



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Case No: PB #223  
Address: 777 Memorial Drive  
Zoning: Office 2/Residence C-2B/Memorial Drive  
Owner: MSNO Cambridge Acquisition, c/o Nordic Properties  
Applicant: Nordic Properties, Inc., c/o James Rafferty, Adams & Rafferty, 130 Bishop Allen Drive, Cambridge, MA 021239  
Application Date: December 6, 2006  
Public Hearing: January 16, 2007 & March 20, 2007  
Planning Board Decision: May 1, 2007  
Date of Filing Decision: June 26, 2007

2007 JUN 26 A 10:53  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**Application:** Memorial Drive Overlay District Special Permit (Sections 20.88 and 20.810 for additional height, reduction in yard requirements and additional Gross Floor Area ); Project Review Special Permit (Section 19.20); and waiver of the parking requirement (Section 6.35.1 to construct a multifamily 56 unit residential building on the existing hotel site.

**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](mailto:lpaden@ci.cambridge.ma.us).

## **Documents Submitted**

1. Volume 1 -Special Permit Application certified complete and filed with the City Clerk on December 11, 2006 containing the project narrative, Special Permit Criteria for Section 20.810.d. Section 20.87, and 10.43, dimensional form, and Volume 2, plans by Arrowstreet, dated December 5, 2006, showing location/orientation, existing conditions and proposed designs. Vicinity Map, summary of the application, ownership certificate, project description: dimensional form; plans, elevations, and application fee.
2. PowerPoint presentation from public hearing on January 16, 2007.

## **Other Documents Submitted**

3. Email to Liza Paden, CDD staff, from James Rafferty, dated 12/12/06, with email from Dennis Carlberg, Arrowstreet, with the building area summary.
4. City Council Order O-10, dated 12/18/06
5. Letter to the Planning Board from City Councilor E. Denise Simmons, dated 12/19/06
6. Letter to Liza Paden from James Rafferty, dated 12/21/07, extending the time for the public hearing to January 16, 2007.
7. Letter to Les Barber from James H. Ware, 173 Pleasant Street, dated 1/22/07, re: issues on the proposal.
8. Letter/petition to the Planning Board from James Ware, et al, dated 2/12/07, with concerns about the proposal.
9. Letter to Robert W. Healy, City Manager, from Beth Rubenstein, Assistant City Manager for Community Development, dated, 2/14/07, re: City Council Order #13, 2/5/07, discussing the minimum front yard setback on Memorial Drive.
10. Letter to the Planning Board from Renee Hecht-Sperber, 176 Pleasant Street, dated 3/9/07, raising issues on the proposal.
11. Letter to Barbara Shaw, Planning Board chair, from Cambridgeport Neighborhood Association, Inc., (CNA), 19 Lawrence Street, dated 3/12/07.
12. City Council Order #24, dated 3/19/07, cover to the above letter from CNA.
13. Letter to the Planning Board from Cambridgeport Neighborhood Association, dated 4/23/07.
14. Email to the Planning Board from Councillor Craig Kelley, dated 5/1/07

## **Supplemental Application Relating to the Project Review Special Permit (Section 19.20)**

15. Supplemental Application for Project Review for the Memorial Drive residential construction, citywide urban design objectives and LEED checklist dated 3/19/07.

16. Letter to Lori Shattuck. Vanesse & Associates, dated 3/13/07, certifying the Traffic Impact Study dated 2/28/07
17. Traffic Impact Study, dated 2/28/07. by Vaneese & Associates, Inc.
18. Memo to the Planning Board from Lester Barber, CDD, dated 3/14/07, re: applicability of the Inclusionary Housing Bonus to the Project at 777 Memorial Drive.
19. Email to Les Barber, from Planning Board member Hugh Russell, dated 3/15/07, requesting clarification.
20. Email from Les Barber to the Planning Board, dated 3/19/07, answering the 3/15/07 email.
21. Memo to the Planning Board from Susan Clippinger, Director of Traffic, Parking and Transportation, dated 3/15/07, reviewing the proposal.
22. PowerPoint presentation to the Planning Board dated 3/20/07 by Arrowstreet.
23. Revised Exhibits dated 4/25/07, sheets first floor garage level 2, second floor, third to fifth floor, sixth to ninth floor, tenth floor, Florence Street Landscaping plans, and revised dimensional form dated 4/25/07
24. Submittal from hotel consultant dated 5/1/07 showing the average spaces consumed nightly by hotel occupants.
25. PowerPoint presentation to the Planning Board dated 5/1/07 by Arrowstreet.
26. Revised dimensional form dated 4/30/07 with Narrative of Project Changes dated 4/30/07.
27. Letter to the Planning Board from William August, CAN, dated 4/23/07.
28. Letter to the Planning Board from James Rafferty dated May 15, 2007, granting an extension for the decision.

### **Findings**

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

#### **1. Conformance with 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 granting of these special permits the requirements of the Ordinance will be met.

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

The changes in the site plan will change the vehicle traffic pattern entering from Memorial Drive by removing the parking along the Memorial Drive façade and replacing that area with landscaping. There will be modifications to the two driveways at Pleasant Street with improved access and egress design.

**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.**

Adjacent development is similar in scale and/or use to this proposal: retail uses are located in single story buildings on the abutting lot; new, medium density multi-story residential uses are located near the rear of the property in addition to the residential neighborhood streets nearby; new medium density office buildings are located directly across Pleasant Street from the development; and the existing hotel on the site, which will remain, is a taller and larger building than this proposal. This proposed residential development will be a continuation of a common land use pattern in this neighborhood of varied uses and varied building forms. Continued operation of those uses will not be adversely affected, and they will continue to operate in a more attractive physical environment.

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

No nuisance or hazard will be created. Visual nuisances, in the form of unattractive edges of this property at both the Memorial Drive and neighborhood rear sides of the lot, will be eliminated or greatly reduced.

**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 intent of the Zoning Ordinance generally, and the Memorial Drive Overlay District specifically, is to encourage a variety of residential development on this site; this proposal will advance that objective by creating 46 housing units. In addition, the Memorial Drive Overlay District provisions, as they apply to this site encourage partial redevelopment in order to enhance the visual quality of Memorial Drive by removing car oriented activities and substituting more attractive landscaping and pedestrian friendly activities. The development proposal specifically advances those objectives.

**e. Conformance to the Citywide Urban Design Guidelines –Section 19.30.**

The project so conforms as enumerated below.

## 2. Conformance to Section 19.30 – Citywide Urban Design Guidelines

*19.31 New Projects should be responsive to the existing or anticipated pattern of development.*

In direct response to provisions of the Memorial Drive Overlay District, the proposed residential addition has been designed with its principal façade along Memorial Drive while removing the existing surface parking lot and access drives that have in the past dominated the experience of pedestrians and motorists moving along Memorial Drive. The ground floor restaurant use will enliven that edge of the property along the route of pedestrians walking along the River and Memorial Drive; the added landscaping between the new building and the public street will vastly enhance that experience. It is the intent of the Overlay District to encourage similar use and landscaping improvements all along the frontage of lots abutting the Drive, although the actual development form of buildings may vary in scale and use from lot to lot.

*19.32 Development should be pedestrian and bicycle friendly, with a positive relationship to its surroundings.*

The project involves several elements that improve both the pedestrian and bicycling experience in its vicinity: the parking spaces along Memorial Drive are removed and replaced with an active retail use (a restaurant) of much greater visual interest to pedestrians; that frontage will be heavily landscaped; the curb cut from Memorial Drive to the loading area along the side of the hotel is going to be reduced in size and landscaped; the Memorial Drive sidewalk crossing that service drive will be made more pedestrian friendly; the entry to the existing front yard parking (which will be eliminated in the development) will be removed, thus reducing the number of cars accessing the site directly across the Memorial Drive sidewalk; covered bicycle spaces will be provided on the site for residents; the parking area at Florence and Pleasant Streets will be reduced, replacing the asphalt and chain link fence with substantial landscaping and new decorative fencing; and an enhanced pedestrian path to the abutting retail uses will be provided, with the cooperation of the abutting land owner, significantly improving pedestrian safety along a heavily used pedestrian route. The parking garage that will remain at the edge of the Pleasant and Florence Streets will be rehabilitated to provide a more pedestrian friendly façade to all who pass by.

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

The site in its current configuration was designed around the automobile, which negatively impacts the current hotel's image on Memorial Drive and Pleasant Street and places many of the less attractive elements of the development (parking lots, garages and mechanical equipment) to the rear of the site where their impact on the abutting residential neighborhood is most acute. Pedestrians are a secondary consideration along all frontages of the current site development.

The incentive provisions incorporated into Section 20.88 of the Memorial Drive Overlay District are intended to encourage selective redevelopment along the River generally, and at this location specifically, to redress some of those design flaws and to reorient

development on the River and abutting the neighborhood so that they will be more visually and environmentally friendly. This redevelopment scheme does that. The proposal has been designed to address the neighbors' concerns along Pleasant and Florence Streets. The parking garage structure will be improved with a landscaping screen and general rehabilitation; the minimal sidewalk now present will be extended at Florence Street. A significant landscaped area will now serve the neighborhood to the rear of the site and landscaping will be a prominent feature at the front of the building. The new building has been pulled back from Pleasant Street at the first two levels to enhance the view to the river from points further into the neighborhood along the Pleasant Street corridor.

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

This residential addition will not overburden the city's water or sewer system; it will satisfy the requirements of the Public Works Department for sewer and storm water management. The additional vehicle trips will not cause any burden on the existing roadway network around the site.

As a condition of the permit, the Planning Board will encourage the Permittee to make arrangements with other property owners in the vicinity to provide (as may be necessary) additional, intermittent parking at peak utilization times to ensure that any overflow parking from activities at the hotel will not burden neighborhood streets. As a further condition, the Planning Board will ask that utilization of the parking garage be monitored so that any potential off site parking demand can be understood.

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

This area of Memorial Drive has a number of large multifamily residential structures along with commercial uses at a variety of scales. This project adds another element that contributes to the goal of the Memorial Drive Overlay District of creating a more landscaped parkway character to the Drive where car-oriented commercial development has dominated in past years.

*19.36 Expansion of the inventory of housing in the city is encouraged.*

The project will provide home ownership opportunities in this section of Cambridge, including affordable home ownership through the City's Inclusionary Housing Program. The Memorial Drive Overlay District provisions were specifically designed to provide incentives for the construction of housing here in a form that enhances the visual and environmental quality of development along the Drive and the Charles River.

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

The site provides limited opportunities for open space amenities. However, the corner of Pleasant and Florence Streets will be landscaped with a pedestrian pathway and significant plantings, as will the front yard along Memorial Drive.

### **3 Conformance with the Traffic Impact Findings listed in 19.25.1**

The Planning Board finds that the project will have no substantial adverse impact on city traffic within the study area, as outlined in the memorandum from Susan Clippinger, Director of Traffic, Parking and Transportation, dated March 15, 2007 and the submitted Traffic Study.

### **4. Conformance with the Urban Design Findings listed in 19.25.2**

The project is consistent with the urban design objectives set forth in Section 19.30 as enumerated above.

### **5, Conformance to the Standards for Issuance of Special Permits in the Memorial Drive Overlay District - Section 20.80 and Section 20.88 and 20.810.**

The Planning Board finds that the proposed new building and site will create a more harmonious and consistent character along Memorial Drive, will be well designed, will enhance the amenities available to pedestrians, will be compatible with the scale and character of the abutting neighborhood, and will provide uses that serve the needs of the abutting neighborhood and those enjoying the open space and recreational amenities along the Charles River.

The new building will shield the existing hotel structure that contains many blank brick facades from prominent view from along the Charles River. The new site plan will remove parking from along the Memorial Drive sidewalk and will replace it with lively ground floor restaurant activities with principal entrances for pedestrians along Memorial Drive. The density and height of the proposal are within the dimensional standards established for the district, specifically for residential use. The reduction of the setbacks along Pleasant Street and Memorial Drive were contemplated during the discussions that led to the creation of this Memorial Drive Overlay District area of special planning concern, and have been designed to create interest and activity at the ground level while ensuring a viable residential addition to the existing hotel structure.

In approving a special permit to construct additional residential development within the Overlay District, the Planning Board must find that the new housing can be reasonably accommodated without significant negative traffic, environmental, or other similar impacts while simultaneously significantly improving the impact of all development on the site, new and old, along both the Memorial Drive and residential neighborhood edges of the site. As demonstration of that positive impact the following are noted:

- a. The existing curb cut (shared right of way) from Memorial Drive to the service area beside the hotel and the parking in front of the hotel will no longer provide access to the front of the building and any parking. The parking along Memorial Drive will be removed.
- b. Landscaping will be installed along Memorial Drive and Florence Streets, replacing surface parking lots and access drives.
- c. There are no gas stations or other visually intrusive auto-oriented uses on the site but the existing hotel building will be made a better visual backdrop to activity along the Drive and the River.

d. The new residential building's facades have many positive features, including additional glass in large windows, balconies, active pedestrian scaled functions at the ground level, and much landscaping in the setbacks that relate this new development in a positive way to the neighborhood and the Drive.

e. The parking garage and parking spaces along Pleasant and Florence Streets will be heavily screened with landscaping materials and new fencing and the garage itself will be refurbished and repainted.

#### **6. Considerations in Granting a Reduction in Required Parking, Section 6.35.1**

The Planning Board is issuing this special permit under the provisions of Section 10.45. The Planning Board finds that less parking than otherwise required at this site (5 spaces less than otherwise required for the hotel and multifamily use authorized for the site) is appropriate and will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses, or otherwise adversely impact the neighborhood and will provide positive environmental benefits to the neighborhood and the general public.

The Permittee presented evidence that the utilization of the garage in the past has been generally well below its capacity in normal demand times and that in the past, peak demand (in evenings and weekend) and the occasional regional special event has been accommodated by informal agreements with an abutters to allow valet parking at those times.

The Permittee has indicated that the character of the hotel will change, being in the future more oriented to business travelers who depend less on private cars to access the site, and through the elimination of the restaurant/function facility that had been actively used by the general public in the evening and on weekends in the past.

Nevertheless, the Planning Board, as a condition of its Permit, has required the Permittee to make best efforts to formalize agreements with abutters for valet parking at peak times or otherwise make use of their own site for limited valet parking options. In addition, a survey of the operation of the garage over time will be required so that future operation of the facility can be better managed should evidence of unreasonable impact on the neighborhood arise.

As encouraged by the provisions of the Overlay District, substantial on-site surface parking is being eliminated with very positive impact on neighbors and the general public.

#### **Decision**

Based on a review of the application documents, comments made at the public hearing, written and other information submitted to the Board and based on the above findings, the Planning Board **GRANTS** the requested Special Permits for (1) Project Review (Section 19.20); (2) waiver of the front yard setbacks, additional height, and retail floor expansion in the Memorial Drive Overlay District (Section 20.80) and (3) reduction of parking (Section 6.35.1 as allowed in Section 10.45).

1. All use, building construction, and site plan development shall be in substantial conformance with the application documents submitted to the Planning Board as referenced above (except as they may be modified by the Conditions of this Decision) as accepted by the Community



Development Department and as on the revised plans and documents dated through May 1, 2007. Appendix I summarizes the dimensional characteristics of the approved plan.

2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of each 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. In its review the Planning Board shall pay particular attention to the details of the landscaping at both the neighborhood edge and the Memorial Drive frontage.

3. The Permittee in cooperation with the abutting landowner shall make best efforts to achieve a safer and more pleasant pedestrian access to the parcel currently occupied by Trader Joe's, as suggested to the Planning Board in plans showing a sidewalk from Pleasant and Florence Streets to and continuing onto the abutting parcel to the east.

4. The landscaping will be installed as shown on the plans entitled *Florence Street Open Space*, and as shown for the site as a whole in the May 1, 2007 Powerpoint presentation. Where detailed planting details have not been shown on the plans, such details shall be provided and approved by the CDD staff.

5. The Permittee shall make best efforts to secure a formal shared parking agreement(s) with adjacent property owners in the immediate area (or some lesser arrangement should that be all that can be achieved) to permit the parking of cars of hotel and restaurant patrons in the evenings and on weekends and at other peak demand times in order to prevent the spillover of customer parking into the nearby residential neighborhood streets. This may include agreements with the owners/management of the office/R&D complex across Pleasant Street to the west at 790 Memorial Drive, and/or with the owners/management of the abutting retail complex to the east at 727 Memorial Drive. To the extent feasible, the Permittee is requested to explore the opportunities for short-term valet parking along the southeasterly edge of the hotel, in the service way shared with abutting properties, during non-delivery hours.

6. The TDM measures and bicycle facilities recommendations in the Memorandum from Susan Clippinger, dated March 15, 2007, shall be conditions of this decision. The number of spaces provided shall be adjusted downward as granted in the waiver of the parking requirement in Section 6.35 to 162 parking spaces. (Appendix I)

7. In a manner acceptable to the CDD and TP&T Departments, the Permittee shall monitor parking utilization in the garage and nearby residential streets for a period of 3 years, starting at 90% occupancy of the residential units, to determine when and if the garage is at capacity, at what times through the day and through the year, in order to determine if the actions being taken to manage customer and resident parking at the site are adequate to prevent spill over parking into the residential neighborhood.

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

Voting in the affirmative to **GRANT** the Special Permits were B. Shaw, P. Winters, H Russell, T. Anninger, S. Winters and A. Finlayson, Associated Member, appointed by the Chair to act on

this Application, constituting at least the two thirds of the members of the Board necessary to grant a special permit.

For the Planning Board.

  
Barbara Shaw, Chair

A copy of this decision #223 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 June 26, 2007, 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 or as part of the original application.

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

DATE:  
City Clerk  
City of Cambridge

Special Permit # 223

Address: 777 Memorial Drive

|                             | <u>Allowed/Required</u>      | <u>Existing</u> | <u>Proposed</u>                 | <u>Granted</u> |
|-----------------------------|------------------------------|-----------------|---------------------------------|----------------|
| <b>Total FAR</b>            | C-2B//O-2                    | 2.08            | 3.14                            | 3.14           |
| Residential                 | 1.75//1.50/2.0               | NA              | 1.03                            | 1.03           |
| Non-Residential             |                              | 2.08            | 2.08 + 0.03 =<br>2.11           | 2.11           |
| Inclusionary Bonus          |                              | NA              | 0.22                            | 0.22           |
| <b>Total GFA in Sq. Ft.</b> | 241,630//184,199/27<br>6,148 | 138,074         | 208,774                         | 208,774        |
| Residential                 | 188,076                      | NA              | 68,519                          | 68,519         |
| Non-Residential             |                              | 138,074         | 138,074 +<br>2,181 =<br>140,255 | 140,255        |
| Inclusionary Bonus          | 15,000                       | NA              | 14,346                          | 14,346         |
| <b>Max. Height</b>          | 45//85                       | 147             | 120 new                         | 120 new        |
| Range of heights            |                              |                 | 147 remaining                   | 147 remaining  |
| <b>Lot Size</b>             | 5,000                        | 66,410          | 66,410                          | 66,410         |
| <b>Lot area/du</b>          | 600                          | Na              | 1,444                           | 1,444          |
| <b>Total Dwelling Units</b> | 110                          | Na              | 46                              | 46             |
| Base units                  |                              |                 | 41                              | 41             |
| Inclusionary units          |                              |                 | 5                               | 5              |
| <b>Min. Lot Width</b>       | 50                           | 180             | 180                             | 180            |
|                             |                              | 386             | 386                             | 386            |
| <b>Min. Yard Setbacks</b>   |                              |                 |                                 |                |
| Front (Mem. Dr)             | H+L/4//170                   | 91.4            | 15                              | 15             |
| Front (Pleasant)            | H+L/4//100                   | 0               | 0                               | 0              |
| Front (Florence)            | H+L/4//170                   | 60.17           | 60.17                           | 60.17          |
| Side                        | H+L/5//38                    | 23              | 23                              | 23             |
| <b>Total % Open Space</b>   | 15%                          | 4%              | 15%                             | 15%            |
| Usable                      |                              |                 | 15%                             | 15%            |
| Other                       |                              |                 |                                 |                |
| <b>Off Street Parking</b>   | 167                          | 173             | 162                             | 162            |
| Min #                       |                              |                 |                                 |                |
| Max #                       |                              |                 |                                 |                |
| Handicapped                 |                              |                 |                                 |                |
| <b>Bicycle Spaces</b>       |                              | 0               | 23                              | 23             |
| <b>Loading Bays</b>         |                              | 2               | No Change                       | No Change      |

MEMORANDUM

**To:** Cambridge Planning Board  
**From:** Susan Clippinger, Director TP&T  
**Date:** March 15, 2007  
**Re:** 777 Memorial Drive, Nordic Properties, Inc.

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We have completed our review of the Transportation Impact Study (TIS) for the Proposed 777 Memorial Drive condominium project by Nordic Properties, Inc. Based on staff review, the TIS is certified as complete and reliable.

The 777 Memorial Drive project will create 47 condominium units. The Project is anticipated to generate 16 AM and 18 PM peak hour vehicle trips and 9 AM and 10 PM peak hour transit trips.

The site currently has an existing parking garage and surface parking lots, which can accommodate 173 parking spaces. After the project is complete the surface parking lot on the Memorial Drive side will be eliminated and the parking garage and surface parking on the Florence Street side of the site will be re-striped to accommodate 170 spaces. Parking will be provided according to the zoning requirements at 1 space per 1 dwelling unit, 1 space per two hotel rooms, 1 space per 20 restaurant seats and 1 space per 300 sf of meeting room space. Zoning requires 169 parking spaces and the site will have 170 parking spaces.

There were two restaurants on site with a total of 270 seats (Bisuteki and Dionysos). In the future, there will be one restaurant with 200 seats (a reduction of 70 seats on-site).

The TIS reviewed 37 indicators and determined that the project will not exceed any Planning Board Special Permit transportation criteria. Attached is the Special Permit Criteria Summary Sheets.

The TP&T Department supports the proposed modifications to the drop-off area off Pleasant Street. The plan includes level pedestrian crossings at the driveways, which will greatly improve the pedestrian conditions for Pleasant Street. We also support closing the existing site access to the common way south of the building and landscaping improvements around the site. The Building Permit plan set will need to demonstrate that the site includes an accessible pedestrian path to the hotel entrance from the Pleasant Street sidewalk and provide a new 10-foot wide concrete sidewalk on the Memorial Drive side pending Department of Conservation and Recreation (DCR) approval.

The project site will be required to have a minimum of 36 bicycle parking spaces (1 bicycle space per two housing units plus 1 bicycle space per 10 non-residential parking spaces). In addition, there shall be short-term bicycle parking at the hotel and restaurant entrances. Signage should be provided to direct cyclists where to access bicycle parking and to indicate to motorists that they should be aware of and look for cyclists in the garage. Approval must be obtained from the TP&T and CDD Departments on the locations and type of bicycle racks prior to the Building Permit sign-off by the TP&T Department.

We have been working with the proponent on their project and support its approval with the following TDM measures to reduce single occupancy vehicle (SOV) trips.

- Post public transportation schedules and available pedestrian and bicycle facilities in the vicinity of the project site in a centralized location for both residents and hotel users.
- Provide a Charlie card with the value of a one-month Link pass to each adult member of a new household after the household has established residency.
- Provide new residents a packet that will provide information on: available bicycle resources in the area, Bike maps, MBTA maps and schedules, and Charles River pathways including the mileage loops.
- Make bicycles available for hotel guests.
- Provide a bicycle air pump at the bicycle storage area and post and stock bike maps for hotel guests and residents.
- Offer a minimum of one (1) on-site car-sharing parking space.

Cc: Beth Rubenstein, CDD  
Liza Paden, CDD  
Roger Boothe, CDD  
Cara Seiderman, CDD  
Susanne Rasmussen, CDD  
Michael Muehe, Human Services  
Adam Shulman, TP&T  
Lori Shattuck, Vanasse & Associates

# ADAMS & RAFFERTY

ATTORNEYS AT LAW

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May 15, 2007

Liza Paden  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

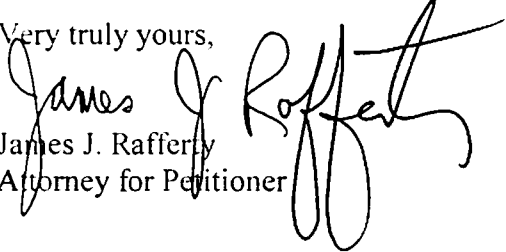
Re: **PB Case No 223**  
**777 Memorial Drive**

Dear Ms Paden:

Please accept this correspondence as an assent by the petitioner in the above-captioned case to extend the time required for a decision to be issued by the Planning Board.

Thank you for your attention to this matter.

Very truly yours,

  
James J. Rafferty  
Attorney for Petitioner

c.c: Todd Fremont-Smith