

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

Minor Amendment

Case No.: #PB-17

Premises: John Graves Landing,  
Lechmere Canal at M. O'Brien Highway

Zoning District: PUD-4/BA

Petitioner: Unihab/Cambridge, Inc.

Date of Decision: November 10, 1981

Date of Minor Amendment: September 17, 1985

Documents Submitted

1. Letter to Arthur Parris from Arthur Klipfel, Unihab/Cambridge, dated September 17, 1985 outlining the requested amendments to the Final Development Application submitted originally to secure the permit.
2. Plans and Elevations #1A-6, various scales, dated 9/16/85, incorporating site plan changes necessary to utilize the two parcels to be conveyed to Unihab/Cambridge from the City.

Discussion

Mr. Klipfel addressed the Board and summarized the changes to the site plan which were anticipated in the original decision and identified as minor amendments at that time. Mr. Klipfel also highlighted design changes which are undergoing design review with the Community Development staff.

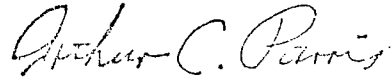
Decision

The Planning Board GRANTS the Minor Amendments to the Final Development Plan Application as outlined in the above referenced letter and plans. The planning Board finds that said amendments are in conformance with the changes to the plans anticipated in the original permit (excerpts enclosed) and identified in that permit as minor changes. In addition, due to continued delays in the conveyance of the necessary land to the applicant from the City the Board finds good cause to grant an extension of the date of necessary commencement of construction for 120 days from the termination of the previous extension granted on October 12, 1984. Final construction shall therefore commence no later than March 10, 1986.

RECEIVED BY  
OFFICE OF CITY CLERK  
1985 OCT - 3 PM 2: 31

Voting to grant the minor amendments and extend the permit were Arthur Parris, Carolyn Mieth, Joyce Bruckner, John Woolsey and Alfred Cohn.

Respectfully submitted for the  
Planning Board,

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris  
Chairman

AP/nb



September 17, 1985

Mr. Arthur Parris, Chairman  
Planning Board  
City of Cambridge  
City Hall Annex  
57 Inman Street  
Cambridge, MA 02139

Re: Minor Amendments to P.U.D. Application  
Graves Landing  
Case PB #17

Dear Mr. Parris:

We hereby petition the Board for a minor amendment to our approved development plan for the above-referenced project as we anticipate acquiring two additional adjacent parcels from the City and are proposing the the related design modifications as described below:

Following is an item-by-item description of the proposed amendments to our Final Development Application which has been previously approved by the Board. Only those Application items for which we are proposing changes are listed below.

A. DEVELOPMENT PARCEL

1. DESCRIBE THE LOCATION OF THE TOTAL DEVELOPMENT PARCEL PROPOSED TO BE INCLUDED IN THIS PLANNED UNIT DEVELOPMENT.

Please refer to Drawing #1A, dated 16 September 1985, which includes the two new parcels and proposed design modifications. The two parcels are remnants of the former Citgo parcel (4A) and the Homburger parcel (1A).

3. PREPARE A LEGAL DESCRIPTION OF THIS DEVELOPMENT PARCEL.

See attached descriptions.

4. PREPARE A STATEMENT CONCERNING THE PRESENT AND FUTURE OWNERSHIP FORM ATTACHED TO THIS APPLICATION. IF THE APPLICANT IS NOT THE OWNER OF THE PARCEL, ALSO SUBMIT WRITTEN AUTHORIZATION FROM THE OWNER CERTIFYING THAT THE APPLICANT MAY PETITION FOR PLANNED UNIT DEVELOPMENT APPROVAL FOR THIS PARCEL.

These parcels are currently owned by the City of Cambridge. We will be receiving the proper authorizations shortly from the Cambridge Community Development Department and will for-

ward copies to you when we have them.

B. DEVELOPMENT CONCEPT

BRIEFLY DESCRIBE THE DEVELOPMENT CONCEPT WHICH IS BEING SOUGHT IN THIS PLANNED UNIT DEVELOPMENT PLAN. INCLUDE THE PROJECT'S PLANNING OBJECTIVES AND DESCRIBE HOW THEY WILL BE ACHIEVED. IN THIS STATEMENT, DESCRIBE THE INTENDED CHARACTER OF THE DEVELOPMENT BOTH IN TERMS OF ITS INTERNAL ASPECTS AND ITS RELATIONSHIP TO THE AREA AROUND THE DEVELOPMENT PARCEL. DESCRIBE CONCEPTUAL CHANGES, DESIGN MODIFICATIONS AND PROGRAMMATIC ALTERATIONS WHICH HAVE OCCURRED SINCE THE DEVELOPMENT PROPOSAL WAS PREPARED.

DEVELOPMENTAL CONCEPT MODIFICATIONS

1. In order to provide sufficient parking for the restaurant planned at the northwestern edge of the development, we are utilizing the Citgo parcel (4A) to park 18 cars. The remainder of the parcel will be landscaped to match the landscape quality of the rest of the project. These proposed modifications are shown on the aforementioned Drawing #1A.
2. We are modifying the basement level at the northwest corner to provide another 36 stalls of parking as shown on Drawing #2, dated 16 September 1985.
3. A health club and pool for the residents is being incorporated into the project. To accommodate the pool, we are adding a greenhouse enclosure over the pool which extends to the property line along the south side near the southeastern corner of Phase I.
4. We are utilizing the Homburger parcel (1A) to construct an additional 12 condominium units. With these units (to be built under Phase II), the total number of units will be 182 for both phases. The additional building area for these units is shown on Drawing #1A.

C. DEVELOPMENT SCHEDULE

PREPARE A DETAILED DEVELOPMENT TIMETABLE INCLUDING ESTIMATED DATES OF THE FOLLOWING:

1. ANY NECESSARY CONVEYANCES OF LAND TO THE APPLICANT:

Our purchase of the Citgo (4A) and Homburger (1A) remnants from the City of Cambridge is awaiting documents from the

City's attorneys.

3. INITIATION OF CONSTRUCTION:

WINTER 1985-1986.

4. INITIATION AND COMPLETION OF SEPARATE STAGES IF THE DEVELOPMENT IS TO BE PHASED:

Phase I - start of construction - Winter 1985-1986. Completion of construction - Summer 1987.

Phase II - start of construction - Winter 1986-1987. Completion of construction - Summer 1988.

5. SUBSTANTIAL COMPLETION OF CONSTRUCTION OF THE ENTIRE PROJECT:

Summer 1988.

6. INITIAL OCCUPANCY OF THE VARIOUS COMPONENTS (e.g. RETAIL, OFFICE, RESIDENTIAL) OF THE PROJECT:

Initial Occupancy of condominiums: Spring 1987, both residential and retail/commercial.

I. DEVELOPMENT DATA

1. Parcel size (sq. ft.): 122,840 (including Parcels 1A and 4A)

2. Proposed lot coverage of structures: 59,612 s.f. including parking garage.

3. Project bulk

a. Total floor area of all structures in the PUD including parking:

Retail/Commercial	9,400 s.f.
Housing	215,745 s.f.
Parking	62,664 s.f.
<hr/>	
Total	287,809 s.f.

b. Gross floor area:	218,821 s.f.
Mech. Space/Setbacks:	7,107 s.f.
Parking:	62,664 s.f.
<hr/>	

c. Floor area ratio: 1.84

6. Total number and type of dwelling units by the number of bedrooms:

34 studios, 68 One BR, 52 Two BR, and 16 Three BR

7. Project rent levels or selling price for each type of use in the development (breakdown):

Studios	(34 @ 540 s.f.±)	\$160,000	sale price
One BR	(68 @ 820 s.f.±)	230,000	" "
Two BR	(52 @ 1200 s.f.±)	290,000	" "
Three BR	(16 @ 1380 s.f.±)	340,000	" "

Note: The sale price for each type is the average figure for that particular unit type.

8. Approximate gross residential densities: 65 dwelling units/acre.

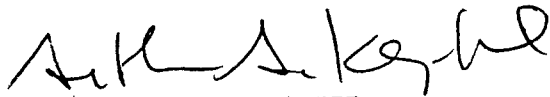
9. Total area (in square feet) of each type of use in the development and percentage of total gross floor area of the development:

Retail/Commercial	9,400 s.f.	3.2%
Housing	215,745 s.f.	73.2%
Service/Mechanical	7,107 s.f.	2.4%
Parking	62,664 s.f.	21.2%

We also request an extension of the already approved time limit for start of construction by 120 days from the date of Board approval of our proposed minor amendment.

After the lengthy planning process, we look forward to breaking ground for this important project in the next few months. We will continue working with the Director and staff of the Community Development Department through the completion of the working drawing and construction to insure that the completed project will be one that we all feel is a successful one.

Sincerely,



Arthur A. Klipfel III  
President

AAK/sp  
Attachments

# CULLINAN ENGINEERING CO., INC.

AUBURN · BOSTON, MASSACHUSETTS

## LEGAL DESCRIPTION

CITIES SERVICE COMPANY  
LOT 4A (REMAINDER)  
CAMBRIDGE, MASSACHUSETTS

Parcel "B1"

June 7, 1985

Description of land in the Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, on the southerly side of Msgr. O'Brien Highway, owned now or formerly by Cities Service Company, and shown on a plan by Cullinan Engineering Co., Inc. titled "Plan of Property owned by Unihab/Cambridge, Inc. Msgr. O'Brien Highway, Cambridge, Massachusetts", dated December 14, 1984, bounded and described as follows:

Beginning at a point on the southerly line of Msgr. O'Brien Highway, said point being N 55° 40' 57" W, a distance of 473.64 feet from the intersection of the southerly line of said O'Brien Highway with the westerly line of Commercial Avenue;

THENCE, S 34° 19' 03" W, through parcel No. 1-7 (said parcel to be taken by the Commonwealth of Massachusetts for the widening of said O'Brien Highway), a distance of 41.16 feet to the TRUE POINT OF BEGINNING;

THENCE S 34° 19' 03" W, along other land, now or formerly of Cities Service Company, a distance of 68.84 feet to a point;

THENCE, N 55° 16' 12" W, along land now or formerly of City of Cambridge, a distance of 73.95 feet, to a point on the Lechmere Park Boundary;

THENCE, N 34° 19' 03" E, along said Lechmere Park Boundary, a distance of 75.41 feet, to a point on the proposed layout line of Msgr. O'Brien Highway;

THENCE, S 50° 11' 55" E, along said proposed layout line of Msgr. O'Brien Highway, a distance of 74.29 feet, to the TRUE POINT OF BEGINNING.

The above described parcel contains 5334 square feet, more or less.

NOTE: Parcels B1 and B2 (on next page) taken together correspond to Parcel 4A mentioned in the letter to which this Legal Description is attached.

Page 1 of Attachment  
Letter to Arthur Parris  
17 September 1985

# CULLINAN ENGINEERING CO., INC.

AUBURN · BOSTON, MASSACHUSETTS

## LEGAL DESCRIPTION

CITIES SERVICE COMPANY  
LOT 2B-1  
CAMBRIDGE, MASSACHUSETTS

Parcel "B2"

June 7, 1985

Description of land in the Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, on the southerly side of Msgr. O'Brien Highway, owned now or formerly by Cities Service Company, and shown on a plan by Cullinan Engineering Co., Inc. titled "Plan of Property owned by Unihab/Cambridge, Inc. Msgr. O'Brien Highway, Cambridge, Massachusetts", dated December 14, 1984, bounded and described as follows:

Beginning at a point on the southerly line of Msgr. O'Brien Highway, said point being N 55° 40' 57" W, a distance of 398.64 feet from the intersection of the southerly line of said O'Brien Highway with the westerly line of Commercial Avenue;

THENCE, S 34° 19' 03" W, along the westerly line of parcel No. 1-6, (said parcel to be taken by the Commonwealth of Massachusetts for the widening of said O'Brien Highway), a distance of 43.26 feet to the TRUE POINT OF BEGINNING;

THENCE, S 34° 19' 03" W, along land of Unihab/Cambridge, Inc., a distance of 66.74 feet, to a point;

THENCE, N 55° 40' 57" W, along land of Unihab/Cambridge, Inc., a distance of 75.00 feet to a point;

THENCE, N 34° 19' 03" E, along other land, now or formerly of Cities Service Company, a distance of 68.84 feet, to a point on the proposed layout line of Msgr. O'Brien Highway;

THENCE, along said proposed layout line of Msgr. O'Brien Highway on the following two (2) courses:

S 50° 11' 55" E, a distance of 31.81 feet to a point;  
and S 56° 55' 20" E, a distance of 43.35 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 5003 square feet, more or less.



# CULLINAN ENGINEERING CO. INC.

AUBURN · BOSTON, MASSACHUSETTS

## LEGAL DESCRIPTION

REGINA T. HOMBURGER ET AL, TRS.  
(LAND COURT PLAN 17498<sup>C</sup> - LOT 4)  
CAMBRIDGE, MASSACHUSETTS

Parcel "A"

June 7, 1985

Description of land in the Commonwealth of Massachusetts, County of Middlesex, City of Cambridge, on the westerly side of Commercial Avenue, owned now or formerly by Regina T. Homburger et al, Trs. and shown on a plan by Cullinan Engineering Co., Inc. titled "Plan of Property owned by Unihab/Cambridge, Inc., Msgr. O'Brien Highway, Cambridge, Massachusetts", dated December 14, 1984, bounded and described as follows:

Beginning at the intersection of the southerly line of Msgr. O'Brien Highway with the westerly line of Commercial Avenue;

THENCE, N 55° 40' 57" W, along the southerly line of said O'Brien Highway, a distance of 117.54 feet to a point, said point being the northwest corner of Lot A<sup>1</sup> shown on Land Court Plan 17498<sup>B</sup>;

THENCE, S 34° 19' 03" W, along the westerly line of said Lot A<sup>1</sup>, a distance of 125.00 feet, to the TRUE POINT OF BEGINNING;

THENCE, S 55° 40' 57" E, along the southerly line of said Lot A<sup>1</sup>, being by land of the Commonwealth of Massachusetts, Metropolitan District Commission, a distance of 79.95 feet to a point;

THENCE, S 34° 19' 03" W, along land of the City of Cambridge, a distance of 93.09 feet to a point;

THENCE N 55° 40' 57" W, along land of the City of Cambridge, the latter two described courses being the "Lechmere Park Boundary", a distance of 79.95 feet to a point;

THENCE, N 34° 19' 03" W, along land, now or formerly of Unihab/Cambridge, Inc., a distance of 93.09 feet, to the TRUE POINT OF BEGINNING.

The above described parcel contains 7443 square feet, more or less.

NOTE: Parcel A corresponds to Parcel 1A mentioned in the letter to which this Legal Description is attached.

Page 3 of Attachment  
Letter to Arthur Parris  
17 September 1985

EXCERPTS FROM ORIGINAL PERMIT

Case No. PB-17

-8-

- (a) The development plan is adequate in the quality of site design, integration of land uses, compatibility with adjacent land uses, and the provision of open space amenities designed to benefit the general public.
- (b) It is anticipated that this development will have a positive fiscal impact on the City.

7. Throughout the development process the applicant has indicated that future modifications and additions to the development plan are anticipated. These include: (a) minor modifications as outlined on pages 2 and 3 of this decision, (b) the construction of additional units within phase II of the development as explained on page 5 of the final application form and (c) conversion of the retail space currently proposed on the lower levels of the westerly end of the building to residential use. Both the minor modifications and the phase II development addition are contingent upon the acquisition of adjacent properties. The acquisition of the Cities Service site will provide land area for the relocation of the vehicular entrance and additional on-grade parking spaces. These alterations would be required as a result of the proposed minor modifications to the building design, including the relocation of the parking garage completely under the building. The anticipated addition to the Phase II development which might include the construction of approximately 24 additional housing units is contingent upon the acquisition of the Regina T. Homburger site.

\*\*\*\*\*

Each of these modifications and/or additions to the development plan will alter either the number of proposed residential units and/or the total gross floor area of the building. The removal of retail space would result in an increase of the number of units from 160 to 168 and the development of phase II will potentially increase the number of units by 24.

Decision

Based upon the above Findings, and having determined that the Final Development Plan meets the evaluation criteria set forth in the applicable provisions of the Zoning Ordinance and contains the revisions previously requested by the Board, and subject to the conditions as set forth herein which have been agreed to in writing by the developer, the Board hereby:

1. approves the Final Development Plan pursuant to Section 12.36, Final Development Plan, as so designated on the documents, plans and graphics submitted to the Board; identified as items #1 and #2, pg. 2 of this Decision
2. grants a Special Permit to construct a PUD in accordance with this decision;
3. permits the following principal uses, which are allowed by Section 13.521 and accessory uses:

Principal

1. multi-family dwellings
2. retail business and consumer service establishments

Accessory

1. automobile parking garage
4. approves the lot size and setbacks as shown in the Final Development Plan, pursuant to Sections 13.532 and 13.534.

The special permit to construct a PUD is hereafter conditional on the following:

A. Dimensional Limitations on Approved Development

1. The maximum gross floor area as defined in Article 2.000 shall not exceed 201,989 square feet.
2. The mix of uses and gross floor area devoted to each will be substantially as indicated in the final development plans and application, items #1 and #2, pg. 2 of this Decision. The minimum gross floor area of retail space shall not vary more than 10% from the total gross floor area proposed in the final development plans.
3. The total number of residential units shall not exceed 160.
4. All other aspects of the development plan shall remain generally as represented in the documents submitted on October 2, 1981 as part of the Final Development Plan application except as modified by conditions below.

B. Required Further Studies, Conditions with respect to Architectural Details and Design Features

1. Unihab shall pursue the following modifications as discussed at the October 6, 1981 public hearing:
  - (a) moving the south building facade up to 20 feet from the property line along the proposed public park;
  - (b) extending the parking completely under the building which would raise the first level to a higher elevation (14.5); and
  - (c) increasing the overall building depth by 4'.
2. Further study shall be made of the end elevations. A wall or some other appropriate form of massing shall be added along the westerly edge of the site extending from the rear building wall to the north as illustrated in the urban design sketch dated October 20, 1981.
3. A high quality brick facing in conformity with other historic brick facings used in Cambridge such as Kainegonic brick be used. As proposed, the lower levels shall vary in either color or material. The material at these levels shall be of equal or superior quality to the remaining brick facing.
4. The perimeter of the development site shall be given special attention as design development stages begin. The applicant shall consider the alternatives suggested in the urban design sketch dated October 20, 1981. Materials used shall be identical or equal in quality to the building base. Cast iron or steel shall be used as the fencing material.
5. The balcony railing detail shall express a nautical effect, similar to the nearby Rowland Foundation building, where brick capped with a railing 6" above is used.
6. Elements of color shall be used throughout the development, especially through the use of awnings and planters at the balconies.
7. Unihab shall investigate the potential of adding a limited number of bay windows in an effort to further vary the strong building mass.
8. Those areas at the upper level is facing Monsignor O'Brien Highway which are shown in the final development plans to be inset from the principle building plane shall vary in color and/or material. It is suggested that material equal to or similar to the material used at the base of the building be employed.

C. Changes to be Considered Minor Modification

The Board considers the following potential modifications minor amendments to the Final Development Plan as approved in Condition A above pursuant to Section 12.317 of the Zoning Ordinance. Such modifications shall require written approval of the Board pursuant to Section 12.371.

1. Changes outlined in Condition B1 above and changes in the layout and design of the parking which is identified in finding number 7 and which the Board understands to be contingent upon the acquisition of the adjacent Cities Service site under the terms of the development agreement with the applicant and the City of Cambridge.
2. Reduction in the amount of retail space required in Condition A2 above and its replacement by additional rental housing units or office space. Such reduction shall not be considered by the Board prior to the execution of the purchase and sale agreements on 50% of the development's residential units, and provided that such retail space has been offered at a selling price not to exceed that comparable to the selling price of the residential space. Comparable shall mean fair market value.

This replacement of required retail space to housing or office use shall be temporary and shall not continue for more than five (5) years from the completion date of Phase I. Upon expiration of this five (5) year period, said space shall be devoted exclusively to retail/restaurant use.

3. Increase in the number of dwelling units constructed to no more than 168 should the Board permit a reduction or elimination of the required retail uses and by an additional twenty-four (24) units and the necessary increase in floor area should the adjacent Regina T. Homburger site become available. In no case shall the gross floor area ratio or lot area per dwelling unit in the development exceed 20 and 600 square feet per dwelling unit respectively, the maximum permitted by the Zoning Ordinance.
4. A 50% reduction in the amount of required retail/restaurant space which is a direct result of the incorporation of condition B1 above.

D. Other Conditions

1. The applicant shall meet with the Community Development Department and landscape architects from Carol Johnson and Associates to review landscape designs and details as explained in finding number 4(d).

\*\*\*\*\*