

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB#47

PREMISES: 150 CambridgePark Drive

ZONING DISTRICT: Office - 2, Floodplain Overlay District

PETITIONER: Trustees of Triangle Park Associates Nominee Trust

APPLICATION DATE: November 11, 1984

DATE OF HEARING: December 18, 1984

PETITION: Construction of office building and surface parking
within the flood plain of the Alewife Brook.

DATE OF PLANNING BOARD DECISION: January 22, 1985

DATE OF FILING THE DECISION: February 19, 1985

Decision (summary): Approved as submitted. Special Permit Granted.

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 date of filing of the above
referenced decision with the City Clerk.

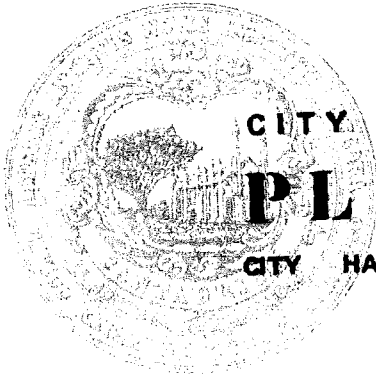
Copies of the complete decision and final plans, if applicable,
are on file with the office of Community Development and the
City Clerk.

Date

2/19/85

Robert Barber

Authorized Representative
to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No. P.B. #47
Premises: 150 Cambridge Park Drive
Zoning District: Office 2 and Flood Plain Overlay District
Petitioner: Trustees of Triangle Park Associates
Nominee Trust
Application Date: November 26, 1984
Public Hearing Date: December 18, 1984
Petition: Special Permit for Construction in the
Flood Overlay District
Date of Planning Board Decision: January 22, 1985

THE PETITION

It is proposed to construct a 250,000 square foot office building and surface parking for 741 cars within the flood plain overlay district abutting Alewife Brook. Parking would be in addition to that already provided for an earlier office building located across Cambridge Park Drive.

APPLICATION

1. Special Permit Application, certified complete on 11/26/84.
2. Maps 1-9, variously scaled, dated 8/22/83 and 11/21/84.

OTHER DOCUMENTS

1. Letter to the Planning Board from Joan Lastovica, City Engineer dated January 18, 1985.

PUBLIC HEARING

A public hearing was held on Tuesday, December 18, 1984. Mr. Roger Altreuter, Spaulding and Slye, Inc. outlined the plans for the second building; engineers for the applicant explained the details of the flood storage plan which consists chiefly

of containment within the parking lot curb lines. Both the City Engineer and members of the Planning Board expressed concern that the flood storage requirements were not looked on as an opportunity to create open space amenities in the Alewife environment.

FINDINGS

After review of the documents submitted with the application, comments made at the public hearing, and discussion with the staff, the Planning Board makes the following findings:

1. Displaced water retention capacity in the amount of 2320 cubic feet will be replaced elsewhere on the affected lots or non-contiguous lots in the same ownership in an amount equal to approximately 3100 cubic feet.
2. The first habitable floor of the proposed office building will be at an elevation of 11.16 (mean sea level) which is above the 8 foot 100 year flood elevation established by the Federal Emergency Management Agency.
3. All flood retention systems appear to be suitably designed and located so as not to cause any nuisance, hazard or detriment to occupants of the site or abutters.
4. No encroachment of the Floodway shall occur and the 100 year flood elevation shall not be increased as a consequence of the proposed activities.
5. The proposed use is in harmony with the general purpose and intent of the zoning ordinance and those of the Alewife Revitalization, Alewife Urban Design Study, Phase II except as indicated below.
6. The use is permitted in the Office-1 zoning district and appears to conform to all requirements of that district and other applicable regulations.
7. The Planning Board continues to be concerned that the open space and amenity objectives of the Alewife Plan have not been advanced with the first two phases of development at Cambridge Park. The Board recognizes that the early development of this part of Alewife must deal with disruptions due to the construction of the MBTA Red Line and uncertainties regarding use of the Red Line extension by employees in the near future. With those considerations in mind, the Board has been prepared to accept large expanses of parking at grade for the initial two buildings. However, with the initiation of active planning for future buildings, the Board will insist that flood storage advance the overall open space and amenity objectives in the Alewife Plan. The Board is prepared to insist that a

significant portion of the required storage capacity be accommodated within grassed areas, a resurrected Alewife Brook, new water bodies or other features even if such a requirement were met only through the reduction of desired surface parking spaces.

DECISION

After consideration of the findings detailed above, the Planning Board GRANTS a Special Permit to construct an office building and accessory parking in the Floodplain Overlay District as generally described in the documents detailed above. Significant alterations in the site plan, landscaping features, parking lot layout and grading, and proposed storm drainage systems shall require approval from the Planning Board.

In all storm drainage catch basins, a capacity to separate grease and oil from surface run-off shall be incorporated and an adequate maintenance schedule shall be adhered to to ensure the continued functioning of such capacity.

For the Planning Board



Arthur Parris, Chairman

AP/LB/tm

A copy of this decision 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 decision filed with the Office of the City Clerk on February 19, 1985 by [Signature], 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 this decision. No appeal has been filed.

Date _____
City Clerk, City of Cambridge