

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT

2010 JUN -7 AM 8:02

**22 WATER STREET**

Cambridge, Massachusetts

**SUBMITTED BY:**  
Catamount Holdings LLC  
Six Kimball Lane  
Lynnfield, Massachusetts 01940

**VOLUME 1**

**JUNE 1, 2010**

# PLANNED UNIT DEVELOPMENT SPECIAL PERMIT FINAL DEVELOPMENT PLAN – VOLUME 1

**SMMA**

SYMES MAINI & MCKEE ASSOCIATES

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT

2010 JUN -7 AM 8:01

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

June 7, 2010

Mr. Hugh Russell

Chairman, Cambridge Planning Board

City Hall Annex

344 Broadway

Cambridge, MA 02139

Re: Catamount Holdings - 22 Water Street

Final Development Proposal

SMMA No. 05096.05

Dear Mr. Russell:

On behalf of Catamount Holdings, LLC, SMMA is pleased to submit this PUD Special Permit – Final Development Plan for 22 Water Street. We believe that the additional analysis and plan modifications respond to the Board's Preliminary Determination and the input of the East Cambridge neighborhood.

We thank the Board and staff for your guidance thus far, and we look forward to presenting and discussing the Project on June 15<sup>th</sup>.

Very truly yours,

SYMES MAINI & MCKEE ASSOCIATES



Brian Lawlor, PE, LEED AP  
Senior Vice President

cc: Chris Kaneb, Debbie Horwitz, Greg Downes (MP)

enclosures: Final Development Plan

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## 7.2 Planning Board Special Permit Application Form

Section 19.24 (1) requires that all required plans and narrative statements be submitted with the Special Permit Application form. The Special Permit Application form for both the PUD Special Permit and Project Review Special Permit request is included in Section 1. The required plans and figures have been provided and are listed in the Table of Contents.

Section 19.24 (1), of the Ordinance also lists four specific plan requirements that must be shown on the project plans. The four requirements are listed below followed by a detailed response or a plan and/or figure reference.

- *Section 19.24 (1)(1) – Access and Egress Points for all Forms of Travel to the Site:* Circulation routes are shown on Figures 21-23.
- *Section 19.24 (1)(2) – Location of Adjacent Bus and Transit Stops:* The location of adjacent bus and transit stops for both existing and proposed conditions will be submitted under separate cover.
- *Section 19.24 (1)(3) – Schematic Design of Proposed Mechanical equipment:* The schematic layout of the proposed mechanical equipment is shown on the Roof Plan (see Figure 14). Proposed rooftop equipment will include HVAC energy recovery units, heat exchangers and boilers/pumps for each tower. The emergency generator will also be located on the roof.
- *Section 19.24 (1)(4) – Architectural Screening Treatment for Mechanical Equipment:* There will be equipment screens on the roof of each of the four major building elements. Each screen will be elliptical in plan, with the final location determined by the mechanical equipment locations. The screens will be set back from the roof edge as much as possible. The height of the screens will be sized according to the proposed heights of the final equipment selections and will range in heights of 10 feet to 15 feet with no equipment extending above the height of the screen (see Figures 15-17).
- The screen material will be a corrugated, perforated metal panel or layered metal mesh attached to a structural substrate. The perforations in the screen will give it a feeling of lightness,

translucency, and texture. Although there may be a visual hint of the equipment behind, the equipment will not be visible. There will be no up lighting or other lighting of the screens or roof of the building.

## 7.3 Traffic Study

In accordance with requirements of Section 19.24(2), the Applicant submitted a Traffic Impact Study (TIS), prepared by Vanasse and Associates, Inc. to the City of Cambridge Department of Traffic, Parking and Transportation in October 2006. The TIS was certified as complete and reliable by the Department of Traffic, Parking and Transportation on November 22, 2006. A memorandum updating this study was included as Appendix Six in the Development Proposal. An additional letter report from Vanasse and Associates, Inc. addressing parking and traffic questions is attached as Appendix 7 of this document.

## 7.4 Tree Study

The City of Cambridge Tree Protection Ordinance requires the submission of a Tree Study for all projects which require a Special Permit under Section 19.20 of the Ordinance. The Tree Study shall include a Tree Survey, a Tree Protection Plan and if applicable a Mitigation Plan for removal of any Significant Trees. The Tree Protection Ordinance defines a Significant Tree as any tree or trees larger than 8" DBH (diameter at breast height).

The majority of the site is developed and consists of the existing MacGroy building and asphalt pavement for the previous parking, storage and unloading operations for the building. There is an area on the west end of the site that consists of large debris piles and secondary growth trees and shrubs.

The Applicant is committed to working with the City Arborist to review the proposed landscaping palette for the Project. The Project will result in a significant improvement in the quantity and quality of trees and landscaping in the area. The Project will include a variety of deciduous, flowering and evergreen trees as well as shrubs, perennials and groundcover plantings.