



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Permit No: #209  
Address: 330 Mount Auburn Street  
Applicant/Owner: Mount Auburn Hospital  
Zoning District: Residence C-1/Residence C-3/Mount Auburn Hospital Overlay District  
Application Date: August 25, 2005  
Public Hearing: September 20, 2005  
Planning Board Decision: October 18, 2005  
Date of Filing Decision: November 23, 2005

2005 NOV 23 PM 12:02  
CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

Application: Project Review Special Permit – Sections 19.20 and 10.40 to construct a five story acute care facility and a 144 net new parking space garage on the existing hospital campus.

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 with the City Clerk and the Community Development Department, 344 Broadway, Cambridge, MA 02139

Authorized Representative to the Planning Board

For more information regarding this special permit, please contact Liza Paden at the Community Development Department, 344 Broadway, Cambridge, 617 349 4647, TTY 617 349 4621, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

### **Application Documents**

Special Permit application entitled "Mount Auburn Hospital West Campus Improvements, Project Review Special Permit Application, August 2005" including Ownership Certificate; drawings and plans by Tsoi/Kobus & Associates, dated August 24, 2005; Project Narrative: Dimensional Form and Application Fee, Certifications of Receipt of Plans.

Traffic Impact Study entitled "Mount Auburn Hospital Expansion, Cambridge Massachusetts", by VHB/Vanasse Hangen Brustlin, Inc., dated 5/31/05.

### **Supplemental Documents**

LEEDS Evaluation Form Summary of Anticipated Credits, TK&A, dated 9/19/05.

"View from Gerry's Landing Road" and "View from Gerry's Landing Road - Revised" by TK&A dated October 12, 2005.

"Proposed Special Permit Conditions Agreed to by the Mount Auburn Hospital and the Mount Auburn Neighborhood Association", undated and unsigned, distributed to the Planning Board by James Rafferty at the meeting of October 18, 2005.

### **Other Documents Submitted**

Copy of TIS certification letter to Ellen Donohue, VHB, Inc., from Jason Schriber of Traffic, Parking and Transportation, dated 6/22/05.

Email from Mount Auburn Neighborhood Association "Priorities for MAH site plan", dated 9/20/05.

Letter to the Planning Board from Councilor Galluccio, dated 9/21/05, requesting commitments and conditions to be part of the Planning Board special permit.

Letter to the Planning Board from Stephen H. Kaiser, dated 9/20/05 re: Traffic Impacts of Mount Auburn Hospital Expansion.

Memo to the Planning Board from the Cambridge Bicycle and Pedestrian Committees, dated 9/12/2005.

Email to the Planning Board from Alex Sagan, PhD, dated 10/3/05.

Email to the Planning Board from Arthur L. Strang, III, dated 10/11/05

Email to the Planning Board from Eva Moseley, dated 10/13/05.

PTDM Ordinance - Final Decision by Jean F. Clark, PTDM Planning Officer, dated 10/17/05, with attached conditions and copy of plan.

Memo to the Planning Board from Susan Clippinger, Director of Traffic, Parking and Transportation Department, dated 10/18/05 re: Mt. Auburn Expansion.

### **Findings**

Based on its review of the Application Documents, Supplemental Documents, and Other Documents submitted to the Board and referenced above, testimony taken at the public hearing and submitted in written form to the Board, and the review and consideration of the relevant special permit criteria, the Planning Board makes the following findings:

#### **1. Conformance to the Traffic Impact Findings – Section 19.25.1**

With the implementation of the mitigation measures required as a condition of the granting of this special permit, the Planning Board finds that the project will have no substantial adverse impact on city traffic within the study area.

#### **2. Conformance to the Urban Design Findings – Section 19.25.2**

The Planning Board finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30 and as described in the application documents. The findings are summarized below:

*19.31 – New Projects should be responsive to the existing or the anticipated pattern of development.*

The major components of this project are designed with consideration for the surrounding residential neighborhoods. The new acute-care building is set back approximately 200 feet from the property line at Mount Auburn Street thereby maintaining an open street frontage along Mount Auburn Street with consideration for the scale of the other buildings along the street. The building massing and design are compatible in both materials and dimensions to the existing campus structures.

The parking garage is screened from view by the Parson's Building, and is located and designed to minimize the visual impact on, and preserve the historic integrity of the historic Parson's Building. The design of the structure has been revised to better integrate it into its surroundings.

There is no residential component to the Hospital expansion.

*19.32 – Development should be pedestrian and bicycle friendly, with positive relationship to it surroundings.*

The proposed site improvements along Mount Auburn Street, including the installation of landscaping and sidewalks, will enhance the pedestrian experience at the Hospital and throughout the surrounding neighborhood. The public bus stop will be maintained. In addition, the massing and siting of the new building have been designed to provide adequate pedestrian circulation throughout the campus and interior open space, by establishing a new main lobby at the main entrance level that provides new connections to all main buildings on the campus, yet without compromising the historic Parsons Building. The separation of the different traffic types (ambulance and truck versus patient and visitors), will reduce confusion and therefore traffic congestion. Additionally, the separation of traffic along Mount Auburn Street will improve the experience of pedestrian and bicycle traffic passing the campus, as curb cuts will be more manageable in size and use.

The main lobby on the street level is designed with curtain wall glazing to produce an open and welcoming aspect to these public areas that are visible from the street. A cafe and gift shop will occupy street level space next to the new lobby and the new parking garage will be screened from view by the Parsons Building.

*19.33 – The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.*

The proposed site changes described in the application include enhanced landscaping and open space, a new entrance, and other visual amenities not currently being experienced by the property's neighbors.

Storm water will be managed through site drainage systems and will not impact surrounding areas.

Proposed façade treatments and garage openings are consistent with the existing campus building, and materials are sensitive to the historic character of existing buildings. The tallest elements of the proposed project are set back onto the site reducing the perception of the scale significantly.

Rooftop mechanical equipment is organized and sited in a manner designed to limit its visual and acoustical impact.

All trees removed as a result of construction will be replaced on site in accordance with the City's tree ordinance.

*19.34 – Projects should not overburden the city infrastructure services, including neighborhood roads, city water supply system and sewer system*

The project will not create traffic hazards or changes in the existing neighborhood character. The Traffic Impact Assessment certified by the Traffic, Parking and Transportation Department reveals that no significant adverse traffic impacts will be created by the project.

The Hospital has had preliminary meetings with the City Engineer to review the plans and ensure all demands placed on City infrastructure can be managed as required.

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

The site has a long history as a health care facility combining state of the art medical technology and medical education. In order to continue its 134-year mission, a new acute care facility is required. Services not requiring proximity to the core of medical services have been relocated to off campus locations to provide maximum space for necessary on site clinical program functions.

*19.36 – Expansion of the inventory of housing in the city is encouraged.*

The project does not contain a housing use.

*19.37 – Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.*

The project provides publicly beneficial open space through the creation of a new entry area. In addition, the enhancement to the sidewalks along Mount Auburn Street will significantly improve the

quality of the experience of pedestrians and bicyclist passing by, as well as going through, the development.

### **3. Conformance to the General Special Permit Criteria – Section 10.43**

*As provided in Section 10.43 of the Cambridge Zoning Ordinance, a special permit will normally be granted where specific provisions of this Ordinance are met, except when the particulars of the location or use, not generally true of the district or of the uses permitted in the district, would cause granting of such permit to be to the detriment of the public interest.because:*

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

The Mount Auburn Hospital Overlay District was created specifically to allow this type use. The project has been designed to comply with the design guidelines and traffic impact criteria of Article 19.000. With the granting of the Project Review Special permit, the requirements of the Ordinance will be met.

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

The project has presented plans and changes to address the patient and employee traffic generated and the specific types of vehicle trips such as ambulance and delivery trucks on Mount Auburn Street. These will be a continuation of current activity on the site with significant improvements. The Traffic, Parking and Transportation Department did not find any significant adverse traffic impacts.

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

The project allows the continued use of the hospital while also mitigating the negative impacts of the proposed expansion on the abutting residential neighbors. Neighbors include a 19 story residential building, an assisted living facility as well as one and two family homes. The project design has incorporated elements to limit its impact on those uses.

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

The hospital will continue to provide immediate medical care to the residents of Cambridge, improving their health and welfare. The use and operation of the building will comply with all health, building and safety requirements. Proposed operational procedures will improve on the impact of current activity on the site

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

The hospital use is allowed in the Residence C-3 district and its Institutional Overlay District.

*f. The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The project is consistent with the Urban Design Objectives as detailed above.

### **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, dated August 24, 2005, and as revised dated October 12, 2005. Appendix I summarizes the dimensional features of the Project as approved.

2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of the first Building Permit for the project after the granting of this special permit, the Community Development Department (CDD) shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Permit.

3. The project is required to implement the mitigations measures outlined in the letter to the Planning Board from Susan Clippinger, dated October 18, 2005 and referenced above, except that in Measure #7 the time frame in which truck deliveries are limited shall be between 10:00 P.M. and 6:00 A.M.

4. The following conditions, set forth in the agreement between the Mount Auburn Hospital and the Mount Auburn Neighborhood Association as referenced above, shall be met:

a. The hospital shall not schedule, accept, or permit any truck deliveries or truck pick-ups after 10pm or before 6am except during emergencies.

b. The hospital shall participate with City staff and the community in the design of traffic calming on Mt. Auburn Street, incorporating the new driveways for the hospital in that design.

c. The hospital shall design and evaluate a new access to Gerry's Landing Road, conducting any necessary coordination meetings of the City and the hospital with the DCR. The hospital shall use best efforts to obtain approval of such a design and shall install it as soon as it is approved by the DCR.

d. The hospital will provide adequate live parking on campus for the pick up and drop off of patients. The shuttle bus stop shall be located on hospital property and all shuttle bus service shall be accommodated within the hospital's roadways without having to drive in reverse.

e. The hospital shall submit a lighting plan for the hospital campus (i.e. both the existing campus and the new West Wing and parking garage and all signage) to the Community Development Department for approval. which plan shall include, without limitation the specification (including light transmissivity) of exterior vision and spandrel glass for the West Wing. Such plan shall be designed to confine exterior lighting to those areas



requiring illumination and in any event to the boundaries of the hospital campus, to limit exterior light levels to only that level necessary for the safety of campus users, and to minimize light glare and the “escape” of interior lighting from the new West Building.

f. The hospital shall submit a landscaping plan to the Community Development Department for approval in the design review process. Said plan shall include detailed specifications for plantings and other site improvements for (i) those plantings and other site improvements presented to the Planning Board by the hospital at the public hearing on this Special Permit, and (ii) the extension of such plantings and other site improvements to the Memorial Drive/Gerry’s Landing Road side of the hospital campus. Design standards for the landscape materials and fencing on all public edges of the campus shall be of a quality at least comparable to that employed by the City in the renovation of the Lowell School Park, and planting materials shall be of a scale and maturity comparable to those presented by the hospital at the public hearing on this Special Permit.

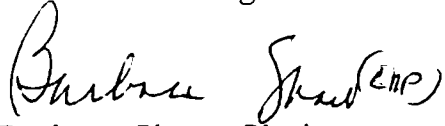
g. The hospital shall prepare a Construction Management Plan (CMP) consistent with the requirements of Article 18.20 of the Zoning Ordinance. In addition, the Plan shall designate a contact liaison available 24 hours/7 days a week during all periods of demolition or construction associated with the facilities authorized by this special permit and include regularly scheduled meetings between neighborhood representatives and the contractor/construction manager.

5. The conditions and requirements of the PTDM Ordinance – Final Decision #F-37 shall be made a condition of this special permit.

6. All authorized development shall conform to the requirements of the City of Cambridge *Noise Control Ordinance*. Chapter 8.16 of the City Municipal Code.

Voting in the Affirmative to GRANT the Special Permit were B. Shaw, H. Russell, P. Winters, W. Tibbs and J. Molinsky Associate Member appointed by the Chair to this application review, constituting at least two thirds of the members of the Planning Board necessary to grant a Special Permit.

For the Planning Board



Barbara Shaw, Chair

A copy of this decision, #209 shall be filed with 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 November 23, 2005 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 or as part of the original application.

**Twenty (20) days have elapsed since the filing of the decision.**

**No appeal has been filed.**

**DATE:**

**Appendix I – Dimensional Form**

Special Permit #	Address:			
	Allowed/Required	Existing	Proposed	Granted
	Res C-1/C-3	Res C-1/C-3	Res C-1/C-3	Res C-1/C-3
<b>Total FAR</b>				
Residential	NA	NA	NA	NA
Non-Residential	.75/3.0	1.11	1.56	1.56
Inclusionary Bonus	NA	NA	NA	NA
<b>Total GFA in Sq. Ft.</b>				
Residential	0	0	0	0
Non-Residential	898,384	408,100	572,100	572,100
Inclusionary Bonus	0	0	0	0
<b>Max. Height</b>				
	35/120	38 Parsons/ 102.55 Needham	66 West & 32 W. Garage	66 West & 32 W. Garage
<b>Range of heights</b>				
<b>Lot Size</b>				
	5,000	90,293/276,888	367,181 total	367,181 total
<b>Lot area/du</b>				
	NA	NA	NA	NA
<b>Total Dwelling Units</b>				
	NA	NA	NA	NA
<b>Min. Lot Width</b>				
	50	720-930	900	930
<b>Min. Yard Setbacks</b>	<i>See details</i>			
<b>Total % Open Space</b>				
	NA	NA	NA	NA
<b>Off Street Parking</b>				
Min #				
Max #				
Handicapped	36	17	36	36
<b>Bicycle Spaces</b>				
	1/10 cars	NA	15	15
<b>Loading Bays</b>				
	7	7	7	7

	Allowed/ Required		Existing		Proposed		Granted
	Res. C1	Res. C3	Res. C1	Res. C3	Res. C1	Res. C3	
Min. Yard Setbacks							
Front (North)	10'	5'	75' to Parsons Main Bldg	130' to D.O.B	N/A	175' to Coffee Shop 150' to West Garage 235' to West Bldg.	
Side (West)			210' to Parsons	10' to Clark Bldg.	N/A	215' to West Garage	
Side (East)			35' to East Garage	30' to East Garage	N/A	300' to West Bldg.	
Rear (South)	10'	5'	N/A	70' to Clark 45' to East Garage	N/A	225' to West Bldg. 150' to West Garage	

Footnotes to Dimensional Form

(1) Calculated per 5.27.2 for lot in two or more zoning districts

(2) Zoning GFA for New Construction

New West Garage (Zoning Sq.ft)

Level G	2494	
Level 1	28,580	
Level 2	28,580	
Level 3	13,746	
<b>TOTAL WEST GARAGE</b>		<b>73,400</b>

New West Bldg (Zoning Sq.ft)

Level B	3,680	
Level G	17,800	
Level 1	25,610	
Level 3	15,045	
Level 4	15,045	
Level 5	15,160	
Level 6	15,160	
Level 7-mech	0	
<b>TOTAL WEST BLDG.</b>		<b>107,500</b>
<b>TOTAL NEW</b>		<b>180,900</b>

DEMOLISHED

Parsons Cath Lab Needham

Level B			(1,785)
Level G	(4,570)	(5,975)	
Level 1	(4,570)		
<b>TOTAL</b>	<b>(9,140)</b>	<b>(5,975)</b>	<b>(1,785)</b>

**TOTAL DEMO (16,900)**

**NET NEW GFA 164,000**

**EXISTING CAMPUS 408,100**

**TOTAL GFA 572,100**