



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2007 JAN 24 A 10:05

NOTICE OF DECISION

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Case No: 199 Minor Amendment #2

Address: 2-6 Athens Terrace, 3-17 Grant Street, 4-18 Grant Street, 35-49 Banks Street, 1-17 Cowperthwaite Street

Zoning: Special District 14/Cowperthwaite Subdistrict, Grant Street Subdistrict, Athens Terrace Subdistrict; and Residence C-3 District

Owners/Applicants: President and Fellows of Harvard College, c/o Steve Nason, Senior Real Estate Development Manager, Harvard Real Estate Services, 1350 Massachusetts Avenue, Cambridge, MA 02138

Date of Filing Decision: February 4, 2005

Date of Minor Amendment #2: December 5, 2006

Application for Minor Amendment #2: The applicant requests a change in the bike storage from the basements of the six new wood frame buildings on the north parcel to exterior bike racks (from the ca 64 spaces previously approved to 12 spaces).

Decision: GRANTED with conditions.

Application Documents Submitted

Letter to Barbara Shaw, Chair of the Planning Board, from Alexandra Offiong, Senior Campus Planner, dated November 28, 2006, outlining the proposal with amended Dimensional Form for the Athens Terrace Subdistrict, Dero Bike Rack literature illustrating the proposed campus rack and a Layout and Materials Plan dated 6/23/06 highlighting the proposed location of the exterior bike racks.

Findings

At the December 5, 2006 regular meeting of the Board, Harvard University presented its application for a Minor Amendment to Special Permit #199 filed on February 4, 2005. The Planning Board discussed the proposed location and number of exterior bike racks as well as the reasons for moving the bike racks from the basement of the new wood buildings as had been originally proposed. The required number of bike spaces is 9 and the applicant is proposing 12 spaces.

The applicant noted that there is also covered bike parking accessible to the occupants of the new wood framed buildings in the abutting Harvard University building under construction across Grant Street in the Cowperthwaite Subdistrict.

Based on its review of the application documents, supplemental materials, and discussion at the meeting, the Planning Board finds that the application request is a Minor Amendment to the original special permit, which does not alter the concept of the original special permit as to density, land usage, or provision of open space.

The Planning Board further finds that while this Minor Amendment can be granted to allow for 12 accessible bike racks on the site on the exterior of the buildings, it does not prohibit the use of the basement space in the new wood buildings for personal belongings of the building occupants, including bicycles in a manner in keeping with the stated intent of the original Decision.

Decision

The Planning Board **GRANTS** this Minor Amendment #1 with the following conditions:

1. All conditions and requirements of the original Special Permit still apply except for those regarding the location of bike storage in the basement of the buildings.
2. The location and design of the 12 bike racks will be reviewed and approved by the Community Development Department staff prior to installation and are specifically prohibited from being located in or on any required landscaping and should be grouped and distributed in a thoughtful and sensible way to best serve all residents of the new buildings.

Voting in affirmative to **GRANT** the Minor Amendment #1 were B. Shaw, H. Russell, P. Winters, T. Anninger, and W. Tibbs, constituting at least the two-thirds of the entire membership of the Board required to grant a special permit.

For the Planning Board,



Barbara Shaw, Chair

A copy of this Minor Amendment #2 to decision #199 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 24, 2007 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

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

DATE:
City Clerk of Cambridge

Appendix I Revised Dimensional Form –Athens Terrace Subdistrict

Special Permit #199 Address: 2-6 Athens St, 3-17 Grant St, 35-39 Banks St, North Parcel

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Granted 2004</u>	<u>Granted 2006</u>
Total FAR	.975	.36	.88	0.92
Residential	.975	.36	.88	0.92
Non-Residential				Granted by Planning Board in 2006; Mn #1
Inclusionary Bonus				
Total GFA in Sq. Ft.	48,371	18,314	44,549	46,605
Residential				Granted by Planning Board in 2006; Mn #1
Non-Residential				
Inclusionary Bonus				
Max. Height	35	35	35	35
Range of heights				
Lot Size	5,000	50,678	50,678	50,678
Lot area/du	1,200	4,607 sf	1,809 sf	1,877 sf
Total Dwelling Units	42	11	28	27
Base units				
Inclusionary units				
Min. Lot Width	50	215	215	215
Min. Yard Setbacks				
Front, Grant St	10	NA	10	10
Front, Banks St	10	NA	10	10
Side, Left	NA	NA	NA	NA
Side, Right	NA	NA	NA	NA
Rear	NA	NA	NA	NA
Total % Open Space	0%	31%	45%	45%
Usable				
Other				
Off Street Parking		79	20	20
Min #	17			
Max #				
Handicapped	1	0	2	2
Bicycle Spaces	9		Basement storage approx 64 bikes	12
Loading Bays	0	0	0	0