

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ~~NOTICE OF DECISION~~, CAMBRIDGE, MA 02139

253

Address: 1801 Massachusetts Avenue

Zoning: Business C / Lesley Porter Overlay District

Owner: Lesley University, 29 Everett Street, Cambridge MA 02138

Applicant: Lesley University, 29 Everett Street, Cambridge MA 02138

Application Date: December 20, 2010

Public Hearing: January 18, 2011

Planning Board Decision: March 1, 2011

Date of Filing Decision: April 13, 2011

Application: Special Permits pursuant to Sections 20.504.1 – Lesley Porter Overlay District, 20.504.4 – Parking and Loading requirements, 19.20 – Project Review Special Permit, and 10.40 – General Special Permit to relocate alter and renovate existing church building on site and connect it to a new 4 story building for use by the Art Institute of Boston for a total gross floor area of 74,500 square feet.

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 contact Liza Paden at 617 349 4647 or lpaden@cambridgema.gov.

2011 APR 13 10:54
OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

APPLICATION MATERIALS SUBMITTED

Special Permit application with dimensional form, additional project information supplement to Special Permit application, sewer service infrastructure narrative, water service infrastructure narrative, noise mitigation narrative, survey, site plans, floor plans, elevations, photographs, supporting statement, certified TIS, tree study, and ownership certificate

OTHER DOCUMENTS SUBMITTED

Communication from James Freeman, Neighborhood Nine Group, 25A Hillside Avenue, dated August 31, 2010.

Letter to the Planning Board from Sarah Farrington, 18 Frost Street, dated February 28, 2011.

Memo to the Planning Board from Marylou Batt, Vice President for Administration, Lesley University, dated February 25, 2011.

Email to the Planning Board from the Cambridge Bicycle and Pedestrian Committee, dated February 22, 2011.

Letter to the Planning Board from John Farrington, Sarah Farrington, Peter Lang and Kathy Lapierre, dated February 22, 2011.

Text of Planning Board remarks from Sarah Farrington, 18 Frost Street, dated January 18, 2011.

Letter to the Planning Board from Ronald Axelrod, 26 Shepard Street, dated January 18, 2011.

Email to the Planning Board from Art Bardige, 98 Raymond Street, dated January 14, 2011.

Letter to Planning Board, from Susan Brand, President, Board of Trustees, Oxford Courts Condominium, dated January 18, 2011.

Letter to Planning Board, from Thomas Bracken, 33 Mount Vernon Street, dated January 11, 2011.

Memo to Planning Board, from Sue Clippinger, Director, City of Cambridge Traffic, Parking and Transportation Department, dated January 18, 2011.

Email to Liza Paden, from David Leftcourt, City Arborist, dated January 6, 2011.

Memo to Tim Mackey, Richard Burke Associates, from David Ropes, Tree Specialists, Inc., dated December 14, 2010.

Meeting notice, from Bill Doncaster, Lesley University dated January 3, 2011.

PROJECT APPLICATION AND SUMMARY

On December 20, 2010 Lesley University submitted to the Planning Board its application for a Project Review Special Permit for the development of a new 74,500 square foot building to house the Art Institute of Boston. The Art Institute will consist of a new four-story, 55-foot high main building, a relocated historic church structure, a new two-story, 30 foot high building, and a glass-covered Arts Commons connector. The building includes below-grade-level work areas.

FINDINGS

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

1. Conformance with General Special Permit Criteria in Section 10.43.

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 it, would cause granting of such permit to be to the detriment of the public interest because:

a. It appears that the requirements of the ordinance cannot or will not be met.

The proposed project complies with the base zoning regulations and Massachusetts Overlay District requirements and the Special Permit criteria contained in Article 19.20 and Article 20.505 as referenced below.

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

As evidenced by the Traffic Impact Study certified by the Traffic and Transportation Department, project will not generate a significant number of motor vehicle trips.

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

The project has been designed to meet the requirements of the newly created Lesley Porter Overlay District with emphasis on minimizing impacts on the surrounding residential uses. Further, the Board finds that the Art Institute of Boston and associated uses will be an asset to the community at this location.

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.

The project will be designed and constructed in accordance with all applicable building, health and safety requirements of the Massachusetts State Building Code and City of Cambridge Ordinance requirements. The proposal includes an adequate plan to deal with any potential nuisance issues regarding mechanical equipment noise.

e. For other reasons the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.

The project is consistent with the intent and objectives of the Lesley Porter Overlay District, specifically “to allow for the establishment of an emerging art district.”

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

2. Conformance with the Required Project Review Special Permit Criteria in Section 19.20

The Planning Board finds that the project is consistent with the urban design objections of the City as set forth below.

19.31. New projects should be responsive to the existing or anticipated patterns of development.

19.31 (1) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

The new four-story Art Institute building will be 55-feet tall, and steps down to two-stories and 30-feet in height within 50-feet of the rear property line at the residential (East) edge of the site. The east property line also has a 20-foot setback. The proposed building setbacks and heights are in compliance with sections 20.504.2 and 20.504.3 of the Cambridge Zoning Ordinance, including 10-foot transitional setbacks along Frost Terrace and Roseland Street.

19.31 (2) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The building relates to the adjacent University Hall as well as the neighboring Newport Road Condominiums and the Oxford Court building across Massachusetts Avenue in terms of setbacks and heights. The new building is also consistent in scale and proportions to the historic church structure. The church will be brought closer to the street edge aligning it with the streetscape of the Avenue.

19.31 (3) In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential uses, etc.

The Art Institute will include an arts library and a gallery, open to the public. These features will be located at street level and accessible through the main entry. The gallery and the library will serve as social spaces for the Art Institute and will be the entry points for the public attending gallery exhibitions, lectures, or using the library.

19.31 (4) Where relevant, historical context are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.

The former North Prospect Congregationalist Church received a landmark designation by the Cambridge Historical Commission (CHC) in 2009. As part of this project, the church will be relocated to the south side of the site, closer to Massachusetts Avenue and lowered on a new concrete foundation 3 feet 6 inches above grade. The exterior will also be restored. A Certificate of Appropriateness was granted by the CHC in 2011.

19.32. Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

19.32 (1) Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.

The Arts Commons, which is located on the ground floor and oriented toward the sidewalk, is accessible to the public and serves as the primary entrance as well as a link between the Art Library and Gallery. The Arts Commons will be used for school-wide gatherings, gallery receptions, public presentations, and other events. The Art Gallery, 1,500 square feet located at the corner of Massachusetts Avenue and Roseland Street, will be open to the public and feature

floor to ceiling glass on three sides. The Art Library will be available for public use and located in the ground floor of the historic church structure.

19.32 (2) Covered parking on the lower floors of a building and on grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways.

Students, faculty and visitors will utilize adjacent parking lots around University Hall in accordance with Lesley University's PTDM plan. Landscaping on Roseland Street will screen the current parking lot at University Hall with new plantings and street trees. There will be no new parking created along Massachusetts Avenue.

19.32 (3) Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.

With the exception of the historic landmarked church, most of the ground floor exceeds 25% transparency. The proposed Art Institute features a ground floor that is approximately 45% transparent. The Gallery and Arts Common entry are entirely transparent.

19.32 (4) Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

Improvements to the sidewalks on Massachusetts Avenue and Roseland Street will enhance the pedestrian environment around the site. The site is in close proximity to the MBTA subway and commuter rail stations and is directly served by three MBTA bus routes (#77, #83, #96). Lesley University also operates a shuttle service among its campuses. The site plan includes connections between new curb ramps and existing crosswalks at the corner of Massachusetts Avenue and Roseland Street. A crosswalk is proposed across Roseland Street to the University's new green space, and improved pedestrian connections through the University Hall parking lot to the rear entrance of University Hall.

19.32 (5) Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on site and out of the weather. If bicycle parking is provided in a garage, special attentions must be paid to providing safe access to the facilities from the outside.

The project will include 70 new bicycle parking spaces; along Massachusetts Avenue (8 spaces), along the south side of the relocated church (38 spaces), and along Roseland Street (24 spaces). There is covered bicycle parking at the adjacent University Hall parking lot.

19.32 (6) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

Refer to above.

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

19.33 (1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighborhoods. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

(a) Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets. Among the techniques that might be considered are the inclusion of screens or parapet around the roof of the building to shield low ducts and other equipment on the roof from view.

(b) Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale, and character of the building.

(c) Placement of mechanical equipment at locations on the site other than on the rooftop (such as in the basement), which reduces the bulk of elements located on the roof; however, at-grade locations external to the building should not be viewed as desirable alternatives.

(d) Tall elements, such as chimneys and air exhaust stacks, which are typically carried above screening devices for functioning reasons, are carefully designed as features of the building, thus creating interest on the skyline.

(e) All aspects of the mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas.

New air handling systems will be placed on the roof behind a four foot high parapet and away from roof edges. Rooftop units and fans are primarily located on the taller four story building and not on the church structure. The mechanical system design will take advantage of the existing mechanical infrastructure located within and on the roof of the University Hall building. There will also be a mechanical room in the basement of the new building which will house equipment. The fans and stacks on the Art Institute building are clustered together where appropriate and are located on the roof of the taller four-story building. Screening to minimize impact on the residential neighborhood is provided through equipment location and the height of the parapet.

19.33 (2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

Trash and recycling will be stored inside the first floor of the proposed building near the service entrance. The space will have a ventilation system to mitigate odors. There is an existing compactor located at University Hall. Trash pick-up will occur on the service driveway which is screened from residential neighbors by a fence and landscaping. Trash will be collected three times per week and recycling once per week which is consistent with the current schedule.

19.33 (3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

The Art Institute will utilize existing loading docks located at University Hall for loading purposes. The proposed service entry at the Art Institute with access off of Roseland Street will allow for catering, deliveries, and other small vehicle drop offs.

19.33 (4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

The proposed stormwater management system is designed in a manner that will meet the provisions of the Department of Environmental Protection (DEP) Stormwater Management Policy for a new construction project, and is in conformance with the City of Cambridge Stormwater Management guidelines.

19.33 (5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to predevelopment conditions.

The site has been designed such that the stormwater runoff generated for rainfall events less than or equal to the 25-year, 24-hour event will match predevelopment conditions. The landscaped areas will reduce the rate and volume of stormwater runoff as well as use the collected

stormwater as a source of irrigation. On Roseland Street, the creation of new green space as a buffer between the University Hall parking lot and Roseland Street will increase the pervious material at that site.

19.33 (6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar Energy System as defined in Section 22.60 on this Zoning Ordinance.

The proposed Lesley University project will have a minimal shadow impact which is consistent with the existing patterns of development in the neighborhood. Art Institute shadow impacts on adjacent properties are mitigated by relocating the church to the South side of the site, moving it closer to Massachusetts Avenue, and stepping the taller building down at the rear, residential edge to a parapet height of 33 feet 6 inches.

19.33 (7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

No retaining walls are proposed. The neighborhood grade is followed, and grades along Roseland Street are to be made more level with the sidewalk. The proposed design removes the existing earth mound and raised first floor entry of the former church, significantly lowering the church structure's ground floor to its historic height, 3'-6" above the sidewalk.

19.33 (8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

The building height at the residential edge drops to a two-story frontage of 30-feet. The windows in this office and studio area located along the residential edge are scaled appropriately. The glass connector at the rear of the Arts Commons is located facing the space between two residences and is set back by four feet from the adjacent masonry-clad buildings to provide relief to the façade. The majority of the connector is constructed of a translucent wall system that blocks 80% of the interior light transmission. The rear elevation / building line is set 20' back from the property line and behind a 6' high fence. Existing buffer trees along the property lines shared with residential uses are retained.

19.33 (9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

The outdoor lighting at the Art Institute will utilize existing light poles along Massachusetts Avenue. In-ground LED lighting will provide low-level lighting for the outdoor public spaces in the Arts Plaza for safety and ambiance. The ground floor program spaces of the gallery, Arts Commons, and the Art Library (housed in the relocated church structure) will be internally

lighted and will be visible to pedestrians along Massachusetts Avenue and in the Arts Plaza at night.

19.33 (10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

The three existing street trees along Massachusetts Avenue will remain and be protected during construction. Buffer trees to the East (residential neighborhood side) and South of site are to remain where feasible. New trees will be planted in the Arts Plaza and along the South side of the site as well as along Roseland Street near the University Hall Loading Dock. Refer to Tree Assessment for the Art Institute of Boston at Lesley University, Tree Specialists, Inc. dated December 14, 2010.

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

19.34 (1) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

Low and ultra low flow water conserving plumbing fixtures will be used in the plumbing system. In addition, "gray water" will be used in toilet flushing as well as to irrigate plants and trees on site. An underground precast galley infiltration system will be used to detain and infiltrate a 25-year 24-hour rainfall event for the site.

19.34 (2) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

The current capacity will be adequate for the proposed design.

19.34 (3) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environment Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.

The Art Institute at Lesley will pursue a minimum LEED silver certification. The ventilation and heating/cooling systems are designed with the goal of improving energy performance by 40% over current energy codes.

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

19.35 (1) New educational institutional construction that is focused within the existing campuses.

The Art Institute is located within Lesley University's Porter Campus and will create a public presence on Massachusetts Avenue as well as contribute to an emerging 'Arts District' in Porter Square.

19.35 (2) Where institutional construction occurs in commercial areas, retail, consumer services enterprises, and other uses that are accessible to the general public are provided at the ground or lower floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site.

The ground floor uses at the Art Institute include a gallery and library which will encourage pedestrian interest and activity. The Arts Plaza will be a welcoming urban space on Massachusetts for neighbors as well as students and the new building's overhang will help provide shelter for the MBTA bus stop during inclement weather.

19.35 (3) In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.

The proposed use is institutional and is intended for active use throughout the day and early evening.

19.35 (4) Historic structures and environments are preserved.

The design preserves and relocates the landmarked, former North Prospect Congressman Church structure and restores its original relationship to the street and proximity to the single family residence adjacent to the site. Additional proposed preservation and restoration measures include restoring the column capitals, restoring and replacing the original pediment turrets and restoring the belfry to its appearance circa 1900. Refer to Cambridge Historical Commission Certificate of Appropriateness.

19.35 (5) Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.

Proposed development does not contain commercial use.

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

19.36 (1) Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.

The Art Institute at Lesley project does not include housing.

19.36 (2) Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family sized middle income units is encouraged.

The Art Institute at Lesley project does not include housing.

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

19.37 (1) On large-parcel commercial developments, publicly beneficial open space is provided.

The proposed Arts Plaza will provide an open space amenity that is appropriate for the use and street. The Arts Plaza at the entrance to the site will be 3,900 square feet, publically accessible, and feature chairs and benches located around trees and planters, creating social gathering places. On Roseland Street as well as Massachusetts Avenue there will be widened pedestrian sidewalks. At the rear of the site there will be a planting area that is not intended to be used by students or the general public. Along Roseland Street a portion of the University Hall parking lot will be made into new green space to buffer the parking lot from the neighborhood.

19.37 (2) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.

The proposed Arts Plaza is an open space with widened sidewalks and is accessible to adjoining pedestrian walkways and bikeways. The proposed new green space on Roseland Street will help shield residences on Roseland Street from the University Hall parking lot.

19.37 (3) A wider range of open space activities than presently found in the abutting area is provided.

The Arts Plaza will help facilitate social interaction and the relocated church's steps can also serve as an informal seating area. The Art Institute building overhang can provide shelter for the bus stop. The new green space along Roseland Street will also provide some additional seating.

3. Conformance with the required Lesley Porter Overlay District Special Permit Criteria in Section 20.500

20.505.1 Public accessible uses on ground floor

The ground floor of the New Art Institute will contain a publically accessible gallery and Art Library.

20.505.2 New structures that spatially define and enrich Massachusetts Avenue

The proposed Arts Plaza will activate the pedestrian environment along Massachusetts Avenue.

20.505.3 Minimize adverse impacts on abutting low-density housing

The proposed Art Institute building will be 30 feet along its residential edge. The building is also in accordance with the 20-foot setback requirements perpendicular to Roseland Street and with the transitional and height requirements of Section 5.40. It is intended that the landscaping and fencing will be designed with input from abutters.

20.505.4 Preserve historic structures

The landmarked church will be restored in accordance with the requirements of the Certificate of Appropriateness issued by the Cambridge Historical Commission on February 14, 2011.

20.505.5 Retail activity

The Art Institute will not include any retail uses; however the students, staff, and visitors will help support retail activity in the area.

20.505.6 Minimize vehicle traffic

Minimal vehicular traffic will be generated because the majority of students are not anticipated to arrive at the site by motor vehicle which is reflected in the Traffic Impact Study that was certified by the Traffic, Parking, and Transportation Department.

20.505.7 Inviting open space with public art focus

The Art Plaza will contain street furniture and opportunities for public gathering. The adjacent glass-clad gallery will also provide opportunities for the public to experience art.

20.505.8 Roseland Street edge of University Hall rear lot should reflect ‘urban campus’ character

There will be new green space along Roseland Street, as well as a new pedestrian walkway through the rear portion of the University Hall lot.

20.505.9 Scale of new construction to be consistent with existing residential structures

The proposed Art Institute does not contain a continuous building wall along its residential edge but rather is broken into a series of planes with a four-foot variation. The building will be 30 feet along its residential edge.

20.505.10 Maintain a reasonable level of privacy for abutters

The Board finds that the proposed location and size of windows and screening elements is satisfactory. The intention of the proposed floor plans is to locate uses that have minimal typical evening or weekend uses along portions of the building most proximate to existing residential uses. A translucent wall system is used on the Arts Commons wall where it abuts the residential neighborhood which will screen most of the light emanating from the building.

20.505.11 Improvements to Massachusetts Avenue

The pedestrian environment as well as the environment for existing street trees along Massachusetts Avenue at the site will be enhanced. The building overhang will provide shelter for bus riders in inclement weather, and the sidewalk will be widened and include street furniture and be suitable for neighborhood residents and visitors to congregate.

20.505.12 Construction mitigation plan

A Construction Mitigation Plan will be developed in consultation with the abutters to the site and neighborhood associations. In accordance with Section 18.20, the Construction Mitigation Plan will be submitted to the Inspectional Services Department for approval.

DECISION

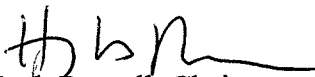
Based on a review of the application documents, comments made at the public hearing, and the above findings, the Planning Board **GRANTS** the requested Special Permits, subject to the following conditions and limitations:

1. All uses, 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. 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) and the Cambridge Historical Commission (CHC). Before 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.
3. All authorized development shall conform to the requirements of the City of Cambridge Noise Control Ordinance, Chapter 8.16 of the City Municipal Code.
4. Before issuance of a Building Permit for construction authorized by this Special Permit, the Permittee shall prepare a Construction Management Plan consistent with the requirements of Section 18.20 of the Zoning Ordinance, which Plan shall be submitted to the Community Development Department for review and approval.
6. The Permittee shall continue to work to resolve mitigation recommendations of the Traffic, Parking and Transportation Department, as outlined in the letter to the Planning Board from Susan Clippinger dated January 18, 2011 and in particular regarding the bicycle improvements (#3) as a condition of this Permit.

Voting in the Affirmative to **GRANT** the Special Permit were H. Russell, T. Anninger, P. Winters, T. Cohen, S. Winter, constituting at least two thirds of the members of the Planning Board, necessary to grant a Special Permit.

For the Planning Board,


Hugh Russell, Chair

A copy of this decision #253 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 April 13, 2011, by Taha Jennings, 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 Form

Special Permit # 253

Address: 1801 Massachusetts Avenue

	Allowed/Required	Existing	Proposed	Granted
Total FAR				
Residential	N/A	N/A	N/A	N/A
Non-Residential	2.5	.54	2.5	2.5
Inclusionary Bonus	N/A			
Total GFA in Sq. Ft.				
Residential				
Non-Residential	95,157 sf	15,192 sf	74,500 sf	74,500 sf
Inclusionary Bonus				
Max. Height				
Range of heights	55'/35'	55'	55'/30'	55'/30'
Lot Size	None	28,063 sf	No change	No change
		1,737 sf*		
Lot area/du	N/A			
Total Dwelling Units	N/A			
Base units				
Inclusionary units				
Min. Lot Width	None	156'	No change	No change
Min. Yard Setbacks				
Mass Front	None	45.3'	12'6"	12'6"
Roseland Side, Left	0/10	3.2'	0/10'	0/10'
Frost Terr Side, Right	7.5'/10'	84'	7.5'/12'	7.5'/12'
Rear	20'	8.2'	20'	20'
Total % Open Space	.10	.64	.30	.30
Usable	N/A			
Other				
Off Street Parking				
Min #	75	1	0	0
Max #				
Handicapped				
Bicycle Spaces		0	70	70
Loading Bays	0	1	0	0

*Lot area utilized from University Hall lot pursuant to transfer of GFA allowed under Section 20.504.1