



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT #1

Case No.: PB #50

Premises: 35 CambridgePark Drive

Zoning District: Office 2/Flood Plain Overlay District

Petitioner: Cambridge I Associates

Date of Planning Board Decision: August 14, 1985

Date of Minor Amendment #1: October 17, 1989

DOCUMENTS SUBMITTED

1. Letter to the Cambridge Planning Board, from Peter Lewis, Schochet Associates, dated August 4, 1989, outlining the request for the minor amendment.
2. Letter to Lester Barber, from Elizabeth Epstein, Conservation Commission, dated October 6, 1989, informing the Department of the Amended Order of Conditions.
3. Drawings dated October 4, 1989, showing the plans for the "Garden Link".

PROPOSED AMENDMENTS

1. At the meeting of the Planning Board held on October 17, 1989, Lester Barber, of the Community Development Department, presented the plans for the Garden Link. The link will reduce the flood storage capacity to 7,355 cubic yards a net loss of 1.8 cubic yards. The project will nevertheless continue to provide more than the minimum required compensatory storage. The purpose of the link is to provide an enclosed connection between the parking facility and the office area. The link will not generate any increase in the number of people at the site, or the number of cars generated by the facility.

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DISCUSSION

The Planning Board discussed the advantages of the Garden Link and proposed design. As there were no questions to be answered by the developer, Schochet Associates, or the Conservation Commission, the Chairman asked for a motion to accept the minor amendment.

DECISION

After discussion of the requested modification of the Garden Link as outlined above and shown on the plans that were presented to the Planning Board, the Board GRANTS the proposed change as being consistent with the criteria for minor amendments to the Flood Plain Special Permit.

Voting to APPROVE the Minor Amendment were Board Members Paul Dietrich, David Kennedy, Hugh Russell, Clarence Cooper, Alfred Cohn, and Acheson Callaghan. Carolyn Mieth OPPOSED the Minor Amendment.

Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB350

PREMISES: 35 Cambridgepark Drive

ZONING DISTRICT: Office 2 and Flood Plain Overlay District

PETITIONER: Cambridge I Associates

APPLICATION DATE: April 8, 1985

DATE OF HEARING: May 21, 1985

PETITION: Special permit to erect a parking garage in the flood plain.

DATE OF PLANNING BOARD DECISION: June 18, 1985

DATE OF FILING THE DECISION: August 14, 1985

Decision (summary): Approved 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 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.

August 14, 1985
Date

Estelle Barber
Authorized Representative
to the Planning Board

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CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No. PB #50

Premises: 35 Cambridgepark Drive, Cambridge, Massachusetts

Zoning District: Office O-2, PUD-5, Flood Plain Overlay District

Petitioner: Cambridge I Associates/Schochet Associates

Owner: Cambridge I Associates

Application Date: April 8, 1985

Public Hearing Date: May 21, 1985, Continuance on June 4, 1985

Date of Decision: June 18, 1985

Petition: The Petitioner is requesting a Special Permit under Section 11.70 of the Cambridge Zoning Ordinance to allow construction of a parking garage and associated site improvements in the the Flood Plain Overlay District all as shown on the site plan entitled "Parking Facility for West Cambridge Office Building", prepared by Vitols Associates, scale 1"-20', submitted with the petition. The plan is dated March 22, 1985.

Notice of Public Hearing:

Notice of the May 21, 1985 public hearing was published, posted and mailed as required by law. For published notice see Cambridge Chronicle May 9, 1985 and May 16, 1985.

Applicants' Presentation: Peter Lewis, a representative of Cambridge I Associates, and Robert Carter, an engineering consultant to the petitioner, (H.W. Moore Associates), made a presentation at both the May 21 and June 4, 1985 Planning Board hearings.

Citizen Comments: No one other than the petitioners spoke on the project.

Documents: The following documents were submitted in support of the petition:

1. Special Permit Application
2. Run-off Calculations
3. Notice of Intent
4. Flood Storage Calculations
5. Aerial Photographs of the site
6. Set of drawings, dated March 22, 1985, which included site plan, elevations and floor plans.

Other documents: The following documents were submitted to the Planning Board subsequent to the Public Hearing:

1. Letter, to Arthur Parris, Chairperson, from Joan Lastovica, dated May 28, 1985.
2. Letter, to Arthur Parris, from Lauren Preston, Dated May 9, 1985.

Findings:

After receiving comments made at the public hearing, reviewing documents in support of the petition, discussions by the Board and Staff review, the Board makes the following findings:

1. In accordance with the requirements of Section 11.75 of the Ordinance Special Permit for Development in the Flood Plain Overlay District, the Board finds that:
 - a. The project does not involve any filling or other encroachment within a floodway or within a Zone A area which would impair the ability of these special flood hazard areas to carry and discharge flood waters;
 - b. The preliminary estimates of water retention capacity being displaced will be replaced within the confines of the proposed structure; (see attached run-off calculations).
 - c. The proposed flood water retention systems appear to have been suitably designed and will not cause any nuisance, hazard or detriment to the occupants of the site, or citizens of Cambridge;
 - d. The project will comply in all respects with the requirements of the Office O-2 Zoning District except as varied by the Cambridge Board of Zoning Appeal Decision (see attached Board of Zoning Appeal Case No. 5185 - filed July 26, 1985).
2. The traffic generated or patterns of access or egress will not cause congestion, hazard or substantial change to the area.

Planning Board Decision:

After review and due consideration of information presented by the applicant, comments made at the public hearing, subsequent discussion by the Board and the staff, the Planning Board GRANTS the Special Permit for Development in the Flood Plain Overlay District as detailed in the above referenced application P.B. #50, with the following conditions;

(3)

1. The general location and size of the buildings shall remain as indicated on the site plan dated March 22, 1985.
2. The developer will deed the parcel along Cambridgepark Drive (Parcel #7) to the City of Cambridge. This land, which is currently used for on-grade parking, will be improved as part of the Cambridgepark Drive street and sidewalk improvements.
3. Upon completion of the parking garage the petitioner will cease the use of the on-grade parking lot which is currently leased from I.B. Moore. The generation of additional traffic through the provision of additional parking beyond that of the parking facility is not desirable and is not an objective of the Alewife urban design plan.
4. Prior to issuance of building permits all parking layout and design shall be reviewed and approved by the City of Cambridge Traffic Department.
5. All open space and landscaped areas shall be planted with trees and shrubs of adequate size to insure proper growth.

Respectfully submitted for
the Planning Board,

Arthur C. Parris

Arthur Parris
Chairman

Attachments

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 August 14, 1985 by Peter Barber 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