

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Case Number:	275
Address:	350 Third Street
Zoning:	Office 3A/PUD-3
Applicant:	Twining Properties
Owner:	TP/P Kendall Retail, LLC
Application Date:	November 21, 2012
Date of Planning Board Public Hearing:	December 18, 2012
Date of Planning Board Decision:	December 18, 2012
Date of Filing Planning Board Decision:	February 27, 2013
Application:	Special Permit for a Functional Green Roof, Section 22.33.2
Decision:	The Planning Board GRANTED the Special Permit

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decision, please contact Liza Paden at 617 349 4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

2013 FEB 27 3 34 PM  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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## DOCUMENTS SUBMITTED

Special Permit application, dated November 21, 2012, containing Ownership Certificate, Special Permit project narrative, photographs of the building, site, proposed green deck, plans and information sheet on the roof terrace materials.

## FINDINGS

The Planning Board reviewed and discussed the submitted application materials and plans shown at the meeting and sample of Bipaver to be used for growing grass.

22.32 The roof area is going to be open to the sky, with soil and planting materials to retain rainwater and absorb heat. The depth of the soil and planted material will be 4 – 4.75 inches, exceeding the 2 inch minimum. The green roof will be supplemented with irrigation.

22.33.2 The Functional Green Roof Area will be accessible to all building occupants of Watermark I and II. The majority of the green roof area will be “structural lawn” with embedded plastic grid in the growth media design to withstand pedestrian traffic without damaging the grass. Located on the 21<sup>st</sup> floor, the functional Green Roof Area is visually and acoustically isolated from adjacent uses. The adjacent One Broadway office building is approximately 150 feet to the south.

22.34.2 The green roof areas include structure lawn allowing pedestrian access without damaging the grass, ornamental grass planters, vine planters at the base of the vertical green walls that hide mechanicals, and sedum planted area. The accessible hardscape includes a wood deck, set back 10 feet from the roof edges, and stepping stone pavers.

Functional Green Roof Area	SF	Comments
Greenscape	2,034	Structural lawn + planters
Hardscape	296	15% of Greenscape
<b>TOTAL</b>	<b>2,330</b>	

### Special Permit Criteria 10.43

- a) All requirements of the Ordinance will be met with the granting of this Special Permit.
- b) There will not be any traffic impact or any increase in occupancy of the Green Roof once Watermark II is occupied. The Green Roof area will be restricted for the benefit of building occupants.
- c) Adjacent uses are not impacted; the Green Roof Area is located on the 21<sup>st</sup> floor and 150 feet from the closest building.
- d) Occupants of the building will benefit from the creation of additional open space. The roof will absorb heat, improving the sustainability and energy efficiency of the building.
- e) The PUD district and adjoining districts is not negatively impacted.
- f) The functional Green Roof Areas are consistent with Urban Design Objectives and are specifically encouraged in Article 22.31.

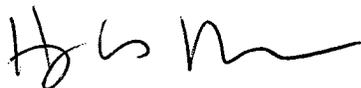
## DECISION

Based on a review of the Application Documents, testimony given at the public hearings, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations:

1. All use, building construction, and site plan development shall be in substantial conformance with the application documents dated November 21, 2012.
2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of the Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision.

Voting in the affirmative to GRANT the Special Permits were Planning Board Members H. Russell, T. Anninger, P. Winters, T. Cohen, S. Winter, and Associate Members A. Nur, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,



Hugh Russell, Chair

A copy of this decision #275 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on February 27, 2013, by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:

City Clerk of Cambridge