



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Minor Amendment #1

Case No: PB #76

Premises: 149 Alewife Brook Parkway, One Cambridgepark Place

Petitioner: J and B Realty Trust

Date of Planning Board Decision: November 10, 1987

Date of First Minor Amendment: April 5, 1988

Documents Submitted

1. Letter to Joseph Kellogg from Ellen Light, dated March 14, 1988, outlining the request, with accompanying chart entitled "#0587, One Cambridgepark Place, Proposed Revisions".
2. Plans, Elevations, Cross Sections, dated 2/22 and 2/24/88; entitled "Progress Set, One CambridgePark Place".

Discussion

The architects for the project indicated that the revisions are proposed to facilitate the development of the site in two phases should that prove necessary. While an additional floor has been added to the first phase of the building the height has only increased by eight and a third feet. The height of phase two has been correspondingly reduced. The only other major change has been the elimination of a significant number of parking spaces including a significant reduction in the number of on-grade spaces. The Community Development staff indicated that the changes were generally positive and improved the overall design of the building.

With regard to the issue of whether the added height at the main entry of the building must meet the parkway setback requirement at the 55 foot height level, it was determined that at that location the building is facing Cambridgepark Drive and, for zoning purposes, does not have to observe the setback required for those portions of the building facing the Parkway.

Decision

After reviewing the revised plans and finding that the changes proposed are not inconsistent with the approved special permit, the Planning Board GRANTS the minor amendment subject to the following conditions.

1. The project shall be subject to the revised dimensional limitations as outlined in Appendix I.
2. The permittee shall submit for Planning Board Approval, no later than June 30, 1988, a site development plan (including landscaping) for the entire site to be implemented should the second phase of construction as shown on the above referenced plans not proceed in a timely manner after the completion of the first phase.
3. The implementation of the site development plan as approved by the Planning Board and as required in Condition #2 above, shall be commenced within one year after the issuance of the first occupancy permit for the first phase of construction, unless substantial construction has commenced on the final (second) phase of the building. Full implementation shall be completed within one year.

Voting to GRANT the Minor Amendment were A. Cohn, C. Mieth, C. Cooper, ; A. Callaghan, P, Dietrich, and D. Kennedy.

For the Planning Board,

Paul Dietrich, Chairman

