



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 MAR 21 PM 3:08
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-015799-2018

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : CambridgeSide Galleria Associates Tr. - C/O New England Development - Timoth

PETITIONER'S ADDRESS : 400 Atlantic Avenue Boston, MA 02110

LOCATION OF PROPERTY : 100 Cambridgeside Pl Cambridge, MA 02141

TYPE OF OCCUPANCY : Mixed Use, Retail ZONING DISTRICT : Business A Zone/PUD-4 (PB
Business #66)

REASON FOR PETITION :

Sign

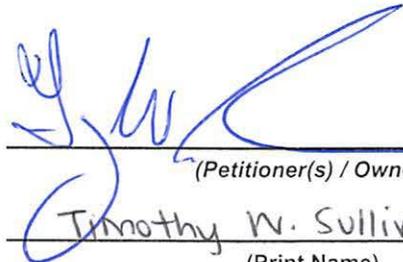
DESCRIPTION OF PETITIONER'S PROPOSAL :

To install 2 projecting signs requiring relief from the total area of signage, area of
projecting signage, number of signage, height and illumination.

SECTIONS OF ZONING ORDINANCE CITED :

Article 7.000 Section 7.16.22 (Total Area of Signage).
 Article 7.000 Section 7.16.22.B (Projecting Signs).

Original Signature(s) :



 (Petitioner(s) / Owner)
Timothy W. Sullivan

 (Print Name)

Address : c/o Goulston & Storrs PC
400 Atlantic Ave. Boston, MA 02110

Tel. No. : (617) 574-4179

E-Mail Address : TSULLIVAN@GOULSTONSTORRS.COM

Date : 3/21/18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CambridgeSide Galleria Associates Trust
(OWNER)

Address: c/o New England Development, 75 Park Plaza, Boston, MA 02116

State that I/We own the property located at 100 Cambridgeside Place, Cambridge, MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of CambridgeSide Galleria Associates Trust.

*Pursuant to a deed of duly recorded in the date January 9, 1987, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 179085
Book 1025 Page 135.

Stephen R. Karp

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of SUFFOLK

The above-name Stephen R. Karp personally appeared before me, this 19 of March, 2018, and made oath that the above statement is true.

Lisa Wright

Notary

My commission expires November 26, 2021 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, deed, or inheritance, please include documentation.



CERTIFICATE OF TRUSTEES OF
CHARTERHOUSE OF CAMBRIDGE TRUST

732980

The undersigned, Roger P. Sonnabend, John J. Duane and Brian T. Owen, Trustees of Charterhouse of Cambridge Trust, created pursuant to a Declaration of Trust, dated as of December 27, 1963, recorded with the Middlesex South Registry of Deeds in Book 11160, Page 340 (the "Trust"), hereby certify the following matters relevant to the Trust:

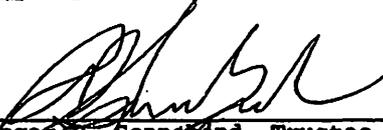
1. The Trust is in full force and effect as of the date hereof.
2. The undersigned, Roger P. Sonnabend, John J. Duane and Brian T. Owen, are the sole Trustees of the Trust and have not executed a written instrument reciting their resignation as Trustees as of the date hereof, except in connection with a certain mortgage loan to the Trust by Citicorp Real Estate, Inc.
3. The undersigned, as Trustees of this Trust, have been, and each of them hereby is, authorized and empowered on behalf of this Trust to sell and convey a certain parcel of land in Cambridge, located on the north side of Commercial Avenue and known as 29-41 Commercial Avenue, to the Trustees of Riverside Galleria Associates Trust, in consideration of \$2,100,000 and a 99 year parking lease for 150 motor vehicles, and to execute and deliver such documents, instruments, agreements and certificates, including a deed and lease, as may be reasonably necessary to effect such sale and conveyance, such execution and delivery by the Trustee or Trustees acting in the circumstances to be conclusive evidence of the due execution and delivery thereof on behalf of this Trust.
4. The undersigned, as Trustees of the Trust, have been, and each of them hereby is, authorized and empowered on behalf of this Trust to execute and deliver to Citicorp Real Estate, Inc. such documents, instruments, agreements and certificates as may be reasonably necessary to obtain from said Citicorp Real Estate, Inc. a partial release of Citicorp's first mortgage on the parcel being sold to the Trustees of Riverside Galleria Trust Associates, such execution and delivery

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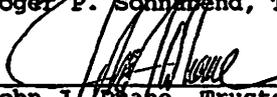
by the Trustee or Trustees acting in the circumstances to be conclusive evidence of the due execution and delivery thereof on behalf of the Trust, and, in addition, to remit to Citicorp the net proceeds from the aforesaid sale to be applied by Citicorp to the principal amortization of the outstanding Citicorp loans.

The foregoing authorization has not been altered, amended or rescinded and remains in full force and effect as of the date hereof. This Certificate is executed as an instrument under seal

as of this 30th day of December, 1966.



Roger F. Sonnabend, Trustee



John J. Duane, Trustee



Brian T. Owen, Trustee

732980

KNOW ALL MEN BY THESE PRESENTS, that ROGER P. SONNABEND, BRIAN T. OWEN and JOHN J. DUANE, as Trustees of CHARTERHOUSE OF CAMBRIDGE TRUST under Declaration of Trust dated December 27, 1963 and recorded with Middlesex South District Deeds in Book 11160, Page 340, of Boston, Suffolk County, Massachusetts, for Two Million One Hundred Thousand dollars (\$2,100,000) consideration paid, grant to STEPHEN R. KARP, of Weston, Massachusetts, STEPHEN C. PLUMERI, of Medfield, Massachusetts, and WILLIAM H. McCABE, JR., of Weston, Massachusetts, not individually, but as Trustees of RIVERSIDE GALLERIA ASSOCIATES TRUST, created under Declaration of Trust dated as of April 1, 1985 and recorded with Middlesex South District Registry of Deeds in Book 16089, Page 56; WITH QUITCLAIM COVENANTS,

AND REGISTERED L.C. # 678867

That certain parcel of land, with the improvements thereon, situated in Cambridge, Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:

Southwesterly by Lot 20 on the plan hereinbelow referenced, being land now or formerly of CC & F Commercial Avenue Trust, one hundred two and 78/100 (102.78) feet;

Northwesterly by Lot G4 on said plan, being land now or formerly of Riverside Galleria Associates Trust, eight and 36/100 (8.36) feet and sixty-seven and 71/100 (67.71) feet;

Northeasterly and easterly by the southwesterly and westerly lines of Commercial Avenue Service Road ninety-nine and 70/100 (99.70) feet and forty-seven and 12/100 (47.12) feet; and

Southeasterly by the northwesterly line of Commercial Avenue, forty-one and 00/100 (41.00) feet.

1025
p133

Said parcel comprises 8,161 square feet, be the same more or less, and is shown as Lot 22 on a Subdivision Plan of Land in Cambridge, MA., dated September 5, 1986, prepared by Boston Survey Consultants, which plan is further entitled "25-41 Commercial Avenue" (drawing No. 2663-28) and which plan has been filed as Plan No. 85T with the Engineering Department of the Land Court on September 5, 1986.

Also another certain parcel of land, with the improvements thereon, situated in Cambridge, Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:

Southeasterly by the northwesterly line of Commercial Avenue, seventy and 38/100 (70.38) feet and one hundred forty-nine and 96/100 (149.96) feet;

Southerly and southwesterly by the northerly and northeasterly lines of Commercial Avenue Service Road, forty-seven and 12/100 (47.12) feet and one hundred ten and 56/100 (110.56) feet;

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Northwesterly by Lotes G² and 7 on the plan hereinbelow referenced, being land now or formerly of Riverside Galleria Associates Trust, eighteen and 39/100 (18.39) feet and two thundred thirty-one and 95/100 (231.95) feet; and

Northeasterly by Lot A on said plan, being land now or formerly of Charterhouse of Cambridge Trust, one hundred forty-one and 48/100 (141.48) feet.

1025
p133

Said parcel comprises 35,127 square feet, be the same more or less, and is shown as Lot 23 on a Subdivision Plan of Land in Cambridge, MA., dated September 5, 1986, prepared by Boston Survey Consultants, which plan is further entitled "25-41 Commercial Avenue" (drawing No. 2663-28) and which plan has been filed as Plan No. 85T with the Engineering Department of the Land Court on September 5, 1986.

Also another certain parcel of land, with the improvements thereon, situated in Cambridge, Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:

Southeasterly by the northwesterly line of Commercial Avenue, one hundred and 02/100 (100.02) feet;

Southwesterly by Lot 23 on the plan hereinbelow referenced, being land now or formerly of Charterhouse of Cambridge Trust, one hundred forty-one and 48/100 (141.48) feet;

Northwesterly by Lot 7 on said plan, being land now or formerly of Riverside Galleria Associates Trust, one hundred and 00/100 (100.00) feet; and

Northeasterly by Lot 12 on said plan, being land now or formerly of Commonwealth of Massachusetts, one hundred forty-three and 55/100 (143.55) feet.

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p133

Said parcel comprises 14,237 square feet, be the same more or less, and is shown as Lot 24 on a Subdivision Plan of Land in Cambridge, MA., dated September 5, 1986, prepared by Boston Survey Consultants, which plan is further entitled "25-41 Commercial Avenue" (drawing No. 2663-28) and which plan has been filed as Plan No. 85T with the Engineering Department of the Land Court on September 5, 1986.

The Grantor means to convey by this Quitclaim Deed the premises described in Certificate of Title No. 159417, less the property taken by the Commonwealth of Massachusetts pursuant to the Document Nos. 664199 and 667510, and the premises described in Certificate of Title No. 138245, less the property taken by the Commonwealth of Massachusetts pursuant to Document Nos. 664199 and 667510.

The premises conveyed hereby is subject to all the encumbrances shown on Certificates of Title 130299 and 122794.

A-1

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WITNESS our hands and seals this 22 day of December, 1986.

[Signature]
Roger P. Sonnabend, Trustee

[Signature]
John J. Duane, Trustee

[Signature]
Brian T. Owen, Trustee

~~COMMONWEALTH OF MASSACHUSETTS~~
~~STATE OF FLORIDA~~

SS _____ December 16, 1986

Then personally appeared before me the above-named Roger P. Sonnabend, Trustee and stated that the aforesaid was his free act and deed before me.

[Signature]
Notary Public
My Commission Expires July 19, 1988
Notary Public, State of Florida at Large
My Commission Expires July 19, 1988
BONDED THROUGH CLEBERRY, SIBLEY
& HATVEY INSURANCE & BONDS, INC.

COMMONWEALTH OF MASSACHUSETTS

SS _____ December 22, 1986

Then personally appeared before me the above-named John J. Duane, Trustee and stated that the aforesaid was his free act and deed before me.

[Signature]
Notary Public
My Commission Expires: 5/5/89

COMMONWEALTH OF MASSACHUSETTS

SS _____ December 22, 1986

Then personally appeared before me the above-named Brian T. Owen, Trustee and stated that the aforesaid was his free act and deed before me.

[Signature]
Notary Public
My Commission Expires: 5/5/89

LAND COURT, BOSTON, The land herein described will be shown on our approved plan to follow as

JAN 8 1987
Plan 85-T Lots 22, 23 + 24
(EXAMINED AS TO DESCRIPTION ONLY)
Louis A. Moore, Engineer LMS

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2 4 9 6 0 2 COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCHG
JAN-987
RB. 11004

2 4 9 6 0 3 COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCHG
JAN-987
RB. 11004

2 4 9 6 0 6 COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCHG
JAN-987
RB. 11004

2 4 9 6 0 4 COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCHG
JAN-987
RB. 11004

2 4 9 6 0 5 COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCHG
JAN-987
RB. 11004

2 4 9 6 0 7 COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCHG
JAN-987
RB. 11004

732980

DOCUMENT NO. 732980

7-7

Written By	ARUDA
Checked By	J. MACKEY

(5)

ID # 26236

SO. MIDDLESEX LAND COURT REGISTRY DISTRICT RECEIVED FOR REGISTRATION	
AT	3 N. 30 M. P. M.
JAN - 7 1987	
NOTED ON CERT. NO.	179083
REG. BK.	1025 PAGE 133
CLERK	M. JOHN F. ZAMPARELLI ASSISTANT RECORDER

pd 25.00
 of 20.00
 45.00

TRANSFER CERTIFICATE OF TITLE ISSUED
 AND THE ORIGINAL IS DEPOSITED IN THE
 BOOK 1025 PAGE 133
 BEING CERTIFICATE NO. 179083
 IN MIDDLESEX SOUTH REGISTRY DISTRICT

file of to
 1025 349

CERTIFICATE OF FIRST AMENDMENT OF DECLARATION OF TRUST
ESTABLISHING RIVERSIDE GALLERIA ASSOCIATES TRUST

Deep
cut

Reference is hereby made to the following:

- A. That certain Declaration of Trust dated as of April 1, 1985 recorded with the Middlesex South District Registry of Deeds in Book 16089, Page 56, and filed with the Middlesex South Registry District of the Land Court as Document No. 678867, establishing Riverside Galleria Associates Trust (the "Trust"). *4. etc 173226, 996 - 70*
- B. The beneficiaries of the Trust have-executed an instrument amending the terms of the Trust.

NOW, THEREFORE, the undersigned, being all of the Trustees of the Trust, do hereby certify pursuant to paragraph 6 of the Trust, that effective as of the date of this instrument, said Declaration of Trust is hereby amended by deleting paragraph eight (8) thereof in its entirety and by substituting therefor the following paragraph:

✓ "8. This Trust shall be referred to as the: CambridgeSide Galleria Associates Trust."

WITNESS the execution hereof, under seal, in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes, as of May 24, 1988.

Stephen R. Karp

Stephen R. Karp, as Trustee and not individually

Stephen C. Plumeri

Stephen C. Plumeri, as Trustee and not individually

William H. McCabe, Jr.

William H. McCabe, Jr., as Trustee and not individually

774995

Adelson Golden & Co. Inc.

229-3730

DATE

STAMP ADULTS

1988

1988 JUN 21 10 11 AM

1988

1988 JUN 21 10 11 AM

1988 JUN 21 10 11 AM

1988

Endorsed by ARUDA
Checked by J. MACKEY

DOCUMENT

774995

3-3

SO. MIDDLESEX LAND COURT
REGISTRY DISTRICT
RECEIVED FOR REGISTRATION

ON 05/31/88 AT 11:59:20 20.00

NOTED ON:
CERT 0173226 BK 996 PG 76 ✓✓
" 179085 " 1025 " 135 ✓✓

APPENDIX A

Variance Narrative

The owners of the CambridgeSide property (the "Property") have recently made a significant investment to update the interior spaces at the Property and enhance the overall experience for its visitors. Now that these interior renovations are complete, the Petitioner is undertaking a similar effort to update and enhance the exterior spaces at the Property (the "Project"), which includes a replacement signage package that (i) dramatically reduces the total number of signs and the overall sign area at the Property, and (ii) more efficiently identifies the Property during a time when brick and mortar retail is being supplanted by e-commerce and many shopping centers across the country are permanently closing. While a majority of the signs in the replacement package do not require zoning relief, the two (2) projecting signs (the "Projecting Signs") shown on Figure 2 require a variance from Sections 7.16.22 and 7.16.22.B of this Ordinance to allow for relief from (i) the permitted total area of signage per Lot, (ii) the permitted area of projecting signs, (iii) the permitted number of projecting signs, (iv) the permitted height of projecting signs, and (v) the permitted illumination of projecting signs. For the reasons set forth below, the Petitioner respectfully requests that the Board of Zoning Appeal grant the requested relief.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of this Ordinance would involve a substantial hardship to the Petitioner. The multi-story Thomas Graves Landing residential buildings and Lechmere Canal Park separate the property from Monsignor O'Brien Highway. The height of the residential complex and expanse of Canal Park create a lack of visibility from the major thoroughfare that makes it difficult to attract passing vehicles. CambridgeSide is immediately bordered by First Street, Edwin Land Boulevard and CambridgeSide Place. While there is no way to circumvent the visual obstructions from the perspective of Monsignor O'Brien Highway, the Projecting Signs are a critical way finding and identity making element for the Project as their projection from the building makes CambridgeSide a more visible destination from the adjacent ways, nearby hotel and existing and proposed residential developments. Unlike grocery stores or housing complexes, many daily visitors to CambridgeSide are unfamiliar with the area and benefit greatly from easily identifiable destination signage, such as the Projecting Signs that are visible from nearby public transportation and adjacent ways. Accordingly, literal enforcement of this Ordinance would involve a substantial hardship to the Petitioner. Without the Projecting Signs, the Project is not able to provide sufficient wayfinding signage for the Property's continued success.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The location of the shopping center and lot configuration off of Monsignor O'Brien Highway cause the above-described hardships related to obstruction of Property visibility. As a result of their orientation, the Projecting Signs greatly improve visibility of the site from the Lechmere MBTA Station and Monsignor O'Brien Highway, which visibility the Property otherwise lacks due to the height of neighboring multi-story mixed-use and residential buildings. These factors require the introduction of prominent signage at the Property, and in particular facing onto First Street and Edwin Land Boulevard, because such ways provide visibility to the nearby major thoroughfare and public transportation destination noted above. The existing lack of visibility due to the location of the shopping center and surrounding development is a hardship particular to Petitioner, which can be ameliorated by the place and identity making afforded by the Projecting Signs.

C) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The requested relief can be granted without detriment to the public good. As detailed above, the Projecting Signs are part of an overall effort to greatly reduce the overall signage at the Property. In light of the fact that there are far fewer signs per façade than existed in the past, the installation of the Projecting Signs will not cause undue visual clutter when viewed from any of the neighboring properties or ways. In fact, the Petitioner minimized the size of the Requested Sign on First Street in direct response to feedback received from otherwise supportive abutting property owners. The Petitioner also sought input from abutters and appeared before the East Cambridge Planning Team and the Planning Board with respect to the Project, which presentations included the Projecting Signs for which relief is sought. Please see the attached letters from various abutters and neighborhood groups in support of the Project, which emphasize the benefits to the public afforded by emphasizing the identity of CambridgeSide. Additionally, the Projecting Signs have been designed in a color scheme and size to complement the newly remodeled interior and exterior facades at CambridgeSide in order to improve aesthetics in the surrounding area. Therefore, granting relief for installation of the Projecting Signs will not be a detriment to the public good.

D) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The relief requested can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance. According to Section 13.51.1, the PUD-4 District is “intended to encourage an active urban setting around the Lechmere Canal and along public and private streets both during and after customary business hours. Ground floor building spaces oriented toward the Lechmere Canal and public streets should primarily contain retail or consumer service office uses to the extent possible.” Section 7.11.2 provides that the Ordinance’s sign regulations intend “to preserve and enhance the substantial interests of the City of Cambridge in the appearance of the City; to preserve and enhance the public interest in aesthetics; to preserve and increase amenities of the City; [and] to control and reduce visual clutter and blight;”

The prominence of the Projecting Signs, which extend off the building on the First Street and Edwin Land Boulevard facades, in particular will facilitate and further the building identity

and way finding goals of the Project in order to improve Property identity. Further, the Projecting Sign on the First Street façade serves to further activate an area in East Cambridge that is undergoing an impressive transition to a more active setting in light of development occurring on adjacent lots. The internal illumination proposed for the Projecting Signs will also aid in promoting an active urban setting around the Lechmere Canal and surrounding public streets. Finally, as noted above, the design of the Projecting Signs in conjunction with the Project will help to reduce any visual clutter that may have existed in the past and will further the City's interest in aesthetics through the installation of consolidated and complementary signs. Accordingly, the relief requested can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance.

For the reasons set forth above, the Petitioner respectfully requests that the Board of Zoning Appeal grant the above-described variance and such other relief as the Board deems proper.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Goulston & Storrs PC **PRESENT USE/OCCUPANCY:** Shopping Center
LOCATION: 100 Cambridgeside Pl Cambridge, MA 02141 **ZONE:** Business A Zone/PUD-4 (PB #
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Shopping Center

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	-	-	-	(max.)
<u>LOT AREA:</u>	-	-	-	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	-	-	-	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	-	-	-	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	-	-	-	(min.)
DEPTH	-	-	-	
<u>SETBACKS IN FEET:</u>				
FRONT	-	-	-	(min.)
REAR	-	-	-	(min.)
LEFT SIDE	-	-	-	(min.)
RIGHT SIDE	-	-	-	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	-	-	-	(max.)
LENGTH	-	-	-	
WIDTH	-	-	-	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	-	-	-	(min.)
<u>NO. OF DWELLING UNITS:</u>	-	-	-	(max.)
<u>NO. OF PARKING SPACES:</u>	-	-	-	(min./max)
<u>NO. OF LOADING AREAS:</u>	-	-	-	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	-	-	-	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

The dimensions for the Property are as provided in the Planning Board PUD Special Permit, Case No. PB # 66, as amended and on file with the City of Cambridge.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

4 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: W. B. Dow Date: 4/9/18
(Print)

Address: 100 Cambridgeside Pl

Case No. BZA - 015799 - 2018

Hearing Date: 4/20/18

Thank you,
Bza Members

March 2, 2018

VIA ONLINE CITIZEN ACCESS PORTAL

City of Cambridge
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Massachusetts 02139
Attention: Secretary

Re: **Sign Variance Application for 100 Cambridgeside Place, Cambridge, Massachusetts (the "Property")**

Dear Board of Zoning Appeal:

We are counsel to CambridgeSide Galleria Associates Trust c/o New England Development (the "**Petitioner**"), with a principal place of business at 75 Park Plaza, Boston, Massachusetts 02116. The Petitioner is the owner of the Property.

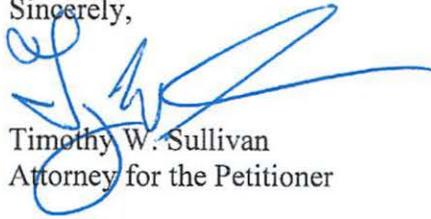
On behalf of the Petitioner, I write to request that the City of Cambridge Board of Zoning Appeal (the "**BZA**") grant a variance for relief from the following provisions of the City of Cambridge Zoning Ordinance (the "**Ordinance**"): (i) the total area of signage permitted per Lot under Section 7.16.22; (ii) the area of projecting signs permitted under Section 7.16.22.B; (iii) the number of projecting signs permitted under Section 7.16.22.B; (iv) the height of projecting signs permitted under Section 7.16.22.B; and (v) the illumination of projecting signs permitted under Section 7.16.22.B, all in order to allow the Petitioner to install the two (2) projecting signs (the "**Projecting Signs**") as more particularly shown on Figure 2. In support of the sign variance request, please find the following submitted herewith:

1. Denied Sign Certification Form for the Projecting Signs, executed by Liza Paden of the Community Development Department;
2. Complete City of Cambridge BZA Application Form;
3. Appendix A, consisting of the Variance Narrative referenced in the BZA Application Form;
4. Appendix B, consisting of:
 - a. Letter in support of the replacement signage package proposed at the Property (the "**Project**") from the East Cambridge Business Association;

- b. Letter in support of the Project from Urban Spaces; and
 - c. Letter in support of the Project from the East Cambridge Planning Team.
- 5. Figure 1, consisting of photographs of the existing conditions of the Property; and
 - 6. Figure 2, consisting of renderings of the Projecting Signs.

Please do not hesitate to contact me with any questions or if any additional information is required. Thank you.

Sincerely,



Timothy W. Sullivan
Attorney for the Petitioner

TWS

(Enclosures)

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: CambridgeSide / CS / Shop, Dine, Connect

Applicant (name and address) Issie Shait, c/o New England
Developers, 75 Park Plaza, Boston, MA 02116

Signature Issie Shait

Telephone: (617) 243-7079 FAX: (617) 243-7085

Location of Premises: 100 CambridgeSide Pl.

Zoning District: BA Overlay District: PUD-4 (PB # 66)

Date Application Submitted: 3/1/18

Sketch of Sign Enclosed: Yes No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below).

Copies: ISD City Clerk* CDD Applicant Historical Com.

***Any sign or portion of a sign extending more than six (6) inches into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.**

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

Land Blvd. Facade

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 423 sf Dimensions: 38' X 8' 6"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 51' 6"

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) _____. Area of signs allowed accessory to store: outside (1 x a) _____, behind windows (0.5 x a) _____. Area of all existing signs on the store front to remain (including any freestanding sign): _____. Area of additional signs permitted: _____.

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) _____. Area of signs allowed accessory to the building facade: outside (1 x a) _____, behind windows (0.5 x a) _____. Area of all existing signs on the building facade to remain (including any freestanding sign): _____. Area of additional signs permitted: _____.

SUMMARY OF LIMITATIONS FOR PROJECTING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 13 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external only. NUMBER: one per store plus one per entry to the remainder of the building.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES _____ NO

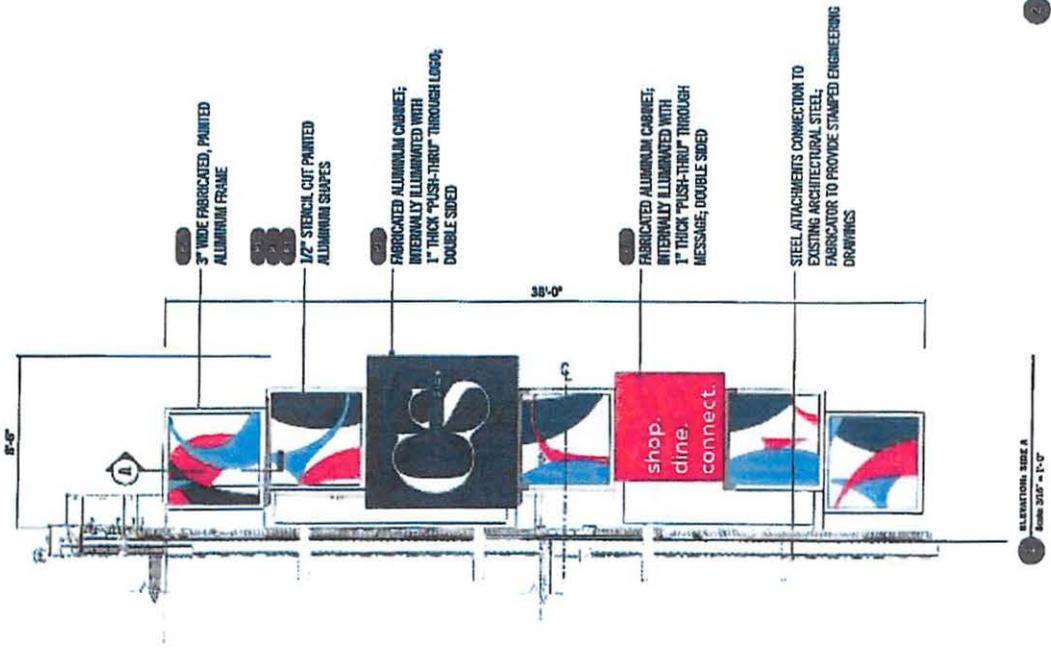
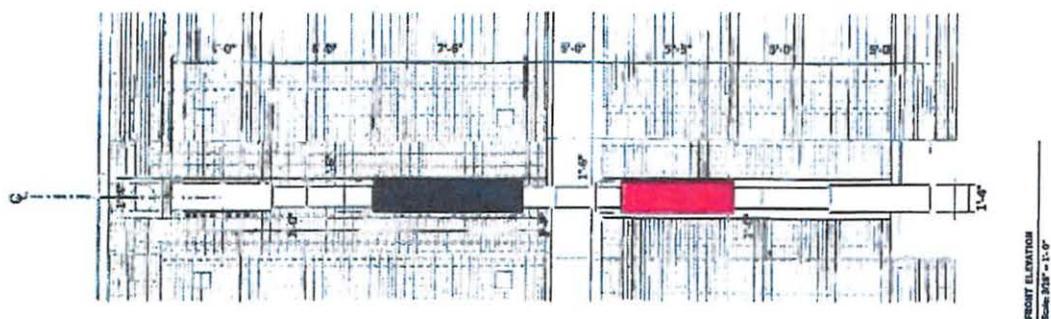
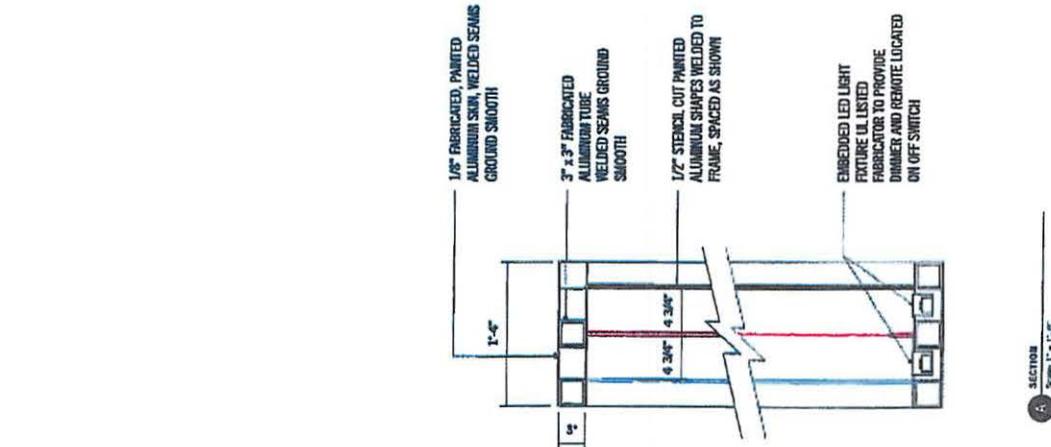
Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16.02 . B Projecting Signs

COMMENTS: exceeds 13 square feet, exceeds 20 ft and second floor sill line height, internal illumination, more than 1 projecting sign

Date: 3/1/18 CDD Representative: Elizabeth Podew

<p>Leverage/</p> <p>Leverage Design Group, Inc. © 2008</p> <p>Approval of this contract being the agreement of the client and the architect, the architect shall retain the right to modify the design and to make such modifications as may be necessary to complete the project.</p> <p>Leverage Design Group, Inc. does not represent that the information contained herein is complete or that the design is final. The architect shall be responsible for obtaining all necessary permits and for coordinating the design with the applicable laws and regulations. The architect shall be responsible for coordinating the design with the applicable laws and regulations. The architect shall be responsible for coordinating the design with the applicable laws and regulations.</p>	<p>CLIENT</p> <p>New England Development</p>	<p>PROJECT</p> <p>CambridgeSide Exterior Signage</p>	<p>DATE</p> <p>2.16.13</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	1				2				3				4				5				6				7				8				9				10				<p>NOTES</p> <p>Sign Type C1 Projecting Blade Land Blvd.</p>	<p>SHEET NUMBER</p> <p>G.7</p>
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First St. Facade

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 300 SF Dimensions: 32' 0" X 7' 2"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 55' 2"

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a)_____. Area of signs allowed accessory to store: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the store front to remain (including any freestanding sign):_____. Area of additional signs permitted:_____.

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a)_____. Area of signs allowed accessory to the building facade: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the building facade to remain (including any freestanding sign):_____. Area of additional signs permitted:_____.

SUMMARY OF LIMITATIONS FOR PROJECTING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 13 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external only. NUMBER: one per store plus one per entry to the remainder of the building.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES NO

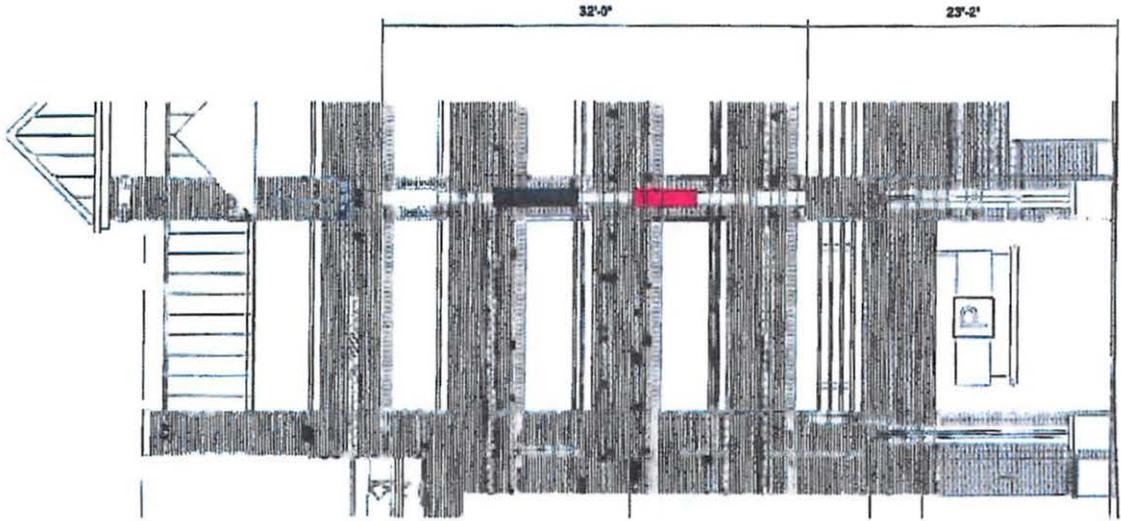
Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16, 22, B Projecting Signs

COMMENTS: exceeds 13 square feet, exceeds 20 foot and second floor sill line height, internal illumination, more than 1 projecting sign.

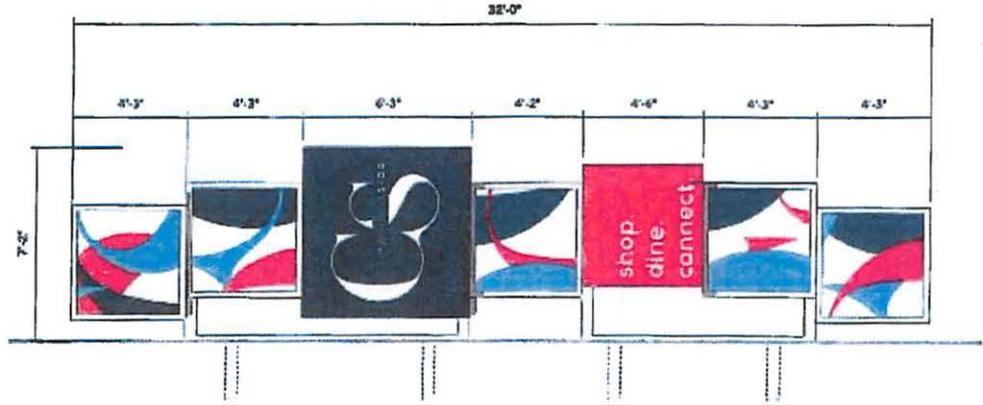
Date: 3/1/10 CDD Representative Eigalorn Faden

<p>Leverage/</p> <p>Leverage Design Group, Inc. © 2018</p> <p>Representation of this drawing and the associated information is provided by Leverage Design Group, Inc. and is not to be used for any other project without the prior written consent of Leverage Design Group, Inc.</p> <p>Leverage Design Group, Inc. does not warrant that the information in this drawing is accurate, complete, or suitable for any particular purpose. The user assumes all responsibility for the use of this information. Leverage Design Group, Inc. is not responsible for any damage or loss resulting from the use of this information, whether or not such damage or loss is foreseeable or preventable.</p>	<p>CLIENT</p> <p>New England Development</p>	<p>PROJECT</p> <p>CambridgeSide Exterior Signage</p>	<p>DATE</p> <p>2.16.18</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DESCRIPTION	DATE																															<p>SHEET</p> <p>Sign Type C2 Projecting Blade First Street</p>	<p>SHEET NUMBER</p> <p>G.10</p>
REV	DESCRIPTION	DATE																																					



NOTE:
REFER TO C1 DRAWING FOR
DETAILS AND SPECIFICATIONS

2 FRONT ELEVATION
Scale 1/8" = 1'-0"



1 ELEVATION SIDE A
Scale 1/4" = 1'-0"



Leverage/

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CLIENT

New England Development

PROJECT

CambridgeSide
Exterior Signage

DATE

2.16.18

REVISIONS

REV #	DESCRIPTION	BY	DATE
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SHEET

Sign Type C2
Projecting Blade
First Street

SHEET NUMBER

G.11

APPENDIX A

Variance Narrative

The owners of the CambridgeSide property (the “Property”) have recently made a significant investment to update the interior spaces at the Property and enhance the overall experience for its visitors. Now that these interior renovations are complete, the Petitioner is undertaking a similar effort to update and enhance the exterior spaces at the Property (the “Project”), which includes a replacement signage package that (i) dramatically reduces the total number of signs and the overall sign area at the Property, and (ii) more efficiently identifies the Property during a time when brick and mortar retail is being supplanted by e-commerce and many shopping centers across the country are permanently closing. While a majority of the signs in the replacement package do not require zoning relief, the two (2) projecting signs (the “Projecting Signs”) shown on Figure 2 require a variance from Sections 7.16.22 and 7.16.22.B of this Ordinance to allow for relief from (i) the permitted total area of signage per Lot, (ii) the permitted area of projecting signs, (iii) the permitted number of projecting signs, (iv) the permitted height of projecting signs, and (v) the permitted illumination of projecting signs. For the reasons set forth below, the Petitioner respectfully requests that the Board of Zoning Appeal grant the requested relief.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of this Ordinance would involve a substantial hardship to the Petitioner. The multi-story Thomas Graves Landing residential buildings and Lechmere Canal Park separate the property from Monsignor O’Brien Highway. The height of the residential complex and expanse of Canal Park create a lack of visibility from the major thoroughfare that makes it difficult to attract passing vehicles. CambridgeSide is immediately bordered by First Street, Edwin Land Boulevard and CambridgeSide Place. While there is no way to circumvent the visual obstructions from the perspective of Monsignor O’Brien Highway, the Projecting Signs are a critical way finding and identity making element for the Project as their projection from the building makes CambridgeSide a more visible destination from the adjacent ways, nearby hotel and existing and proposed residential developments. Unlike grocery stores or housing complexes, many daily visitors to CambridgeSide are unfamiliar with the area and benefit greatly from easily identifiable destination signage, such as the Projecting Signs that are visible from nearby public transportation and adjacent ways. Accordingly, literal enforcement of this Ordinance would involve a substantial hardship to the Petitioner. Without the Projecting Signs, the Project is not able to provide sufficient wayfinding signage for the Property’s continued success.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The location of the shopping center and lot configuration off of Monsignor O'Brien Highway cause the above-described hardships related to obstruction of Property visibility. As a result of their orientation, the Projecting Signs greatly improve visibility of the site from the Lechmere MBTA Station and Monsignor O'Brien Highway, which visibility the Property otherwise lacks due to the height of neighboring multi-story mixed-use and residential buildings. These factors require the introduction of prominent signage at the Property, and in particular facing onto First Street and Edwin Land Boulevard, because such ways provide visibility to the nearby major thoroughfare and public transportation destination noted above. The existing lack of visibility due to the location of the shopping center and surrounding development is a hardship particular to Petitioner, which can be ameliorated by the place and identity making afforded by the Projecting Signs.

C) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The requested relief can be granted without detriment to the public good. As detailed above, the Projecting Signs are part of an overall effort to greatly reduce the overall signage at the Property. In light of the fact that there are far fewer signs per façade than existed in the past, the installation of the Projecting Signs will not cause undue visual clutter when viewed from any of the neighboring properties or ways. In fact, the Petitioner minimized the size of the Requested Sign on First Street in direct response to feedback received from otherwise supportive abutting property owners. The Petitioner also sought input from abutters and appeared before the East Cambridge Planning Team and the Planning Board with respect to the Project, which presentations included the Projecting Signs for which relief is sought. Please see the attached letters from various abutters and neighborhood groups in support of the Project, which emphasize the benefits to the public afforded by emphasizing the identity of CambridgeSide. Additionally, the Projecting Signs have been designed in a color scheme and size to complement the newly remodeled interior and exterior facades at CambridgeSide in order to improve aesthetics in the surrounding area. Therefore, granting relief for installation of the Projecting Signs will not be a detriment to the public good.

D) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The relief requested can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance. According to Section 13.51.1, the PUD-4 District is "intended to encourage an active urban setting around the Lechmere Canal and along public and private streets both during and after customary business hours. Ground floor building spaces oriented toward the Lechmere Canal and public streets should primarily contain retail or consumer service office uses to the extent possible." Section 7.11.2 provides that the Ordinance's sign regulations intend "to preserve and enhance the substantial interests of the City of Cambridge in the appearance of the City; to preserve and enhance the public interest in aesthetics; to preserve and increase amenities of the City; [and] to control and reduce visual clutter and blight;"

The prominence of the Projecting Signs, which extend off the building on the First Street and Edwin Land Boulevard facades, in particular will facilitate and further the building identity

and way finding goals of the Project in order to improve Property identity. Further, the Projecting Sign on the First Street façade serves to further activate an area in East Cambridge that is undergoing an impressive transition to a more active setting in light of development occurring on adjacent lots. The internal illumination proposed for the Projecting Signs will also aid in promoting an active urban setting around the Lechmere Canal and surrounding public streets. Finally, as noted above, the design of the Projecting Signs in conjunction with the Project will help to reduce any visual clutter that may have existed in the past and will further the City's interest in aesthetics through the installation of consolidated and complementary signs. Accordingly, the relief requested can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance.

For the reasons set forth above, the Petitioner respectfully requests that the Board of Zoning Appeal grant the above-described variance and such other relief as the Board deems proper.

APPENDIX B

[see attached]

THE EAST CAMBRIDGE
ECBA
BUSINESS ASSOCIATION
Inman Square • Lechmere Square

www.EastCambridgeBA.com

Board and Officers

Patrick Magee, President
Atwoods's Tavern

Stephen LaMaster, Clerk
Vinfen

Michelle Lower, Treasurer
*Alexandria Real Estate
Equities*

Carl Fantasia
New Deal Fish Market

Paul Ferreira
Cambridge Printing Co

Lenny Frisoli
Frisoli Associates, P.C.

Michael Grill
Fairlane Properties

Michael J. Ring
*The Law Office
of Michael J. Ring*

Mark Rogers
Rogers Properties Group

January 11, 2018

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Members of the Board,

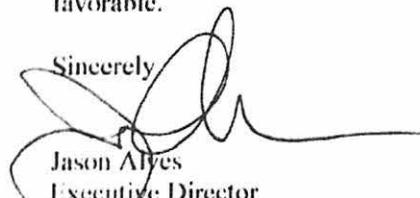
We are writing in regards to Planning Board Case #65. The ECBA is supportive of Cambridgeside's attempts to improve the exterior of their building. Their proposal reduces the signage and improves the lighting by upgrading efficiency and reducing light pollution. The changes will also help to distinguish the building itself as a destination along the streetscape.

First Street is currently experiencing significant investment and positive changes. The full potential of First Street is currently hindered by the Cambridgeside garage entrances and loading areas. New England Development recognizes these issues and the lighting plan is a step forward and creating some continuity. Additionally their commitment to explore green screens recognizes that they too feel they can achieve more along the corridor.

The Land Boulevard improvements are also very attractive. The Cambridgeside will become a visually inviting place that will draw visitors from the Sonesta, creating more opportunities to connect tourism to First and Cambridge Street businesses.

Thank you for taking this into consideration. I hope you find the proposal favorable.

Sincerely



Jason Alves
Executive Director
East Cambridge Business Association

East Cambridge Business Association
P.O.Box 410386 • Cambridge, MA 02141



Paul M. Ognibene
Chief Executive Officer

January 22, 2017

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Dear Members of the Board:

I'm writing in support of Planning Board Case #65. As a property owner in the area, I'm delighted to learn about New England Development's initiative to enhance the exterior of the CambridgeSide building.

New England Development's proposal to upgrade building signage and lighting will greatly improve CambridgeSide's First Street façade. The improvements to the Land Boulevard side will also beautify the area.

New England Development's efforts to revitalize CambridgeSide dovetail with our own company's efforts to revitalize the First Street Corridor by adding over 250 new residential units, 40,000 square feet of retail, and 50,000 square feet of office space. We look forward to a significant boost in activity along the First Street Corridor thanks to new shoppers, residents, and office users.

Thank you for taking our perspective into consideration. I hope that you will find New England Development's proposal favorable.

Best regards,

A handwritten signature in blue ink that reads "Paul M. Ognibene".

East Cambridge
ECPT
Planning Team

A Neighborhood Organization for the Betterment of East Cambridge

January 22, 2018

City of Cambridge Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

RE: CambridgeSide Exterior Upgrades - PUD 66 Design Review

Dear Chairman H T Cohen, Vice Chairman Connelly; Members Bacci, S Cohen, Flynn, Russell, and Sieniewicz; and Associate Members Nur and Tiffany:

On December 13, 2017, an exterior upgrade design for CambridgeSide was presented to the East Cambridge Planning Team (ECPT) by New England Development (NED). The presenters included Rich McKinnon on behalf of New England Development, Issie Shait of New England Development, and Chris Sheehan of Leverage Design.

After reviewing the design, residents voiced the following issues to New England Development:

- Lanterns and vertical lighting. The potential of light bleeding outward into the nearby homes and upwards into the sky was voiced.
- First St Façade appearance. Possibly improve the façade with greenery (green wall or flower boxes) to make it more appealing.
- Size of the CS logos. Oversized and should be reduced.
- Building sustainability. Improve with to a green roof to reduce heat islands and/or solar panels.

NED agreed to address the issues and return to ECPT with a new plan.

New England Development subsequently returned to ECPT On January 10, 2018, and presented a revised design based on neighborhood input. After the presentation, ECPT voted unanimously to support it subject to following conditions:

- The ability to adjust the revised lighting plan based on continued neighborhood feedback
- That NED/CambridgeSide work with the City and neighborhood on the design of the First Street façade to activate and improve it, including creating a green wall and window boxes at the garage
- Participate in the City's solar program and create a green roof to mitigate heat islands as feasible

CambridgeSide is an important part of East Cambridge and we do understand it faces challenges by the changing face of retail and needs to adapt and attract more patrons. In conclusion, we support this plan with continued neighborhood input as it evolves and is implement.

Sincerely,



Charles T. Hinds
President, ECPT

cc: Liza Paden, Planning Board, lpaden@cambridgema.gov

East End House 105 Spring Street, Cambridge MA 02141
ecplanningteam@gmail.com

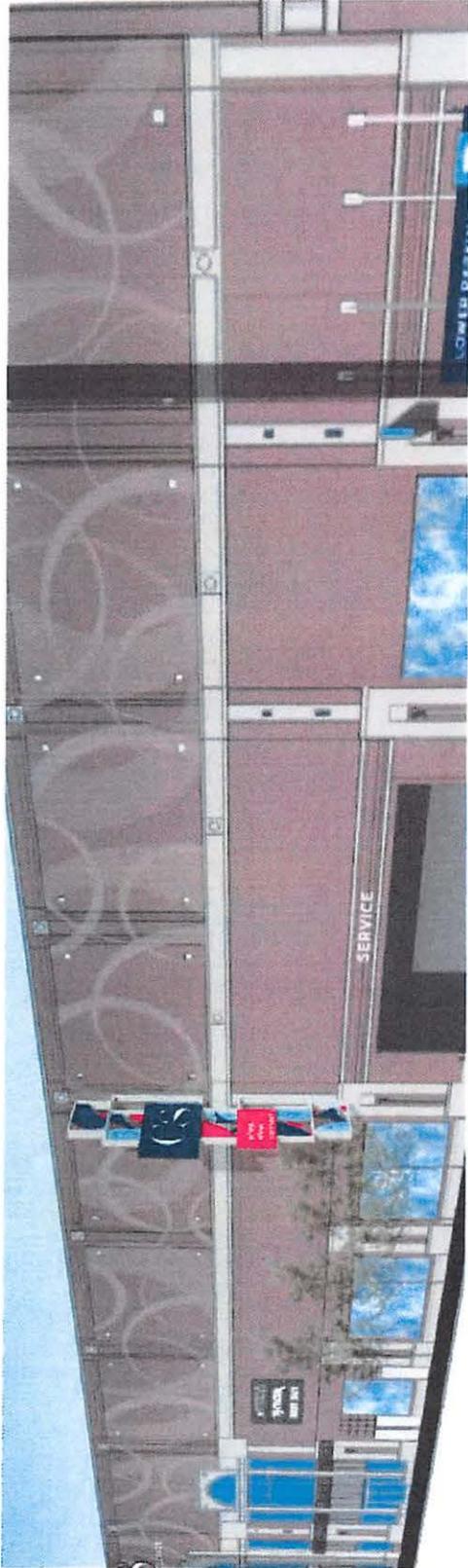
FIGURE 1

[see attached]

FIGURE 2

[see attached]

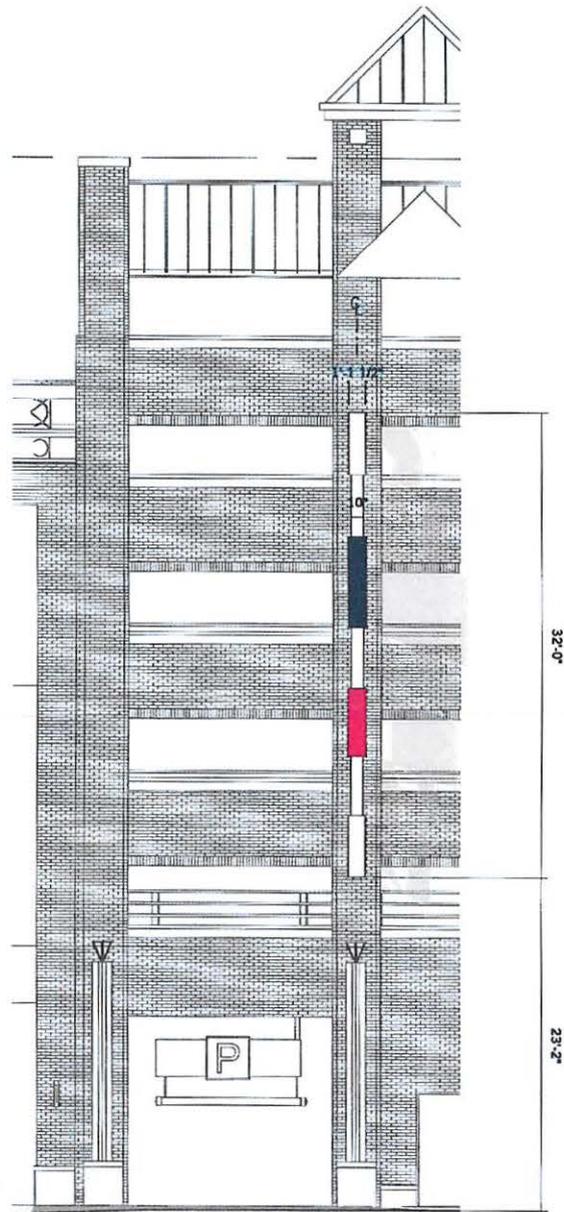
<p>Leverage/</p>	<p>Leverage Design Group, Inc. © 2018 No portion of this drawing may be reproduced without the written consent of Leverage Design Group, Inc. The design elements represented on this sheet are related strictly to the project listed only. Leverage Design Group, Inc. does not represent that the design of the elements on this sheet are able to be fabricated as shown. Corresponding contractor and structural documents for constructability, performance and standard practices are to ready Leverage Design Group, Inc. in the event of construction. Leverage Design Group, Inc. is not responsible for design errors or omissions or for any other aspects of construction on this sheet.</p>	<p>CLIENT New England Development</p>	<p>PROJECT CambridgeSide Exterior Signage</p>	<p>DATE 2.16.18</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV#</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV#	DESCRIPTION	BY	DATE																																									<p>SHEET Sign Type C1 Projecting Blade Land Blvd.</p>	<p>SHEET NUMBER G.8</p>
REV#	DESCRIPTION	BY	DATE																																																





1 ELEVATION: SIDE A
Scale: 1/4" = 1'-0"

NOTE:
REFER TO C1 DRAWING FOR
DETAILS AND SPECIFICATIONS



2 FRONT ELEVATION
Scale: 1/8" = 1'-0"

Leverage/

Leverage Design Group, Inc. © 2018

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CLIENT

New England Development

PROJECT

CambridgeSide
Exterior Signage

DATE

2.16.18

REVISIONS

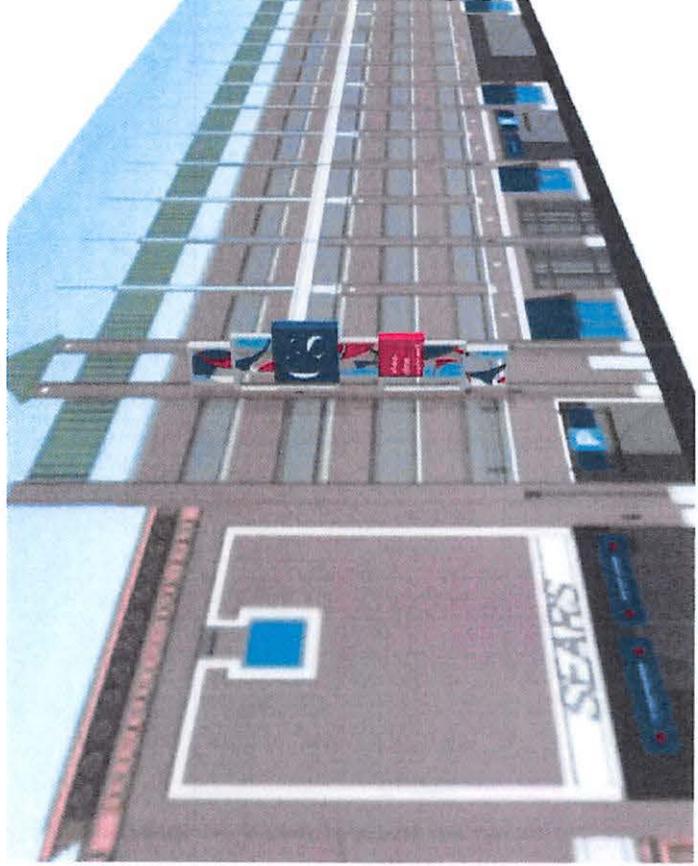
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SHEET

Sign Type C2
Projecting Blade
First Street

SHEET NUMBER

G.10



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CLIENT
New England Development

PROJECT
CambridgeSide
Exterior Signage

DATE
2.16.18

REVISIONS

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7			

SHEET

Sign Type C2
Projecting Blade
First Street

SHEET NUMBER

G.11

March 21, 2018

VIA HAND DELIVERY

City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, Massachusetts 02139
Attention: Secretary

Re: **Sign Variance Application (the "Application") for 100 Cambridgeside Place, Cambridge, Massachusetts (the "Property"); Application Reference Number BZA-01599-2018**

Dear Secretary:

We made an initial electronic submission, Reference Number BZA-01599-2018, via the Online Citizen Access Portal with regard to the Application on March 7, 2018. In order to complete the Application, please find attached hereto the following materials that comprise the paper submission portion of the Application:

1. Three (3) copies of the electronic application, each with an original signature;
2. One (1) copy of the attachment to such initial application that we were unable to submit electronically (including cover letter, narrative, renderings, and all other required materials);
3. One (1) original notarized ownership form; and
4. One (1) check in the amount of Three Thousand Eight Hundred Fifteen and 00/100 Dollars (\$3,815.00) payable to the City of Cambridge in connection with the Application fees.

Please let me know if anything else is required to complete the Application and do not hesitate to contact me with any questions. Thank you.

Sincerely,



Timothy W. Sullivan
Attorney for the Petitioner

TWS

(Enclosures)



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 100 Cambridgeside Place

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date March 12, 2018

Received by Uploaded to Energov

Date March 12, 2018

Relationship to project BZA 15799-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

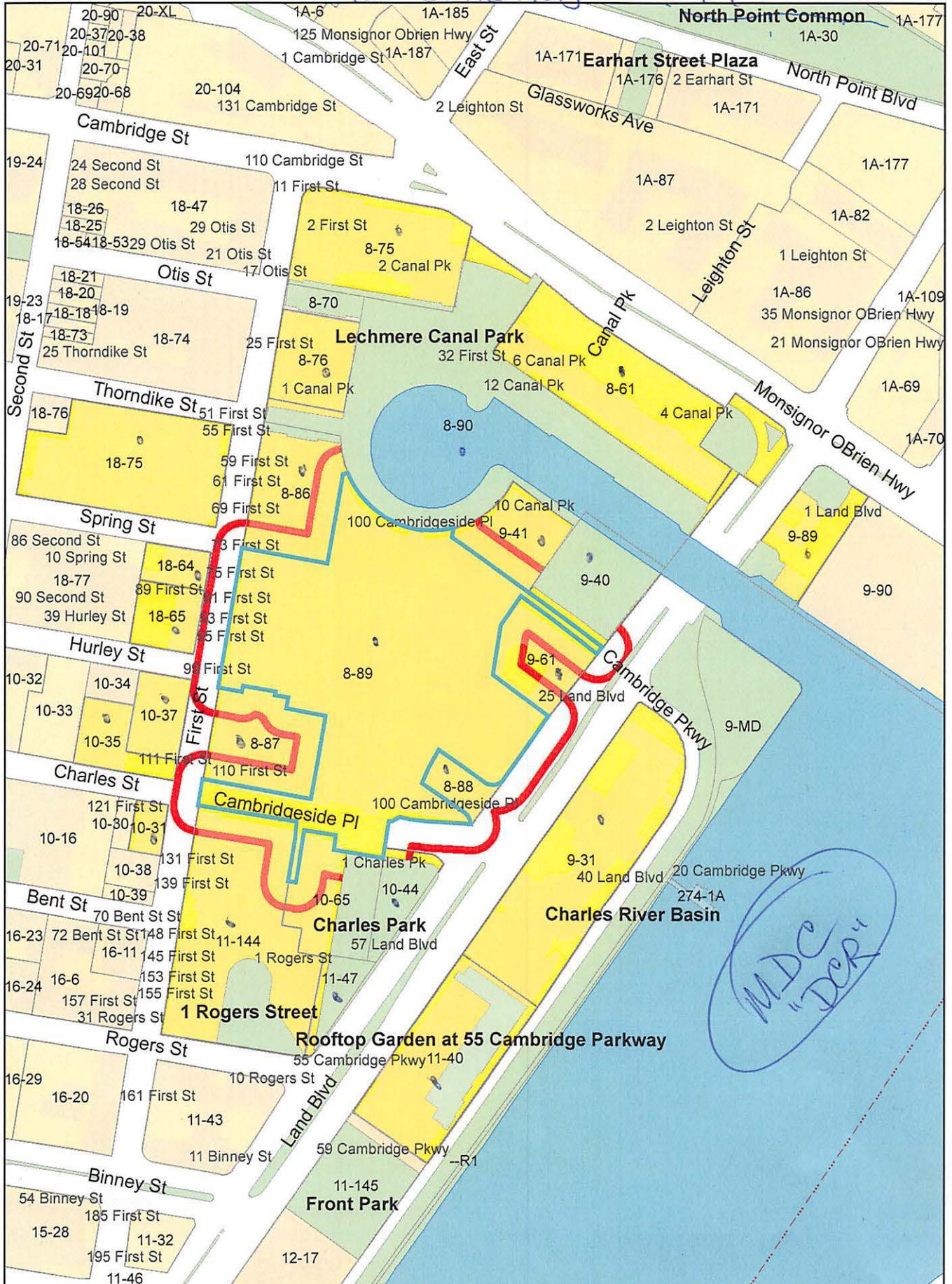
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
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C/O LOUIS DEPASQUALE
CITY MANAGER

GOULSTON & STORRS PC
C/O TIMOTHY W. SULLIVAN, ESQ.
400 ATLANTIC AVENUE
BOSTON, MA 02110

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CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

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CASE, TODD J. & LEI WANG
4 CANAL PK, UNIT #109
CAMBRIDGE, MA 02141

8-89
KARP, STEPHEN R., STEPHEN C. PLUMERI &
WILLIAM H. MCCABE, JR.
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116

8-61
HULTSCH, THOMAS & VERENA HULTSCH
4 CANAL PK., #111
CAMBRIDGE, MA 02141

8-61
TAURO, DAVID,
TRUSTEE THE E&T FAMILY TRUST
69 EAST ST.
MELROSE, MA 02176

8-61
ALKHALIFA, MAYSА MOHAMED
C/O AL BATI FURNISHING,
81 OLD PLACE. AVE
PO BOX 613RD#339BLK318
MANAMA, _ _

8-61
WANANDY, YVES A. & MELANIE MUKOAGOW
2991 ESKRIDGE RD
FAIRFAX, VA 22031

8-61
FANTINI, ALFRED
4 CANAL PK, #203
CAMBRIDGE, MA 02141

8-61
FANTINI, GEORGE J. JR. & CAROLYN K.
TRUSTEE OF FANTINI REALTY TR.
30 CUTLER RD.
ANDOVER, MA 01810

8-61
THAIRATANA, PATAMA
13 WEST CREEK RD.
NANTUCKET, MA 02554

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BROWN, ROBERT C. & SUSAN M. LANG
TRUSTEE THE LANG BROWN TRUST
4 CANAL PARK. UNIT#206
CAMBRIDGE, MA 02141

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HICKEY, ELEANOR R.,
TRUSTEE OF ELEANOR R. HICKEY TRUST.
4 CANAL PARK. UNIT#207
CAMBRIDGE, MA 02141

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SAFAI, ATAOLLAH & TAHEREH SAFAI
396 ALICIA WAY
LOS ALTOS, CA 94022

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BLAKE, ROSE L.
4 CANAL PK., UNIT #209
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KANKOWSKI, STANLEY J. LAURA A. MYLOTT
82 SUMMER STREET
MILFORD, NH 03055

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KRISDATHANONT, SIRAAKGORN
C/O ATTORNEY GILBERT W. COX, JR.
60 DEDHAM AVE
NEEDHAM, MA 02492

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CHEUNG, BETTY HOM
131 DANIEL WEBSTER #563
NASHUA, NH 03060

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KLACKO, CHRISTIAN &
SANDRA J. LE PROIL-VREJAM
4 CANAL PK., UNIT #301
CAMBRIDGE, MA 02141

8-61
KIM, DAVID MINJOON & HYUN JOO LEE
4 CANAL PARK, UNIT #302
CAMBRIDGE, MA 02141

8-61
PELON PUTUKIAN REALTY LIMITED
LIABILITY PARTNERSHIP
145 TRAPELO RD
LINCOLN, MA 01773

8-61
BERNSTEIN, AMY
83 CAMBRIDGE PKWY., #1001W
CAMBRIDGE, MA 02142

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VIGLIONE, GINA, LIFE ESTATE
4 CANAL PARK., UNIT #305
CAMBRIDGE, MA 02141

8-61
MORGAN, SUSAN
4 CANAL PARK #306
CAMBRIDGE, MA 02141

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GOYAL, ROHIT & RENU S GOYAL
4 CANAL PARK, UNIT 307
CAMBRIDGE, MA 02141

8-61
WILLNER, KENNETH P., & JACQUELINE
JACQUELINE BEST-WILLNER, ET. AL.
1 FANEUIL HALL MARKETPL.
BOSTON, MA 02109

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CASTANO, MARIANNE F.
4 CANAL PK., #309
CAMBRIDGE, MA 02141

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SUN, PETER & CHIA CHI SUN
4 CANAL PK., #310
CAMBRIDGE, MA 02141

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AL-SAYEGH, ABDUL JABBAR
C/O JAKOMIN, BERNADETTE V.
4 CANAL PARK, UNIT #311
CAMBRIDGE, MA 02141

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TEJERO, EDEN N. & JOSE A. TEJERO
P.O. BOX 29
ASTOR DRIVE
RHINEBECK, NY 12572

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FURCOLO, CONSTANCE G.
TR. THE CONSTANCE G. FURCOLO TRUST
4 CANAL PARK SUITE 401
CAMBRIDGE, MA 02141

8-61
WELCH, JOHN D,
TRUSTEE 402 CANAL PARK REALTY TRUST
13 WEST CREEK RD
NANTUCKET, MA 02554

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LE PRIOL-VREJAN, SANDRA ,CHRISTIAN KLACO &
MARCELLE VREJAN
4 CANAL PARK. UNIT#301
CAMBRIDGE, MA 02141

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KELLEY, MATTHEW K
4 CANAL PK #404
CAMBRIDGE, MA 02141

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4 CANAL PARK., #405
CAMBRIDGE, MA 02141

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FATTAHI, AMIRALI
4 CANAL PK., #406
CAMBRIDGE, MA 02142

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KINKEAD, DEVON A. & ANITA D. KINKEAD
4 CANAL PK., #407
CAMBRIDGE, MA 02141

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PALACIOS, IGOR F. TR.MMS 1999 REALTY
TRS C/O RICHARD A. MARONE
MURTHA CULLINA LLP.
185 ASYLUM ST
HARTFORD, CT 06103

8-61
CAVANAUGH, PAUL J.
158 PINE RIDGE RD.
MEDFORD, MA 02155

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JDH REALTY TRUST
4 CANAL PARK. UNIT#302
CAMBRIDGE, MA 02141

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CHO, YOUNG SHIN & HYUK SOO SEO
4 CANAL PARK, UNIT #411
CAMBRIDGE, MA 02141

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ALHASSANI, KANAN M.
TRUSTEE OF THE CHARLES RIVER TRUST
4 CANAL PARK. UNIT#412
CAMBRIDGE, MA 02141

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DEL RIO, JUAN M. & VARINDERPAL KAUR
4 CANAL PARK. UNIT#501
CAMBRIDGE, MA 02141

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VAN DORN, JOAN S.
4 CANAL PK., #502
CAMBRIDGE, MA 02141

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LU, HSIAO-MING & RUI QJ & DIANA YE LU
4 CANAL PK., #503
CAMBRIDGE, MA 02141

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KIM, RAYMOND
4 CANAL PK., #504
CAMBRIDGE, MA 02141

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HONG, WON
4 CANAL PARK. UNIT#505
CAMBRIDGE, MA 02141

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MINTZ, RUBY F.,
TR. ALLEN M. MINTZ REV TRUST 2012
4 CANAL PK., #506
CAMBRIDGE, MA 02141

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BYUN, YOONG KOO & BYUNG HEE BYUN
4 CANAL PK 507
CAMBRIDGE, MA 02141

8-61
SHAH, SATYAN P. & KRISTINE M. THOMPSON
4 CANAL PARK, UNIT 508
CAMBRIDGE, MA 02141

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SCHLISSEL, SCOTT J. & CAROL A. VINCENT
27 KINNAIRD ST. #2
CAMBRIDGE, MA 02139

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DECASTRO, MARTA RINCON C/O LYNN MOORE
17201 COLLINS AVE #1803
SUNNY ISLES BEACH, FL 33160

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BATES, SUSAN M.
11807 73RD AVE NW
EDMONTON AB, -- ----

8-61
DOERR, WILLIAM W.
4 CANAL PK., #512
CAMBRIDGE, MA 02141

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HILL, MARIHELEN, TR. THE MARIHELEN HILL
REALTY TRUST
4 CANAL PK., #601
CAMBRIDGE, MA 02141

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LUNDBERG, MARLENE
185 WEST END AVE., #19G
NEW YORK, NY 10023

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GRADY, ANNE A.
C/O MUGHAL, M. TARIQ IMDADALI
4 CANAL PK., #603
CAMBRIDGE, MA 02141

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NICOLORA, CAROL A.
4 CANAL PK. #604
CAMBRIDGE, MA 02141

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ANZALONE, LUIGI & CYNTHIA ANZALONE
4 CANAL PARK. UNIT#605
CAMBRIDGE, MA 02141

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HU, DAISY CHIA YOUNG & JULIE HU
4 CANAL PK., #606
CAMBRIDGE, MA 02141

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WANG, NING & WAWA ZHU
4 CANAL PK, #607-1
CAMBRIDGE, MA 02141

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ALMANA, ABDULLAH A. &
ABDULAZIZ I. AL MANA
4 CANAL PARK, UNIT#608
CAMBRIDGE, MA 02141

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DOLAN, ROBERT J.
4 CANAL PK., #609
CAMBRIDGE, MA 02141

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HOM, LINDA WING
262 WOODCLIFF RD.
NEWTON, MA 02461

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LAFARGE, MEDELINE R., SUSAN LAFARGE &
NANCY LAFARGE TRS OF LAFARGE FAMILY TR
4 CANAL PARK, UNIT 611
CAMBRIDGE, MA 02141

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KNOWLTON, LEAH N. & JOAN MCGOWAN
4 CANAL PK., #612
CAMBRIDGE, MA 02141

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KAMALIAN, MOHAMMAD SHERVIN &
SARA EMAMI
4 CANAL PK., #701
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EBBEL, KATHRYN & ERIC EBBEL
105 W. SANTA INEZ AVE
HILLSBOROUGH, CA 94010

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KARAGEZIAN, JOSEPH
7 DEBSTON LANE
LYNNFIELD, MA 01940

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CASE, TODD & WANG, LEI
4 CANAL PK., #704
CAMBRIDGE, MA 02141

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KARAGEZIAN, JOSEPH
7 DEBSTON LANE
LYNNFIELD, MA 01940

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GOLACH-KELLEY, IWONA A.
4 CANAL PARK., UNIT #706/1
CAMBRIDGE, MA 02141

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HARRELL, PRISCILLA
6 CANAL PARK
CAMBRIDGE, MA 02141

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JIA, XI XI
4 CANAL PARK. UNIT#708
CAMBRIDGE, MA 02141

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MATAVA, MARIE A., WILLIAM L. BROUILLARD
4 CANAL PARK, UNIT #709
CAMBRIDGE, MA 02141

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RICKEL, KEVIN
4 CANAL PARK., UNIT #710
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SAWYER, ROBERT M.,
TRUSTEE PENTA FAMILY TRUST
PO BOX 1408
VINEYARD HAVEN, MA 02568

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FITCH, JOHN T. & MARY H. FITCH
4 CANAL PK., #712
CAMBRIDGE, MA 02141

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K. I. T. - U. S. A., INC.
C/O KEZER & KEZER
350 MAIN ST
MALDEN, MA 02148

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RAFTERY, JOHN JAMES
4 CANAL PK PH2
CAMBRIDGE, MA 02141

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GRIAN LLC
93 HOBBS LLC
WALTHAM, MA 02452

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BAILEY, BARBARA B.
4 CANAL PARK, UNIT PH4
CAMBRIDGE, MA 02141

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YUAN, ELAINE
4 CANAL PARK. UNIT#PH5
CAMBRIDGE, MA 02141

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BENDANIEL, DAVID J. & CLAIRE B. BENDANIEL
4 CANAL PARK. UNIT#PH6
CAMBRIDGE, MA 02141

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SASTRAWIDJAJA, DJUNAEDI & FELIANA MULIAN
C/O HENDRIK SASTRAWIDJAJA
16 MOUNT BANK RISE
BELLA VISTA NSW 2153
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REILLY, JUDITH L.
4 CANAL PK., UNIT PH8
CAMBRIDGE, MA 02141

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SAVIANO, FRANK B. JR.
4 CANAL PARK, UNIT PH9
CAMBRIDGE, MA 02141

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HAMERSLEY, CHRISTINE W. &
C/O CHASE HOME FINANCE
P.O. BOX 560763
DALLAS, TX 75356

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PUTNAM, PAMELA MAY
4 CANAL PK., #PH11
CAMBRIDGE, MA 02141

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MACHANIC, WILLIAM C. &
MARY ANN MACHANIC
4 CANAL PK., UNIT PH12
CAMBRIDGE, MA 02141

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HARRELL, PRISCILLA GRACE
6 CANAL PARK., #101/2
CAMBRIDGE, MA 02141

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EMAMI, ALI
6 CANAL PK., #102
CAMBRIDGE, MA 02141

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DOHERTY, MICHAEL P.,
TR. THE MICHAEL P. DOHERTY REV TRUST
6 CANAL PK., #103/2
CAMBRIDGE, MA 02141

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JOSEPH, JACK & PAULINE JOSEPH
6 CANAL PARK., #106
CAMBRIDGE, MA 02141

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STRICK, SHEERA L.
22 KENWOOD ST.
BROOKLINE, MA 02446

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JOSEPH, JACK & PAULINE JOSEPH
6 CANAL PK UNIT #106
CAMBRIDGE, MA 02141

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BROWN, ROBERT, ALLEN MINTZ, NICHOLAS
GALLINARO, LOWELL A. WARREN, SUSAN
C/O THE NILES COMPANY
3000 DAVENPORT AVE, SUITE 201
CANTON, MA 02021

8-61
MURRAY, ANNA M. & F. TAFT MURRAY,
TRS. OF THE ANNA M. MURRAY LIVING TRUST
6 CANAL PK., #201
CAMBRIDGE, MA 02141

8-61
SALIM AL-ARAYED, JAWAD ATTN:
ALKON & LEVINE
29 CRAFTS STREET #510
NEWTON, MA 02458

8-61
NUNES, CARLOS A.
6 CANAL PARK., UNIT 203/2
CAMBRIDGE, MA 02141

8-61
FOUNTAIN, CHARLES F. &
CATHERINE A. FOUNTAIN
6 CANAL PK., #204/2
CAMBRIDGE, MA 02141

8-61
CHRIS KWEI-JUEN CHOU
6 CANAL PK., #205/2
CAMBRIDGE, MA 02141

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GARRETT, BEVERLY M.
6 CANAL PARK, UNIT #206/2
CAMBRIDGE, MA 02141

8-61
LAM, YU-ANN & WEN-I CHEN
4-6 CANAL PARK., UNIT #207/2
CAMBRIDGE, MA 02141

8-61
UMAKANATH, KARTHIK & AMOGH NAYAK
C/O BROOKS, ERICA L.
6 CANAL PK, UNIT #208-II
CAMBRIDGE, MA 02141

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NIGWEKAR SAGAR & ROSY SANDHU
6 CANAL PK, UNIT #209-II
CAMBRIDGE, MA 02141

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ALSHAMRI, EID FALEH &
SITAH SALEH ALFADHALIAH
6 CANAL PK., #210/2
CAMBRIDGE, MA 02141

8-61
LIUWANG, LLC
23 ROBINSON DR.
BEDFORD, MA 01730

8-61
RECZEK, JAKUB T & JAN M. &
DANUTA M. RECZEK A LIFE ESTATE & ET AL TR.
54 LEXINGTON STREET
WESTON, MA 02493

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ASGARI, SAEED & MARYAM RAYANI
6 CANAL PARK, #303/2
CAMBRIDGE, MA 02141

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CHEN, PAUL TAK-HAO & LINDA MING-KO CHEN
6 CANAL PK., UNIT #304/2
CAMBRIDGE, MA 02141

8-61
BATAL, HUSSAM S. & ARGHAVAN SHAHIDI BATAL
6 CANAL PK, #305/2 & UNIT #306/2
CAMBRIDGE, MA 02141

8-61
MINOT, RICHARD J.
TRUSTEE THE RICHARD J. MINOT TRUST
79 CHANDLER ST., #6
BOSTON, MA 02116

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TALLURI, RAMESH C.
6 CANAL PARK., UNIT 307/2
CAMBRIDGE, MA 02141

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FRONTIERO, HAIYAN XIE
6 CANAL PK., #308
CAMBRIDGE, MA 02141

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MARKUS, M. LYNNE,
TRUSTEE THE M. LYNNE MARKUS REV TRUST
6 CANAL PK., #309/2
CAMBRIDGE, MA 02141

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RODRIQUEZ, ANN NEAL
P.O BX 380
DUBLIN, NH 03444

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OLIVIER, RICHARD A. & MARIA T. OLIVIER
6 CANAL PARK. UNIT #401
CAMBRIDGE, MA 02141

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GARGANO, PAUL A. & SHEILA K. GARGANO
P.O. BOX 444
WEST HYANNISPORT, MA 02672

8-61
PELON PUTUKIAN REALTY LIMITED
LIABILITY PARTNERSHIP
145 TRAPELO RD
LINCOLN, MA 01773

8-61
WARD, ANN B.
TRUSTEE OF ANN B. WARD TR
6 CANAL PARK. UNIT#404
CAMBRIDGE, MA 02141

8-61
ALHASSANI, KANAN M.
65 E. INDIA ROW
BOSTON, MA 02110

8-61
LYNCH, DAVID M., JR.
6 CANAL PARK, UNIT #406/2
CAMBRIDGE, MA 02141

8-61
EBBEL, ERIKA N., ERIC EBBEL & KATHRYN EBBEL
105 WEST SANTA INEZ AVE
HILLSBOROUGH, CA 94010

8-61
WAHID, ZABIA B.,
TRUSTEE THE 6 CANAL PARK REALTY TRS
15 PENACOOK LANE
NATICK, MA 01760

8-61
LIN, SHUWAN
6 CANAL PK., #409/2
CAMBRIDGE, MA 02141

8-61
STASSEN, FRANS L. & CATHARINA J. STASSEN
6 CANAL PARK, SUITE #410
CAMBRIDGE, MA 02141

8-61
LEE, KUHN H. & BANG W. LEE
6 CANAL PARK, UNIT #501/II
CAMBRIDGE, MA 02141

8-61
UNIT 502, 6 CANAL PARK LLC
C/O MERRILL & MCGEARY
100 STATE ST., SUITE 200
BOSTON, MA 02109

8-61
NOTARGIACOMO, JUSTYNA RECZEK JAN &
DANUTA M. RECZEK A LIFE ESTATE &
JAN M. & DANUTA RECZEK TRS..
9 LORING LANE
WAYLAND, MA 01778

8-61
MAKTABI, MAZEN & ZEINAB MAKTABI
6 CANAL PK., #504/2
CAMBRIDGE, MA 02141

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HENDERSON, ERIC U. & DONRUTAI
INTARAKANCHIT HENDERSON
6 CANAL PARK., UNIT 505
CAMBRIDGE, MA 02141

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REN, XIANFEI
6 CANAL PK., UNIT 506/2
CAMBRIDGE, MA 02141

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BERMAN, EVE
6 CANAL PARK, UNIT 507/2
CAMBRIDGE, MA 02141

8-61
XU, AMANDA YI-PEI TRUSTEE,
AMANDA YI-PEI XU IRREV TRUST
170 TREMONT ST. #1504
BOSTON, MA 02111

8-61
ADOLFSSON, RALF AKE
41 BRIDLE PATH
SUDBURY, MA 01776

8-61
DE LUIS, JAVIER & JEAN KWO
6 CANAL PK., #510/2
CAMBRIDGE, MA 02141

8-61
WEIGELE, MANFRED
6 CANAL PARK #601
CAMBRIDGE, MA 02141

8-61
FINN, RITA M.
6 CANAL PARK. UNIT#602/2
CAMBRIDGE, MA 02141

8-61
LU, JUH-HORNG & WENJUN XIE,
TRS THE LU XIE FAMILY TRUST
7 FRANKLIN RD
BEDFORD, MA 01730

8-61
EBERT, SUSAN
6 CANAL PK., #604/2
CAMBRIDGE, MA 02141

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PAGE, WALTER G. & JULIE L. R. PAGE
6 CANAL PK 605/2
CAMBRIDGE, MA 02141

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MONG, ANGELA TR. THE THOMAS GRAVES
C/O MONEA, MICHAEL & EVELYN
4 CANAL PARK UNIT #606-2
CAMBRIDGE, MA 02142

8-61
CORRADO, JOSEPH M. & DEBRA M. CORRADO
122 HUNTINGTON RD.
BRIGHTON, MA 02135

8-61
LYNCH, MARTHA M.,
TR. THE LYNCH NOMINEE TRUST
6 CANAL PK., UNIT #608
CAMBRIDGE, MA 02141

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MENKE, MATTHEW E.
6 CANAL PK., #609/2
CAMBRIDGE, MA 02139

8-61
AL-MUDHAF, KHALED,
TRUSTEE OF C/O LARRY SEALY
6 CANAL PARK, UNIT #610
CAMBRIDGE, MA 02141

8-61
BRITTINGHAM, BARBARA
6 CANAL PK., #701/2
CAMBRIDGE, MA 02141

8-61
O'MALLEY, ANN
6 CANAL PARK., UNIT 702
CAMBRIDGE, MA 02141

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MEHRING, JOYCE S.,
TR. THE JOYCE S. MEHRING 2014 REV TRUST
6 CANAL PARK., #703/2
CAMBRIDGE, MA 02141

8-61
EAMON SAUNDERS & JENNIFER SAUNDERS
6 CANAL PARK. UNIT#704
CAMBRIDGE, MA 02141

8-61
LIU, WEI & WEI SUN
9 SHURBURNE RD
LEXINGTON, MA 02421

8-61
HALEY, FREDERICK R. JR. & ELIZABETH A. HALEY
6 CANAL PARK. UNIT#706
CAMBRIDGE, MA 02141

8-61
BOUT CANAL PARK LLC
33 ALDEN RD.
CONCORD, MA 01742

8-61
CHUNG, JUNG JA LEE
1 CENTRAL PARK WEST
NEW YORK, NY 10023

8-61
MORRISSEY, MAUREEN S.
6 CANAL PARK. UNIT#709/2
CAMBRIDGE, MA 02141

8-61
ELLIS, DAVID W. & MARION S. ELLIS
TRUST OF 2001
6 CANAL PARK, #710/2
CAMBRIDGE, MA 02141

8-61
KOCHHAR, ROHIT & DEEYA KOCHHAR
48B PARKERVILLE RD
CHELMSFORD, MA 01824

8-61
KEELEY, WALTER J. & ADELE L. KEELEY
6 CANAL PK PH102
CAMBRIDGE, MA 02141

8-61
MA, STEVE S. & KENT MA
6 CANAL PK PH2/2
CAMBRIDGE, MA 02141

8-61
ALDREDGE, CAROLYN F.
6 CANAL PARK., UNIT #PH3/2
CAMBRIDGE, MA 02141

8-61
KELLY, ANN M.
6 CANAL PARK, UNIT PH4
CAMBRIDGE, MA 02141

8-61
WENTEN, PARMINDER K. & MADE R. WENTEN
2 EARHART ST., #117
CAMBRIDGE, MA 02141

8-61
HEROLD, JAMES B.,
TRUSTEE THE JAMES B. HEROLD REV TRUST
6 CANAL PK., #PH6/2
CAMBRIDGE, MA 02141

8-61
HANCOCK, JOHN JR & Nanci P.HANCOCK
6 CANAL PK., UNIT #PH7/2
CAMBRIDGE, MA 02141

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STONE, RICHARD D. & BETTY W. STONE
6 CANAL PK., UNIT PH8/2
CAMBRIDGE, MA 02141

8-61
ENTEKHABI, DARA
6 CANAL PARK., UNIT# PH9/2
CAMBRIDGE, MA 02141

8-75
TWO CANAL PARK MASSACHUSETTS, LLC, C/O
US REAL ESTATE INVESTMENT FUND LLC,
1270 SOLDIERS FIELD RD
BOSTON, MA 02135

8-76
ONE CANAL PARK MASSACHUSETTS, LLC,
C/O US REALTY ESTATE INVESTMENT
1270 SOLDIERS FIELD RD
BOSTON, MA 02135

8-86
US BANK TRUST NATIONAL ASSOC C/O NW
CAMBRIDGE PROPERTY OWNER LLC,
ATTN: NORTHWOOD INVESTORS
1819 WAZEE ST. 2ND FL.
DENVER, CO 80202

9-31
SONESTA, ROYAL SONESTA HOTEL BOSTON
C/O RYAN, LLC
PTS COMMERCIAL 1 INTERNATIONAL PL
100 OLIVER STREET, 18TH FL.
BOSTON, MA 02110

9-40 / 9-89
MASSACHUSETTS COMMONWEALTH OF
20 SOMERSET ST
BOSTON, MA 02108

9-41
TEN CANAL PK MASSACHUSETTS, LLC,
C/O US REAL ESTATE INVEST FUND, LLC
1270 SOLDIERS FIELD RD
CAMBRIDGE, MA 02135

8-88
CAMBRIDGE, CITY OF
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
ATTN: ACCOUNTING DEPT
BOSTON, MA 02116

8-75
TWO CANAL PARK, LLC
C/O TA ASSOC. REALTY TRUST
2 CANAL PARK
CAMBRIDGE, MA 02141

9-61
CAMBRIDGE HOTEL, LLC.
C/O MARVIN F. POER & COMPANY
3520 PIEDMONT RD. NE - SUITE #410
ATLANTA, GA 30305

10-31
BENT ASSOCIATES LIMITED PARTNERSHIP
FIRST STREET-US, LLC - C/O URBAN SPACES
111 FIRST ST
CAMBRIDGE, MA 02141

10-35
PRESCOTT, DONALD R., & WILLIAM R PRESCOTT
C/O B & D REALTY ASSOCIATES LLC
7 DEERFIELD DR
MEDFIELD, MA 02052

10-37/18-65
US PARCEL B, LIMITED PARTNESHIP
C/O URBAN SPACES, LLC
111 FIRST ST
CAMBRIDGE, MA 02141

8-61
CHUANG, EMIL
4 CANAL PK., #108
CAMBRIDGE, MA 02141

8-87
CAMBRIDGESIDE PARTNERS LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
ATTN: ACCOUNTING DEPT
BOSTON, MA 02116

10-65
CHARLES PARK ONE, LLC,
C/O JONES LANG LASALLE
1 ROGERS STREET
CAMBRIDGE, MA 02142

11-40
55 CAMBRIDGE PARKWAY, LLC
55 CAMBRIDGE PARKWAY
CAMBRIDGE, MA 02142

274-1A
CHARLESGATE YACHT CLUB
20 CAMBRIDGE PKWY
CAMBRIDGE, MA 02142

11-144
CHARLES PARK TWO, LLC,
C/O JONES LANG LASALLE
1 ROGERS STREET
CAMBRIDGE, MA 02142

18-64
SAXE, LINDA
32 TIMBER HILL DR.
MONROE TOWNSHIP, NJ 08831

8-61
WOLFRUM, ARTHUR D.,
TRUSTEE JEANNE M. WOLFRUM TRUSTEE
4 CANAL PK., #110
CAMBRIDGE, MA 02141

DEPARTMENT OF CONSERVATION &
RECREATION
251 CAUSEWAY STREET – SUITE 600
BOSTON, MA 02114-2119