

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 24, 2020

Ms. Catherine Racer, Associate Director
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Application for Project Eligibility
2072 Massachusetts Avenue, Cambridge, MA

Dear Ms. Racer:

Pursuant to 760 CMR 56.04, we are submitting revised materials for the 2072 Mass Ave application for Project Eligibility. While the design has changed, the unit mix has not. The project continues to include 71% two (2) and three (3) bedroom apartment homes for families as indicated in the following table.

1BR	2BR	3BR	Total
14	21	14	49
29%	42%	29%	71% Family

The project's design changes are enumerated below and incorporate significant feedback from the site's direct abutters, the neighborhood and the City of Cambridge's urban design, traffic, and community development staff.

1. Increased height of the "floating cube" along Mass Ave. from eight (8) stories to nine (9) stories to concentrate the building's height fronting along Mass Ave.;
2. Lowered height of rear residential volume from eight (8) stories to six (6) stories to step down the building facing the residential neighborhood;
3. Relocated the main residential entrance from Walden Street to Mass Ave. to divert pedestrian traffic, drop offs and pick-ups, and package deliveries to the busier Mass Ave.;
4. Widened Walden Street to provide three 10' wide driving lanes that will help relieve significant existing traffic constriction at the busy intersection with Mass Ave.;
5. Increased ground floor Walden Street setback and increased sidewalk width along Walden Street;
6. Tapered wall at garage entrance to provide additional vehicular/pedestrian visibility;
7. Added sidewalk planter at garage entrance;
8. Added active landscaped terrace on the 6th floor roof for resident use (~1,850 SF).

As indicated above, the most significant change is in the building's massing. After discussions and further review with the City of Cambridge's urban design staff and local neighborhood residents, the design was modified to increase the height along Mass Ave. by one (1) story (from 8 to 9 stories) and to decrease the height of the rear residential anchor by two (2) stories (from 8 to 6 stories). This results in the building stepping down to the neighborhood and rising up at the major urban street.

An active landscaped terrace is now included at the residential anchor's sixth floor roof, which will support a flexible outdoor space that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents. These changes are shown throughout the architectural drawings, but best seen in the rendering sheets A-305 to A-310, elevation sheets A-300 to A-304 and plan sheets A-107 to A-110.

The following plans and materials dated November 24, 2020 (unless otherwise noted) reflecting these changes are included herein. These plans and materials replace (or supplement where applicable) the plans and materials submitted on October 14, 2020.

1. Plans

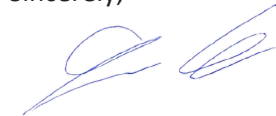
Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/9/20), C-101 (11/9/20), A-100, A-101, A-102, A-107, A-108, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. Dimensional Information dated November 24, 2020

3. List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations updated as of November 24, 2020

We believe these changes are extremely positive and respond to feedback from various stakeholders. We look forward to continuing to work with you and your team on this exciting proposal. Please contact Jason Korb at (617) 513-6320 if you have any comments.

Sincerely,



Jason Korb
managing member of managing member



Sean D. Hope
managing member of managing member

Cc: Louis A. DePasquale, City Manager, City of Cambridge
City of Cambridge Community Development Department



2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

DHCD SITE ELIGIBILITY APPLICATION

NOVEMBER 24, 2020

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072
MASSACHUSETTS
AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE
2072
MASS AVE
LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

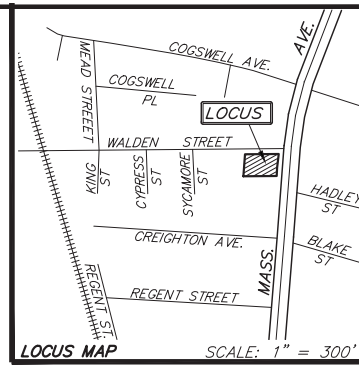
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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



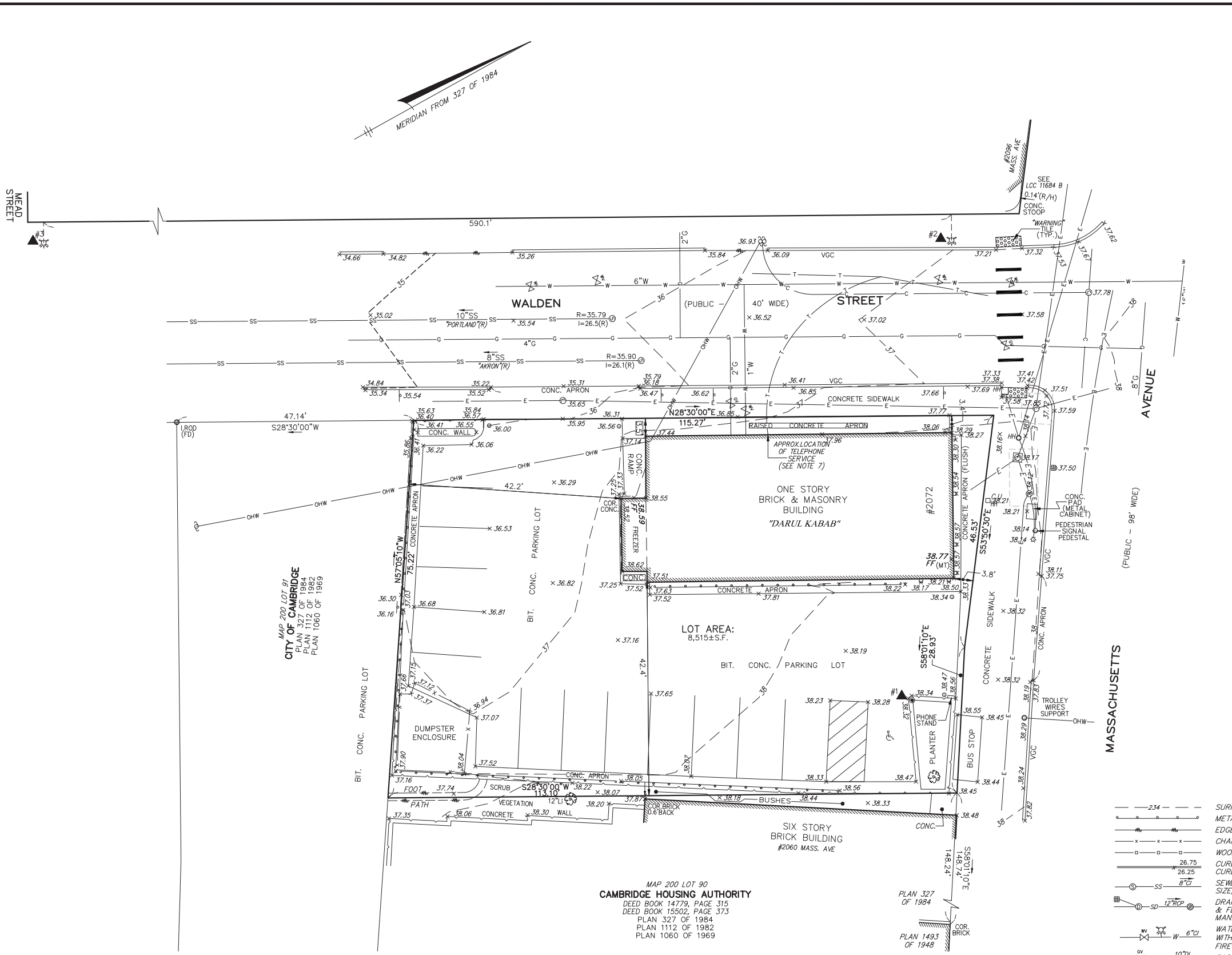
ASSESSORS: MAP 200, LOT 22

REFERENCES: DEED BOOK 70018, PAGE 247
PLAN 1060 OF 1969
PLAN 1112 OF 1982
PLAN 327 OF 1984
LCC 11684 B

RECORD OWNER: 2072 MASS AVE LLC

NOTES:

- ELEVATIONS SHOWN HEREON REFER TO CAMBRIDGE CITY BASE.
- PROJECT SOURCE BENCHMARK IS A CHISELED "X" IN HYDRANT BONNET BOLT SHOWN HEREON AS BENCHMARK #3 AS SHOWN ON SKETCH PROVIDED BY CAMBRIDGE DEPARTMENT OF PUBLIC WORKS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CAMBRIDGE D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BRICK UNLESS OTHERWISE NOTED.
- SOME SNOW AND ICE WAS ON THE PREMISES AT THE TIME OF THE SURVEY; SOME SITE DETAIL MAY HAVE BEEN OBTUSCED.



LEGEND

--- 234 ---	SURFACE CONTOUR	832.6	SPOT ELEVATION
—•—•—	METAL GUARDRAIL	*	LIGHT POLE
—x—x—	EDGE OF PAVEMENT	205.24	MONITORING WELL WITH TOP METAL CASING EL.
—o—o—	CHAIN LINK FENCE	⊠	D GRATE CATCHBASIN
—□—□—	WOOD FENCE	⊠	PROMINENT DECIDUOUS TREE
—x—x—	CURB WITH TOP AND BOTTOM CURB ELEVATION	12" L	12" LINDEN TREE
—SS—	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	⊠	BOLLARD
—SD—	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	⊠	SIGN
—W—	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	⊠	MANHOLE (UNKNOWN UTILITY)
—G—	GAS MAIN WITH SIZE & GATE VALVE	RCP	REINFORCED CONCRETE PIPE
—OHV—	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CI	CAST IRON
—E—	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	CMP	CORRUGATED METAL PIPE
—C—	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	ASB.	ASBESTOS PIPE
—T—	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	VC	VITRIFIED CLAY
—	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
		(C)	CALCULATED
		(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
		(DH)	DRILL HOLE
		I.P.I.PE	IRON PIPE
		I.ROD	IRON ROD
		VGC	VERTICAL GRANITE CURB
		38.77	ENTRANCE ELEV. (METAL THRESHOLD)
		FF(MT) x	

SCALE: 1" = 10'

ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	FIRE HYDRANT; BOLT OVER MAIN OUTLET	38.98
2.	TOP CONC. WALL; TOP DRILL HOLE (SET)	38.95
3.	HYDRANT; CHISELED "X" IN BONNET BOLT	41.28

MAP 200, LOT 90
CAMBRIDGE HOUSING AUTHORITY
DEED BOOK 14779, PAGE 315
DEED BOOK 15502, PAGE 373
PLAN 327 OF 1984
PLAN 1112 OF 1982
PLAN 1493 OF 1948

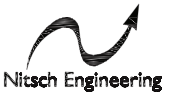
EXISTING CONDITIONS
PLAN OF LAND
IN
CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\QGIS 3D Projects\21130 - Captaine Communities - Cambridge

DWG: 21130sv.dwg
LAYOUT: EC

SHEET: 1 OF 1

PROJECT NO.: 21130



Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

2072 MASS AVE

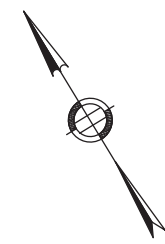
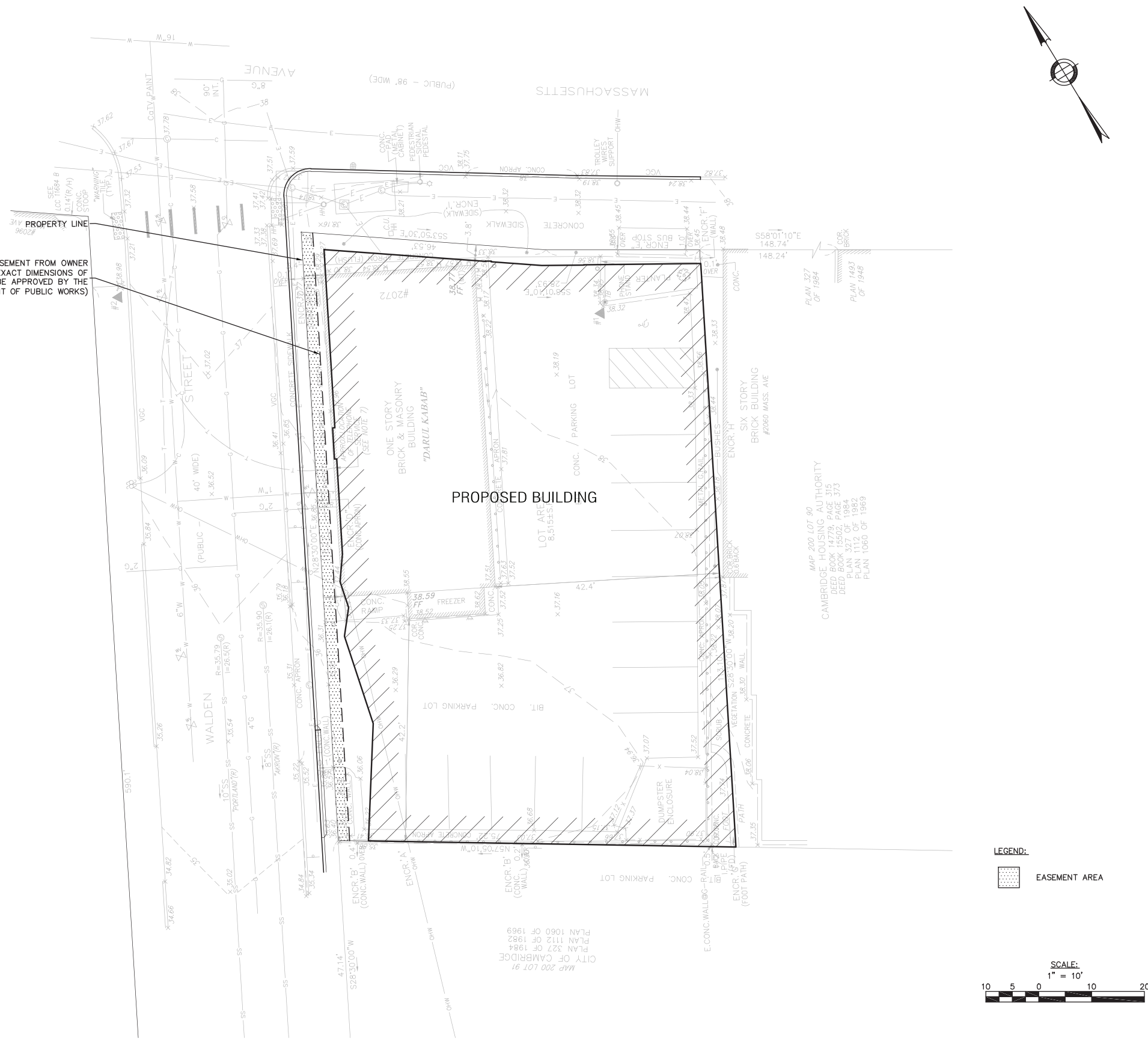
2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

PROPOSED EASEMENT PLAN



IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/9/2020 2:48:24 PM

Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

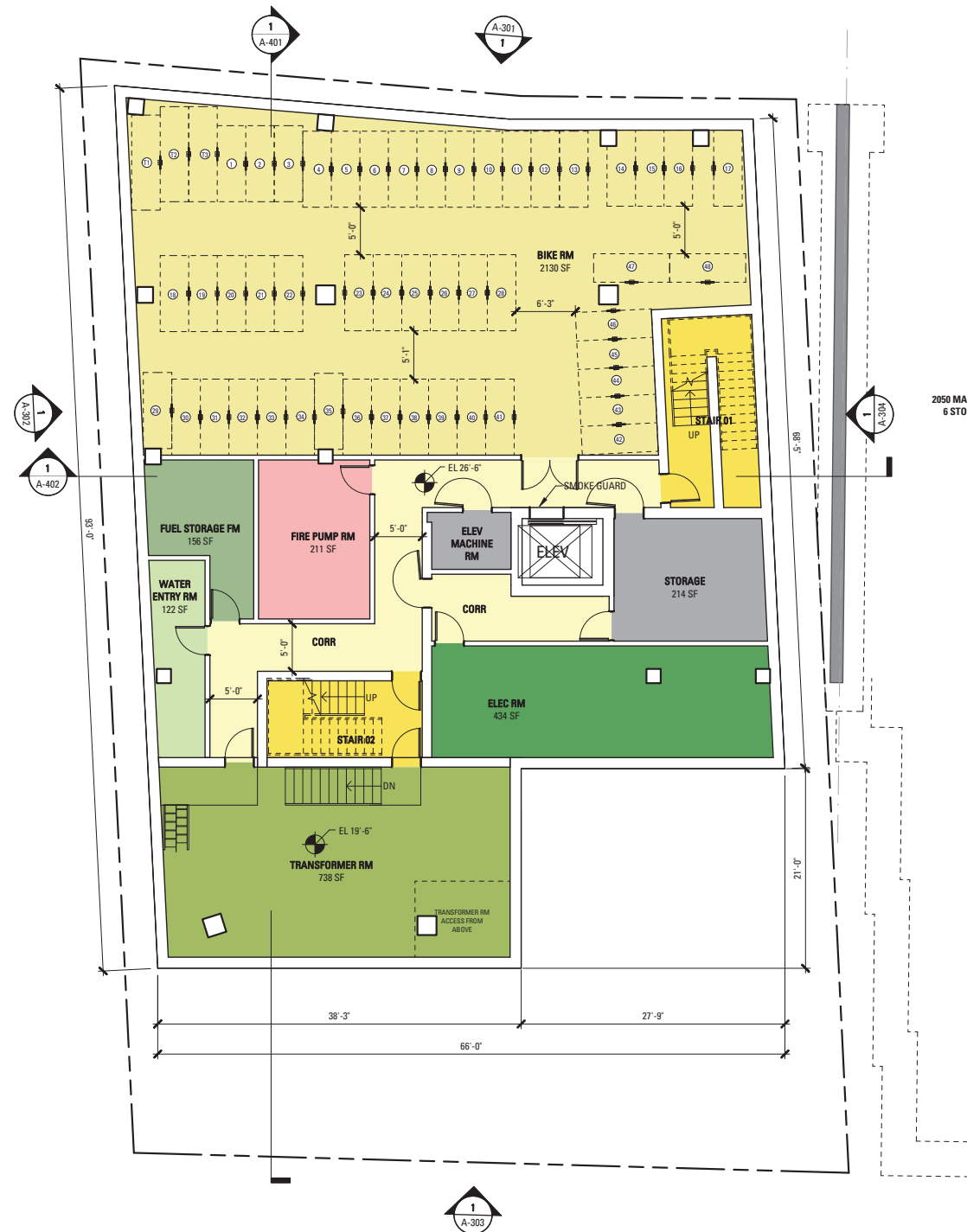
2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140



DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

BASEMENT FLOOR PLAN



FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF



1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

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1/24/2020 1:26:18 AM

Rev	Date	Remarks

Date NOVEMBER 24, 2020
Scale 1/8" = 1'-0"
Project Number 20.001
Drawn By Author

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Avenue, Cambridge, MA
02140


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1 FLOOR PLAN - FLR 7
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF



FLOOR PLAN - FLR 7 &
TERRACE

Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

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02140



DHCD SITE ELIGIBILITY APPLICATION
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1 FLOOR PLAN - FLR 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF




FLOOR PLAN - FLR 8

Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

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Avenue, Cambridge, MA
02140

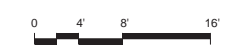

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1 FLOOR PLAN - FLR 9
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

2BR	1623 SF
3BR	2379 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF
STORAGE	48 SF



FLOOR PLAN - FLR 9

Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

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Avenue, Cambridge, MA
02140


DHCD SITE ELIGIBILITY APPLICATION
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF



ROOF PLAN

IF THIS SHEET IS NOT 24" x 36" IT HAS BEEN REDUCED OR ENLARGED.

1/24/2020 1:21:25 AM



1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	1/16" = 1'-0"
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

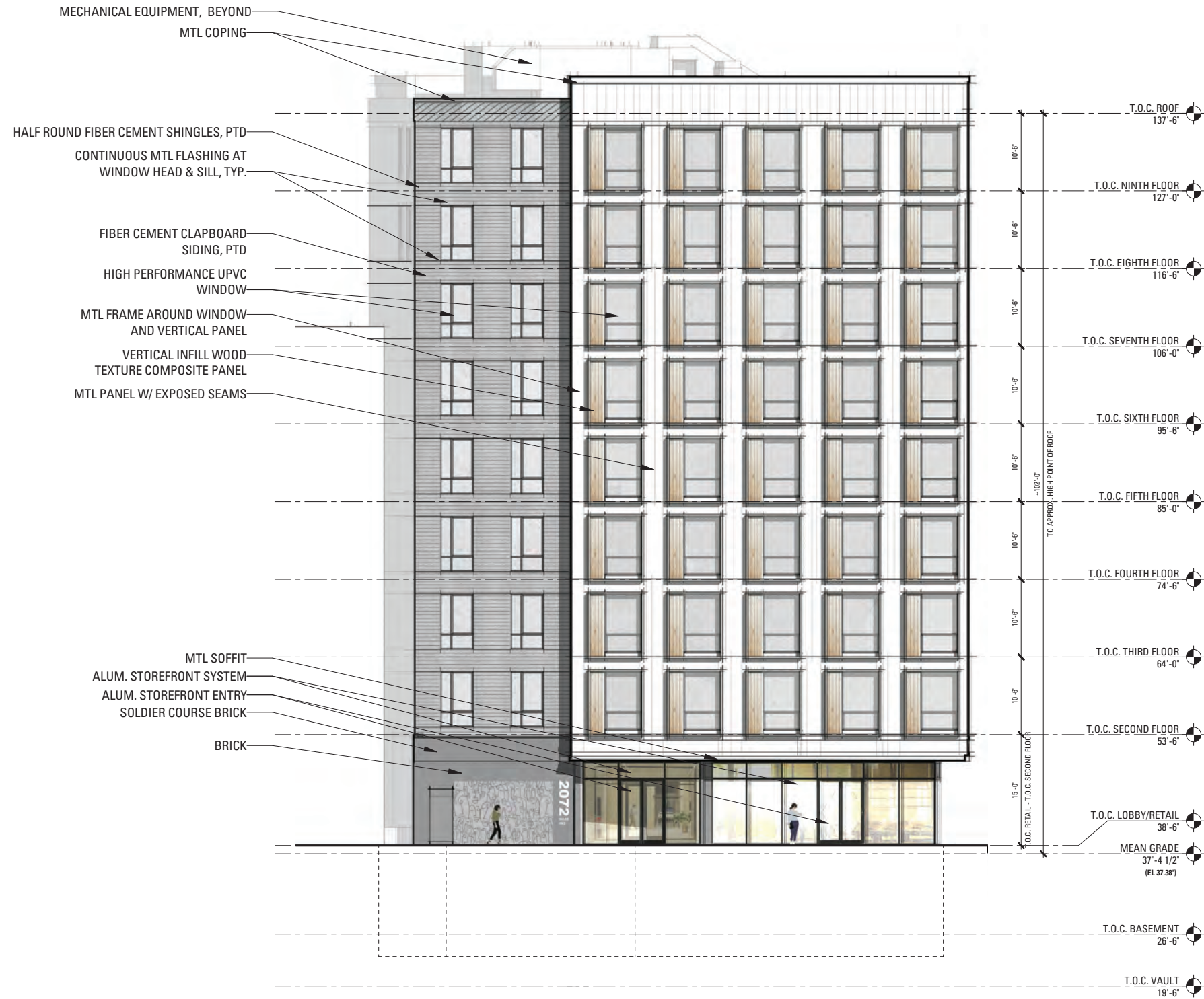
DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-300

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1/29/2020 1:21:51 AM



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

Rev	Date	Remarks

Date NOVEMBER 24, 2020
Scale 1/8" = 1'-0"
Project Number 20.001
Drawn By Author

2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

DHCD SITE ELIGIBILITY APPLICATION
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EXTERIOR ELEVATIONS



1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

2072 MASS AVE

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DHCD SITE ELIGIBILITY APPLICATION
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EXTERIOR ELEVATIONS

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1/24/2020 1:22:03 AM

Bruner/Cott
ARCHITECTS

225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com



Rev	Date	Remarks

Date NOVEMBER 24, 2020

Scale

Project Number 20.001

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02140

DHCD SITE ELIGIBILITY APPLICATION
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PERSPECTIVES

A-305

IF THIS SHEET IS NOT 24" x 36" IT HAS BEEN REDUCED OR ENLARGED.

11/24/2020 1:22:17 AM

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST



Rev	Date	Remarks

Date: NOVEMBER 24, 2020
Scale:
Project Number: 20.001
Drawn By: Author

2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

PERSPECTIVES

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

IF THIS SHEET IS NOT: 24" x 36" IT HAS BEEN REDUCED OR ENLARGED.

11/24/2020 1:25:18 AM



RENDERING - VIEW OF MASS AVE LOOKING SOUTH

Rev	Date	Remarks

Date NOVEMBER 24, 2020
Scale
Project Number 20.001
Drawn By Author

2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-307



METAL PANEL WITH EXPOSED SEAMS

HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

LONG MASONRY AT STREET LEVEL

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

IF THIS SHEET IS NOT 24" x 36" IT HAS BEEN REDUCED OR ENLARGED.
11/24/2020 1:22:18 AM

Bruner/Cott
ARCHITECTS

225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com



RENDERING - VIEW OF WALDEN ST LOOKING WEST

Rev	Date	Remarks

Date NOVEMBER 24, 2020
Scale
Project Number 20.001
Drawn By Author

2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

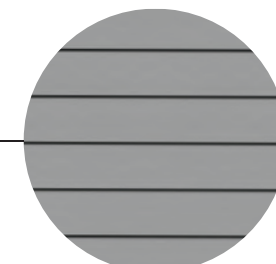
DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

PERSPECTIVES

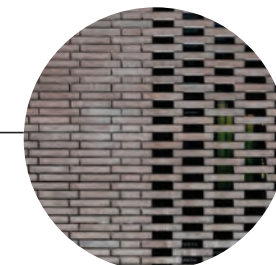
A-308



MASONRY SOLDIER COURSE AT
HEADER



FIBER CEMENT CLAPBOARD
SIDING, PTD



OPENINGS IN MASONRY FACADE



RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

Rev	Date	Remarks

Date NOVEMBER 24, 2020
Scale
Project Number 20.001
Drawn By Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-309



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Boston, MA 02114
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Rev	Date	Remarks

Date	NOVEMBER 24, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-310

IF THIS SHEET IS NOT 24" x 36" IT HAS BEEN REDUCED OR ENLARGED.

11/24/2020 1:22:20 AM

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

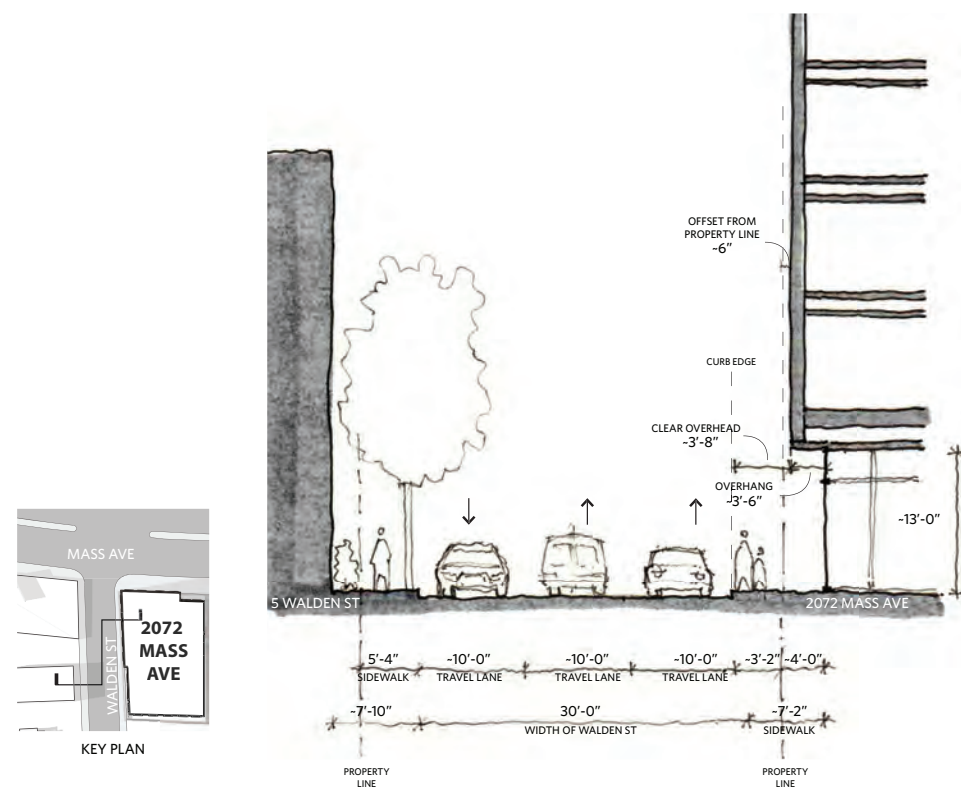
Rev	Date	Remarks

Date	NOVEMBER 24, 2020
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Project Number	20.001
Drawn By	EP

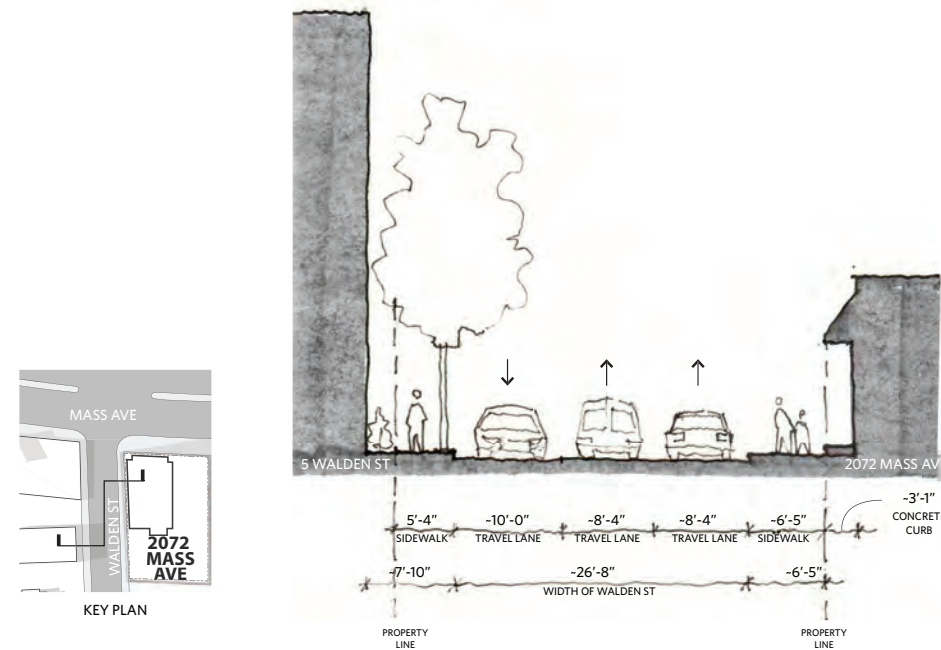
2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

DHCD SITE ELIGIBILITY APPLICATION
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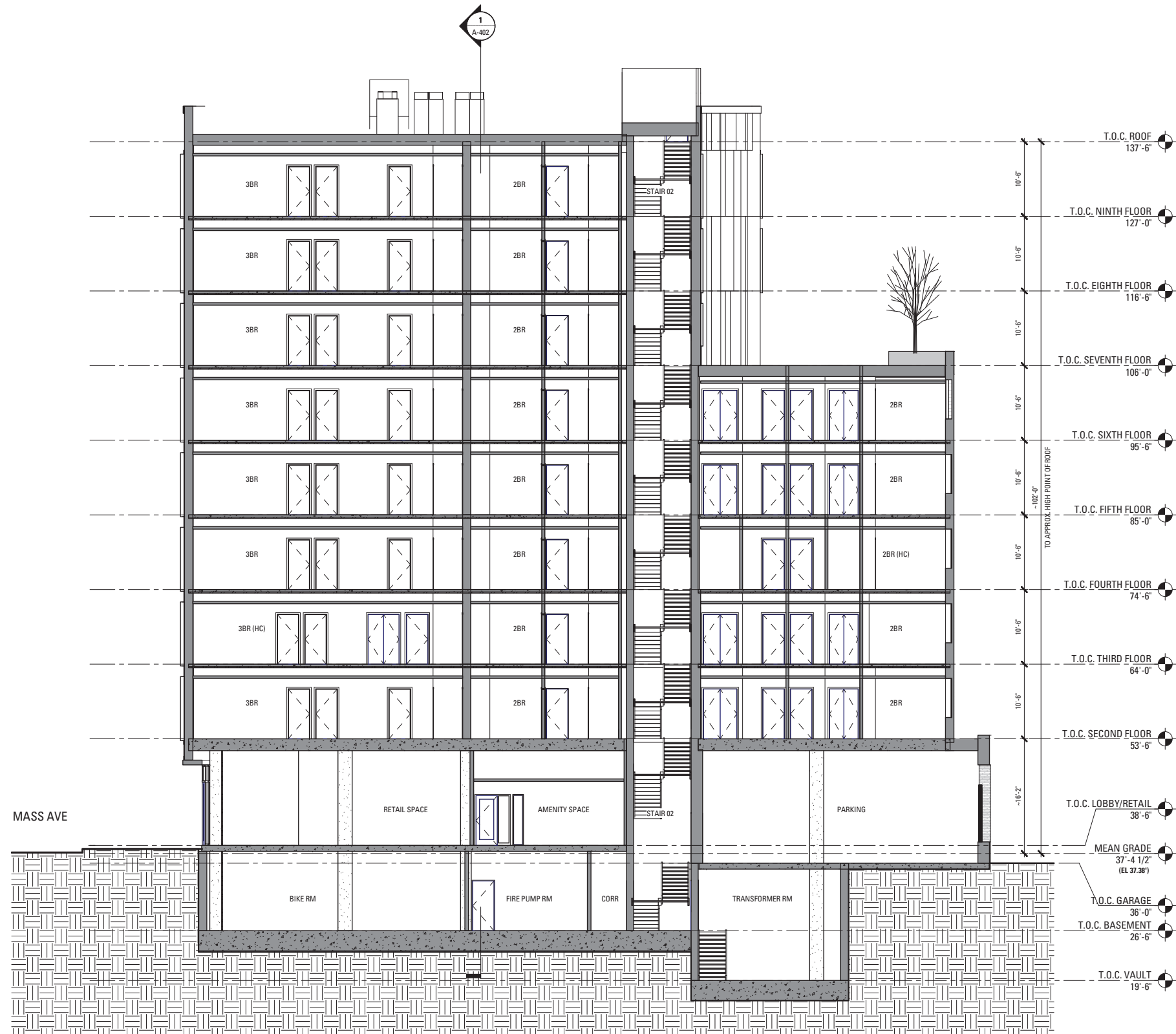


STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS



STREET SECTION - EXISTING CONDITIONS
NTS

STREET SECTIONS



Rev	Date	Remarks

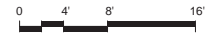
Date NOVEMBER 24, 2020
Scale 1/8" = 1'-0"
Project Number 20.001
Drawn By EP

2072 MASS AVE

2072 Massachusetts
Avenue, Cambridge, MA
02140

DHCD SITE ELIGIBILITY APPLICATION
NOT FOR CONSTRUCTION

1 BUILDING SECTION - NORTH-SOUTH
SCALE 1/8" = 1'-0"



BUILDING SECTION

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1/24/2020 1:22:24 AM

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

	EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
		BA-2 / BUSINESS A-2	RESIDENCE B	
Lot Area (SF)	8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)	~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)	1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	60,751 SF (h)
Residential Base	0	13,129 SF (max.)(g)	507 SF (max.)(g)	56,171 SF
Non-Residential Base	1,860 SF	0	0	4,580 SF (d)
Inclusionary Housing Bonus w/20% affordable	N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
Ratio of Floor Area to Lot Area	Baseline: MAOD:	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	7.13
Residential Base	Baseline: MAOD:	1.75 1.75	1.75 for mixed-use / 1.0 for all other uses (max.) 0.5/0.35 for portions exceeding 5,000 SF	7.13 6.60
Non-Residential Base	Baseline: MAOD:	1.0 N/A	N/A N/A	6.60 0.54
Inclusionary Housing Bonus - %	Baseline/MAOD:	20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	0.54 N/A
Total Dwelling Units	Baseline/MAOD:	16 (max.)	0	49
Base Units		600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%	N/A	2	0	N/A
Base Lot Area / Unit (SF)		625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)		536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)	MAOD : Requirements:	13'	45' (max.)(Baseline Zoning) 35' (max.)(Baseline Zoning) 50' max. (Massachusetts Avenue Overlay District) - Active non-residential ground floor use - Minimum ground-floor use depth of 40' - Ground floor located at mean grade of abutting sidewalk - Minimum 75% Mass Ave frontage occupancy - Minimum 15' ground floor height - Maximum 5,000 sf per ground floor tenant - No bank frontage > 25'	9 Stories ~102'/6 Stories ~69'-6" (j)
Front Yard Setback - Massachusetts Avenue (Ft)(a)		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement, whichever is less	0'
Front Yard Setback - Walden Street (Ft)(a)		3.5'	5' (min.)(Baseline/MAOD)	~0'-6" along Walden St (l)
Side Yard Setback - Abut City of Cambridge parking lot (Ft)(a)		42.2'	10' (min.)(Baseline/MAOD)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)(a)		42.4'	10' min.	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		0.0%	No minimum	0
Private Open Space		0.0%	No minimum	0
Permeable Open Space		0.0%	No minimum	40% Minimum Private Open Space to Lot Area = 0 (m)
Other Open Space (Specify)		N/A	No minimum	0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	3 accessible (b)(c)
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0 (e)
Loading Bays		0	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

- (a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.
- (b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces.
- (c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots.
- (d) Garage and bicycle parking exempt from calculation.
- (e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b).
- (f) Along with other future possible uses as described on the Waiver List.
- (g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2.
- (h) Total GFA has increased due to the addition of roof terrace area (1,856 sf) and the net sf addition of the ninth floor on Mass Ave. (1,500 sf).
- (j) 9 stories reference front volume along Mass Ave and front end of Walden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.
- (k) Building is sited to align with building next door which is right on the sidewalk.
- (l) Along Walden Street for the length of the proposed building at the ground floor, Owners are granting City of Cambridge an easement.
- (m) Roof terrace at 6th floor roof will contain combination of occupiable area and permeable open space.

**LIST OF REQUESTED EXEMPTIONS/
EXCEPTIONS/WAIVERS FROM THE APPLICABLE
CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS
for CC HRE 2072 MASS AVE TENANT LLC
(Updated as of November 24, 2020)**

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area is .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 7.13.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5' Residence B Minimum Front Yard = 15'	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0'; the smallest proposed front yard setback will be approximately 0'.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10' on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4'; the smallest proposed side yard setback will be approximately 0'.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45' Residence B Maximum Height = 35'	Due to the need for a building height of approximately 102'9 stories on Mass Ave and 69.6'6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 68' and not greater than 102'.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers</u>
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22’ required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22’.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19 requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	<u>Section</u>	<u>Provision</u>	<u>Requested Exemption/Exception/Waivers and Notes</u>
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.