

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2008 OCT 15 P 2:37

NOTICE OF DECISION

Case Number:	227
Address:	70 Fawcett Street
Zoning:	Office 1/AOD4; Office 1/AOD3
Applicant:	New Boston Fund, Inc, 60 State Street, Boston, MA 02109 1803
Owner:	Jerome L. Rappaport Jr and Janet Aserkoff Trustees, 70 Fawcett St Nominee Trust
Application Date:	April 4, 2008
Date of Planning Board Public Hearing:	June 3, 2008
Date of Planning Board Decision:	September 9, 2008
Date of Filing Planning Board Decision:	October 15, 2008
Application:	Project Review Special Permit to construct a new 260 unit residential building and to allow the transfer of development rights.
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 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 Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decision, please contact Liza Paden at 617 349 4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

1. Special Permit Application dated 3/26/08, with ownership certificate, cover sheet, summary of application, dimensional forms for current site and site subdivision, zoning compliance description, volume 2, by Arrowstreet containing photos, plans and elevations, surveys, 733 Concord Avenue site improvements, tree survey, useable open space plans, and permeable areas.
2. LEED-NC Version 2.2 Registered Project Checklist.
3. Copy of letter to Susan Sloan-Rossiter, Senior Project Manager from Susan Clippinger, Director of Traffic Parking and Transportation, dated 1/24/08 for the Traffic Impact Scope.
4. Memorandum to the Planning Board from Susan Clippinger, dated 3/18/08, certifying the TIS.
5. Copy of letter to David Black, Vanasse Hangen Brustlin, Inc, from Susan Clippinger, dated 3/25/08, with corrections for the TIS.
6. Copy of letter to Chris Conklin, Vanasse Hangen Brustlin, Inc, from Susan Clippinger, dated 4/30/08, with corrections for the TIS.
7. Memo to the Planning Board from the Cambridge Bicycle and Pedestrian Committee, dated 5/27/08.
8. Memorandum to the Planning Board from Susan Clippinger, dated 6/3/08, re: the traffic impacts and suggested mitigation.
9. Email to the Planning Board from Hugh Russell, dated 7/20/08, re: deliberation.

ADDITIONAL DOCUMENTS SUBMITTED

1. Plans dated 6/2/08 by CBA Landscape Architects containing the site plan, Useable Open Space, and Permeable Open Space.
2. Supplemental materials dated 7/31/08
3. Time Extension dated 9/15/08 to 10/1/08.
4. Powerpoint presentation of updated and requested information, dated 9/9/08.
5. Time Extension dated 10/1/08 to 10/15/08.

FINDINGS

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

1. Conformance to the Project Review Criteria of Section 19.25.

a. Traffic Impact Findings required in Section 19.25.1

Based on the results of the Traffic Study and the mitigation measures to be required as a condition of this Permit, the Planning Board finds that the project will have no substantial adverse impact on City traffic within the study area, as detailed in the memorandum to the Planning Board from Susan Clippinger, dated June 3, 2008.

b. Urban Design Findings required in Section 19.25.2 (reference to Section 19.30 – Citywide Urban Design Objectives)

The project conforms to the urban design objectives of the City in Section 19.30 as set forth in Finding #4 below.

2. Conformance with the criteria for issuance of a Special Permit within the Alewife Overlay Districts, Section 20.93.2.

In issuing a special permit for any relief within the Alewife Overlay Districts, the special permit granting authority is to be guided by the purposes of the Overlay Districts (Section 20.92), the objectives and design guidelines for development contained in the *Concord Alewife Plan*, November 2005, and the general standards for issuance of a special permit (Section 10.43). The project is located within the Quadrangle Southeast, site of the new building, and Quadrangle Southwest, site from which FAR is transferred to the main development parcel at 70 Fawcett Street.

a. Purposes of the Alewife Overlay Districts

(1) Encourage forms of development, mix of uses, and range of improvements that will facilitate and encourage walking, biking and transit use;

The project, when complete, will introduce a significant component of residential use. Smaller scaled residential developments have been constructed in the past (at Wheeler Street most recently); this project will help consolidate the residential gains achieved by those earlier projects and assure the viability of housing in what is still a pioneering industrial and commercial environment. The frontage along Fawcett Street will be dramatically improved for pedestrians with a new sidewalk and a deep, landscaped front yard adjacent to it. The first segment of a future cross street will be established, dimensioned and landscaped like a typical city street, which promises future connections between Fawcett Street and Wheeler Street and the better access to the retail cluster at Alewife Brook Parkway that portends.

(2). Preserve and enhance the capacity to store floodwater, recharge groundwater and manage the collection and disposal of stormwater in ways that add to the quality and visual appeal of the built environment;

The development will meet all of the new, enhanced requirements for stormwater management on the site (including on-site stormwater detention) and will convert much formerly impermeable surface to permeable.

(3). Minimize the negative impact of new development on the adjacent Cambridge Highlands residential neighborhood;

The site on which the housing will be built is well removed from the Highlands neighborhood. The site from which Gross Floor Area is to be transferred is located in the Quadrangle Southwest, much closer to the neighborhood. The GFA transfer limits the bulk of any future building on the site.

(4). Integrate the entire area through the creation of new pedestrian paths, roadways, green spaces and bridges that will facilitate movement within the several Districts.

The first link in a new road connecting Fawcett Street to Wheeler Street will be constructed. Future development on the site will involve portions of the lot that might be useful in advancing the pedestrian/bicycle link over the railroad tracks from the Quadrangle to the Triangle.

(5). Introduce a significant component of residential living and support retail services to enhance the area's appeal for all persons who come to work, shop as well as live within the Districts;

Two hundred and sixty dwelling units will be built on the site.

(6) Create an identity and sense of place for the Alewife Districts that parallels the development of the historic urban centers that characterize much of Cambridge.

The future building is substantial in size, of contemporary design, and will be a benchmark for future additional residential as well as commercial development in the vicinity. It is urban in its character and will lead the way in developing a more urban land development model in the future for the entire district than exists today.

b. Consistency with the Goals for the Quadrangle in the Concord - Alewife Plan

The future project is consistent with the goals of the Plan for the Quadrangle: improving circulation by all modes through improved existing roads and the creation of new links; introduction of more permeable surface to allow for greater water table recharge and better management of stormwater runoff; and introduction of housing as a use in the area.

3. Conformance to the Dimensional Requirements of Section 20.95.

The dimensional features permitted in Section 20.95 are generally allowed by special permit with a finding by the Board that the resulting development is consistent with the goals and objectives of the Concord-Alewife Plan. The project is outside the Parkway Overlay District and is not subject to its provisions.

a. Conformance to the Additional FAR for Public Improvements Provisions in the Alewife Overlay Districts - Section 20.95.11.

The Permittee will convey to the City of Cambridge a segment of roadway that over time will allow a direct vehicular and pedestrian connection between Fawcett and Wheeler Streets. The segment will advance a major objective of the Concord-Alewife Plan to establish greater connections within the Quadrangle and is at a priority location on the infrastructure plan. Granting the additional FAR permitted in this section is appropriate to advance a high priority City objective.

b. Conformance to the Permitted Height within the Alewife Overlay Districts, Quadrangle Southeast District - Section 20.95.2 (4).

The height of the building (85-105 feet) is consistent with the base height provisions in the Quadrangle Southeast for residential use as well as the additional height allowed for use of

transferred Gross Floor area from another lot. The additional height is arrayed on the building in conformance with the requirements of the Section.

Such heights are allowed provided the general goals of the Overlay Districts are advanced, as they are in this case.

c. Conformance to the Waiver of Yard Requirements within the Alewife Overlay Districts - Section 20.95.34.

The required minimum fifteen-foot front yard is maintained and it consists exclusively of Green Area Open Space. The right side and rear yards are established at 15 feet and will be landscaped areas as well. The left side has been established such that the large existing lot can be subdivided in the future while leaving room for a street segment conforming to City standards as the initial phase of a street connecting Fawcett Street and Wheeler Street. The reduced yards permit the construction of an urban building that establishes a street wall that will help to transform this area from a suburban industrial district to a more lively urban district as envisioned in the Concord-Alewife Plan.

The stormwater management objectives of the Plan will continue to be met on the entire site, with modifications to the specific techniques as the additional building is authorized in the future.

d. Conformance to the Dwelling Unit Density Provisions of the Alewife Overlay Districts - Section 20.95.4.

The increase in the dwelling unit density permitted under the provisions of this section are appropriate to make efficient use of the Gross Floor Area and height allowed, also by special permit, by the provisions of the Alewife Overlay Districts.

e. Conformance to the Pooled Open Space Requirements within the Alewife Overlay Districts - Section 20.96.2.

A portion of the open space required for this development will be met in future years on an adjacent lot when the lot described in the application is subdivided. All open space and permeability requirements will continue to be met on the combined lots when the subdivision occurs.

f. Conformance to the Waiver of Gross Floor Area Provisions for Parking Facilities in the Alewife Overlay Districts - Section 20.97.3.

One level of parking is provided above grade; such parking would count as Gross Floor Area but under this Section the area may be exempt from Gross Floor Area. The Planning Board finds this waiver reasonable in this case.

Only one level of parking will be above grade and it will be thoroughly screened by ground floor townhouse units on the existing and future public street sides of the building. The above ground parking element does not intrude into the public realm.

The remaining two sides, where the garage floor is visible, face adjacent lots. One side the building abuts a parking garage that is likely to remain well into the future; on the other, the

building abuts property owned by the Permittee and likely to be redeveloped in the future. In both cases the lower facades are fully enclosed with quality masonry material and separated from the property line by a 15 foot wide landscaped side yard.

The scale of the building is appropriate given the anticipated development pattern on this and adjacent site in the future. The slightly added bulk of the parking elements is modest and does not change the perception of the bulk of the building in any substantial way.

Locating all the parking within the building in two levels diminishes the visual impact of that necessary accessory use, reduces the need for any permanent surface parking, and thus allows a significant portion of the site to be green and permeable.

4. Conformance to the Transfer of Development Rights Provisions - Sections 21.10 and 21.40.

The Planning Board finds that the Transfer of a portion of the permitted residential development from the lot at 733 Concord Avenue to the development site at 70 Fawcett Street is consistent with the purposes of Section 21.40:

(a) The transfer reduces density of future development on a lot much closer to the Cambridge Highlands neighborhood, in the Quadrangle Southwest Overlay District.

(b) The receiving site at 70 Fawcett Street is within reasonable walking distance of the transit station although many of the physical connections desirable to make that the shortest walk possible on the ground are not yet fully developed. However, the development itself will advance the day when those facilities will be available: It is providing the first link in a future car and pedestrian connection between Fawcett Street and Wheeler Street. And the development lot may in the future, as further development is proposed, serve as a possible access point to a pedestrian/bicycle bridge across the railroad right-of-way to the Triangle development area.

(c) The building is well designed and the two upper floors that accommodate the transferred Gross Floor Area add interest to the overall development and make the building more appealing in what will be in the future a much more interesting urban environment.

5. Conformance to the General Special Permit Criteria, – Section 10.43.

Special permits will normally be granted where specific provisions of this ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest.

The planning Board finds that the requested special permits should be granted, as the project authorized will not be a detriment to the public interest because:

a. The requirements of the Zoning Ordinance can or will be met.

With the relief being granted by this Special Permit will have been met.

b. Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons.

It was the conclusion of the Traffic Study that no congestion or hazard will be created. The approval of the project offers the possibility in the future that the pattern of development and movement vehicle, pedestrians, and bicyclists in the future will be enhanced with significant improvement to pathway infrastructure made possible by this development.

c. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed uses for the following reasons.

Adjacent uses will not be adversely affected. They will be positively affected by the physical changes proposed to be made to the Fawcett Street frontage and the improvements to infrastructure proposed to be made beneath the surface.

d. Nuisance of hazard would not 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.

No general nuisance or hazard will be created. In general there will be a significant upgrading of the environment on the lot and in its vicinity, consistent with the long term objectives of the Concord-Alewife Plan.

e. For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The project is fully in compliance with the provisions of the newly enacted Concord Alewife Overlay Districts and advances several of the high priority improvements outlined in the Plan.

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

The Board finds that the proposed development is consistent with the City's Urban Design Objectives as summarized below. The application documents set forth a more detailed analysis of the project's consistency with these provisions. A summary is presented here.

(1) Section 19.31: New projects should be responsive to the existing or anticipated pattern of development.

The Concord-Alewife Plan contemplates a dramatic transformation of the Quadrangle over time as new uses and larger buildings are introduced. The applicant, in a very schematic way, illustrated how the vicinity of the development might be transformed in the future under the new Concord Alewife rezoning provisions. The Board finds that this project establishes a high standard against which those future developments should be measured.

(2) Section 19.32: Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

Both the Fawcett Street frontage and the new street segment to be constructed on the site have been carefully designed to provide a positive relationship to those streets for pedestrians, vehicles and bicyclists. The building is well set back from the street edge and the intervening space substantially landscaped. The building façades consists of multiple entries to ground floor residential units in the spirit of the Overlay Districts design guidelines making street frontages active and interesting.

(3) Section 19.33: The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

The existing site is substantially impervious, with paving for vehicle circulation and a large industrial building. The initial phase of development of the site being granted here will introduce substantial new pervious surfaces to the site. Best management practices will be used on the site and in the building to substantially reduce peak stormwater runoff and to substantially improve the quality of the runoff that will occur.

The building mechanical systems have been carefully designed to reduce their functional and visual impact on abutters and the public realm.

(4) Section 19.34: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

This new project introduces the opportunity to significantly upgrade infrastructure services that are seriously deficient throughout the quadrangle. Water, sanitary sewer, stormwater, and circulation infrastructure will all be improved.

(5) Section 19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

The Concord-Alewife Plan anticipates that the Quadrangle will remain a complex urban environment of many uses and building types. It does anticipate, however, a substantial upgrade of all the physical characteristics of the district as well as the introduction of new uses, including residential and accessory retail activities. This project substantially upgrades the quality of building construction, significantly improves the quality of site development, introduces new infrastructure and 260 units of housing. The development advances a new quality standard of urban development that is a break with what currently exists on the site but which is consistent with the long-term future of the Quadrangle district.

(6) Section 19.36: Expansion of the inventory of housing in the city is encouraged.

At 260 units, substantial inventory of new housing will be created.

(7) Section 19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

A large new open space facility will not be created but the site will have significant green landscape at very critical sections adjacent to the public realm.

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 Special Permits for a Project Review Special Permit (Section 19.20), additional Gross Floor Area (Section 20.95.11), additional height (Section 20.95.20), waiver of yard requirements (Section 20.95.34), increase in density of dwelling units (Section 20.95.4), pooled required open space (Section 20.96.2), waiver of Gross Floor Area for above ground parking facilities (Section 20.97.3) and transfer of development rights (Section 21.40) subject to the following conditions and limitations:

1. All use, building construction, and site plan development shall be in substantial conformance with the revised plans and application documents submitted to the Planning Board, as referenced above, on March 26, 2008 and subsequently revised through documents presented to the Planning Board at its September 9, 2008 meeting and dated September 9, 2008, except as modified by this Decision. Appendix I summarizes the dimensional limitations for the lot as a whole at 70 Fawcett Street, for the lot at 70 Fawcett Street if it should be subdivided, and the lot at 733 Concord Avenue after transfer of a portion of its development rights.

2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before the issuance of the Building Permit for the project, the 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. Accompanying those plans shall be a final landscape plan, for review and approval by the CDD, for the surface parking lot, street trees on Fawcett Street and along the future roadway segment and for the setbacks between the streets and other property lines, and in the courtyard, detailing the plant material and other features to be installed.

3. The Permittee, or any successors in interest, shall construct the future roadway segment as shown on the plans (therein identified as "Future Cross Street") to City of Cambridge roadway standards prior to the issuance of the final Certificate of Occupancy for the authorized development. The applicant shall maintain and manage the roadway as a private driveway until such time as it may be transferred to the city as a public street or at that time when it provides public physical access through an adjacent roadway segment to Wheeler Street for vehicles, bicycles, and/or pedestrians.

The Permittee shall offer to the City of Cambridge, in a form acceptable to the City, the fee or easement interest in the roadway segment, to permit unencumbered public vehicular, bicycle and/or pedestrian access across the roadway. The fee or easement interest shall be offered at no cost to the City no later than the date by which an additional roadway segment is constructed on adjacent property providing a connection to Wheeler Street, as may be authorized or required by any future special permit granted by the Planning Board.

However, the Permittee or any successors in interest shall not prohibit connection to a similar segment on the abutting property approved by the Planning Board in any future special permit process and shall permit general public access by vehicle, bicycle and pedestrian within the right of way at all times when such a connection is made, whether or not the roadway segment is accepted by the City of Cambridge.

4. The Planning Board approves the subdivision plan as illustrated in the application documents, for the purpose of permitting the conveyance of the roadway segment to the City at an appropriate date in the future. The specific dimensions of the subdivision shall be presented to the CDD prior to filing with the Registry of Deeds. Modification to the details of the subdivision may be approved by the Planning Board at a regular meeting. For purposes of future development on the application lot, the entire original lot, and the development herein approved on it, shall be the basis of all determinations as to the additional development permitted in the future.

5. The Permittee shall install the roadway and infrastructure improvements related to Fawcett Street as required of the Department of Public Works and the Cambridge Water Department on or before the issuance of the first Certificate of Occupancy for the project.

6. The Permittee shall make a payment to the City of Cambridge in the amount of \$150,000 for the purpose of funding a study, to be conducted by the City of Cambridge, of the possible form, location and cost of a pedestrian/bicycle bridge connection between the Quadrangle and the Triangle in the Alewife Overlay Districts. The payment shall be made prior to the issuance of the first Building Permit for the project.

An additional series of payments shall be made to the City of Cambridge, totaling \$150,000, for the purpose of installing appropriate traffic mitigation measures (which may include the installation of a traffic light), within the public way, as determined by the City of Cambridge. The payments shall be made as follows: \$50,000 before the issuance of the first Building Permit; \$50,000 prior to the issuance of the first Certificate of Occupancy for project; and \$50,000 one year after the issuance of the final Certificate of Occupancy.

7. The following traffic management related conditions shall be imposed;

(a) One parking space shall be provided for each dwelling unit for a total of 260 parking spaces. On the surface parking lot there shall be permitted six (6) parking spaces for visitors; four (4) parking spaces for employees, vendors and the like; and two (2) spaces for a vehicle-sharing service like Zip Car. Additional vehicle-sharing spaces may be approved by the Community Development Department after review of any proposal for additional spaces by the CDD and the Traffic, Parking and Transportation Department.

(b) The Permittee shall implement the Transportation Demand Management measures enumerated in the Memorandum to the Board from Susan Clippinger, dated June 3, 2008, and summarized below:

- Provide vehicle-sharing spaces
- Provide MBTA Charlie Card
- Provide air pumps for bicycles
- Encourage van and carpooling
- Join a TMA when one is established
- Charge for parking separately from rent
- Establish a transportation information center
- Designate a Transportation Coordinator
- Implement a monitoring program
- Distribute transportation information
- Have the Transportation Coordinator available by phone, Emil and on-site

- Have the Coordinator participate in City sponsored programs

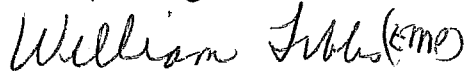
8. Lot at 733 Concord Avenue shall be subject to the provisions of this Special Permit. Improvements shown on the application documents shall be implemented prior to issuance of a Certificate of Occupancy for the building at 70 Fawcett Street.

Further transfer of residual Gross Floor Area shall be permitted in conformance with the requirements of Section 21.40, as may be authorized by another special permit and as limited by the dimensional standards set forth in Appendix I of this Special Permit. Redevelopment of the lot to employ any or all of the permitted residential or non residential Gross Floor Area remaining on the lot shall be permitted after the granting of a Major Amendment to this permit.

9. 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 W. Tibbs, C. Studen; T. Anninger; P. Winters; H. Russell; S. Winter and L. Pierce, associate member appointed by the Chair, constituting at least two thirds of the members of the Planning Board necessary to grant a Special Permit.

For the Planning Board,

Handwritten signature of William Tibbs in cursive script, with the initials "(EM)" written at the end.

William Tibbs, Chair

A copy of this decision #227 shall be filed with the office of the City Clerk. 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.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on October 15, 2008, 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 – Dimensional For (Entire Site)

Special Permit # 227

Address: 70 Fawcett Street

	Allowed/Required	Existing	Proposed	Granted
Total FAR			1.36	1.36
Residential	2.0		0.64	0.64
Non-residential	1.5	0.66	NA	
TDR			0.30	0.30
Infrastructure			0.11	0.11
Inclusionary			0.31	0.31
Total GFA	665,859	140,249	289,000	289,000
Residential	426,194	NA	136,158	136,158
Non-residential	NA	140,249	NA	NA
TDRs	63,000		63,000	63,000
Infrastructure	23,005		23,005	23,005
Inclusionary	153,660		66,837	66,837
Maximum Height	85 - 105	25-30	85-105	85-105
Lot Size	5,000	213,097	213,097	213,097
Lot Area/DU	600	NA	1,866	1,866
Total DUs	547	NA	260	260
Base	355		114	114
Inclusionary	106		60	60
TDR	63		63	63
Infrastructure	23		23	23
Lot Width	50	776	776	776
Yards				
Front	15		15	15
Side, Left	Formula		520	520
Side, Right	Formula		15	15
Rear	Formula/20		15	15
Total Op. Space	15%		50%	50%
Useable	15%		15%	15%
Parking	1/DU	225	286	272
Bicycle Parking	1/2 DU		130	130
Loading Bays	0	1	0	0

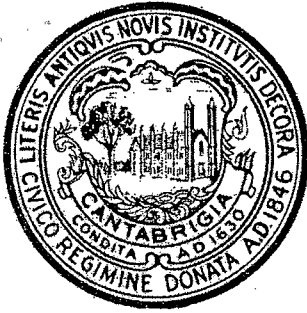
Appendix I – Dimensional Form (Subdivided Lot)

Special Permit # 227

Address: 70 Fawcett Street

	Proposed	Granted
Total FAR	4.20	4.20
Residential	1.98	1.98
Non-residential	NA	Na
TDR	0.92	0.92
Infrastructure	0.33	0.33
Inclusionary	0.97	0.97
Total GFA	289,000	289,000
Residential	136,158	136,158
Non-residential	NA	NA
TDRs	63,000	63,000
Infrastructure	23,005	23,005
Inclusionary	66,837	66,837
Maximum Height	85-105	85-105
Lot Size	68,728	68,728
Lot Area/DU		602
Total DUs	260	260
Base	114	114
Inclusionary	60	60
TDR	63	63
Infrastructure	23	23
Lot Width	319.7	319.7
Yards		
Front	15	15
Side, Left	66	66
Side, Right	15	15
Rear		
Total Op. Space		
Useable	25	25
Parking	286	272
Bicycle Parking	130	130
Loading Bays	0	0





CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Notice of Extension of Time

Case No: 227

Address: 70 Fawcett Street

Applicant New Boston Fund, Inc, 60 State Street, Boston, MA 02109 1803

Owner: Jerome L. Rappaport Jr and Janet Aserkoff, Trustees,
70 Fawcett St Nominee Trust

Planning Board Decision Filing Date: October 15, 2008

Application: Project Review Special Permit to construct a new 260 unit residential building and to allow the transfer of development rights.

The proponent requests an extension of time to commence the construction of the approved residential development for an additional year as outlined in the letter to the Planning Board staff from James J. Rafferty, Adams & Rafferty, Boston Properties, and dated 9/14/10.

At the regularly scheduled Planning Board meeting of September 21, 2010, the Planning Board voted to grant a year extension of time to **October 15, 2011** for good cause as set forth in Section 10.46.

Voting in the Affirmative to GRANT the extension were H. Russell, T. Anninger, P. Winters, W. Tibbs, S. Winter, and C. Studen, Associate Members appointed by the Chair, constituting at least two thirds of the members of the Planning Board necessary.

For the Planning Board

Hugh Russell, Chair

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2010 OCT - 5 P 4: 32

ADAMS & RAFFERTY

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September 14, 2010

Ms. Liza Paden
Cambridge Community Development
344 Broadway
Cambridge, MA 02139

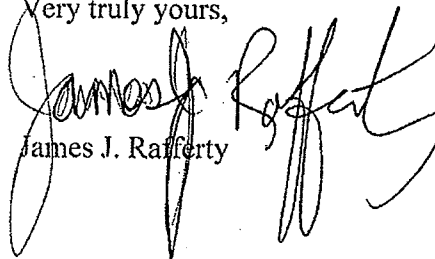
Re: 70 Fawcett Street
Planning Board Case # 227

Dear Ms. Paden:

Please accept this correspondence as a request by the petitioner in the above-captioned matter to extend the Special Permit issued by the Planning Board on October 15, 2008 for an additional year. As you are aware, the recently enacted Permit Extension Act (Senate Bill #2582) authorizes a two year extension for "approvals" in effect between August 15, 2008 continuing through August 15, 2010. The Petitioner's request to the Planning Board is not intended to waive any rights it may have pursuant to the afore-mentioned Act.

Thank you for your attention to this matter.

Very truly yours,


James J. Rafferty

JJR/pwc