



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No: PB#171 **Major Amendment #1**

Address: 1730 Cambridge Street

Zoning: Residence C-3 District

Owners/Applicants: President and Fellows of Harvard College, c/o
David Zewinski, Faculty of Arts and Sciences,
University Hall, Harvard Yard, Cambridge, Mass.
02138

Application Date: April 17, 2001

Public Hearing: May 15, 2001

Planning Board Decision: May 15, 2001

Date of Filing Decision: July 18, 2001

Date of Major Amendment #1 application: August 12, 2002

Date of Major Amendment #1 public hearing: September 3, 2002

Date of Major Amendment #1 decision: September 3, 2002

Date of Major Amendment #1 filing: September 23, 2002

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CITY CLERK
CAMBRIDGE, MASSACHUSETTS

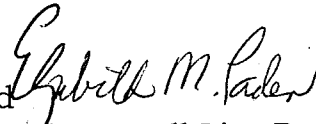
Application: Major Amendment to the Project Review Special Permit (Section 19.23) for minor modifications to the landscaping and site plans as approved. No other changes are proposed as to use, architecture or traffic.

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 617-349-4647, TTY: 617-349-4621, email
lpaden@ci.cambridge.ma.us.

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Documents Submitted

1. Letter to Tom Anninger, Chairperson of the Planning Board, from Maile Takahashi, Project Approvals Manager for Harvard Planning and Real Estate, dated 8/8/02, with attached modified site plan for the CGIS South Building.
2. Letter to Tom Anninger, from Maile Takahashi, dated 8/16/02, with attached proposed site plan, sub-basement plan, concourse level plan, ground floor plan, and proposed landscape plan all dated 7/02, and letter from the Mid-Cambridge Neighborhood Conservation Commission dated 8/2/02; also the project description and discussion of the conformance with the Cambridge Zoning Ordinance.
3. Copy of letter to Susan Clippinger, Director of Traffic, Parking and Transportation, dated 8/27/02, reviewing the proposed modifications.

4. Letter to the Planning Board from Roy Bercaw, editor of *Enough Room*, dated 9/3/02.
5. Press release from the Mid-Cambridge Neighborhood Association re: Construction mitigation at the CGIS site.

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 Project Review Special Permit, the general special permit criteria, and the standards for major amendments, the Board reiterates the following findings made when granting the original permit and modified as appropriate to reflect the revised site plan. In sum, the Board finds that architectural changes are minor and the landscaping changes are minimal; both elements remain essentially the same as original approved. Furthermore, the construction impacts of the tunnel have been eliminated.

1. Conformance with Section 19.30 – Citywide Urban Design Objectives

- *Responsive to the existing or the anticipated pattern of development.*

With no change to the building's height it remains consistent with the heights of the existing apartment buildings on adjacent lots. The proposed CGIS building has a two story curved setback at the street facing 1730 Cambridge Street and 84 Prescott Street which allows greater amounts of light for the abutting buildings.

- *Pedestrian and bicycle friendly development.*

The main entry of the South building continues to face Cambridge Street. The entry façade will be well lit, with a 3 story window above the entrance doors that frames two ground floor entrances, from 1730 and 1737 Cambridge Street. The proposed crosswalk is to be oriented to the building entries defining a clear path of travel across Cambridge Street. A new bus stop is to be installed along Cambridge street in front of CGIS South. Well-lit bike racks will be located adjacent to the front entry of CGIS South along Prescott. The area will be heavily landscaped.

- *Building and site design mitigate adverse environmental impacts of a development upon its neighbors.*

The majority of mechanical equipment continues to be located below grade in the sub-basement level. Small rooftop units will be enclosed. These will be set back from the main building faces. The proposed project plans continue to show one consolidated loading facility, containing four bays, to be located below grade at 1737 Cambridge Street.

With the potential elimination of the connecting tunnel some accommodation for deliveries to the South Building is required short of the provision of a fully conforming loading dock for large trucks. The installation of a driveway (to also serve the needs of the adjacent apartment building) and other service and trash handling facilities are well integrated into the site plan and do not unreasonably detract from the landscaping originally proposed and which remains substantially intact in the revised plan.

- *Impact on the City of Cambridge infrastructure, including neighborhood roads, city water supply system and sewer*

The water consumption, sewer outflow and fire protection demands of the project have not changed and will result in no major impact on those municipal services with construction of this new building or the project as a whole.

- *New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.*

The CGIS South Building replaces an existing institutionally used building, thereby continuing the same use in this area. The CGIS South Building is part of a proposal that preserves the existing open space and protects the wood frame structures on the north side of the street.

- *Expansion of housing inventory – there is no residential component.*

The project still does not increase the housing inventory in Cambridge.

- *Open space enhancement and expansion.*

The CGIS project continues to add a significant amount of new landscaping to the sites and to adjoining private and public areas.

3. 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 Major Amendment the requirements of Section 19.30 - Project Review will be met.

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

No change in the program is proposed, so that the original finding of the Board on this matter continues to be appropriate.

Three existing service entrances will be consolidated into one service and freight area to be located beneath the North Building and accessed with one existing driveway. The principal change in the revised scheme is the inclusion of a more substantial service driveway for the South Building. Most of the benefits of the consolidated service facility continue to be present.

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 still located within the Harvard University campus, replacing an existing institutional building. The siting of the South Building and setbacks help to reduce building shadows on adjacent open areas. Most of the mechanicals are located below grade with the roof top units enclosed within a structure setback from the main building faces.

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 development is consistent with the requirements of the Residence C-3 district. The building and the revised site plan have been designed to respect the existing residential uses to the east and the south, and to create a pedestrian and bicycle friendly environment.

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 Major Amendment to the Project Review Special Permit subject to the following conditions and limitations:

1. All conditions of the original Special Permit shall continue to apply.
2. All use, building construction, and site plan development shall be in substantial conformance with the plans and application documents submitted to the Planning Board as originally granted but as modified to reflect the deletion of the tunnel and its associated changes.
3. The applicant shall adopt a construction mitigation plan, to be reviewed and approved by appropriate city staff as is customary for any construction project. The plan should reflect comments and recommendations by the Planning Board outlined in the Board's Land Disposition recommendation to City Council February 20, 2002.
4. The original Special Permit shall continue to be in force and effect should the city grant Harvard University the right to construct the connecting underground tunnel as originally proposed and the University chooses to exercise that right.

Voting in the affirmative to GRANT the Special Permit were T. Anninger, F. Darwin, L. Brown, B. Shaw, and K. Benjamin, associate member appointed to the Board in place of an absent board member constituting more than the two thirds of the members of the Board necessary to grant a special permit.

For the Planning Board,



Thomas Anninger, Chair

A copy of this decision of Major Amendment to #171 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 September 23, 2002, 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