

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT #6

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

Date of Minor Amendment #6: June 5, 1990

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DOCUMENT SUBMITTED

1. Letter to Lester Barber, Land Use and Zoning Director, from Ned Abelson, attorney for the applicant, dated May 10, 1990, outlining the requested amendments to the Permit. Accompanying the request were two additional documents:
  - a. Letter from S. Karp to J. Baron dated May 2, 1989 itemizing agreed-to modifications to the building adjacent to 110 Canal Park.
  - b. Phasing schedule dated May 4, 1990.
2. Letter to the Planning Board from Lauren Preston, dated June 5, 1990, reviewing the changes in the parking garage design.

## DISCUSSION

The Planning Board reviewed the proposed amendments at its May 15, 1990, regular meeting. Mr. David Stein, representing the permittee, outlined the requests being made. The principal modification is to the schedule of construction of the remaining buildings (office and residential buildings) and "Charles Park". The initiation of construction of the park will be only slightly delayed to permit retention of the temporary parking garage through December 1990, with dismantling to begin in January of 1991. The extension of the use of the temporary garage was requested to permit its use for construction worker and permanent employee parking and to prevent disruption due to removal during the initial months of mall operation.

Mr. Stein indicated that the permittee is not convinced that the bicycle parking required by the Ordinance for the Galleria portion of the development (170) is necessary and would like to be relieved of a portion of that requirement, at least at opening, until an assessment of the need is made after a period of use. The Planning Board indicated that experience in other developments suggests that appropriately located facilities will be used, especially likely to be true in the Galleria case given the large number of employees (ca. 1,000) who will be hired both part and full time by the retailers in the mall.

The one way parking layout meets customary requirements for angled parking, which was chosen to make efficient use of the building space available. Mr. Stein indicated that the Traffic and Parking Department and the Community Development Department have reviewed and approved the layout. The extra-wide loading bay entry at Commercial Avenue has also been approved by the MDPW and accepted by the MDC and will ensure minimal disruption to traffic by service vehicles.

Mr. Stein indicated that agreements have been reached with 10 Canal Park as indicated by the Plans approved by the Community Development Department which are now the basis for the current construction. Acknowledgement by the Board is requested for that item as well as for the submission of the required Transit Plan.

## FINDINGS

1. As the revised schedule will not significantly delay start of construction of "Charles Park" in 1991 and will not prevent its completion during the 1991 construction season, and in addition given the present poor housing and office market the proposed schedule is reasonable. The Board is concerned however that the housing and office building parcels be maintained in a sightly manner in the interim and that the construction of those buildings begin in a timely manner. Further the Board finds it desirable to limit the

occupancy of the temporary garage, which will remain from September 15, 1990 through December 1990 to workers actively employed on the site.

2. The Board considers the bicycle parking requirement a reasonable one given the large number of employees and customers who will be arriving at the site. The Board is however prepared to permit a phased installation of the spaces over the first year of operation of the facility to permit placement at locations deemed most effective, after assessment of the actual use pattern of the installed facilities. Nevertheless the permittee should provide a significant number of indoor, protected, well located spaces to serve the employees of the mall stores.
3. With a letter from the Traffic and Parking Department that the angled parking layout and loading bay width meet acceptable technical design standards, the Board finds these modifications acceptable and consistent with the objectives of the Zoning Ordinance.
4. The revisions to the mall building design in response to the concerns raised by the owners of 10 Canal Park are acceptable to the Board, having been previously approved by the Community Development staff. Condition 5a of the Board's initial Decision has been satisfied.
5. The Transit Plan, received by the Planning Board on August 1, 1989, was submitted in a timely manner. The Board finds the plan acceptable provided its implementation is monitored and planning efforts continue with other East Cambridge and Kendall Square property owners to continually refine and improve the system of shuttle bus transportation and other traffic mitigation measures.

#### DECISION

After review of the application document, comments made at the May 15, 1990 regular Planning Board meeting, and based on the findings above, the Planning Board GRANTS the minor amendment relief requested in the application document with the following conditions.

1. The revised construction schedule is approved as submitted with the following limitations.
  - a. Both the housing and office building sites shall be graded and sodded or otherwise appropriately landscaped and shall be continually maintained in a sightly manner until such time as construction is begun on one or both of those authorized buildings. The office site may be used for construction staging for installation of

"Charles Park" but shall be graded and landscaped as required herein simultaneously with the completion of the park. Any other use of these two sites shall require approval from the Planning Board. Satisfaction of this condition is intended to constitute satisfaction of the requirements of Section 2.03(n) of the Development Agreement dated as of June 30, 1987 between the City and the petitioner.

- b. Unless otherwise permitted by the Planning Board no occupancy permit shall be granted by the Superintendent of Buildings separately for either the office building or the housing unless construction has actively begun, and is demonstrated by the permittee to the satisfaction of the Planning Board that such construction shall be continued to completion as expeditiously as is reasonable, at the site of whichever of these portions of the project for which a certificate of occupancy is not then being sought, all in conformance with the approved Final Development Plan.
- c. Occupancy of the temporary garage after September 15, 1990, shall be limited to workers employed on site.

It is understood that the alteration of the development schedule will entail companion amendments to the "Development Agreement" executed between the City of Cambridge and CambridgeSide Galleria Associates Trust.

- 2. The Superintendent may issue an occupancy permit for the galleria mall without the installation of the full complement of bicycle parking spaces (170) required by the Zoning Ordinance. However, by July 15, 1990 a plan shall be presented to the Planning Board indicating the locations of the proposed first installation of bicycle parking spaces to serve both employees and customers. A minimum of eighty (80) shall be shown. Installation of those spaces shall be made on or before October 31, 1990. A plan for the location of the remaining required number of bicycle spaces shall be presented to the Board for approval on or before July 15, 1991 and said spaces shall be installed on or before October 31, 1991. Spaces serving employees shall meet the design requirements of the Zoning Ordinance, Section 6.49. At a minimum fifty percent (50%) of the required spaces shall be within the building.
- 3. The revised, angled parking layout and additional loading bay width are approved as requested.

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

*Paul Dietrich*  
Paul Dietrich, Chairman

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