



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

(Summary)

Planning Board Case #20

In reference to the petition of Gerald Hines Development Boston, Ltd. for a Planning Board Special Permit to penetrate the 45° Sky Exposure Plane, Harvard Square Overlay District, the Special Permit has been GRANTED with the following conditions:

1. The penetration of the Sky Exposure Plane shall be limited to those portions of the office building identified in the documents submitted in support of the application.
2. No portion of the office building may exceed eighty (80) feet in height.

A copy of this summary and the complete decision have been filed with the Office of the City Clerk on October 23, 1981. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed with the Superior Court Department, Middlesex County within twenty days after the date of the filing of this document and the complete decision in the City Clerk's office.

Elizabeth McCarthy

Elizabeth McCarthy
Secretary to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No. PB #20

Premises: Revere Street, Mt. Auburn Street,
University Road, Nutting Road

Petitioner: Gerald Hines Development Boston, Ltd.

Application Date: August 24, 1981

Public Hearing Date: September 22, 1981; continued to
October 6, 1981

Petition: Special Permit to penetrate the 45° Sky
Exposure Plane, Harvard Square Overlay District,
Sections 11.541 and 11.543.

Date of Planning Board Decision: October 6, 1981

Petition:

A 198,354 square foot office building is proposed on a 68,466 square foot lot fronting on Mt. Auburn Street and University Road. Limited portions of the facades of the building facing Mt. Auburn Street and University Road will be eighty feet in height, in violation of the by-right height limitations of the Harvard Square Overlay District. The petition requests a Special Permit, under Section 11.543 of the Zoning Ordinance, to exceed those by-right height limitations.

Documents:

In support of the petition the following documents were submitted.

1. Special Permit Application, Gerald Hines Development Boston Ltd; certified complete on August 24, 1981.
2. Revised Special Permit Application, Gerald Hines Development Boston, Ltd. certified complete on September 18, 1981.
3. Two plans entitled "Mt. Auburn Place", Skidmore, Owings and Merrill, ASK 239, ASK 240, dated September 17, 1981. Submitted September 18, 1981.

4. Maps, Plans, Elevations entitled

"Mt. Auburn Place, Gerald Hines Development Boston Ltd., Skidmore Owings and Merrill, Zoning Analysis," ASK 280-289, various scales, dated October 6, 1981. Submitted October 2, 1981.

5. Document entitled "Mt. Auburn Place Zoning Analysis" dated October 2, 1981. Submitted October 6, 1981.

6. Memorandum #18, subject "Meeting at Cambridge City Hall" dated September 23, 1981. Submitted October 2, 1981.

7. Photographs of subject premises submitted October 6, 1981.

Public Hearing - September 22, 1981

Applicant:

Mr. Richard Reynolds, Gerald Hines Development Boston, Ltd. and Mr. John Griffin, attorney for the applicant, outlined in general terms the nature of the office and residential development proposed and the nature of the Special Permit for additional height being requested.

Citizen Comments:

Mr. Thomas Anninger, Neighborhood Ten Association, expressed his personal support for the proposal. A number of residential abutters were concerned that residential parkers now using the site would be adversely affected by the development.

Mr. William Roach, traffic consultant, explained that anticipated road improvements will ensure the same level of service in Harvard Square after completion of the project.

Public Hearing - October 6, 1981

Applicant:

Mr. Reynolds again explained the scope of the project and detailed the specific request before the Board i.e. a Special Permit to allow the office building to penetrate the 45^o Sky Exposure Plane imposed by the Harvard Square Overlay District at two locations, on Mt. Auburn Street and University Road.

Citizen Comments :

A number of tenants from the Craigie Apartments at University Road and Mt. Auburn Street protested the reconstruction of University Road as a major access to Mt. Auburn Place and Parcel 1-B and the resultant elimination of parking for Craigie Apartments now located on the University Road "right of way". The tenants were also opposed to the height of the office building on Mt. Auburn Street. They indicated a preference for the bulkiest portion of the building to be placed at the rear of the site.

Documents:

The following documents were submitted to the Board for their consideration, at the October 6, 1981 public hearing.

1. Letter dated October 2, 1981 from Meredith L. Scammell, Coordinator, Craigie Apartments Tenants Association, opposing the use of University Drive for access to the development and the loss of tenant parking as a result.
2. Letter dated October 2, 1981 from Councillor David Sullivan indicating concern about the loss of tenant parking at Craigie Apartments as a result of the proposed development.
3. Letter dated October 7, 1981 from Florita A. Coughlin indicating support for the development.
4. Letter dated October 6, 1981 from John J. Griffin, Jr. G. Hines Development Boston Attorney, documenting the justifications for the Special Permit.

Planning Board Decision:

It was the Board's opinion that its role and responsibility in reviewing the application was limited to the specific issue of the height at two particular locations on the office building. The whole development and its impact on abutters or the neighborhood are not within the scope of the Board's responsibilities in this Special Permit matter.

The Planning Board reviewed the documents submitted to it in support of the application, comments made at the public hearing and comments of the staff.

Findings:

After due consideration of the information before it the Board makes the following findings:

1. In accordance with the requirements of Section 11.543, Special Permit for Additional Height, the Board finds that substantial benefits accrue to the public as a result of
 - a) publicly accessible open space in association with the office building along University Road and elsewhere on the site,
 - b) An atrium, through building arcade, and external arcade along Mt. Auburn Street and University Road which provide pleasant alternate means of pedestrian access through and around the building to other points of destination for pedestrians within the neighborhood.

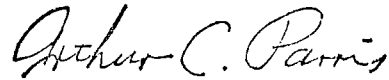
2. The Board finds that the proposal generates more than the ten (10) points of amenities as required in Section 11.542 for any building taller than sixty feet. Parking spaces provided in excess of those required by zoning (amenity #1) and open space accessible to the public (amenity #5) provide amenity points well in excess of the ten required.

Decision:

In light of the above findings the Planning Board GRANTS a Special Permit for additional height for an office building at Mt. Auburn Street and University Road, as detailed in the above referenced maps and documents submitted in support of the application. The limitations of Section 11.541 of the Zoning Ordinance shall not apply to those limited portions of the office building exceeding sixty (60) feet in height; No portion of the building may however exceed eighty (80) feet in height.

Respectfully Submitted,

for the Planning Board



Arthur C. Parris
Chairman

ACP:sl