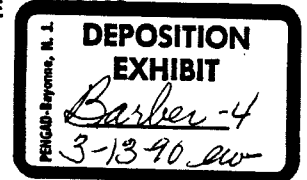


CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE



In reference to the application of RIVERFRONT OFFICE PARK ASSOCIATES, a joint venture of George Macomber, Darvel Realty Trust and a group of principals of the Codman Company, Inc., for a Special Permit to allow a Planned Unit Development on premises located on 67-111 MAIN STREET, CAMBRIDGE, MASSACHUSETTS, the Planning Board has APPROVED the application in accordance with the Final Development Plan submitted on September 7, 1979 and subject to the following stipulations and conditions:

1. Phase I of the project is approved in its entirety: development program, design concept and design details.
2. Working drawings for Phase I shall be submitted to the Community Development Department at the 90% completion stage in order to determine compliance with the Final Development Plan.
3. Phase II of the project is approved in terms of its development program and design concept. Prior to initiation of the second phase, the applicant shall submit to the Planning Board a detailed site plan of the second phase of the project including Main Street and Broad Canal sections.
4. Gross floor area, as defined in Article 2.000 of the Zoning Ordinance, shall not exceed 598,338 at full development. Changes in the gross floor area of the office or parking elements of the project in excess of ten percent of the figures provided on page 18 of the Final Development Plan shall constitute a major amendment under the terms of Section 12.37. Reduction in the gross floor area reserved for retail uses below 5000 square feet in Phase I or below 12,500 square feet in Phase II (17,500 s.f. total) shall be considered a major amendment. Permanent barriers to pedestrian travel along the edge of the Broad Canal or reduction in the width of the proposed path to less than ten feet shall be considered major amendments.
5. The bicycle parking area shall not be counted in determining gross floor area.
6. At least 130 parking spaces shall be provided off-site within 1000 feet of the development parcel during construction of the second phase. Documentation of these arrangements shall be provided to the Board at the time that the Phase II design details are submitted.

A copy of this decision has been filed with the office of the City Clerk, this date. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty days after the date of filing of such notice in the office of the City Clerk.

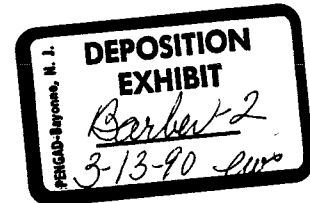
Authorized Representative,
Cambridge Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

PUD FINAL DEVELOPMENT PLAN DECISION



CASE NO.: PB-1

PETITION: Special Permit for Planned Unit Development

PROJECT: Riverfront Office Park

APPLICANT: Riverfront Office Park Associates, a joint venture of George Macomber, Darvel Realty Trust and a group of principals of the Codman Company, Inc.

DISTRICT: PUD-3

DEVELOPMENT PARCEL LOCATION: 67-111 Main Street

OWNER: Darvel Realty Trust, Cambridge Electric Light Company, Commonwealth Gas Company

APPLICATION DATE: June 5, 1979

FIRST PUBLIC HEARING: July 10, 1979

DATE OF PLANNING BOARD DETERMINATION: July 24, 1979

DATE OF FINAL DEVELOPMENT PLAN SUBMISSION: September 7, 1979

SECOND PUBLIC HEARING: September 17, 1979

DATE OF PLANNING BOARD DECISION: September 25, 1979

THE HEARING

At the public hearing Chuck Redmond, architect for the development team, explained project modifications made in response to the Board's conditional approval of the development proposal. These changes include a bicycle storage area, additional landscaping of the phase one parking lot and the Main Street edge of the project, and reduction in the size of 20% of the parking spaces. No statements in support of or in opposition to the PUD permit application were made at the hearing. Subsequent to the hearing, the Board received a letter from Robert Rowland, Executive Director of the Cambridge Redevelopment Authority. Mr. Rowland cited potential traffic hazards caused by left turns into and out of driveways along the east side of Third Street following full development of the Kendall Square and Riverfront projects. He indicated that the scheduled construction of a raised median island on Third Street will preclude such turning movements. He recommended that the Riverfront Office Park traffic plan be amended to reflect this change. The Board also received a letter from

George Teso, Traffic Director, approving the access/egress arrangements shown in the Final Development Plan but reiterating the eventuality of the Third Street median.

FINDINGS

1. The applicant filed a PUD Development Proposal in accordance with the requirements of Section 12.30 of the Zoning Ordinance. The Planning Board conditionally approved this proposal on July 24, 1979.
2. At that time, the Board determined that the overall development concept of both phases of the project was acceptable. The Board further determined that certain design details of both phases of the project required modification but that it would only require and consider such modifications in Phase I at this time.
3. A Final Development Plan for this project containing all of the required modifications and additional information has been submitted to the Board.
4. The Final Development Plan for the Riverfront Office Park conforms to the general development controls set forth in Section 12.50 of the Ordinance.
5. The Final Development Plan conforms to the specific development controls established for the PUD-3 District in Section 12.90 of the Zoning Ordinance.
6. Formal policy plans or development guidelines have not been specifically established for this development parcel. However, the proposed development is consistent with current city plans and programmed improvements for both the East Cambridge Riverfront and Kendall Square areas. The proposal is compatible with development guidelines established for nearby areas in the East Cambridge Riverfront Plan.
7. Riverfront Office Park is expected to provide benefits to the city which will outweigh any adverse effects that development at this location might create.
 - a) The plan indicates a high quality of site design on a difficult parcel. Notable features include provisions for pedestrian linkages between the riverfront and Kendall Square, utilization of the Broad Canal as a pedestrian amenity, ground floor retail space, and stepping back taller elements of the project away from the river.
 - b) This project will increase traffic volumes in the vicinity of the development parcel. Phase I of the project can function as designed without causing substantial degradation of traffic flow and safety. Potential traffic problems may be reduced through the provision of bicycle parking facilities. Some access details for the second phase of the project remain to be worked out. These will be resolved during the detailed site plan review for that phase. Scheduled roadway improvements in the Kendall Square area are expected to mitigate any adverse traffic impacts at full development of the area. Details of these changes have been discussed during several joint meetings of the development team and their traffic consultant, the Department of Traffic and Parking and the Community Development Department transportation staff.
 - c) Utilities and other public works in the area are adequate to serve this project at full development.
 - d) Riverfront Office Park is expected to have a negligible impact on existing public facilities within the city. Roadway reconstruction necessary to accommodate large scale development in the Kendall Square area will be undertaken regardless of whether or not this project is built.

- e) This development will have a positive fiscal impact on the city. Under current tax policy, Phase I alone would generate about \$850,000 in taxes annually. New office space in Cambridge has a revenue to cost ratio of over 4:1.

DECISION

Based on these findings, the Planning Board hereby approves the application for a Special Permit to construct a Planned Unit Development in accordance with the Final Development Plan submitted on September 7, 1979. This approval is granted subject to the following stipulations and conditions:

1. Phase I of the project is approved in its entirety: development program, design concept and design details.
2. Working drawings for Phase I shall be submitted to the Community Development Department at the 90% completion stage in order to determine compliance with the Final Development Plan. The Community Development Department shall review the drawings and certify their compliance or non-compliance within three working days. If the Department does not reply within said period the drawings shall be deemed to comply with the plan.
3. Phase II of the project is approved in terms of its development program and design concept. Prior to initiation of the second phase, the applicant shall submit to the Planning Board a detailed site plan of the second phase of the project including Main Street and Broad Canal sections. Floor plans of the parking garage shall also be submitted. Building permits for the second phase shall not be issued until the Board certifies that the detailed design is reasonably consistent with the Final Development Plan or until 30 days elapse from the submittal date without such certification.
4. Gross floor area, as defined in Article 2.000 of the Zoning Ordinance, shall not exceed 598,338 at full development. Changes in the gross floor area of the office or parking elements of the project in excess of ten percent of the figures provided on page 18 of the Final Development Plan shall constitute a major amendment under the terms of Section 12.37. Reduction in the gross floor area reserved for retail uses below 5000 square feet in Phase I or below 12,500 square feet in Phase II (17,500 s.f. total) shall be considered a major amendment. Permanent barriers to pedestrian travel along the edge of the Broad Canal or reduction in the width of the proposed path to less than 10 feet shall be considered major amendments.
5. Bicycle parking area shall not be counted in determining gross floor area.
6. At least 130 parking spaces shall be provided off-site within 1000 feet of the development parcel during construction of the second phase. Documentation of these arrangements shall be provided to the Board at the time that the Phase II design details are submitted.

This APPROVAL of the application for a PUD Special Permit, under Section 12.364 of the Zoning Ordinance, has been made by a unanimous vote of five members of the Planning Board on September 25, 1979.

For the Planning Board

Arthur C. Parris
Chairman

ATTEST: A true and correct copy of the decision filed with the offices of the City Clerk on _____ 1979 by _____ authorized representative of the Cambridge Planning Board.

Twenty days have elapsed since the date of filing of this decision.
No appeal has been filed _____
Appeal has been filed and dismissed or denied _____

Date: _____

City Clerk, City of Cambridge