

**CITY OF CAMBRIDGE, MASSACHUSETTS**  
**PLANNING BOARD**

**CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139**

**MINOR AMENDMENT #5**

**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**

**Date of Minor Amendment #5: May 16, 1989**

**DOCUMENT SUBMITTED**

1. Letter to Lester Barber, Land Use and Zoning Director, requesting a fifth Minor Amendment to the Special Permit #66 dated June 16, 1987. The Petitioner requests that the date for the submission of the Transit Plan be extended from June 1, 1989 to August 1, 1989. The Petitioner also requested that Special Permit #65 dated June 16, 1987 for the development by the Lotus Development Corporation be extended as well since the abutting developers are preparing the Transit Plan jointly.

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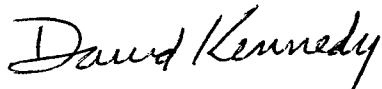
*Transit plan submitted extension*

DECISION

After discussion of the requested modification as outlined above and discussed at the meeting of the Board of May 16, 1989, the Board GRANTS the proposed change of dates from June 1, 1989 to August 1, 1989 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 David Kennedy, Hugh Russell, and Alfred Cohn. Carolyn Mieth abstained.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script that reads "David Kennedy".

David Kennedy, Vice Chairman

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BY HAND

May 10, 1990

Mr. Lester Barber  
Land Use and Zoning Director  
Cambridge Community Development  
Department  
City Hall Annex  
57 Inman Street (Inman and Broadway)  
Cambridge, MA 02139

Re: CambridgeSide Galleria;  
Planning Board Case No. PB#66;  
Requested Minor Amendment #5

Dear Les:

Pursuant to our previous telephone conversations, this letter sets forth the substance of the requests we will be making on Tuesday, May 15, 1990, before the Planning Board on behalf of CambridgeSide Galleria Associates Trust (the "Trust") for a Minor Amendment to the above-referenced PUD Special Permit.

First, Page 1.28A of the Final Development Plan for the project illustrates the development schedule for the construction of the project. That schedule has been revised as the design and construction of the project has progressed. We would like to present the present schedule for approval by the Board. We expect to forward to you shortly the proposed substitute Page 1.28A. H

Next, the Special Permit for the project provided in Condition No. 7 (found on Page 10 of the Board's decision) that "[u]p to 50% of the bicycle parking facilities required by Article 6.000 for this development may, with the approval of the City Manager and the Community Development Department, be located elsewhere in the East Cambridge riverfront district, in public parks and in other suitable locations." According to B ↓

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calculations made by Arrowstreet Inc., the project architect, 170 bicycle spaces are required pursuant to the Cambridge Zoning Ordinance for the retail component of the project. The project architect is presently preparing a plan that will show proposed on-site and off-site bicycle parking spaces to be provided in connection with the retail component of the project. That plan will not necessarily show 170 bicycle spaces. The plan will be reviewed by the Community Development Department Staff before the Planning Board meeting on May 15, 1990. The Board will be asked to approve the number of spaces to be provided upon opening the retail component, subject to the condition that the Board may, within one year from the date the plan is implemented, require the Trust to install additional bicycle parking spaces up to the amount needed to reach a total of 170 spaces if the Board deems it needed following a review of the first year's actual usage. *create page 2*

Next, Section 6.42 of the Cambridge Zoning Ordinance sets forth required dimensions for off-street parking spaces. In particular, this provision states that the width of isles associated with regular parking spaces is to be 22 feet. Because the design of the above-ground portion of the parking garage for the Galleria calls for angle parking served by one-way aisles, those aisles do not need to be 22 feet in width. We will be requesting that the Board approve a dimension of 15'6" as the width of the aisles for the above-ground portion of the parking garage serving those angle spaces. This dimension has previously been reviewed by Lauren Preston of the Cambridge Department of Traffic and Parking and Dick Easler of the Cambridge Community Development Department as part of the design review process for the project. *for writing*

In addition, Section 6.92 of the Zoning Ordinance provides that no curbcuts for loading bays are to exceed 30 feet. We will be requesting permission that a curbcut for one of the loading bays for the project located along Commercial Avenue be permitted to be 35 feet wide. The reason for this request is that the proposed dimension will facilitate truck maneuvers entering and exiting the loading bay, and will allow trucks to be able to enter and exit simultaneously. The plans for this curbcut were approved by the Massachusetts DPW when Commercial Avenue was reconstructed and were accepted by the Metropolitan District Commission, which is charged with the care and control of Commercial Avenue in the vicinity of the project. These plans were also reviewed with Community Development and Traffic and Parking staff people. *a*

Condition No. 5 of the Special Permit (found on Page 8 of the Board's decision) provides that "[r]easonable efforts shall be made to modify the design of the party wall between the Development Parcel and Ten Canal Park to afford reasonable light and air to the existing windows in the Ten Canal Park building and to provide an integrated public entrance to *2*

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the Galleria and Ten Canal Park or another mutually satisfactory alternative at the first retail level." A Letter Agreement has been executed on behalf of the owners of Ten Canal Park indicating that reasonable modifications have been agreed to by the Trust and Edgewater Place Limited Partnership concerning this matter, a copy of which is attached. We will be presenting the final plans concerning this agreement to the Board for the Board's approval and requesting that the Board confirm that this portion of Condition No. 5 of the Special Permit has been satisfied.

Finally, Condition No. 7 of the Board's decision (found on Page 9 of the decision) provides that the Trust is to submit a Transit Plan to the Board for approval. The Special Permit, as amended, calls for that Transit Plan to have been submitted to the Board by August 1, 1989. Norman Abend forwarded to you by hand by letter dated August 1, 1989 a Transit Plan dated July 31, 1989. We will be requesting the Board to approve the Plan and to confirm that the Plan was timely submitted.

Please give me a call should you have any questions concerning the above information or the enclosed material. We look forward to meeting with you and the Board.

Sincerely,

*H. Edward Abelson*  
H. Edward Abelson *fac*

HEA:fac:2436

Enclosure

cc: Messrs. Karp, Plumeri, McCabe, Stein, McKinnon, Abend and  
Flajnik

Phase	1987				1988				1989				1990				1991				1992			
	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND
Phase 1 - Lechmere, Temp. Garage, and Temp. Loading Dock																								
Phase 2 - East Hall of Mall and Filene's																								
Phase 3 - West Hall of Mall and Sears																								
Phase 4A - Charles Park																								
Phase 4B - Office and Housing																								

End Phase 2 and 3  
Begin Phase 4A  
January 1991

Begin Phase 4B  
July 1991

End Phase 4A  
November 1991

End Phase 4B  
July 1992

## PHASING SCHEDULE

5/4/90