

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

NOTICE OF DECISION

CASE NO.: PB #75, Minor Amendment #4

PREMISES: 149 Alewife Brook Parkway/One CambridgePark Drive

ZONING DISTRICT: Office-2/Flood Plain Overlay

OWNER: J & B Realty Trust

PETITIONER: J & B Realty Trust

APPLICATION DATE: August 4, 1987

DATE OF PUBLIC HEARING: September 15, 1987

DATE OF PLANNING BOARD DECISION: November 10, 1987

DATE OF FILING THE DECISION: (filed December 2, 1987)

DATE OF FIRST MINOR AMENDMENT: August 5, 1988

DATE OF SECOND MINOR AMENDMENT: September 5, 1989

DATE OF THIRD MINOR AMENDMENT: June 19, 1990

DATE OF FOURTH MINOR AMENDMENT: May 21, 1991

Requested Amendment: Extension of the expiration date of the above referenced permit for an additional year.

Documents Submitted: Letter to Lester Barber from Gary Snerson, dated March 25, 1991 outlining the extension request of the special permit due to expire on April 30, 1991.

Discussion

Mr. Gary Snerson and Jeffrey Katz outlined the difficulties they have encountered finding tenants for the building given past uncertainties regarding the highway reconstruction and current problems with the office market and bank financing. In addition

the Environmental Impact Review process has delayed the project and it will be completed within the next few months when responses to the draft EIR are completed. A year's extension was desired but recognizing the number of extensions that have been granted a shorter period, perhaps through September, would be acceptable in order to allow continued marketing of the building.

The Board was concerned with the repeated requests for extensions but recognized the difficult time in which the development was being marketed. Recognizing that the project is now subject to any zoning change that might affect it (including, currently, an incentive zoning payment) and lacking any compelling reason to alter the design as approved (with one exception) the Board considered a modest extension reasonable. Given the growing concern with parking supply and related traffic and air quality issues the Board considered a modest reduction in allowed parking spaces appropriate, to a level more in line with overall city traffic and parking regulation objectives. A reduction to 400 spaces, a rate of two per thousand square feet of building, would be appropriate (a reduction from the 497 spaces initially granted). Through the State Implementation Plan process further modifications may be required in the future. An extension of six months was considered by the Board as equitable to the permittee while ensuring the Board the opportunity to review the project again should circumstances change.

#### Decision

Based on the above findings the Planning Board GRANTS the requested Minor Amendment extending the date of expiration of the Special Permit to October 31, 1991. As a condition of the extension the maximum number of accessory parking spaces that may be provided shall be reduced to 400. The special permit shall continue to be subject to any amendment of the Zoning Ordinance adopted subsequent to the issuance of the original permit as provided in Section 8.25. Voting to extend the permit were P. Dietrich, C. Cooper, A. Cohn, and H. Russell.

For the Planning Board,



Paul Dietrich, Chairman