

*Modifications to First Street
parking garage redesign*

**CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT #4

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 #1: May 3, 1988

Date of Minor Amendment #2: November 15, 1988

Date of Minor Amendment #3: April 4, 1989

Date of Minor Amendment #4: April 18, 1989

DOCUMENTS SUBMITTED

1. Elevation illustrating the First Street side of the project, prepared by Arrowstreet, Inc., dated April 18, 1989 and titled "First Street Elevation".
2. Building section illustrating the above-ground garage that is part of the project that abuts First Street, prepared by Arrowstreet, Inc., dated April 18, 1989 and titled "Above Ground Garage Building Section".

PROPOSED AMENDMENTS

1. At the meeting of the Planning Board held on April 18, 1989, the Petitioner and the Petitioners's Architect presented the elevation and sections described above to show the Planning Board the elevations for the project along First Street. The portion of the elevation being submitted to the Board for approval excluded the portion of the project along First Street that consists of the Lechmere store, which had previously been approved through the design review process, and the Sears building, which has not yet been reviewed as part of the design review process. The Petitioner requested that the Planning Board approve the elevation submitted for the project along First Street as so limited.
2. Minor Amendment #2 concerning the project, dated November 15, 1988, approved the Petitioner's request for permission to construct two levels of structured parking that would be located above the cornice line of the project along First Street. The Petitioner requested that the Petitioner be allowed to eliminate the top level of the two levels of structured parking for which permission had been granted to increase the size of the lower of the two permitted trays, resulting in a smaller setback from First Street for this lower level of parking that had been approved in Minor Amendment #2.

DISCUSSION

The Petitioner's architect pointed out certain of the details shown on the elevation presented to the Planning Board that illustrated the First Street side of the project.

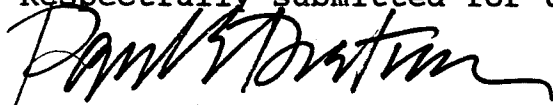
The Petitioner's architect also point out to the Planning Board that differences in the above grade garage that is part of the project that abuts First Street as shown on the building section presented to the Board, in comparison to the design of that portion of the project as approved in Minor Amendment #2. The Petitioner pointed out that, with respect to the entries shown on the above referenced plans, the design and the locations had been approved by the Community Development Department Staff as part of the design review process for this elevations of the project.

DECISION

After discussion of the requested modifications as outlined above and shown on the plans that were presented to the Planning Board, the Board approves the proposed changes as being consistent with the criteria for minor amendments to the Final Development Plan as detailed in Section 12.372 of the Zoning Ordinance. Except as modified by this minor amendment, all conditions of Amendment #2 shall continue to apply.

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,

A handwritten signature in black ink, appearing to read "Paul Dietrich", written over a horizontal line.

Paul Dietrich, Chairman