

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

**NOTICE OF DECISION**

Case No: PB#160

Address: 12 Oxford Street

Zoning: Residence C-3 District

Owners/Applicants: President and Fellows of Harvard College,  
Faculty of Arts and Sciences, Physical Resources Planning 60 JFK  
Street, Cambridge, Mass. 02138

Application Date: February 15, 2000

Public Hearing: March 7, 2000

Planning Board Decision: March 7, 2000

Date of Filing Decision: March 23, 2000

Application: Planning Overlay Special Permit (Section 11.500) for  
approximately 47,400 gross square feet of institutional office, laboratory,  
and classroom space.

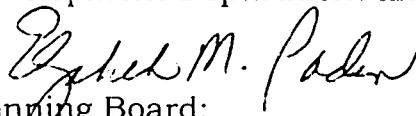
Decision: **GRANTED** with conditions

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 the 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 Office of the Community Development Department and the City  
Clerk.

Authorized Representative to the Planning Board:

For further information concerning this decision, please call Liza Paden  
at 349-4647, TTY: 349-4621, email [lpaden@ci.cambridge.ma.us](mailto:lpaden@ci.cambridge.ma.us).



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#### **Documents Submitted**

1. Special Permit Application certified complete and submitted to the City Clerk's Office on February 15, 2000, containing the project description, supporting statement, dimensional form, supporting statements for the IPOP special permit, certification of traffic study by S. Clippinger, dated 2/15/00.
2. Plans of the Life Sciences Building, dated 1/14/00, by Ellenzweig Associates, Inc., Architects, on the design development, including the site plan, floor plans; basement through roof plans, elevations, and building sections; scale of 1/4" = 1',0".
3. Topographical plan of Frisbie Place, Harvard University, dated 2/3/00, sheet S-1 and S-2.
4. Photographs of the site and proposal dated 2/10/00.
5. Email to the Planning Board from Amelie Rorty, dated 3/3/00, regarding the Project.

#### **Other Documents Submitted**

1. Memo to the Planning Board from Susan E. Clippinger, Director, of Traffic, Parking and Transportation, dated 2/29/00 with a list of proposed mitigation measures.

## 2. Board of Zoning Appeal application #8084

### **Findings**

After review of the application documents and other documents submitted to the Board, testimony taken at the public hearing, and review and consideration of the Planning Overlay Special Permit and the general special permit criteria, the Board makes the following findings.

#### **1. Conformance to the requirements of the Planning Overlay Special Permit, Section 11.500 of the Zoning Ordinance.**

##### **a. Submittal of required documents**

All requirements of Section 11.511 have been met with the submittal of a complete application, including a certified traffic study.

##### **b. Finding of no substantial adverse impact on city traffic**

The Planning Board identified five criteria that would assist in determining whether a project should be found to cause substantial adverse traffic impact: (1) project vehicle trip generation, (2) traffic generated on residential streets, (3) effect on level of service at identified intersections, (4) length of traffic queues at identified intersections, and (5) nearby locations with a high incidence of accidents.

With respect to these criteria (1) through (5), which are indicators of potentiality adverse impacts related directly to the Project, the Project falls below the established thresholds as established by the Board.

The Project is anticipated to generate 12 daily vehicle trips, 6 of which are entering and 6 are exiting. Four of these trips occurring in the morning peak and four in the p.m. peak.

The Project is to be accessed only for emergency and service vehicles. Site improvements include the relocation of 36 parking spaces to a nearby existing lot, which will be drawn from the University's total number of parking spaces.

**c. Conformance with Enumerated Growth Policies**

The Planning Board finds that the Project is consistent with the growth policies enumerated in Section 11.500.

**(1) Policy 13: Pace of development, maintenance of the tax base, adjustment to changing conditions, consistent with urban design plans, disruption of neighborhoods, overburden infrastructure.**

The Board finds that the Project is consistent with the urban design and other objectives of the city as set forth in *Towards a Sustainable Future: Cambridge Growth Policy Document*. The Harvard Life Sciences Center is being developed on existing academic land in Cambridge and will not result in properties being removed from the tax rolls. The Project is just barely visible from a public way.

**(2) Policy 27: Affordable housing and neighborhood character.**

Residential uses are not part of this Project.

**(3) Policy 39: minimize impacts on abutting neighborhoods.**

The project site is almost 300 feet away from Oxford Street, the nearest public way. All abutters to the Project are Harvard University affiliated and institutional land uses. The Project will connect to existing buildings and uses.

This Project addresses the goals that institutional expansion should take place within the existing boundaries of the University and have the least impact on the adjacent residential neighborhood.

**(4) Policy 66: Open space facilities**

The Project includes a plan to relocate the existing parking spaces to another existing parking lot on the Harvard University campus. The existing parking lot at the project site would then be landscaped into a courtyard of passive open space featuring a pedestrian path, trees, lawns and seating.

**2. Conformance to the general criteria for the issuance of special permits contained in Section 10.40 of the Zoning Ordinance**

*A special permit will normally be granted where specific provisions of this Ordinance are met, except where the particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting such permit to be to the detriment of the public interest because of the following.*

**a. The requirements of the Ordinance cannot be met.**

With the issuance of this special permit the requirements of the Planning Overlay Permit Ordinance are met. Because the existing Science-Museum Complex is considered one building for zoning purposes, the Project is being submitted to the Board of Zoning Appeal for a special permit to address this issue.

**b. Traffic generated or patterns of access and egress will cause congestion, hazard, or substantial change in established neighborhood character.**

The faculty and staff who will be working in the proposed building are already located on campus and in Life Sciences Buildings, and therefore already commute to this sector of the city. This Project results in a very small increase in the number of students, faculty or staff.

The loading and service facility will be part of the existing Life Sciences Center.

The site improvements include the increased open space of the created courtyard, consolidation of service functions, landscaping enhancements to the existing Cabot Courtyard, and overall access improvements for persons with disabilities.

**c. The continued operation of or development of adjacent uses as permitted in the Zoning Ordinance will be adversely affected by the nature of the proposed use.**

The Project is located within the Harvard University campus on a very large lot, and is consistent with the adjacent educational uses. The institutional environment will be enhanced. There will not be a substantial change in the adjacent residential neighborhood.

**d. Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.**

No nuisance or hazard will be created. All health, safety, and noise standards will be observed.

**e. For other reasons, the proposed use would impair the integrity of the district or the adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.**

The proposed educational development is consistent with the uses permitted in the Residence C-3 district. No new zoning violations will be created.

### **Decision**

Based on a review of the application documents, comments made at the public hearing, and based on the above findings, the Planning Board **GRANTS** the requested Planning Overlay Special Permit subject to the following conditions and limitations:

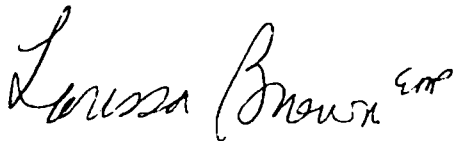
1. All use, building construction, and site plan development shall be in general conformance with the plans and application documents submitted to the Planning Board as referenced above and dated February 3, 2000. Appendix I summarizes the dimensional features of the Project as approved.
2. The CDD shall certify to the Inspectional Services Department that all conditions of this permit have been met before issuance of the first building permit for this development.
3. The permittee shall commit to and implement the mitigation efforts as follows:
  - Work with the City to complete bicycle and pedestrian counts in the Spring both along Oxford/Kirkland Streets, crossing Oxford and at the two high accident locations of Quincy/Kirkland Streets and Massachusetts Avenue/Everett Street.
  - Analyze accidents, signal timing and intersection geometry at Massachusetts Avenue/Everett Street and Quincy/Kirkland Streets to develop recommendations to improve safety or enhance pedestrian and bicycle crossings. Fund changes if there is a cost involved

- Install covered bicycle parking within the proposed building. Provide to the Department of Traffic, Parking and Transportation a description of the bicycle parking including number of bike parking spaces, locations and installation schedule.

4. The Permittee will reimburse the City of Cambridge for documented out-of-pocket expenses up to a maximum of \$25,000 incurred in connection with installation of 2 bus shelters on public property near the Project.

Voting in the affirmative to GRANT the Special Permit were P. Winters and K. Benjamin, associate members appointed by the Chair to act in the place of an absent members, T. Anninger, H. Russell, L. Brown and B. Shaw, constituting more than the two thirds of the members of the Board necessary to grant a special permit.

For the Planning Board,

A handwritten signature in cursive script that reads "Larissa Brown" followed by a small "EMP" or similar mark.

Larissa Brown, Chair

A copy of this decision #160 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 March 23, 2000, by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

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

DATE:  
City Clerk  
City of Cambridge

Harvard Faculty of Arts and Sciences Overlay Special Permit Application – Proposed Life Sciences Project

Note: Please reference the dimensional page the applicant has prepared for the other special permit application (for enlargement of a non-conforming structure) also associated with the proposed Life Sciences project. A copy of that special permit application is included with this Overlay Permit Application.

	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Inclusionary</b>	<b>Granted</b>
	Note: Project is proposed in C-3 portion of lot.				
<b>FAR</b>	C-3: 3.0 FAR Max.	C-3: 1.517	C-3: 1.56		C-3: 1.56
<b>Floor Area</b>	Approx. 1,584,199 s.f.	1,079,720 s.f.	Approx. 47,400 s.f. addition		Approx. 47,400 s.f. addition
<b>Max Height</b>	C-3: 120' max. height	Approx. 74.68'	Approx. 67.5'		Approx. 67.5'
<b>Max Angle above cornice line</b>	N.A.	N.A.	N.A.		N.A.
<b>Min Lot Size</b>	C-3: 5,000 s.f. min.	In C-3: 1,111,380 s.f.	Same		Same
<b>Min Lot area/du</b>	N.A.	N.A.	N.A.		N.A.
<b>Max # du</b>	N.A.	N.A.	N.A.		N.A.
<b>Min Lot Width</b>	C-3: 50' min. lot width	Lot exceeds min. width	Same		Same
<b>Min Yard Setbacks</b>					
<b>Front</b>	C-3: H+L/5	Approx. 52.56'	Approx. 52.56'		Approx. 52.56'
<b>Side Left</b>	N.A.	N.A.	N.A.		N.A.
<b>Side Right</b>	N.A.	N.A.	N.A.		N.A.
<b>Rear</b>	N.A.	N.A.	N.A.		N.A.
<b>Ratio Usable O.S.</b>	N.A.	N.A.	N.A.		N.A.
<b>Off Street Parking</b>	26 additional spaces to be allocated for project.	146 spaces allocated.	26 additional spaces to be allocated for project.		26 additional spaces to be allocated for project.
<b>Min #</b>	N.A.	N.A.	N.A.		N.A.
<b>Max #</b>	N.A.	N.A.	N.A.		N.A.
<b>Handicapped</b>	No new spaces required.	2 – at Frisbie Place	Same		Same
<b>Bicycle spaces</b>	3	Approx. 8 –10 (outside)—this portion of the lot	Same outside and proposed interior storage as well		Same outside and proposed interior storage as well
<b>Loading Bays</b>	No new bay to be provided.	19	No new bay to be provided.		No new bay to be provided.