



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET CAMBRIDGE 02139

SPECIAL PERMIT APPLICATION

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

RECEIVED BY
OFFICE OF CITY CLERK
AUG 11 2 20 PM '83
CAMBRIDGE, MASS.

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.543 of the Zoning Ordinance and 6.35

Applicant: 1274 Massachusetts Avenue Limited Partnership 720-0695
(name) (phone)
c/o North Coast Properties, Inc., One Court Street, Boston, MA
(address) 02108
Niles Associates, Inc.
General Partner, by: [Signature] President
Signature of Authorized Representative

Type of Special Permit: Harvard Square Overlay and Off-Street Parking
Multi-Family, Townhouse, Parkway Overlay Dis-
trict, Harvard Square Overlay District, Elderly
Congregate Housing, Flood Plain Overlay District,
Other

Location of Premises: 1274-1290 Massachusetts Avenue

Zoning District: Business B

Maps, Plans submitted: (a) Site Plan (including existing and proposed
conditions and quantitative data) (b) Architectural Schematic Plans
(including floor plans and elevations)

Reports, Documents submitted: (a) Statement of Current Use and Special
Permits Requested (b) Supporting Statements (c) Ownership Certificate
(d) Photographs of Existing Conditions

Documents, Plans referenced: None

This application has been reviewed and is hereby certified complete.

8/11/83
Date

[Signature: Foster Barber]
For the Cambridge Planning Board

Special Permit Application

Property Address: 1274-1290 Massachusetts Avenue, Cambridge

Petitioner: 1274 Massachusetts Avenue Limited Partnership
and Dorothy M. Leighton Revocable Trust

Current Use Information

The property presently contains two buildings, both of which are used for retail and office purposes. 1274 Massachusetts Avenue is a 3-story brick building containing a restaurant, and a retail store at street level, and two stories of business offices. 1290 Massachusetts Avenue is a 2-story wood frame building containing 4 retail stores, with a second story containing business offices and storage space. There are no dwelling units on the site.

Zoning Violations Requiring Variances

None.

Special Permits Requested

(a) Special permit under Article 11.543 to permit maximum allowable height to exceed 60 feet without providing amenities required under Article 11.542.

(b) Special permit under Article 6.35 to permit reduction of required parking to less than the number of parking spaces required by Article 6.36 (customarily requiring Board of Appeals approval).

Property Address: 1274 - 1290 Massachusetts Avenue
Petitioner: 1274 Massachusetts Avenue Limited Partnership
and Dorothy M. Leighton Revocable Trust

Supporting Statements

A. The petitioner seeks a special permit under Article 11.543 to allow the maximum height of the proposed building to be 65 feet, instead of the maximum height of 60 feet authorized as of right by Article 11.541. The special permit is sought because the reduction of the proposed building height to 60 feet would require the use of non-ducted heating and cooling units in order to reduce floor to floor elevations within the building, at an estimated increase in construction cost of \$145,000. Such increase in cost would involve a substantial financial hardship to the petitioner. In addition, a reduction of floor-to-floor elevations would cause the facade of the proposed building, and especially the relative location of windows, to relate less satisfactorily to the abutting building to the east (known as the A.D. Club building).

The proposed building is designed to be set back approximately four feet from the property line along Massachusetts Avenue, in order to widen the sidewalk for public convenience, and also to place the principal facade of the proposed building in the same plane as the existing A.D. Club building (which occupies the remainder of the block between Linden Street and Plympton Street). Such setback is intended to maintain a consistent streetwall on the entire block between Linden Street and Plympton Street, in accordance with Article 11.55.

Above the ground floor, the portion of the building adjoining the existing A.D. Club building, and the entire central portion which exceeds 60 feet in height, are designed to be set back an additional six feet from the front wall building plane at street level, for a total setback of ten feet from the Massachusetts Avenue property line. The intention is to minimize the visual impact of the three story portion of the building which adjoins the existing A.D. Club building, in order not to compete with its wealth of architectural detail, and to reduce the apparent height of the central five story portion of the building as seen from street level.

The principal building material will be a water-struck brick, compatible in color, variation and texture with the brick used in the existing buildings along this portion of Massachusetts Avenue. At street level, building columns will be faced with granite. A band of limestone incorporated in the facade above the third floor will also tend to reduce the apparent height of the building by providing a visual emphasis below the fourth story level.

The principal entrance to the proposed building is located directly across from a major gate into Harvard Yard at the rear of Widener Library, which further relates the proposed building to its streetscape. The richness of exterior detailing, including limestone window lintels and sills, and granite coigns in the front brick wall, will serve to relate this building to the 19th and early 20th century masonry buildings which extend along both sides of Massachusetts Avenue in the vicinity of the proposed building.

The open space achieved through setback of the front of the building from the property line will be available for public use as a widening of the sidewalk. The development design of the proposed building will enhance the abutting properties, both by the use of several different wall planes and heights in the massing of the proposed building, and by the use of architectural materials and detail which compliment the abutting buildings. The reduction in apparent height of the building, especially along Massachusetts and at the corner of Linden Street, will contribute to achieving planning objectives expressed by the Cambridge Community Development Department in its design review of the proposed building. These features of the design provide substantial public benefits in accordance with Article 11.543.

B. The petitioner seeks a special permit under Article 6.35 to provide a total of 34 parking spaces (of which 22 are fully qualifying spaces and 12 require tandem access) instead of the number which would be required under Article 6.36. The number of spaces to be provided is as follows:

Regular	20
Compact	0
Handicapped	2
Regular (tandem access)	12
Total	<u>34</u>

The proposed uses of the building are as follows:

Office Uses (Article 6.364 (b), (c) or, (d)):

39,633 sq. ft. gross floor
area

Retail and Consumer Service Establishments
(Article 6.365 (a), (c), (d), (e), or (f), with uses
under Articles 6.365 (e) and (f) not exceeding 90
seats):

4,625 sq. ft. gross floor
area

Based on such uses, the number of parking spaces required by Article 6.36 would be 60.

The present uses on the property are retail stores, restaurant, and small business offices. The new proposed building is intended for the same uses as presently exist on the site.

The office space is intended to be multitenant and primarily for general office purposes, including especially small business offices and consultants whose relationship with the university community make Harvard Square a preferred location. In view of the highly localized customer/client base expected to be served, relatively little vehicle traffic from outside the Harvard Square area should be generated. The retail and restaurant space are intended to serve the immediate university community substantially as the present retail uses do. The great majority of customers will be persons who live or work in Harvard Square, whose access to the retail stores or restaurant use will be on foot. The premises will be approximately 140 feet from the nearest Harvard Square MBTA subway entrance. Public garage parking is available in Holyoke Center, approximately 300 feet from the premises, and will also be available by 1984 near Brattle Square, approximately 1500 feet from the premises.

The number of persons who can be expected to be employed on the premises at the time of greatest use is anticipated to be approximately 150 in the office space and 35 in the retail and restaurant space. The number of visitors, patrons and customers expected to be served may average approximately 200 persons per hour during the business day.

All parking is designed to be located underground, so as to minimize visual impact upon nearby property. Use will be limited to tenants of the building, as both the small size of the facility and public safety and security considerations make it impractical to provide public parking. Since the retail uses (including restaurant) anticipate patrons and customers to be drawn almost entirely from persons already in Harvard Square as residents or workers, and since most employees of these establishments travel to work on foot or by MBTA, it is expected that not more than 4 parking spaces will actually be needed for the retail businesses located on the ground floor of the building. Thus, 30 parking spaces will remain for the office uses, which will provide just over 75% of the number of parking spaces called for by the zoning ordinance for general office uses in the second through fifth floors of the building. Since use will be limited to tenants of the building, and will be used primarily by tenants' employees, the tandem access parking spaces can be assigned in conjunction with the spaces which control access to them, so that all parking spaces will be fully utilized.

In view of the close proximity of excellent MBTA facilities, and the generation of most customer and visitor traffic from persons who are already in Harvard Square because they either work or live in the immediate vicinity, the granting of the special permit will not cause excessive congestion, endanger public safety, substantially reduce parking availability for others uses, or otherwise adversely impact the neighborhood, and will be in harmony with the zoning ordinance. The location of all parking underground will provide positive environmental benefits to the users of the lot and the neighborhood. None of the adverse criteria stated in Article 10.43 will occur if the special permit is granted as requested, and the granting of such permit will therefore not be to the detriment of the public interest.

The entire basement level of the building, exclusive only of the elevator shaft and required stairway, will be devoted to parking purposes, and consequently the maximum number of parking spaces which the site is practically capable of affording will be provided. It is expected that such spaces will fully satisfy the actual need for parking generated by the building, given its proximity to public transportation and the localized nature of the proposed retail and office uses.

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the
Planning Board: I hereby authorize:

1274 Massachusetts Avenue Limited Partnership

(Petitioner)

c/o North Coast Properties, Inc.

Address: One Court Street City or Town: Boston, MA 02108

to apply for a special permit for Office/Retail Building on premises
(Type of Development)

located at: 1274-1290 Massachusetts Avenue, Cambridge, MA 02138
(Street & Number) (Plot and Lot Number(s)) (City)

for which the record title stands in the name of: Dorothy M. Leighton
Revocable Trust and 1274 Massachusetts Avenue Limited Partnership

whose address is: c/o North Coast Properties, Inc., One Court Street,
(Street) (City or Town) (State)
Boston, MA 02108

by a deed duly recorded in the Middlesex County Registry of
Deeds

in Book: 13652 Page: 594 and lease of which

notice is recorded in said Deeds in Book: 14234 Page: 345

1274 Massachusetts Avenue Limited Partnership
by Niles Associates, Inc., General Partner

by [Signature] President
(Signature, by Land Owner
(If authorized representative
please identify as such)

Commonwealth of Massachusetts County of Suffolk

Then personally appeared the above-named John Niles

and made oath the above statement is true.

Before me

8/10/83

Charles E. Beard, Notary

my commission expires April 29, 1988 NOTARY SEAL