

June 10, 2016

BY EMAIL AND HAND DELIVERY

Mr. Edward M. McGuire III
Project Assistant
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Planned Development Area Development Plan for
32 Cambridge Street and 572 Rutherford Avenue, Charlestown

Dear Ed:

In accordance with Section 80C-5 of the Boston Zoning Code (the "Code"), and on behalf of 32 Cambridge Street LLC (the "Proponent"), I am pleased to enclose for filing ten (10) copies of a Planned Development Area Development Plan for the above-referenced project (the "PDA Plan"). In connection with the PDA Plan filing, please also find the following:

1. Fact Sheet (ten copies); and
2. Public Notice that the Proponent will place in the Boston Herald within the next five days, as required by Section 80A-2 of the Code.

We thank you and the rest of the BRA staff for your hard work and thoughtful feedback during the development of this PDA Plan. We look forward to working with you toward the Authority's approval of the PDA Plan.

Very truly yours,



Peter N. Kochansky

Enclosures

cc: (with enclosures; by e-mail)
Mr. Eric Ekman
Mr. Paul Goodwin
Ms. Marybeth Pyles, Esq.

LEGAL NOTICE

The Boston Redevelopment Authority (“**BRA**”), pursuant to Article 80 of the Boston Zoning Code (the “**Code**”), hereby gives notice that a Planned Development Area Development Plan (“**PDA Development Plan**”) pursuant to Section 80C-5 of the Code was submitted on Friday, June 10, 2016, by 32 Cambridge Street LLC (the “**Proponent**”), in connection with a mixed-use project (the “**Project**”) proposed for 32 Cambridge Street and 572 Rutherford Avenue in the Charlestown neighborhood of Boston (the “**Site**”). The Site has an area of approximately 70,569 square feet (1.62 acres). The Proposed Project consists of a mixed-used development with approximately 141,000 square feet of gross floor area, comprising approximately 171 dwelling units, approximately 2,500 square feet of ground-floor commercial space (i.e., retail, restaurant, and/or other uses permitted by the PDA Development Plan), approximately 113 accessory parking spaces (some in a partially below-grade parking garage and some at grade), and supporting amenities and site improvements. Certain of the existing buildings on the Site would be demolished, including a one-story, approximately 23,157 square foot building, and a one-story, approximately 3,740 square foot accessory structure. Approvals are requested of the BRA pursuant to Article 80 of the Code to approve the PDA Development Plan and to authorize the Director of the BRA to petition the Zoning Commission to approve the PDA Development Plan and designate the Site as a Planned Development Area Overlay District. The PDA Development Plan may be reviewed at the Office of the Secretary of the BRA, Boston City Hall, Room 910, Boston, MA 02201, between 9:00 AM and 5:00 PM, Monday through Friday except legal holidays. Public comments on the PDA Development Plan, including the comments of public agencies, should be submitted in writing to Edward M. McGuire III, BRA, at the address stated above by July 25, 2016.

BOSTON REDEVELOPMENT AUTHORITY

Teresa Polhemus,
Secretary
June 10, 2016

Fact Sheet

Application for Approval of Planned Development Area Development Plan

32 Cambridge Street and 572 Rutherford Avenue
Charlestown, Boston, Massachusetts

Board Action: The Proponent is requesting the Authority's approval of a Development Plan for a Planned Development Area in connection with the proposed 32 Cambridge Street and 572 Rutherford Avenue project.

Proponent: 32 Cambridge Street LLC and its affiliates.

PDA Site: The PDA Site consists of approximately 70,569 square feet (1.62 acres) of land situated along Cambridge Street and Rutherford Avenue in the Charlestown Neighborhood of Boston, more particularly described as set forth in Exhibit A.

Proposed Project: The Project will involve (i) the demolition of a one-story, approximately 23,157 square foot building and a one-story, approximately 3,740 square foot accessory structure; (ii) the construction of a four-story building comprising approximately 103,000 square feet of gross floor area, including approximately 119 dwelling units and accessory parking for approximately 97 vehicles; and (iii) the renovation of an existing three-story, approximately 37,171 square foot brick building to include approximately 38,000 square feet of gross floor area, containing approximately 52 dwelling units, approximately 2,500 square feet of ground-floor commercial space (*i.e.*, retail, restaurant, and/or other uses permitted by the PDA Development Plan), and accessory surface parking for approximately 16 vehicles. In the aggregate, the Project will comprise approximately 141,000 square feet of gross floor area, including approximately 171 dwelling units, approximately 2,500 square feet of ground-floor commercial space, approximately 113 accessory parking spaces, and supporting amenities and site improvements.

Anticipated Job Creation: The Project will contribute extensively to the economic health and wellbeing of the Charlestown neighborhood and the City of Boston more generally. It is anticipated that the mix of uses at the Project will create a significant number of job opportunities, including approximately 186 construction jobs and 17 permanent jobs.

Affordable Housing: The Project will provide a variety of housing options for the residents of Charlestown and the City of Boston, including a significant number of affordable housing units. Approximately 23 of the Project's 171 dwelling units will be affordable units, consistent with the City's Inclusionary Development Policy.

Zoning: The PDA Site is located within the New Rutherford Avenue Local Industrial Subdistrict of the Charlestown Neighborhood District, carrying a designation of "LI" on Map 2E, Charlestown Neighborhood District, of the series of maps entitled, "Zoning Districts City of Boston," dated August 15, 1962, as amended.

EXHIBIT A

PDA Site Description

The limits of the PDA Site are bounded and described as follows:

A PARCEL OF LAND LOCATED IN CHARLESTOWN DISTRICT, CITY OF BOSTON, COUNTY OF SUFFOLK, COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED BELOW.

COMMENCING AT STONE BOUND, A REMOTE POINT OF BEGINNING, BEING A POINT OF CURVATURE AT THE INTERSECTION OF THE WESTERLY LINE OF RUTHERFORD AVENUE AND EASTERLY LINE OF CAMBRIDGE STREET, THENCE RUNNING S 24°08'08" E, A DISTANCE OF 70.19 FEET ALONG THE WESTERLY SIDELINE OF SAID RUTHERFORD AVENUE TO THE POINT OF BEGINNING;

THENCE CONTINUE RUNNING S24°08'08"E, A DISTANCE OF 179.91 FEET ALONG THE WESTERLY SIDELINE OF SAID RUTHERFORD AVENUE TO AN IRON ROD;

THENCE TURNING AND RUNNING S50°47'42"W, A DISTANCE OF 228.63 FEET TO A POINT;

THENCE TURNING AND RUNNING N40°53'51"W, A DISTANCE OF 6.58 FEET TO A POINT;

THENCE TURNING AND RUNNING N16°36'33"W, A DISTANCE OF 82.98 FEET TO A POINT;

THENCE TURNING AND RUNNING N31°32'24"W, A DISTANCE OF 68.66 FEET TO A POINT;

THENCE TURNING AND RUNNING N48°03'01"W, A DISTANCE OF 84.45 FEET TO A POINT;

THENCE TURNING AND RUNNING N31°32'24"W, A DISTANCE OF 57.53 FEET TO A POINT;

THENCE TURNING AND RUNNING S58°31'59"W, A DISTANCE OF 6.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N31°32'24"W, A DISTANCE OF 112.87 FEET TO A POINT ON THE EASTERLY OF SIDELINE CAMBRIDGE STREET;

THENCE TURNING AND RUNNING N64°28'46"E, A DISTANCE OF 146.94 FEET ALONG THE EASTERLY SIDELINE OF CAMBRIDGE STREET TO A POINT;

THENCE TURNING AND RUNNING S32°25'12"E, A DISTANCE OF 181.85 FEET TO A POINT;

THENCE TURNING AND RUNNING N58°45'17"E, A DISTANCE OF 110.55 FEET TO THE POINT OF BEGINNING.

THE AREA OF SAID PARCEL CONTAINS 70,569 PLUS OR MINUS SQUARE FEET.

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. __

32 CAMBRIDGE STREET AND 572 RUTHERFORD AVENUE

CHARLESTOWN, BOSTON, MASSACHUSETTS

Dated: _____, 2016

1. **Development Plan.** Pursuant to Section 3-1A(a), Sections 62-20 through 62-23, and Article 80C of the Boston Zoning Code (the “Code”), this plan constitutes the Planned Development Area Development Plan (the “Development Plan”) for the development of a Planned Development Area Overlay District (the “PDA Overlay District”) containing approximately 70,569 square feet (1.62 acres) with frontage on Cambridge Street and Rutherford Avenue in Boston’s Charlestown Neighborhood District, as described in Exhibit A hereto and shown on the plan attached hereto as Exhibit B (the “Site”). The Proponent (as defined below) proposes to demolish certain of the structures existing on the Site and construct a mixed-use project comprising, in aggregate, approximately 141,000 square feet of Gross Floor Area, including approximately 171 residential apartments, approximately 2,500 square feet of ground-floor commercial space, and approximately 113 off-street parking spaces, as more fully described below (the “Project”).

This Development Plan consists of seven (7) pages of text plus attachments designated Exhibits A through D, which together establish the proposed: (i) location and appearance of structures; (ii) uses; (iii) densities and dimensions of structures; (iv) open spaces and landscaping; (v) traffic circulation; (vi) parking and loading facilities; (vii) access to public transportation; and (viii) public benefits with regard to the Project. All references to this Development Plan contained herein shall pertain only to such pages and exhibits.

This Development Plan constitutes permanent zoning for the Site in accordance with Section 3-1A and Article 80C of the Code, and it shall not expire or lapse for any reason. In accordance with Section 80C-9 of the Code, consistency of the Project with this Development Plan, which shall be evidenced by a Certification of Consistency issued by the Boston Redevelopment Authority (“BRA”) pursuant to Section 80C-8 of the Code, constitutes compliance with the requirements of the Underlying Zoning in effect as of the date this Development Plan is approved to the extent that such requirements are addressed in this Development Plan. To the extent that any aspect of the Project or this Development Plan is in conflict with any requirement of the Code not specifically addressed in this Development Plan, such requirement(s) shall be deemed to be waived upon approval of this Development Plan.

Capitalized terms used but not defined herein shall have the meanings assigned to such terms in Article 2A of the Code as in effect as of the date this Development Plan is approved, without giving effect to any subsequent amendments to the Code.

2. **The Proponent.** The Proponent of the Project is 32 Cambridge Street LLC (and its affiliates, designees, successors and assigns), having a business address c/o Berkeley Investments, Inc., 280 Congress Street, Suite 1350, Boston, MA 02210. The Proponent has filed all requisite disclosures.

3. **Planned Development Area Overlay District.** The proposed Site is located within the Rutherford Avenue Local Industrial Subdistrict of the Charlestown Neighborhood District (the “LI Subdistrict”), carrying a designation of “LI” on Map 2E of that series of maps titled “Zoning Districts, City of Boston.” Pursuant to Section 62-20 of the Code, Planned Development Areas are permitted within the LI Subdistrict. The boundaries of the PDA Overlay District are established by the map amendment approved by the Boston Zoning Commission concurrently with approval of this Development Plan.

4. **Project Site.** The Site consists of approximately 70,569 square feet (1.62 acres) of land bounded generally by Cambridge Street to the north; Rutherford Avenue and property addressed as 24 Cambridge Street to the east; a paved right-of-way sometimes known as “D Street,” owned and controlled by the Massachusetts Port Authority (“Massport”) to the south; and existing buildings fronting on Spice Street to the west. The Site is more particularly described in Exhibit A to this Development Plan and is shown on the site plan attached hereto as Exhibit B. The Site is currently improved with three structures: a rectangular, three-story, approximately 37,171 square foot brick building, most recently operated by Graphic Arts Finishers (the “Graphic Arts Finishers Building”); a one-story, approximately 3,740 square foot accessory structure attached to the Graphic Arts Finishers Building (the “Accessory Structure”); and a one-story, approximately 23,157 square foot building historically operated by Henry N. Sawyer Co., a printing manufacturer (the “Henry Sawyer Building”). The existing structures are served by paved off-street parking and loading areas and related site improvements.

5. **Project.** The Proponent proposes to: (i) demolish the Henry Sawyer Building and the Accessory Structure; and (ii) construct a four-story building containing approximately 103,000 square feet of Gross Floor Area, including approximately 119 dwelling units and accessory parking for approximately 97 vehicles; (iii) renovate the Graphic Arts Finishers Building to include approximately 38,000 square feet of Gross Floor Area, including approximately 52 dwelling units, approximately 2,500 square feet of ground-floor commercial space (*i.e.*, retail, restaurant, service, cultural, entertainment and recreational, community, or similar space), and accessory parking for approximately 16 vehicles. In the aggregate, the Project will comprise approximately 141,000 square feet of Gross Floor Area, including approximately 171 dwelling units, 2,500 square feet of ground-floor space, 113 accessory parking spaces, and supporting amenities and site improvements.

6. **Proposed Location and Appearance of Structures.** The selected elevation plans appended as Exhibit C to this Development Plan illustrate the Project’s general appearance. The Project is subject to ongoing design, environmental, and other development review by the BRA, and by other governmental agencies and authorities, and the design, location, layout, and

appearance of the proposed structures may evolve in the course of such review, to the extent consistent with the use and dimensional limitations contained in this Development Plan.

7. **Allowed Uses.** The Site may be used for those residential, retail, restaurant, service, cultural, entertainment and recreational, community, and accessory and ancillary uses listed in Exhibit D to this Development Plan, and for any uses allowed as-of-right within the LI Subdistrict from time to time.

8. **Bulk and Dimensional Controls.** The only bulk and dimensional controls applicable to the Project are a maximum Floor Area Ratio (“FAR”) of 2.0 and a maximum Building Height of seventy-five (75) feet, provided that the last habitable floor of any structure constructed at the Site may not exceed a Building Height of sixty (60) feet.

9. **Proposed Open Space and Landscaping:** The Project will provide open spaces for use by residents, guests and other visitors to the Project, as generally set forth on Exhibit E to this Development Plan. Focused around a large central landscaped plaza, the Project’s open space elements are anticipated to include new plantings, a fern garden, a dog run, or similar open space features, replacing existing impervious coverage with attractive landscaped open space areas.

10. **Proposed Traffic Circulation.** The Project will provide adequate access and traffic circulation in accordance with city standards, as generally shown on Exhibit F to this Development Plan. The majority of the vehicular traffic to the Site will utilize the Site’s underground parking garage. The Project will provide access to the underground garage over the Massport-owned D Street right-of-way, subject to Massport approval. All traffic destined to the ground-floor commercial uses will access the Site’s surface parking area from Cambridge Street. Potential impacts stemming from the D Street and Cambridge Street access points have been adequately studied by the BRA and the Boston Transportation Department (“BTD”) in the course of Large Project Review for the Project. Mitigation measures to address any such traffic impacts will be the subject of a Transportation Access Plan Agreement between the Proponent and BTD.

11. **Proposed Parking and Loading Facilities.** The Project will provide approximately 113 off-street parking spaces, including approximately 97 spaces in a partially below-grade parking garage and approximately 16 surface spaces at grade, as generally shown on Exhibit G to this Development Plan. Approximately 111 spaces will be specifically dedicated to Project residents and approximately 3 spaces will be available for use by patrons of the ground-floor commercial uses, resulting in parking ratios of approximately 0.65 spaces per dwelling unit and approximately 1.2 spaces per 1,000 square feet of Gross Floor Area of ground-floor commercial use.

Loading and service operations will occur on-site within a shared easement/service area adjacent to D Street, or at the Project’s parking court/drop-off area. Vehicles will access the loading area within the shared easement/service area from Cambridge Street via Spice Street or from D Street via Rutherford Avenue southbound. The loading bay is sized to serve a 36-foot-long single-unit box truck. All trash and recycling pick-up activity will occur in this service area.

Deliveries to the ground-floor commercial and related uses will occur in the surface lot's parking court/drop-off area, accessed via Cambridge Street.

12. **Access to Public Transportation.** The Site is well served by public transportation, with access to rapid transit and numerous bus routes located within a three-minute walk of the Site. Situated just one-tenth of a mile from the Massachusetts Bay Transportation Authority's ("MBTA") Sullivan Square Station, the Site enjoys convenient access to the Orange Line, which provides connections to Somerville and Malden to the north, and downtown Boston, North Station, Back Bay, Roxbury, and Jamaica Plain to the south. Commuters can transfer to MBTA commuter rail trains at North Station for points north of Boston, and at Back Bay for points south of Boston. Sullivan Square is also one of the major bus terminals in the MBTA's network. The twelve (12) MBTA bus routes that serve Sullivan Square connect the Site to locations such as Harvard Square, Cleveland Circle, Davis Square, Clarendon Hill, Malden Center, Linden Square, and Ruggles Station, among others. Together, these public transportation nodes provide convenient access to much of Greater Boston.

13. **Signage.** Signs shall be permitted on the Site to the extent they comply with Article 11 of the Code, or as approved from time to time through Article 80 design review by the BRA. Any Sign approved as part of such review will be deemed to be in compliance with this Development Plan and the Code.

14. **PDA Plan Approval Standards.** Section 62-23 of the Code provides that the BRA may approve a planned development area development plan in the Charlestown Neighborhood District as meeting the requirement of Section 80C-4 if the BRA finds that such development plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Charlestown's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) improvements to the urban design characteristics and aesthetic character of the development site and its surroundings and the enhancement of existing open space or the creation of new open space. As addressed in Section 15 of this Development Plan, this Development Plan proposes a comprehensive plan of public benefits to be derived from the Project, consistent with Section 62-23 of the Code.

15. **Public Benefits.** The Project's public benefits include the following:

a. **Economic Health and Diversity.** The Project will contribute extensively to the economic health and wellbeing of the Charlestown neighborhood, and the City of Boston more generally, by generating increased property taxes, new tax revenues, and diverse job opportunities.

b. **Creation of Job Opportunities.** The Proponent will revitalize the existing underutilized site, returning jobs and revenue to the Charlestown neighborhood and the City. The mix of uses at the Project will create a significant number of job opportunities, including approximately 186 construction jobs and 17 permanent jobs.

c. Creation of Housing Opportunities. The Project will provide a variety of housing options for the residents of Charlestown and the City of Boston, including a significant number of affordable housing units. Approximately 23 of the Project's 171 dwelling units will be affordable units, consistent with the City's Inclusionary Development Policy. The Project's affordable housing commitments will be governed by an Affordable Housing Agreement with the BRA.

d. Public Realm Improvements: The Proponent has committed to undertake improvements that enhance the public realm. While the traffic impacts associated with the new trips are minimal, the Proponent will continue to work with the City of Boston to ensure that the Project serves vehicle trips efficiently, improves the pedestrian environment, and encourages transit and bicycle use. As part of the Project, and subject to obtaining required permits and approvals, the Proponent will reconstruct certain sidewalks adjacent to the Site, including along sections of Cambridge Street and Rutherford Avenue, and will plant trees, where possible, to provide a suitable pedestrian buffer.

e. Urban Design Benefits. As one of the first integral components of the long-planned transit-oriented, mixed-use redevelopment of Sullivan Square, the Project will encourage the further redevelopment of the Sullivan Square area and provide numerous other urban design benefits. The Project's design will activate an underutilized site, improving the aesthetic character of the Site and its surroundings. In addition, the Project will rehabilitate and preserve the three-story Graphic Arts Finishers Building, which has an attractive industrial aesthetic that acknowledges the area's historic uses, a significant public benefit.

f. Smart Growth/Transit-Oriented Development. The Project exemplifies smart-growth and transit-oriented development by concentrating new residential and commercial uses in close proximity to major regional rapid transit and bus lines that provide easy access to the Site from all of the City's neighborhoods and suburbs.

g. Sustainable Design. The Project will comply with the requirements of Article 37 of the Code. The Project team will use the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") V3 NC 2009 green building rating system to evaluate sustainable design measures, in accordance with Article 37 of the Code. It is anticipated that the Project, as designed, will be eligible for LEED certification, and the Project team will continue to research additional sustainable and energy-efficient measures as the Project design develops. In addition, the Project will reduce the existing peak rates and volumes of stormwater runoff from the Site and will promote runoff recharge, reducing the Site's impact on the combined sewer system.

16. Development Review Procedures. All aspects of the proposed Project design will be subject to ongoing development review and approval by the BRA under Article 80B of the Code. In accordance with these development review procedures, the Proponent filed an expanded Project Notification Form for the Project on February 22, 2016, initiating the Large Project Review process with the BRA. The BRA then voted on _____, 2016 to issue a Scoping

Determination waiving further review of the Project. The final Project plans and specifications, as approved by the BRA pursuant to these development review procedures, will be deemed to be consistent with this Development Plan and to have addressed all of the design requirements of the Code, including those set forth in Sections 62-24 through 62-27 of the Code.

17. **Subdivision; Condominium Regime.** The Site may be reconfigured into multiple parcels, which may be (i) held under common or separate ownership (including as part of one or more condominium structures), (ii) developed sequentially or simultaneously, and (iii) constructed and/or financed separately (each such component, a “Project Component”). Notwithstanding anything contained in this Development Plan or in the Code to the contrary, in the event that the Site is divided into Project Components, compliance of the individual Project Components with the requirements of the Code and this Development Plan will be determined on an individual Project Component basis, and the compliance or non-compliance of any one Project Component will not affect the compliance of any other Project Component. A Certification of Consistency may be issued for any Project Component. In addition, this Development Plan approves any zoning nonconformity created or increased solely as a result of (i) the separation of ownership of individual Project Components, (ii) the subdivision or combination of the parcels that compose the Site, and/or (iii) the submission of one or more Project Components to a condominium regime.

18. **Amendments.** Any owner of an individual Project Component may seek amendment of this Development Plan as to such Project Component in accordance with the procedures prescribed in this Development Plan and the Code without the consent of any other Project Component owner(s). In the event that any amendment affects the overall compliance of the Project with this Development Plan, this Development Plan will be deemed amended with respect to the Project as a whole to the extent necessary for the overall Project to comply with this Development Plan, without requiring any modifications of the requirements of this Development Plan as to any of the other Project Components.

19. **Minor Modifications to Plans.** This Development Plan sets forth the bulk, dimensional, use and other zoning requirements for the Project and the Site. Once this Development Plan is approved, final plans and specifications for the Project will be submitted to the BRA pursuant to Section 3-1A and Article 80C of the Code for final design review approval and certification as to consistency with this Development Plan, and to other governmental agencies and authorities for final approval. In light of the comprehensive public reviews needed to secure all required permits and approvals for the Project, modifications and adjustments to the Project may be necessary. Accordingly, minor modifications to the Project that are consistent with the Building Height and density limitations set forth in this Development Plan are allowed, subject only to the written administrative approval of the Director of the BRA, without requiring an amendment to this Development Plan or further BRA action.

20. **Estimated Development Schedule.** The Project may be constructed in multiple phases or sub-phases, which phases or sub-phases may proceed sequentially or simultaneously. The Proponent estimates that construction of the Project will take approximately eighteen (18) months from issuance of a full building permit. Initial site preparation work is anticipated to begin in the fourth quarter of 2016, with the Project anticipated to be ready for occupancy in the

second quarter of 2018, subject in each case to customary delays, pre-leasing, market forces, *force majeure* events, and similar circumstances.

22. **No Obligation to Proceed.** Notwithstanding anything set forth in the Code or in this Development Plan to the contrary, under no circumstances shall the Proponent (or any owner of all or any portion of the Site) be obligated to proceed with the Project or any portion thereof, nor shall the Proponent (or any owner of all or any portion of the Site) be obligated to complete the Project or any portion thereof should it decide to proceed with all or any portion of the Project.

List of Attachments

Exhibit A	Site Perimeter Description
Exhibit B	PDA Site
Exhibit C	Elevations
Exhibit D	Allowed Uses
Exhibit E	Open Space and Landscaping Plan
Exhibit F	Traffic Circulation Plan
Exhibit G	Parking and Loading Plan

EXHIBIT A

Site Perimeter Description

A PARCEL OF LAND LOCATED IN CHARLESTOWN DISTRICT, CITY OF BOSTON, COUNTY OF SUFFOLK, COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED BELOW.

COMMENCING AT STONE BOUND, A REMOTE POINT OF BEGINNING, BEING A POINT OF CURVATURE AT THE INTERSECTION OF THE WESTERLY LINE OF RUTHERFORD AVENUE AND EASTERLY LINE OF CAMBRIDGE STREET, THENCE RUNNING S 24°08'08" E, A DISTANCE OF 70.19 FEET ALONG THE WESTERLY SIDELINE OF SAID RUTHERFORD AVENUE TO THE POINT OF BEGINNING;

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THE AREA OF SAID PARCEL CONTAINS 70,569 PLUS OR MINUS SQUARE FEET.

EXHIBIT B

PDA Site

6/1/2016 7:52 AM

FOR REGISTRY USE ONLY

LEGAL DESCRIPTION OF PLANNED DEVELOPMENT AREA

A PARCEL OF LAND LOCATED IN CHARLESTOWN DISTRICT, CITY OF BOSTON, COUNTY OF SUFFOLK, COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED BELOW.

COMMENCING AT STONE BOUND, A REMOTE POINT OF BEGINNING, BEING A POINT OF CURVATURE AT THE INTERSECTION OF THE WESTERLY LINE OF RUTHERFORD AVENUE AND EASTERLY LINE OF CAMBRIDGE STREET, THENCE RUNNING S24°08'08"E, A DISTANCE OF 70.19 FEET ALONG THE WESTERLY SIDELINE OF SAID RUTHERFORD AVENUE TO THE POINT OF BEGINNING;

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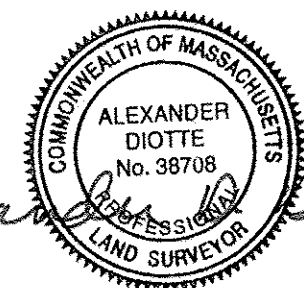
CAMBRIDGE STREET

RUTHERFORD AVENUE

MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
NAD83

24 CAMBRIDGE STREET

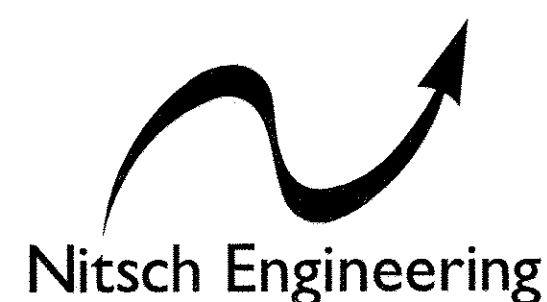
PDA TOTAL AREA
=70,569± SQ. FT.



6/1/16

ALEXANDER D. DIOTTE, PLS
MASSACHUSETTS REG. NO. 38708
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE



www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

PROJECT # 10243
FILE: 10243_PDA1.dwg
SCALE: 1"=20'
DATE: MAY 27, 2016
PROJECT MANAGER: ADD
FIELD BOOK: 606
DRAFTED BY: TI
CHECKED BY:

REV.	COMMENTS REVISIONS	DATE

PDA SITE PLAN
32 CAMBRIDGE STREET AND 572 RUTHERFORD AVENUE
CHARLESTOWN, BOSTON, MASSACHUSETTS

PREPARED FOR:
BERKELEY INVESTMENTS, INC.
121 HIGH STREET, 3rd FLOOR, BOSTON, MASSACHUSETTS

SHEET

PDA-1

OF 1

REV.

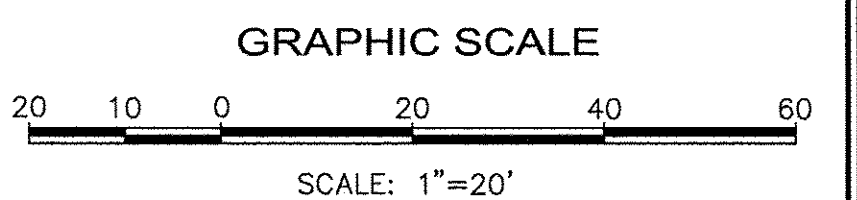


EXHIBIT C

Elevations



2 SOUTHWEST ELEVATION
1" = 20'



1 NORTHEAST ELEVATION (RUTHERFORD AVENUE)
1" = 20'

32 Cambridge Street

Charlestown, MA - May 27, 2016

Exhibit C-1 - Building Elevations



6 NORTHEAST COURTYARD ELEVATION
1" = 20'



5 SOUTHWEST COURTYARD ELEVATION
1" = 20'



4 SOUTHEAST ELEVATION (D STREET)
1" = 26'



3 SOUTHWEST BLDG A ELEVATION
1" = 20'



2 NORTHWEST BLDG A ELEVATION
1" = 20'



1 NORTHWEST BLDG B ELEVATION
1" = 20'

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Exhibit C-2 - Building Elevations

EXHIBIT D

Allowed Uses

The Site may be used for uses allowed as-of-right within the LI Subdistrict from time to time, and for any of the following uses:

Residential Uses

Multifamily residential and/or artist mixed-use/live-work use.

Retail Uses (ground floor and basement only)

Any retail business, including, but not limited to, bakery, bank, and local retail businesses (*i.e.*, a store primarily serving the local retail business needs of the residents of the neighborhood, including, but not limited to, stores retailing food, baked goods, groceries, drugs, videos, computer software, tobacco products, clothing, dry goods, books, flowers, paint, hardware, and minor household appliances).

Restaurant and Food Service Uses (ground floor and basement only)

Café, coffee shop, delicatessen, diner, restaurant, cafeteria or other place for the service or sale of food or drinks for on- or off-premises consumption, with or without entertainment or outdoor seating.

Service Uses (ground floor and basement only)

All local service uses, including, but not limited to, barber shop, beauty shop, bicycle repair shop, caterer's establishment, dry-cleaning shop, framer's studio, laundry (retail and self-service), photocopying establishment, shoe repair shop, and tailor shop.

Cultural Uses (ground floor and basement only)

Art gallery (commercial or nonprofit), art use, public art display space, and arts and production studios (dancing, musical, photographic, theatrical, and/or visual arts).

Entertainment and Recreational Uses (ground floor and basement only)

Fitness center or gymnasium.

Community Uses

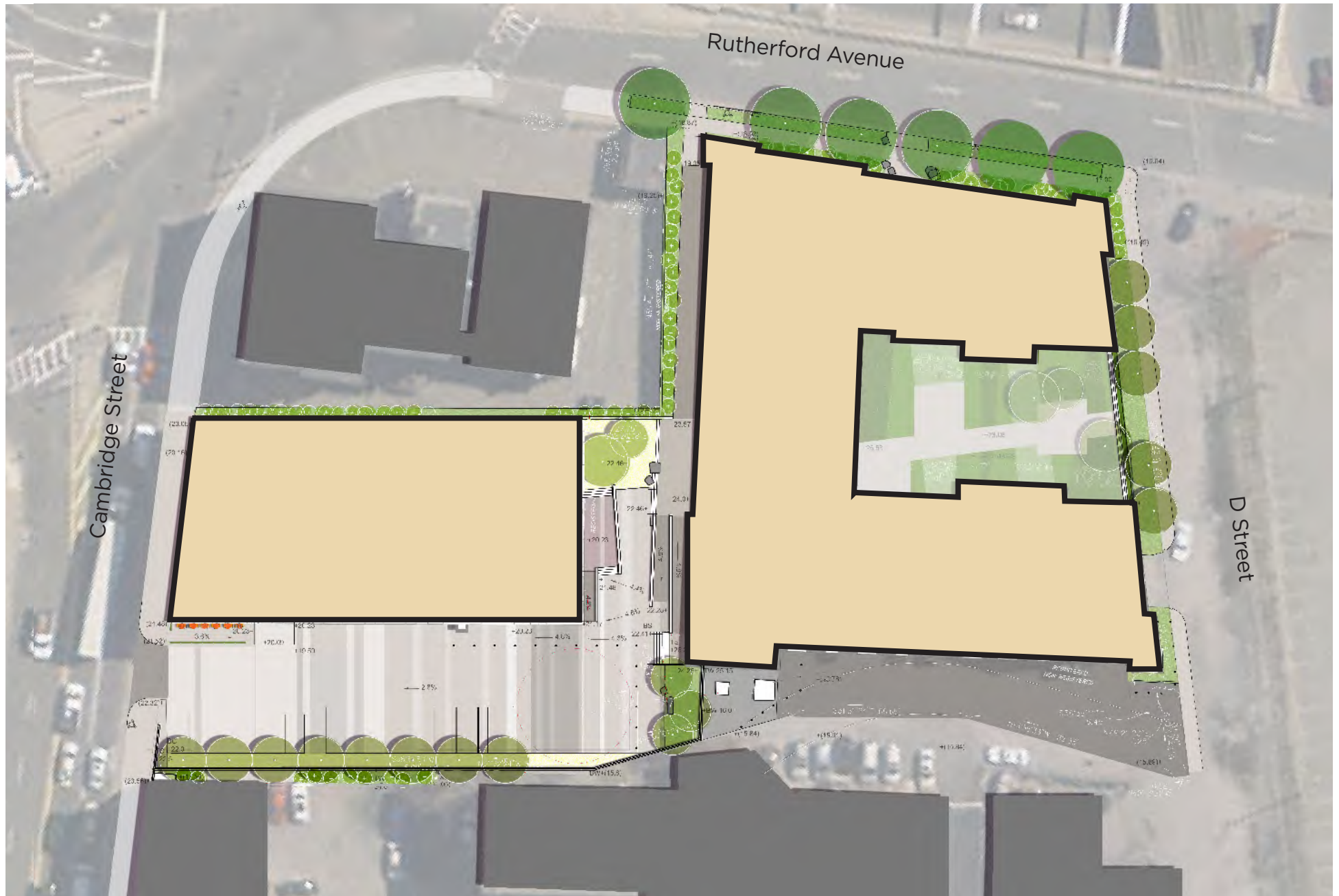
Childcare uses, including, but not limited to, day care center and nursery school.

Accessory Uses

Subject to the limitations and restrictions of Article 10 of the Code: (i) accessory loading; (ii) a parking garage and surface parking for occupants, employees, customers and visitors to the Project; (iii) accessory and/or ancillary food service/cafeteria use; (iv) accessory home occupation or professional office; (v) accessory services for apartment residents and other uses incidental to the operation of permitted residential uses, including, but not limited to, health club facility, fitness center, tennis court, swimming pool, business center, and other resident amenities; (vi) the storage of flammable liquids and gases incidental to a lawful use; and (vii) any use ordinarily incident to a lawful main use, provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

EXHIBIT E

Open Space and Landscaping Plan



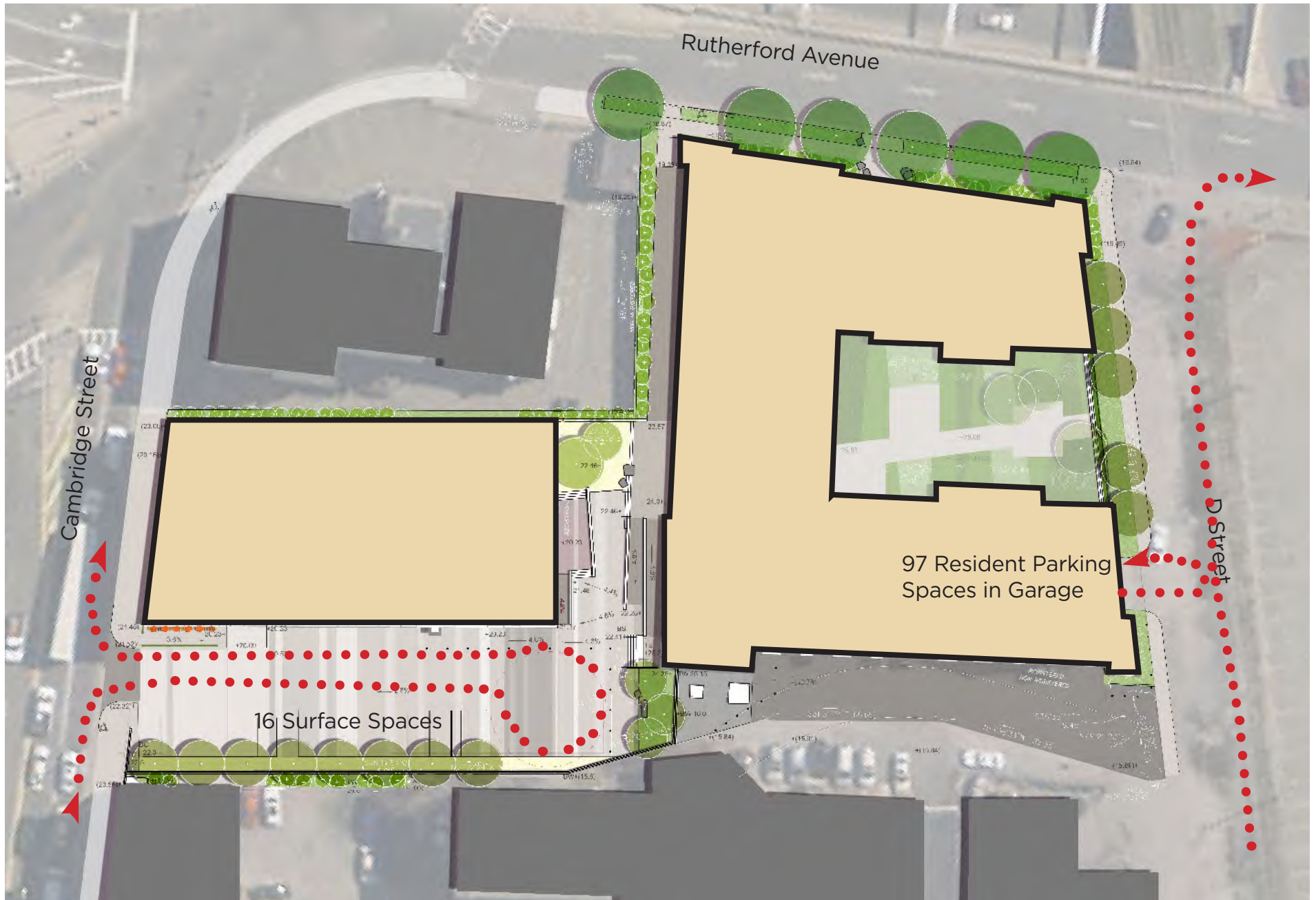
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Exhibit E - Open Space & Landscaping Plan

EXHIBIT F

Traffic Circulation Plan



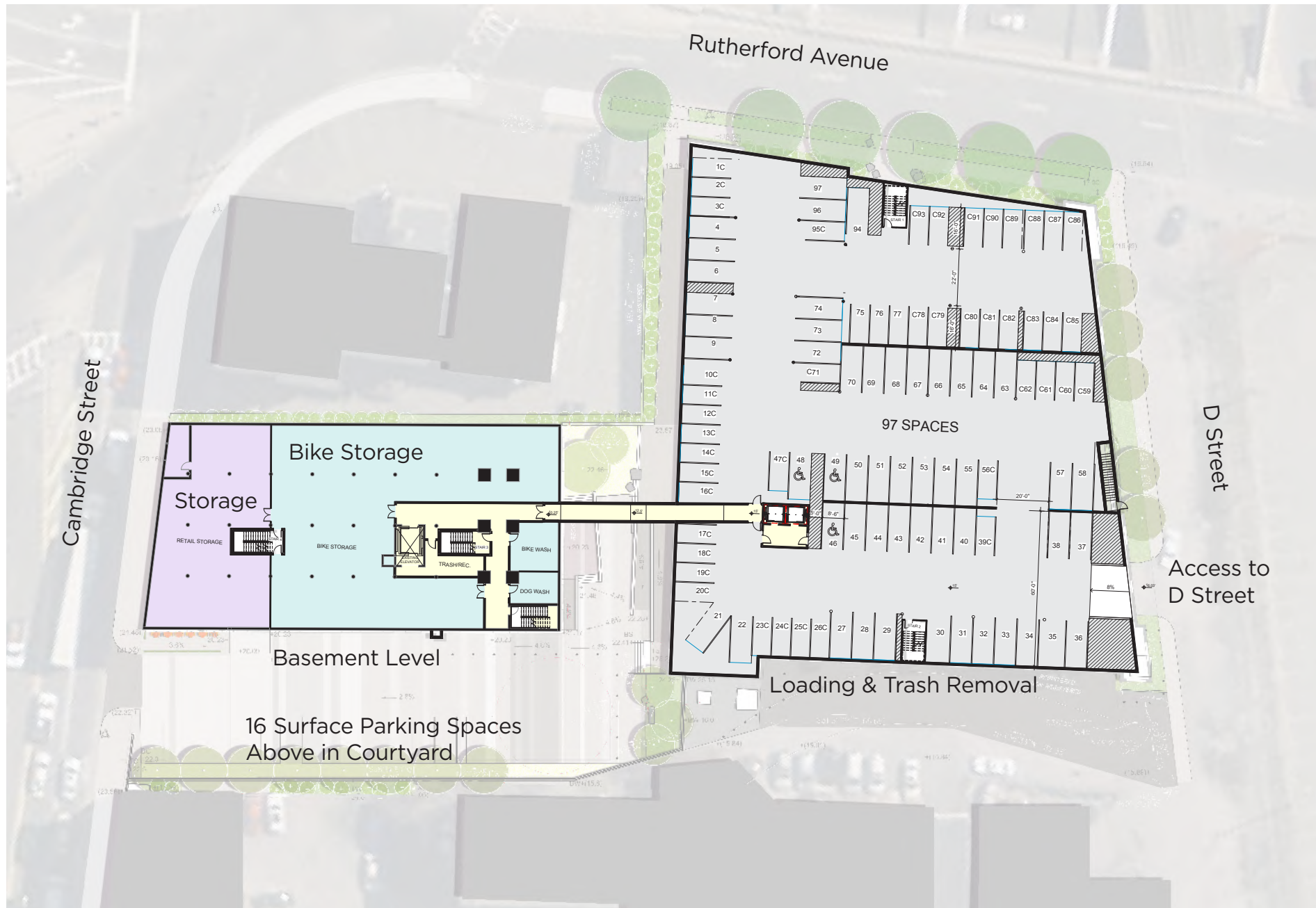
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Exhibit F - Traffic Circulation Plan

EXHIBIT G

Parking and Loading Plan



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Exhibit G - Parking and Loading Plan