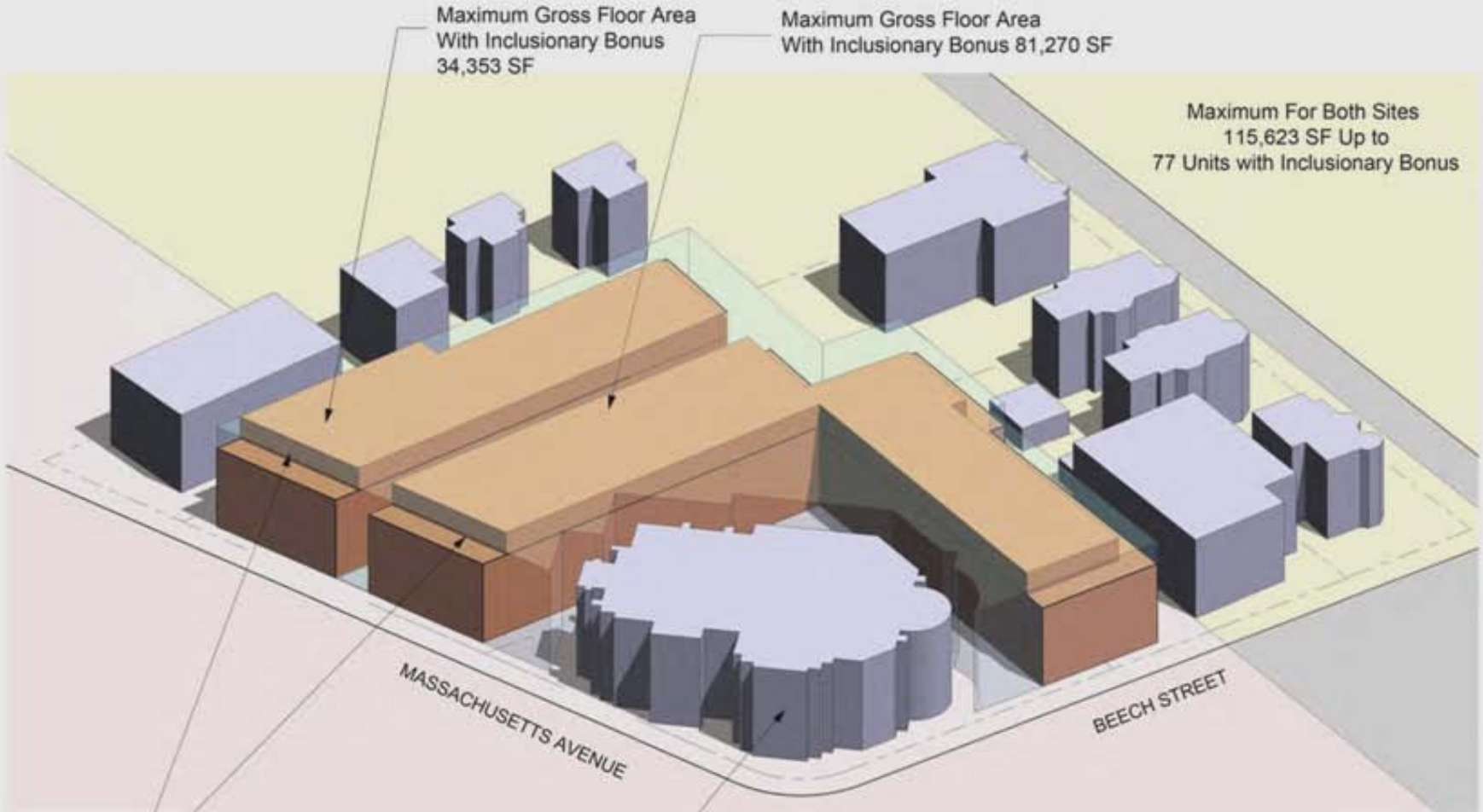


The image shows the interior of a church, looking up at a complex wooden structure. The structure consists of numerous vertical wooden beams and horizontal planks, creating a series of triangular and rectangular compartments. At the top, there is a row of arched stained glass windows with colorful patterns. The ceiling is dark and appears to be made of wood or stone with a grid pattern. The lighting is dramatic, with bright light coming from the windows and casting long, warm shadows on the wooden surfaces. The overall atmosphere is one of historical grandeur and architectural complexity.

st james re generation **summary of the current design process**



Maximum Gross Floor Area
With Inclusionary Bonus
34,353 SF

Maximum Gross Floor Area
With Inclusionary Bonus 81,270 SF

Maximum For Both Sites
115,623 SF Up to
77 Units with Inclusionary Bonus

45 FEET HEIGHT WITH 45 DEG.
BULK CONTROL PLAN
STARTING AT 35 FEET
(Section 20.104.1, Section 5.33)

ST. JAMES'S
EPISCOPAL CHURCH
8,600 sq.ft.

- Floor Area Ratio (FAR): 1.75
- Business A-2 District
 - Residential B District
 - Massachusetts Overlay District

**Previous Zoning Analysis
(Two Separate Developments)
For Illustration Only**

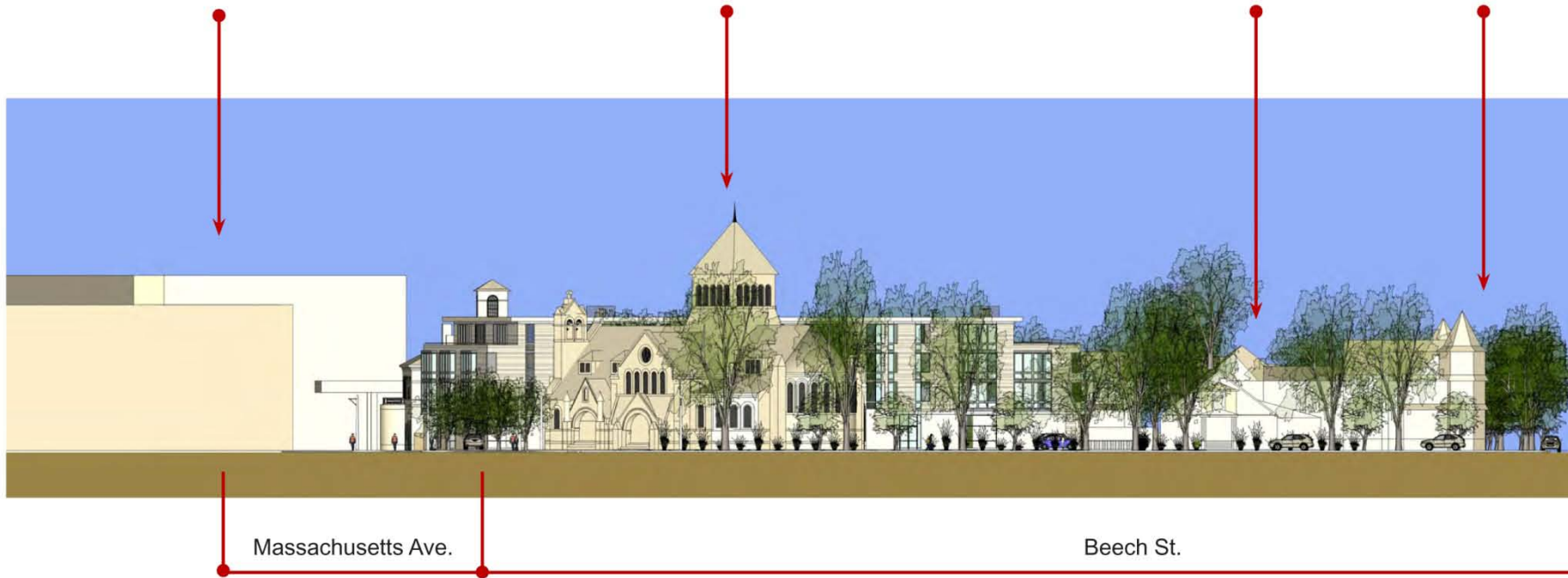
St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
Tel: 617.491.9100 Fax: 617.491.6004

st james re generation neighborhood context





Site Elevation

St James Church Redevelopment

1991- 2013 Mass. Ave. Cambridge MA 02140

September 10th, 2009

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Site Elevation

St James Church Redevelopment
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 September 10th, 2009



Mass. Ave Looking East



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Perspective Views



Courtyard

St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009

East Elevation



massachusetts avenue

-East Elevation



parish hall
garden



parish hall garden detail

North-West Elevation

massachusetts
avenue

45'

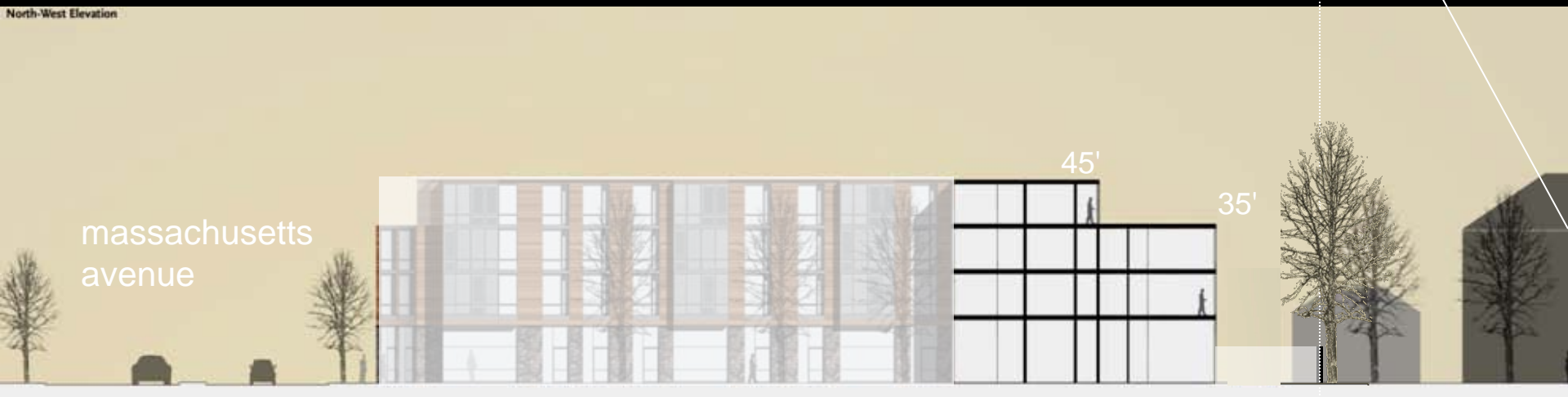
35'

20' min

orchard street
residences (3)

property line
and fence

existing residence





beech street elevation

South-West Elevation



South-West Elevation



st james re generation the garden on mass ave



















st james re generation beech street

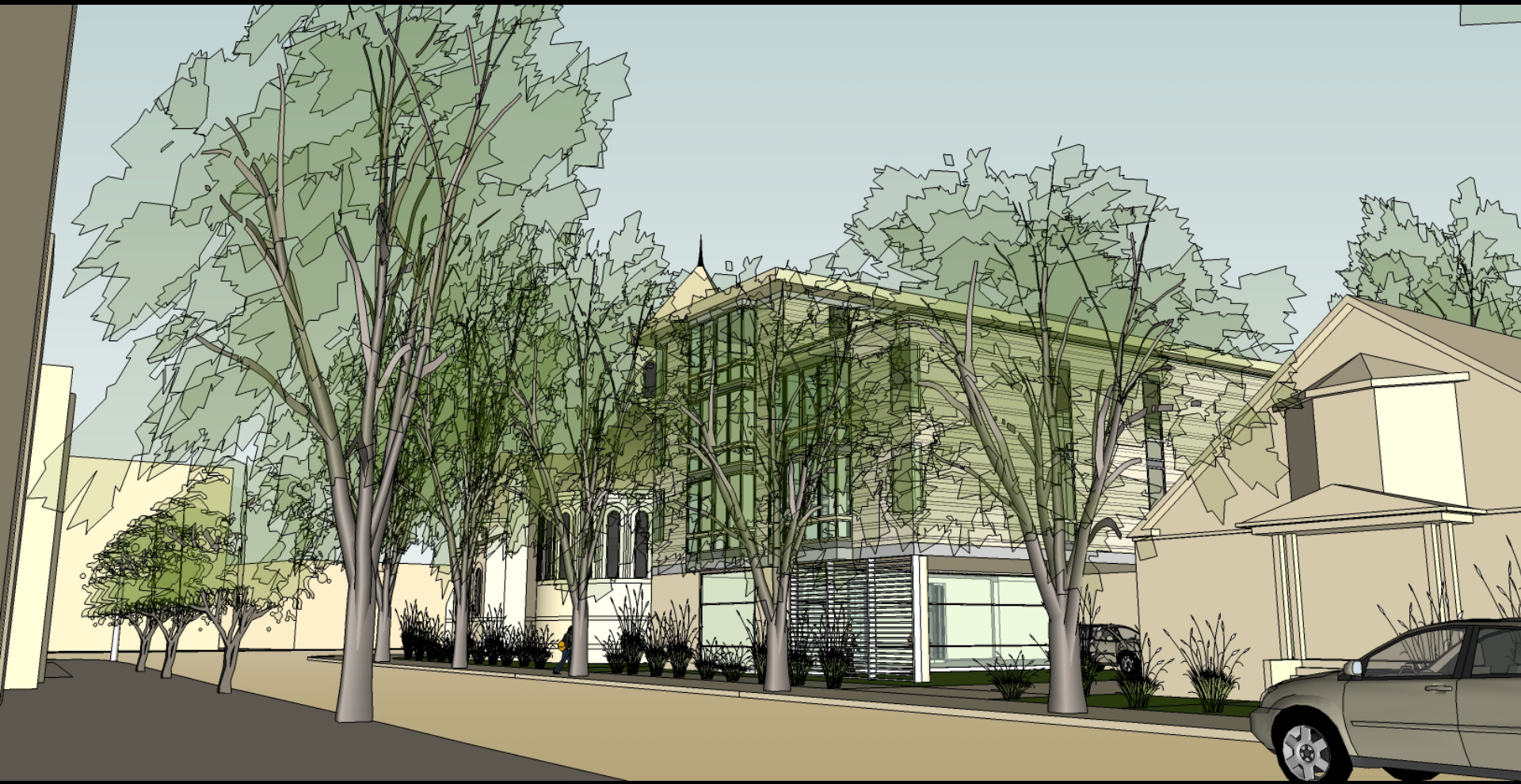












st james re generation orchard street

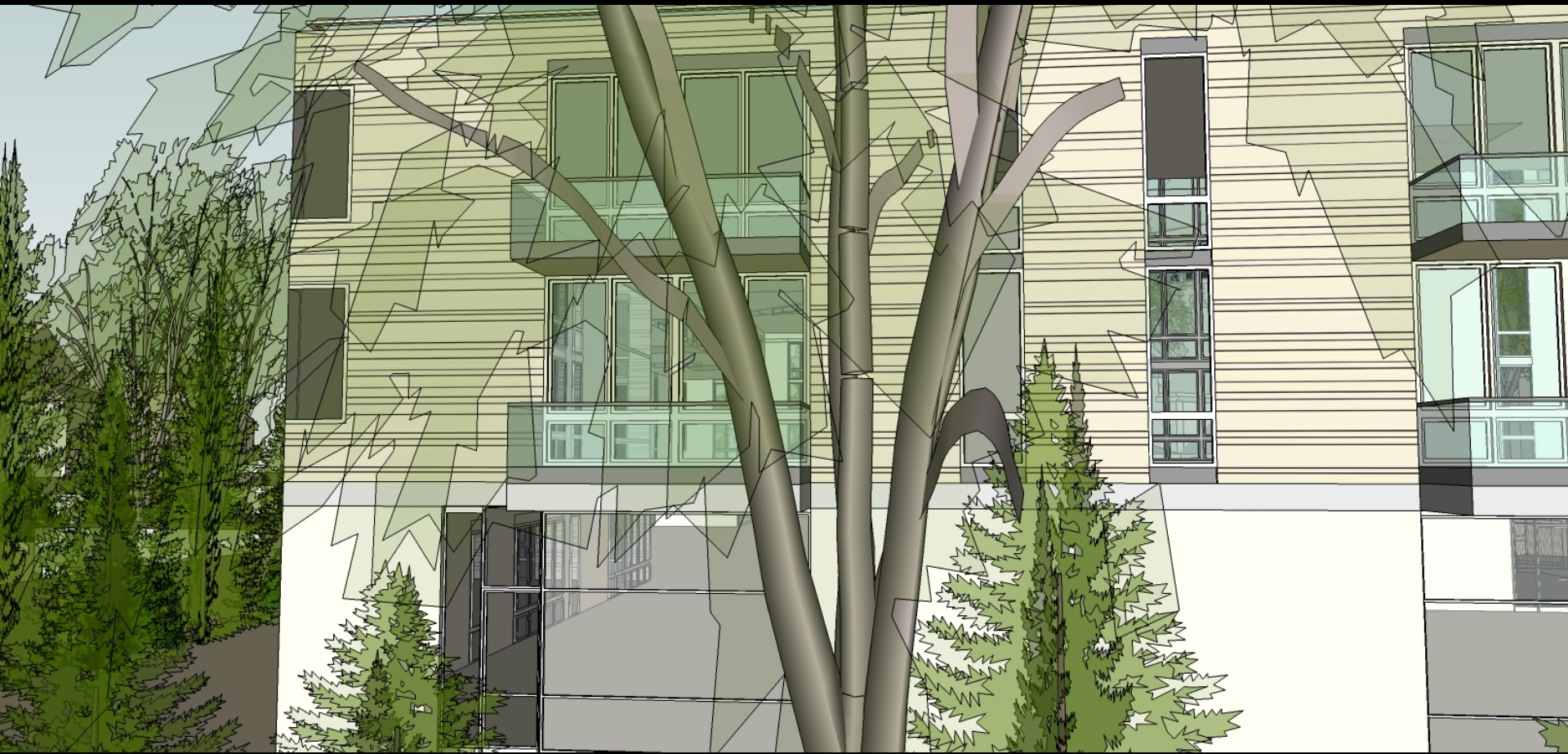




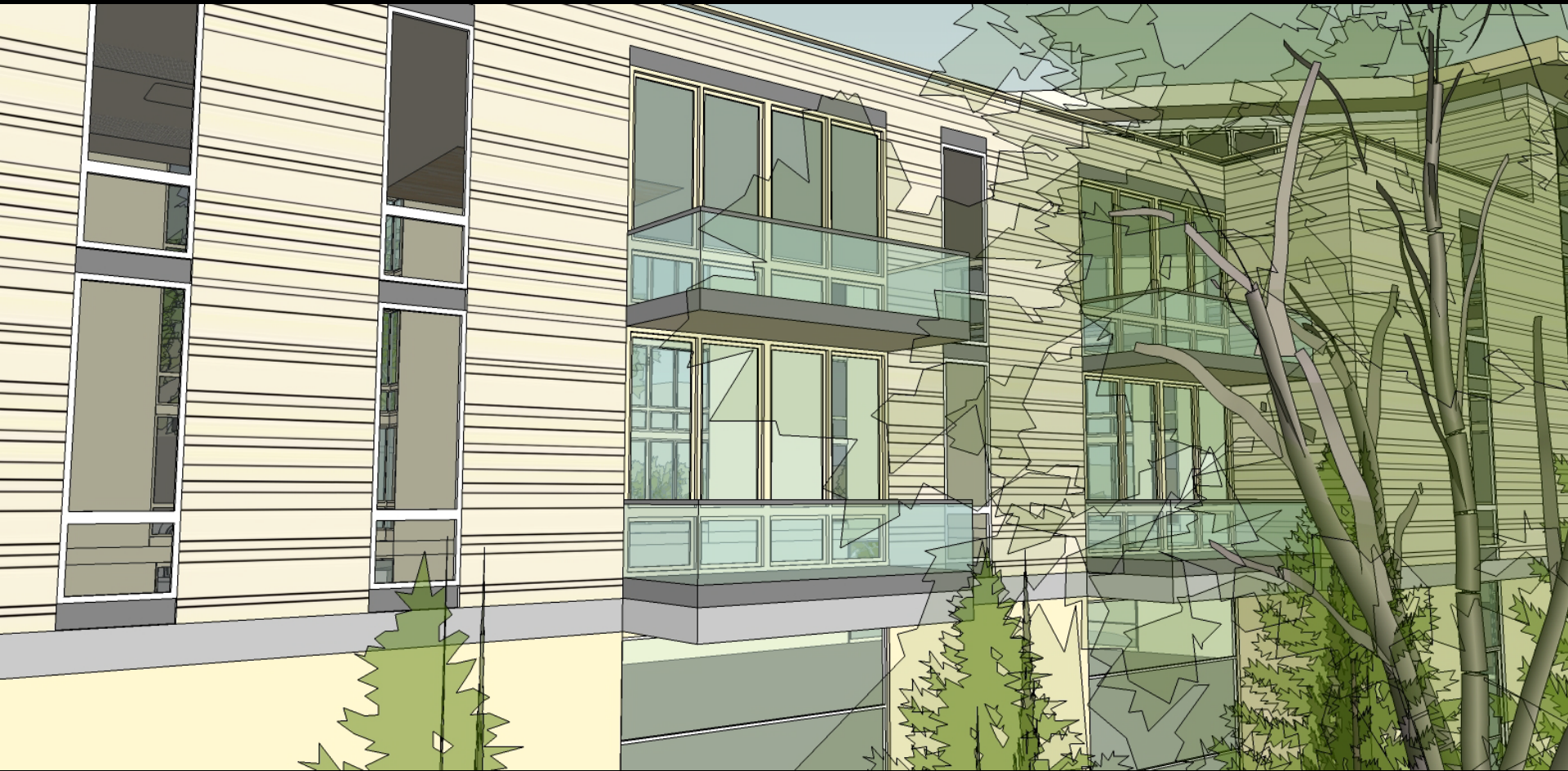


st james re generation **blake street**











st james re generation **site plan and shadow**





Oaktree Development 129 Mt Auburn St Cambridge, MA
 Tel: 617.491.9100 Fax: 617.491.6004

Site and Landscape Plan

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009





Fire Station

Garden

Existing St James Episcopal Church

Parapet to conceal rooftop equipment
Rooftop Equip. Zone Private Roof Terrace Rooftop Equipment Zone Private Roof Terrace

Parapet to conceal rooftop equipment

Common Roof Terrace
Fitness Area

Rooftop Equipment Zone

Private Roof Terrace

Rooftop Equip. Zone

Private Roof Terrace

Rooftop Equip. Zone

Private Roof Terrace

Private Roof Terrace

0 8' 16' 32'

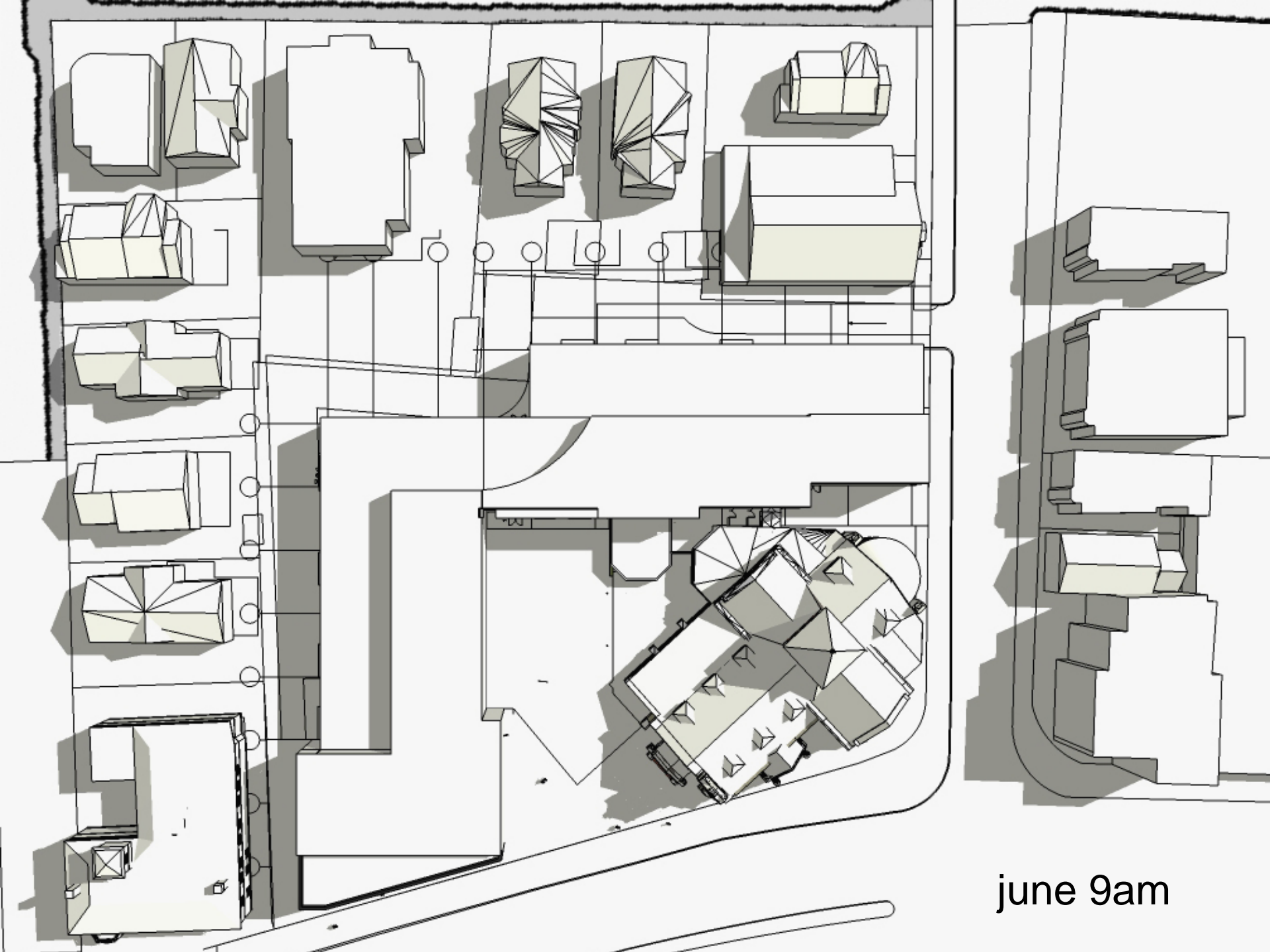


Fourth Floor Plan

St James Church Redevelopment

1991- 2013 Mass. Ave. Cambridge MA 02140

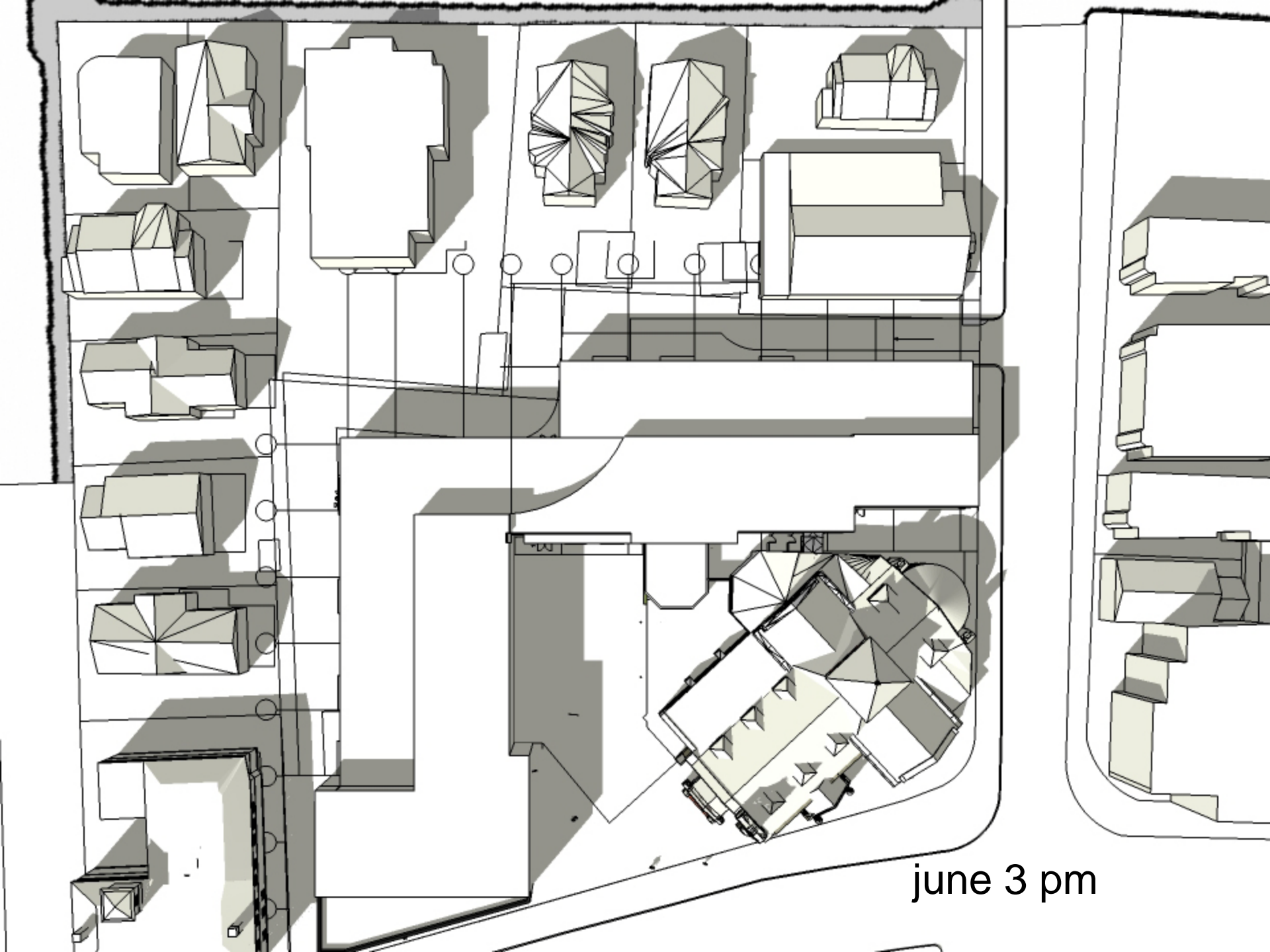
September 10th, 2009



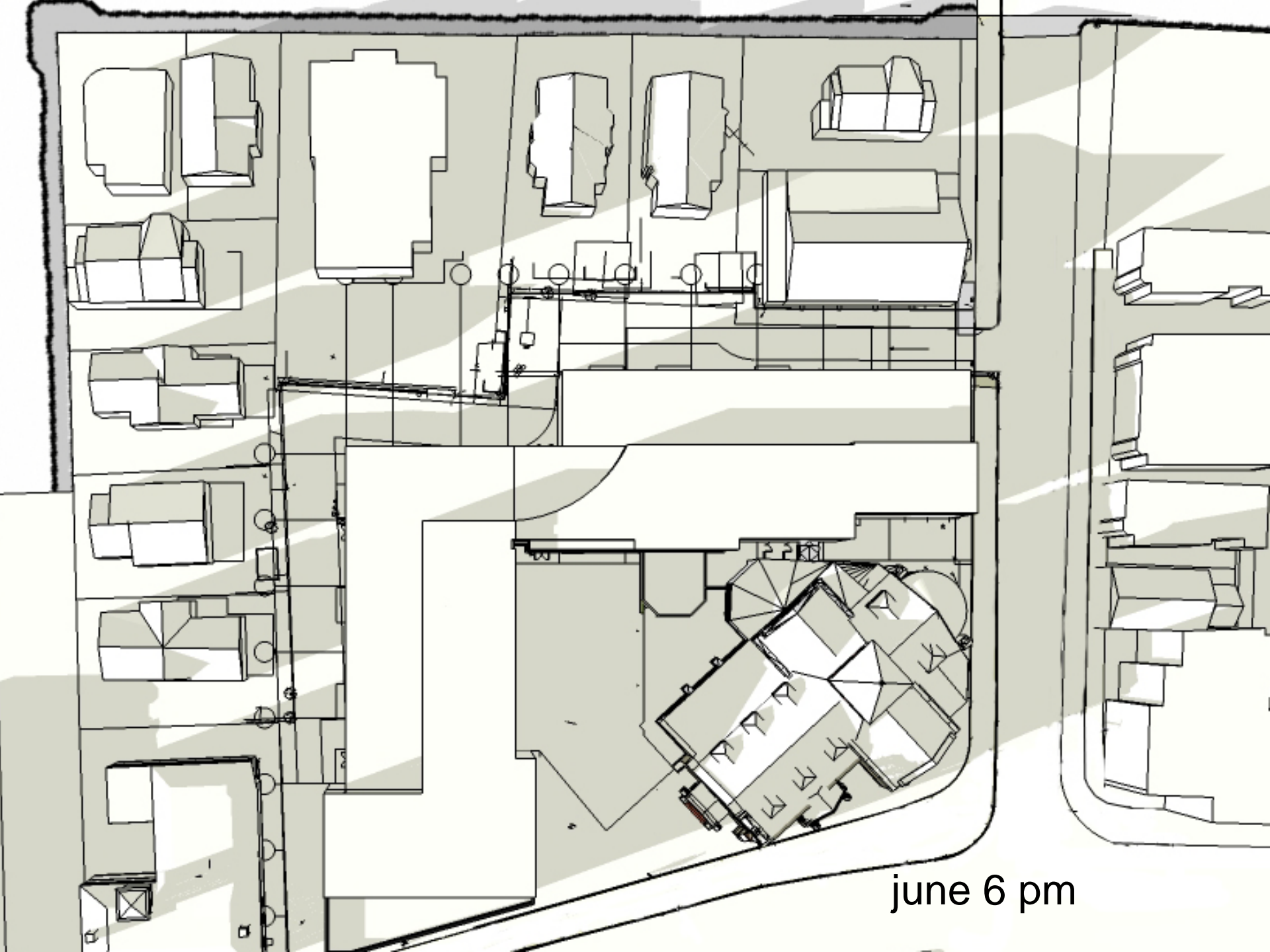
june 9am



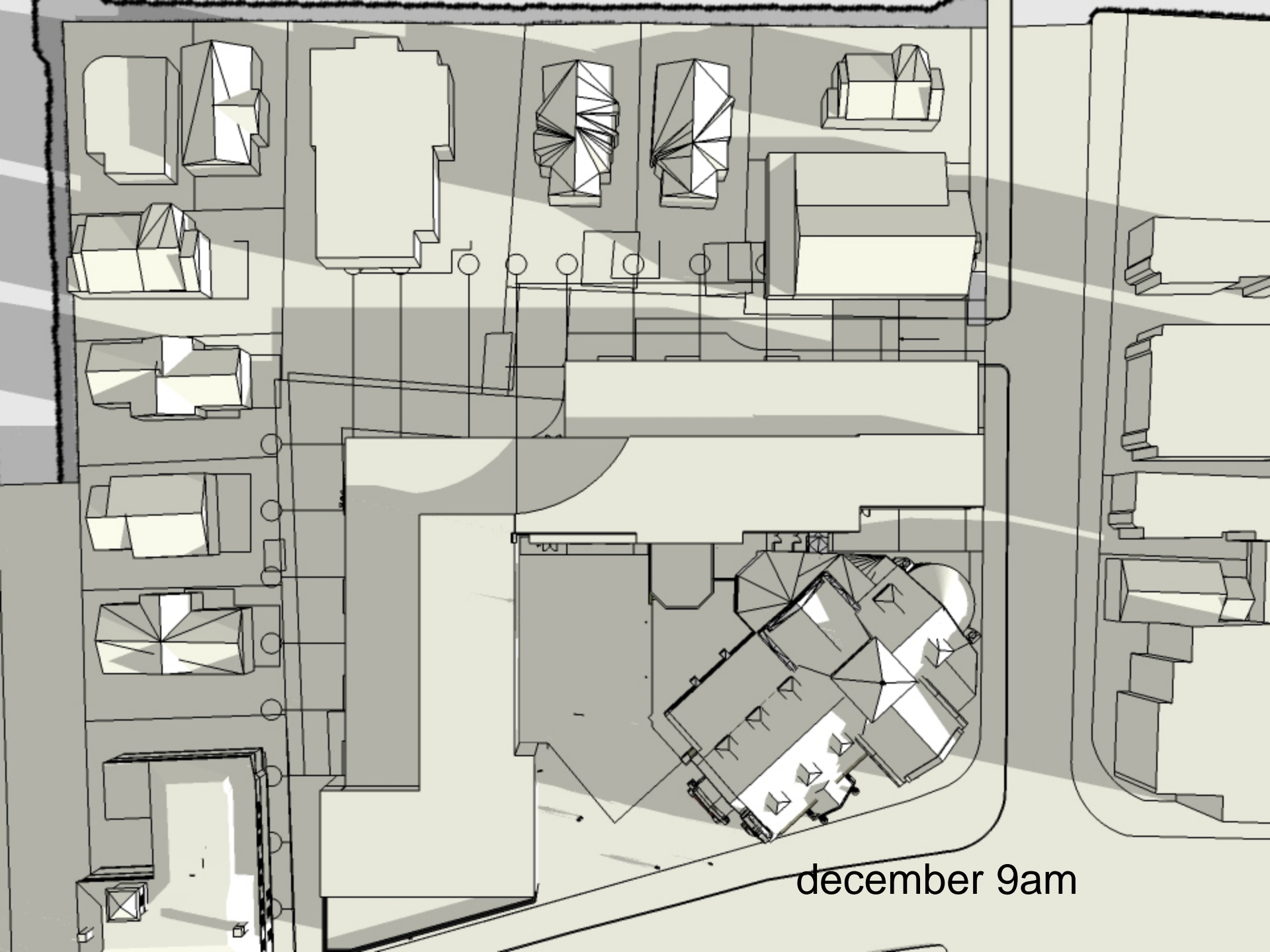
june 12 noon



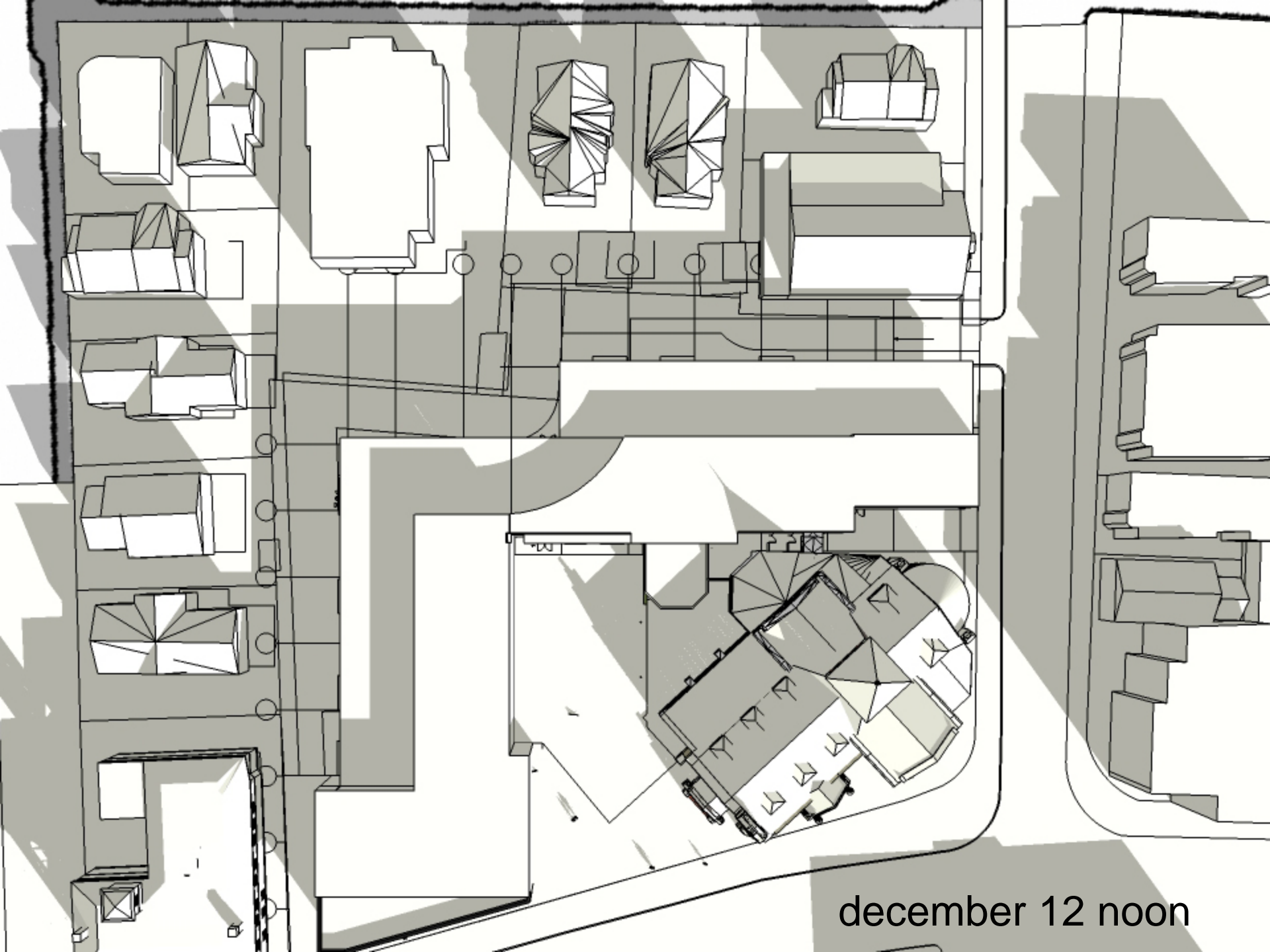
june 3 pm



june 6 pm



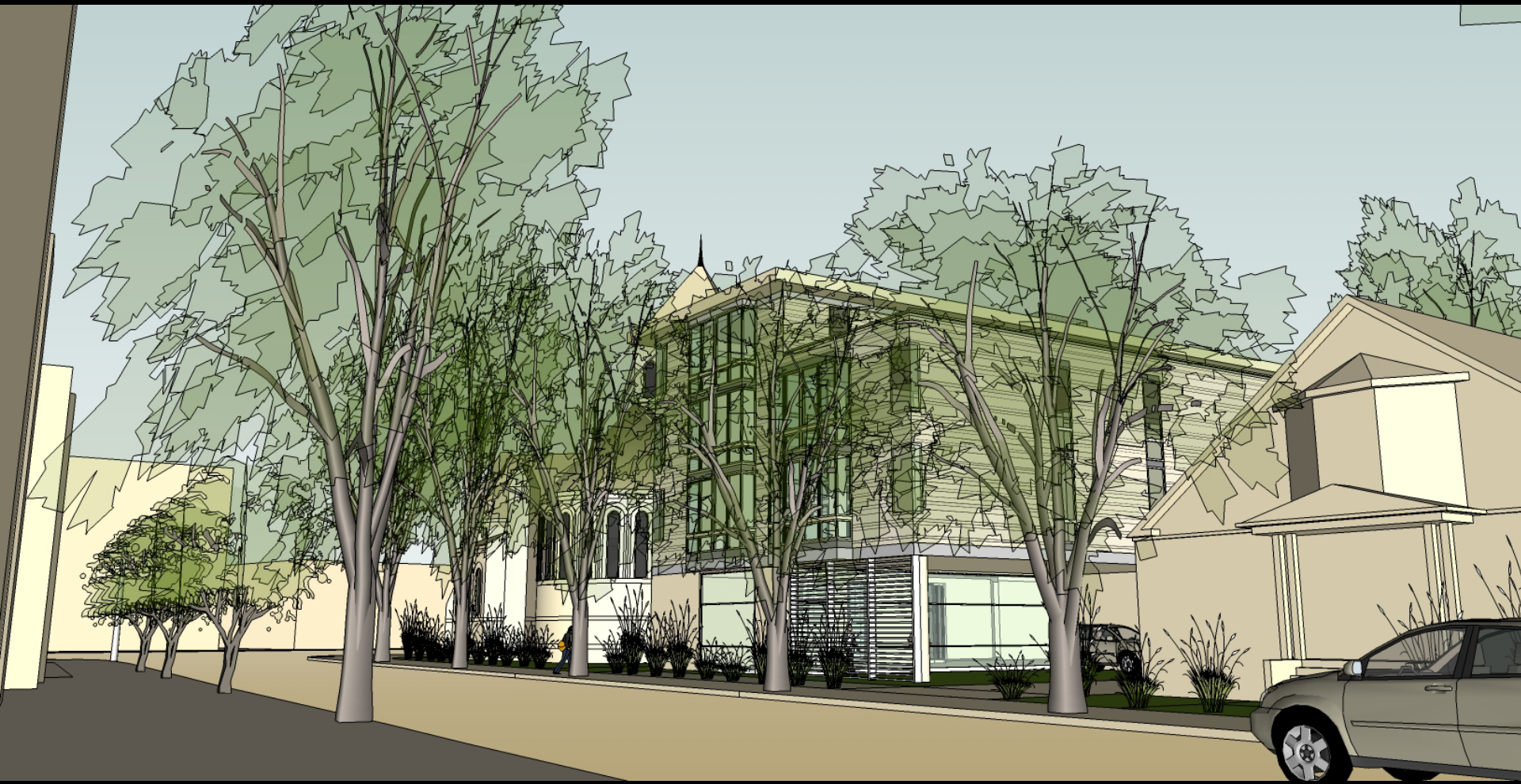
december 9am



december 12 noon



december 3 pm



Saint James Church Redevelopment Proposal

Submitted to the Cambridge Community
Development Department

Oaktree Development
Cambridge, MA 02138
September 10, 2009

SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

Article 19.23:

Special District Threshold in Business A-2 District

Applicant: Oaktree Development by Gwendolen Noyes

**Address: 129 Mt Auburn Street
Cambridge, MA 02138**

Telephone: 617 491 9100 FAX: 617 491 6004

Location of Premises:

**2013 Massachusetts Ave ('Car Wash') and
1991 Massachusetts Ave (St James Church)**

Zoning District:

Business A- 2, Mass Ave Overlay District

Submitted Materials:

**All materials required, including:
Existing Conditions (including photos, survey)
Site Plans (including survey, tree plans, utilities)
Plans (floor plans, elevations, sections, etc)
Photographs
Perspective renderings
Narrative**

Signature of Applicant:



**For the Planning Board, this application has been reviewed and is hereby certified complete by the
Community Development Department:**

Date Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Saint James Church Redevelopment

Address of Site: 1991 and 2013 Mass. Ave, Cambridge

Applicant: Oaktree Development, 129 Mount Auburn Street, Cambridge MA 02138

Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date:

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

Permission to locate driveway entrance on Beech Street within required landscape buffer setback in order to preserve existing tree on Beech Street, (Traffic, Parking and Transportation Dept., Community Development Department, Planning Board).

Project Description

Brief Narrative:

Demolition of existing parish house structure, addition to existing church of 46 dwelling units, retail space and new parish hall structure. Refer to attached narrative and drawings for full project description.

Project Size:

· Total GFA: 86,821 sf (Existing Church: 8,500 sf, New Construction: 78,321 sf)

· Non-residential uses GFA: 22,560 sf, (including 8,500 sf existing Church)

· Site Area (acres and SF): 1.33 Acres, 58,194 sf

· # of Parking Spaces: 64

Proposed Uses:

• # of Dwelling Units: 46

• Other Uses: Retail and Parish Hall

· Open Space (% of the site and SF): 58.4%, 27,383 sf

Proposed Dimensions:

· Height: 45' Maximum

· FAR: 1.49

St James Project Review Narrative

Oaktree Development Submission to Cambridge Community Development
September 10, 2009

Article 19.000

As our St James proposal exceeds 50,000 sf, is in a Business A-2 district, and is one that will have a significant, and we believe, positive impact on its surrounding community- both from an urban design and traffic standpoint- we are pleased to provide the information requested in Article 19 of Cambridge's Zoning Ordinance.

19.24: Application Procedures:

1. The plans, elevations, mechanical schematics and perspective drawings requested are submitted herewith.

2. A Traffic Impact Study has been submitted to the Cambridge Traffic Department by Vanasse Associates, Inc, and has been accepted as complete and conforming to the standards set out in the ordinance. The study has taken all available information into consideration, and, given the uses, size and configuration of the proposal, has concluded that the traffic impact will be negligible for traffic generation and positive as far as current Beech Street congestion is concerned. We have had several meetings with the Traffic Department, and believe that any outstanding concerns regarding traffic will be minor and manageable.

3. A Tree Study has been provided to the City Arborist and approved. A description is detailed below.

4. Urban Design Objectives are described below in detail.

5. Sewer Service, Water Service, and Mechanical System mitigation narratives have been provided below.

19.30: Urban Design Objectives:

From an urban design standpoint we have studied and, we believe, closely adhered to the design objectives articulated in both the *North Massachusetts Ave Urban Design Guidelines Handbook* and *Toward a Sustainable Future*; this is in addition to the regulations in the *Cambridge Zoning Ordinance*.

A little background and history of this development proposal should be useful.

The development site encompasses two adjacent properties:

One 'L'-shaped parcel surrounds the historic St James sanctuary, which sits on its own parcel and is not included in any of the calculations provided. The surrounding property is currently where the St James's parish house and its large garden are located; our calculations include this 'wrapping' parcel.

The other site is the ‘Car Wash’ on Mass Ave., adjacent to the church garden. The one-story, noisy, 60-foot curb cut, traffic-generating operation there provided minimal, if any, enhancement to neighborhood quality and urban design. It’s activity and adjacency to the church garden did nothing to deter difficult-to-manage, after-hours vagrancy in the garden.

Background for St James’s and Oaktree’s Collaboration:

For many years, a consuming concern for the St James congregation has been the cost of keeping up its historic building, not to mention its ADA non-compliant and deteriorating parish hall. Maintenance requirements for both structures drained leadership energy and the prospects for the church’s many mission-related activities. Exhausting its donor base’s resources, the church’s leadership has studied in the recent past how it might develop its unique land asset. This avenue has been roundly rejected because of the important role - both celebratory and meditative- that the garden plays in the life of St James’s environmentally committed congregation. A garden couldn’t be preserved without expanding the development property. But when the adjacent ‘Car Wash’ site came to the market and was offered to this financially challenged church, there were no sources of income to draw upon. The idea of purchasing the property for potential development and generation of church income was attractive, but impractical.

Oaktree was also offered the ‘Car Wash’ property and entered into an agreement to purchase it without having any idea that collaboration with St James might be in the offing, or that there might be more than 20 condominiums built on the site. But then a neighborly introduction between Oaktree and the St James rector and vestry developed into a 15-month exploration and relationship-building process.

Oaktree has had the pleasure of becoming acquainted with many in the St James community and has gained considerable appreciation for the church’s history and beauty. We understand that the entire church property is significant from many standpoints, and that a big change in the neighborhood is anxiety-producing. During the course of the last year’s deliberations, the entire site has been given the closest consideration from many quarters - the church’s parishioners, clergy and diocese, along with the adjoining neighborhood, and Oaktree. Both the church leaders and Oaktree have participated in close to a dozen open neighborhood meetings regarding the proposal.

19.31: Project Responses to Existing Development Pattern:

1. As the St James site plans and elevations provided show, the **heights and setbacks conform** to and, in places, exceed the required setbacks in the code to the benefit of the community. Specifically, the Mass Ave and Beech Street building faces have been pulled back to allow for better view angles of the 1880’s Fire Station and to match the Beech St building face of the Kingdom Hall. Both of these increased setbacks open views of St James – an urban design choice we have made that has resulted in a loss

of allowable FAR. The height of the new construction is in line with the roof of the St James sanctuary, while the transept and bell towers maintain their prominence in the immediate vicinity. These increased setbacks open views of St James and the idea of maintaining the St James garden has resulted in an urban design plan that **does not maximize** the allowable square feet able to be built under current zoning and related floor area ratio calculations. (Specifically: if good urban design principles were ignored in this submission, 16,806 sf of additional building floor area could have been proposed over the 86,821 total sf ; and 77 units could have been proposed instead of the 46 in this submission.)

We note that the North Mass Ave Design Guidelines (‘Area 3’) illustrate a recommended infill, mixed-use development of four-plus stories. Following current, more restrictive zoning regulations, our proposal incorporates the required roofline setbacks above 35’ on both Mass Ave and along those boundaries common to the Residence B Zone to the side and rear of the property.

2. The new building has been oriented to improve the Massachusetts Avenue streetscape and Church garden use. The new garden plan and parish entry configuration have been planned to bring the church activity, pedestrian, and car drop-off traffic to the historic Massachusetts Avenue address. The main entry to the church sanctuary will again be its western portal, and most parish functions will use the new, parish hall garden entry at Massachusetts Avenue. The garden itself will become a cloister-like central feature for the parish house, which will surround the garden on 3 sides with large glass windows and doors to access the garden at ground level. The southern side of the garden will open to Mass Ave for public use and will terminate the view from Regent Street across Massachusetts Avenue. The proposed garden composition consists of pavement and lawn areas under a proposed grove of new trees.

The ground floor end of the new building fronting Mass Avenue will house the Church library and a retail space (user-to-be-identified) with large storefront windows. This portion of the building replaces the Car Wash property and its 60’ curb cut. Its activity and adjacency to the church garden did nothing to deter a history of difficult-to-manage, after-hours vagrancy in the garden, just as the existing Parish House’s lack of relationship to the garden did nothing to deter that undesirable usage.

The new proposed uses will present a welcome and pedestrian-friendly environment enhanced by the street tree additions, improved sidewalks, safe bicycle path, short term drop-off parallel parking along Massachusetts Avenue, and the accessible church garden. Additionally, the three residential floors above the street-front will have bay windows and a top floor setback that reflect the present building-massing opposite, along Massachusetts Avenue.

The Beech Street elevation of the proposed building will be setback behind the church’s building line and in line with the Kingdom Hall next door. There will

be a small-scale forecourt and entry garden between the St James sanctuary and the condominium building. This will provide access to both the residences above and a secondary entry to the Church's parish hall. The entry to the underground garage is on the far-right portion of the Beech Street frontage, in the building setback area beside the Kingdom Hall.

3. The proposed building proportions and massing relate in scale and materials to the existing three story, multifamily structures on Beech St. The bays, clapboarding, window proportions, and setbacks provide an intimate streetscape that is appropriate to the residential character of Beech Street and replaces the current parking lot. It is also noted that the experience of Beech Street is currently enhanced and dominated by the tree cover provided year-round by 11 large pin oaks. The project will preserve the 5 trees bordering its property.

4. Great care has been taken to respect the historic and sculptural quality of the St James sanctuary by crafting the new building 'cloister' as a simple and elegant backdrop. The materials chosen by our architects to date are a ground floor of masonry and glass along Beech Street, the garden court, and Mass Ave. The masonry matches the colors of the church stone. The proposed residential uses are clad with simple multi-windowed bays and flat-surface wood cladding. On the west and northern elevations facing the neighborhood, painted clapboard will be the dominant material in composition with the balconies and vertically proportioned windows.

19.32: Pedestrian and bicycle-friendly design aspects:

1. The most active, pedestrian-generating and responsive aspects of the proposed project will be located on Massachusetts Avenue. The church's most intense activity on Sunday, its numerous and varied mission-driven functions, and rental activity throughout the week will use the proposed entries adjacent to Massachusetts Avenue. The proposed retail space will be a pedestrian traffic generator compatible with the church and residential use proximities; it will not be a restaurant or nighttime bar. The Church may at some time in the future buy this space.

Another pedestrian traffic generator is the residential entry to the condominiums. That entry will be off the small Beech St entry court, near the eastern end of the church structure.

Pedestrian safety improvements will occur along Beech Street with the proposed automobile traffic improvements. Currently there are two curb cuts and an open drop off and parking lot on Beech St. The plan proposes the garage entry drive/ramp and a screened ADA parking court at the top of the ramp. This will provide an organized entry and exit point for the new residents and church staff; it will also eliminate one curb cut along the Beech Street frontage while handling approximately the same number of vehicle trips. In addition, numerous drop-off movements for the parish hall activities will be redirected to the Massachusetts Avenue frontage in the new plan.

2. All the parking required for the proposal is covered: 60 spaces are in a below grade-level garage, while 4 spaces are at grade, under building- cover and along the Beech Street entry drive.

3. The building ground levels on Massachusetts Ave and Beech St will be predominantly transparent: On Mass Ave, the St James library will occupy the southeast corner nearest the garden, and the intention is that the library's openness with windows will express the congregation's outreach to the public. The proposed retail space adjacent to the library will have large storefront windows on the street and around the western corner.

On the Beech St ground level, the residential condominium's 'common room' is near the entry and looking out to the street. This space serves the residents and their guests, and is typically a more public 'living room' that will have larger windows facing and appropriate to, the residential nature of Beech Street.

4. Encouraging walking: As mentioned earlier, the entire project has been conceived as a community that will encourage walking for errands, shopping, entertainment, and access to "T" and bus transportation. The project location is midway between Porter and Davis Squares T stations and one that will appeal to residents and church-goers *specifically because they can walk*.

Pedestrians will have safe, attractive grade-level access to all entries. Residents will be given "T" and bus passes as further incentive- a mitigation requested by the Traffic Commission. The church's garden will be open to passers-by on a 24/7 basis (unless events or safety issues conflict).

5. The project is bicycle-friendly. The street curb has been pulled back along Mass Ave to provide for an extension of the bicycle lane in front of the property. Ample bicycle stanchions at both new entries will be provided, as well as within the parking garage. The garage entry drive is approx 18' wide, equipped with ice and snow melting elements, and graded so that bicycles may safely come and go.

6. (Does not apply)

19.33: The building will mitigate any adverse effects on neighbors:

1. There will be minimal disturbance from the mechanical equipment specified for this proposal.

a., b., & e. The mechanical equipment intended for this building is highly efficient, quiet and small in scale. Domestic hot water and space heat requirements are handled in each unit's mechanical closet, not requiring a large chimney, while air cooling is done with a small compressor easily grouped with others with low screening on the roof. Vents can also be grouped. The roof parapet as designed and the setbacks required provide a viewing angle that cuts out the sight of mechanical

equipment, which is almost entirely located on the third floor roof. Roofs will also accommodate decks, planting, and - hopefully soon - solar panels along with the minimally-sized mechanical equipment.

c. The only ground level mechanical equipment of substantial size required for the project is an electric transformer. This piece of equipment will be placed in an outside concrete vault with galvanized steel grate flush with surrounding pavement in the proposed walkway adjacent to the fire station. Gas and electric meters will be housed in the basement along the Mass Avenue frontage.

d. **(Does not apply.)**

2. Trash is being handled to minimize its adverse impact:

For the church, most of the trash is paper, though there is some kitchen waste. Recycling provisions will be made to encourage the maximum compliance with City regulations; the church has already made an environmentally-motivated commitment to minimize the generation of waste. The church is also investigating small-scale trash compactors that will shrink the amount of space that tightly-covered, rolling containers will require. The containers will be stored in a fenced and gated area, outside the door nearest the fire station. In consideration of pedestrian traffic on Mass Ave, setting out the trash and returning the containers at the earliest time will be closely managed.

The condominiums will have a specified area between the elevator and garage door where sorted trash and recyclables will be deposited in secure containers. Property management will observe consideration of pedestrian traffic, the residents, their coming and going, and the optimum timing when setting out and recollecting the bins. The driveway will have warming coils to enable safe conditions in winter, and the slope provided will enable reasonable ease in the handling of the bins, using motorized carts, if need be.

3. (Does not apply)

4. Stormwater Management System:

The stormwater system is designed to meet and exceed the regulations set forth in the February, 2008 version of the Massachusetts Stormwater Handbook. The system will utilize water quality structures, vegetated runoff filters, subsurface infiltration basins, and porous paving to reduce both the volume and peak rate of runoff while meeting the water quality standards set forth in the guidelines. The majority of the discharge from the system will tie into the 24" x 30" combined sewer in Massachusetts Avenue. A small portion of the site, including the ramp to the underground parking lot will tie into the Beech Street drainage system.

Sanitary Sewer System:

The sanitary sewer system has been designed based on the Code of Massachusetts Regulations, Chapter 314. The design assumes the project will consist of 46 2-bedroom units and a small restaurant-style kitchen. The sewer is currently designed

to tie into the City dedicated sanitary sewer system on Massachusetts Avenue. A conservative peaking factor of six has been applied to the sanitary system design.

Water System:

The water system will be designed to meet Chapter 310 of the Code of Massachusetts Regulations, Drinking Water. At no time with the pressure in the system drop below 20 psi. Hydrant flow tests will be conducted to size the water line from Massachusetts Ave. It is assumed that separate connections will be required for both fire flow (6") and domestic (4").

5. The structure has been designed to minimize the shadow impacts on neighboring houses. We have generated a 3-D model (illustrations provided) that shows how even in the darkest days of December, the shadows fall largely on our own property, with minimum negative impact during the day. The summer studies show a surprisingly small shadow impact on the neighbors.

6. There are minimal grade changes across the property making ADA access a non-issue for pavement and landscape elements.

7. The windows have been placed to provide longer views between neighboring buildings as much as possible, and rely on the existing, new setbacks, and planting (all of which are more generous than most in the existing neighborhood), to preserve neighborhood identity and character.

8. Though not yet designed, the lighting will ensure safety, night vision, and comfort while minimizing light pollution.

9. A tree protection plan has been submitted to the Cambridge Arborist. The plan illustrates the intent to protect and enhance key tree specimens (pin oaks) along Beech Street and along abutter property lines. The plan illustrates trees to be removed and new trees to be planted. The plan has been field reviewed by the city arborist and the project landscape architects.

19.34: Water management, LEED, etc.
(See stormwater management plan above item 4.)

LEED: As a LEED qualifying building, we will be using water-conserving fixtures throughout the building. LEED also stipulates that stormwater management use 'best practices', as described above.

The building will adhere to energy-saving, water-conserving, 'green' material choices needed for a LEED certification. It's shape as a multi-story, mixed use structure, sited within a few minutes walk of the "T", shopping, and directly on a bus line make it a very energy conserving form of housing.

In addition, Oaktree plans to be using standards for resource conservation that are *beyond* LEED in this development as it is one of the test sites for a green building system that it is currently developing.

19.35: Enhance complex urban aspects of Cambridge as it has historically developed:

(1., 2., 3. & 5. Do not apply as they refer to large institutions.)

4. The entire development activity of this St James project has been to provide for the preservation of this outstanding example of 19th century ecclesiastical architecture. The means of doing so has been to design an elegantly simple parish house and residential backdrop which coincidentally provide a venue for multiple urban life-enhancing activities.

Oaktree and St James representatives have had several meetings with Charlie Sullivan of the Cambridge Historic Commission. We have adjusted the proposal's setbacks on both Beech and Mass Ave to improve the view angles for St James as well as other buildings, namely the firehouse next door on Mass Ave, and the Kingdom Hall on Beech St. This has resulted in a substantial loss of valuable FAR for the development. We have been selecting stone and other materials and colors for the new building which will complement the historic church structure as well as the neighboring houses- which were solidly constructed in the 19th century.

19.36: Housing Inventory

1. This proposal increases the City's housing unit count by 47. It strengthens the residential quality of Beech Street, while making a transition of uses to Mass Ave. It will also bring more activity and streetscape definition to Mass Ave through the upper levels of residences, which are in scale with the 3 and 4 story, 19th century structures across the street.

2. The project will provide 5 affordable units, according to regulations in the housing ordinance. There have been preliminary conversations with the Housing Department to confirm this calculation. The economics of the project do not permit a larger number of affordable units.

19.37: Enhancing Open Space Amenity

One of the defining and organizing characteristics of the project is the conception of the St James garden. The project regenerates and makes the historic garden area associated with the Church more publicly accessible. The garden will be surrounded by the parish hall, and the community outreach programs of the Church will enliven it and secure public safety during day and nighttime hours. It is anticipated that exterior church functions and events will take place in the garden. On a daily basis,

the garden will be publicly accessible for casual use, contemplation, and relief from the urban character of Massachusetts Avenue.

The garden also will provide an opportunity for urban tree planting and pervious area for capturing and infiltrating rainwater from roof and pavement areas.

The garden terminates the vista from Regent Street across Massachusetts Avenue.

The Beech Street frontage is enhanced with the preservation and long term maintenance of stunning existing pin oaks. Additionally, the frontage along Beech will serve as the primary entry for the residential uses and a secondary parish hall entry via a proposed entry court and garden.

In addition to the Massachusetts Avenue and Beech Street gardens, the property frontage along the Blake Street side of the project is enhanced through increased property setbacks and the planned classroom and residential garden spaces along that property line. The abutter properties along Orchard and Blake Streets will be enhanced by the continuous buffer of new trees included in this proposal.

Conclusion:

We believe that this The Oaktree -St James proposal adheres not only to the Cambridge Zoning Ordinance, but provides an architecturally sensitive and elegant urban design solution, bringing new life to a valued religious institution as well as its surrounding neighborhood.

Appendix I – Dimensional Form

Special Permit #

Address: 1991 and 2013 Mass. Ave, Cambridge, MA

	Allowed/Required	Existing	Proposed	Granted
Total FAR				
Residential	1.75	0	1.75	
Non-Residential	1	0.43	1	
Inclusionary Bonus	0.3	0	0.053	
Total GFA in Sq. Ft.				
Residential	62,360	0	62,360	
Non-Residential	22,560	24,958	22,560	
Inclusionary Bonus	18,708	0	1,901	
Total GFA in Sq. Ft.	103,627	24,958	86,821	
Max. Height				
Range of heights	35'-45'	45'	35'-45'	
Lot Size				
1991 Mass Ave		43,146	43,146	
2013 Mass Ave		15,048	15,048	
Total (Combined Lots)		58,194	58,194	
Lot area/du	600	-	775	
Total Dwelling Units				
Base units	59	0	36	
Inclusionary units	9	0	5	
Bonus units	9	0	5	
Total Dwelling Units	77	0	46	
Min. Lot Width	None	268'	268'	
Min. Yard Setbacks				
Front	5'	0'	5' min., to 9' max.	
Side, Left	10'	0'	10' min., to 26' max.	
Side, Right	10'	0'	23' min., to 34' max.	
Rear	20'	38'	20' min., to 36' max.	
Total % Open Space				
Usable	0.0%	27.7%	52.7%	
Other, (parking, ramp)	0.0%	29.4%	5.7%	
Total	0.0%	57.1%	58.4%	
Off Street Parking				
Church	17	18	17	
Handicapped Church	1		1	
Residential	44	0	44	
Handicapped Residential	2		2	
Total	64	18	64	
Bicycle Spaces				
Indoor Spaces	32	0	32	
Outdoor Spaces	0	0	to be determined	
Loading Bays	0	0	0	

OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: Oaktree Development
(Petitioner)

Address: 129 Mt. Auburn St. 3rd Floor, Cambridge MA 02138

to apply for a special permit for: Condominium
(type of development)

on premises located at: 1991 Massachusetts Ave., Cambridge MA 02140

for which the record title stands in the name of: Bishop & Trustees of the Protestant Episcopal Church
in the Diocese of Massachusetts/ St. James's Parish

whose address is: 1991 Massachusetts Ave., Cambridge MA 02140

by a deed duly recorded in the: Middlesex, South County Registry of Deeds in Book 9979

Page 569 ; or Registry District of the Land Court, Certificate No.:

Book: Page:

Karen M. Meridith

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

Karen M. Meridith, Officer
Senior Warden of the Vestry, St. James's Episcopal Church (AKA St. James's Parish)

Commonwealth of Massachusetts, County of *Middlesex*

The above named *Karen M Meridith* personally appeared before me,

This *4th* of *Sept*, 2009 and made oath that the above statement is true.

Notary: *[Signature]*



MANUEL FUENTES-QUIROZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 18, 2011

My Commission expires: *2/18/2011*

OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: OAKTREE DEVELOPMENT LLC
(Petitioner)

Address: 129 MOUNT AUBURN ST, CAMBRIDGE MA 02138

to apply for a special permit for:
(type of development)

on premises located at: 2013 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

for which the record title stands in the name of: OAKTREE 2013 MASS AVE LLC

whose address is: 129 MOUNT AUBURN ST. CAMBRIDGE MA 02138

by a deed duly recorded in the: MIDDLESEX SOUTH County Registry of Deeds in Book 52009

Page 88 ; or Registry District of the Land Court, Certificate No.:

Book: Page:

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

Commonwealth of Massachusetts, County of Middlesex

The above named Gwendolen G. Noyes personally appeared before me,

This 4th of Sept, 2009 and made oath that the above statement is true.

Notary:

My Commission expires:

KATHLEEN C. McCABE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 7, 2014

David Lefcourt
 ISA Certified Municipal Specialist, MCA, MCLP
 City Arborist, City of Cambridge
 147 Hampshire Street, Cambridge, MA 02139, Office: 617-349-6433 Fax: 617-349-4881

In regards to: Saint James Church Development

The Tree Study prepared by Oaktree Development has been found to be acceptable in the capacity of the City of Cambridge's Tree Ordinance: Chapter 8.66.

The **total** aggregate diameter inches at breast height (DBH) of **existing significant trees** on site is **396.5 DBH inches**.

The plan calls for **removal of significant trees** on the site with a total aggregate diameter inches at breast height (DBH) of **208.5 DBH inches**.

The Tree Replacement Plan proposes a total aggregate DBH of **110 inches in new tree plantings**.

The **existing significant trees to be saved and protected** on the project site totals **188 DBH inches**.

Summary:

ITEM	SUB-TOTAL DBH INCHES
Existing Significant Trees	+396.5
Removal of Significant Trees on Site	-208.5
Proposed New Tree Plantings	+110
Proposed Transplant of Existing Trees	+0
Saved Significant Trees	+188
Total	-98.5 net aggregate DBH inches.

MITIGATION PLAN

The significant tree net loss of **98.5 DBH inches** will be addressed through the Tree Replacement Fund.

An acceptable contribution calculation was made considering the following: An average cost of \$400/3.5 inch caliper deciduous shade tree multiplied by a factor of 4 for installation, maintenance, and potential replacement over a 5 year period.

An additional maintenance cost was also considered due to the fact that the trees will most likely be placed as street tree plantings with no irrigation and exposed to more harsh conditions: \$102 per caliper inch X 101.5" = \$10,353 for additional maintenance for off-site trees.

QUANTITY	SIZE = CALIPER INCHES	TOTAL CALIPER	UNIT COST	ADDT'L MAINT. COST	SUB-TOTAL
29	3.5	101.5	\$1,600		\$46,400
				\$10,353	\$10,353
				Total amount to be placed in Tree Replacement fund	\$56,753



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

www.cambridgema.gov/traffic

Susan E. Clippinger, Director
Brad Gerratt, Deputy Director

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

August 28, 2009

Scott Thornton
Vanasse & Associates
10 New England Business Center Drive, Suite 314
Andover, MA 01810-1006

RE: St. James Renovation Project, Oaktree Development.

Dear Scott,

We have reviewed your Traffic Impact Study (TIS) for the St. James Renovation Project and certify it as complete and reliable.

Please call Adam Shulman at 617-349-4745 if you have any questions.

Sincerely,


Susan E. Clippinger
Director

cc: Beth Rubenstein, CDD
Susanne Rasmussen, CDD
Cara Seiderman, CDD
Liza Paden, CDD
Roger Boothe, CDD
Adam J. Shulman, TP&T
Gwendolen Noyes, Oaktree Development



September 10, 2009

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3. Existing Conditions Survey
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5. Utilities Plan
6. Existing Conditions Photos
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8. Zoning Axonometric Diagrams
9. Previous Zoning Analysis for Separate Developments
10. Tree Survey
11. Site and Landscape Plan
12. Basement Plan
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18. Site Elevation- Beech St.
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Oaktree Development 129 Mt Auburn St Cambridge, Ma
617.491.9100 FAX 617.491.6004

St James Church Redevelopment Special Permit Application



Walking Distance to Davis Square
0.5 mi – about 11 mins

Walking Distance to Porter Square
0.2 mi – about 4 mins

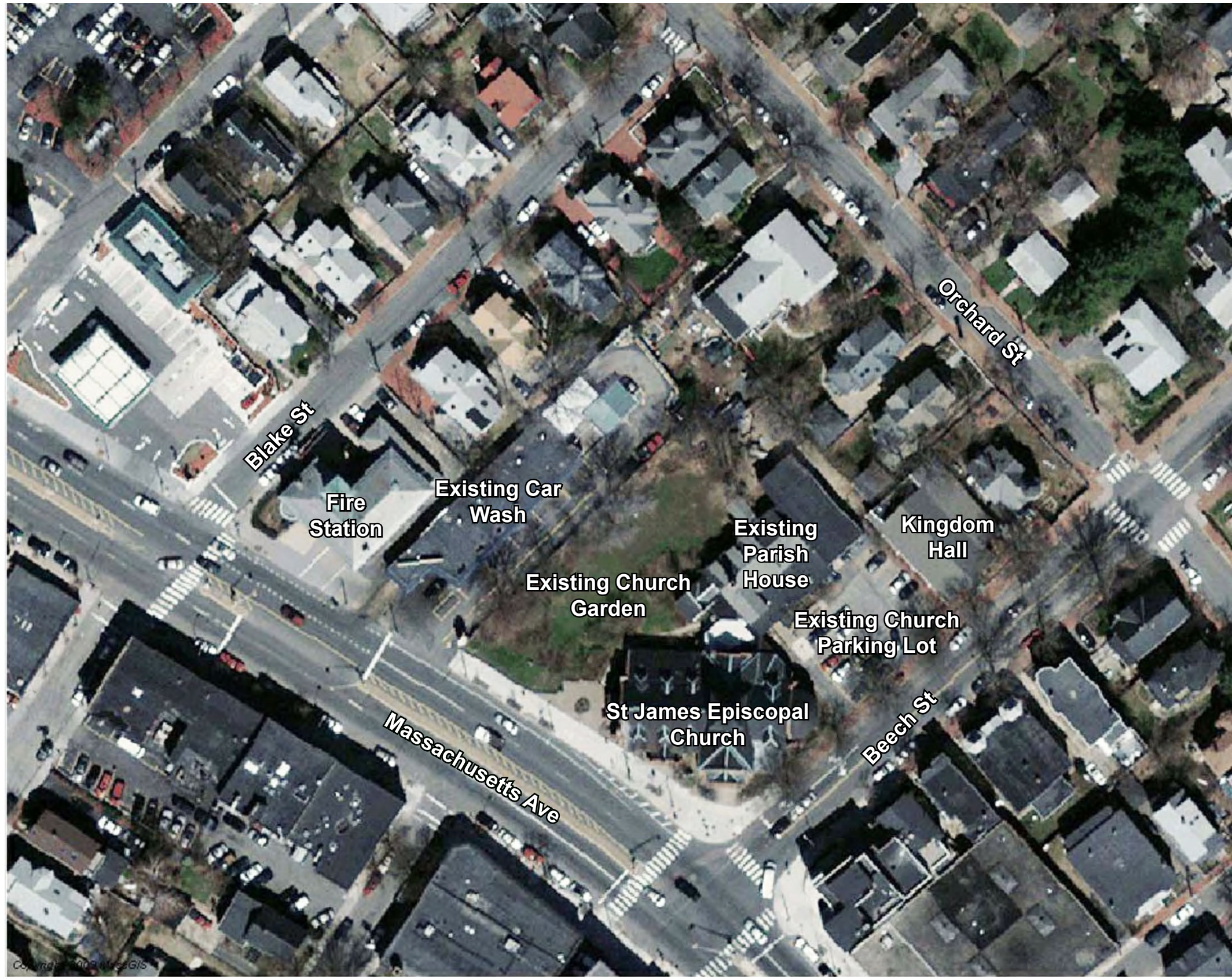


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Proximity to Subway Stations



St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



Scale: 20 m (1:842)

X: 231223 m Y: 904673 m

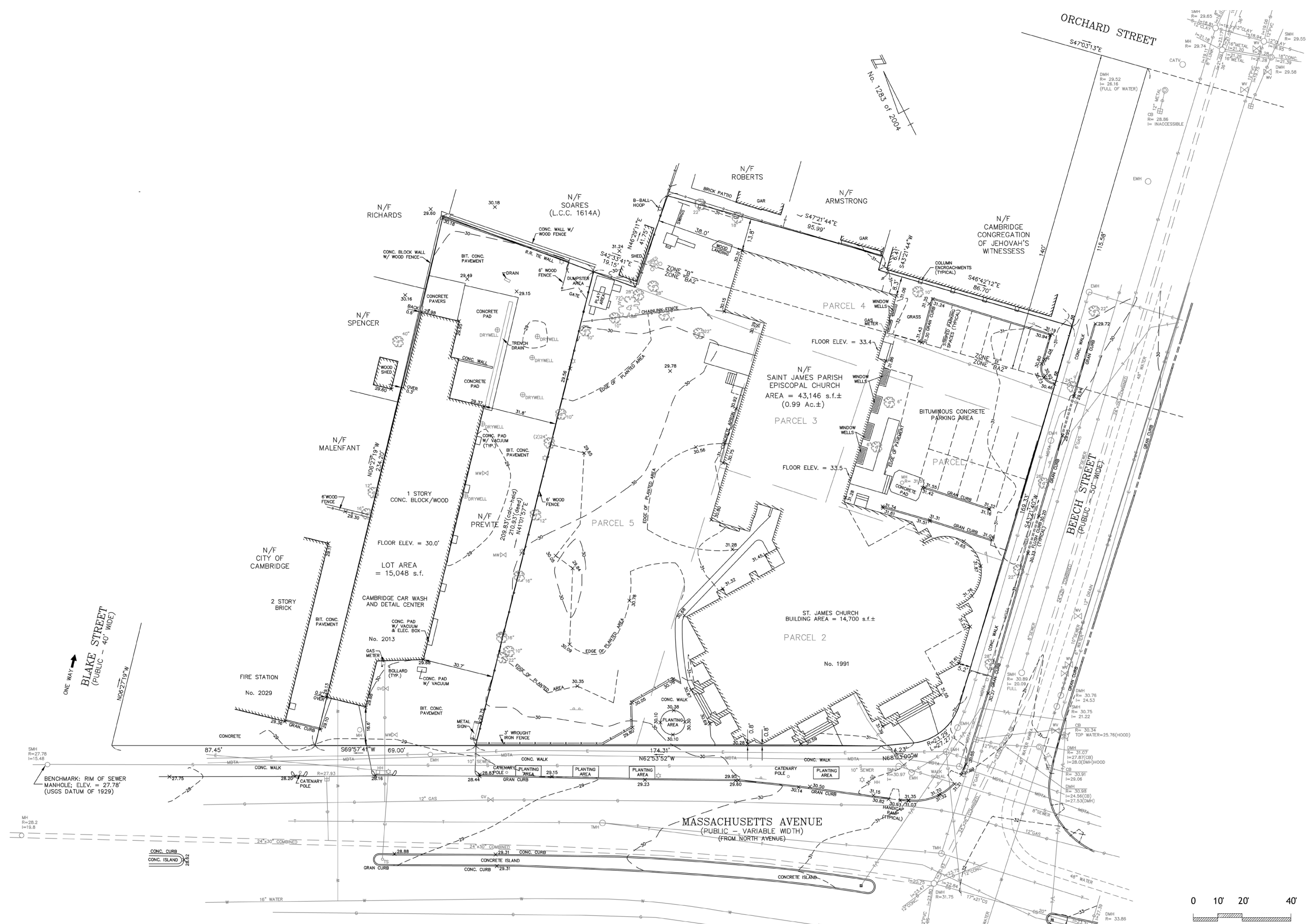


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Aerial Locus Map



St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009

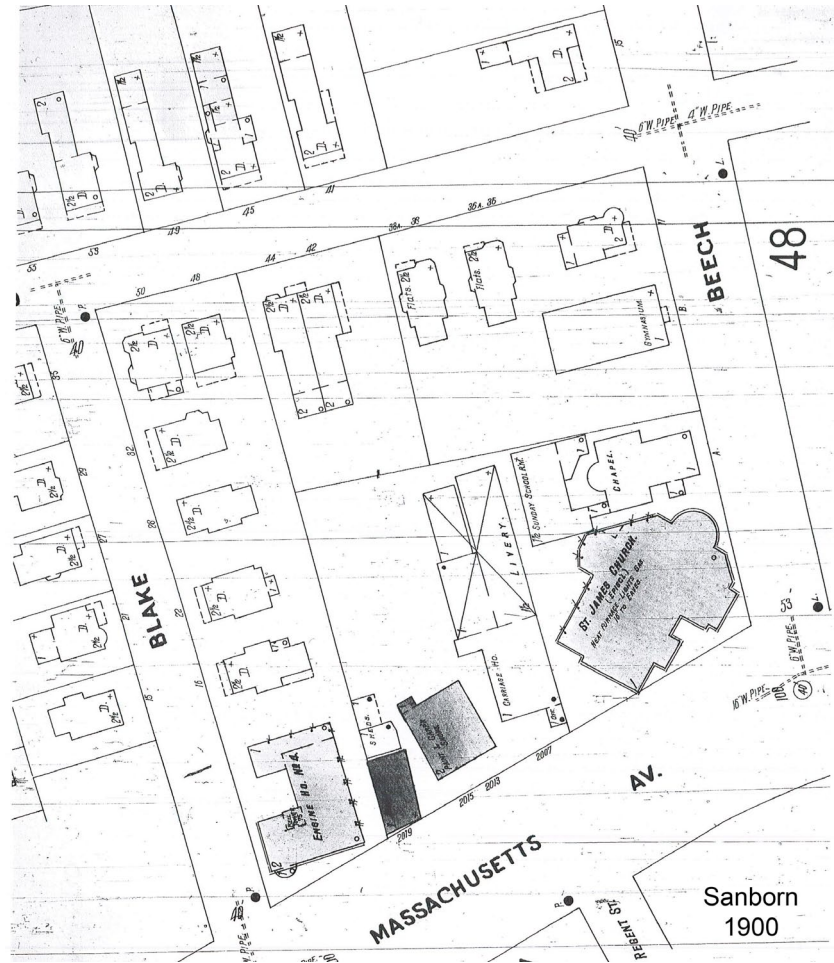


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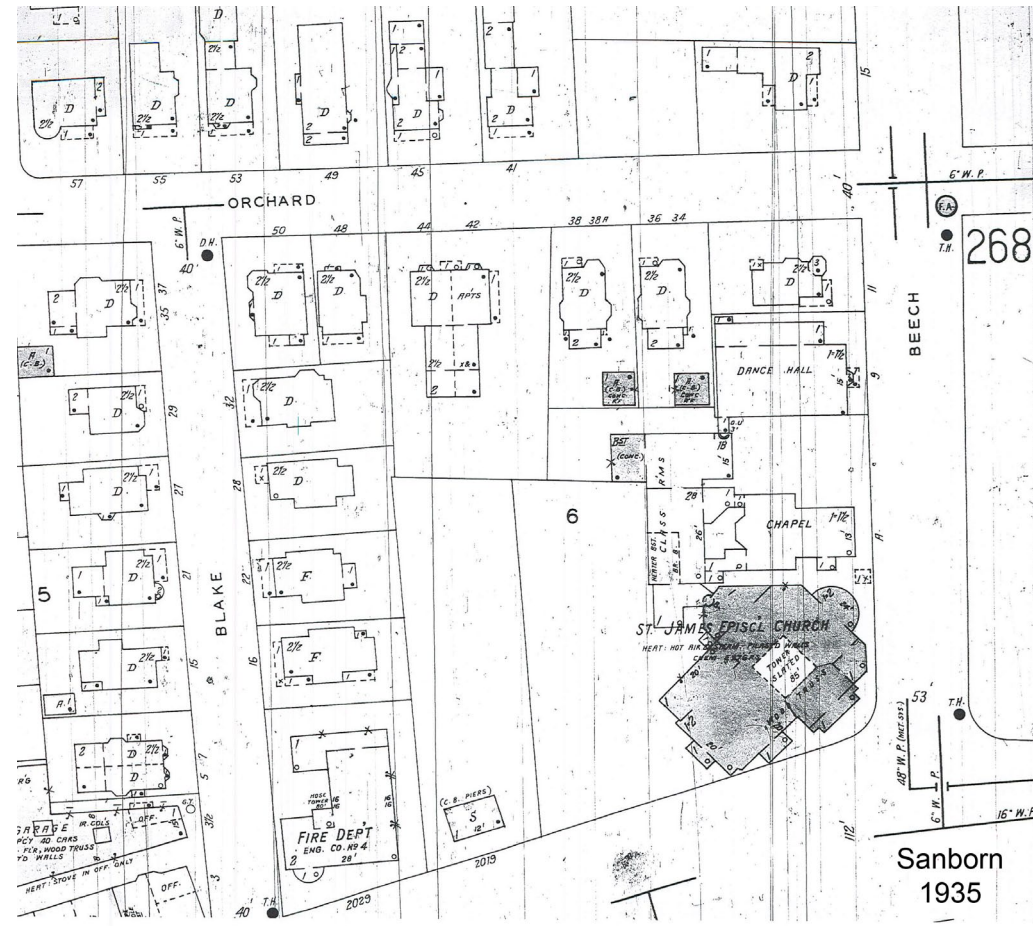
Existing Conditions Survey



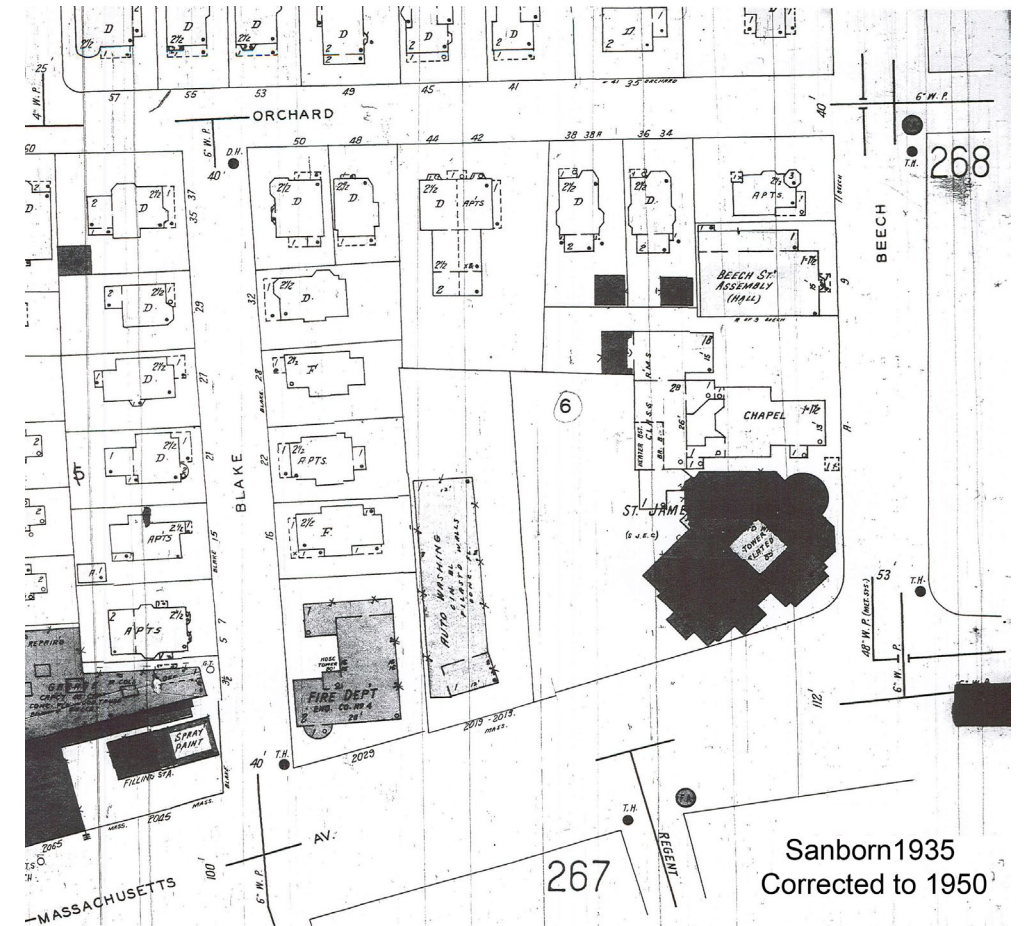
St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



Sanborn
1900



Sanborn
1935



Sanborn 1935
Corrected to 1950



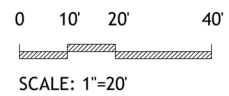
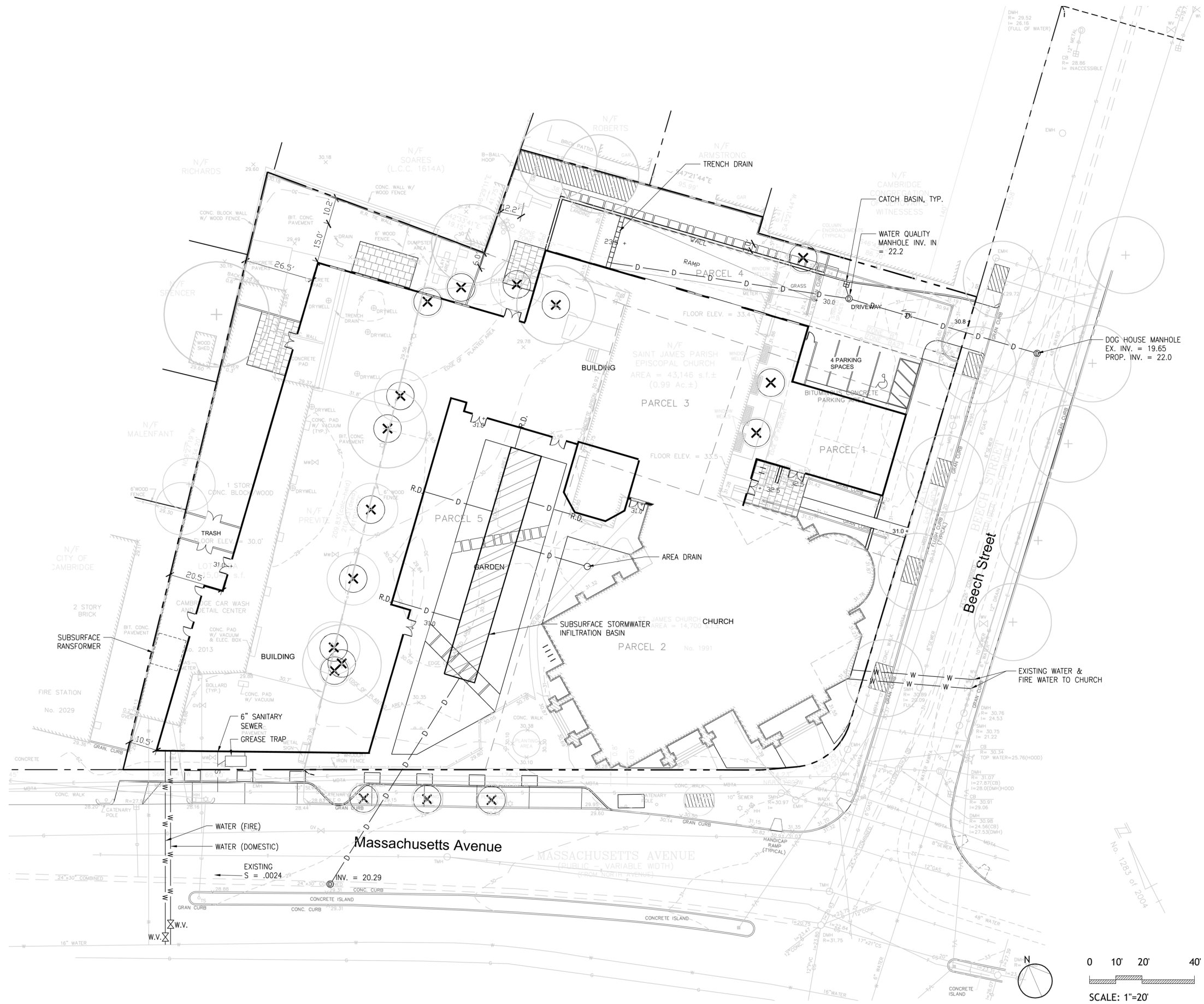
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Tel: 617.491.9100 Fax: 617.491.6004

Historic Sanborn Maps

St James Church Redevelopment

1991- 2013 Mass. Ave. Cambridge MA 02140

September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
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Utilities Plan

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



1
Church Front Facing
Mass. Ave.



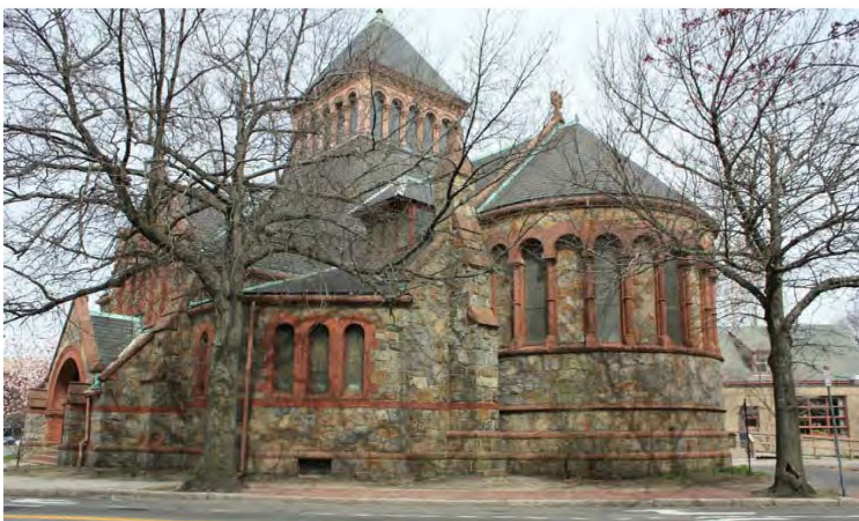
4
Church Rear
(North Side)



2
Church Side Facing
Corner Of Mass. Ave
and Beech St.



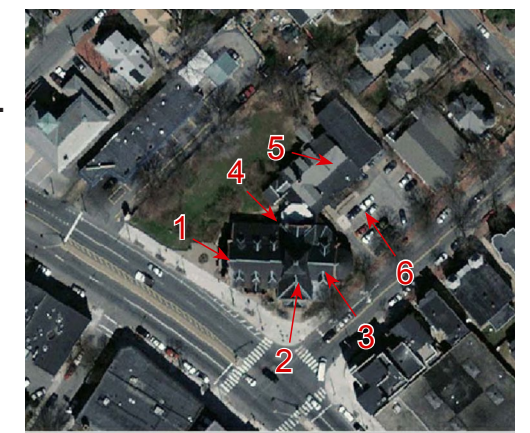
5
Parish House
(North Side)



3
Church Side
Fronting on Beech St.



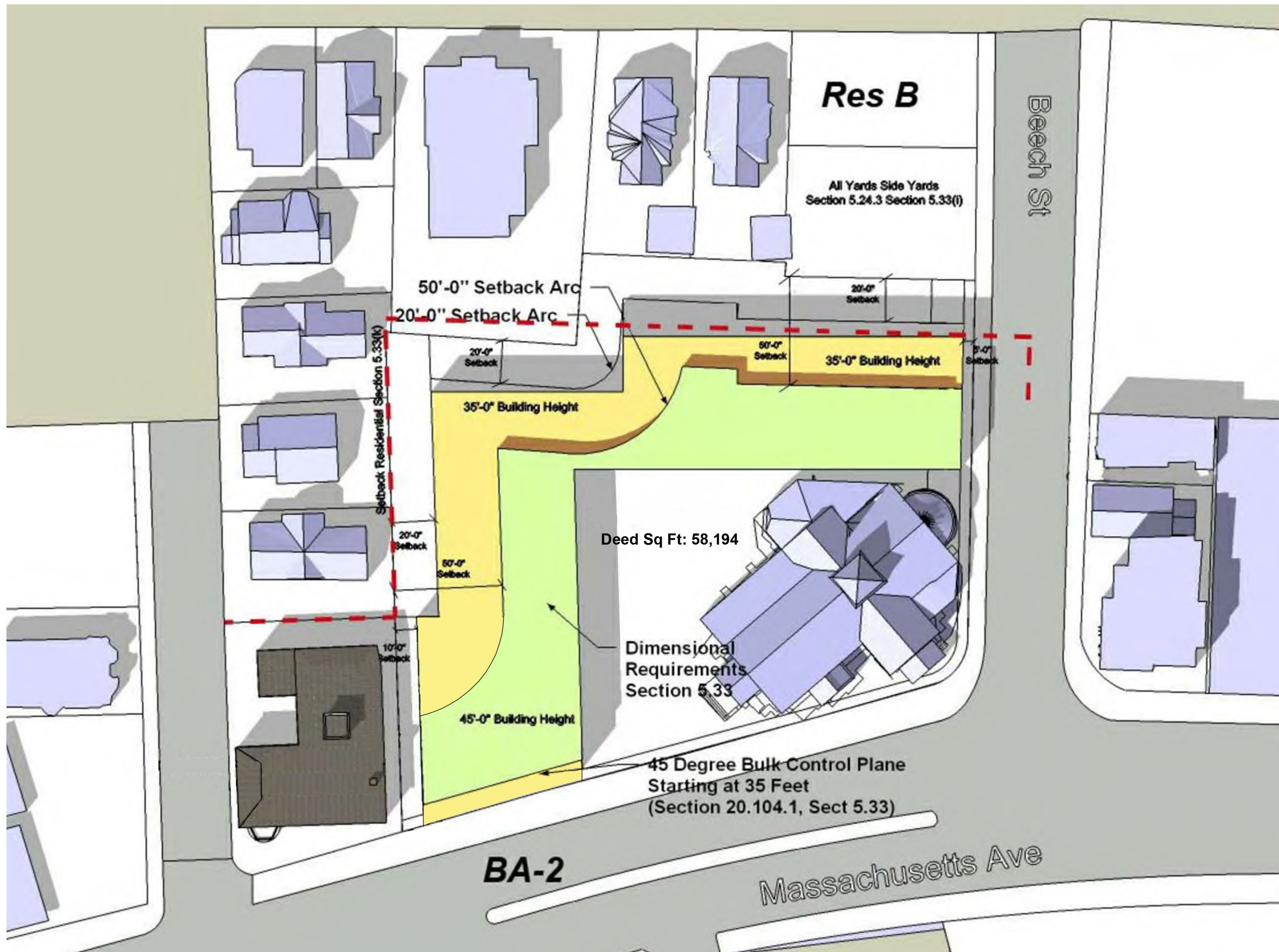
6
Church Side and
Parish House
Fronting on Beech St.



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Existing Conditions Photos

St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



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**Zoning Plan Diagram
(Not To Scale)**



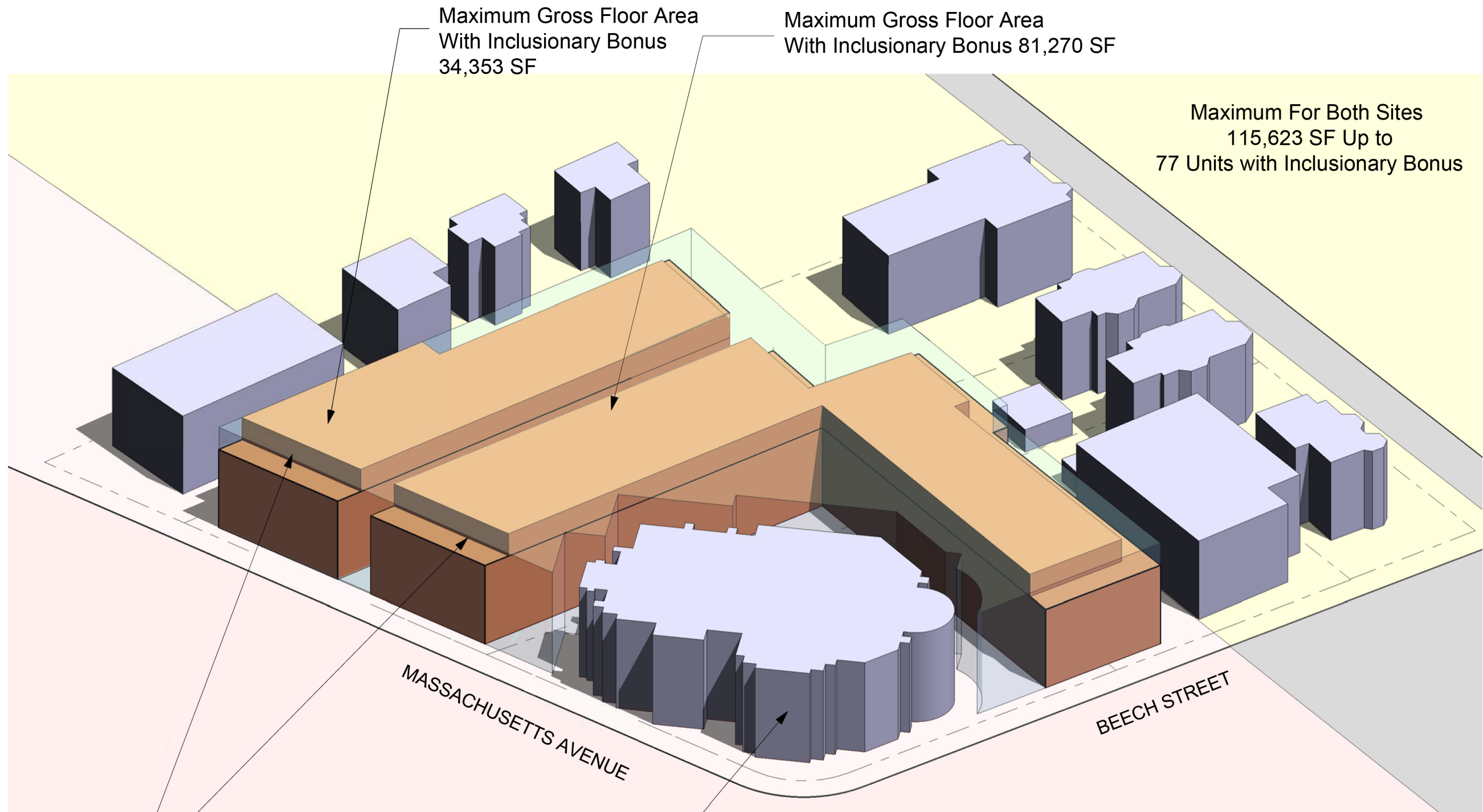
St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



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**Zoning Axonometric Diagram
 (Not To Scale)**

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



45 FEET HEIGHT WITH 45 DEG. BULK CONTROL PLAN STARTING AT 35 FEET (Section 20.104.1, Section 5.33)

ST. JAMES'S EPISCOPAL CHURCH 8,600 sq.ft.

Floor Area Ratio (FAR): 1.75
 Business A-2 District
 Residential B District
 Massachusetts Overlay District



Oaktree Development 129 Mt Auburn St Cambridge, MA
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**Previous Zoning Analysis
 (Two Separate Developments)
 For Illustration Only**

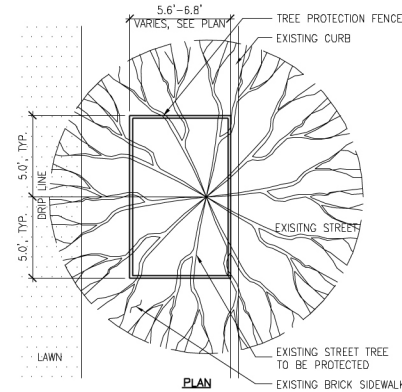
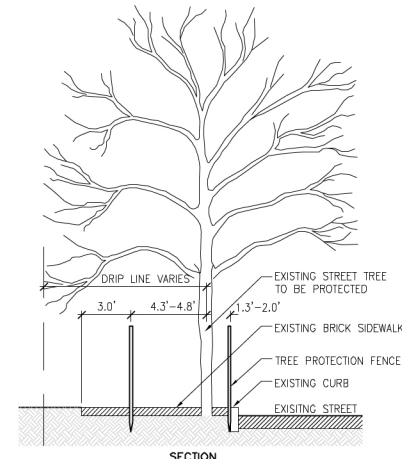
St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009

TREE REMOVAL DESCRIPTION

1. THE CONSTRUCTION OF A NEW MIXED USE BUILDING WILL CAUSE THE REMOVAL OF 10 SIGNIFICANT TREES ON THE PROPERTY. EACH TREE WILL BE REPLACED AND PLANTED IN THE NEW GARDEN.
2. THE TOTAL DBH QUANTITY FOR SIGNIFICANT TREES REMOVED ON THE SITE PERTAINS ONLY TO HEALTHY TREES GREATER THAN 8" IN DIA..

TREE PROTECTION MEASURES

1. ALL EXISTING TREES GREATER THAN 8" IN DIA. TO REMAIN ON SITE SHALL BE PROTECTED WITH 6" TALL FREE STANDING CHAIN LINK FENCE AS SPECIFIED ON THE PLAN. IF SPACE DOES NOT ALLOW, TREE TRUNK SHALL BE WRAPPED WITH WOOD SLATES AND WIRE AT A MINIMUM.
2. TREE PROTECTION SHOULD NOT OBSTRUCT PEDETRIAN ACCESS ALONG EXISTING PUBLIC SIDEWALKS. MAINTAIN AT LEAST A 3.0' WIDE CLEAR PATHWAY.
3. PRUNE DEAD BRNCHES AND ROOT FEED SIGNIFICANT TREES PRIOR TO CONSTRUCTION.
4. PROTECT ROOT ZONE DURING BUILDING DEMOLITION AND FOUNDATION WORK.
5. NO STORAGE OF CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY BE PLACED UNDER TREE CANOPY.
6. ALL MEMORIAL TREES WILL BE PROTECTED IN PLACE OR RELOCATED TO A MORE PROTECTED LOCATION. RELOCATION OF THESE TREES MUST BE APPROVED BY THE ARCHITECT & ST JAMES REPRESENTATIVE.



1 TREE PROTECTION FENCING DETAIL
SCALE: NTS

© 1/14/09 (09) Cood Design LLC - DT - TREE - PROJ.dwg

TREE REMOVAL

#	SPECIES	DBH	NOTES
1.	DOGWOOD	6"	POOR CONDITION
2.	DOGWOOD	6"	POOR CONDITION
3.	DOGWOOD	10"	
4.	POPLAR	22"	
5.	NORWAY MAPLE	16"	
6.	ELM	10"	DEAD
7.	ELM	10"	POOR CONDITION
8.	RED OAK	10"	
9.	SILVER MAPLE	(2)24"	
10.	CHERRY	12"	
11.	HONEY LOCUST	16"	
12.	ELM	16"	
13.	ELM	22"	
14.	NORWAY MAPLE	10"	POOR CONDITION
15.	MAPLE	2"	POOR CONDITION
16.	HONEY LOCUST	2"	RELOCATE
17.	HONEY LOCUST	2"	RELOCATE

TOTAL SIGNIFICANT TREE REMOVAL = 192" DBH

TREE PROTECTION

#	SPECIES	DBH	NOTES
1.	PIN OAK	22"	STREET TREE
2.	PIN OAK	24"	STREET TREE
3.	PIN OAK	26"	STREET TREE
4.	PIN OAK	22"	STREET TREE
5.	PIN OAK	28"	STREET TREE
6.	HONEY LOCUST	2"	STREET TREE
7.	NORWAY MAPLE	16"	PROPERTY LINE
8.	NORWAY MAPLE	12"	PROPERTY LINE
9.	SILVER MAPLE	40"	PROPERTY LINE
10.	HONEY LOCUST	72"	PROPERTY LINE
11.	NORWAY MAPLE	24"	PROPERTY LINE
12.	HONEY LOCUST	24"	PROPERTY LINE

TREE REPLACEMENT

#	SPECIES	DBH	QUANTITY	LOCATION
1.	LARGE SHADE TREE	4"	12	GARDEN
2.	SMALL TREE (BIRCH)	2"	31	PERIMETER MASS. AVE.
3.	STREET TREES (LOCUST) 3"		8	MASS. AVE.

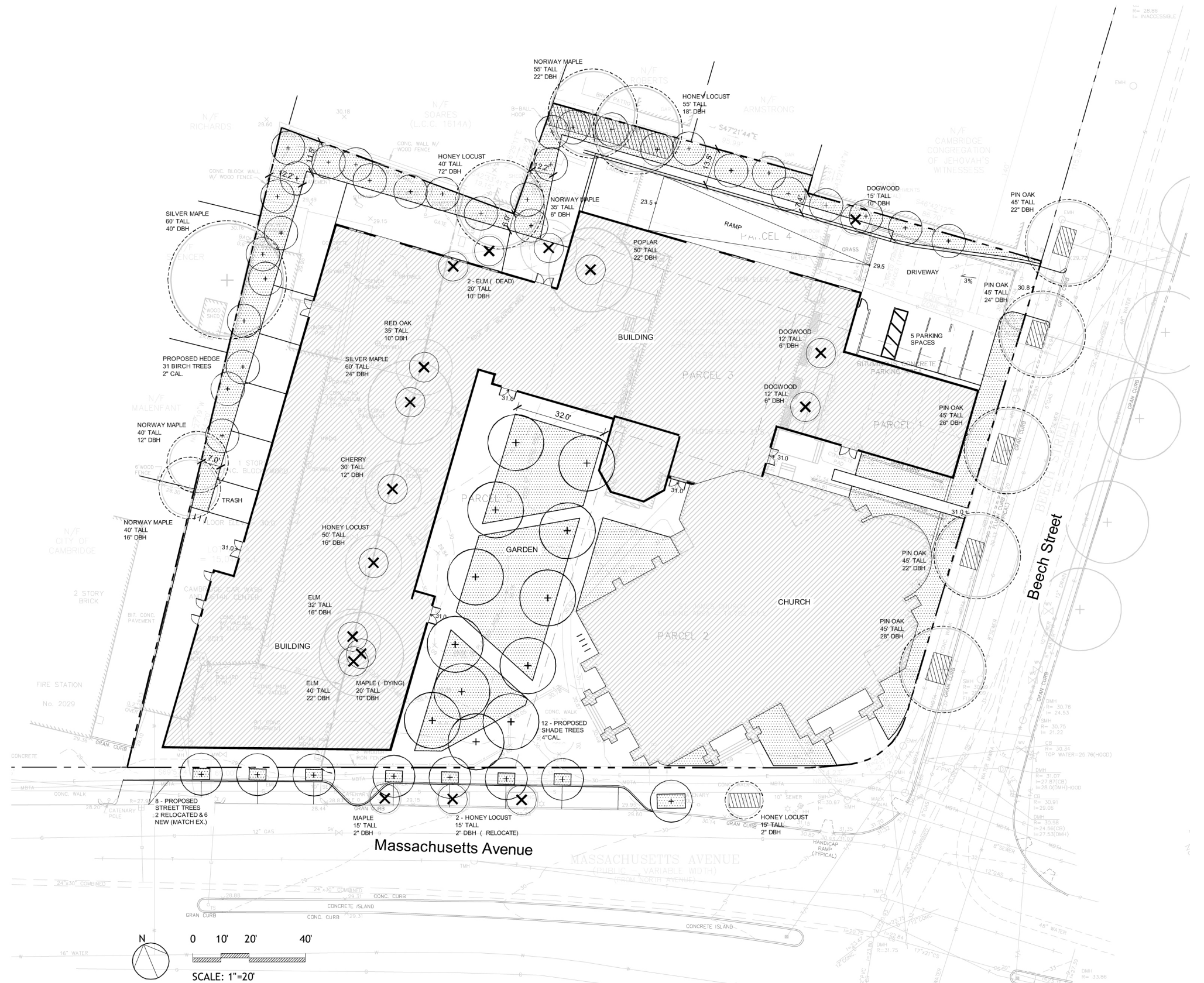
TOTAL PROPOSED REPLACEMENT TREES DBH = 110"

TREE DBH NOT REPLACED ONSITE (192"-110") DBH = 82"
PAYMENT TO REPLACEMENT TREE FUND

1. STREET TREES ARE NOT INCLUDED IN THE TREE REPLACEMENT CALCULATIONS.

LEGEND

- TREE SAVE AREA WITH PROTECTION FENCING
- GROUND COVER/LAWN
- PROPERTY LINE
- PROPOSED TREE
- NO SOIL COMPACTION ZONE
- TREE REMOVED
- DBH DIAMETER BASE HEIGHT



Oaktree Development 129 Mt Auburn St Cambridge, MA
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Tree Survey

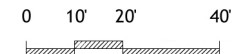
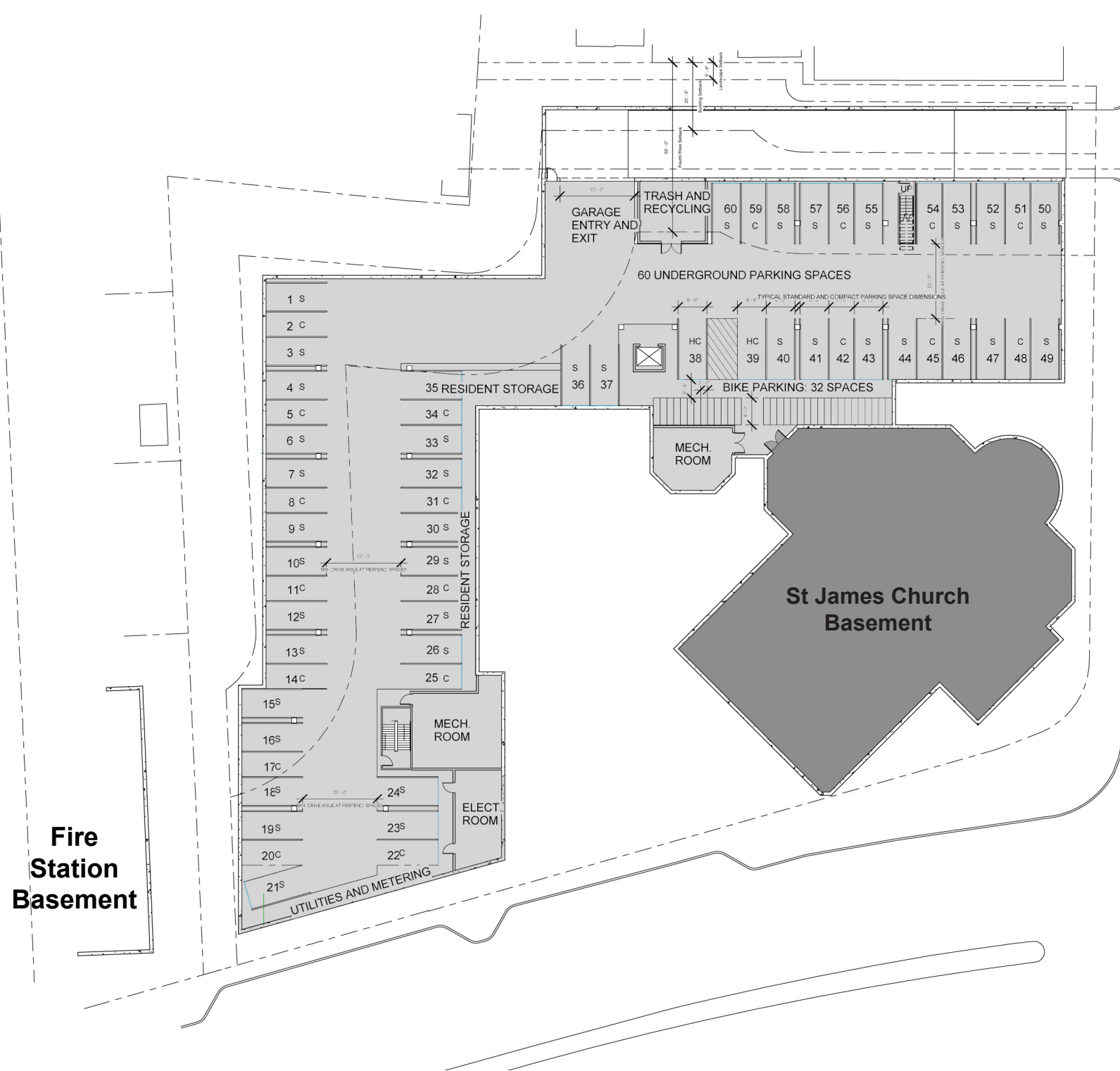
St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



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Site and Landscape Plan

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



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Basement Plan



St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009

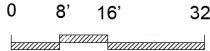


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First Floor Plan



St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



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Second and Third Floor Plan



St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009

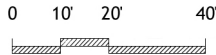


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Fourth Floor Plan



St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009

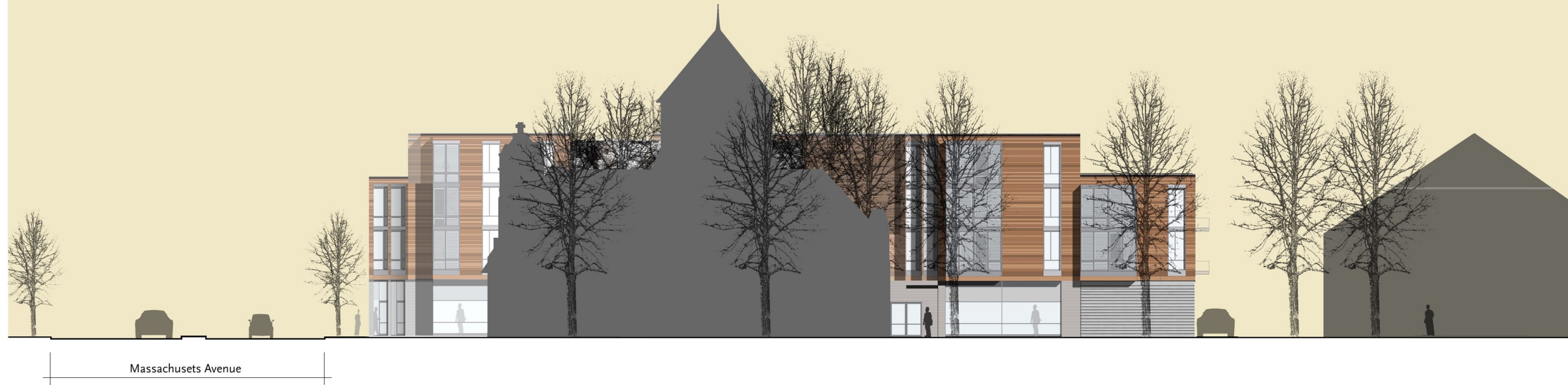


Oaktree Development 129 Mt Auburn St Cambridge, MA
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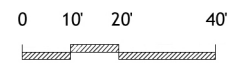
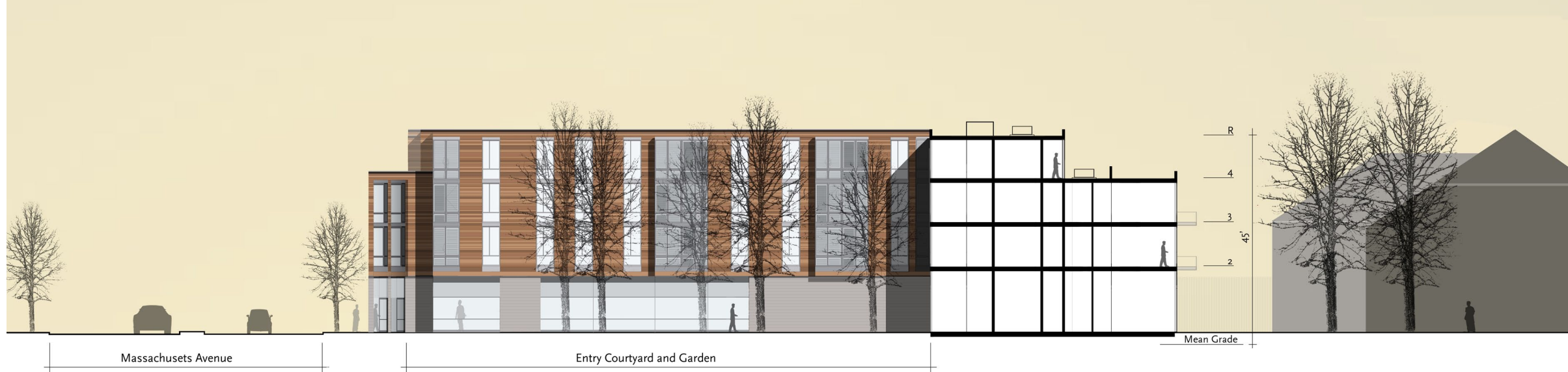
Building Elevations

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009

South-East Elevation



South-East Elevation



Oaktree Development 129 Mt Auburn St Cambridge, MA
 Tel: 617.491.9100 Fax: 617.491.6004

Building Elevations

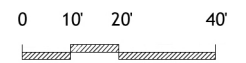
St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
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Building Elevation

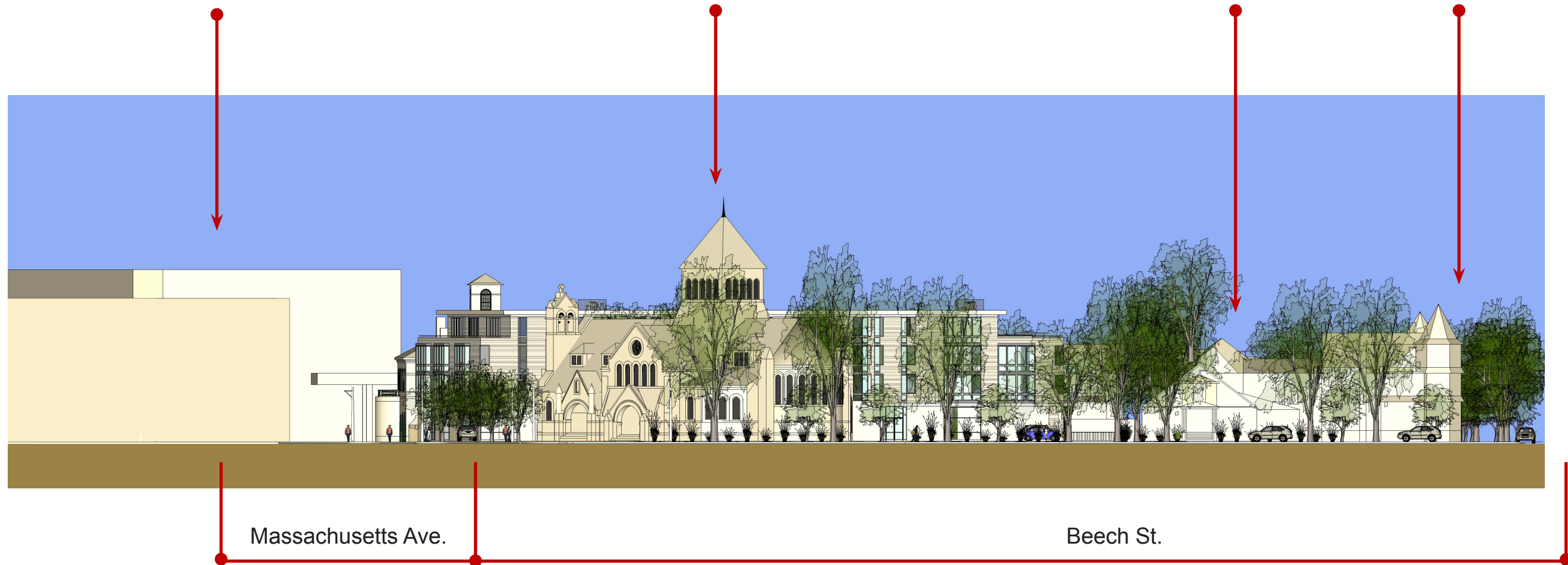
St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
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Site Elevation

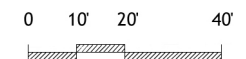
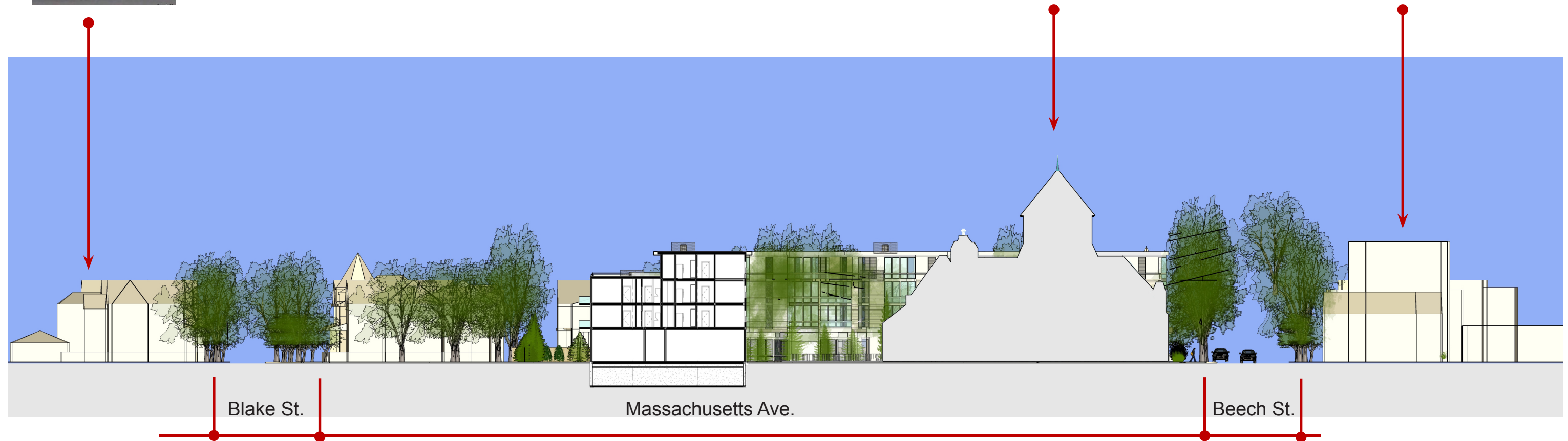
St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
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Site Elevation

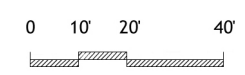
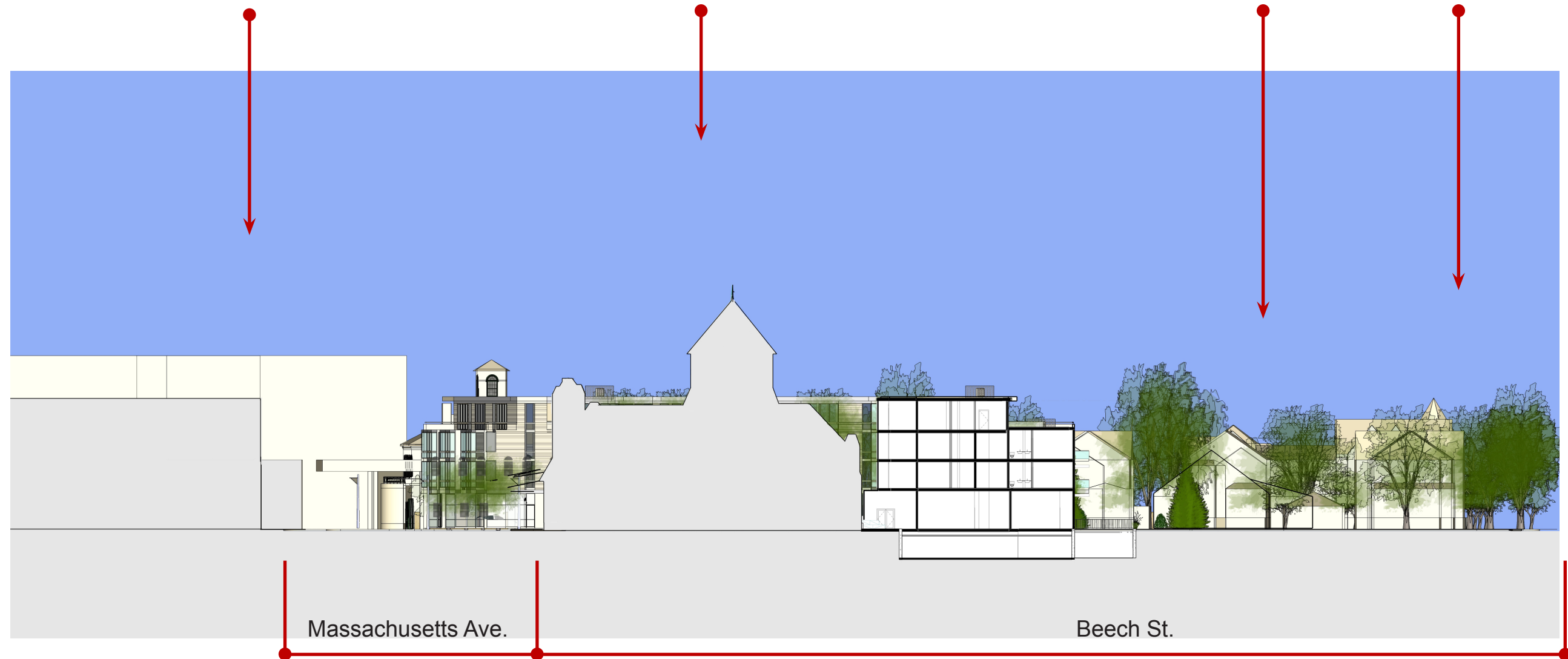
St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
 Tel: 617.491.9100 Fax: 617.491.6004

Site Section

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



Oaktree Development 129 Mt Auburn St Cambridge, MA
 Tel: 617.491.9100 Fax: 617.491.6004

Site Section

St James Church Redevelopment
 1991- 2013 Mass. Ave. Cambridge MA 02140
 September 10th, 2009



View of the Proposed Development Looking Toward Porter Square



View of the Proposed Development From Beech St.



View of the Proposed Development Looking West Toward the Firehouse and Walden St.



View of the Proposed Development Looking From Mass Ave.



Oaktree Development 129 Mt Auburn St Cambridge, MA
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Design Sketches

St James Church Redevelopment

1991- 2013 Mass. Ave. Cambridge MA 02140

September 10th, 2009



View of the Proposed Development From Beech.St.



View of the Proposed Development Looking From Blake St Toward the New Building



View of the Proposed Development Looking From Beech St and Orchard St Toward Mass Ave
(Trees Removed to Show Building)



View of the Proposed Development Looking Across Orchard St Toward the New Building



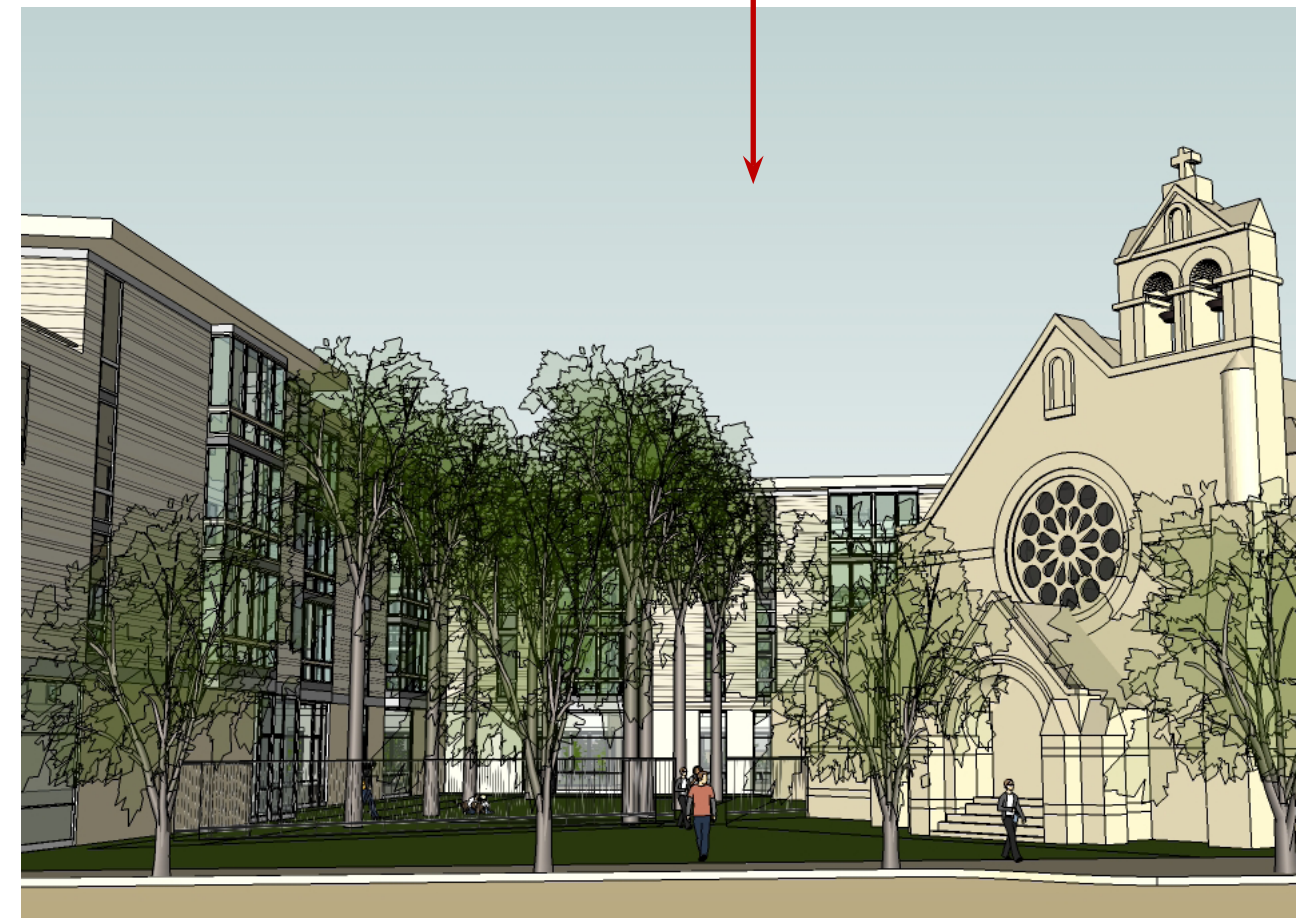
Oaktree Development 129 Mt Auburn St Cambridge, MA
Tel: 617.491.9100 Fax: 617.491.6004

Design Sketches

St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



Mass. Ave Looking East



Courtyard



Oaktree Development 129 Mt Auburn St Cambridge, MA
Tel: 617.491.9100 Fax: 617.491.6004

Perspective Views

St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



Beech St Looking South



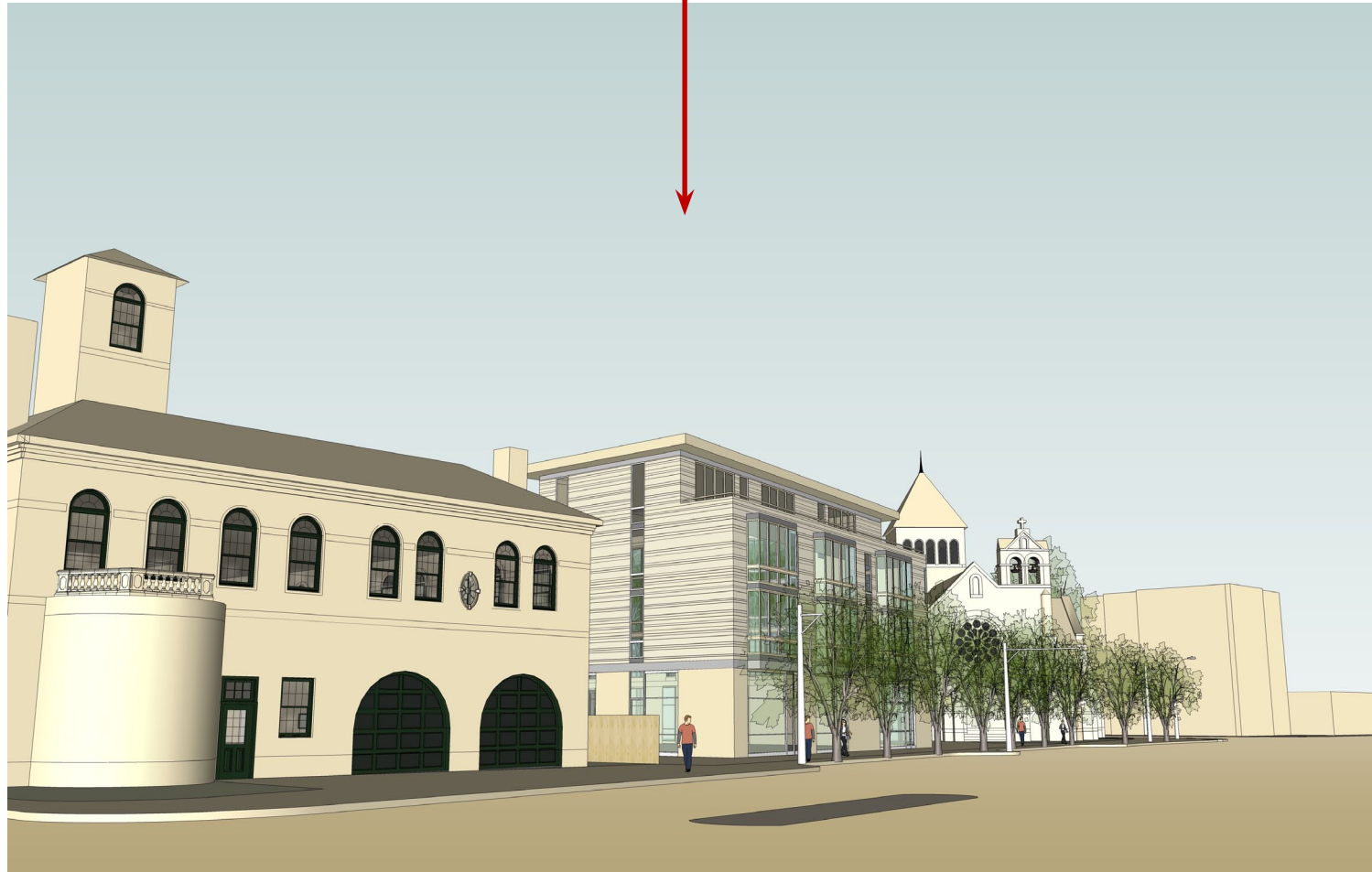
Building Entrance at Beech St



Oaktree Development 129 Mt Auburn St Cambridge, MA
Tel: 617.491.9100 Fax: 617.491.6004

Perspective Views

St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



Mass. Ave Looking East



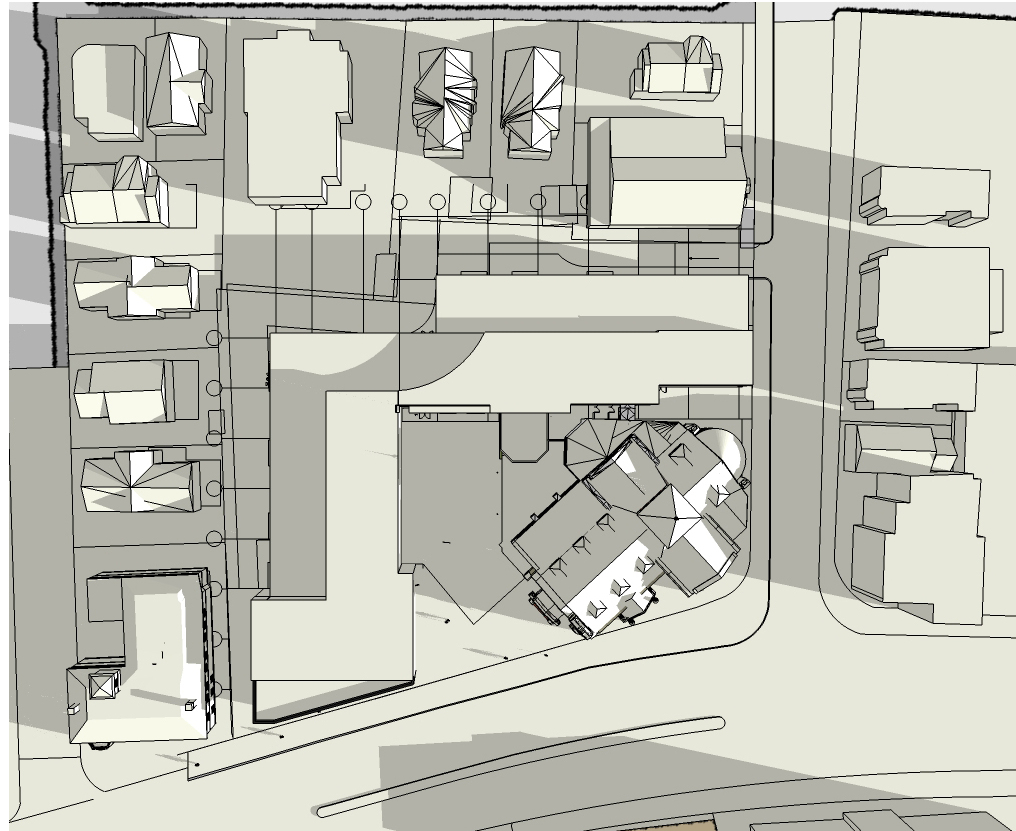
Corner of Mass. Ave. and Beech St.



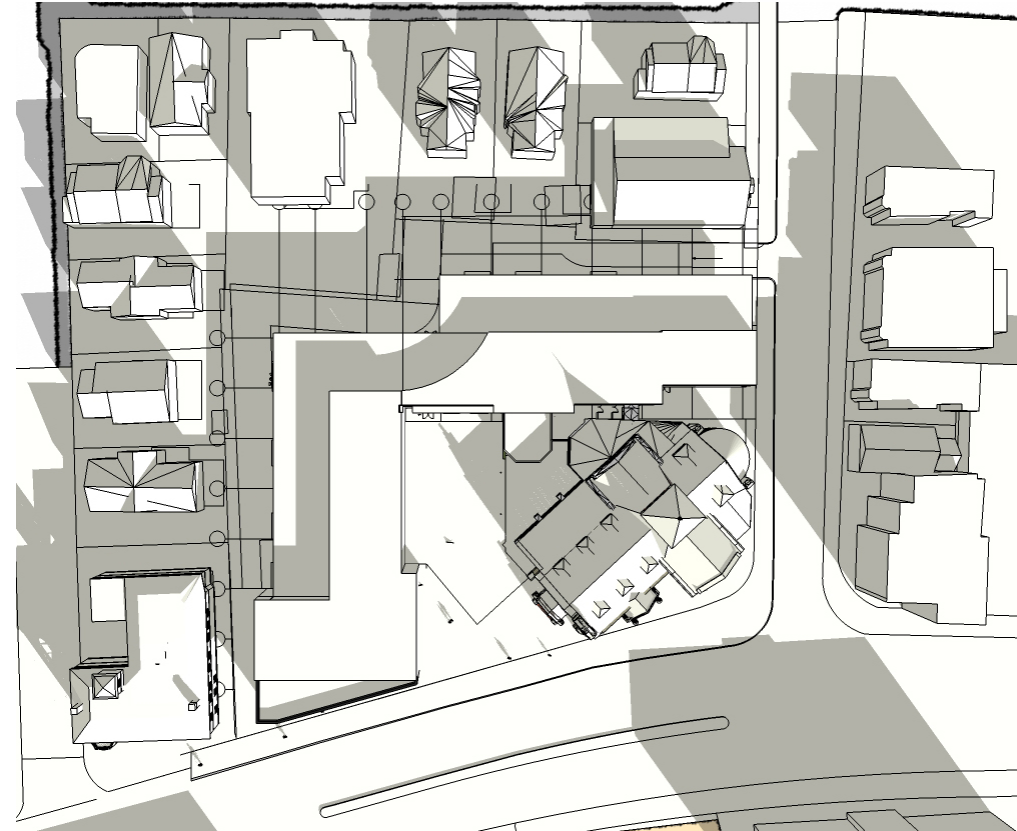
Oaktree Development 129 Mt Auburn St Cambridge, MA
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Perspective Views

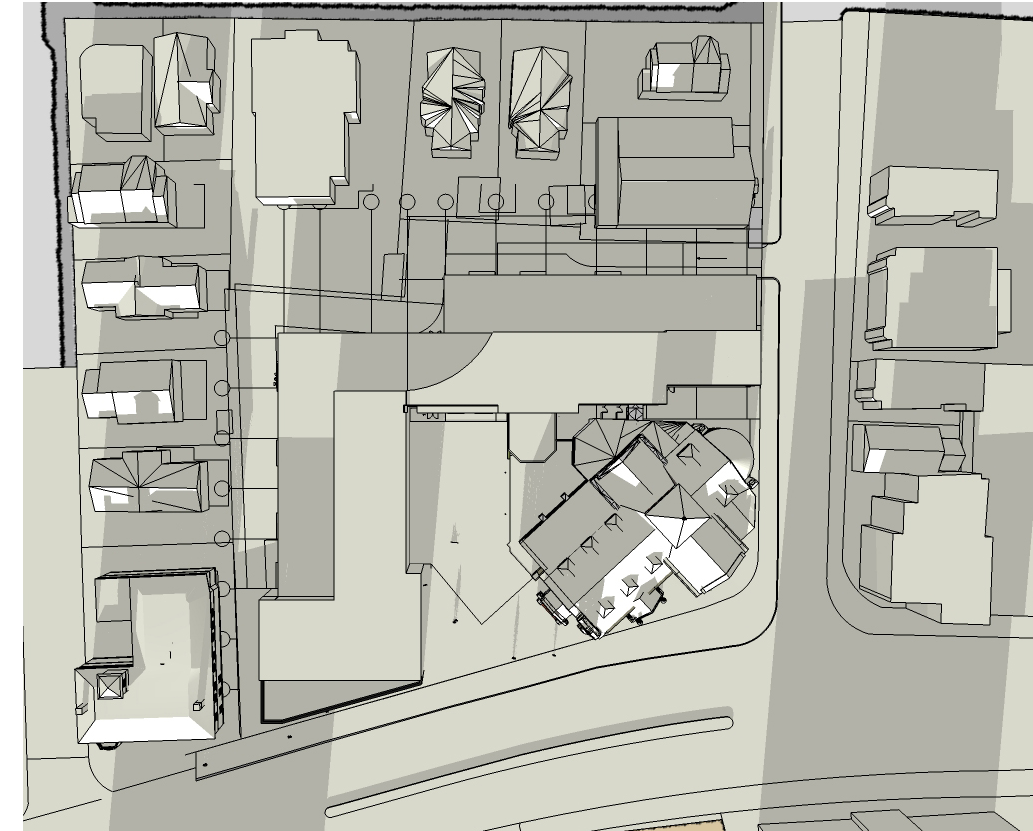
St James Church Redevelopment
1991- 2013 Mass. Ave. Cambridge MA 02140
September 10th, 2009



December 21 9AM



December 21 12PM



December 21 3PM



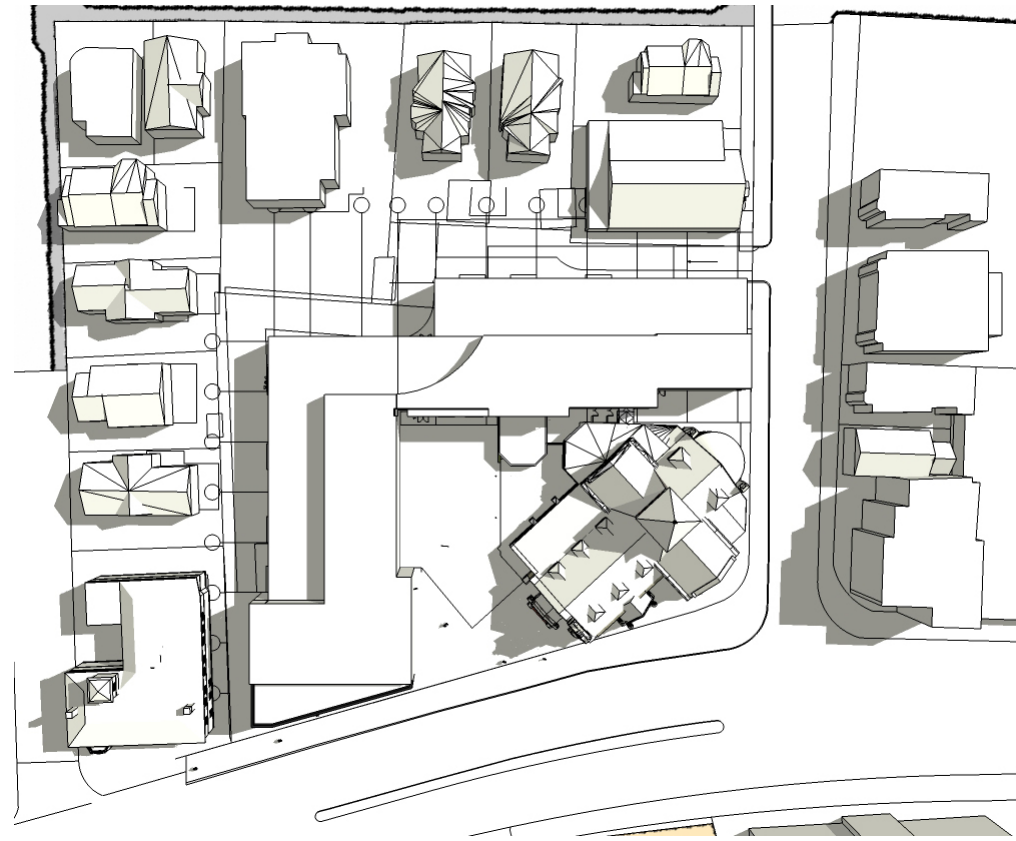
Oaktree Development 129 Mt Auburn St Cambridge, MA
Tel: 617.491.9100 Fax: 617.491.6004

Shadow Study-Winter

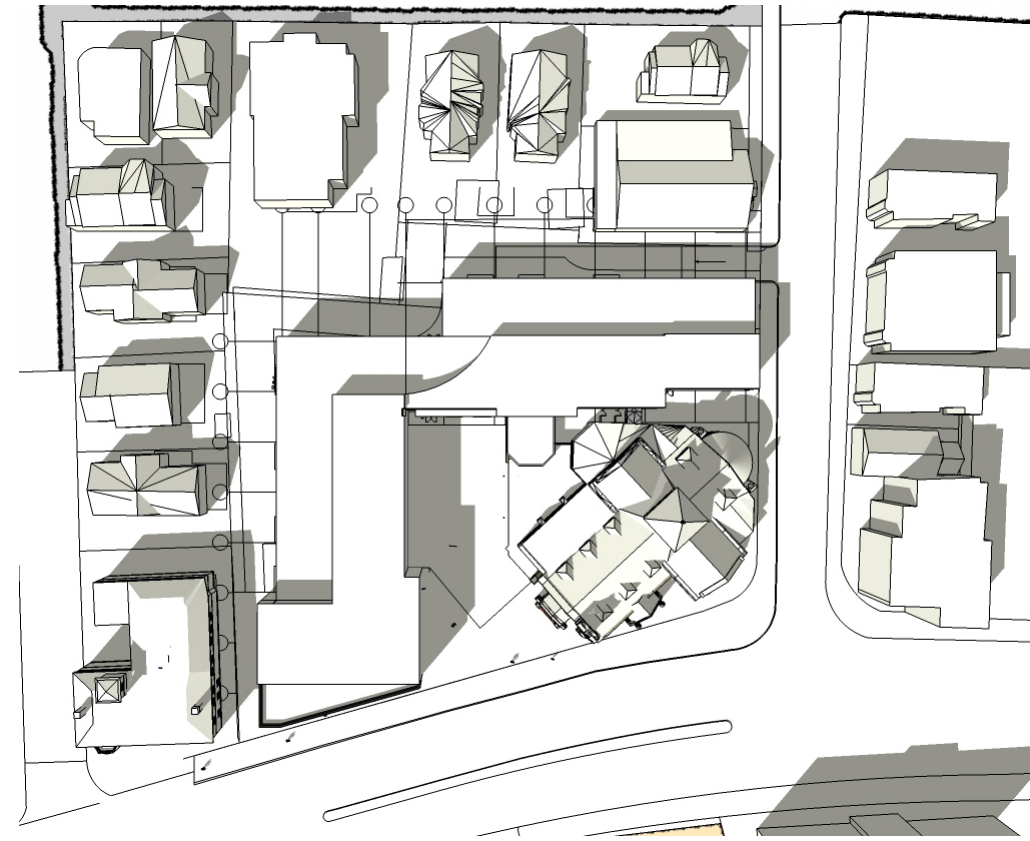
St James Church Redevelopment

1991- 2013 Mass. Ave. Cambridge MA 02140

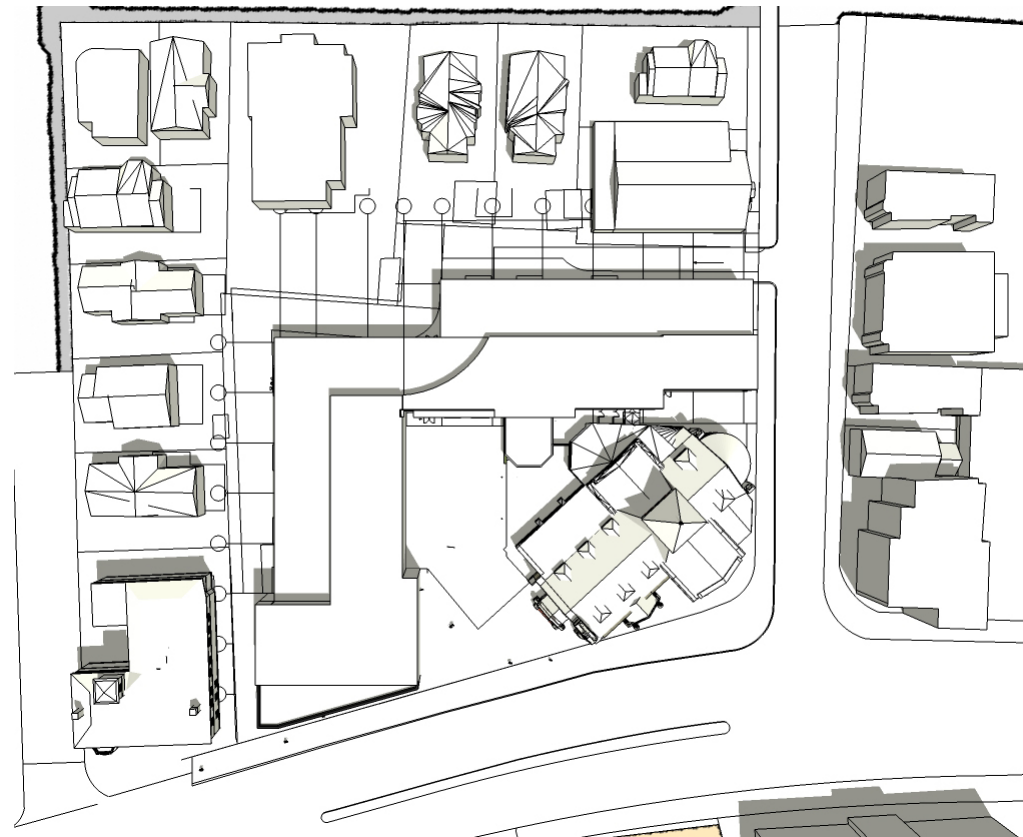
September 10th, 2009



June 21 9AM



June 21 3PM



June 21 12PM



June 21 6PM



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Shadow Study-Summer

St James Church Redevelopment

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September 10th, 2009