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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CAMBRIDGE IIA.

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Case No.: PB #66

Premises: First Street, Thorndike Way, Commercial Avenue,
Lechmere Canal Park

Zoning District: Business A/PUD-4

Petitioner: CambridgeSide Galleria Associates Trust, formerly
known as Riverside Galleria Associates Trust

Date of Planning Board Decision: June 16, 1987

Date of Minor Amendment: November 15, 1988

PROPOSED AMENDMENTS

1. The Petitioner requested permission to construct two levels of structured parking that would be located above the cornice line of the project along First Street. Approximately 197 spaces would be built, which would be located south of the Sears building and north of the Lechmere building that are proposed as part of the project.
2. In paragraph no. 7 of the Board's original decision dated June 16, 1987, the Board required that the Petitioner submit by June 1, 1988 to the Board a Transit Plan. The Petitioner requested that this date be extended until June 1, 1989.

DISCUSSION

The Petitioner indicated at the meeting of the Board on November 15, 1988 that the request concerning permission to construct additional above-grade parking had largely evolved as a result of additional information concerning the site of the project that had been learned as detailed planning for construction progressed. In particular, additional information had been learned concerning the below-grade water table at the site and the impact of the water table on the excavation schedule for the project. The Petitioner also outlined the evolution of the

design of the below-grade portion of the project's parking facilities, which still included approximately two-thirds of the parking to be provided for the project. In response to a question from the Board, the Petitioner indicate that the two parking trays for which permission was being sought were much smaller than those originally proposed when the plans for the project had first been presented to the Boards. The Petitioner indicated that the proposed parking respected the sight lines towards the project from both Lechmere Canal and First Street, and that no parking in was located on the roof of the proposed Sears building, as had originally been planned. Roger Boothe of the Cambridge Community Development Department concurred that the requested parking involved much smaller roof trays than those previously considered, and that the Petitioner had agreed to eliminate parking under the office building to be located to the south of Charles Street Extension. The access for such parking on the Charles Street Extension will also be eliminated. Mr. Boothe indicated that the elimination of this parking would result in an improvement in the quality of Charles Street Extension, and was worth having in exchange for allowing extra parking on the roof of the project.

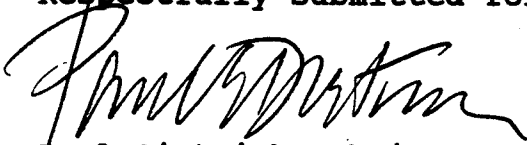
With respect to the request of the Petitioner concerning the date by when the Transit Plan had to be submitted, Joe Kellogg of the Community Development Department indicated the Petitioner and Lotus Development Corporation, which is also required pursuant to the terms of its Special Permit to submit a Transit Plan, had agreed to prepare such a Transit Plan together and that the Lotus Plan is due to be submitted on June 1, 1989. Accordingly, the Petitioner had requested that its plan be required to be submitted on the same date.

DECISION

After discussion of the requested modifications as outlined above and discussed at the meeting of the Board of November 15, 1988, the Board GRANTS the proposed changes conditioned on the elimination of the parking under the office building and the access for such parking on the Charles Street Extension as being consistent with the criteria for Minor Amendments to the Final Development Plan as detailed in Section 12.372 of the Zoning Ordinance.

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

Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman