

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

## NOTICE OF DECISION

Case No: PB#154 - Multifamily Special Permit

Address: 30 Cambridgepark Drive

Zoning: Office 2/Flood Plain Overlay District

Owners/Applicants: Cambridgepark LLC c/o Gwendolen Noyes,  
Oaktree Design/Development, 129 Mt. Auburn Street, Cambridge,  
Mass.

Application Date: September 7, 1999

Public Hearing: October 19, 1999, continued to December 21, 1999 and  
closed on that date.

Planning Board Decision: December 21, 1999

Date of Filing Decision: January 14, 2000

Application: Multifamily Special Permit (Section 4.26) for a 366,350  
square foot, 311 unit multifamily dwelling.

Decision: GRANTED 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 filing of the above referenced decision with the City Clerk.

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

Authorized Representative to the Planning Board:

*[Signature]*  
For further information concerning this decision, please call Liza Paden at  
349-4647, TTY: 349-4621, email [lpaden@ci.cambridge.ma.us](mailto:lpaden@ci.cambridge.ma.us).

Special Permit #154  
30 Cambridgepark Drive Multifamily

## **Application Documents**

1. Special Permit application, "CambridgePark Place", submitted by CambridgePark Place LLC, with ownership certificate, dimensional form, photographs, charts, diagrams and supporting statement dated July 9, 1999; certified complete and filed with the City Clerk on September 7, 1999; copy of check for application fee, dated August 5, 1999.
2. "ALTA/ACSM Land Title Survey for CambridgePark Co., LLC, 30 CambridgePark Drive"; prepared by Commonwealth Engineers and Consultants, Inc., dated 4/29/99.
3. Plans entitled "Proposed Apartment Building, CambridgePark Drive, Cambridge, Massachusetts" by Steffian Bradley Associates, Inc., for Oaktree Design/Development; dated July 7, 1999; various scales, sheets SP 1, SKA 1-12.
4. "Traffic Impact Assessment/IPOP Analysis, Proposed Residential Development, Cambridge, Mass.", prepared for CambridgePark Place, LLC; prepared by Vanasse and Associates, Inc., dated August, 1999
5. "Traffic Impact Assessment/IPOP Analysis, Technical Appendix, Proposed Residential Development, Cambridge, Mass."; prepared for CambridgePark Place, LLC; prepared by Vanasse and Associates, Inc., stamped date of August 10, 1999.

## **Other Documents Submitted**

1. Plans entitled "Proposed Apartment Building, CambridgePark Drive, Cambridge, Massachusetts, Design Development" by Steffian Bradley Associates, Inc., for Oaktree Design/Development; dated September 8, 1999; various scales, sheets SKA 2-8.
2. Letter to S. Clippinger from Giles Ham, dated August 10, 1999, re: submittal of traffic study.
3. Memo to Planning Board from Jeffrey Katz, dated September 8, 1999, re: comments on project.
4. Letter to Giles Ham from S. Clippinger, dated September 13, 1999, re: certification of traffic study.

5. Memo to the Planning Board from Gerald W. Oldach, Cambridge Chamber of Commerce, dated September 14, 1999, re: comments on project.
6. Memo to the Planning Board from S. Clippinger, dated September 16, 1999, re: IPOP traffic issues.
7. Memo to the Planning Board from S. Kaiser, dated September 17, 1999, re: Testimony on case #154, IPOP traffic.
8. Memo to the Planning Board from S. Kaiser, dated September 21, 1999, re: Supplemental testimony on case #154, IPOP traffic.
9. Memo to the Planning Board from S. Clippinger, dated October 8, 1999, re: Joint review of traffic issues at Alewife.
10. Memo to S. Clippinger from S. Kaiser, re: Planning Board report on Alewife issues, dated October 14, 1999.
11. Memo to the Planning Board from Philip Dowds, dated October 19, 1999
12. Memo to the Planning Board from S. Kaiser, re: Memo of Points of Agreement and Disagreement at Alewife, dated October 20, 1999.
13. Memo to L. Barber and R. Boothe from Julia Bowdoin dated December 21, 1999 re: Conservation Commission actions on 30 Cambridgepark Drive.
14. Memo to Planning Board from J. Barr dated December 21, 1999 re: 30 Cambridgepark drive flood plain mitigation.

### **Findings**

After review of the application documents, testimony presented at the public hearing and subsequent information provided by the applicant, staff of the City of Cambridge and the general public, the Planning Board makes the following findings.

#### **1. Conformance to the requirements for Townhouse and Multifamily Dwellings Special Permit, Section 10.47.7 of the Zoning Ordinance.**

*The Planning Board shall consider and address the following site plan criteria as applicable.*

***a. Preservation of key features of the natural landscape.***

The site has in the past been almost totally surfaced with building and pavement. Very few natural features exist on the site, which is also essentially flat. The project will substantially increase surface water permeability, will add significant landscaping around the periphery of the site, and, it is anticipated, will accommodate the flood storage capacity displaced by the new building.

***b. Relate new buildings sensitively to the existing built environment.***

The existing built environment consists of large, bulky commercial structures. The project will establish a strong residential presence within that environment in a building that is appropriate in scale and moderate in height. Neighborhoods consisting of small wood-frame residential structures are well-removed from this location.

***c. Locate, arrange and landscape open space to benefit passers-by as well as occupants of the development.***

New landscaping will be provided on a site by the permittee that is absent such amenities presently. While a large interior courtyard will be primarily of benefit to the residents of the building, the public edges of the project will be suitably landscaped.

***d. Make parking areas, internal roadways and access and egress points safe and convenient.***

The parking facilities and access to them are well located and will provide safe and convenient service to the occupants of the building in a manner that will not produce safety conflicts with the general public.

***e. Landscape parking areas to minimize their intrusion on the use and enjoyment of the site or neighboring properties.***

A portion of the parking provided will be located partially outside the building. It will be screened with landscaping and fencing in a manner sufficient to minimize its impact on abutting properties.

***f. Locate service facilities like trash apparatus and utility boxes where they are convenient but unobtrusive.***

Trash will be collected and compacted in the basement.

**2. Conformance to the general criteria for the issuance of special permits contained in Section 10.40 of the Zoning Ordinance:**

*A special permit will normally be granted unless the specifics of the proposal would cause the granting of the special permit to be a detriment to the public interest because of the particulars of the location or use, not generally true of the district or of the uses permitted in it.*

***a. The requirements of the Ordinance cannot be met.***

A Planning Overlay Special Permit has been granted for this project. Testimony on the Flood Plain Special Permit for this project will be heard by the Planning Board in January after final action by the Cambridge Conservation Commission. With the issuance of these special permits all requirements of the Ordinance will be met.

***b. Traffic generated or patterns of access and egress will cause congestion, hazard, or substantial change in established neighborhood character.***

Section 11.500 of the Ordinance establishes a higher standard for traffic impact than is required here. The Planning Overlay Special Permit for this project has been granted by the Planning Board.

***c. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance will be adversely affected by the nature of the proposed use.***

With the introduction of a substantial number of housing units into this area, the operation or future development of adjacent uses will not be adversely affected, and may be improved. There will be more activity in the district for more hours of the day, there will be increased demand for commercial and retail services that will benefit office workers equally, and there will be a resident constituency advocating for improvements to the general environment, including the nearby Metropolitan District Commission Alewife Reservation.

***d. Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.***

No nuisance or hazard will be created; issues of flooding and flood storage will be adequately dealt with through the Flood Plain Special Permit process and with the issuance of an Order of Conditions from the Conservation Commission. Concern expressed at the hearing that the building not be floodlit intrusively in the evening hours is of concern to the Board and such a limitation is made a condition of this permit.

***e. For other reasons, the proposed use would impair the integrity of the district or the adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.***

The proposed development will not impair the integrity of the Office 2 District, the nearby Open Space District, or the adjoining Industry B-2 District, or otherwise derogate from the intent and purpose of the Zoning Ordinance. The introduction of housing as a substantial use at this location will actually fulfill in part the intent and purpose of the Office 2 District.

### **Decision**

Based on a review of the application documents, comments made at the public hearing and other comments received by the Board, and based on the above findings the Planning Board **GRANTS** the requested Multifamily Special Permit, Section 4.26, subject to the following conditions and limitations.

1. All use, building construction, and site plan development shall be in general conformance with the plans and application documents submitted to the Planning Board as referenced above and dated July 7 and September 8, 1999. Appendix I summarizes the dimensional features of the project as approved.
2. The project shall continue to undergo design review with the staff of the Community Development Department (CDD). As part of the review of the final design of the project, the permittee shall provide information with regard to the location, intensity and anticipated visual impact off site of all proposed external lighting on the building and on the site. The CDD shall not approve the final building plans until the permittee has demonstrated to the Department's satisfaction that there will be no spill-

over of light onto adjacent properties and that the intensity of light on the site and on the surface of the building will not be unreasonably intrusive. The CDD shall certify to the Inspectional Services Department that all conditions of this permit have been met before issuance of the first building permit for this development.

3. All conditions and limitations of the Planning Overlay Special Permit #154 issued pursuant to Section 11.500 of the Ordinance shall be conditions and limitations of this Section 4.26 Multifamily Special Permit as well.

4. Unless otherwise indicated in this decision, any payment or action required to be made to satisfy Conditions #3 above (referencing conditions in permit #154 IPOP) shall be made to the City of Cambridge or undertaken by the permittee before issuance of any Certificate of Occupancy for construction authorized by this Decision, unless the Community Development Department informs the Superintendent of Buildings in writing that alternate arrangements for payment at a subsequent date have been made.

Voting in the affirmative to **GRANT** the Special Permit were T. Anninger, L. Brown, B. Shaw, H. Russell, F. Darwin, and K. Benjamin and P. Winters, associate members appointed by the Chair to act for absent members, constituting more than the two thirds of the members of the Board necessary to grant a special permit.

For the Planning Board,

A handwritten signature in cursive script that reads "Florrie Darwin" with a date "1/20/18" written to the right of the name.

Florrie Darwin, Chair

A copy of this decision #154 shall be filed with the Office of the City Clerk. Appeals, if 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 in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on January 14, 2000, by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed 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



Appendix I

PB#154 – 30 CambridgePark Drive

	<b>Allowed/Required<sup>(1)</sup></b>	<b>Existing</b>	<b>Proposed</b>	<b>Inclusionary</b>	<b>Granted</b>
		Vacant Lot			
<b>FAR</b>	2.0		2.55	2.6	2.55
<b>Floor Area</b>	373,664 S.F.		366,350 S. F.		366,350 S. F.
<b>Max Height</b>	85 feet		83 feet		83 feet
<b>Max Angle above cornice line</b>	N/A		N/A		N/A
<b>Min Lot Size</b>	5,000 S.F.		143,717 S.F.		143,717 S. F.
<b>Min Lot area/du</b>	600 S. F.		462 S. F.		
<b>Max # du</b>	239 units		311	36+36	311
<b>Min Lot Width</b>			1.		
<b>Min Yard Setbacks</b>					
<b>Front north</b>	99.46 feet				
<b>Front east</b>	105.38 feet				
<b>Side west</b>	84.30 feet				
<b>Side south</b>	79.97 feet				
<b>Ratio Usuable O.S.</b>	(15%) 21,558 S.F.				(18%) 29,095 S.F.
<b>Off Street Parking</b>					
<b>Min #</b>	311		345		35
<b>Max #</b>					
<b>Handicapped</b>	8		8		8
<b>Bicycle spaces</b>	156		156		156
<b>Loading Bays</b>	0		1		1

1. see attached off sheet for calculations.

Setback Calculations			
Front Elevation (North)			
Single Plane Setback			
Height + Length	=	$\frac{83 \text{ ft} + 314.83}{4}$	= 99.46 ft.
Setback Product (Single Plane)			
Height x Length x Front Yard Setback	=	83ft x 314.83 x 99.46	= 2,598,912.99
Setback Product (Various Planes)			
Plane N.1	83ft x 62.00 x 62.83	=	323,323.18
Plane N.2	66ft x 100.83 x 67.67	=	460,328.96
Plane N.3	66ft x 2.00 x 91.00	=	12,012.00
Plane N.4	66ft x 60.00 x 62.83	=	248,806.80
Plane N.5	83ft x 29.00 x 167.50	=	403,172.50
Plane N.6	83ft x 59.00 x 265.00	=	1,297,706.00
Plane N.7	17ft x 33.00 x 193.00	=	108,273.00
Plane N.8	83ft x 2.00 x 295.00	=	48,970.00
Total			= 2,892,691.44

Setback Calculations			
Front Elevation (East)			
Single Plane Setback			
Height + Length	=	$\frac{83 \text{ ft} + 338.50}{4}$	= 106.38 ft.
Setback Product (Single Plane)			
Height x Length x Front Yard Setback	=	83ft x 338.50 x 106.38	= 2,960,563.31
Setback Product (Various Planes)			
Plane E.1	66ft x 28.17 x 79.00	=	146,878.38
Plane E.2	66ft x 76.50 x 98.00	=	454,802.00
Plane E.3	83ft x 97.50 x 104.5	=	846,666.25
Plane E.4	83ft x 30.00 x 72.00	=	179,280.00
Plane E.5	83ft x 103.67 x 97.00	=	834,647.17
Plane E.6	83ft x 2.67 x 155.00	=	34,349.66
Plane E.7	17ft x 104.67 x 255.83	=	466,221.34
Total			= 2,990,844.69

Setback Calculations			
Side Elevation (West)			
Single Plane Setback			
Height + Length	=	$\frac{83 \text{ ft} + 338.50}{5}$	= 84.30 ft.
Setback Product (Single Plane)			
Height x Length x Front Yard Setback	=	83ft x 338.50 x 84.30	= 2,368,460.66
Setback Product (Various Planes)			
Plane W.1	83ft x 130.17 x 56.33	=	608,696.52
Plane W.2	83ft x 52.67 x 54.33	=	237,609.67
Plane W.3	66ft x 153.00 x 74.83	=	760,584.34
Plane W.4	66ft x 2.67 x 111.17	=	19,690.38
Plane W.5	17ft x 23.00 x 250.17	=	97,816.47
Plane W.6	17ft x 30.00 x 252.17	=	128,606.70
Plane W.7	17ft x 70.17 x 311.17	=	371,191.58
Plane W.8	17ft x 29.83 x 309.17	=	166,783.20
Total			= 2,370,677.76

Setback Calculations			
Side Elevation (South)			
Single Plane Setback			
Height + Length	=	$\frac{83 \text{ ft} + 316.83}{5}$	= 79.97 ft.
Setback Product (Single Plane)			
Height x Length x Front Yard Setback	=	83ft x 316.83 x 79.97	= 2,102,867.11
Setback Product (Various Planes)			
Plane S.1	83ft x 20.00 x 178.17	=	296,762.20
Plane S.2	66ft x 38.83 x 25.17	=	61,182.73
Plane S.3	66ft x 27.17 x 22.50	=	40,347.46
Plane S.4	12ft x 188.83 x 25.17	=	60,993.41
Plane S.5	83ft x 27.17 x 22.50	=	60,739.98
Plane S.6	83ft x 36.83 x 25.17	=	76,941.92
Plane S.7	17ft x 44.00 x 178.17	=	133,271.16
Plane S.8	44ft x 80.83 x 294.17	=	1,046,221.49
Plane S.9	10ft x 80.83 x 280.17	=	226,461.41
Plane S.10	54ft x 29.00 x 203.67	=	318,947.22
Plane S.11	54ft x 2.00 x 152.67	=	16,488.36
Plane S.12	54ft x 57.00 x 122.67	=	377,678.26
Total			= 2,694,936.69