



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No: PB#170

Address: 60 Oxford Street

Zoning: Residence C-3 District

Owners/Applicants: President and Fellows of Harvard College,
Harvard Planning and Real Estate, 1350 Massachusetts Avenue,
Cambridge, Mass. 02138

Application Date: February 15, 2001

Public Hearing: April 17, 2001

Planning Board Decision: April 17, 2001

Date of Filing Decision: May 3, 2001

Application: Project Review Special Permit (Section 19.29) for approximately 73,010 gross square feet for the data center and staff offices.

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:

For further information concerning this decision, please call Liza Paden at 349-4647, TTY: 349-4621, email lpaden@ci.cambridge.ma.us.

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CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
57 INMAN STREET
CAMBRIDGE, MASSACHUSETTS 02139

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Documents Submitted

1. Special Permit Application certified complete and submitted to the City Clerk's Office on February 15, 2001, containing the project description, supporting statement, dimensional form, supporting statements describing the public process for review as part of the Hammond Street Transitional Overlay District.
2. Plans of 60 Oxford Street, dated 2/13/01, by Perry Dean Rogers & Partners: Architects, including the site plan, floor plans; basement through roof plans, elevations, and building sections; various scales.
3. Plans of 60 Oxford Street, dated 2/23/01, by Perry Dean Rogers & Partners: Architects, including the site plan, floor plans; basement through roof plans, elevations, and building sections; various scales, with various views of the elevations
4. Photographs of the site and proposal dated 2/13/01.
5. An updated description of objective #3 dated 4/10/01 and plans dated 4/17/01, by Perry Dean Rogers & Partners: Architects, including the site plan, floor plans; mezzanine and first floor plans, elevations, and building sections; various scales was submitted to the Clerk's Office on 4/10/01.

Other Documents Submitted

1. Letter to the Les Barber, CDD staff from Stuart B. Solomon, 109 Hammond Street, dated 2/28/01 supporting the application.
2. Letter to the Planning Board from Charles Sullivan, Executive Director of the Cambridge Historical Commission letter, dated 3/2/01.
3. Letter to the Planning Board from Karen Sommerlad, Public Approvals Manager, Harvard Planning and Real Estate, dated 4/17/01, in response to Charles Sullivan's, Executive Director of the Cambridge Historical Commission letter of 3/2/01.

Findings

After review of the application documents and other documents submitted to the Board, testimony taken at the public hearing, and review and consideration of the Project Review Special Permit and the general special permit criteria, the Board makes the following findings.

1. The proposal has been designed to conform to the proposed Transitional Overlay District for Hammond Street and Gorham Street.

2. Conformance with Section 19.30 – Citywide Urban Design Objectives

- *Responsive to the existing or the anticipated pattern of development.*

The building heights and setbacks meet the requirements of the proposed Hammond-Gorham Streets Transition Overlay District providing a transition to the Agassiz neighborhood. As well, the project conforms to all current zoning requirements.

The building bulk and height on Hammond and Oxford Streets relate to the existing streetscape of frame houses along Hammond Street, with the proposed Palfry House, as well as the larger institutional buildings along Oxford Street.

- *Pedestrian and bicycle friendly development.*

The two ground floor entrances, one on Oxford Street and the other on the courtyard facing Hammond Street, are clearly identified with a large percentage of glass, making the interior

visible from the street. It is anticipated that most occupants and visitors will approach from the south along Oxford Street and that the Hammond Street entrance will serve as a connection to the courtyard for residents of the building. There will be parking for 10 bicycles, twice the requirement of Article 6 of the Cambridge Zoning Ordinance.

The building at the ground floor and the landscaping provided within the substantial building setbacks present a pleasant environment for pedestrians passing by the building on the adjacent sidewalks. The building is provided with ample glass area at all levels presenting a comfortable face to the public streets abutting it.

There is no parking on the site of this development. It will be provided on the adjacent parking lot parcel and eventually within a parking garage to be constructed on adjacent portions of the site.

- *Building and site design mitigate adverse environmental impacts of a development upon its neighbors.*

The mechanical equipment is to be primarily contained in the basement, with the main air intake to be located on the south façade facing the Engineering Sciences Laboratory (ESL), removed from the residential neighborhood. Air exhaust, along with the remaining mechanical equipment, is to be located on the roof behind an acoustic screen wall set back from the parapet. Air is supplied and exhausted to the electrical transformer room via an at grade intake and exhaust located along the west side of the pavilion.

Trash and loading docks will be located between the proposed building and the ESL at the southernmost portion of the site. Access will be from the existing Oxford Street entrance to the adjacent parking lot facility.

Stormwater best management practices will incorporate a roof garden along Hammond Street.

Landscaped areas and changes in grade will be designed to mitigate the differences between the residential and institutional areas. The Hammond Street roof garden will

screen the taller portion of this building from the residential neighborhood as well as screening a prominent view of a larger building on the Lesley University campus across Oxford Street.

Shadow impacts will be minimized through the stepping back of the building.

Building scale and wall treatment on Hammond Street will consist of residential scaled wood windows, double hung, and be of a clear low-e type, providing a residential quality to that element of the building. The cladding will be light-color limestone to ameliorate the darkness on the northern exposure and provide a traditional building material for such a building.

The project is pursuing Leadership in Energy and Environmental Design Standards (LEEDS) Certification.

- *Impact on the City of Cambridge infrastructure, including neighborhood roads, city water supply system and sewer*

The water consumption, sewer outflow and fire protection demands of the project will result in no major impact on the municipal services with construction of this new building.

The project is being designed to comply with the newly adopted Massachusetts Energy Code.

- *New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.*

The proposal is located on the edge of the institution's campus where it meets the residential scale of the Agassiz neighborhood at Hammond Street. It abuts the institutional development at Lesley University across Oxford Street. South along Oxford Street the building extends a line of large institutional buildings of varying character. Along Hammond Street the building has been designed to conform to the provisions of the proposed Hammond-Gorham Transition Overlay District, whose provisions are intended harmonize institutional construction with neighborhood streets at this transition location. Away from Hammond Street the building has been designed to relate well to its institutional neighbors along Oxford Street. The building has been specifically designed and oriented to accommodate the

wood-framed Palfrey House relocation that in combination with 60 Oxford Street will create a courtyard opening onto Hammond Street.

- *Expansion of housing inventory – there is no residential component.*
- *Open space enhancement and expansion.*

There will be several elements of open space created. The parking lot currently on the site will be replaced with the Hammond Street courtyard, the tree-lined yard along Oxford Street and the roof garden. The open space will principally serve as an amenity for people walking by and passing through to enter the building or, from Hammond Street, to walk further into the campus

3. 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 where specific provisions of this Ordinance are met, except where the particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting such permit to be to the detriment of the public interest because of the following.

a. The requirements of the Ordinance cannot be met.

With the issuance of this special permit the requirements of Section 19.30-Project Review will be met as will objectives of the proposed Hammond-Gorham Streets Transition Overlay District.

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

The faculty and staff who will be working in the proposed building are already located on campus and therefore already commute to this sector of the city. The primary pedestrian route for employees going to 60 Oxford Street is from the south and the interior of Harvard's campus.

The loading and service facility will be accessed as part of the existing Oxford Street entrance at the terminus of Everett Street.

The applicant also intends to relocate the existing surface parking to a future below-grade garage that will continue to be accessed via Oxford Street.

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

The Project is located within the Harvard University campus on a very large lot, and is consistent with the adjacent educational uses, including Lesley University. As discussed in the review of Section 19.30, there will not be a substantial impact on the adjacent residential neighborhood.

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. All health, safety, and noise standards will be observed.

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 is consistent with the uses permitted in the Residence C-3 district, and the proposed Hammond and Gorham Streets Transition Overlay District. No zoning violations will be created. The project is specifically designed so as not to negatively impact the low-density residential district across Hammond Street.

Decision

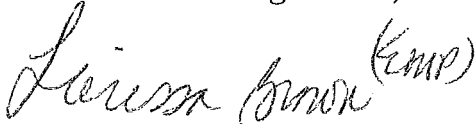
Based on a review of the application documents, comments made at the public hearing, and based on the above findings, the Planning Board **GRANTS** the requested Project Review Special Permit subject to the following conditions and limitations:

1. All use, building construction, and site plan development shall be in substantial conformance with the plans and application documents submitted to the Planning Board as referenced above and dated February

13th and 23rd and April 10th and 17th. Appendix I summarizes the dimensional features of the Project as approved.

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

For the Planning Board,

Handwritten signature of Larissa Brown in cursive script, with the initials "(EMP)" written in parentheses to the right of the signature.

Larissa Brown, Chair

A copy of this decision #170 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 May 3, 2001, 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 the decision.

No appeal has been filed.

DATE:

City Clerk

City of Cambridge