



Menu

Additional Info

- Plan Details
- Additional Info
- Attached Records
- Workflow Details
- Associated Tasks
- Conditions
- Bonds
- Documents
- GIS Information
- History

General Info Ownership Info IMPORT

Name: John Woods, Cambridge Housing A

Address: 362 Green Street, 3rd Fl

Phone: (617) 520-6254

Email: jwoods@cambridge-housing.org

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General Info Ownership Info IMPORT

Frontage 5040 SF

Setback (distance from building to sidewalk) 20' SF

Distance from proposed driveway to surrounding structures and property line: 8' SF

Dimensions of Proposed Driveway 18' W

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

There will be several trees planted appropriately and thoughtfully within the green space between the buildings and the sidewalk. The CHA has been and will continue to work with the City's Community Development Department and Traffic and Parking to incorporate best practices into the design.

- Plot Plan is Included
- Sketch of Driveway
- All Abutters Forms are Included

Applied Online



PROPOSED BUILDINGS



EXISTING BUILDINGS TO BE DEMOLISHED



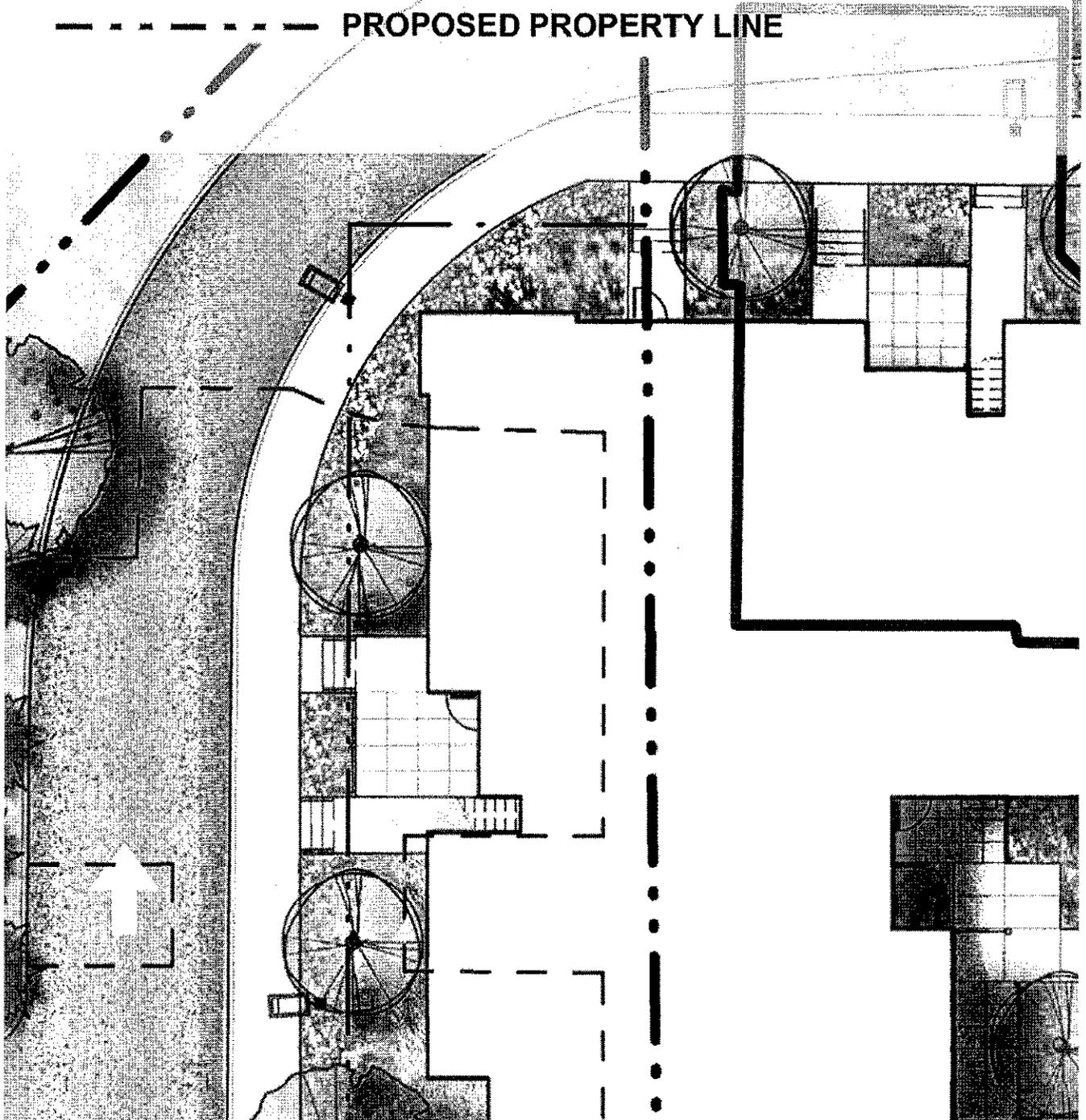
EXISTING STREETS AND PARKING

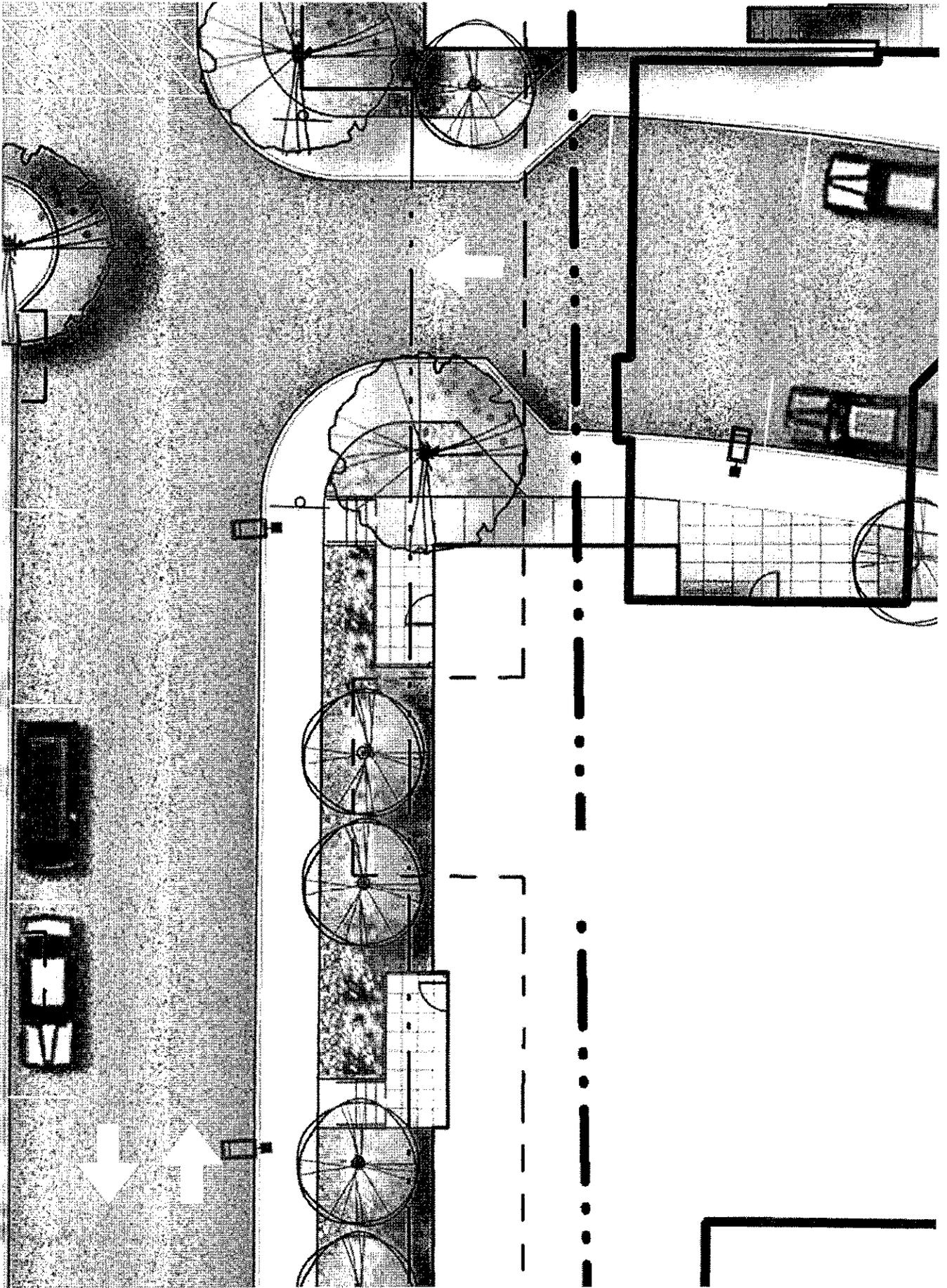


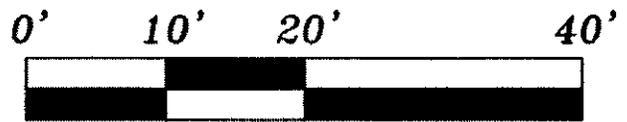
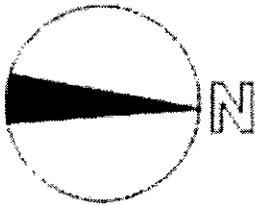
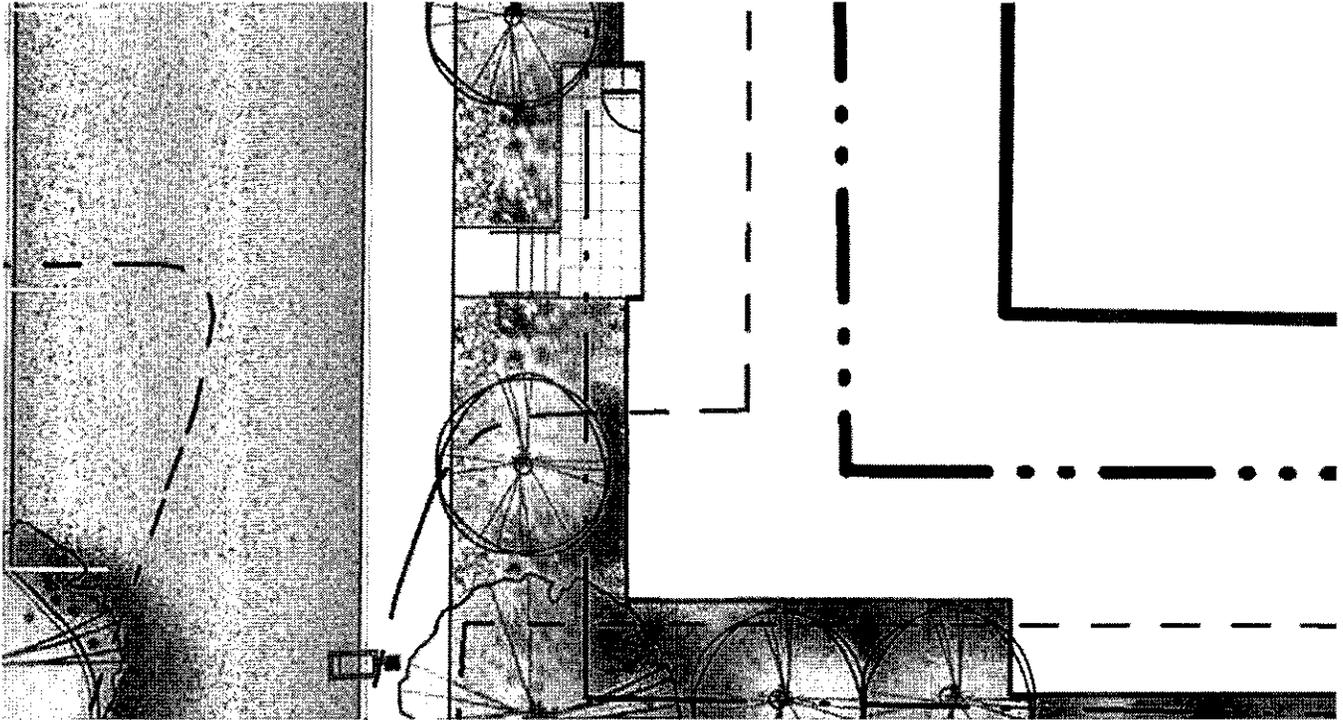
EXISTING PROPERTY LINE



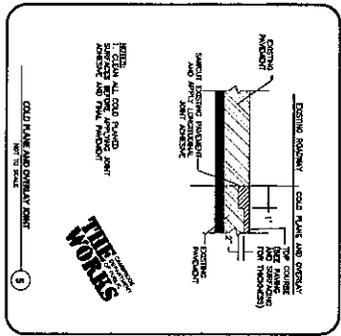
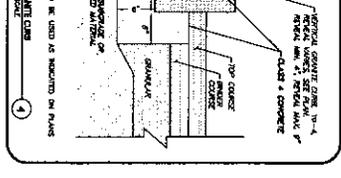
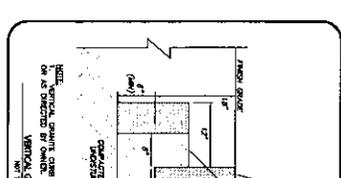
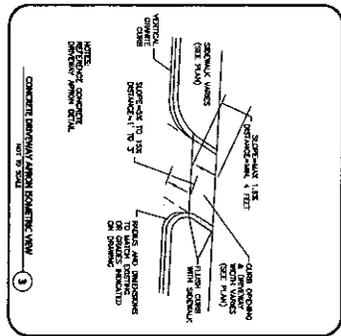
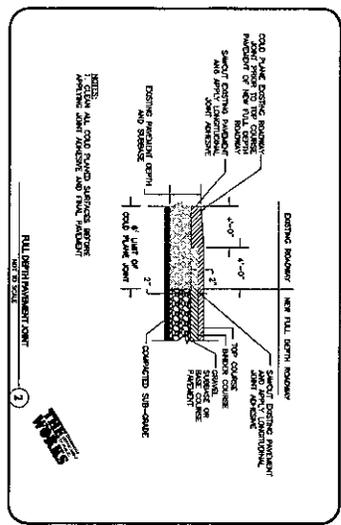
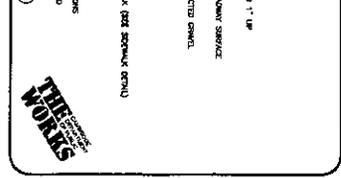
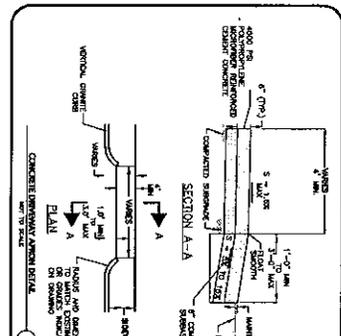
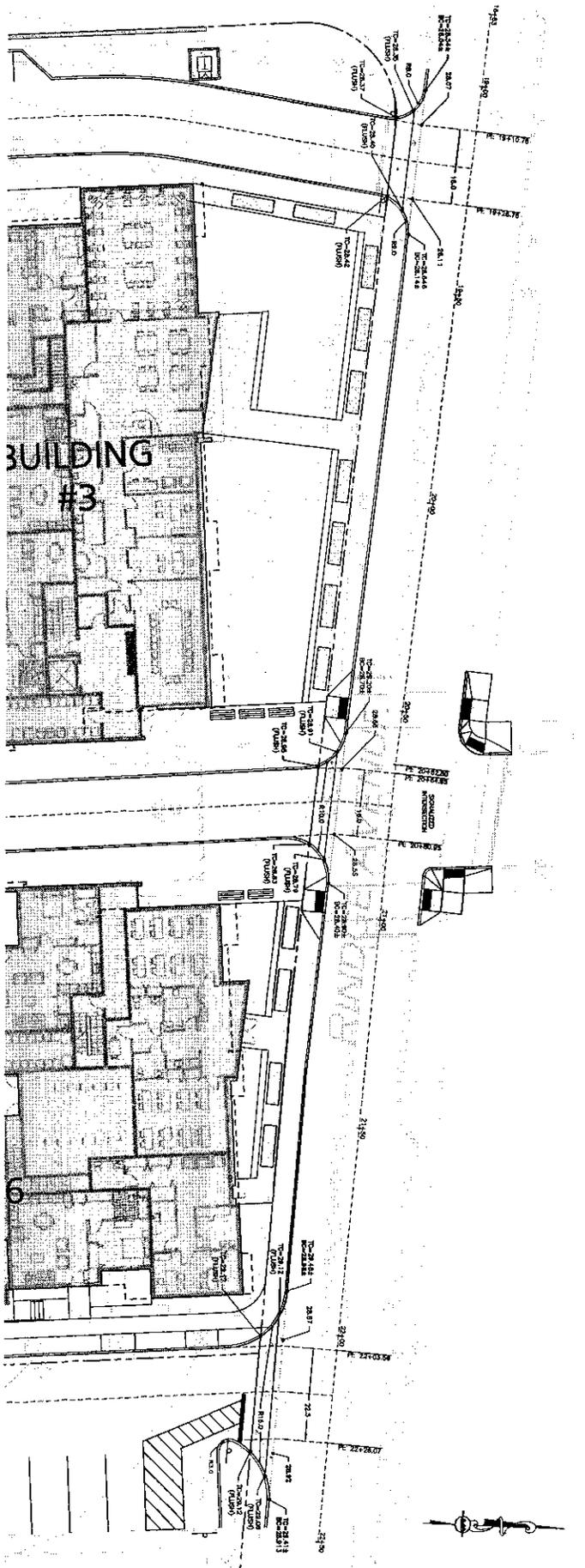
PROPOSED PROPERTY LINE







PROPOSED JEFFERSON PAI REVITALIZATION



- NOTES:**
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE AND GENERAL MANNER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO ANY UTILITIES WHICH MAY OCCUR DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE AND RECEIVING ANY AND ALL NECESSARY NOTICES FROM THE LANDOWNER OR OTHER AFFECTED PARTIES.
 - SHADING / HATCHING ALONG THE PROJECT BOUNDARY INDICATES A DEMAND-CONTROLLED / DEMAND-CONTROLLED BOUNDARY FROM THE LANDOWNER OR OTHER AFFECTED PARTIES.
 - CONSTRUCTION IS RESPONSIBLE TO REMOVE ALL EXISTING UTILITIES THAT MAY INTERFERE WITH NEW CONSTRUCTION WITHIN THE PROJECT LIMITS.
 - ALTHOUGH CERTAIN UTILITIES HAVE BEEN NOTED ON THE DRAWINGS IN VIEW OF THE CONTRACTOR'S OBLIGATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE AND RECEIVING ANY AND ALL NECESSARY NOTICES FROM THE LANDOWNER OR OTHER AFFECTED PARTIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE AND RECEIVING ANY AND ALL NECESSARY NOTICES FROM THE LANDOWNER OR OTHER AFFECTED PARTIES.
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DIG SAFE
 CALL 811 OR
 1-888-336-SAFE
 BEFORE YOU DIG



CC-1.0
 CURB CUT
 PLAN

CAMBRIDGE HOUSING AUTHORITY
 JEFFERSON PARK REVITALIZATION
 DATE: 08/20/2018

SCALE: 1/4" = 1'-0"
 STATUS: 90% CDS
 DRAWN: HEA
 CHECKED: []

ALLEN & MAIR ASSOCIATES, INC.
 115 FRANKLIN AVENUE, SUITE 200
 CAMBRIDGE, MASSACHUSETTS 02142
 CHECKED: T.M.

483405 10/11/18 11:21:42 AM
 11

BRICKWORKS DRIVEWAY

CLIFTON ST.

JACKSON ST.

RINDGE AVENUE

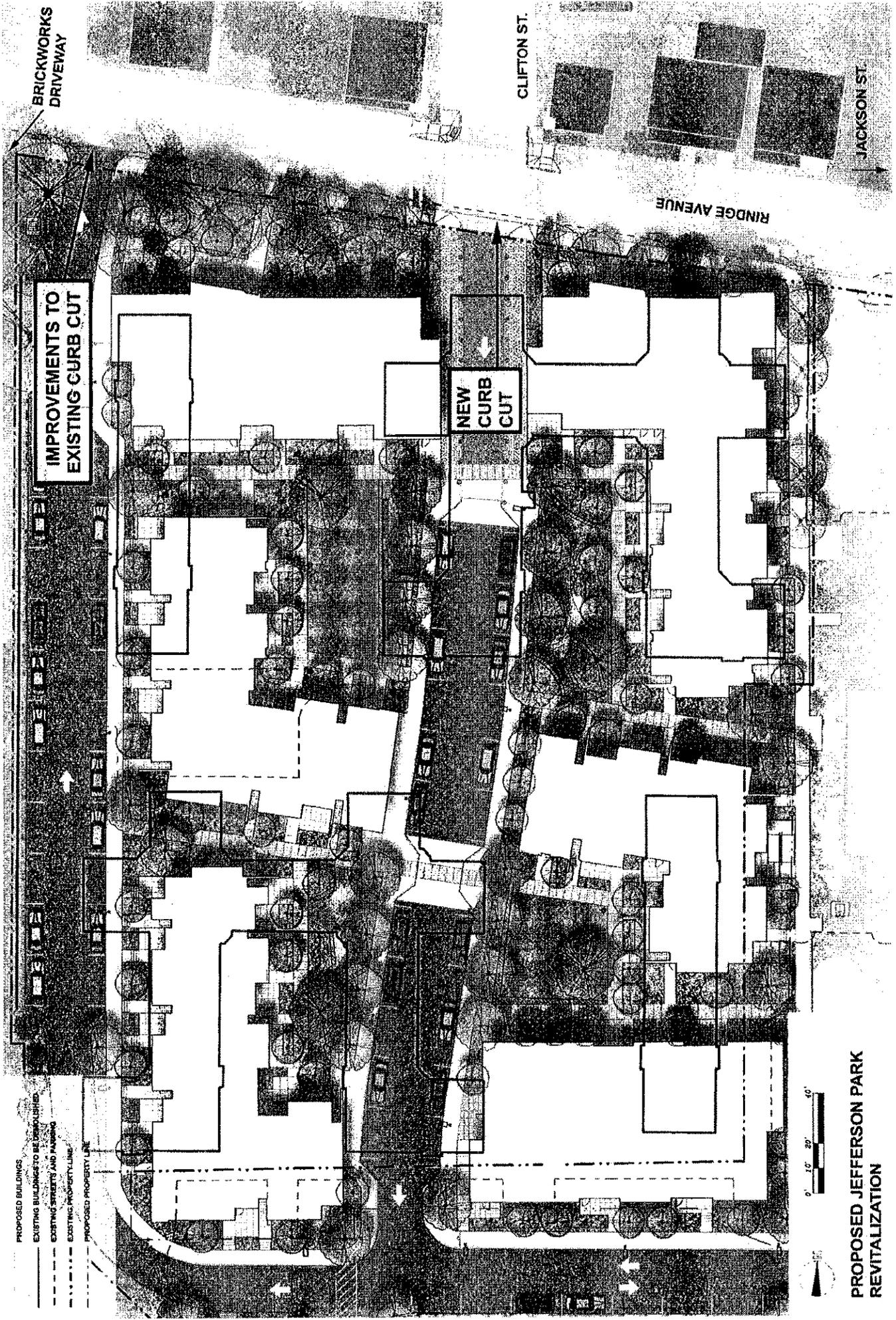
IMPROVEMENTS TO EXISTING CURB CUT

NEW CURB CUT

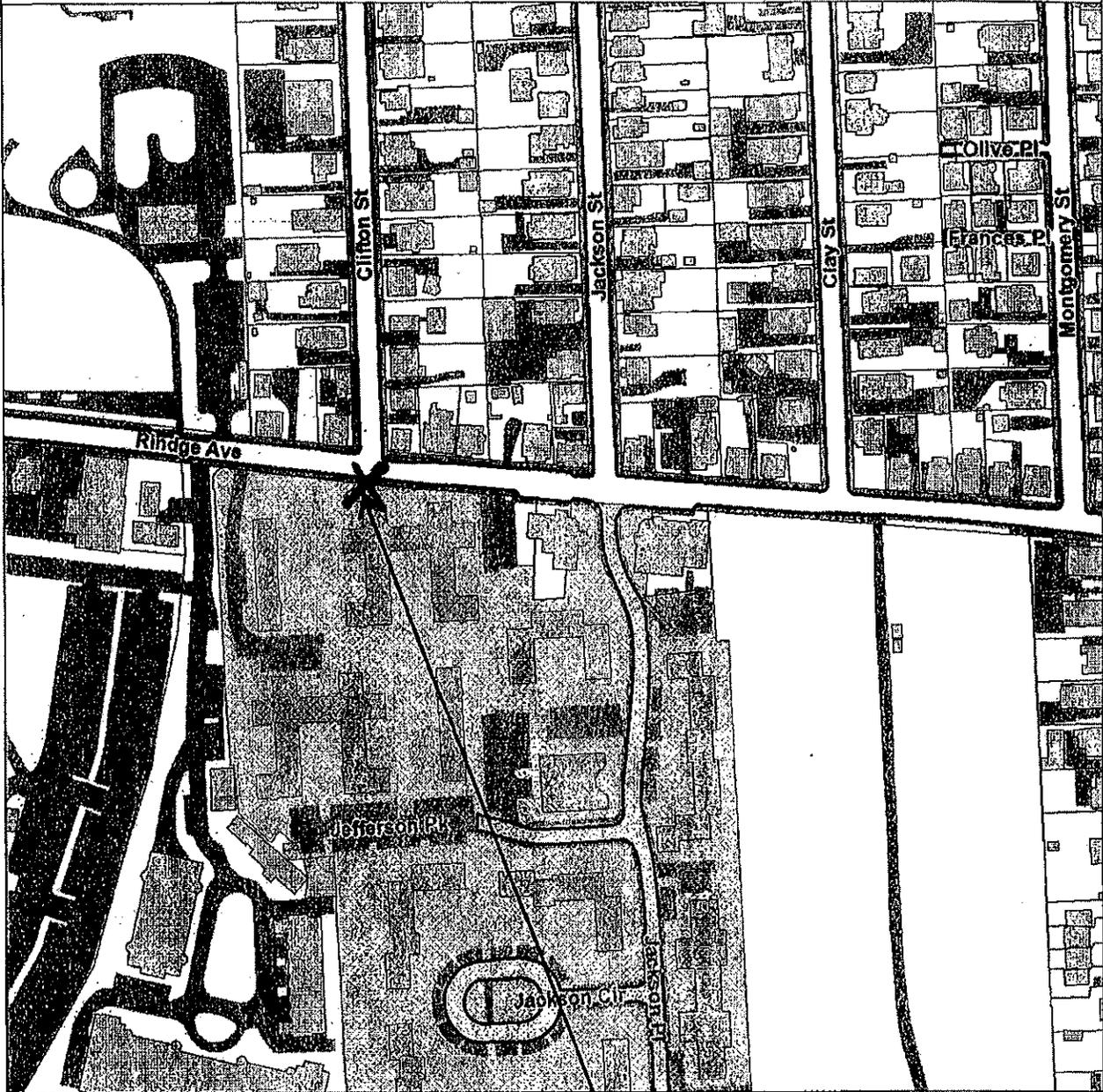
- PROPOSED BUILDINGS
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING STREETS AND PARKING
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



PROPOSED JEFFERSON PARK
REVITALIZATION



Curb Cut for JP-State



City of Cambridge
Massachusetts

1" = 176 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

- Rail
- ▣ Building Footprints
- Parcels
- Paved Surfaces
 - ▣ Paved Roads
 - Bridges
 - ▣ Unpaved Roads
 - ▣ Unpaved Parking
 - ▣ Sidewalks
 - ▣ Driveways
 - ▣ Alleys
 - ▣ Other Paved Surface
 - ▣ Public Footpath

X = LOCATION OF PROPOSED
CURB CUT FOR
JEFFERSON PARK-STATE

MEMORANDUM

TO: Inspectional Service Department, City of Cambridge

FROM: John Woods, Deputy Director of Planning and Development

DATE: May 19, 2015

RE: Submission for Curb Cut Application for Jefferson Park-State

The Cambridge Housing Authority (CHA) is seeking a curb-cut at its Jefferson Park-State housing development located on Rindge Street, North Cambridge. The curb cut requested is located on the opposite-side of Rindge Avenue from the corner of Rindge Avenue and Clifton Street. The curb cut will serve as the access point for cars entering and parking on the newly redeveloped Jefferson Park-State which was granted a Comprehensive Permit from the Cambridge Board of Zoning Appeals (BZA) in October of 2014.

Attached to this memorandum are materials associated with efforts the CHA has undertaken to engage the neighbors around the site in discussions about the curb cut permit as well as the materials required as part of the curb cut submission. The following materials are included as part of the attachment to the on-line curb cut application:

-
1. Copy of the Assessor's Plat illustrating the location of the requested curb-cut;
 2. Copy of the cover letter mailed to the abutters requesting input into the curb-cut request and invitation to a meeting to discuss the curb-cut; This outreach letter went to 21 abutters on Rindge Avenue, Clifton Street, Clay Street, and Jackson Street, as well as the entire Brickworks Condominium Complex.
 3. Copy of the detail for the curb-cut supplied by Allan & Majors Associates, Inc.;
 4. Copy of a before and after site plan indicating the location of the new curb cut being requested;
 5. Summary of results of mailing to abutter's mailing along with copies of returned abutter's notices.
-

Please let us know if you need any additional information in order to process the curb cut permit application. You may contact me at 617 520-6254, jwoods@cambridge-housing.org or my colleague, Margaret Keaveny at 617 520-6383, mkeaveny@cambridge-housing.org if you have any questions or need further information.

Thank you for your assistance.



Cambridge Housing Authority

362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | www.cambridge-housing.org

April 30, 2015

SAMPLE

Dear Neighbor of Jefferson Park,

The Cambridge Housing Authority (CHA) received approval from the Cambridge Board of Zoning Appeals (BZA) in October of 2014 to redevelop the former Jefferson Park State portion of the Jefferson Park Public Housing Development. As you probably have noticed, the demolition of the four buildings that made up the State-side of the development is now underway. The plan for the six new buildings is being finalized, and we anticipate construction to begin this summer.

In order to move the project into the construction phase, the CHA needs to secure a "curb-cut permit" to authorize the installation of a vehicular entrance to the new site which will be located at the current intersection of Rindge Avenue and Clifton Street. As a neighbor to the site, you have the opportunity to provide the City with input into whether you approve or disapprove of this request for a curb cut.

To gather the input of the neighbors, the City developed a form, which is attached in this package that asks you to indicate whether you approve or disapprove of this curb cut. In addition, please take a look at the materials included with this letter that serves to illustrate the proposed location of the curb cut. After you have reviewed the materials, please complete and return the "Abuttor's Form" to the CHA in the self-addressed stamped envelope that is included with this package. We will include completed forms that we receive prior to **May 18th, 2015** in the final package which we will submit to the City in our effort to complete the approval process.

Meanwhile, we are also conducting a meeting to discuss the curb-cut with interested neighbors at the following time and location:

Curb-Cut Meeting
Thursday May 14, 2015
6:30 pm
Jefferson Park Community Room
1 Jackson Place
Cambridge, MA 02140

In the interim if you have any questions on the curb-cut or the Redevelopment of Jefferson Park State in general, please feel free to contact me directly by calling me at 617-520-6254 or by e-mail at jwoods@cambridge-housing.org.

We appreciate your attention to this matter and look forward to hearing from you soon.

Sincerely,

John J. Woods
Deputy Director of Planning and Development

Attachments: Abuttor's Form

Revitalization of Jefferson Park State

Submission of Curb Cut Application
May 19, 2015

Summary of Results of Outreach to Abutters of Jefferson Park State

On Wednesday, April 29, 2015 a package was mailed to the abutters of Jefferson Park State. The package included a cover letter, an Application for Driveway Cuts and Openings Abutor's Form with a return envelope, a site plan by Abacus Architects + Planners, and a curb cut detail by Allen & Major.

Of the 134 neighbors contacted, nine (9) neighbors mailed back a response. The table below provides a summary of results.

Approve	Disapprove	Blank
5	3	1



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 20 CLAY ST. #2 CAMBRIDGE

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

Signed: _____

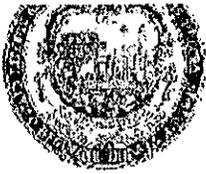
Date: _____

5/14/15

Address: _____

20 CLAY ST. #2

Cambridge MA 02140



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

Signed: *Harold Hoyle* Date: *05/02/15*

Address: *316 Rindge Ave # 8*
Cambridge, MA 02140



**APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM**

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 314 Rindge Ave

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

Signed:

James Rowle & B. C. M.

Date:

5/1/15

Address:

314 Rindge Ave.

Cambridge MA 02140



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 310 RINDGE AVE, CAMBRIDGE, MA

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

of installment of Off-Street Parking Facility located at:

Signed: [Signature] Date: 05/02/2015

Address: 310 RINDGE AVE
CAMBRIDGE, MA 02140



**APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM**

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 277 RINDGE AVE

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

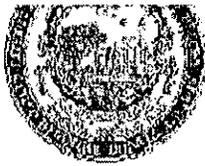
of installment of Off-Street Parking Facility located at:

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

Signed: Elizabeth Bayler Date: 5/5/15

Address: 277 RINDGE AVE

CAMBRIDGE MA 02140



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

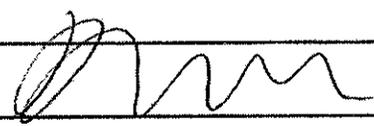
Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 316 Rindge Ave, Unit 1

Cambridge, Massachusetts, I do hereby declare disapproval
 approval disapproval

of installment of Off-Street Parking Facility located at: **The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.**

Signed:  Date: 5/1/2015

Address: 316 Rindge Ave, Unit 1
Cambridge, MA 02140



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

approval

disapproval

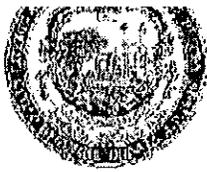
of installment of Off-Street Parking Facility located at:

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

Signed: M. P. Connors Date: 5/4/10

Address: 9 Clifton St

Cambridge Ma 02142



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of BRICKWORKS CONDO UNIT 203

Cambridge, Massachusetts, I do hereby declare

approval

disapproval

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

of installment of Off-Street Parking Facility located at:

Signed: CLAUDIA HILL Date: 5/3/2015

Address: 320 Rindge Ave, Unit 203 (BRICKWORKS CONDO)
Cambridge, MA 02140

The curb cut will mean additional cars coming onto Rindge Ave at an already busy intersection. Car fly by so fast on Rindge Ave it makes crossing the street very dangerous.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessors plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

The intersection of Rindge Avenue and Clifton Street. Clifton Street will be extended into the new Jefferson Park State development.

Signed: _____ Date: _____

Address: _____



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX: (617) 349-4269

DONNA P. LOPEZ
CITY CLERK

PAULA M. CRANE
DEPUTY CITY CLERK

May 26, 2015

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Cambridge Housing Authority requesting permission for a curb cut and *at the premises numbered 1 Jackson Place, Cambridge, Massachusetts*. The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty-one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty-one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty-one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours
Donna P. Lopez

Donna P. Lopez
City Clerk

North Cambridge Stabilization Committee- Richard Clarey and Michael Brandon

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner