

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB-33

PREMISES: 87 Rindge Avenue Extension

ZONING DISTRICT: Office-2/Flood Plain Overlay District

PETITIONER: Genetics Institute

APPLICATION DATE: March 31, 1983

DATE OF HEARING: May 17, 1983

PETITION: 1. Special Permit for Alteration of an existing non-conforming structure;

2. Special Permit for regulated activities, Flood Plain Overlay District

DATE OF PLANNING BOARD DECISION: June 7, 1983

DATE OF FILING THE DECISION: June 9, 1983

Decision (summary): Both special permits approved as proposed.

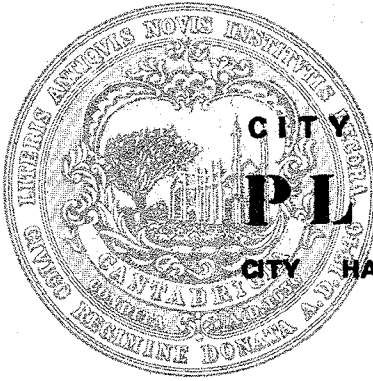
Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws Chapter 40A, and shall be filed within twenty (20) days after the date of filing of the above referenced decision with the City Clerk.

Copies of the complete decision and final plans, if applicable, are on file with the office of Community Development and the City Clerk.

June 9, 1983
Date

Elizabeth McCarthy
Authorized Representative
to the Planning Board

RECEIVED BY
OFFICE OF CITY CLERK
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CAMBRIDGE, MASS.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Minor Amendment

Case No: PB #33
Premises: 87 Rindge Avenue Extension
Original Approval: June 7, 1983
Date of Planning Board Approval of Minor Amendment: July 17, 1984

At its regular meeting on Tuesday, July 17, 1984 the Planning Board unanimously approved the amendments to the original permit as detailed in plans referenced and information contained in a letter to the planning Board from Jeffrey Burke, Payette Associates, dated July 17, 1984.

For the Planning Board,

Arthur Parris
Chairman

AP/tm



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No: PB 33

Premises: 87 Rindge Avenue Extension,
Cambridge, Massachusetts

Zoning District: Office 2 (0-2) District; Flood Plain
Overlay District

Petitioner: Genetics Institute

Application Date: March 31, 1983

Public Hearing Date: May 17, 1983

Petition:

1. Special Permit for Alteration of an Existing Non-Conforming Structure;
2. Special Permit for Regulated Activities, Flood Plain Overlay District.

Decision Date: June 7, 1983

Background

The Premises are located on the north side of Rindge Avenue Extension, in the industrial portion of the Alewife Revitalization Area known as the "Industrial Triangle", which is within an Office-2 (02-) District and a Flood Plain Overlay District.

The Petitioner propose to demolish a portion of the structure now on the Premises to renovate the remaining structure and to landscape the Premises to provide for parking and vegetated open space (collectively, the "Project"). The renovations, described in greater detail below, will convert approximately 52,816 square feet of warehouse and manufacturing space into approximately 53,640 square feet of office, research and development space for the use of the Petitioner. Accessory parking will consist of 84 spaces on the Premises. The proposed renovations, demolition, parking and landscaping are shown on plans submitted as part of the Application, revised as of May 17, 1983 (Site Plan 1.s, First Floor Plan A 2.1, Second Floor Plan A 2.2, Building Elevation 3.1 and Building Sections A 3.2). An alternative treatment of the accessory drive (the "Service Drive") serving the Premises loading area and of Rindge Avenue Extension street line have been prepared (as more fully described below) and is submitted as part of the Site Plan for approval by the Planning Board.

The structure presently on the Premises has been used for light steel fabricating and for a variety of warehouse uses. The structure does not conform to the current requirements of the Cambridge Zoning Ordinance (the "Ordinance"), as more particularly described below. As shown in the Building Photographs (A 14.12-A 14.16) submitted in the Application, the existing structure is visually in keeping with the former industrial and warehouse character of the area but is no longer in keeping with the character of uses permitted in the 0-2 District and the office buildings now or soon to be adjacent to it.

The Petitioner requests two special permits; a Flood Plain Overlay District Special Permit and a Special Permit for Alternation of an Existing Non-Conforming Structure.

A. SPECIAL PERMIT FOR ALTERATION OF EXISTING STURCTURE

Petitioner's request for a Special Permit for Alteration of an Existing Non-Conforming Structure is submitted to the Planning Board, rather than the Board of Appeals, in conjunction with the Application for a Flood Plain Special Permit, pursuant to Section 10.45 of the Ordinance.

Ordinance Provisions for Alterations of an Existing Non-Conforming Structure

The Project requires a special permit under 8.22 (a) of the Ordinance to alter an existing nonconforming structure for reasons described below. The Ordinance establishes four substantive requirements in order for a project to qualify for this Special Permit: (1) such alteration will not be substantially more detrimental to the neighborhood, (2) the alteration is not in further violation of the dimensional requirements of Article 5.000 of the Ordinance, (3) the alteration is not in further violation of the parking requirements of Article 6.000 of the Ordinance, and (4) the structure will not be increased in area or volume by more than 25 percent.

The Cambridge Zoning Ordinance (10.43) further directs the Planning Board to consider for every Special Permit whether the granting of the Special Permit would be detrimental to the public interest, for reasons having to do with congestion, hazard, nuisance, adverse affect on the neighborhood character and adjacent uses, or impairment of the integrity of the relevant zoning district or an adjoining district.

Existing Structure

The existing structure does not conform to the requirements of Ordinance Article 5.000 as to side yards or to the requirements of Ordinance Article 6.000 as to the design and landscaping of parking areas. As shown on the Site Survey (A 1.1) submitted with the Application, the existing structure is not set back from either the west or northwest lot lines the distance required by the Ordinance. The premises are now 98% covered with imperious material. Virtually the entire front yeard is paved and used for accessory parking. No landscaping or screening is provided for the paved areas, nor is there a distinct curb at the street line. An entrance and exit drive of a limited width cannot be distinguished.

The general appearance of the existing structure is that of an unsightly industrial use, without pedestrian amenities or parking and traffic controls.

The existing structure has an interior floor area of approximately 52,816 square feet.

The Project: Proposed Renovations and Landscaping

The Petitioner proposes to renovate the structure and landscape the Premises in a manner which will increase conformity to the dimensional and parking requirements of the Ordinance, will be visually in keeping with the emerging character and recent rezoning of the Alewife Triangle area, and which will enhance the safety and traffic flow of Rindge Avenue Extension.

The Project involves no further encroachment into any required yard area. The "foot print" of the existing L-shaped structure will be reduced by demolition of the portion of the structure extending south, toward Rindge Avenue Extension.

The exterior of the structure will be renovated by the placement of a new brick facade on all sides of the building. A two-story atrium will extend from the south (front) elevation into the structure to create a distinctive, visually appealing element facing toward Rindge Avenue Extension.

Parking will be provided for 84 cars in parking areas screened from the street, landscaped and of a configuration permitted by the Ordinance. Shade trees will be planted in front of the building and in islands in the parking area. The front yard will be clearly demarcated from the street and distinct entrance and exit drives, of the width permitted by the Ordinance, will connect to the street at clear, limited curb cuts. Pedestrian walkways provide access from the building to the street and parking areas. Approximately one quarter of the premises, aside from parking areas, will be vegetated open space.

Petitioner's plans call for placement of the Service Drive, for access to the loading dock by service and delivery vehicles, at the east side and rear of the building. This represents a reduction in paved parking and drive areas from present conditions. Petitioner is actively discussing alternative means of access to the loading dock for such deliveries over abutting land. In the event alternative access is available to Petitioner, Project landscaping will be as shown in Petitioner's Site Plan marked "Alternative Treatment of Street Line and Service Drive".

The interior of the structure will be renovated to provide for the Petitioner's use. A partial second floor is to be created, resulting in an interior floor area of approximately 53,640 square feet.

Findings

1. Structure Alterations Not Substantially More Detrimental

The proposed alterations as shown on the Site Plan and the Alternative Site Plan will not be more detrimental to the neighborhood than the existing structure. The Project consists of demolition of a portion of the existing nonconforming structure, improvements to the exterior appearance of the structure, a net increase of interior square footage of approximately 1%, reduction in the paved parking area of the Premises, and landscaping to increase vegetative ground cover. These alterations are an improvement to the neighborhood. The visual character of the structure and Premises after alterations will be more in keeping with the uses and structures permitted in the zoning district. The pattern of pedestrian and vehicular ingress and egress will be channeled and controlled, in contrast to the existing situation. The structure, after alteration, will have an improved new brick facade of equal treatment on all four sides and will be set back further from the street than the existing structure and plantings will screen the Premises from the street. Together, these improvements will enhance the environment of the neighborhood.

2. Not In Further Violation of Article 5.000

The proposed alterations will cause no increase in the dimensional non-conformity of the structure. The proximity of the building to the lot lines will not be increased at any point. In all respects other than the existing non-conformities in regard to yard requirements, the structure, after alteration, will comply with the dimensional requirements of Article 5.000 of the Ordinance.

3. Not in Further Violation of Article 6.000

The proposed alterations will cause no increase in any non-conformity of the Premises to the parking requirements of Article 6.000 of the Ordinance. The Premises, after alteration, will contain the number of parking spaces required to service the building, as renovated and said spaces and the adjoining aisles will conform to the applicable design requirements in the O-2 district.

4. Structure Will Not Be Increased by More Than 25%

The interior floor area of the building will be increased by approximately 1%. The volume of the structure will not be increased, but rather will be decreased significantly as a result of demolition of a portion of the existing structure.

B. FLOOD PLAIN SPECIAL PERMIT

Flood Plain Overlay District Ordinance

The Petition is submitted in compliance with the requirements of Section 11.70 of the Cambridge Zoning Ordinance, which establishes the "Flood Plain Overlay District" (the "Flood Plain Ordinance"). The Premises are subject to the Flood Plain Ordinance in that they fall within Flood Zone A-5 as designated on the Cambridge Flood Insurance Rate Map ("FIRM") dated July 5, 1982, published by the Federal Emer-

gency Management Agency ("FEMA"). The Flood Plain Ordinance requires a Special Permit for "substantial improvement" of a structure in the Flood Plain Overlay District.

The Flood Plain Ordinance establishes six substantive requirements in order for a project to qualify for a Special Permit. One of these Section 11.75 (1) - relates only to sites in an area designated as a Zone A or Floodway on the FIRM. As the Premises are not so designated, this provision is inapplicable to the Premises. The remaining five requirements are as follows:

1. A registered professional engineer must certify that encroachment by the Project into the Flood Plain Overlay District will not result in any increase in flood levels during a "100-year flood" (i.e., the level of flooding which statistically has a 1% chance of occurrence in any year) (11.74(3)):
2. Water retention capacity at the site must be maintained at at volume at least equal to the pre-project status, and any displacement of such capacity must be replaced on the same lot or on another lot subject to the Applicant's control (11.75(2)):
3. The design of flood water retention systems must not cause nuisance, hazard or detriment to occupants of the project site or abutters (11.75(3)):
4. The proposed use must comply with applicable zoning, the state building code and "any other applicable laws" (11.75(4));
5. The Applicant must demonstrate how the particular project plans designed to comply with the Flood Plain Overlay District requirements also meet the spirit and intent of applicable "District Development Policies" contained in the Alewife Urban Design Study Phase II (11.75(5)).

As noted above, Cambridge Zoning Ordinance 10.43 further sets forth matters to be considered by the Planning Board in connection with a request for a special permit.

Finally, the state Zoning Act, M.G.L. Chapter 40A, requires that the Planning Board find that the proposed use for which the Special Permit is sought is in harmony with the general purpose and intent of the Cambridge Zoning Ordinance.

Site Topography, Landscaping and Flood Water Retention System

Based on data prepared by H.W. Moore Associates, Inc., Project Consulting Engineers, the Petitioner submitted the following information for the Planning Board's consideration.

The Premises are located in a flood plain in which the base elevation of the 100-year flood is 18.04 feet above mean sea level (City of Cambridge Base). Presently, the maximum elevation of the Premises is 19.49 feet and the minimum elevation is 17.78 feet.

Twenty-three (23) cubic yards of the Premises are now below the base elevation of the 100-year flood. This flood storage capacity is located in two small areas between the building and the street.

The Project, when completed, will result in no material change to the maximum elevation of the Premises and will decrease the minimum elevation of the Premises by 0.48 feet at the location of certain storm drains. As a result, the Project will create approximately 200 cubic yards of flood storage capacity (i.e. approximately an additional 177 cubic yards of storage capacity), in the vicinity of certain storm drains.

In addition, the Project will alter the Premises so as to decrease the extent of impervious ground cover. The only vegetative cover on the remaining 2% of the site is grass. The resulting runoff from the site is now 15.7 cubic feet per second. Upon completion of the Project, a maximum of 63% of the Premises will be covered with impervious ground cover (i.e., at minimum, an additional 35% will be covered with vegetation). Trees, grass and shrubs will be added to the site as part of landscaping which enhances the pedestrian entryway to the building and open space areas and which screens accessory parking. The runoff rate after renovation and landscaping will be no greater than 12.0 cubic feet per second (i.e. at least 3.7 cubic feet per second less than at present).

The compensatory flood storage areas are depressions in portions of paved areas at selected catch basins. These areas, entirely within the Premises, are within larger areas screened from public ways by vegetation and separated from abutters.

Findings

1. Flood Level Certification by Registered Professional Engineer:

H. W. Moore, a registered professional engineer, has submitted his certification that the Project will not result in any increase in flood levels during the occurrence of the 100-year flood.

2. Retention Capacity:

As a combined result of the minimum elevation of the Premises, the decrease in impervious ground cover, the increased flood storage capacity and decreased rate of runoff which the Project will accomplish, the water retention capacity of the Premises will be increased. There will be no displacement of retention volume from the Premises.

3. Retention System Design:

The flood water retention systems will not cause any hazard, nuisance or detriment to occupants of the Premises or abutters. The proposed flood water retention system will not depend upon drainage over or storage capacity in roadways, occupied buildings, or abutters' land. As noted above, runoff will be reduced, and therefore the detrimental effect of the 100-year flood on abutters will be reduced from pre-development conditions.

4. Use Compliance with 0-2 Zoning, Building Code, and Other Laws:

The underlying zoning of the Premises as an Office-2 ("0-2") Districts permits "technical office for research and development" and "laboratory and research facility" uses as of right, without any requirement for other special permits or a variance (Ordinance 4.34). Accordingly, the proposed use of the Premises for research and associated offices complies with the use provisions of the Ordinance. Similarly, the accessory parking use is both permitted and required in the 0-2 District (6.30 and 6.36).

The State Building Code (the "code") provides a variety of regulations pertaining to construction of buildings. The use of the Project will be in compliance with the Code. In addition, the Project is designed to comply with all applicable Code provisions, regulating the construction of buildings of this type and size. The Project is also designed to comply with all applicable provisions of the Cambridge General Ordinances.

5. Alewife Revitalization Study Policies:

"Appendix One, District Development Policies" of the Alewife Revitalization, Alewife Urban Design Study Phase II (the "Study") states that the Development Policies are intended "to effect immediate and qualitative improvements in the physical and social environment of Alewife". The Project effects this intent and is in keeping with several development principles for the Alewife area which are noted in the Study, as follows. The Project, as a scientific research and development facility, will upgrade the economic activity of the area and add to the quantity and diversity of current job opportunities, as recommended by the Study. The Project will renovate an unsightly, underutilized building which serves a less economically viable and productive use. Consistent with the Study's principles, the Project calls for a development less dense than the maximum permitted by the underlying zoning district. The area of the Premises fronting on Rindge Avenue Extension will provide open space and a cleaner, more attractive pedestrian environment, as called for by the Study. Landscaping of the Premises will reduce impervious ground cover and help mitigate the area's hydrology problems noted in the Study.

6. Harmony with Intent of Zoning:

The Project will comply with the provisions of the Cambridge Zoning Ordinance and the statement of purpose in Section 1.30 of the Ordinance, by furthering economic development, rational land use, and public health, welfare and safety.

7. Zone A and Floodway:

No filling or other encroachment will occur in Zone A areas or in the floodway, as shown on the FIRM.

Decision

Based on the above findings the Planning Board grants the two special permit requests; A. Alteration of a nonconforming structure and B. Construction of the Project in the Flood Plain Overlay District, as set forth in the plans submitted as part of the application and subject to conditions described below.

1. The location, size and design of the building and other development features shall remain generally as indicated in the application and plans as submitted except as modified below.
2. The Project may be constructed as shown on the Site Plan entitled "Alternative Treatment of Street Line and Service Drive" so long as Petitioner has rights of access over adjacent land for service and delivery vehicles to Petitioner's loading dock;
3. Such plans shall also be modified in accordance with the duly authorized requirements of the Cambridge Conservation Commission, pursuant to the Wetlands Protection Act, provided a copy of such modified plans is filed with the Planning Board and reserving to the Planning Board the right to review and approve any material modifications to the Site Plan for consistency with the Board's findings.

This conditional approval of the Special Permit applications has been made by a unanimous vote of five members of the Planning Board on June 7, 1983.

For the Planning Board



Arthur C. Parris
Chairman

APPENDIX

ZONING SUMMARY

GeneticsInstitute - Office-2/Flood Plain Overlay

	<u>Required/Allowed</u>	<u>Proposed</u>
1. FAR	2.0(135,659 sf)	.395(53,640 sf)
2. Height	85'	37.2'
3. Setbacks:		
Front	59.8'	246'
Side		
R	40'	54' (1)
L	40'	2' (1)
Rear	59.8'	0' (1)
4. Off-Street Parking:		84 (alternative 1)
Minimum	67	78 (alternative 2)
Maximum	134	
5. Alteration of a n/c structure by SP extend n/c by	25%	(2) 1% increase in floor area
6. Building Material	---	brick facade around entire building

(1) Setbacks of existing non-conforming structure will not be increased.

(2) Though total n/c building volume will be reduced, the 1% increase in floor area is a result of adding a second floor level within the existing building envelope.

A copy of this decision 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 decision filed with the Office of the City Clerk on June 9, 1983 by Elizabeth McAuliffe, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision. No appeal has been filed.

Date _____
City Clerk, City of Cambridge

Payette Associates

Payette Associates Inc
Architects/Planners

40 Isabella Street
Boston MA 02116
(617) 423-0070

Telex 940686
Payette Bsn

HAND DELIVERED

17 July 1984

Planning Board
City of Cambridge
57 Inman Street
Cambridge, MA 02139

Re: Revised Site Plan for Genetics Institute
87 Rindge Avenue Extension

To the Planning Board:

On behalf of Genetics Institute, I respectfully submit modifications to Genetics Institute's Site Plan as described on the following drawings:

Set Number 1

1. Revised Site Plan Al.2, dated 13 July 1984.
2. Revised Storm Drainage Plan, dated 17 July 1984 (Plan Al.5)

* Set Number 2

1. Site Plan, Al.2, dated 17 May 1983
2. Alternative Site Plan Al.2, dated 17 May 1983
3. Storm Drainage Plan, dated 17 May 1983.

* These are plans approved 7 June 1983 by the Planning Board and are enclosed for reference.

DESCRIPTION OF REVISIONS

The site revisions are related to the items as follows:

- A. Alteration of the front property line due to the widening of Rindge Avenue Extension.
- B. Addition of a 3'-0" high brick wall berm, and planting along the front property line. Please note this is related to Spaulding & Slye's Cambridge Park development.
- C. Addition of an outdoor trash compactor and emergency generator which are enclosed by a 11'-0" high brick wall.
- D. Increase in the number of parking spaces from 84 to 110.

FLOOD WATER RETENTION SYSTEM

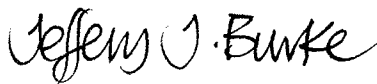
Due to the widening of Rindge Avenue Extension, our flood water retention system has been reduced from our previous site plan. However, the storage capacity is still greater than the original existing conditions and is calculated as follows:

<u>CONDITION</u>	<u>WATER RETENTION SYSTEM</u>
1. Original Site (pre-August 1983)	23 cubic yards
2. Initial Site Design (dated 17 May 1983)	approx. 200 cubic yards
3. Revised Site Design (dated 17 July 1983)	approx. 150 cubic yards

These revisions are being submitted simultaneously to the Cambridge Conservation Commission and the Planning Board.

Sincerely,

PAYETTE ASSOCIATES INC.



Jeffery J. Burke

cc: Clerk, City of Cambridge
Cambridge Conservation Commission
Dr. William Strycharz, Genetics Institute, Inc.
Joan Lastovica, City of Cambridge

HALE AND DORR

COUNSELLORS AT LAW

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WASHINGTON, D.C. 20004

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CABLE HAFIS WSH

TELECOPIER (202) 393-4497

May 31, 1983

Cambridge Conservation Commission
57 Inman Street
Cambridge, MA 02139

Re: Notice of Intent dated March 31, 1983,
by Genetics Institute for 87 Rindge
Avenue Extension, Cambridge

Ladies and Gentlemen:

On behalf of Genetics Institute, I respectfully submit a revised Environmental Data Form and Revised Site Plans in the above-referenced matter.

The Site Plan is revised in that it now shows a service drive connecting the loading area, at the rear of the building, with the access drive to Rindge Avenue Extension. The Revised Environmental Data Form reflects this change.

Included with the Site Plans is an Alternative Treatment of Street Line and Service Drive. This drawing is similar to the plan originally submitted to you in that no service drive is shown. Development according to the "Alternative Treatment" depends upon Genetics Institute's obtaining rights to pass over abutting land for access to the loading dock.

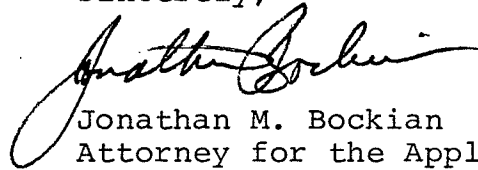
Genetics Institute respectfully asks the Conservation Commission to issue an Order of Conditions which allows construction in accordance with either the Revised Site Plan, either with or without the service drive.

HALE AND DORR

Cambridge Conservation Commission
Page Two
May 31, 1983

In addition, as you know, Genetics Institute is seeking approval from the Planning Board and the Biohazards Committee for this project. Genetics Institute will of course comply with the requirements of these bodies as well as those of the Conservation Commission. In order to avoid any further re-submission to you, we respectfully ask that any Order of Conditions you issue allows the Plans to be modified as required by the Planning Board and the Cambridge Biohazards Committee, pursuant to their respective authority.

Sincerely,



Jonathan M. Bockian
Attorney for the Applicant

Enclosure

JMB:cb

cc: Cambridge Board of Health
Cambridge Planning Board
Brett Schmidli
Richard L. Berkman, Esq.

Barbar

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CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

May 31, 1983

Planning Board
City of Cambridge
57 Inman Street
Cambridge, MA 02139

Re: PB 33, Petition by Genetics Institute for
Special Permits for Improvements at
87 Rindge Avenue Extension

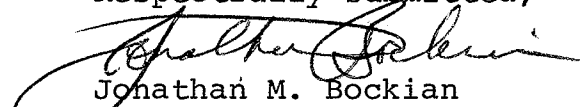
Ladies and Gentlemen:

In connection with the above-referenced petition, Genetics Institute asks me to respectfully convey their request that the issuance of the special permits applied for reference a requirement that Petitioner renovate all four sides of the structure in brick, particularly the west facade, regardless of the placement of the service drive on the premises.

This request is presented in order to reflect the agreement between Petitioner and Spaulding and Slye Company, as abutter to the west, that such renovation will proceed, regardless of the outcome of any future discussions they may have concerning rights of access over the abutting land.

In anticipation of your favorable response, thank you.

Respectfully submitted,


Jonathan M. Bockian
Attorney for the Petitioner

JMB:cb
cc: Mirza Mehdi
Brett Schmidli
Peter Willis

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HAND DELIVERED

May 17, 1983

Planning Board
City of Cambridge
57 Inman Street
Cambridge, MA 02139

Re: Petition for Special Permits by
Genetics Institute for 87 Rindge
Avenue Extension, Case No. PB 83

To The Planning Board:

On behalf of Genetics Institute, I respectfully submit modifications to Genetics Institute's application for special permits in the above-referenced case, in the following form:

1. Revised Site Plans including plan entitled, "Alternate Treatment of Street Line and Service Drive";
2. Revised Building Elevations;
3. Engineer's Certificate; and
4. Revised Environmental Data Form.

The Revised Site Plan differs from the plan submitted originally in that it shows (a) a drive for service and delivery vehicles connecting the loading area (at the rear of the building) with the access drive to Rindge Avenue Extension, and (b) new facade on all sides of the building, rather than on selected portions only. The Revised Building Elevation shows the new facade to be placed on the west side of the building.

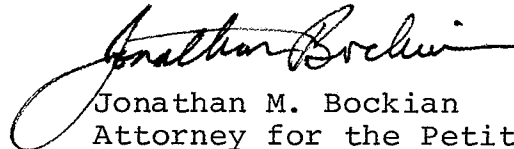
HALE AND DORR

Planning Board
Page Two
May 17, 1983

The Alternative Treatment of Street Line and Service Drive shows the new facade on all sides (as above) but does not show the service drive. Petitioner is negotiating for rights of access over adjacent land. In addition, this plan shows a pedestrian plaza area at the southwest corner of Petitioner's lot. Petitioner respectfully asks the Board to approve the Alternative Treatment plan, subject to Petitioner's obtaining such rights, as well as the Site Plan showing the service drive.

The Revised Environmental Data Form reflects information based on the Revised Site Plan.

Very truly yours,



Jonathan M. Bockian
Attorney for the Petitioner

Enclosure

JMB:cb

cc: Clerk, City of Cambridge
Cambridge Conservation Commission
Mr. Mirza Mehdi, Genetics Institute

WETLAND PROTECTION
ENVIRONMENTAL DATA FORM

Revised
5-17-83

1. All parts of this form are to be filled out by the applicant or his agent under the provisions of G.L. C. 131 s. 40.
2. Where a section is not relevant to the application in question, the words "Not Applicable" should be entered on the appropriate line.

NAME OF APPLICANT Genetics Institute

ADDRESS OF APPLICANT 225 Longwood Avenue, Boston, MA 02115

MUNICIPALITIES WHERE ACTIVITY IS PROPOSED AND NOTICE IS FILED

DESCRIPTION OF PROPERTY INVOLVED IN APPLICATION (including the dimensions of any existing buildings, decks, marinas, existing cesspools) (See Site Survey)

DESCRIPTION OF MODIFICATIONS PROPOSED ON THE SITE, including grading, dredging, removal of vegetation, etc. (See Site Plan and Storm Drainage Plan)

A. SOILS

1. United States Department of Agriculture Soil Types (show on map) Fill over Sand over Clay

2. Permeability of soil on the site. (Dates of testing)
No tests taken: Not applicable

3. Rate of percolation of water through the soil. (Dates of testing)
No tests taken: No applicable

B. SURFACE WATERS

1. Distance of site from nearest surface water (Date of measurement) Approx. 300' - 400' to Little River (as measured from aerial plat)

2. Sources of runoff water None, except on-site watershed

3. Rate of runoff from the site
Predevelopment: 15.7 C.F.S.
Post-development: 12.0 C.F.S.

4. Destination of runoff water Cambridge Storm Sewer System

5. Chemical additives to runoff water on the site None

C. GROUND COVER

1. Extent of existing impervious ground cover on the site 98%

2. Extent of proposed impervious ground cover on the site 63%

3. Extent of existing vegetative cover on the site Grass only

4. Extent of proposed vegetative cover on the site Trees, grass, and shrubs

D. TOPOGRAPHY

1. Maximum existing elevation on site 19.49

2. Minimum existing elevation on site 17.78

3. Maximum proposed elevation of site Approx. same as existing

4. Minimum proposed elevation of site 17.3

5. Description of proposed change in topography Grade increased for building where necessary for sufficient clearance for 100 year flood.

E. GROUND WATER

1. Minimum depth to water table on site (at time of filing) 5' ±
Grade decrease for compensatory flood storage.

2. Maximum depth to water table on site (at time of filing) 8' ±

3. Seasonal maximum ground water elevation 15.0' ±

F. WATER SUPPLY

34

Cambridge City
Water

1. The source of the water to be provided to the site

2. The expected water requirements (g.p.d.) for the site 4000 g.p.d.

3. The uses to which water will be put Total use for sanitary and laboratory/process requirements

G. SEWAGE DISPOSAL

1. Sewage disposal system (description and location on the site, of system)

(See Site Survey)
Note: Neutrallization tank on east of bldg. and pump tank on north side discharging into existing MDC sewer.

2. Expected content of the sewage effluents (human waste, pesticides, detergents, oils, heavy metals, other chemicals)

Effluent to be:
90% Domestic Sanitary
5% Laboratory/Process (Treated to remove any chemicals or biohazardous materials)

3. Expected daily volume of sewage

3% Glasswashing (some detergents)
2% Boiler water blowdown
4000 g.p.d.

H. SOLID WASTE

1. Estimated quantity of solid waste to be developed on the site

Expect to generate 100 cubic feet of solid waste per day

2. Method for disposal of solid waste

Picked up and hauled twice weekly to approved disposal site.

3. Plans for recycling of solid waste

Not Applicable

I. BOAT YARDS, DOCKS, MARINAS

1. Capacity of marina (number of boats, running feet)

Not Applicable

2. Description of docks and floats (site, dimensions)

Not Applicable

3. Description of sewage pumpout facilities (type of waste disposal)

Not Applicable

4. Description of fueling facilities and fuel storage tanks

Not Applicable

5. Description of fuel spill prevention measures and equipment . Not Applicable

J. IMPACT OF PROPOSED ACTION APPLIED FOR

1. Effects on plant species (upland and marine) None

2. Effects on marine species (shellfish, finfish) Not Applicable

3. Effects on drainage and runoff Negligible

4. Effects on siltation of surface waters None

5. Effects on groundwater quality None

6. Effects on surface water quality Negligible

K. ALTERNATIVES TO PROPOSED ACTION

1. Describe alternatives to the requested action No build

2. Describe the benefits of the requested action over the alternatives Requested action reduces impervious ground cover, increases vegetation, causes reduction in run-off rate and provides significant economic benefit to area.

ENGINEER'S CERTIFICATE

Planning Board Case No. PB 83

Project: Genetics Institute Renovations
87 Rindge Avenue Extension
Cambridge, Massachusetts

The undersigned hereby certifies that the above-referenced project will cause no encroachment of the floodway as shown on the Flood Insurance Rate Map of Cambridge dated July 5, 1982, and that the project will not result in any increase in flood levels during the occurrence of the 100-year flood as shown on said Map.



H W Moore

Registered Professional Engineer

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE
Alewife Brook								
A	580 ¹	27/14 ²	216	2.3	7.5	6.2 ³	6.7 ³	0.5
B	1367 ¹	45/23 ²	334	1.4	8.0	6.9 ³	7.4 ³	0.5
C	1835 ¹	30/15 ²	260	1.8	8.1	6.9 ³	7.4 ³	0.5
D	2735 ¹	31/15 ²	272	1.7	8.1	6.9 ³	7.5 ³	0.6
E	3305 ¹	26/13 ²	261	1.8	8.1	6.9 ³	7.6 ³	0.7
F	3605 ¹	69	574	0.8	8.2	7.1 ³	7.9 ³	0.8
G	3817 ¹	59	438	1.0	8.2	7.2 ³	8.0 ³	0.8
H	4167 ¹	61	494	0.9	8.2	7.2 ³	8.0 ³	0.8
I	4952 ¹	59	455	1.0	8.2	7.2 ³	8.0 ³	0.8
J	5737 ¹	76	612	0.7	8.2	7.2 ³	8.0 ³	0.8
K	547 ¹	85	631	0.7	8.2	7.2 ³	8.0 ³	0.8
Wellington Brook								
A	0.036 ⁵	27	72.5	4.7	8.5	3.5 ⁶	3.5 ⁶	0.0
B	0.167 ⁵	45	283.1	1.2	11.7	11.7	11.8	0.1
C	0.220 ⁵	44	233.8	1.5	11.7	11.7	11.8	0.1

NOTE:

ELEV. 7.2 N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM)
 +10.84 = 18.04 CITY OF CAMBRIDGE BASE.

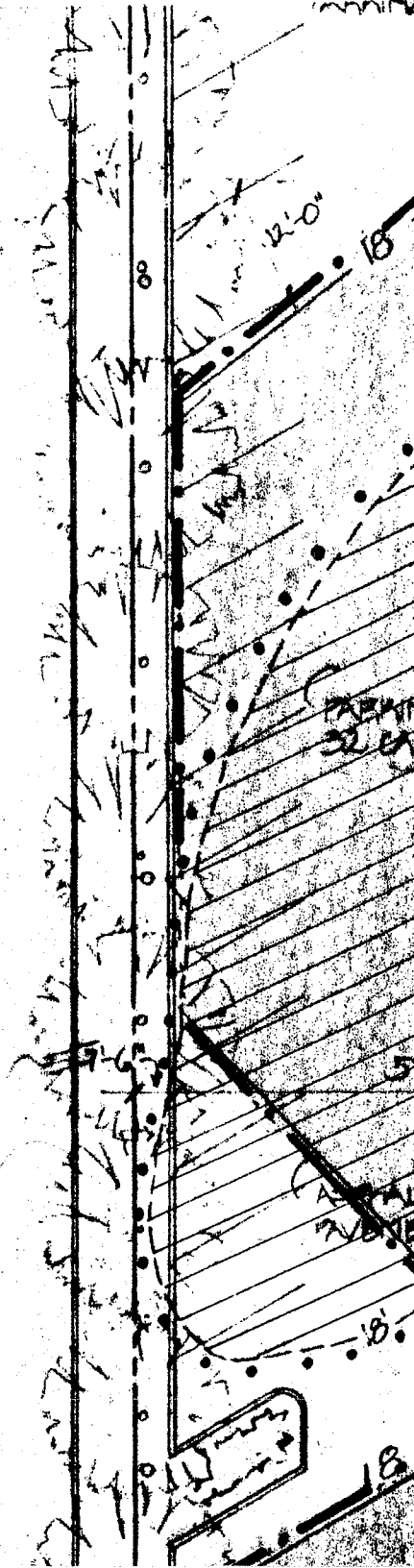
¹ Above Corporate Limits ² Width/width Within Corporate Limits ³ Elevation Computed Without Consideration of Influence From Mystic River ⁴ Floodway Lies Entirely Outside Corporate Limits ⁵ Above Width ⁶ Elevation Computed Without Consideration of Backwater From Alewife Brook

FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOODWAY DATA

CITY OF CAMBRIDGE, MA
 (ADDRESS ONLY)

ALEWIFE BROOK-WELLINGTON BROOK



GENETICS INSTITUTE

No. 2137

5-39/110

March 29, 19 83

PAY TO THE ORDER OF

City of Cambridge, Massachusetts

\$ 200.00

Two Hundred and 00/100 ----- DOLLARS

To **BANK OF BOSTON**
THE FIRST NATIONAL BANK OF BOSTON

Mirza Mehdi AUTH SIG.

⑈002137⑈ ⑆011000390⑆533⑈1738⑈

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CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Community Development
Elizabeth McCarthy

Date April 27, 1983

From Board of Assessors

Reference

Subject

Dear Ms. McCarthy:

This is to certify that the owner's name and addresses that have been checked on the attached list are correct except where noted in red.

The information reflects the ownership and mailing addresses as of January 1, 1982, our current taxing date for FY83.

Very truly yours,

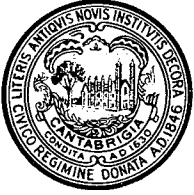
BOARD OF ASSESSORS

Abigail A. Burns, SRA, MRA, MAA
Chairman

Kevin T. McDevitt, MAA

Faith D. McDonald, CMA, MAA, CA-S

AAB:rer



CITY OF CAMBRIDGE

57 INMAN STREET, CAMBRIDGE, MASSACHUSETTS 02139 TEL. 498-9042

DEPARTMENT OF TRAFFIC & PARKING

George Teso
Director

May 9, 1983

Mr. Arthur Parris
Chairman
Cambridge Planning Board
57 Inman Street
Cambridge, Massachusetts 02139


Dear Mr. Parris,

We have reviewed the proposed development at 87 Rindge Avenue Extension and recommend approval but have the following comments.

The parking layout is good but would recommend the parking bay width be increased from 51 feet to 53 feet. This will enable larger cars to enter the parking stalls without having to back up.

The site plan shows the loading area in the rear of the building with no vehicle access on their property. We therefore assume there is an agreement with the owners of the abutting property to allow vehicles making deliveries to Genetics Institute access across their property.

Very truly yours,


Lauren M. Preston
Traffic Engineer

LMP:rd