



lot line revisions
phasing
land swap

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT #3

Case No.: PB #66

**Premises: First Street, Thorndike Way, Commercial Avenue,
Lechmere Canal Park**

Zoning District: Business A/PUD-4

**Petitioner: CambridgeSide Galleria Associates Trust, formerly
known as Riverside Galleria Associates Trust**

Date of Planning Board Decision: June 16, 1987

Date of Minor Amendment #1: May 3, 1988

Date of Minor Amendment #2: November 15, 1988

Date of Minor Amendment #3: April 4, 1989

DOCUMENTS SUBMITTED

1. Letter dated April 3, 1989 from H. Edward Abelson, Esq. of Goulston & Storrs, representing the Trust, to Lester Barber outlining the Petitioner's requests.
2. Plan entitled "Plan of Land Showing Lots within Development Parcel, Commercial Avenue, First Street in Cambridge, Mass., dated April 4, 1989, prepared by the BSC Group - Surveying & Mapping, Inc. (Drawing No. 266-85) (the Plan)".
3. Substitute Pages 1.25 through and including 1.28A for the Final Development Plan dated April, 1987 submitted to the Planning Board concerning CambridgeSide Galleria

PROPOSED AMENDMENTS

1. Page 1.17 of the Final Development Plan dated April, 1987 that was submitted to the Planning Board concerning the CambridgeSide Galleria project (the "Final Development Plan") illustrated the then anticipated separate lots that would make up the development parcel for the Galleria. As the design of the project has been refined, those lot lines and the areas of those lots have been slightly modified. The Petitioner requires that the Planning Board approve the lot lines and lot sizes of the separate parcels that make up the development parcel for the Galleria as shown n the Plan.
2. Pages 1.25 through and including 1.28 of the Final Development Plan illustrated the phasing schedule and development phasing for the construction of the Galleria. That schedule has also been revised due to progress in the design of the project. The Petitioner requested that the Petitioner be allowed to substitute revised Pages 1.25 through and including 1.28A of the Final Development Plan ("Substitute Pages"), which illustrate the present phasing schedule an development phasing for the project, and that the Board confirm that the construction of each stage of the project that was to have been commenced prior to April 4, 1989 pursuant to the revised schedule shown n Page 1.25 of the Substitute Pages did commence within the requisite time limits. A copy of the Substitute Pages is attached.
3. Subsequent to the issuance of PUD Special Permit #66 for the Galleria, the Petitioner conveyed to Lotus Development Corporation, the abutting property owner to the south of the Galleria development parcel, a parcel of land approximately 57 square feet in area shown as Lot 1 on Land Court Plan 85U filed with the Land Registration Office ("Lot 1"). Lotus Development Corporation simultaneously conveyed to the Petitioner a parcel of land approximately 58 square feet in size, which is shown as Lot 26 on Land Court Plan 85U filed with the Land Registration Office ("Lot 26"), in exchange for the conveyance by the Petitioner to Lotus of Lot 1. The Petitioner requested that the Planning Board release Lot 26 from the effect of the PUD Special Permit issued by the Planning Board to Lotus Development Corporation in Case NO. PB #65 in the Board's decision dated June 16, 1987. The Petitioner also requested that the Planning Board release Lot 1 from the effect of the PUD Special Permit issued by the Board to the Petitioner for the Galleria project. The Petitioner also requested that Lot 26 and Lot 1 each be made subject to the Special Permits issued by the Board for the development parcels of which each became a part.

4. The Petitioner indicated that it is about to acquire from Edgewater Place Limited Partnership a triangular piece of land, which is located at the northern end of the Galleria project and which has frontage along Lechmere Canal Park. The parcel shown as Lot 38 on Land Court Plan 85X filed in the Land Registration Office ("Lot 38"). The Petitioner requested that the Board conditionally release Lot 38 from the effect of the PUD Special Permit dated October 18, 1983 issued by the Board in Case NO. PB #35 concerning the Ten Canal Park project. The petitioner in that decision was Unihab/Cambridge, Inc. The Petitioner also requested that Lot 38 be made conditionally subject to the PUD Special Permit issued for the Galleria. The Petitioner requested that the Board's decision with respect to Lot 38 be conditioned upon the conveyance by Edgewater Place Limited Partnership to the Petitioner of the subject parcel.

DISCUSSION

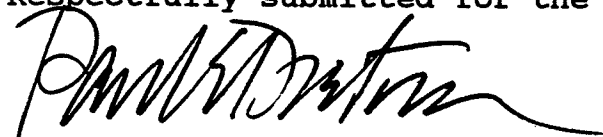
A representative of the Petitioner presented the Plan to the Board and outlined the changes in the interior lot lines and interior lot areas of the development parcel, as shown on the Plan, that had been made since the submission of the Final Development Plan. The Petitioner's representative also briefly explained the currently planned phasing for the construction of the project as shown the Substitute Pages, which were distributed to the members of the Board. The Petitioner's representative also pointed out the location of the two parcels that were exchanged between the Petitioner and Lotus Development Corporation, as well as the parcel to be acquired by the Petitioner from Edgewater Place Limited Partnership. The Planning Board expressed its view that the requested amendments were fairly insignificant.

DECISION

After discussion of the requested modifications as outlined above and in the Plan, the Substitute Pages, and the letter that was submitted, the Board finds that proposed changes to be consistent with the criteria for minor amendments to the Final Development Plan as detailed in Section 12.372 of the Zoning Ordinance.

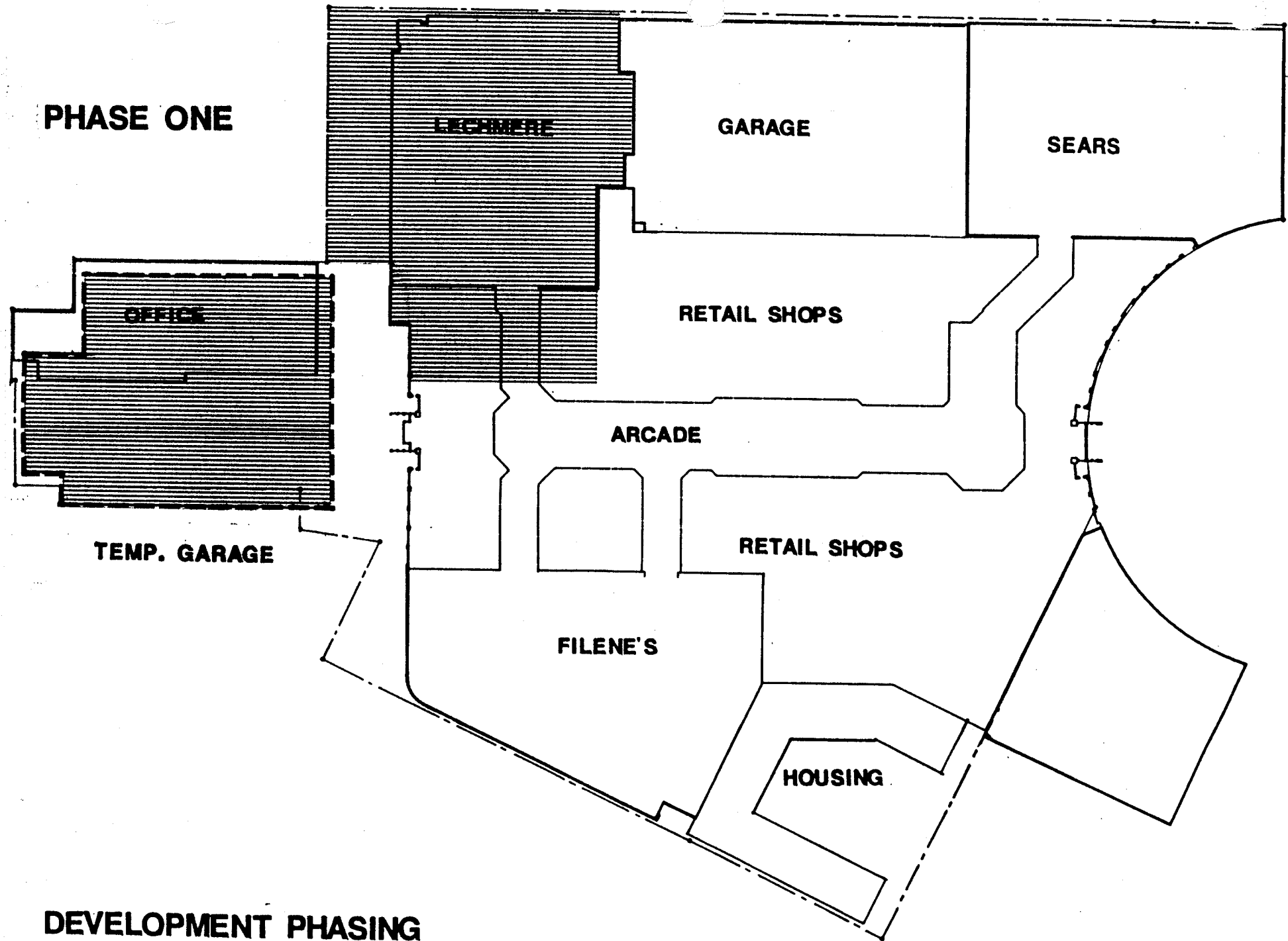
Voting to approve the Minor Amendment were Board Members Paul Dietrich, David Kennedy, Hugh Russell, Clarence Cooper, Alfred Cohn, and Acheson Callaghan. Carolyn Mieth abstained.

Respectfully submitted for the Planning Board,



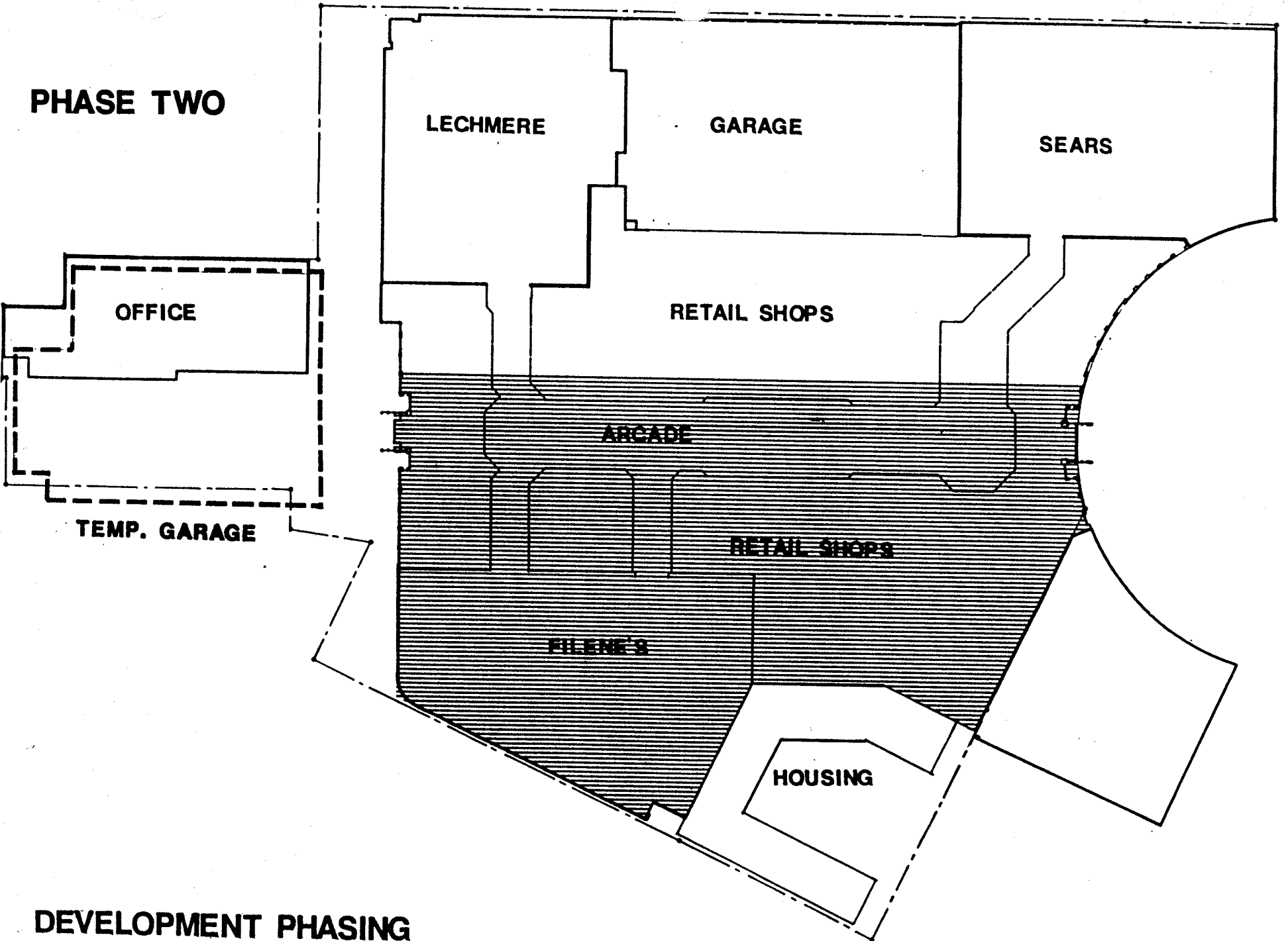
Paul Dietrich, Chairman

PHASE ONE



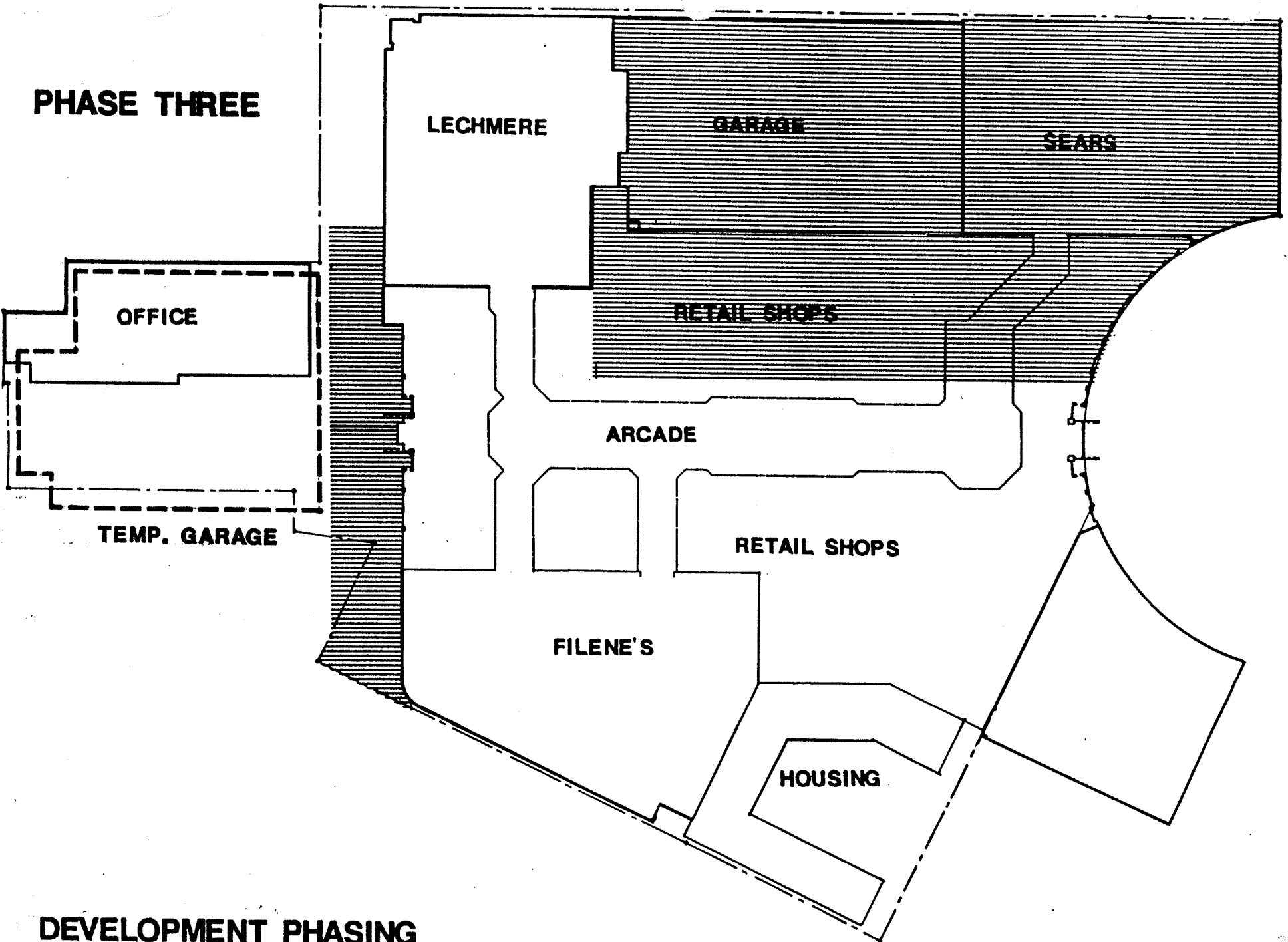
DEVELOPMENT PHASING
The CambridgeSide Galleria

PHASE TWO



DEVELOPMENT PHASING
The CambridgeSide Galleria

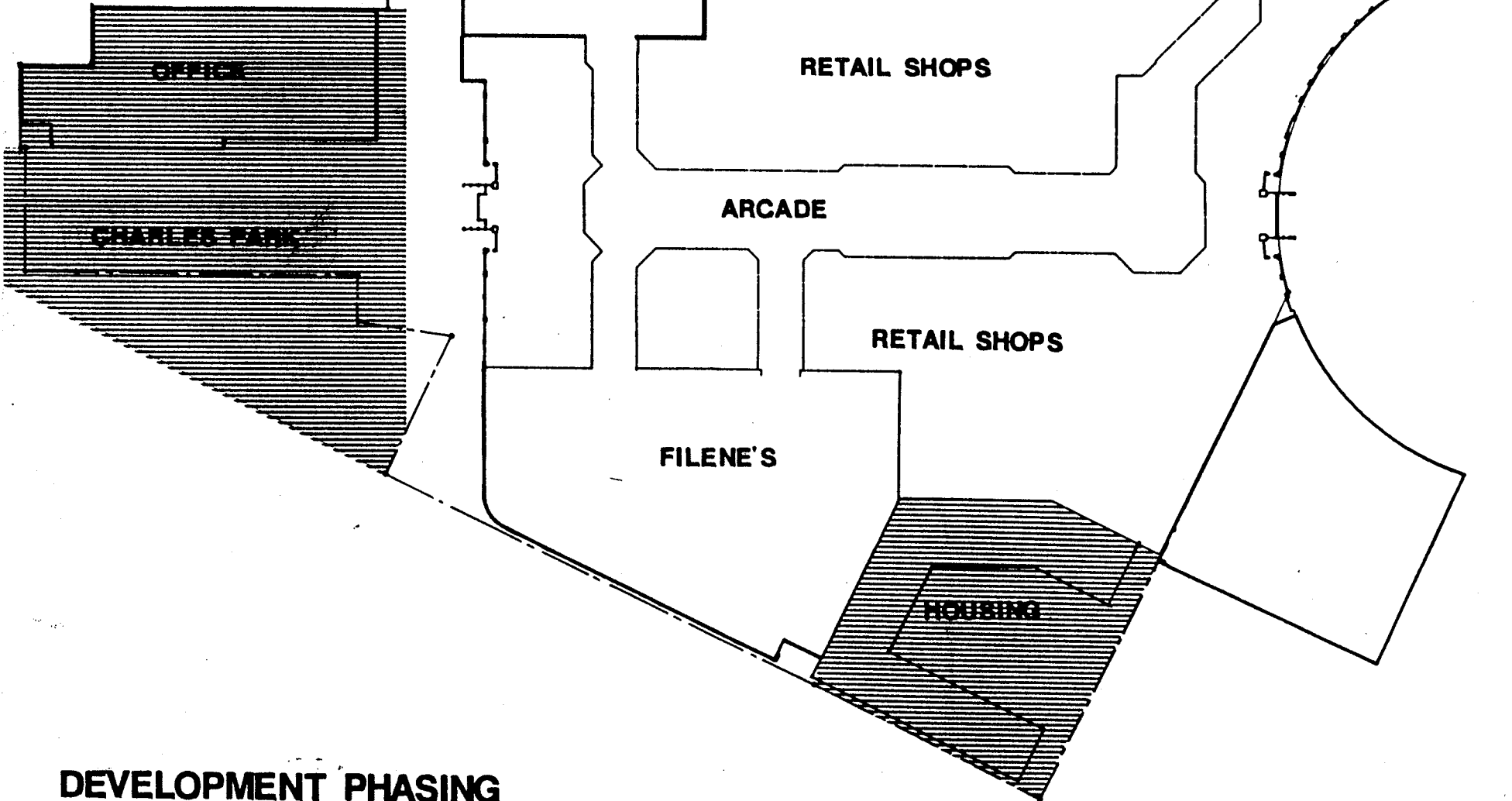
PHASE THREE



DEVELOPMENT PHASING
The CambridgeSide Galleria

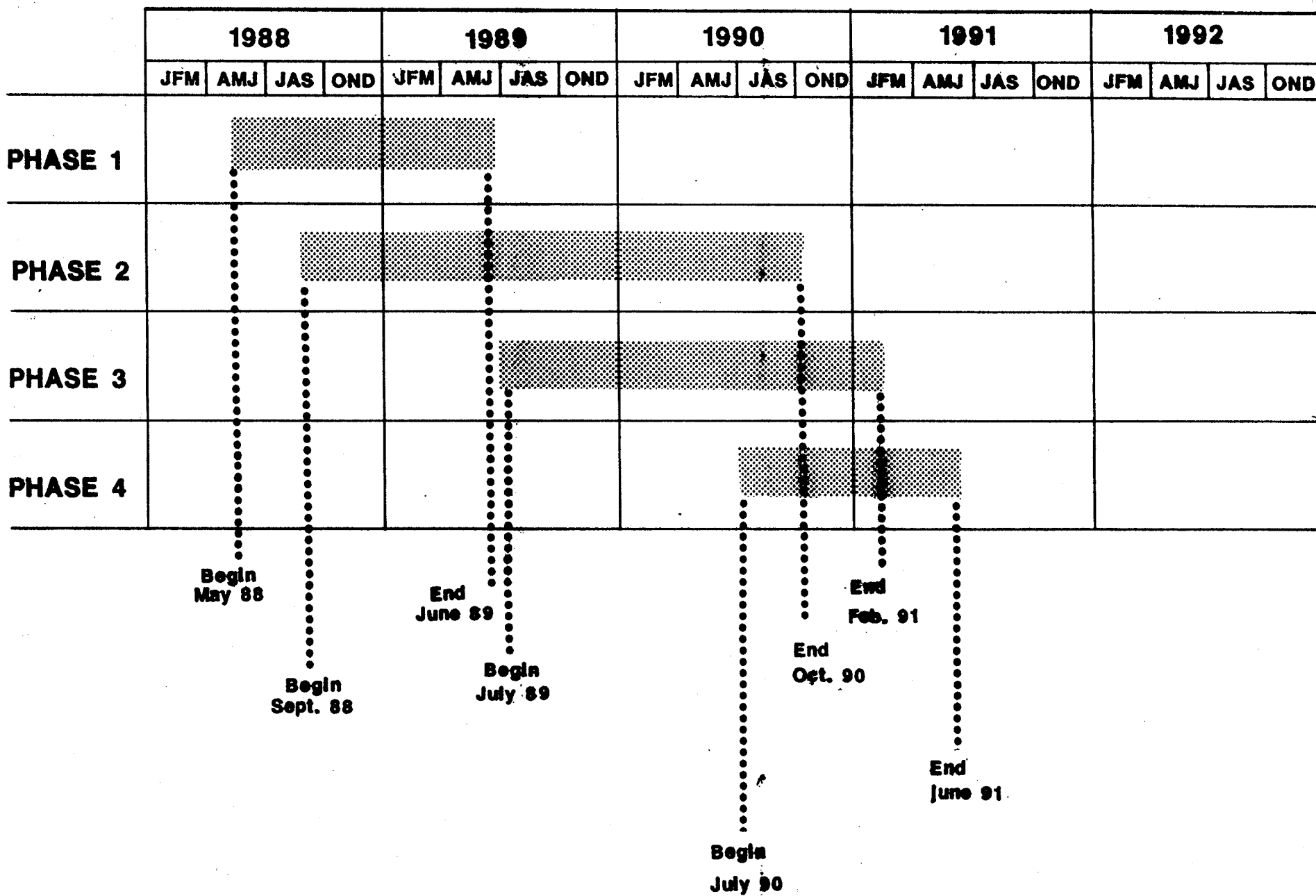
PHASE FOUR

4/4/89



DEVELOPMENT PHASING
The CambridgeSide Galleria

1.28



DEVELOPMENT PHASING
 The CambridgeSide Galleria