



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT #5

Case No: PB#65

Address: Northeast corner of First and Rogers Streets

Petitioner: Robert Tuchmann, Hale & Dorr, applicant's representative

Date of Planning Board Decision: June 16, 1987

Date of Minor Amendment #1: May 16, 1989

Date of Minor Amendment #2: April 4, 1989

Date of Minor Amendment #3: June 20, 1989

Date of Minor Amendment #4: November 15, 1988

**Date of Minor Amendment #5: February 4, 2003**

Documents Submitted:

Letter to Elizabeth Paden, Community Development staff, from Robert Tuchmann, dated 12/23/02, requesting amendments to Special Permits #65 and 66.

Proposed Amendment:

The applicant requests two changes to the original Special Permits. The first requested change is that the language be amended in both permits to reflect a different owner of the building. The second is to amend the requirement/condition for ground floor retail space in Special Permit #65 and that efforts be made to occupy that space with retail occupants.

Decision:

The Planning Board finds that the change in the language to reflect a change in ownership is reasonable and does not in any way affect the parking requirement, parking

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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT

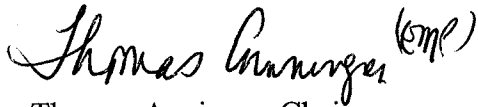
location or the use of the parking spaces, office building, the Cambridgeside Galleria, or otherwise alter any requirement, condition, or obligation as set forth in Special Permits #65 and 66 and any subsequent amendments.

The Board finds that the request to delete the retail requirement in Special Permit #65 is a Minor Amendment and that the elimination of the retail requirement is reasonable. The history of such requirements at this location and elsewhere in East Cambridge where similar requirements have been imposed suggests that such retail space is difficult to lease and that the result is often vacant space that has a negative impact on the character of abutting streets. The Cambridgeside Galleria mall appears to have a powerful and negative impact on the viability of such small retail spaces in its neighborhood. The Board finds that while retail use would still be permitted on the ground floor, and is still encouraged, it should no longer be required. The 8,100 square feet of ground floor space may be used for non-retail uses otherwise permitted by the Special Permit and as determined by the market conditions.

Therefore, as provide under the provisions of Section 12.10, the Planning Board grants the requested Minor Amendments as outlined in the December 23, 2003 letter from Robert Tuchman, representative of the proposed purchaser of One Roger Park and One Charles Park. Accordingly parking spaces in the Rogers Park Garage and the Galleria Garage may be used by the tenants, employees and visitors of either One Charles Park or One Rogers Park.

Voting to grant the minor amendments above: T. Anninger, B. Shaw, L. Brown, P. Winters, F. Darwin, H. Russell, and K. Benjamin.

Respectfully Submitted for the Planning Board,

  
Thomas Anninger, Chair