



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

2003 JAN 31 PM 1:57
CITY CLERK

NOTICE OF DECISION

Case No: PB #182

Address: One Hampshire Street

Zoning: Industry B District

Owner/Applicant: The Charles Stark Draper Laboratory, INC.

Application Date: 8/23/02

Public Hearing: 10/15/02

Planning Board Decision: 1/7/03

Date of Filing Decision: 1/31/03

Application: Project Review Special Permit Section 19.20 for a 7 story, 156,693 square foot addition to the existing Hill Building.

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.

1/31/03

Authorized Representative to the Planning Board Date

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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Application Documents

1. The application was submitted on August 23, 2002, containing the application with a narrative description of the proposal, Dimensional Form, photographs of the current conditions, and Ownership Certificate.
2. Transportation Impact Study/Special Permit Criteria Analysis prepared by Vanasse and Associates, Inc., dated August 2002.

Other Documents

3. Letter to the Planning Board from Susan Clippinger, Traffic, Parking and Transportation dated 8/19/02, in response to the 8/2/02 revisions of the TIS.
4. Letter to the Planning Board from the Cambridge Bicycle and Pedestrian Committees, dated 10/1/02, with comments for consideration.
5. Letter to the Planning Board from Eric R. Grant, of 12 Saint Paul Street, employee at Draper Laboratory, dated 10/8/02, supporting the application.
6. Letter to the Planning Board from Lance W. Drane, 31 Mount Pleasant Street, employee at Draper Laboratory, dated 10/11/02, supporting the application.
8. Letter to the Planning Board from Sheila T. Russell, former Cambridge Mayor and City Councilor, dated 10/10/02, supporting the application.
9. Letter to the Planning Board from Gordon Gottsche, Executive Director of Just-A-Start, dated 10/11/02, supporting the application.

10. Letter to the Planning Board from Joseph Douillette, Co-Executive Director of the Community Art Center, Inc., dated 10/11/02, supporting the application.

11. Memo to the Planning Board from Susan Clippinger, Traffic, Parking and Transportation dated 10/15/02, certifying the TIS as complete and reliable.

12. PICADY Unsignalized Planning method submitted by Stephen Kaiser to the Planning Board on October 15, 2002.

13. Charles Stark Draper Laboratory Hill Building Addition Revised plans dated 12/17/02.

14. Letter to Elizabeth Paden, CDD, from Robert W. Foster, Leggat McCall, dated 1/7/03, extending the filing deadline to 1/31/03.

Findings

After review of the application documents, revised documents and testimony at the public hearing the Planning Board makes the following findings:

1. The Permittee proposes the construction of a 157,000 square foot addition to the existing facility on the site. The addition will result in the elimination of all but ten of the exiting surface parking spaces on the lots and a substantial re-landscaping of the site and the adjacent public sidewalks. The construction of the building is permitted under a provision of the Zoning Ordinance particular to the Industry B district that allows an increase in permitted Gross Floor Area if existing accessory parking is eliminated. It is proposed to permanently eliminate 116 existing accessory spaces from this lot.

2. The site development in association with the construction of the new addition will substantially improve the site for pedestrians and will better integrate the site with pedestrian circulation patterns existing on the adjacent One Kendall Square complex.

3. Conformance with Traffic Impact Findings required in Section 19.25.1.

The Planning Board finds that the project will have no substantial adverse impact on city traffic within the study area with the implementation of the traffic mitigation measures that are made a condition of this permit and with the added benefit that 116 parking spaces now available will be permanently eliminated.

4. Conformance with Urban Design Findings required in Section 19.25.2 (reference to Section 19.30 – Citywide Urban Design Objectives)

The Planning Board finds that the project is consistent with the Urban Design Objectives of Section 19.30.

19.30 - New projects should be responsive to the existing or anticipated pattern of development.

The Kendall Square area has been developed as a biotechnology center. The anticipated use of the addition is consistent with this trend. In terms of its height (ca 100 feet) and scale the addition is compatible with the adjacent Amgen Building, at 120 feet, Building 300 at One Kendall Square, which is 62 feet in height, and the existing Hill Building, at 98 feet, to which the building will be attached. The site development associated with the addition will integrate the entire site with the adjacent One Kendall Square and Amgen complexes.

19.31 - Development should be pedestrian and bicycle-friendly, with a positive relationship to it's surrounding.

Pedestrian and bicycle friendly pathways have been designed to accommodate travel along the Broadway façade as well as through the 20 foot easement which runs through the loading area from Broadway to the existing courtyard at One Kendall Square. Bicycle access will be enhanced by the location of bicycle racks in protected plaza areas. There will be a landscaped park area at the intersection of Hampshire Street and Broadway to encourage pedestrian travel and assembly.

19.32 - The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

The rooftop mechanical equipment will be housed in a structure that has been pulled away from the façade of the building with the stacks lining up in a uniform way. The enclosures will provide visual and acoustical separation from the surroundings.

The existing truck dock and refuse areas will service the new addition as well and will be upgraded as part of the new construction.

The site retains storm water run-off and peak sewage flow and adheres to the engineering criteria established by the City of Cambridge for stormwater management. There will be a reduction in the overall paved area, thus increasing the on-site infiltration.

Elimination of most of the existing surface parking on the site will permit the integration of the site with adjacent properties to the benefit of pedestrians.

19.33 - Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply and sewer system.

The project, with the implementation of the mitigation proposed, will meet all traffic related standards required of the project. The project will incorporate LEED design elements as part of the building's design and during its construction. Water and sewer service is available.

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

Kendall Square is rapidly developing with large contemporary buildings housing advanced research and development operations. This addition is compatible with that building form and will tie together the range of R&D buildings that have developed along the western edge of Galilei Way from Technology Square at Main Street to Amgen and One Kendall Square at Binney Street. The addition has been designed to integrate well with the original building on the site and with its immediate neighbors. There will be established improved connections between Main Street and One Kendall Square for pedestrians as well as bicycles. The mid block connections will be strengthened with improved sidewalks and open spaces.

19.35 - Expansion of the inventory of housing in the city is encouraged.

The project does not contain a housing component and does not abut a residential zoning district.

19.36 - Enhancement and expansion of open space amenities in the City should be incorporated into new development in the City.

The project includes renovation and enhancement of the existing green area in the wide city sidewalk at the intersection of Hampshire Street and Broadway in addition to additional landscaping at the front of the building. In addition, 116 surface parking spaces will be eliminated, thus allowing the creation of a primarily pedestrian circulation space with limited vehicular access on the interior of the lot; the area will be extensively landscaped and will provide a pleasant environment for pedestrians crossing the site to reach the pathway system within One Kendall Square.

5. Conformance with the general criteria for issuance of a Special Permit, Section 10.43.

The Planning Board finds that the criteria set forth in Section 10.43 are met.

a. *The requirements of the Ordinance can be met.*

With the issuance of this Special Permit the authorized construction will comply with all applicable requirements of the Industry B Zoning District. No variances will be necessary.

b. Traffic patterns will not cause congestion, hazard, or substantial change in the established neighborhood character.

The Traffic Impact Study certified by the City of Cambridge Traffic, Parking and Transportation Department indicates that the project will not have a significant adverse impact on city streets. Additionally, the project is eliminating 116 parking spaces from the site which will reduce many pedestrian/car conflicts at a very busy and congested intersection.

c. Continued operation or development of adjacent uses will not be adversely affected.

The adjacent uses consist of a variety of retail, office, laboratory and biotechnology uses. Uses proposed in the permitted addition will be consistent and will not adversely affect the continued operation or development of any adjacent parcels. The project will inject an additional number of employees into the area who will support the accessory retail activities that are an important part of the vitality of One Kendall Square.

d. No nuisance or hazard will be created to the detriment of the health, safety, and welfare of the occupants or the citizens of the City.

The proposed addition has been designed in conformance with the latest edition of the state building code and will be operated in compliance with all health and safety regulations of the City of Cambridge.

e. The use will not impair the integrity of the district or adjoining districts or derogate from the intent or purpose of the Ordinance.

The proposed use as an office/R&D/biotechnology facility is allowed in the Industry B district under Section 4.34 of the Zoning Ordinance and is consistent with the intent and purpose of the Ordinance.

f. The building construction is consistent with the Urban Design Objective set forth in Section 19.30.

As proposed the design of the new addition is consistent with the Urban Design Objectives as discussed above.

Decision

After review of the application documents and discussion at the public hearing and discussion at subsequent Planning Board meetings, and based

on the above findings, the Planning Board **GRANTS** the Project Review Special Permit as requested in the application documents subject to the following conditions and limitations.

1. All use, building construction, and site plan development shall be in substantial conformance with the revised plans and application documents submitted to the Planning Board as referenced above and dated December 17, 2002. Appendix I summarizes the dimensional features of the Project as approved.

2 The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of the first Building Permit for the project, the 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 Permit.

3. Any General Office or Technical Office for Research and Development Use, Section 4.34 d and f shall be permitted. Any change to any other use shall be subject to the change-of-use provisions of Section 19.20.

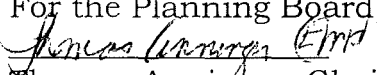
4. The conditions and requirements of the Parking and Transportation Demand Management Final Decision for this development shall also be requirements of this Permit.

5. The Permittee shall be required to implement the traffic mitigation measures set forth in the above referenced Memo to the Planning Board from Susan Clippinger, Traffic, Parking and Transportation Department, dated October 15, 2002 or as they may be modified by the Parking and Transportation Demand Management Final Decision.

6. All authorized construction shall conform to the requirements of the City of Cambridge "Noise Control Ordinance", Chapter 8.16 of the City Municipal Code.

7. The Permittee shall design and install the landscape improvements proposed in the approved plans for the city sidewalk at the intersection of Broadway and Hampshire Street, or any equivalent design as approved by the City of Cambridge. Those facilities shall be installed before issuance of a Certificate of Occupancy for the approved building.

Voting to grant the special permit were T. Anninger, B. Shaw, H. Russell, W. Tibbs, P. Winters, and K. Benjamin alternate member appointed by the Chair, constituting at least two thirds of the membership of the Board.

For the Planning Board,

Thomas Anninger, Chair

A copy of this decision #182 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 January 31, 2003, 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