

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB #80

PREMISES: 35 CambridgePark Drive, Cambridge, Massachusetts

ZONING DISTRICT: Office O-2, PUD-5, Flood Plain Overlay District

PETITIONER: Cambridge I Associates/Schochet Associates

APPLICATION DATE: March 15, 1988

DATE OF HEARING: May 3, 1988

PETITION: Special Permit to erect a parking garage in the Flood Plain Overlay District

DATE OF PLANNING BOARD DECISION: June 7, 1988

DATE OF FILING THE DECISION: June ~~27~~²³, 1988

Decision (summary): Approved with conditions

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws Chapter 40A, and shall be filed within twenty (20) days after the date of filing of the above referenced decision with the City Clerk.

Copies of the decision and final plans, if applicable, are on file with the office of Community Development and the City Clerk.

Elizabeth J. Malenfant

Authorized Representative
to the Planning Board

June ~~27~~²³, 1988

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APPLICATION DATE: March 15, 1988

DATE OF HEARING: May 3, 1988

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PETITION: The Petitioner is requesting a Special Permit to erect a parking garage in the Flood Plain Overlay District under Section 11.70 of the Cambridge Zoning Ordinance to allow construction of a parking garage and associated site improvements as shown on the site plan entitled "Parking Facility for West Cambridge Office Building".

NOTICE OF PUBLIC HEARING: Notice of the May 3, 1988 public hearing was published in the Legal Notice section of The TAB, April 19 and 26, posted on the Clerk's bulletin board at City Hall, and mailed to the abutting property owners as required by law.

DOCUMENTS SUBMITTED:

1. Special Permit application filed with Community Development Department on March 15, 1988.
2. Letter submitted to the Cambridge Planning Board from the applicant, dated March 9, 1988, outlining the proposal.
3. Photographs of the site as it exists.

OTHER DOCUMENTS:

1. Letter to the Planning Board from Lauren Preston, Deputy Traffic Director, dated March 21, 1988, detailing and recommending approval of the garage.
2. Letter to the Planning Board from Vice Mayor Alice K. Wolf dated April 29, 1988, opposing the granting of the Special Permit because there is no need for further parking facilities in the Alewife area.
3. Letter to Genetics Institute from Federal Management Company, Inc, a Schochet Associates firm, dated September 10, 1985 as an example detailing the MBTA pass program and encouraging tenants at 35 CambridgePark Drive to participate. Also included are the results of a transportation survey of the tenants' employees.

PUBLIC HEARING

At the public hearing held on May 3, 1988 at the Sullivan Chambers, City Hall. Peter Lewis, a representative of Cambridge I Associates, and Robert Carter of H.W. Moore Associates, an engineering consultant to the petitioner made a presentation of the proposal.

Eve Sullivan, North Cambridge resident spoke against the application saying the parking garage would only attract more traffic into the area.

Carolyn Mieth asked the Board to consider the regional hydrolic study which is being done in the area to determine if the compensatory storage will be adequate.

FINDINGS

After receiving comments made at the public hearing, reviewing documents in support of the petition, discussion by the Board and staff review, the Board makes the following findings:

1. In accordance with the requirements of Section 11.75 of the Ordinance Special Permit for Development in the Flood Plain Overlay District, the Board finds that:
 - a. The project does not involve any filling or other encroachment within the floodway or within a Zone A area which would impair the ability of these special flood hazard area to carry and discharge flood waters;
 - b. The estimates of water retention capacity being displaced will be replaced within the confines of the proposed structure; (see attached calculations) as determined by the Office of the City Engineer.
 - c. The proposed flood water retention systems appear to have been suitably designed and will not cause any nuisance, hazard or detriment to the occupants of the site, or citizens of Cambridge;
 - d. The project will comply in all respects with the requirements of the Office O-2 Zoning District or as varied by the Cambridge Board of Zoning Appeal Case No. 5560.
2. While the Board is concerned that more parking is being created at a location so close to the MBTA Transit Station than is desirable that issue is not appropriately resolved through the issuance of a Flood Plain Special Permit. However the Board is prepared to attached conditions to the Permit which ensure reasonable improvements to the adjacent public streets and on site landscaping.

PLANNING BOARD DECISION:

After review and due consideration of information presented by the applicant, comments made at the public hearing, subsequent discussion by the Board and the Staff, the Planning Board GRANTS the Special Permit for Development in the Flood Plain Overlay District as detailed in the above referenced application PB #80 with the following conditions.

1. The general location and size of the buildings shall remain as indicated on the site plan dated March 22, 1985.
2. The developer will deed the parcel along CambridgePark Drive (Parcel #7) to the City of Cambridge. This land, which is currently used for ongrade parking, will be incorporated as part of the CambridgePark Drive street and sidewalk widenings completed at every other location along the street.
3. Upon completion of the parking garage the petitioner will cease the use of the ongrade parking lot which is currently leased from I.B. Moore. The generation of additional traffic through the provision of additional parking beyond that of the parking facility is not desirable and is not an objective of the Alewife urban design plan.
4. Prior to issuance of building permits all parking lay out and design shall be reviewed and approved by the City of Cambridge Traffic Department.
5. All open space and landscaped areas shall be planted with trees and shrubs of adequate size to insure proper growth. The landscaping plan shall be approved by the Community Development Department.

Voting to GRANT the Permit were Paul Dietrich, Acheson Callaghan, David Kennedy, Alfred Cohn and Carolyn Mieth

Respectfully submitted for
the Planning Board,


Paul Dietrich, Chairman

attachments

A copy of this decision shall be on file with the office of the City Clerk. Appeals is any shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty (20) days after the Date of such filing with the office of the City clerk.

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on June 29, 1988 by Elizabeth J. Malenfant, authorized representative to the Planning Board. All plans referred to in the decision have likewise been file with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision. No appeal has been filed.

date _____ City Clerk, _____
City of Cambridge