



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE

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 CAMBRIDGE, MASS.

P.U.D. FINAL DEVELOPMENT PLAN DECISION

CASE NO.: PB-29
 PETITION: Special Permit for a Planned Unit Development
 APPLICANT: City of Cambridge
 ZONING DISTRICT: BA/PUD-4
 DEVELOPMENT PARCEL LOCATION: First/Thorndike/Spring Streets
 APPLICATION DATE: 11/24/82
 FIRST PUBLIC HEARING: December 7, 1982
 DATE OF PLANNING BOARD DETERMINATION: 12/7/82
 FINAL DEVELOPMENT PLAN SUBMISSION: 12/20/82
 SECOND PUBLIC HEARING: 1/4/83
 PLANNING BOARD DECISION: 1/4/83

The Application

The City proposes to construct a public parking garage for approximately 530 cars with about 13,000 sq.ft. of commercial rental space on the ground floor level fronting First Street. The project requires P.U.D. review as it exceeds the maximum 35' height limit in the base zoning district and variation from subsection 6.221 and subsection 13.532 is required.

Documents

1. Planned Unit Development Application, Development Proposal, filed November 24, 1982.
2. Site plan and elevations drawn by Robert Sturgis and Vitols Associates.
3. Letter in support, East Cambridge Planning Team, dated 12/6/82.

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4. Planned Unit Development Application, Final Development Plan, filed December 20, 1982.

Decision

As its regular meeting on January 4, 1983, the Board voted unanimously to approve the final development plan as filed on 12/20/82 in accordance with subsection 12.364.

Findings

The above determination was based on the following findings:

1. All procedural requirements of Section 12.30 for a Final Development Plan have been met with the submission of the Development Plan Application on December 20, 1982; a first public hearing on December 7, 1982, and Planning Board determination on December 7, 1982, a second public hearing on January 4, 1983 and final decision on January 4, 1983.
2. The Final Development Plan conforms to the General Development Controls set forth in Section 12.50 of the ordinance.

Existing Policy Plans

The Final Development Plan is consistent with the East Cambridge Riverfront Plan (May 1978) which identifies this parcel as a site for a public parking garage. In addition the City Council voted to acquire this development parcel by eminent domain on April 5, 1982 for the purpose of constructing a public parking garage.

3. The Proposed Development conforms to the requirements for PUD-4 District as specified in section 13.50, except as noted below:

(a) Subsection 13.532:

The development parcel (40,667 sq.ft.) is slightly less than the minimum required 43,560 square feet. The Board finds that the extent of the violation is minor and does not derogate from the intent of ordinance.

(b) Subsection 6.22:

The proposed public parking garage will serve as an off-street parking facility for such uses as the Bulfinch Courthouse, the adjacent building owned by Charles Webb, and major developments proposed in the Lechmere Canal area such as the Wilder-Manley building. Relief from the ordinance is being sought from Section 6.22 which requires that accessory off-street parking facilities be located on the same lot on which the use being served is located. The Board finds that there is a severe need for off-street parking facilities in this area. This demand is expected to increase as the East Cambridge Riverfront area is developed. Therefore, the granting of relief from this section will serve a public need and is not contrary to the intent of the ordinance.

- 4. Data submitted with the Final EIR, dated March 15, 1979, the Lechmere Canal and Triangle Area Development Project included an analysis of proposed roadway improvements in conjunction with development for this area.

This determination of approval under subsection 12.364 of the Cambridge Zoning Ordinance has been made by five members of the Planning Board on January 4, 1983.

For the Planning Board

Arthur C. Parris
 Arthur C. Parris
 Chairman

ATTEST: A true and correct copy of this determination was filed with the Office of the City Clerk on JANUARY 6, 1983 by Elizabeth K. McCarthy, authorized representative of the Cambridge Planning Board.