED FROM EXISTING CONDITIONS SURVEY. CONTRACTOR SHALL MEET THE EXISTING, UNEXCAVATED TOP OF CURB GRADE AND SIDEWALK GRADE AT THE LIMIT OF WORK.
16. ELEVATIONS DEPICTED HEREON ARE ON CITY OF CAMBRIDGE BASE DATUM.

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 Mathieson Avenue, Suite 2F
Somerville, MA 02145
(617-776-3350) 617-776-7710f

ARCHITECT
O'Sullivan Architects, Inc.
580 MAIN STREET SUITE 204
READING, MA 01867
781-439-6166

PROJECT TEAM

95 FAWCETT STREET CAMBRIDGE, MA

ASSESSOR MAP 81 PARCEL 20

OWNER
KEMS Corporation
35 DOTY AVENUE
DANVERS, MA 01923

PROJECT INFO

REV	DESCRIPTION	DATE

STAMP:

SITE, GRADING & UTILITIES PLAN

SHEET NAME:

C2.0

SHEET NO:

DR BY: SSW
CHK BY: SBS
PROJ NO: 2015-009
DATE: JANUARY 20, 2016
SCALE: 1"=10'

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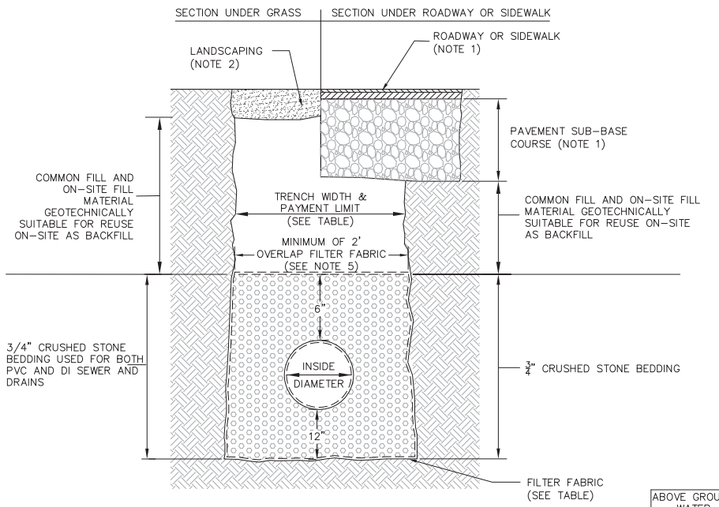


NOTES:
1. REFER TO PAVING AND SURFACING, AND CURBS, WALKS AND DRIVEWAYS REQUIREMENTS.
2. REFER TO LANDSCAPING REQUIREMENTS
3. REFER TO "TRENCH PAY LIMIT TABLE FOR PIPES" FOR PAYMENT OF ALL ITEMS IN WHICH PAY TRENCH WIDTH IS A VARIABLE FOR CALCULATIONS OF QUANTITIES EXCEPT FOR TRENCH PAVEMENT
4. REFER TO TRENCH PAVEMENT DETAIL FOR PAVEMENT PAYMENT WIDTHS

TRENCH PAY LIMIT TABLE FOR PIPES

PIPE SIZE (DIA.)	MAX TRENCH WIDTH
LESS THAN 2"	2'-0"
2" TO 6"	3'-0"
8" TO 22"	4'-0"
24" & GREATER	I.D. + 2'-0"

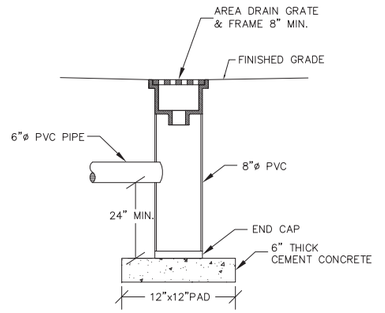
I.D. = INSIDE DIMENSION

FOR TRENCHES GREATER THAT 5' DEEP ADD MAXIMUM 3' FOR TEMPORARY SUPPORT OF EXCAVATION

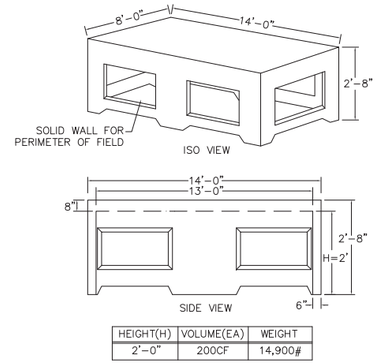
FILTER FABRIC USE

	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED

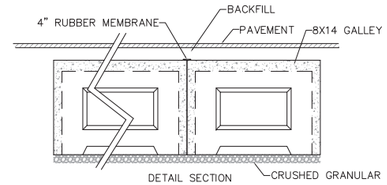
TRENCH DETAIL FOR SEWER AND DRAIN PIPES
NOT TO SCALE



AREA DRAIN W/SUMP
NOT TO SCALE

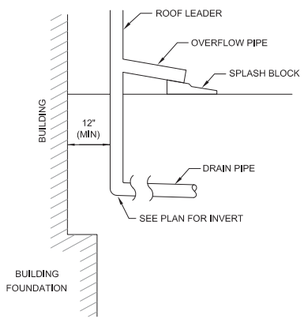


HEIGHT(H)	VOLUME(EA)	WEIGHT
2'-0"	200CF	14,900#

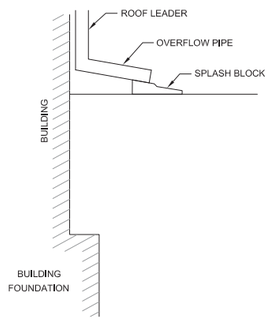


NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOAD, 0 TO 5FT. COVER.
3. END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.

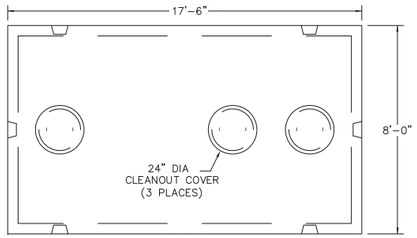
8'x14' GALLEY CENTER CHAMBER
NOT TO SCALE

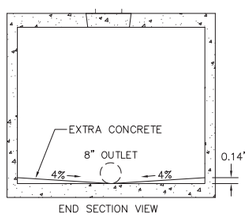


ROOF DRAIN & OVERFLOW PIPE
NOT TO SCALE



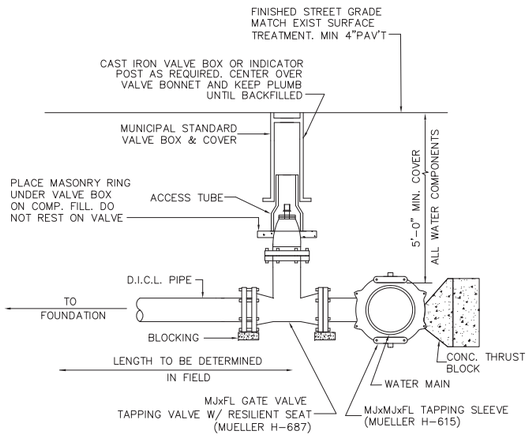
ROOF DRAIN
NOT TO SCALE





NOTES:
1. SHEA CONCRETE 4,000 GALLON COMMERCIAL LINE TANK OR EQUAL.
2. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
3. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR SEPTIC TANKS.
4. ALL REINFORCEMENT PER ASTM C1227.
5. DESIGNED FOR H-20 LOADING, COVER 1-5 FT.
6. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN. INLET HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
7. TEES AND BAFFLES SOLD SEPARATELY.

4,000 GALLON PRECAST CSO HOLDING TANK
NOT TO SCALE



4 & 6 INCH WATER SERVICE CONNECTION
NOT TO SCALE

NORTH

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 Middlesex Avenue, Suite 20
Somerville, MA 02145
617-776-3350p 617-776-7716f

ARCHITECT
O'Sullivan Architects, Inc.
580 MAIN STREET SUITE 204
READING, MA 01867
781-439-6166

PROJECT TEAM

95 FAWCETT STREET CAMBRIDGE, MA

ASSESSOR MAP 81 PARCEL 20

OWNER
KEMS Corporation
35 DOTY AVENUE
DANVERS, MA 01923

PROJECT INFO

REV	DESCRIPTION	DATE

STAMP:

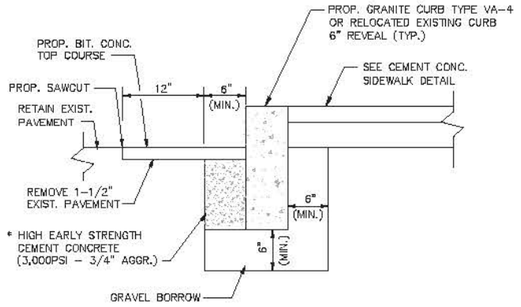
CONSTRUCTION DETAILS 1

SHEET NAME:

C3.0

SHEET NO:

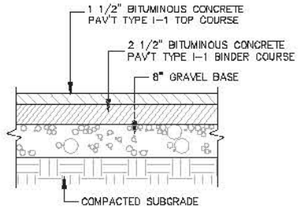
DR BY: SSW
CHK BY: SBS
PROJ NO: 2015-009
DATE: JANUARY 20, 2016
SCALE: N.T.S.



NOTES:
* HIGH EARLY STRENGTH CONCRETE BASE COURSE SHALL BE INCLUDED IN THE LINEAR FOOT PRICE OF GRANITE CURB.

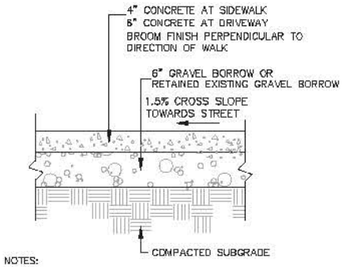
GRANITE CURB IN EXISTING PAVEMENT

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

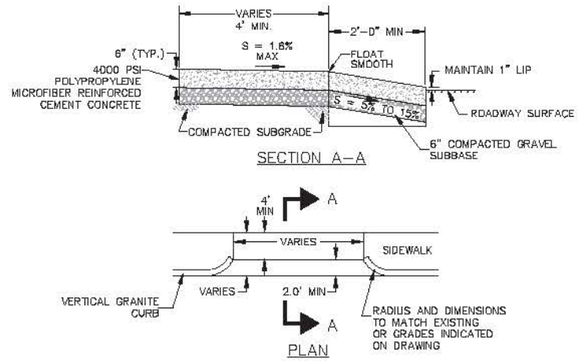
NOT TO SCALE



NOTES:
1. PROVIDE ½" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 20'-0" O.C. MAX.
2. PROVIDE A TOOLED DUMMY JOINT ¼"W x ½"D AS NEEDED TO PROVIDE SYMMETRY.

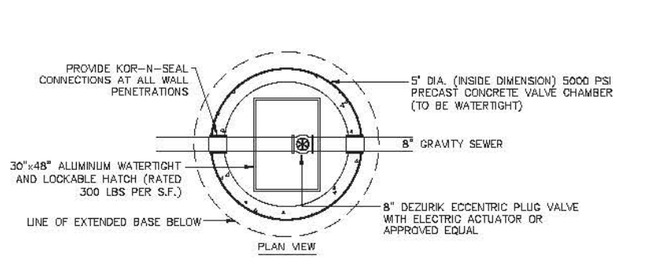
CEMENT CONCRETE SIDEWALK

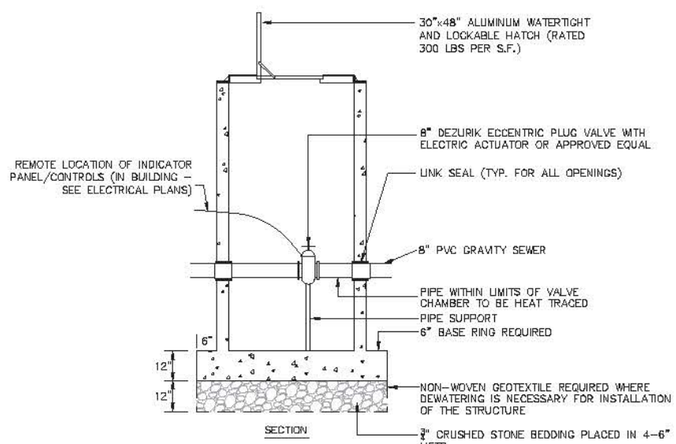
NOT TO SCALE



SIDEWALK/DRIVEWAY APRON - CONCRETE

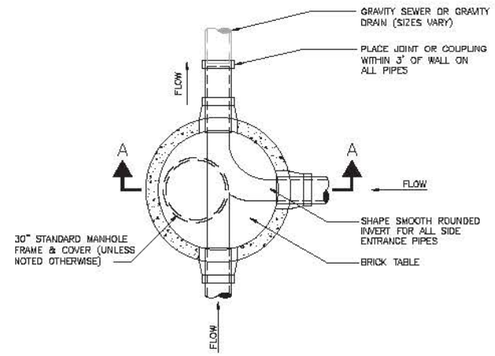
NOT TO SCALE

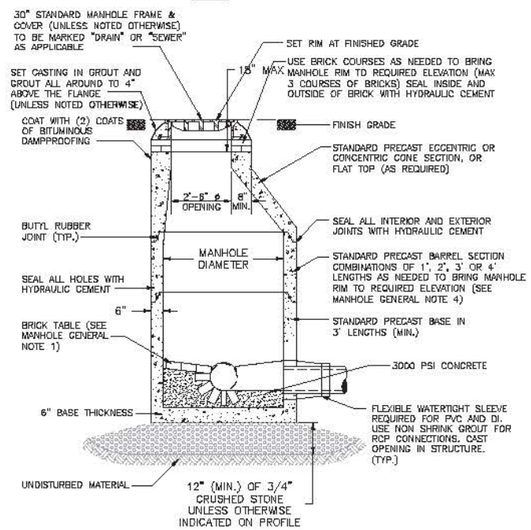




SEWER VALVE CHAMBER

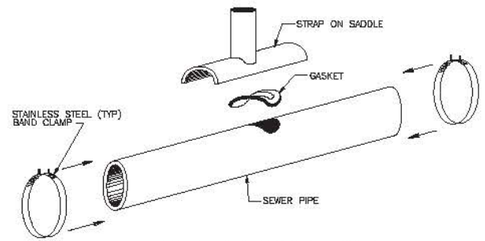
NOT TO SCALE





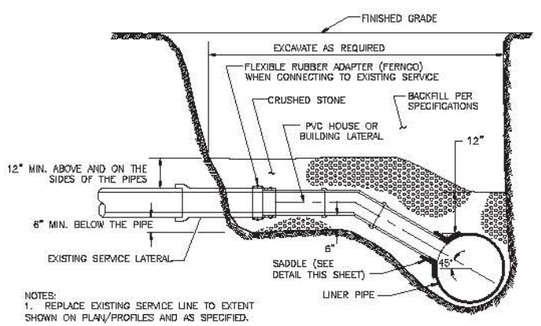
SEWER MANHOLE

NOT TO SCALE



SADDLE CONNECTION - PLAN

NOT TO SCALE



NOTES:
1. REPLACE EXISTING SERVICE LINE TO EXTENT SHOWN ON PLAN/PROFILES AND AS SPECIFIED.

SADDLE CONNECTION - SECTION

NOT TO SCALE

SADDLE CONNECTION

NOT TO SCALE

P:\2015 PROJECTS\2015-009 87-95 FAWCETT ST CAMBRIDGE\DWG_ENGINEERING\15-009 DETAILS.DWG

NORTH

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PROJECT TEAM

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ASSESSOR MAP 81 PARCEL 20

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KEMS Corporation
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PROJECT INFO

REV	DESCRIPTION	DATE

STAMP:

CONSTRUCTION DETAILS 2

SHEET NAME:

C3.1

SHEET NO:

DR BY: SSW
CHK BY: SBB
PROJ NO: 2015-009
DATE: JANUARY 30, 2016
SCALE: N.T.S.

Shade Garden Ornamental Tree

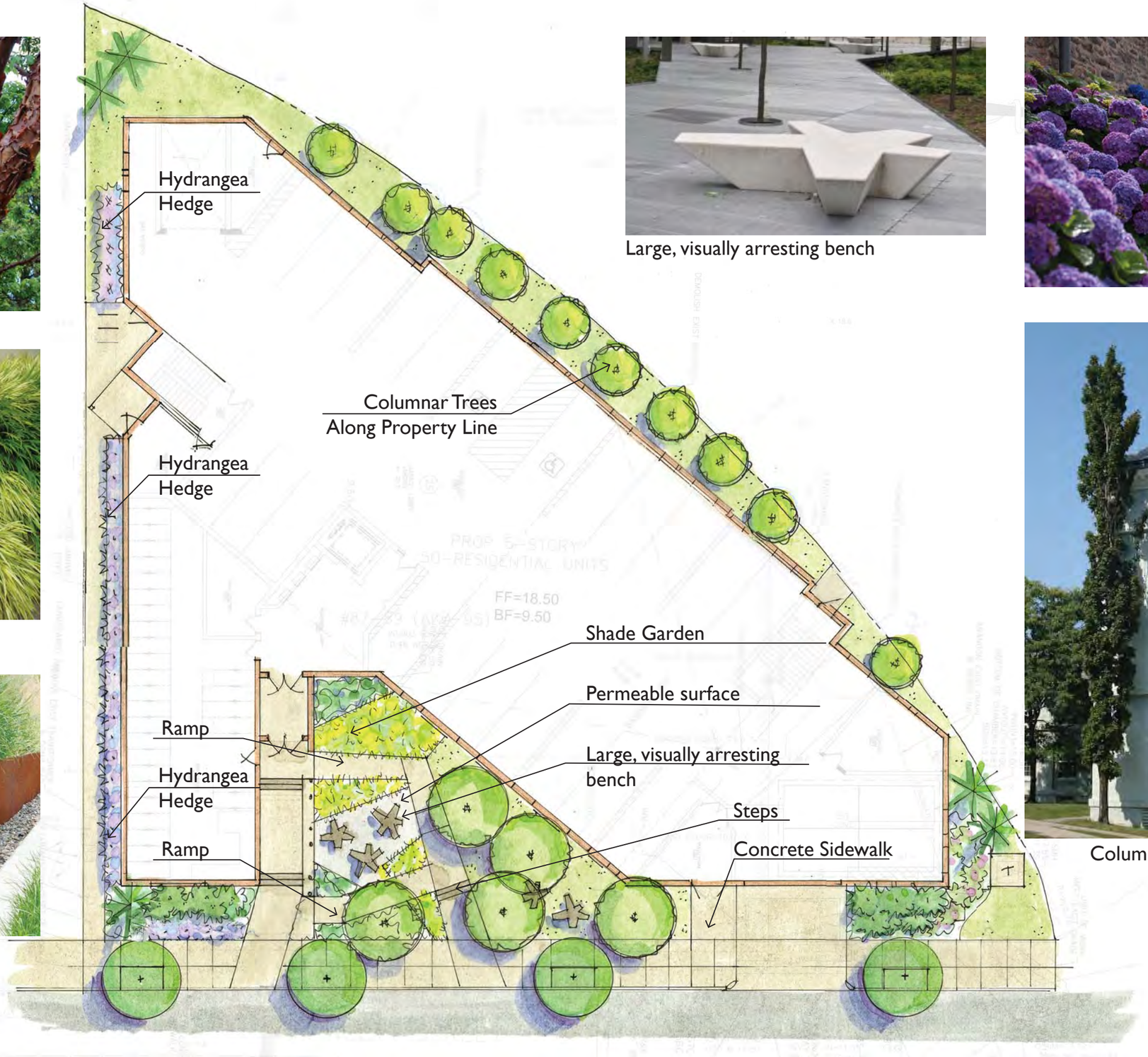
Shade Garden Perennials

Steel Curbing in Shade Garden

Large, visually arresting bench

Hydrangea Hedge

Columnar Trees Along Property Line

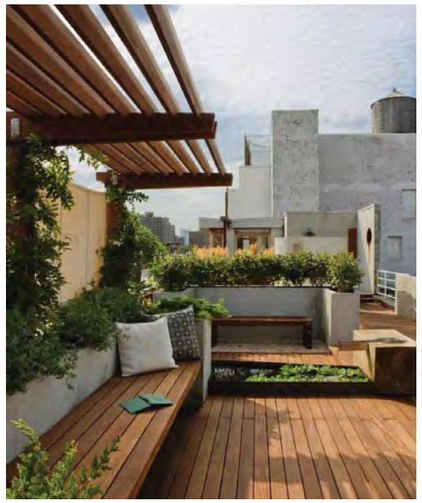


Blair Hines Design Associates
LANDSCAPE ARCHITECTS

95 FAWCETT STREET, Cambridge, MA

Site Plan

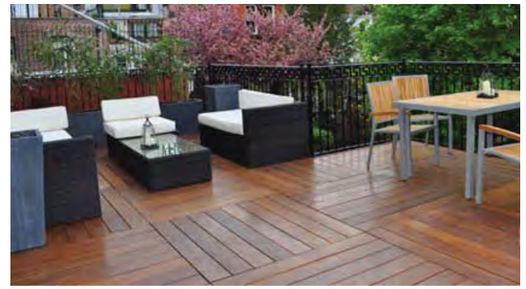
Rectangular Planters with Green Screens and Wind Attenuating Screens



Arbor Structure

Extensive Green Roof

Concrete Pavers on Pedestal System

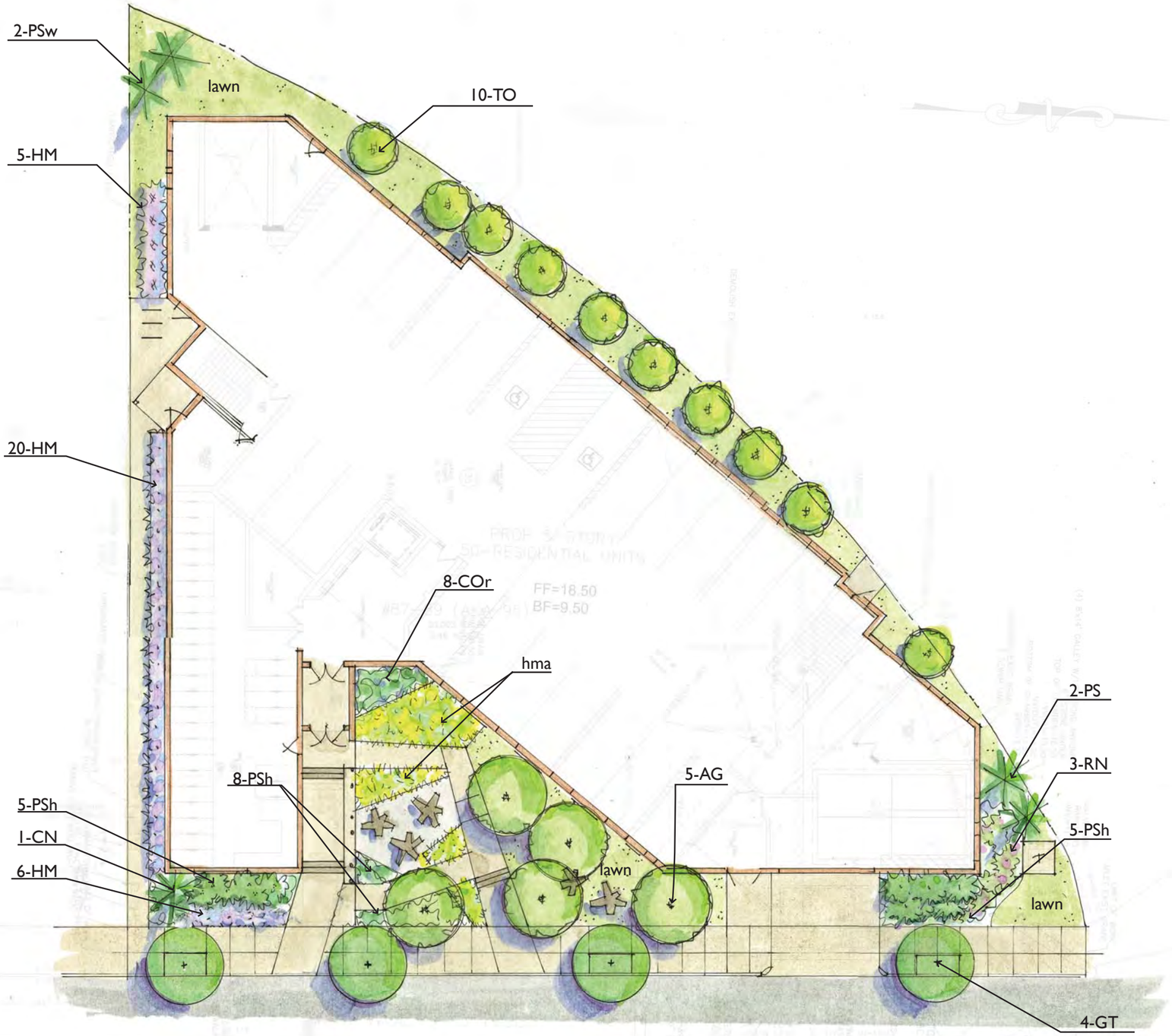


Wood Decking on Pedestal System

Blair Hines Design Associates
LANDSCAPE ARCHITECTS

95 FAWCETT STREET, Cambridge, MA

Roof Deck



PRELIMINARY PLANT LIST FOR EXTERIOR

SYM		LATIN NAME	COMMON NAME	NOTES
DECIDUOUS TREES @ 3.5-4" cal. or 12-14' ht.				
GT	5	Gleditsia triacanthos 'Skyline'	Thornless Honeylocust	B&B
AG	5	Acer griseum	Paperbark Maple	B&B
EVERGREEN TREES @ 7-8' ht.				
CN	1	Chamaecyparis nookatensis 'Pendula'	Weeping Nootka Cypress	B&B
PS	2	Pinus strobus	White Pine	B&B
TO	10	Thjua 'Green Giant'	Thuja Green Giant	B&B
SHRUBS (deciduous and evergreen) size TBD				
COr	8	Chamaecyparis obtusa 'Reis Dwarf'	Reis Dwarf Hinoki Falsecypress	
HM	31	Hydrangea macrophylla 'Nantucket Blue'	Nantucket Blue Hydrangea	
PSh	18	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine	#7
RN	3	Rhodendron 'Nova Zembla'	Rhod Nova Zembla	#5
GROUNDCOVERS / PERENNIALS / ORNAMENTAL GRASSES @ 2' o.c.				
hma	XX	Hakonechloa macra 'Aureola'	Golden Japanese forest grass	

Blair Hines Design Associates
LANDSCAPE ARCHITECTS

95 FAWCETT STREET, Cambridge, MA

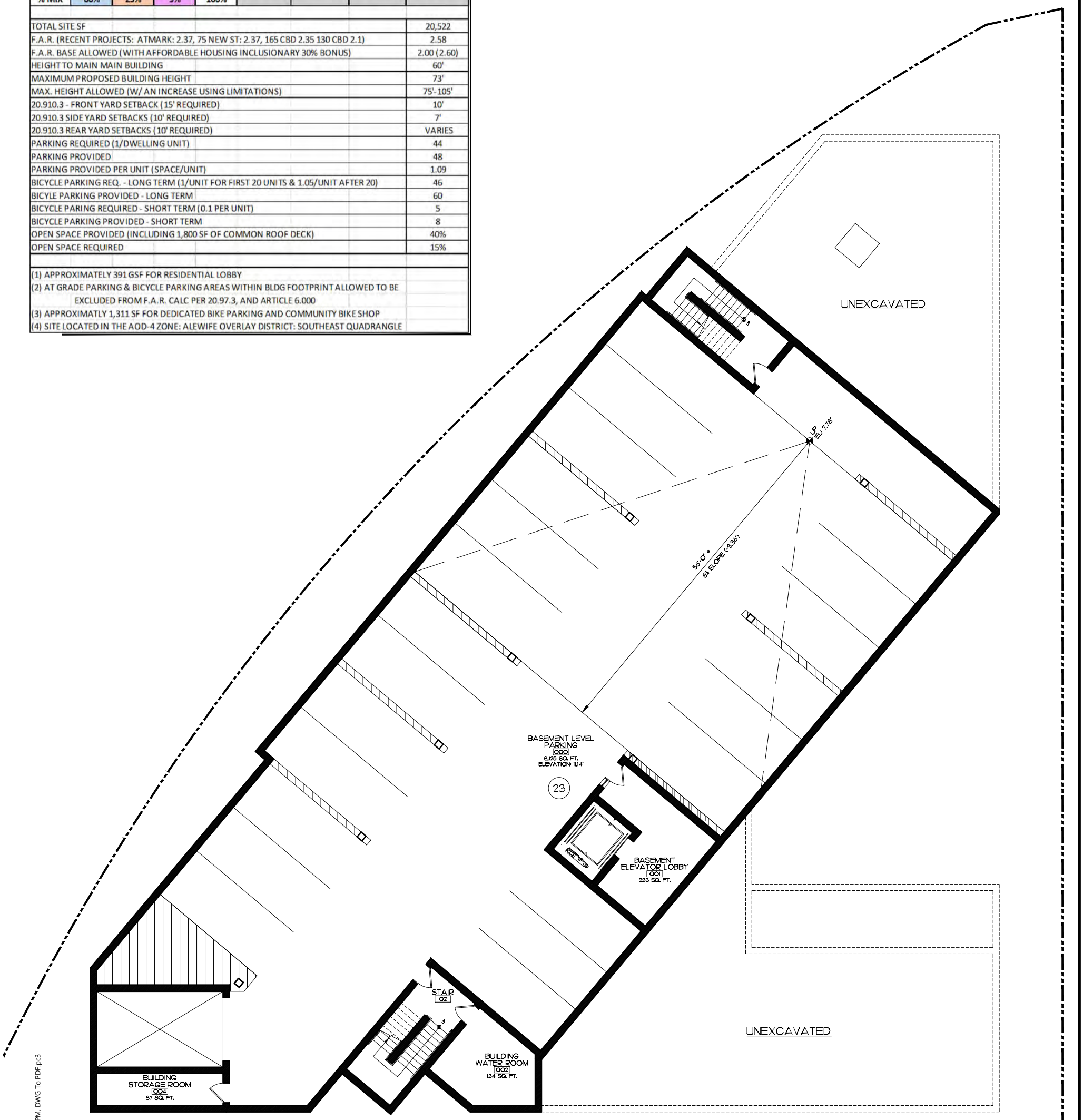
Planting Plan

95 FAWCETT STREET PRELIM SITE YIELD & LAYOUT - 1/20/2016

FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	**29**	**11**	**4**	**44**	**42,058**	**80%**	**52,852**	**75,360**
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
F.A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)	2.00 (2.60)
HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
20.910.3 - FRONT YARD SETBACK (15' REQUIRED)	10'
20.910.3 SIDE YARD SETBACKS (10' REQUIRED)	7'
20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
PARKING REQUIRED (1/DWELLING UNIT)	44
PARKING PROVIDED	48
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.09
BICYCLE PARKING REQ. - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)	46
BICYLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
OPEN SPACE REQUIRED	15%

(1) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY
(2) AT GRADE PARKING & BICYCLE PARKING AREAS WITHIN BLDG FOOTPRINT ALLOWED TO BE EXCLUDED FROM F.A.R. CALC PER 20.97.3, AND ARTICLE 6.000
(3) APPROXIMATLY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP
(4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE



0' 2' 8' 32'
1' 4' 16'

N

0 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A1.0

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM

95 FAWCETT STREET PRELIM SITE YIELD & LAYOUT - 1/20/2016

FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
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5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	**29**	**11**	**4**	**44**	**42,058**	**80%**	**52,852**	**75,360**
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HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
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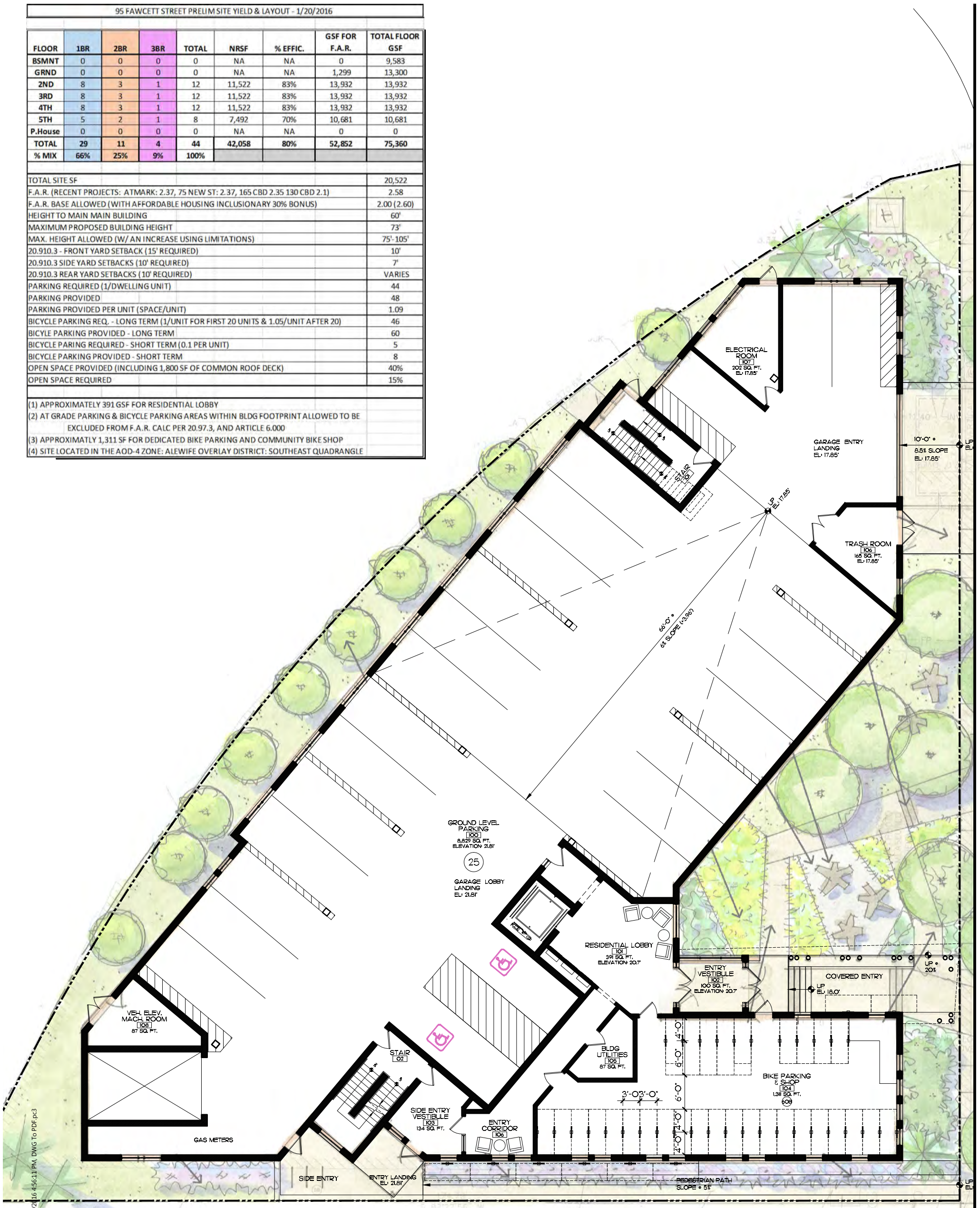

1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A1.1

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P.House	0	0	0	0	NA	NA	0	0
TOTAL	**29**	**11**	**4**	**44**	**42,058**	**80%**	**52,852**	**75,360**
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(3) APPROXIMATLY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP
(4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE

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

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A1.2

O'SULLIVAN ARCHITECTS, INC.
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P.House	0	0	0	0	NA	NA	0	0
TOTAL	29	11	4	44	42,058	80%	52,852	75,360
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MAXIMUM PROPOSED BUILDING HEIGHT	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
20.910.3 - FRONT YARD SETBACK (15' REQUIRED)	10'
20.910.3 SIDE YARD SETBACKS (10' REQUIRED)	7'
20.910.3 REAR YARD SETBACKS (10' REQUIRED)	VARIES
PARKING REQUIRED (1/DWELLING UNIT)	44
PARKING PROVIDED	48
PARKING PROVIDED PER UNIT (SPACE/UNIT)	1.09
BICYCLE PARKING REQ. - LONG TERM (1/UNIT FOR FIRST 20 UNITS & 1.05/UNIT AFTER 20)	46
BICYLE PARKING PROVIDED - LONG TERM	60
BICYCLE PARING REQUIRED - SHORT TERM (0.1 PER UNIT)	5
BICYCLE PARKING PROVIDED - SHORT TERM	8
OPEN SPACE PROVIDED (INCLUDING 1,800 SF OF COMMON ROOF DECK)	40%
OPEN SPACE REQUIRED	15%

(1) APPROXIMATELY 391 GSF FOR RESIDENTIAL LOBBY
(2) AT GRADE PARKING & BICYCLE PARKING AREAS WITHIN BLDG FOOTPRINT ALLOWED TO BE EXCLUDED FROM F.A.R. CALC PER 20.97.3, AND ARTICLE 6.000
(3) APPROXIMATLY 1,311 SF FOR DEDICATED BIKE PARKING AND COMMUNITY BIKE SHOP
(4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE

0' 2' 8' 32'
1' 4' 16'

N

3 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A1.3

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ DESIGN ▪ PLANNING
580 MAIN STREET, SUITE 204 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ WWW.OSULLIVANARCHITECTS.COM

95 FAWCETT STREET PRELIM SITE YIELD & LAYOUT - 1/20/2016

FLOOR	1BR	2BR	3BR	TOTAL	NRSF	% EFFIC.	GSF FOR F.A.R.	TOTAL FLOOR GSF
BSMNT	0	0	0	0	NA	NA	0	9,583
GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	29	11	4	44	42,058	80%	52,852	75,360
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
F.A.R. BASE ALLOWED (WITH AFFORDABLE HOUSING INCLUSIONARY 30% BONUS)	2.00 (2.60)
HEIGHT TO MAIN MAIN BUILDING	60'
MAXIMUM PROPOSED BUILDING HEIGHT	73'
MAX. HEIGHT ALLOWED (W/ AN INCREASE USING LIMITATIONS)	75'-105'
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4 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS
95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A1.4

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95 FAWCETT STREET PRELIM SITE YIELD & LAYOUT - 1/20/2016

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GRND	0	0	0	0	NA	NA	1,299	13,300
2ND	8	3	1	12	11,522	83%	13,932	13,932
3RD	8	3	1	12	11,522	83%	13,932	13,932
4TH	8	3	1	12	11,522	83%	13,932	13,932
5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	29	11	4	44	42,058	80%	52,852	75,360
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
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(4) SITE LOCATED IN THE AOD-4 ZONE: ALEWIFE OVERLAY DISTRICT: SOUTHEAST QUADRANGLE

0' 2' 8' 32'
1' 4' 16'

N

5 5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

95 FAWCETT ST.
CAMBRIDGE, MA
1/20/2016

A1.5

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95 FAWCETT STREET PRELIM SITE YIELD & LAYOUT - 1/20/2016

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5TH	5	2	1	8	7,492	70%	10,681	10,681
P.House	0	0	0	0	NA	NA	0	0
TOTAL	29	11	4	44	42,058	80%	52,852	75,360
% MIX	66%	25%	9%	100%				

TOTAL SITE SF	20,522
F.A.R. (RECENT PROJECTS: ATMARK: 2.37, 75 NEW ST: 2.37, 165 CBD 2.35 130 CBD 2.1)	2.58
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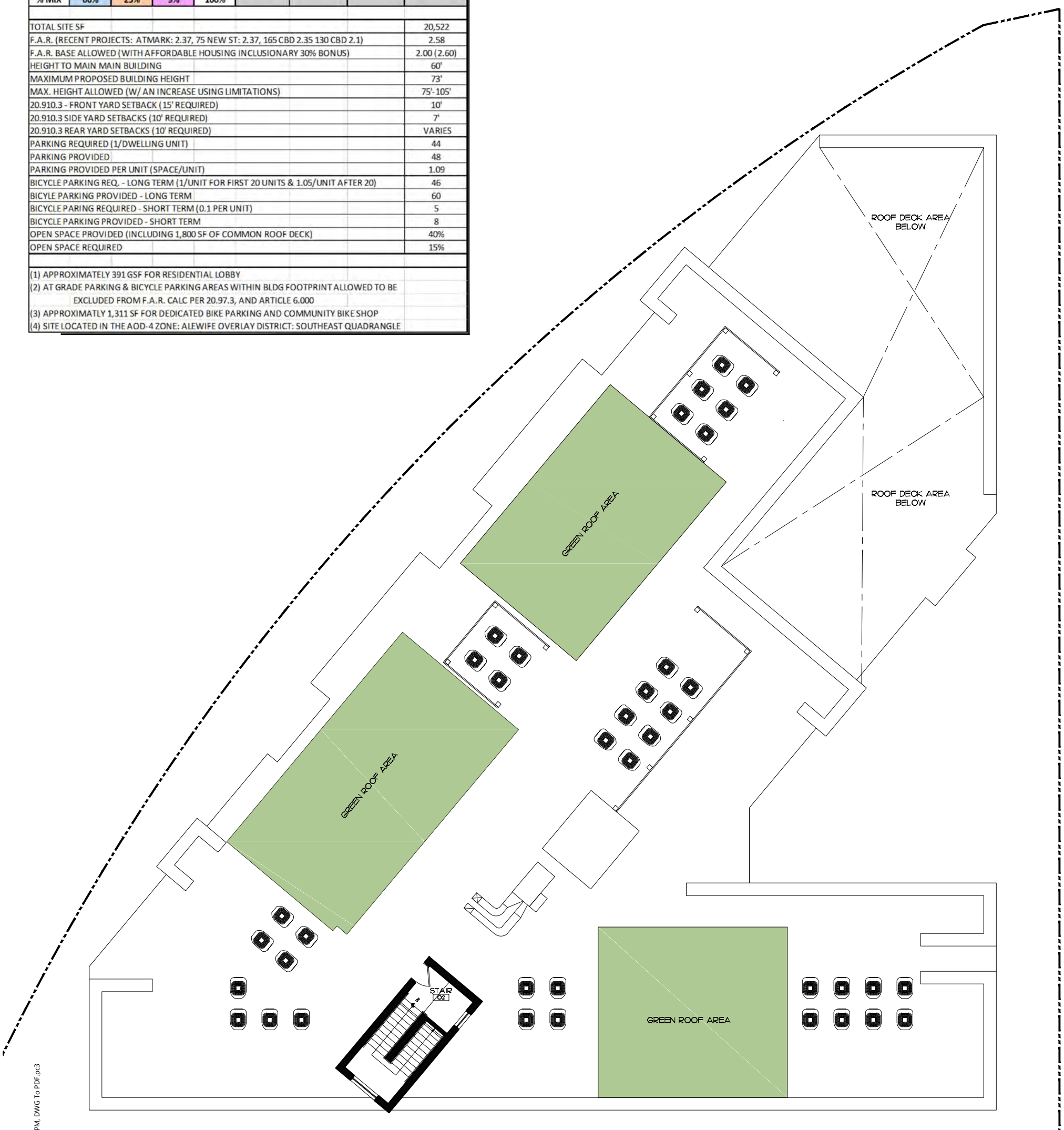

0' 2' 8' 32'
1' 4' 16'

N

6 ROOF FLOOR PLAN
SCALE: 1/16" = 1'-0"

95 FAWCETT ST.
CAMBRIDGE, MA
1/20/2016

A1.6

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10 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

E BUILDING ELEVS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A3.1

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20 NORTHWEST ELEVATION
Scale: 1/16" = 1'-0"

E BUILDING ELEVS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A3.2

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30 NORTH ELEVATION
Scale: 1/16" = 1'-0"

E BUILDING ELEVS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A3.3

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40 EAST ELEVATION
Scale: 1/16" = 1'-0"

E BUILDING ELEVS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A3.4

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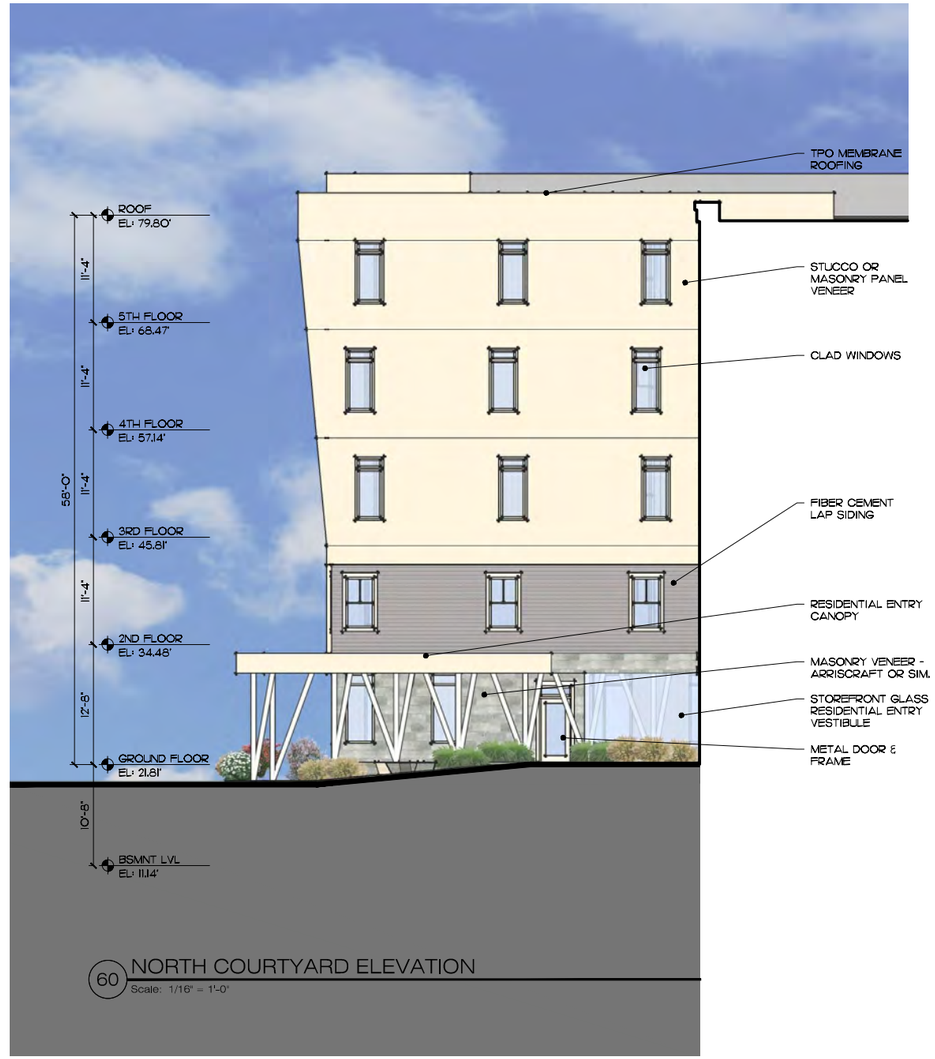
50 SOUTHEAST COURTYARD ELEVATION
Scale: 1/16" = 1'-0"



60 NORTH COURTYARD ELEVATION
Scale: 1/16" = 1'-0"

E BUILDING ELEVS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A3.5

O'SULLIVAN ARCHITECTS, INC.
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M BUILDING PERSP.

Scale: Not to Scale

0' 2' 8' 32'

1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA

1/20/2016

A3.6

O'SULLIVAN ARCHITECTS, INC.
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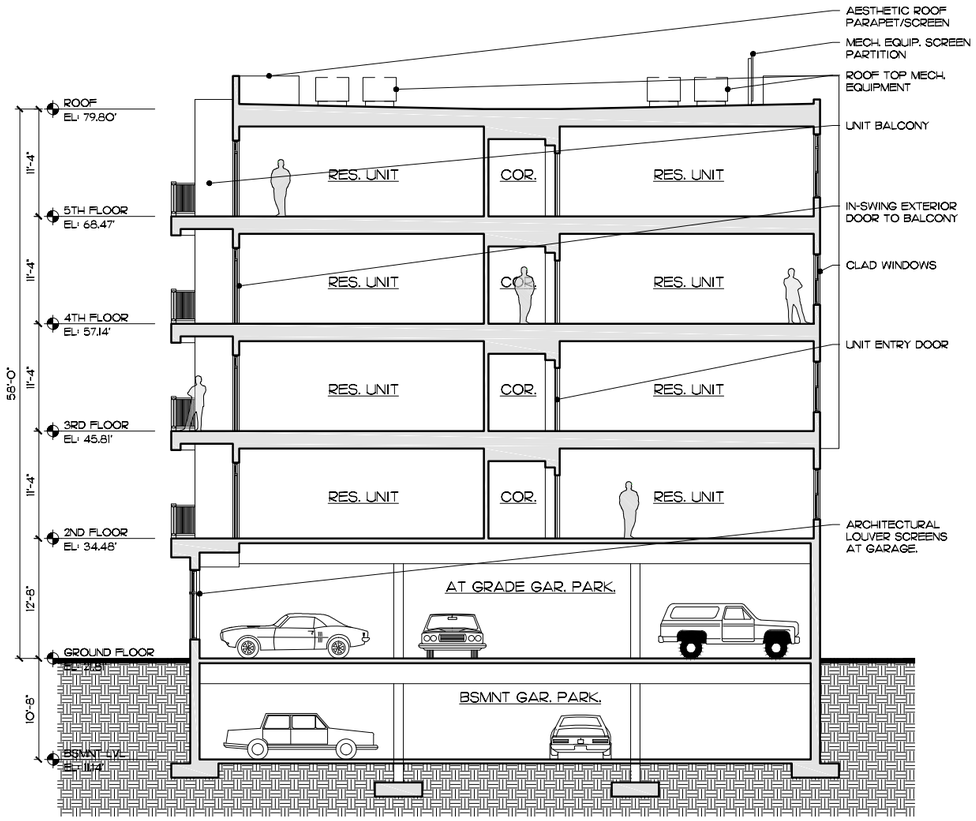
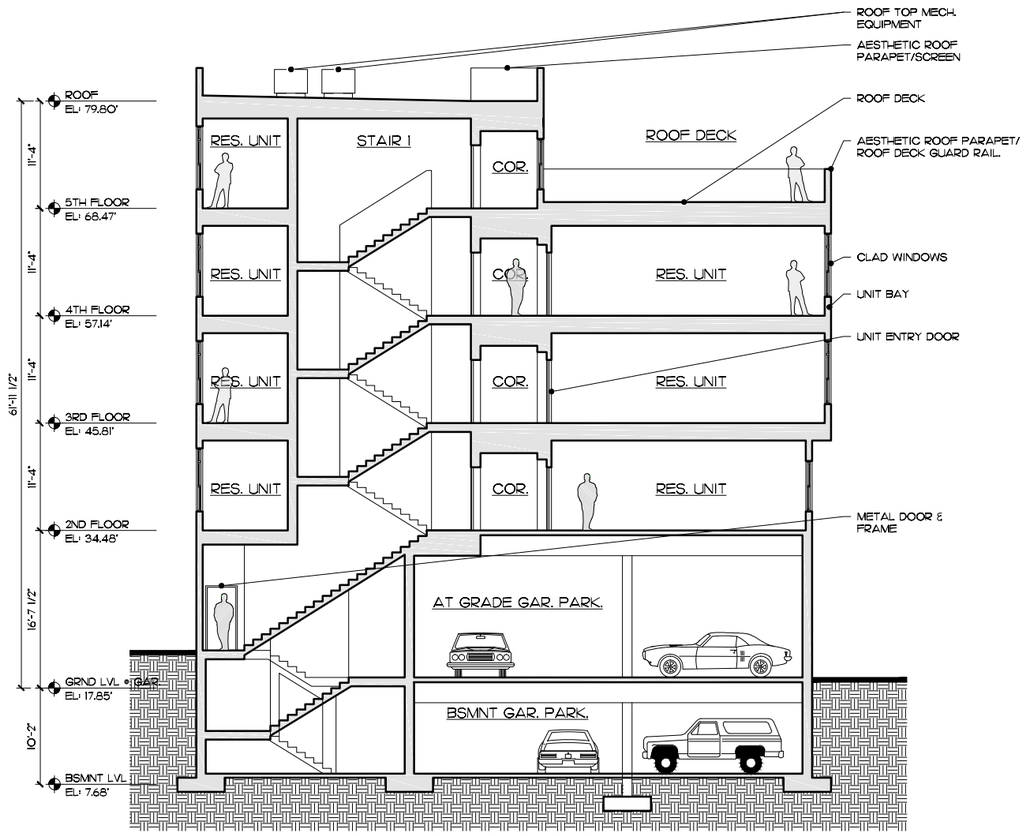


10 SCHEMATIC TRANSVERSE SECTION 1
Scale: 1/16" = 1'-0"



20 SCHEMATIC TRANSVERSE SECTION 2
Scale: 1/16" = 1'-0"

S BUILDING SECTIONS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA
1/20/2016

A4.1

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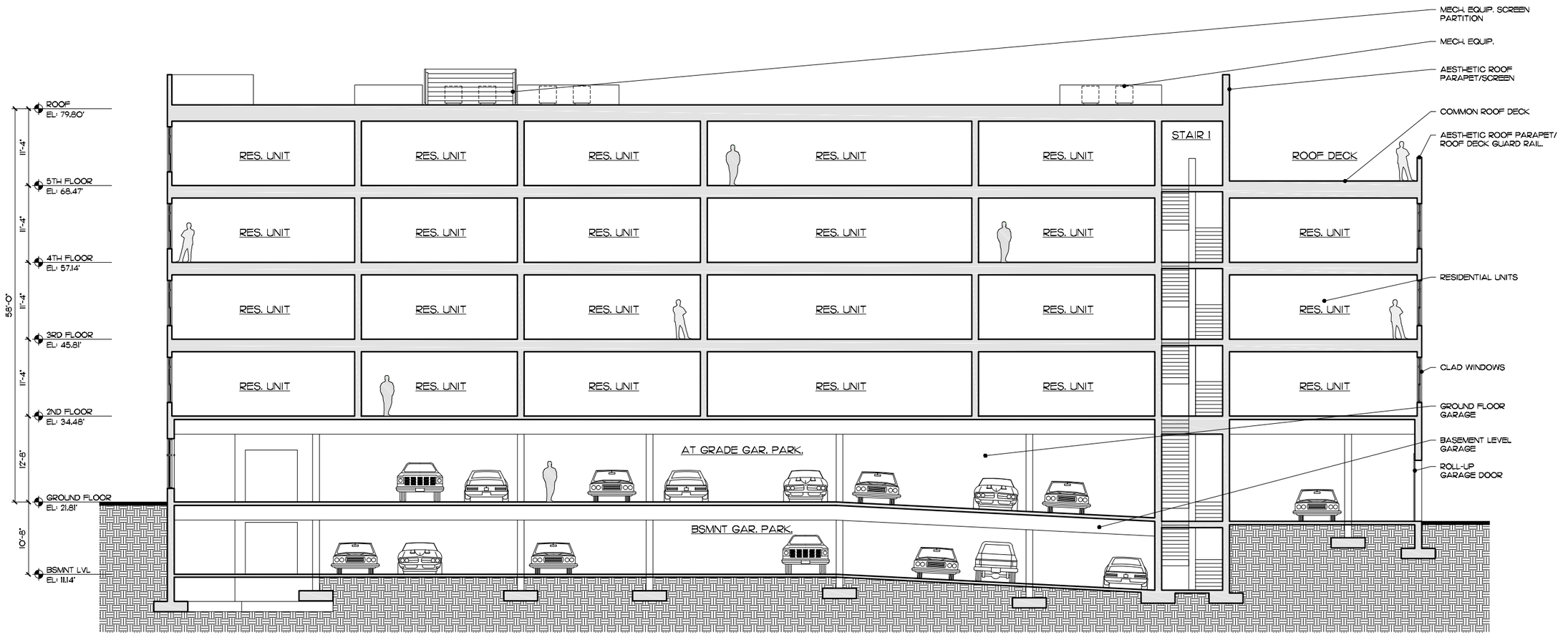

30 SCHEMATIC LONGITUDINAL SECTION 2
Scale: 1/16" = 1'-0"

S BUILDING SECTIONS
Scale: 1/16" = 1'-0"

0' 2' 8' 32'
1' 4' 16'

95 FAWCETT ST.
CAMBRIDGE, MA
1/20/2016

A4.2

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Appendix D: City of Cambridge Transportation Impact Study Certification Letter:

580 MAIN STREET, SUITE 204, READING, MA 01867
T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

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

www.cambridgema.gov/traffic

Joseph E. Barr, Director
Brad Gerratt, Assistant Director for Parking Management
Brooke McKenna, Assistant Director for Street Management

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

December 22, 2015

Mr. Ed Doherty
Kems Corp
35 Doty Avenue
Danvers, MA 01923

Mr. Tom Bertulis
Design Consultants, Inc.
68 Pleasant Street
Newburyport, MA 01950

RE: 95 Fawcett Street Project

Dear Mr. Doherty,

On October 28, 2015, the Cambridge Traffic, Parking, and Transportation Department (TP&T) received your Transportation Impact Study (TIS) for your proposed 95 Fawcett Street project. On November 16, 2015 TP&T submitted a letter indicating some corrections that were needed before we could certify the TIS.

We received your updated TIS and based on staff review, the TIS is certified as complete and reliable.

The TP&T Department looks forward to continue to work with you on this Project as it moves forward. Please call Adam Shulman of my staff at 617-349-4745 if you have any questions.

Very truly yours,

Joseph E. Barr
Director

cc: Adam Shulman, TPT

95 Fawcett Street

Appendix E: Tree Mitigation Plan & Certifying Correspondence:

580 MAIN STREET, SUITE 204, READING, MA 01867
T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

Donnie Garrity

From: Lefcourt, David <dlefcourt@cambridgema.gov>
Sent: Tuesday, December 22, 2015 3:40 PM
To: Blair Hines
Cc: Donnie Garrity; edward doherty; Paden, Liza
Subject: RE: Tree Mitigation Plan for 95 Fawcett Street Development

Hi Blair,

Since there are no existing trees on site, and you are installing new trees with the project, you have satisfied the requirements of the tree ordinance.

I have copied Liza Paden from the Planning Board to let her know you have satisfied this requirement.

Please let me know if you have any other questions.

Thanks,

David Lefcourt
City Arborist/Tree Warden
MCA I MCLP I ISA Municipal Specialist I TRAQ
City of Cambridge
147 Hampshire Street
Cambridge, MA 02139
617-349-6433
dlefcourt@cambridgema.gov
www.cambridgema.gov/tree

From: Blair Hines [mailto:bh@bhdassociates.com]
Sent: Tuesday, December 22, 2015 10:39 AM
To: Lefcourt, David <dlefcourt@cambridgema.gov>; CambridgeTrees <cambridgetree@cambridgema.gov>
Cc: Donnie Garrity <DGarrity@osullivanarchitects.com>; edward doherty <emmarealty@msn.com>
Subject: Tree Mitigation Plan for 95 Fawcett Street Development

Hi David,
Attached, please find the proposed tree protection and mitigation plan for the above referenced project. I would be happy to meet with you on site to review the proposed development and understand any further concerns that you may have.

Thank you in advance for your attention.

Sincerely,
Blair Hines, ASLA
Principal

Blair Hines Design Associates
LANDSCAPE ARCHITECTS
318 Harvard Street | Suite 25 | Brookline, MA 02446

617 735-1180

617 645-6716 (cell)
617 608-5025 (Fax)

www.blairhinesdesignassociates.com

Blair Hines Design Associates
LANDSCAPE ARCHITECTS

318 Harvard Street
Suite 25
Brookline, MA 02446

617.735.1180 tel
617.608.5025 fax
BlairHinesDesignAssociates.com

December 22, 2015

TREE MITIGATION PLAN
95 Fawcett Street Residential Development

Tree Survey
Existing Trees on the Project Site subject to Ordinance:
Currently, there are no existing trees on the project site.

Existing Street Trees Adjacent to the Project Site:
Currently, there are four 3.5-4" caliper Kwanzaan Cherry street trees on the public sidewalk adjacent to the project site spaced approximately 28' o.c. These trees were recently planted and appear to be in good condition. Trees are planted in open tree pits about 5' from the edge of the existing building.
Total 16 caliper inches.

Tree Protection Plan:
The street trees are all located in front of the existing building to be removed. The developer will protect these trees from damage during the demolition of the existing building and construction of the new building. A wooden protective barrier, constructed from 2x4 lumber, will be installed at the edge of the tree pits. During the summer, the trees will be watered once/week during the construction period. If any tree is inadvertently damaged from construction activities, it will be replaced in size and species as directed by the Cambridge City Arborist.

Proposed Trees
Preliminary landscape plan shows:

- (10) *Liquidambar styraciflua* 'Slender Silhouette" 3.5-4" cal. planted at rear of site = 40 dia. inches
- (5) *Acer griseum* 3.5-4" cal. planted at front landscape = 20" dia. inches
- (4) *Pinus strobus* 3-3.5" cal. (7-8') planted at edge of site= 10" dia. inches.
- (1) Chameacyparis nookatensis 'Pendula' 3-3.5" cal. (7-8') = 3" dia. inches.

Total 73 dia. inches

Trees to be removed on and adjacent to the site:
No trees to be removed.

Very Truly Yours,
Blair Hines Design Associates, LLC, Landscape Architects

Blair Hines, Principal

95 Fawcett Street

Appendix F: Flood Plain Documentation:

580 MAIN STREET, SUITE 204, READING, MA 01867
T 781.439.6166 F 781.439.6170 W WWW.OSULLIVANARCHITECTS.COM

Design Consultants, Inc.
Consulting Engineers & Land Surveyors

Main Office:
120 MIDDLESEX AVE. STE 20
SOMERVILLE, MA 02145
Tel: 617-776-3350

North Shore Office:
68 PLEASANT STREET
NEWBURYPORT, MA 01950
Tel: 978-358-7173

January 20, 2016

Project 2015-009

Ms. Kathy Watkins
Cambridge City Engineer
147 Hampshire Street
Cambridge, Massachusetts 02139

RE: 95 Fawcett Street
Compensatory Storage Calculations

Dear Ms. Watkins:

The purpose of this letter is to provide information in regards to the impact of the proposed project on potential flood storage volume in the surrounding area of Fawcett Street.

DCI compared the existing and proposed building footprint areas and there will be a reduction of 3,433 square feet, providing for an increase in potential flood storage volume vs. the existing condition. We then calculated the increases in potential flood storage volume this smaller footprint will provide using an average existing grade on site of elev. 18.5. The current FEMA 100-year flood elevation of 18.66, as well as projected 100-year flood elevations for the years 2030 and 2070 of 20.50 and 22.50, respectively, were used.

The results were an increase in flood storage volumes of 549 cubic feet, 6,317 cubic feet, and 13,183 cubic feet for the current FEMA, 2030 and 2070 100-year flood elevations, respectively. It is our opinion that the removal of the existing building and the proposed re-development will provide a benefit in regards to flood storage volumes.

Sincerely,
Design Consultants Inc.

Stephen Sawyer, P.E.
MA PE#38800
Director of Engineering