



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT #7

Case No.: PB #66

Premises: First Street, Thorndike Way, Edwin Land Boulevard
(formerly known as 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

Date of Minor Amendment #7: July 16, 1991

*City Clerk
August 14, 1991*

DOCUMENTS SUBMITTED

1. Letter to L. Barber, Director of Land Use and Zoning, from E. Abelson, attorney for the applicant, dated June 26, 1991 indicating the likely details of the requested Minor Amendment.
2. Letter to L. Barber from E. Abelson dated July 10, 1991 detailing the Minor Amendment requested:
 - a. Amend the development schedule, page 1.28A of the

Final Development Plan, as previously amended by Minor Amendment 6, to indicate that Phase 4B (the office and housing portions of the development) shall commence by July 1, 1993.

- b. Also in the development schedule, Phase 4A, deletion of the date January, 1991 and the date June, 1991 substituted therefor to reflect the actual commencement of demolition of the temporary garage.
 - c. Express authorization from the Planning Board to use the housing site for the storage of the dismantled portions of the temporary parking garage until such time as they can be sold or otherwise permanently disposed of.
 - d. Permit the donation of the remaining required bicycle racks to the City for use as appropriate, in lieu of meeting the obligation of the Trust under zoning to provide the required number of bicycle parking facilities at the Galleria mall itself.
3. Letter to L. Barber from E. Abelson dated July 16, 1991 outlining the conditions, agreed to by the Trust and the staff of the Community Development Department, which are considered appropriate if the requested amendments to the permit are to be accepted.

DISCUSSION

Mr. Abelson, representing the Trust, outlined the requested amendments indicating that the nature of the office and housing market has made it impossible to initiate construction of those two elements of the development plan on the schedule previously proposed. The request to temporarily store the dismantled portions of the temporary garage is intended to facilitate removal of the garage in a timely manner so as to assure no delay in the initiation of construction of Charles Park. The Board found no reason to object to the requested revisions provided reasonable conditions were imposed.

DECISION

Finding the requested modification to the Permit reasonable given the nature of the current real estate market, the Planning Board **GRANTS** the following amendments to Special Permit #66 and imposes the following conditions:

- a. Amends for cause the schedule of commencement of construction of Phase 4B (office and housing) to July 1, 1993.

- b. Amends for cause the schedule of commencement of demolition of the temporary garage to June, 1991.
- c. Amends for cause the schedule by which a plan for the location of the remaining required bicycle parking spaces must be submitted to October 15, 1991.
- d. Permits the temporary siting of the parts of the dismantled temporary garage on the housing parcel subject to the conditions detailed below.

In granting the above amendments to Special Permit #66 the following conditions shall be met.

- a. The pieces of the temporary garage located on the housing parcel shall be removed on or before March 31, 1992.
- b. The garage pieces on the housing parcel shall be screened from Land Boulevard and Lechmere Canal Park in a manner acceptable to the Community Development Department on or before October 15, 1991.
- c. The housing parcel shall be graded, seeded, sodded, or otherwise appropriately landscaped in conformance with a landscaping plan approved by the Community Development Department on or before January 1, 1992. The landscaping shall be installed as soon after the removal of the garage pieces as weather conditions permit but in no case later than June 1, 1992.
- d. Should it not be proposed to grade and sod the office parcel at the time of completion of construction of the adjacent Charles Park, the parcel shall be appropriately screened from the park and Cambridgeside Place at the completion of construction on the park, or July 1, 1992, whichever is sooner. The screening shall be in conformance with a plan approved by the Community Development Department on or before January 1, 1992. The approved plan may include signage conforming to the current sign regulations in Article 7.000 of the zoning ordinance identifying the future use of the site and its availability.
- e. The backwash lighting on the painted mural at the housing parcel shall be limited only to those times of the day at or after dusk when the garage and retail mall are open for business, but in no case later than 11:00 P.M.
- f. The Trust shall submit to the Planning Board for review a report on the existing utilization of the presently

installed bicycle racks within and outside the mall with particular attention paid to the question of whether additional signage or other information could and/or should be provided to increase utilization should it be found that the racks, particularly those in the interior of the mall, are not being used to a reasonable extent . The report shall be submitted to the Planning Board on or before September 1, 1991. It is the intent of the Board that the information provided in the report and other information available to it shall be used to determine the appropriate allocation of the remaining required bicycle parking spaces at the mall or at other locations in East Cambridge.

- g. The Development Agreement between the City of Cambridge and the Trust shall be amended as appropriate to reflect these modifications to the Special Permit.

Voting to grant the Minor Amendment were P. Dietrich, H. Russell, A. Cohen, C. Cooper and C. Mieth.

For the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich", with a long horizontal flourish extending to the right.

Paul Dietrich, Chairman