

450 Cambridge Street Development  
446-450 Cambridge Street, Allston



**Application for Article 80 Small Project Review**  
**Boston Redevelopment Authority**  
**March 17, 2014**

Developer: **The Arcand Family/Allston LLC**  
442R Cambridge Street  
P.O.Box 216  
Allston, MA 02134  
T: 617.783.2469

Architect: **Neshamkin French Architects, INC**  
5 Monument Square  
Charlestown, Ma 02129  
T: 617.242.7422

Legal Counsel: **J. Kevin Leary**  
50 Franklin Street  
Boston, MA 02110  
T: 617.542.8905

# 450 Cambridge Street Development 446-450 Cambridge Street, Allston

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NESHAMKIN FRENCH ARCHITECTS, INC.

5 MONUMENT SQUARE CHARLESTOWN, MA 02129

John W. French, AIA

tel. 617-242-7422

Linda C. Neshamkin, AIA

fax. 617-242-7424

March 17, 2014

Mr. Lance Campbell  
Senior Project Manager  
1 City Hall Plaza  
Boston, MA 02201

**RE: Request for Article 80: Small Project Review**  
**446-450 Cambridge Street**  
**Allston**  
**NFA #1043**

Dear Mr. Campbell:

This letter is intended to serve as the application for small project development review pursuant to Article 80 of the City of Boston Zoning Code, as amended as described in Section 80 E-5: "Procedures For Small Project Review." Attached to this application are site plans, building plans with elevations and a landscaping plan. A synopsis of the proposed Project is as follows:

The development entity is The Arcand Family/Allston LLC, its manager and primary contact is Eugene J. Arcand, a businessman and developer with extensive experience in the Allston neighborhood. The design team consists of Neshamkin French Architects, Howard/Stein-Hudson Associates, Inc. traffic consultants, and T.F. Moran, Inc. Structural Engineers. The proposed \$7,000,000 development is a new four story building containing forty (40) residential units to be offered as rentals (including five (5) affordable units and two (2) handicapped accessible units), ground level commercial space containing approximately 1630 square feet of commercial space fronting on Cambridge Street, an underground parking garage, and newly created green space. The project will reconfigure the existing lot lines of 442 Cambridge Street, 450 Cambridge Street and 7-9 Craftsman Street, while maintaining the existing two level commercial building and seventeen (17) parking space area.

Parking will be provided on site in an underground parking garage as well as in the existing surface parking area. Access to the parking garage is by a ramp off Cambridge Street, while the surface parking maintains its existing access off 7-9 Craftsman Street and Cambridge Street. A total of fifty-seven (57) parking spaces will be provided for the entire project site. Additionally, provision for forty (40) bicycles will be provided in a secure area on site.

Sincerely,

John W. French A.I.A.  
Neshamkin French Architects, Inc.

cc: Eugene J. Arcand  
J. Kevin Leary

**ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.**

BD 531 446-450 Cambridge St  
 (1) USE ITEM: ARTICLE 51 ALLSTON-BRIGHTON Multi-Residential  
 (2) DIMENSIONAL REQUIREMENTS: ARTICLE 51-17 Table D ZONE: **CC-1**

REQU'D BY CODE EXISTING CONDITION PROPOSED CONDITION	ARTICLE AND SECTION		TABLE									
	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-8	ARTICLE 51-17	ARTICLE 51-17 CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-17 TABLE E CC-1	ARTICLE 51-9
	MIN. LOT SIZE X DWELLING UNIT	MIN. LOT AREA FOR ADDIT.	TOTAL LOT SIZE (SF)	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL. UNIT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
Level	new											
			F.A.R. =									
1	11951				1.00	35'	50.00	none	none	20		
2	12026											
3	12026											
4	12026											
R	1781											
TOTAL	49810		16238.00	109'-0"	3.07	45.8'	33.00	0	0'	3		
			GROSS FLOOR AREA		49810.00		LOT AREA		16238.00		3.07	

Level new

1 11951  
 2 12026  
 3 12026  
 4 12026  
 R 1781  
 TOTAL 49810

**40 units new construction**  
 1631 sf new commercial

**Total GSA 49,810**

(3) OFF-STREET PARKING: ARTICLE 51-56 76.5 required/ 40 provided (parking garage)  
 Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.) 35 x 2 = 70 spaces

and  
 Floor Area/actor = spaces (for offices, stores, factories, etc.)

5 affordable x .7 = 3.5 spaces  
 70 spaces  
 Total Res Req'd 73.5

1631 SF x (.2/1000) SF 3 New Commercial  
 Total Com Req'd 3

(4) OFF-STREET LOADING: ARTICLE 24

(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 39, 40, 50, 52, 53, 58, 59)  
 NOTE: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

NOTES:

**ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.**

BD 531  
 (1) USE ITEM: ARTICLE 51 ALLSTON-BRIGHTON 7-9 Craftsman St  
 (2) DIMENSIONAL REQUIREMENTS: ARTICLE 51-17 Table D ZONE: CC-1 Multi-Residential

ZONE	ARTICLE AND SECTION		TABLE																				
	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-8	ARTICLE 51-17	ARTICLE 51-17 CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1	ARTICLE 51-17 TABLE CC-1					
REQUID. BY CODE	none	N/A	none	none	1.00	35'	50.00	none	none	20													
EXISTING CONDITION						28'-5"				0.00													
PROPOSED CONDITION	13048.00		13048.00	118.20'	0.67	28'-5"	217.00	0	0'	17'													
			F.A.R. =																				
			<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;">GROSS FLOOR AREA</td> <td style="text-align: right;">8708.00</td> </tr> <tr> <td style="text-align: right;">LOT AREA</td> <td style="text-align: right;">13048.00</td> </tr> <tr> <td></td> <td style="text-align: right;">0.67</td> </tr> </table>															GROSS FLOOR AREA	8708.00	LOT AREA	13048.00		0.67
GROSS FLOOR AREA	8708.00																						
LOT AREA	13048.00																						
	0.67																						

Level Proposed  
 1 4354  
 2 4354  
 TOTAL 8708

4354 sf of remaining commercial  
 4 units existing

**Total GSA 8,708**

(3) OFF-STREET PARKING: ARTICLE 51-56 17 required/ 17 provided  
 Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.)

4 x 2 = 8 spaces Existing Market Rate Units  
 Total Res Req'd 8

and  
 Floor Area/factor = spaces (for offices, stores, factories, etc.)

4354 SF x(2/1000) SF 9 Existing Commercial  
 Total Com Req'd 17

(4) OFF STREET LOADING: ARTICLE 24

NONE

NOTES:

(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 39, 40, 50, 52, 53, 58, 59)  
 NOTE: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

450 Cambridge Street Development  
446-450 Cambridge Street, Allston

**Project Team**

- Developer:** **The Arcand Family/Allston LLC**  
442R Cambridge Street  
Allston, MA 02134  
T: 617.783.2469  
C: 617.510.3928  
Eugene J Arcand, President  
Email: [jayarc@comcast.net](mailto:jayarc@comcast.net)
- Architect:** **Neshamkin French Architects, INC.**  
5 Monument Square  
Charlestown, Ma 02129  
T: 617.242.7422  
F: 617.242.7424  
Jack French, Principal  
Email: [jwfrench@nfarchitects.com](mailto:jwfrench@nfarchitects.com)
- Legal Counsel:** **J. Kevin Leary**  
50 Franklin Street  
Boston, MA 02110  
T: 617.542.8905  
Email: [leary50@aol.com](mailto:leary50@aol.com)
- Surveyors:** **Harry R. Feldman, INC.**  
112 Shawmut Avenue  
Boston, MA, 02118  
T: 617.357.9740  
F: 617.357.1829  
Karl McCarthy, Senior Vice President  
Email: [kam@harryfeldman.com](mailto:kam@harryfeldman.com)
- Structural Engineers:** **TF Moran, INC.**  
48 Constitution Drive  
Bedford, NH 03110  
T: 603.472.4488  
F: 603.472.9747  
Paul Sbacchi, Vice President/ Chief Structural Engineer  
Email: [psbacchi@tfmoran.com](mailto:psbacchi@tfmoran.com)
- Traffic Engineers:** **Howard/Stein-Hudson Associates, INC.**  
38 Chauncy Street, 9th Floor  
Boston, MA 02111  
T: 617.482.7080  
Guy Buso, Principal  
Email: [gbuso@hshassoc.com](mailto:gbuso@hshassoc.com)

# 450 Cambridge Street Development 446-450 Cambridge Street, Allston

## **Existing Site Conditions**

The proposed development lot in Allston is bounded by Cambridge Street to the north, Suspension Specialists automotive repair shop on Brighton Avenue to the south, a driveway to the Action Bearing Company to the east, and Craftsman Street to the west. The project will reconfigure the existing lot lines of 442 Cambridge Street, 450 Cambridge Street and 7-9 Craftsman Street. Currently built at 7-9 Craftsman Street, and to remain on site, is an existing two (2) story masonry building. The existing building has retail shops on the ground level and four (4) residential units above. The existing surface parking lot, currently located at 450 Cambridge Street, will also remain, providing surface parking for seventeen (17) cars. The proposed development will demolish an existing one (1) story building at 442 Cambridge Street; currently the place of business of Do Re Mi Karaoke Studio and a small house behind, currently used as an office, and construct a new four (4) story mixed-use building in its place.

## **Project Description**

This development will consist of a newly constructed four story building housing 40 residential rental units and commercial space. The ground floor provides 1631 SF of commercial space and the main residential lobby fronting Cambridge Street. Seven (7) residential units and common areas, including a fitness center and small management office, comprise the remainder of the ground floor. An additional three levels provide another thirty-three (33) residential units. Six (6) of the units on the fourth floor extend to the roof and provide access to individual roof decks. As noted in the first paragraph, an existing 2 story commercial building with 4 residential units above will remain on the site.

## **Traffic, Parking and Vehicular and Pedestrian Access**

Parking for the proposed 40 residential units is provided on site in an underground parking garage. Access to the parking garage is located off Cambridge Street and provides a total of 40 parking spaces. An existing surface parking lot provides an additional 17 parking spaces for the

existing 2 story building and commercial space in the new building. Howard/Stein-Hudson Associates, Inc. has provided a study of the traffic impacts of the new project to the neighborhood (See pages 26-27). The proposed design provides the main entrance to the residential floors on Cambridge Street. Additional egress from the residential levels is provided to both the side and rear yards.

#### **Landscaping and Screening**

A new green space with bench seating will be provided between the existing two (2) story building and the proposed four (4) story building, at the rear of the site. Screening trees and planting beds will be provided between the existing surface parking lot and a new pedestrian walkway connecting Cambridge Street and the proposed green space. Planting beds will be provided along the perimeter of the existing surface parking lot. Plantings on site will include white birch, honey locust, and Japanese weeping cherry trees; in addition to seasonal planting beds.





**Boston Inspectional Services Department**  
**Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Thomas M. Menino  
Mayor

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

LINDA NESHAMKIN  
5 MONUMENT SQUARE  
CHARLESTOWN, MA 02129

November 13, 2013

**Location:** 446-450 CAMBRIDGE ST ALLSTON MA 02134  
**Ward:** 21  
**Zoning District:** Allston Brighton N.D  
**Zoning Subdistrict:** CC - 1  
**Appl. # :** ERT229524  
**Date Filed:** March 22, 2013  
**Purpose:** Erect 4 story 40 residential unit building with commercial spaces at ground floor on new lot created from combining and subdividing 7-9 Craftman St., 442 Cambridge St. and vacant land at 450 Cambridge St. this new lot to be known as 446-450 Cambridge St. as per plans

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 51, Section 16 **	Use Regulations	Use : Multifamily Dwelling : Conditional
Article 51, Section 17 **	Dimensional Regulations	Floor Area Ratio Excessive
Article 51, Section 17 **	Dimensional Regulations	Building Height Excessive
Article 51, Section 17 **	Dimensional Regulations	Usable Open Space Insufficient
Article 51, Section 17 **	Dimensional Regulations	Rear Yard Insufficient
Article 51, Section 56 **	Off-Street Parking Insufficient	Off-Street Parking Insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Thomas White  
(617)961-3275  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

# 450 CAMBRIDGE STREET DEVELOPMENT

## 446-450 CAMBRIDGE STREET

ALLSTON, MA

### PROJECT TEAM

DEVELOPER THE ARCAND FAMILY/ALLSTON LLC.  
442R CAMBRIDGE STREET  
P.O. BOX 216  
ALLSTON, MA 02134  
CONTACT: EUGENE J. ARCAND  
JAYARC@COMCAST.NET

ARCHITECT NESHAMKIN FRENCH ARCHITECTS, INC.  
5 MONUMENT SQUARE  
CHARLESTOWN, MA 02129  
617-242-7422  
CONTACT: JACK FRENCH  
JWFRENCH@NFARCHITECTS.COM

STRUCTURAL ENGINEER TFMORAN INC.  
48 CONSTITUTION DRIVE  
BEDFORD, NH 03110  
603-472-4488  
CONTACT: PAUL SBACCHI  
PSBACCHI@TFMORAN.COM

SURVEYOR HARRY R. FELDMAN, INC.  
112 SHAWMUT AVENUE  
BOSTON MA  
PHONE: (617)357-9740



### DRAWING LIST

#### ARCHITECTURAL

PLOT PLAN  
SITE SURVEY

#### ARCHITECTURAL

A-003 SITE PLAN  
A-021 LANDSCAPE PLAN  
A-100 GARAGE PLAN  
A-101 FIRST FLOOR PLAN  
A-102 SECOND FLOOR PLAN  
A-103 THIRD FLOOR PLAN  
A-104 FOURTH FLOOR PLAN  
A-105 ROOF PLAN  
A-301 BUILDING SECTIONS  
A-401 BUILDING ELEVATIONS  
A-402 BUILDING ELEVATIONS



LOCUS PLAN

February 12, 2014

**NOTES:**

**1) BENCHMARK INFORMATION**

**BENCHMARK USED:**

BM-1: RECORD INVERT ELEVATION OF SEWER MANHOLE LOCATED AT SOUTHERLY SIDEWALK ON CAMBRIDGE STREET AT INTERSECTION OF CAMBRIDGE STREET AND HAND STREET, AS SHOWN HEREON. ELEVATION = 33.58

BM-2: RECORD INVERT ELEVATION OF SEWER MANHOLE LOCATED AT SOUTHERLY SIDEWALK ON CAMBRIDGE STREET NEAR INTERSECTION OF CAMBRIDGE STREET AND EMERY STREET, AS SHOWN HEREON. ELEVATION = 30.02

**TEMPORARY BENCHMARKS SET:**

TM-1-A: X-CUT ON RIGHT BOLT ON MAIN OUTLET OF HYDRANT LOCATED ON SOUTH SIDE OF CAMBRIDGE STREET AT 80.424 CAMBRIDGE STREET, AS SHOWN HEREON. ELEVATION = 50.34

TM-1-B: BENCH BE SET 1.0' UP IN GUY POLE NO.190/72 AT NORTHWESTERLY CORNER AT INTERSECTION OF CAMBRIDGE STREET AND HAND STREET, AS SHOWN HEREON. ELEVATION = 44.28

TM-1-C: NORTHEASTERLY CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL POLE AT 80.244 BRIGHTON AVENUE, AS SHOWN HEREON. ELEVATION = 48.94

TM-1-D: RIGHT BOLT ON MAIN OUTLET OF HYDRANT ON EAST SIDE OF HIGGINS STREET NEAR INTERSECTION OF HIGGINS STREET AND BRIGHTON AVENUE, AS SHOWN HEREON. ELEVATION = 52.63

**2) ELEVATIONS REFER TO BOSTON CITY BASE**

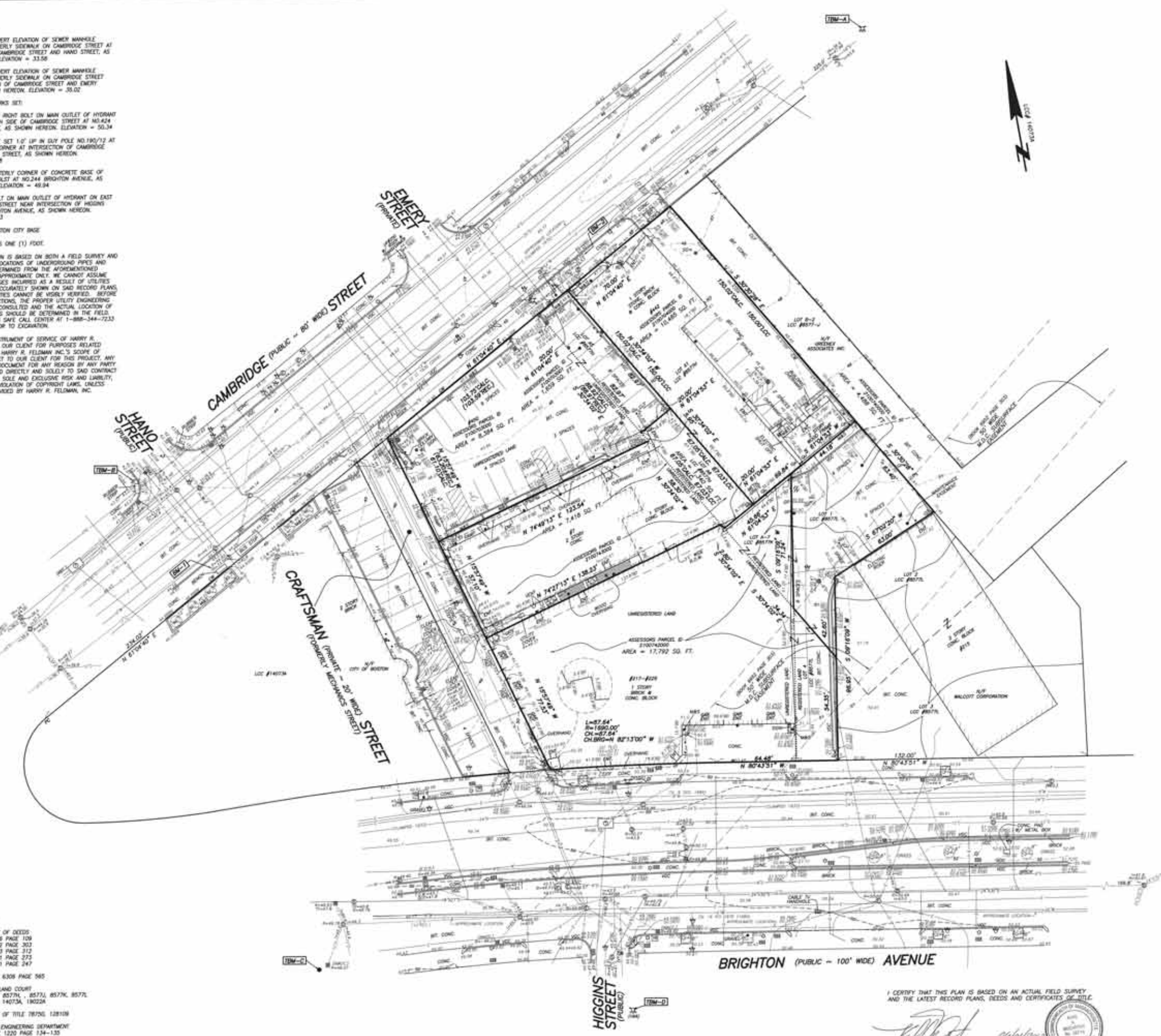
**3) CONTOUR INTERVAL EQUALS ONE (1) FOOT**

4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SAID SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

5) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN, INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.

**LEGEND:**

- OBSERVATION WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CABLE TV MANHOLE
- HYDRANT
- WATER SHUT OFF
- GAS SHUT OFF
- BOSTON WATER VALVE
- CATCH BASIN
- ROUND CATCH BASIN
- GUY POLE
- UTILITY POLE
- LIGHT POLE
- WALL LIGHT
- ELECTRIC MANHOLE
- DOLLARD
- SIGN
- FUEL FILL
- FIRE ALARM
- IRRIGATION CONTROL VALVE
- ROOF DRAIN
- SECURITY CAMERA
- STAND PIPE/DAMASC CONNECTION
- GAS METER
- BRUSH RECEPTACLE
- HANDICAP PARKING SPACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP RAMP
- TRAFFIC SIGNAL
- GAZE POST
- TEMPORARY BENCH MARK
- NOW OF FORMERLY
- RECORD
- CALCULATED
- BUILDING DIMENSION
- ENTRANCE
- FINISH FLOOR ELEVATION
- THRESHOLD ELEVATION
- VERTICAL CURVE CURB
- CHAIN LINK FENCE
- BITUMINOUS
- CONCRETE
- TOP
- BOTTOM
- TOP OF STEPS
- BOTTOM OF STEPS
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF CURB
- BOTTOM OF CURB
- CONCRETE WALL
- GRANITE WALL
- STONE WALL
- RM ELEVATION
- INVERT ELEVATION
- TOP OF TRAP
- CENTERLINE OF TROUGH
- BOTTOM ELEVATION
- INACCESSIBLE
- NO. STRIKE PIPES
- TOP OF WATER
- TOP OF DEBRIS
- TOP OF SEDIMENT
- FULL OF WATER
- SQ. FT.
- SQ. FEET
- NOT TO SCALE
- MILE/CV & SHUBBS
- LAND COURT CASE
- RADIUS OF CURVE
- LENGTH
- CHORD BEARING
- CHORD LENGTH
- THRESHOLD
- LAND COURT CASE
- EDGE OF WOODS
- FENCE
- SEWER
- DRAIN
- WATER
- GAS
- ELECTRIC
- TELEPHONE
- CABLE TELEVISION
- OVERHEAD WIRE
- FIRE TYPE CABLE
- FIRE PRESSURE
- MTA



**REFERENCES:**

- COUNTY REGISTRY OF DEEDS
  - BOOK 638 PAGE 108
  - BOOK 8952 PAGE 303
  - BOOK 8703 PAGE 312
  - BOOK 17011 PAGE 273
  - BOOK 45201 PAGE 247
- PLAN BOOK 6308 PAGE 565
- MASSACHUSETTS LAND COURT
  - LOC 85739, 85741, 85743, 85746, 85748
  - LOC 84084, 140734, 180224
- CERTIFICATE OF TITLE 78706, 128108
- CITY OF BOSTON ENGINEERING DEPARTMENT
  - FIELD BOOK 1220 PAGE 134-135
  - PLAN NO. 525, 4-728, L-2728

**EXISTING CONDITIONS PLAN**  
 #422 & #450 CAMBRIDGE STREET  
 #217-#229 BRIGHTON AVENUE  
 #7 CRAFTSMAN STREET  
**BOSTON, (BRIGHTON DISTRICT) MASS.**  
 SCALE: 1"=20' APRIL 5, 2012  
 HARRY R. FELDMAN, INC. LAND SURVEYORS  
 112 SHAWMUT AVENUE PHONE: (617)357-9740  
 BOSTON, MASS. 02118 www.harryfeldman.com

**FELDMAN**  
 Professional Land Surveyors

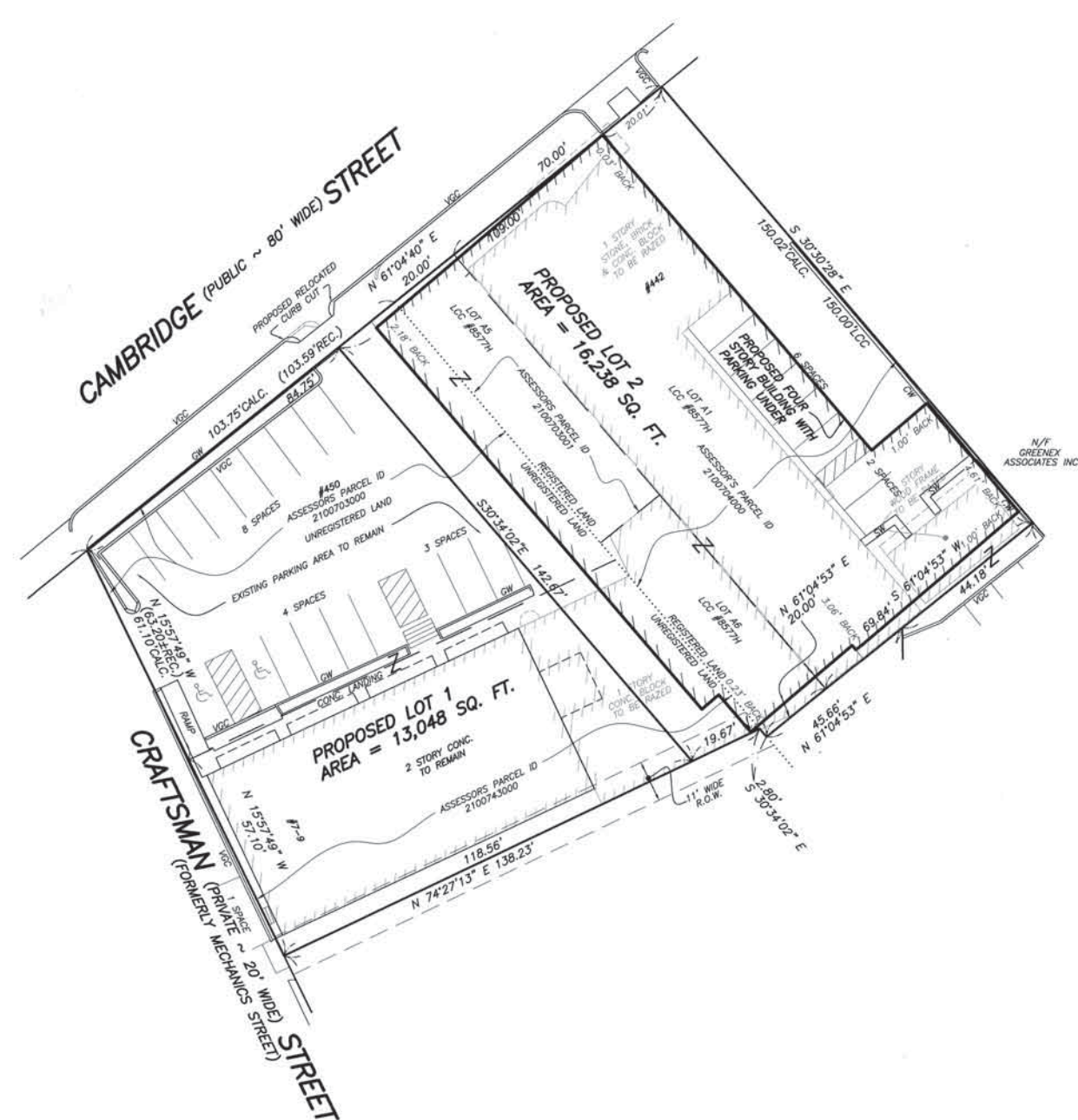


I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

*[Signature]*  
 Professional Land Surveyor



RESEARCH MAN	FIELD CHIEF JA	PREP MAN KAM	APPROVED	SHEET NO. 1 OF 1
DATE 01	DATE 01	FIELD CHECKED 01	DATE FILE 12/18	JOB NO. 12/18
FILENAME: S:\PROJECTS\12006\12006_1218_1218.MXD.dwg				



N/F GREENEX ASSOCIATES INC.

- LEGEND:**
- N/F..... NOW OR FORMERLY
  - REC..... RECORD
  - CALC..... CALCULATED
  - SQ. FT..... SQUARE FEET
  - R=..... RADIUS OR RIM ELEVATION
  - L=..... LENGTH
  - CH.BRG..... CHORD BEARING
  - CH..... CHORD LENGTH
  - LCC..... LAND COURT CASE

**REFERENCES:**

COUNTY REGISTRY OF DEEDS  
 BOOK 636 PAGE 109  
 BOOK 6952 PAGE 303  
 BOOK 9703 PAGE 312  
 BOOK 17011 PAGE 273  
 BOOK 45201 PAGE 247  
 PLAN BOOK 6306 PAGE 565  
 MASSACHUSETTS LAND COURT  
 LCC 8577F, 8577H, 8577J, 8577K, 8577L  
 LCC 8406A, 14073A, 19022A  
 CERTIFICATE OF TITLE 78750, 128109  
 CITY OF BOSTON ENGINEERING DEPARTMENT  
 FIELD BOOK 1220 PAGE 134-135  
 PLAN NO. 520, K-728, L-2726

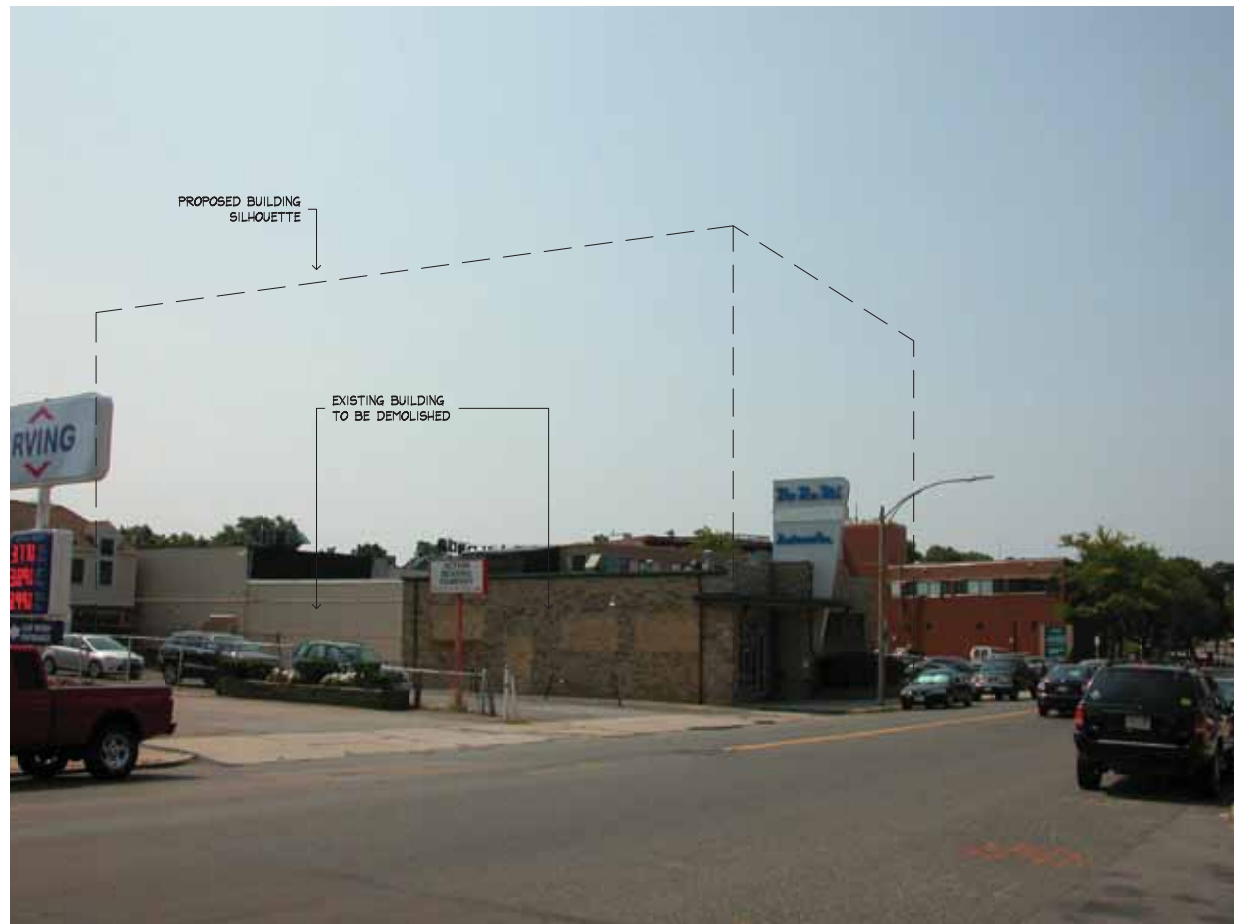
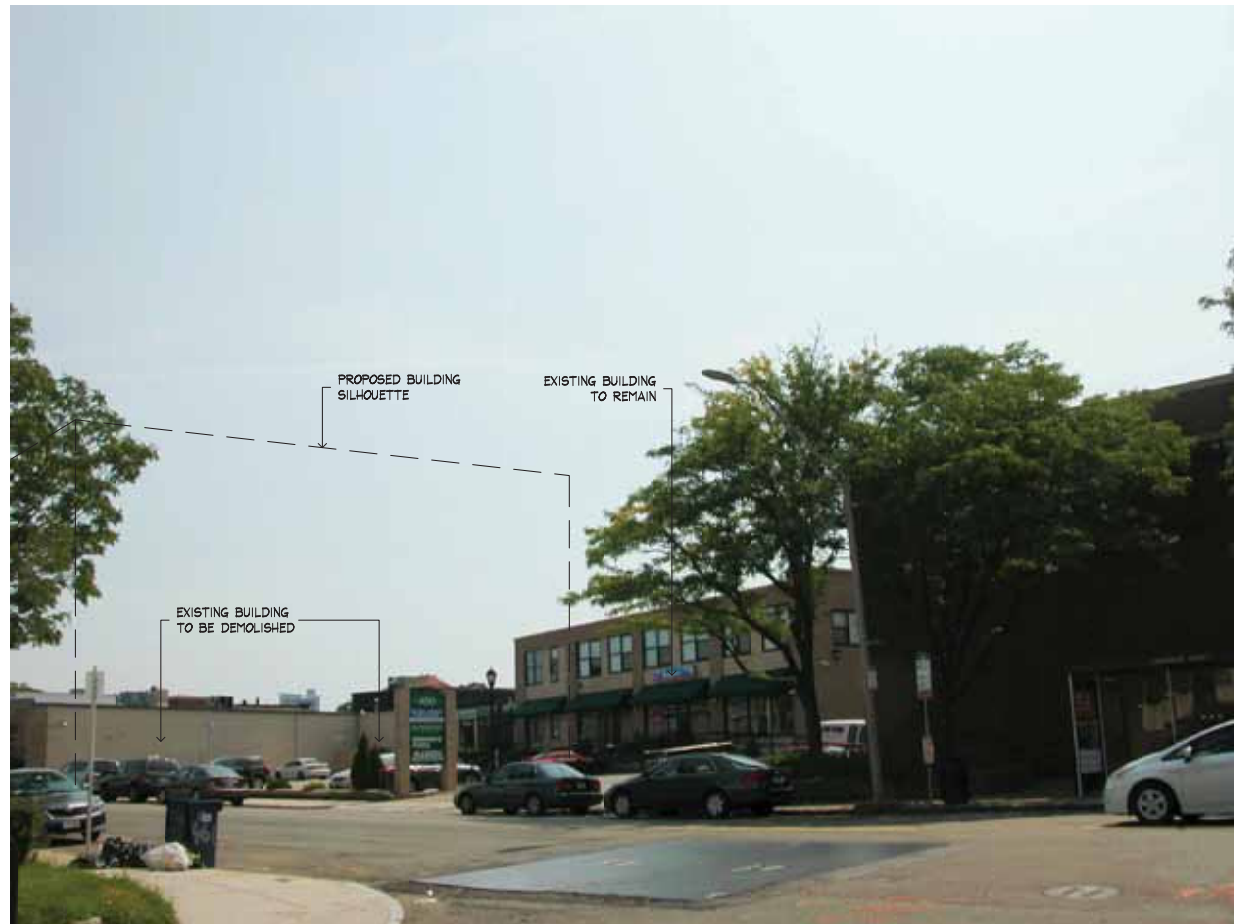
**NOTES:**

- 1) PROPERTY LINES AND EXISTING BUILDINGS SHOWN HEREON ARE TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN, #422 & #450 CAMBRIDGE STREET, #217-#229 BRIGHTON AVENUE, #7 CRAFTSMAN STREET BOSTON (BRIGHTON DISTRICT) MASS." PREPARED BY HARRY R. FELDMAN INC. DATED APRIL 5, 2012.
- 2) PROPOSED BUILDING SHOWN HEREON WAS PROVIDED BY NESHAMKIN FRENCH ARCHITECTS.
- 3) LOT 101 AND LOT 102 ARE SHOWN ON A PLAN ENTITLED "PLAN OF LAND, 422 & 450 CAMBRIDGE STREET, 7 CRAFTSMAN STREET, BOSTON (BRIGHTON DISTRICT), MASS." DATED APRIL 18, 2013, AND ARE INTENDED TO BE CREATED ONCE ASSESSOR'S PARCELS 2100703000, 2100703001 & 2100704000 ARE UNDER COMMON OWNERSHIP.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

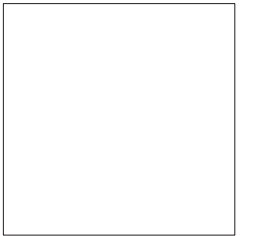
*Handwritten signature: F. R. Feldman*  
 10-04-2013

08/01/2013		PROPERTY LINE REVISED & SITE FEATURES ADDED	
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450 CAMBRIDGE STREET			
<b>BOSTON, (BRIGHTON DISTRICT) MASS.</b>			
SCALE: 1"=20'	APRIL 3, 2013		
HARRY R. FELDMAN, INC.	LAND SURVEYORS		
112 SHAWMUT AVENUE	PHONE: (617)357-9740		
BOSTON, MASS. 02118	www.harryfeldman.com		
<b>FELDMAN</b> Professional Land Surveyors			
RESEARCH KAM	FIELD CHIEF JA	PROJ MGR KAM	APPROVED
CALC GL	CADD GL/SCH	FIELD CHECKED GL	CRD FILE 13416
SHEET NO. 1 OF 1		JOB NO. 13416	
FILENAME: S:\PROJECTS\13400a\13416\13416-PP1.dwg			



**450  
CAMBRIDGE  
STREET**

Allston, MA



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ARCHITECTS • INTERIOR PLANNERS • DEVELOPMENT CONSULTANTS  
5 Monument Square, Chelsea, MA 01937  
Tel: 617.242.7422 Fax: 617.242.7424



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Date: 02/12/2014

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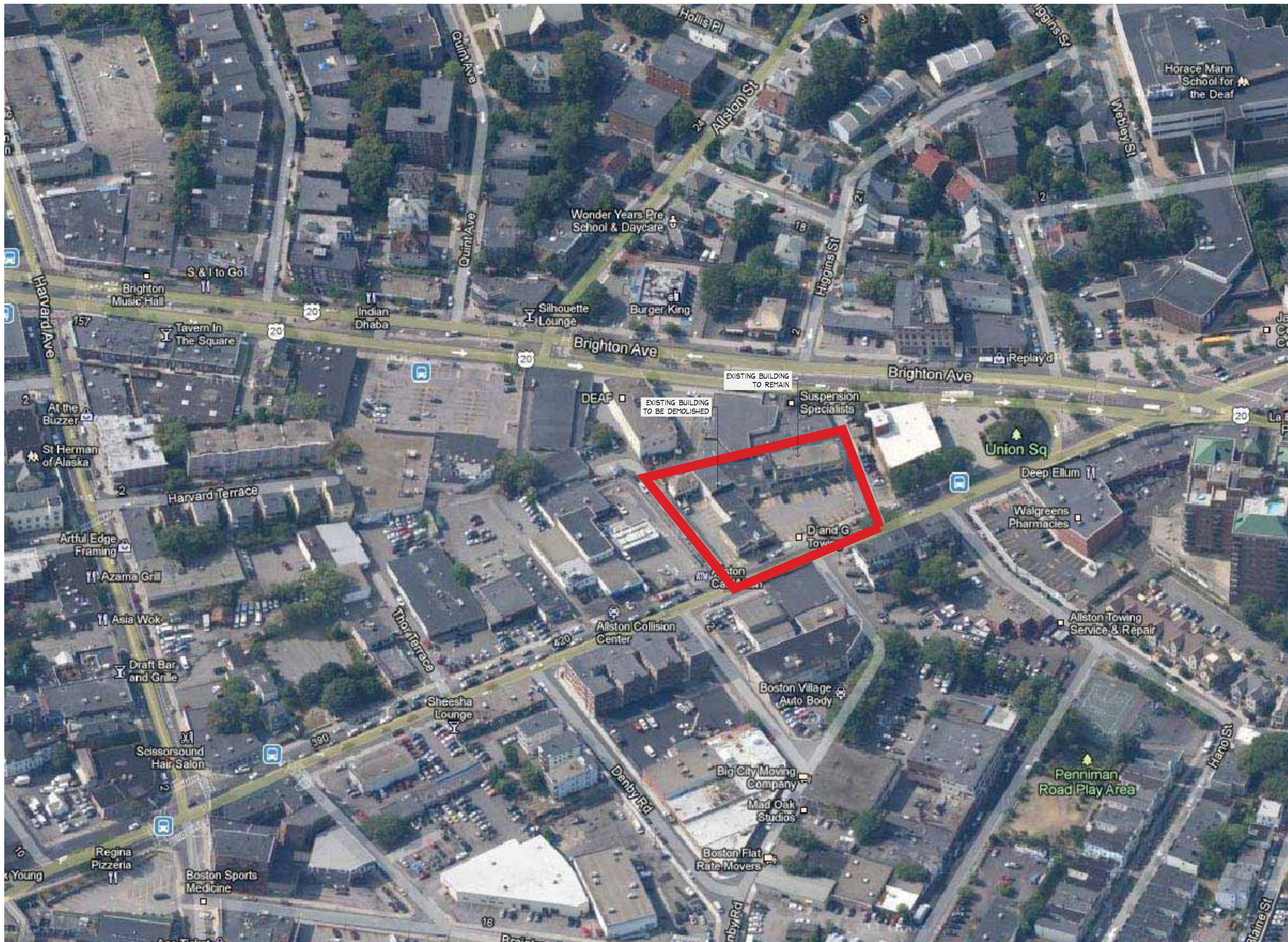
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CONTEXT PHOTOS 2

Sheet No.

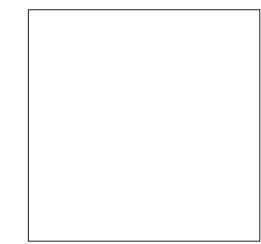
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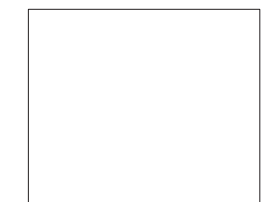


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Project No. 1043

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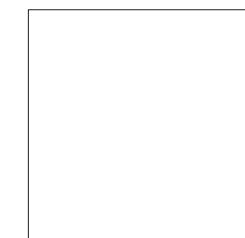
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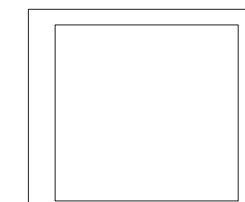
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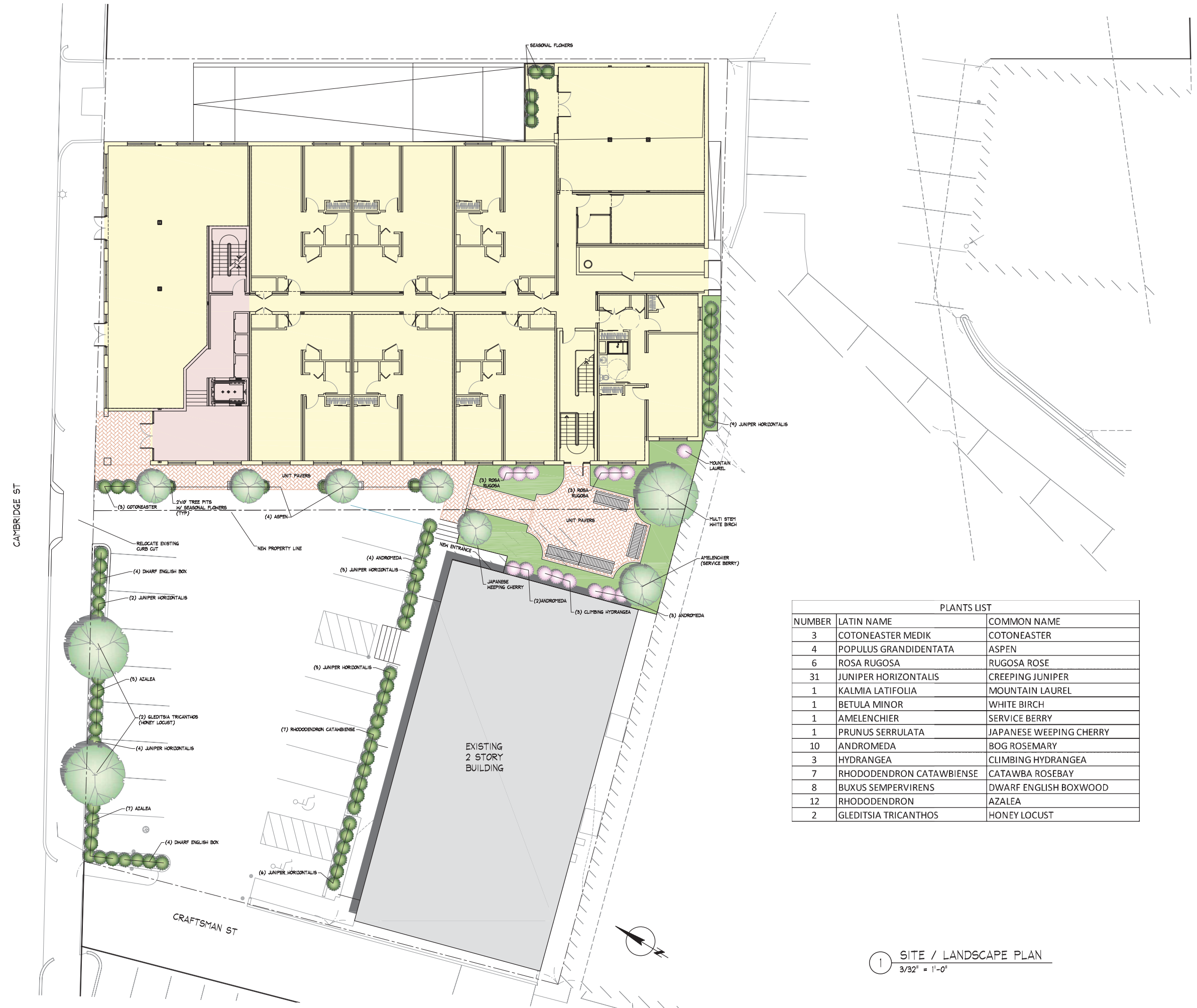
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SITE / LANDSCAPE PLAN

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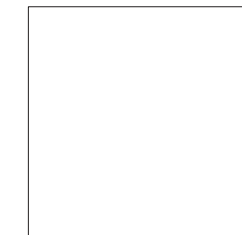


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NUMBER	LATIN NAME	COMMON NAME
3	COTONEASTER MEDIK	COTONEASTER
4	POPULUS GRANDIDENTATA	ASPEN
6	ROSA RUGOSA	RUGOSA ROSE
31	JUNIPER HORIZONTALIS	CREeping JUNIPER
1	KALMIA LATIFOLIA	MOUNTAIN LAUREL
1	BETULA MINOR	WHITE BIRCH
1	AMELENCHIER	SERVICE BERRY
1	PRUNUS SERRULATA	JAPANESE WEEPING CHERRY
10	ANDROMEDA	BOG ROSEMARY
3	HYDRANGEA	CLIMBING HYDRANGEA
7	RHODODENDRON CATAWBIENSE	CATAWBA ROSEBAY
8	BUXUS SEMPERVIRENS	DWARF ENGLISH BOXWOOD
12	RHODODENDRON	AZALEA
2	GLEDITSIA TRICANTHOS	HONEY LOCUST

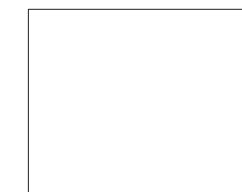
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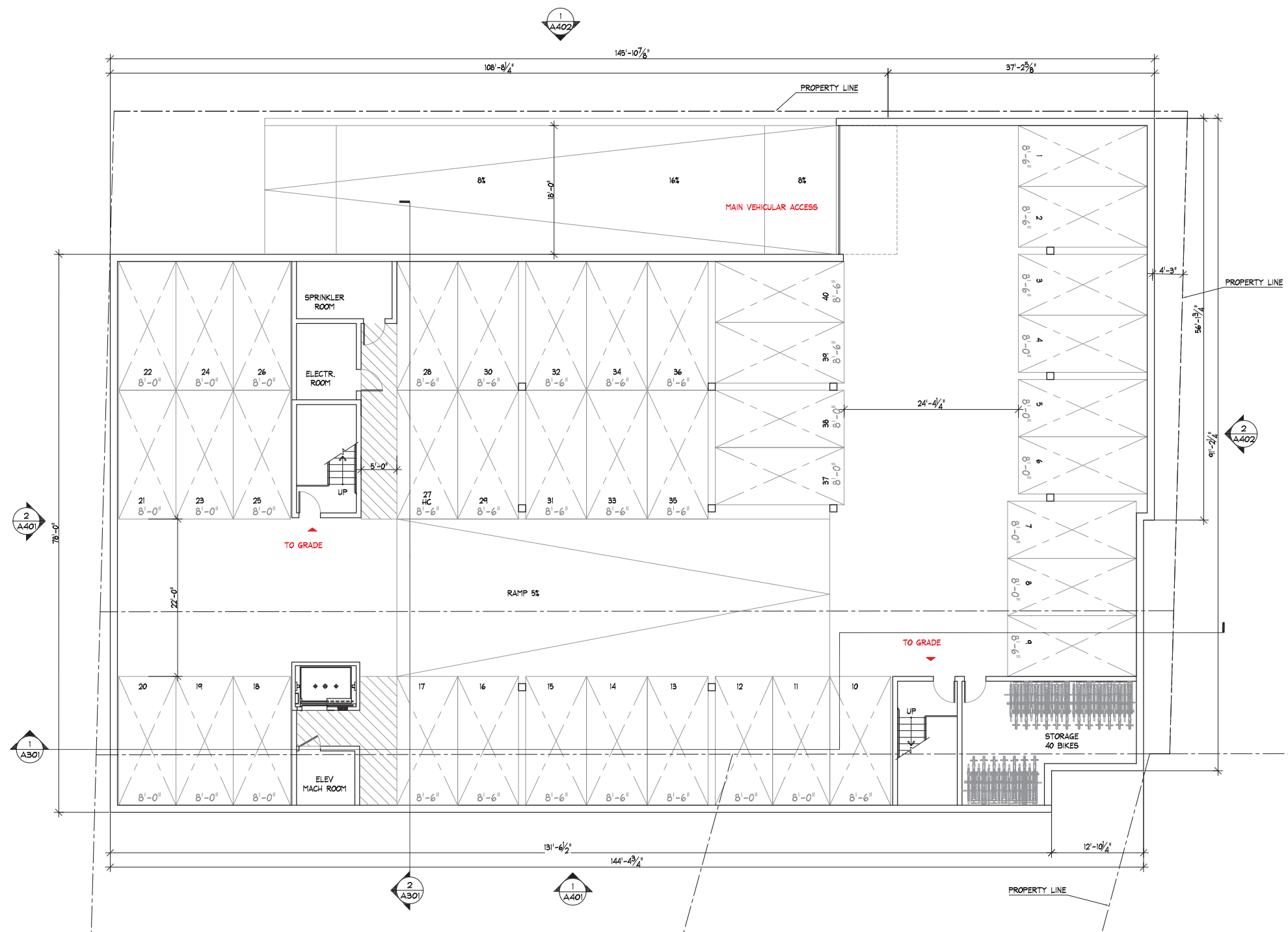
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No.	Description	Date

Project No. 1043

File Name:

Drawing Title:



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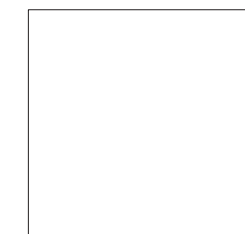
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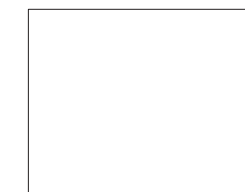


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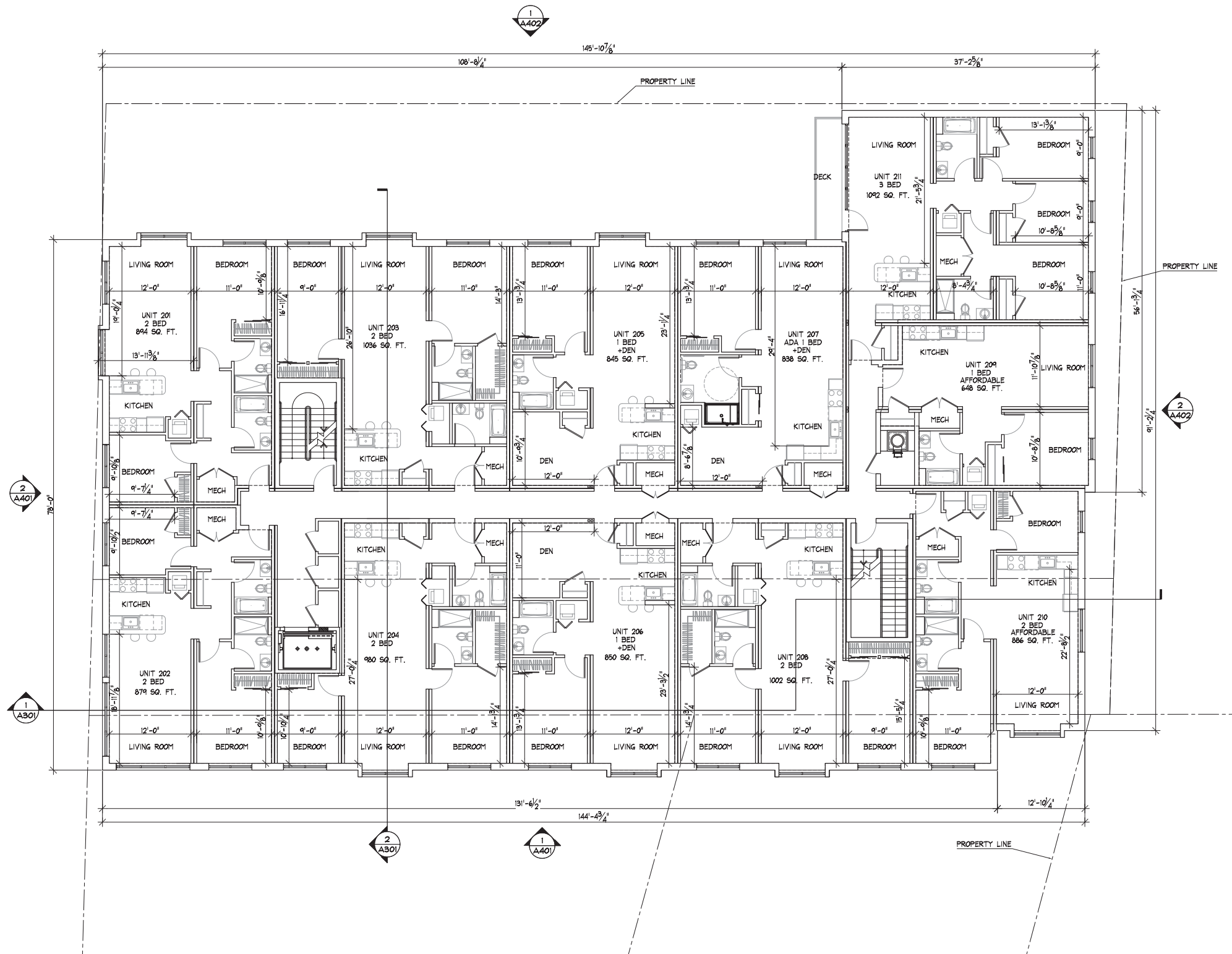
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SECOND FLOOR PLAN

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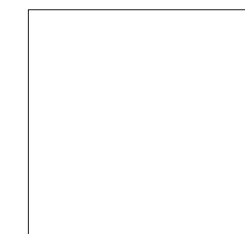
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Date: 02/12/2014

Revisions

NO.	DESCRIPTION	DATE

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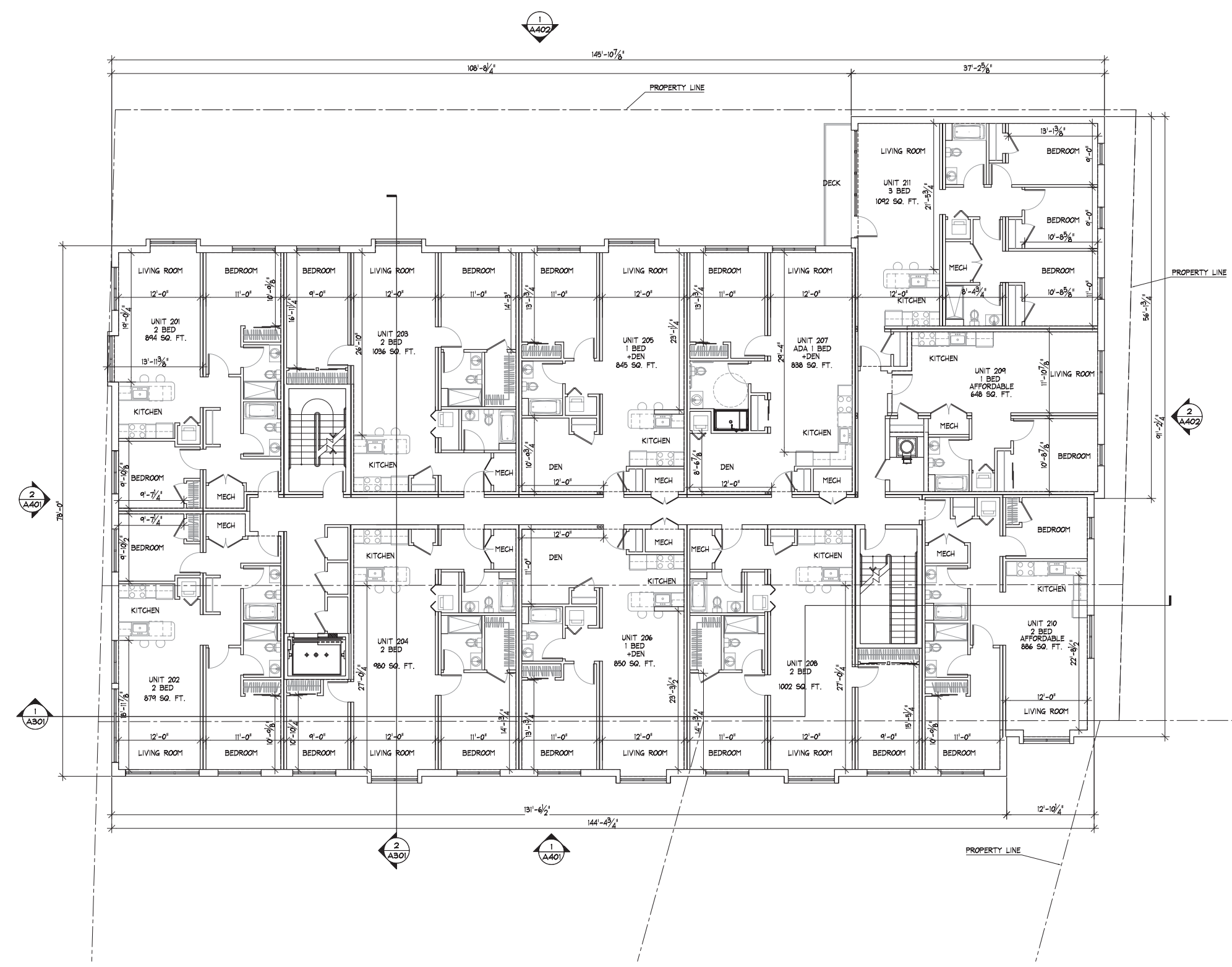
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SECOND FLOOR PLAN

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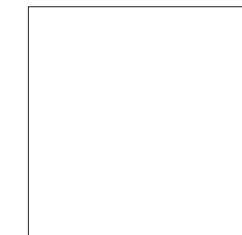
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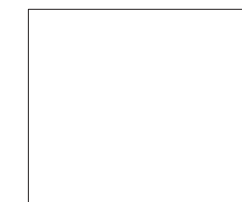
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Charlestown, MA 02129 fax #17-262-7424



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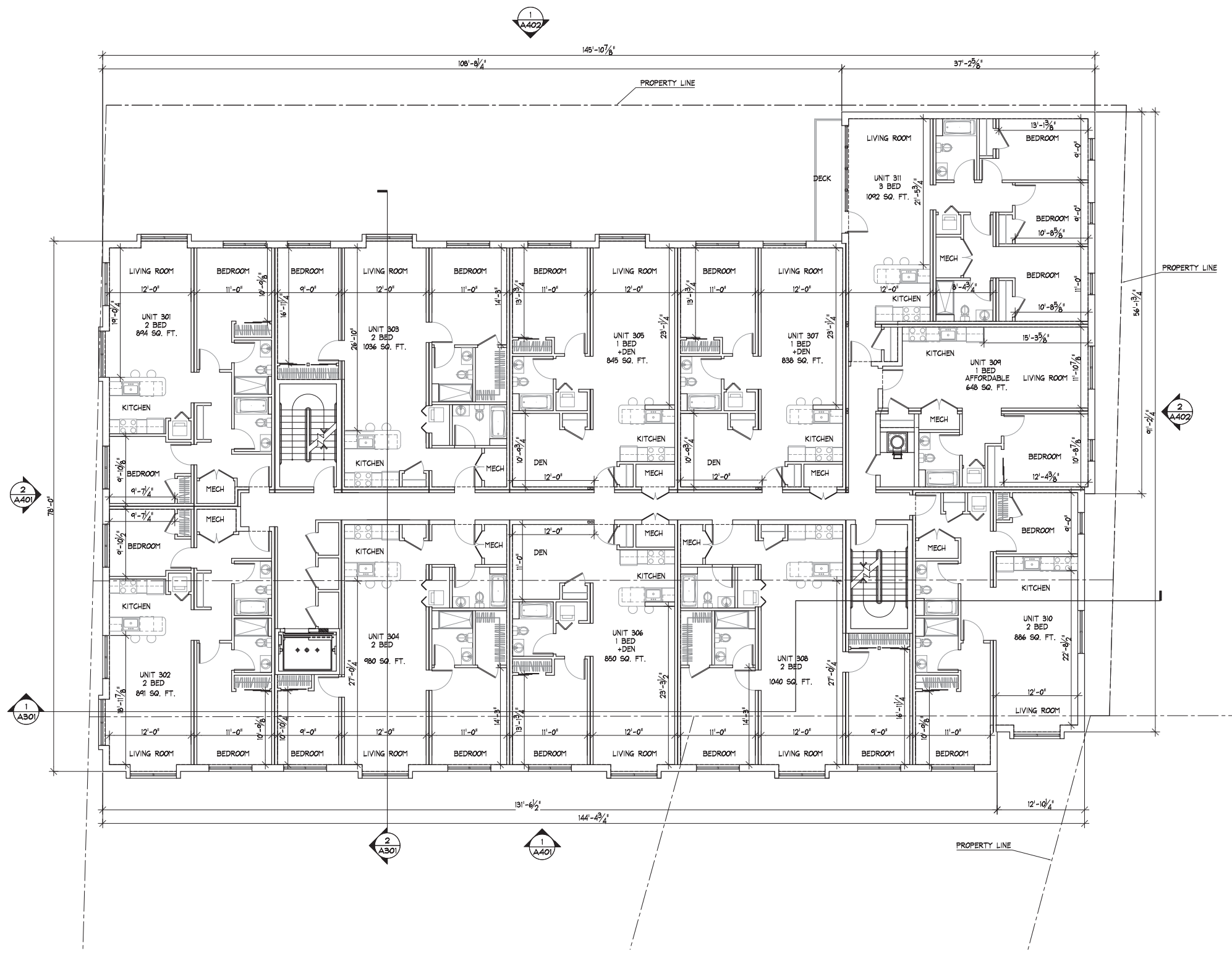
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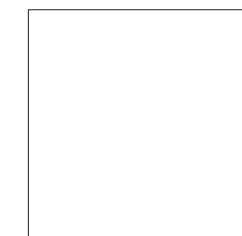
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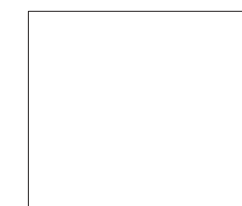
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Charlestown, MA 02129 Fax #17-262-7424



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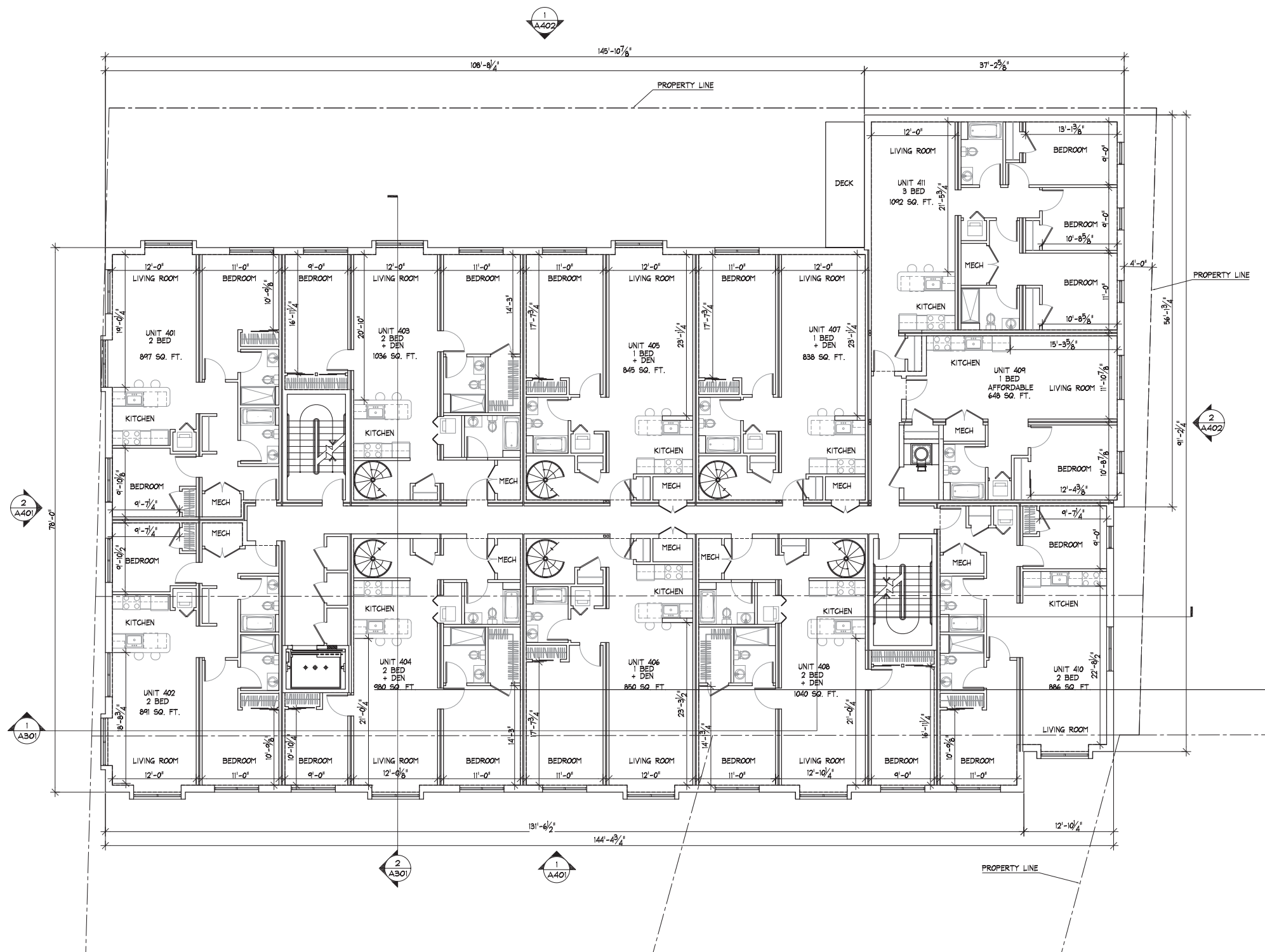
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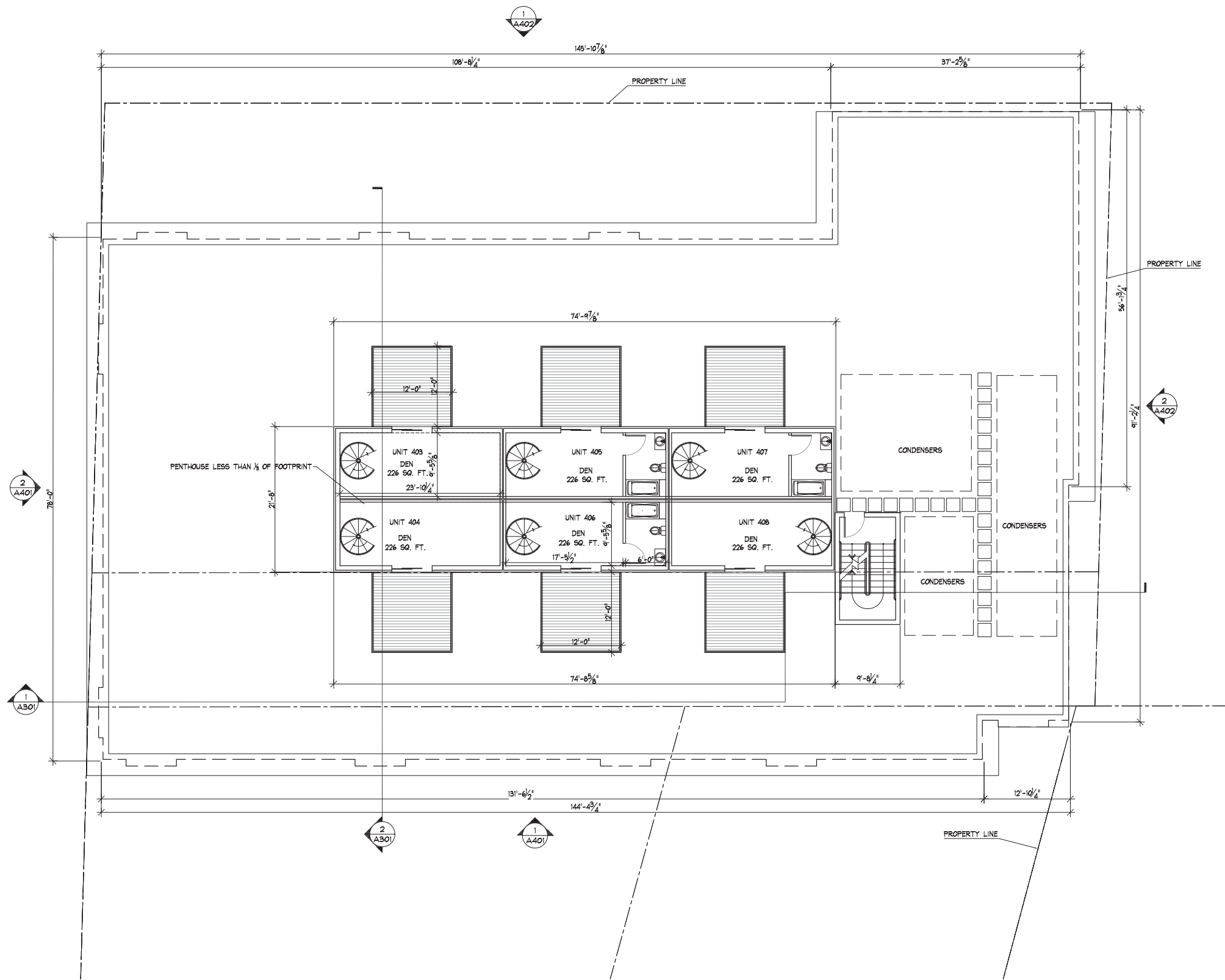
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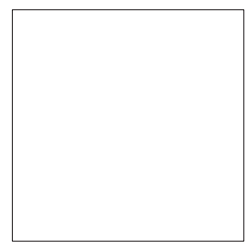
FOURTH FLOOR PLAN



1 ROOF PLAN  
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Checked By: JWF  
Date: 02/12/2014

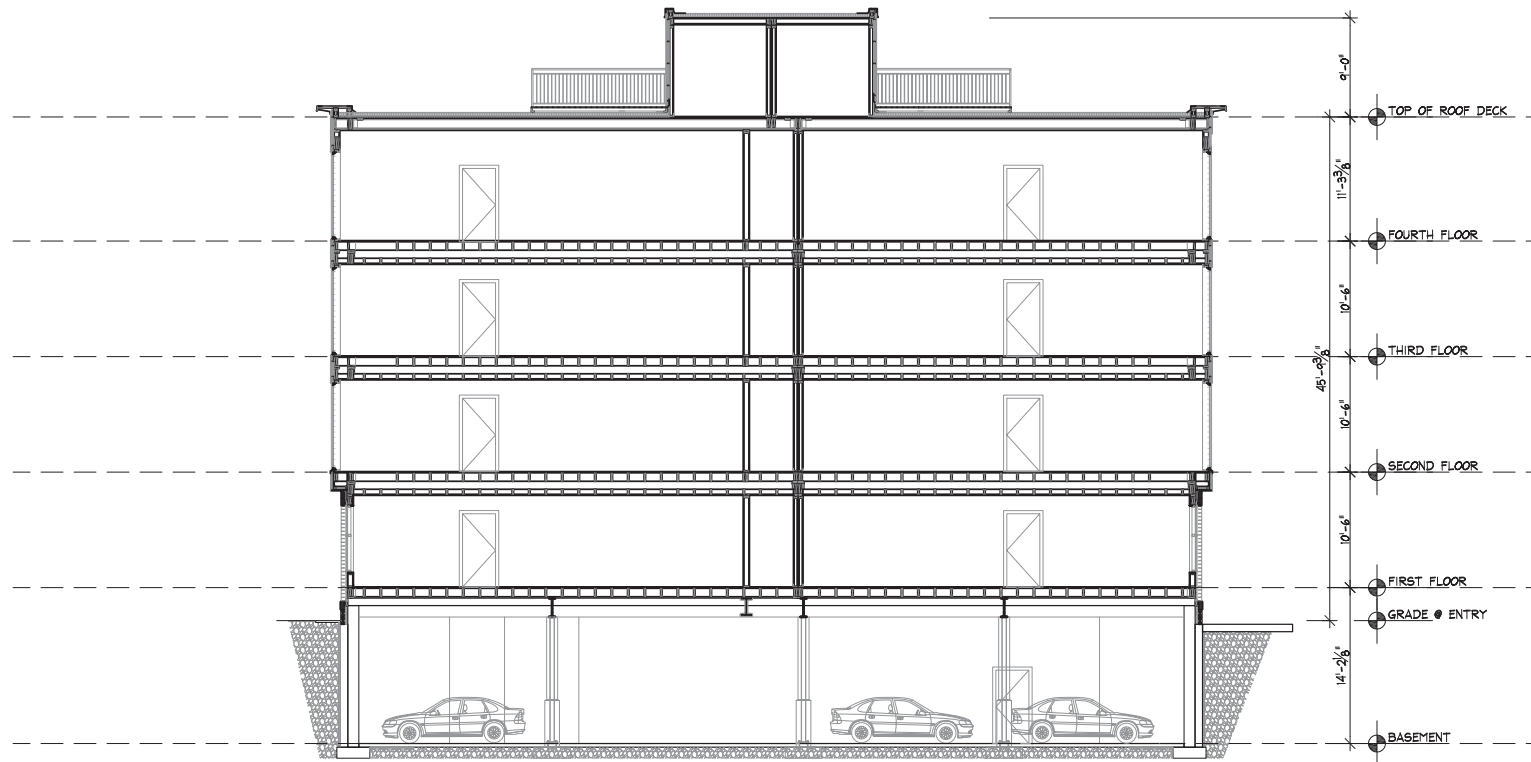
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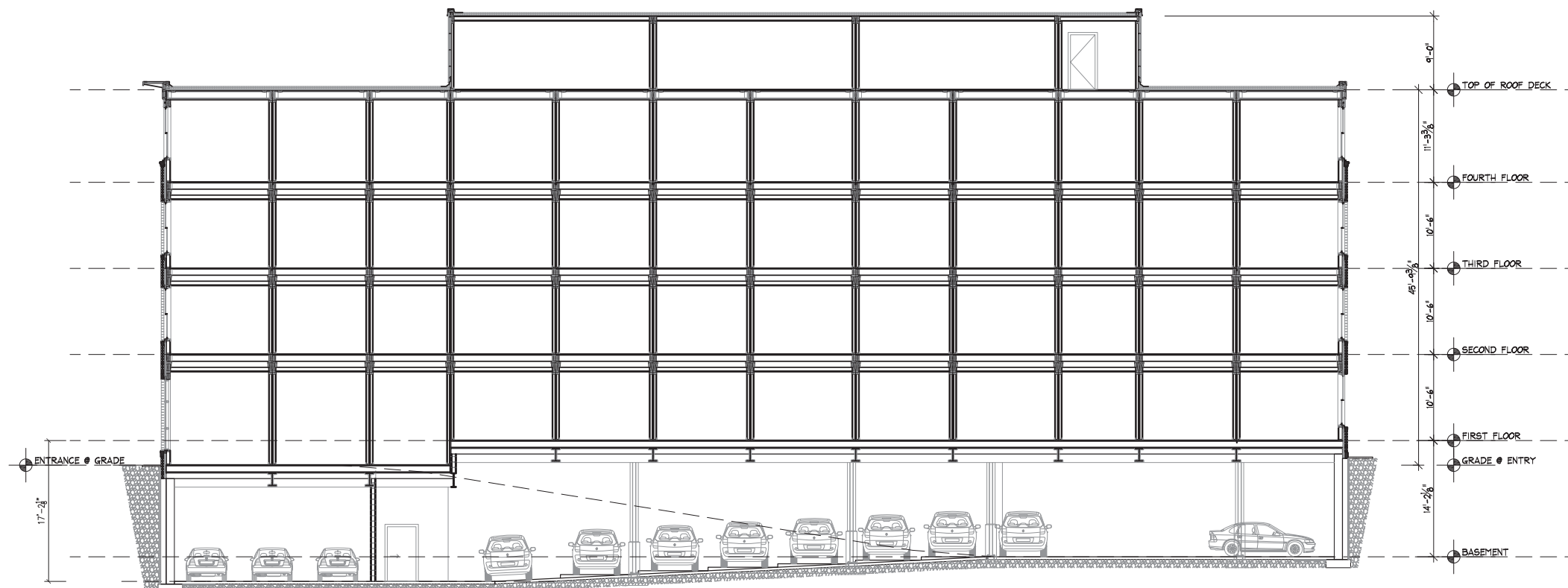
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Drawing Title:

ROOF PLAN

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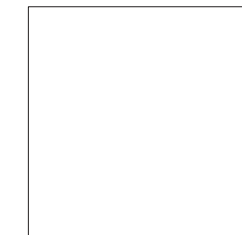
2 CROSS SECTION  
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1 LONGITUDINAL SECTION  
1/8" = 1'-0"

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Date: 02/12/2014

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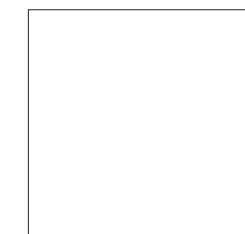
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BUILDING SECTIONS

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Cheltenham, MA 02129 FAX: 617.242.7424

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NO.	DESCRIPTION	DATE

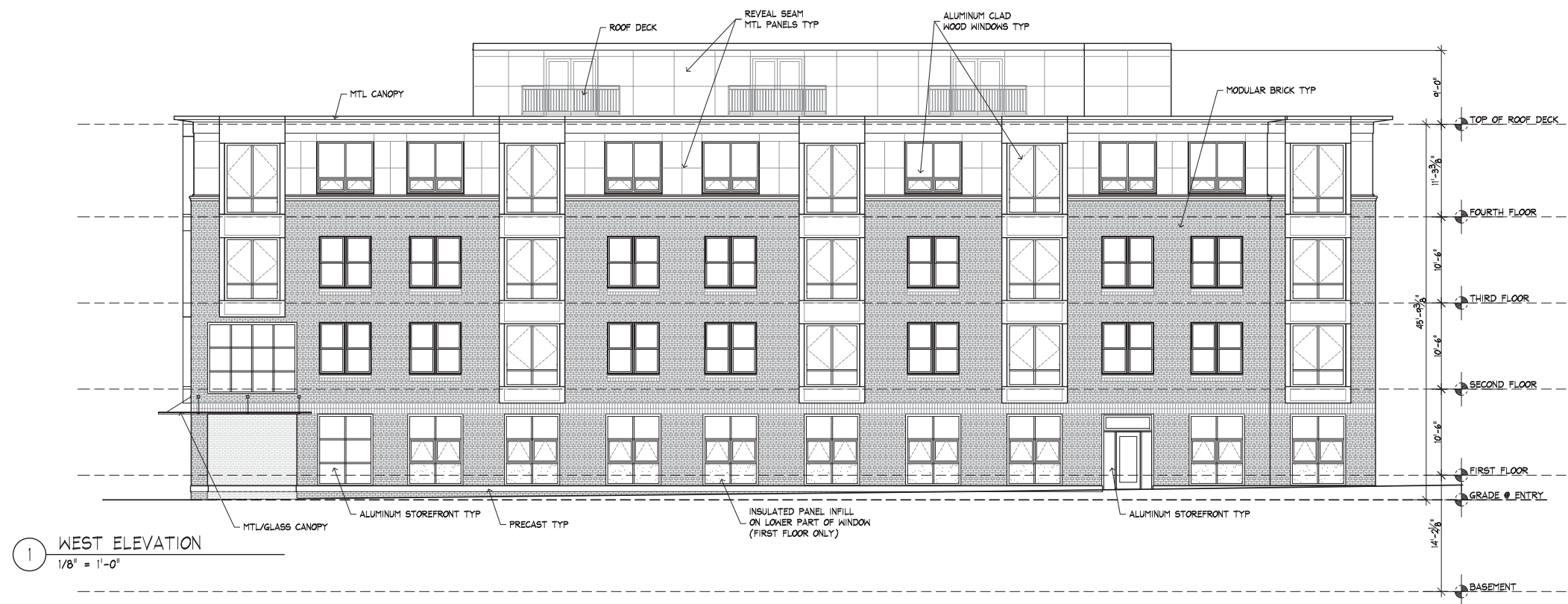
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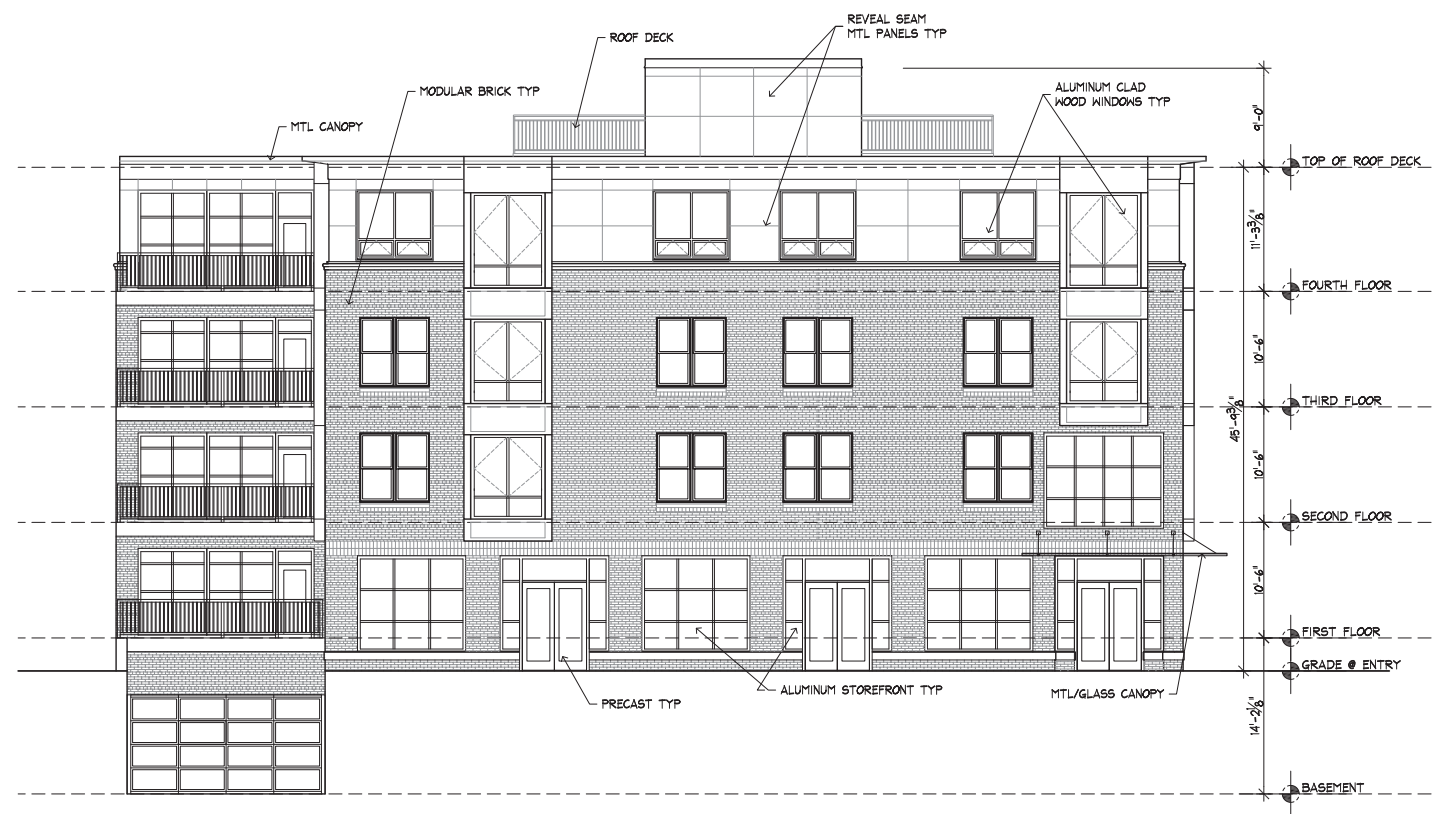
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BUILDING ELEVATIONS

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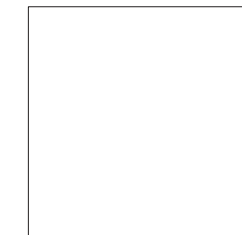
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2 NORTH ELEVATION  
1/8" = 1'-0"

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No.	Description

Project No. 1043

File Name:

Drawing Title:

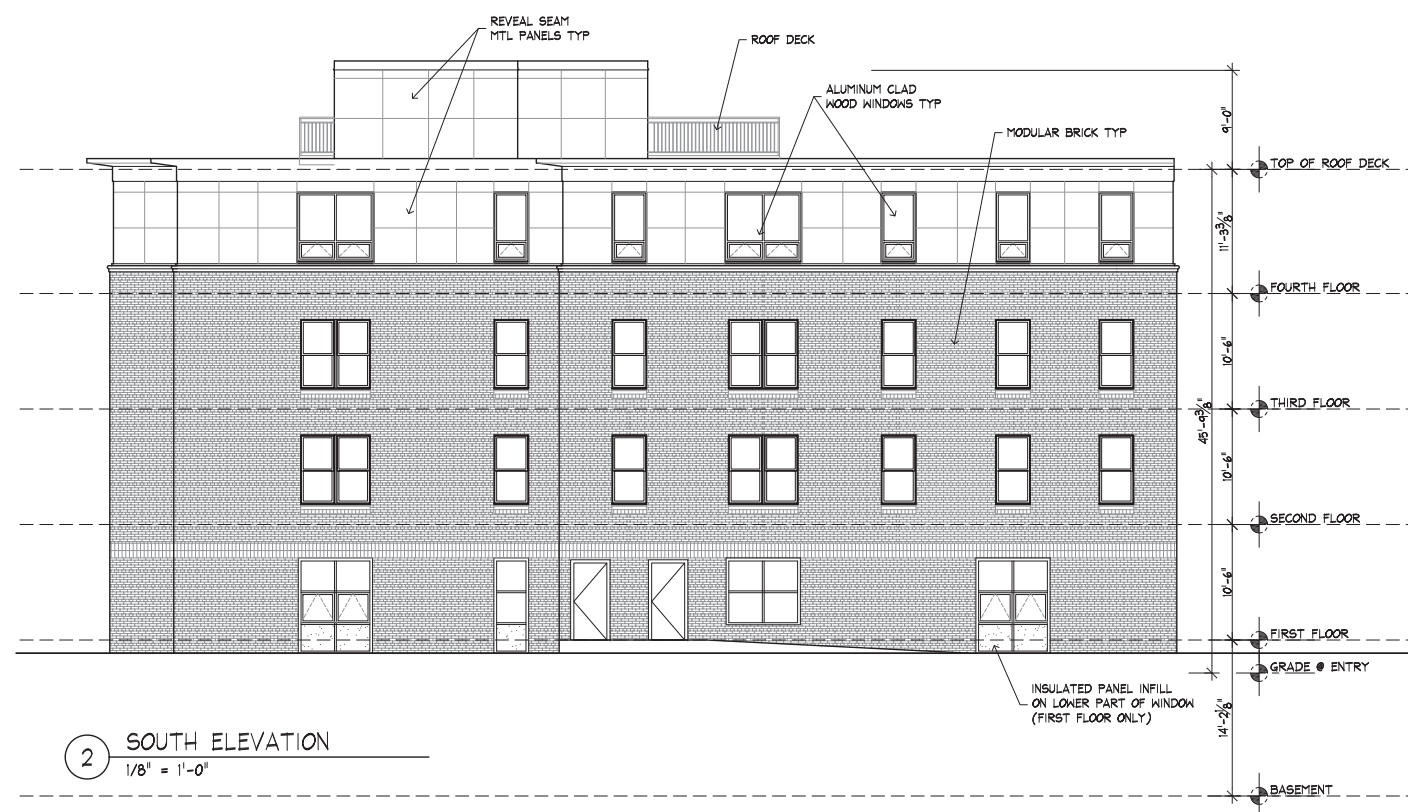
BUILDING ELEVATIONS

Sheet No. **A-402**

Scale: 1/8" = 1'



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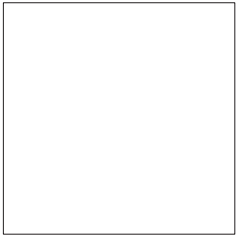
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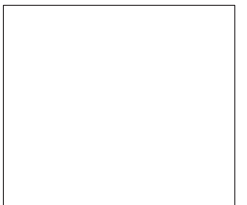


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CAMBRIDGE  
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No.	Description	Date

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Drawing Title:

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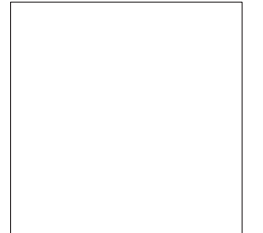
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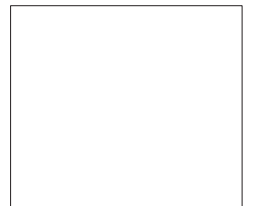


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STREET

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No.	Description	Date

Project No. 1043

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RENDERING 2

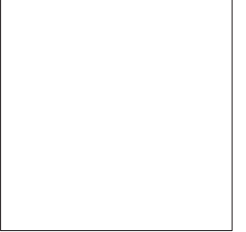
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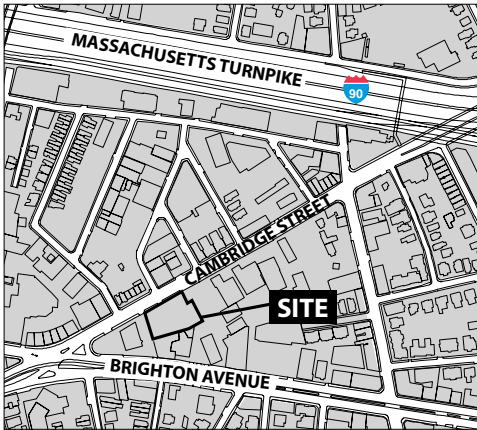
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RENDERING 3

Sheet No.

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## 446-450 Cambridge Street Allston, Massachusetts



**Figure 1.** Site Location

### Project Description

As shown in **Figure 1**, the Project site is located at 446-450 Cambridge Street in the Allston/Brighton neighborhood of Boston. The Project will create 40 residential apartments and 1,630 sf of retail space. The site is bounded by Cambridge Street to the north, Suspension Specialists automobile repair shop on Brighton Avenue to the south, a driveway to the adjacent Action Bearing Company to the east, and Craftsman Street to the west. There are currently three buildings located on the total site: one main building housing a Domino's Pizza, Ora Catering Company, and four residences; one lower building housing Paperworks and DoReMi; and a small house currently being used as an office by the owner. The main building will remain on the site while the lower building and house will be demolished for the Project.

### Parking and Loading

The 17 existing surface spaces will remain for the retail and food service customers of the main and proposed buildings. The Project will also have 40 parking spaces in an underground parking garage, to accommodate the parking demand generated by the 40 new residential units. The proposed parking supply, at 1.0 spaces per residential unit, is within the Boston Transportation Department (BTD) guidelines for the Allston/Brighton neighborhood.

On-site secure bicycle storage for residents will be provided for 40 bicycles.

Residential deliveries will be infrequent and generally involve overnight delivery service and postal delivery as well as the occasional furniture delivery, all of which will be accommodated in the surface parking lot. Move-in and move-out activity will occur in the surface lot but scheduled by advance arrangement. Trash and recycle pick-up will be provided by a private service in the alley just south (behind) the site. This alley can be accessed from Brighton Avenue between the Suspension Specialists automobile repair shop and the Deaf-Blind Contact Center. This area is currently used for trash and recycling and will remain usable for this purpose in the future.

### Site Access

The proposed site plan is provided in **Figure 2**. Current site access is provided by two curb cuts on Cambridge Street (one to access the surface lot located on the northwest corner of the site and one to access the small house located on the northeast corner of the site) and one curb cut on Craftsman Street to access the surface lot for customers of the main and lower buildings. This surface lot and all three curb cuts will continue to be provided in the proposed project. The curb cut to access the small house will become the access and egress for the project's underground garage. Primary pedestrian access to the residential lobby will be provided on Cambridge Street. There will be a secondary residential entrance/egress located on the western side of the site, between the existing main building and the proposed residential building.



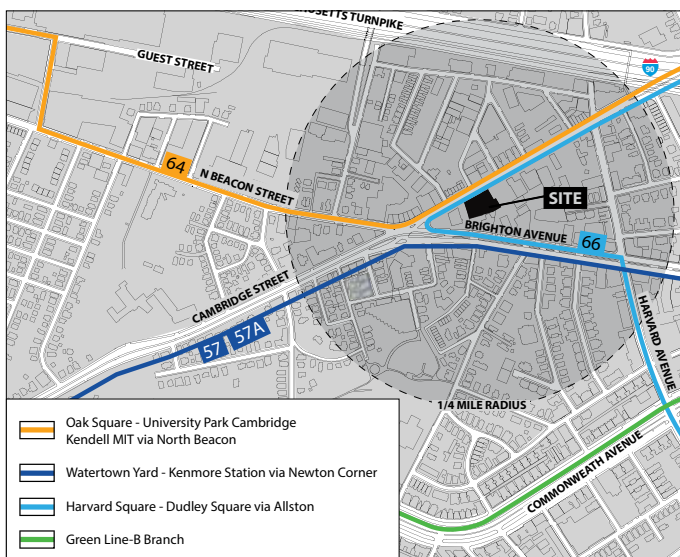
**Figure 2.** Site Plan

## Public Transportation

The MBTA provides bus service in the area and most routes connect to the Green Line, the Orange Line, or the Red Line. The Green Line B Branch is located approximately a half mile from the site. As shown in Figure 3, MBTA bus routes operating near the site include routes #57, #57A, #64, and #66.

The Green Line B Branch connects Boston College with Government Center. Route #57/#57A operate along Brighton Avenue with service between Watertown Yard and Kenmore Square. Route #64 operates on Cambridge and North Beacon Streets with service between Oak Square and Kendall Square. Route #66, connecting Harvard Square to Dudley Square operates along Cambridge Street and Brighton Avenue.

Figure 3. Public Transportation



## Travel Mode Split

Travel Mode split data for the area was provided by the BTM (area 17). Peak hour travel mode split expected for residents and retail customers of the project is shown in Table 1.

Table 1. Travel Mode Split

Mode	Apartment	Retail
Transit	22%	13%
Bicycle/Walk	31%	32%
Auto	47%	55%

## Trip Generation

Trip generation for the existing buildings (to be demolished) and the Project are based on the Institute of Transportation Engineer's (ITE) trip generation handbook, 9th edition and travel mode splits for the Allston/Brighton neighborhood as provided by BTM. The existing buildings, to be demolished, consists of approximately 1,000 sf of office space and 9,700 sf of retail space. The existing buildings generate a total of 22 vehicle trips during the AM peak hour and 65 trips during the PM peak hour.

The Project's 40 residential units and 1,630 sf of retail space will generate approximately 17 vehicle trips during the AM peak hour and 35 vehicle trips during the PM peak hour. A summary of trips, by travel mode, is shown in Table 2.

Table 2. Project Trip Generation

	Transit Trips	Bicycle/Walk Trips	Vehicle Trips
<b>Daily</b>			
Entering	100	198	215
Exiting	100	198	215
<b>Total</b>	<b>200</b>	<b>396</b>	<b>430</b>
<b>AM Peak Hour</b>			
Entering	4	6	7
Exiting	7	11	10
<b>Total</b>	<b>11</b>	<b>17</b>	<b>17</b>
<b>PM Peak Hour</b>			
Entering	13	23	19
Exiting	11	16	16
<b>Total</b>	<b>24</b>	<b>39</b>	<b>35</b>

The Project will generate fewer vehicle trips during peak hours than the existing office and retail space and, therefore, will not increase traffic volumes on the surrounding roadways.

## Summary

For the proposed 446-450 Cambridge Street project, the total peak hour vehicle activity will be less than the existing peak hour vehicle activity. Typical of small to medium sized urban residential developments, overall vehicle trip generation is not substantial because many residents will use transit, ride bicycles, or walk. The streets and intersections in the immediate vicinity will not have to serve additional vehicular traffic due to this project.

The Project's vehicle parking supply will be adequate to meet the BTM guidelines and the expected parking demand for the residential/retail development.