



CITY OF CAMBRIDGE
Community Development Department

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**DEVELOPMENT CONSULTATION PROCEDURE
CERTIFICATE OF COMPLIANCE**

Small Project:
Large Project: **X**

Applicant/Owner: **West Cambridge Science Park, LLC**
Area of Special Planning Concern: **Alewife Overlay District - 1**
Location of Project: **42-44 Spinelli Place**
Base Zoning District: **Industry B-2**

Type of Development:

- a. New building: **X**
- b. Other new structure:
- c. Other exterior alternation increasing floor area by 100 square feet or more (1,000 sf in the Parkway Overlay District):
- d. Construction of 5 or more parking spaces (10 in the Parkway Overlay District):
- e. Erection of a sign:
- f. Other alterations facing a street not otherwise excluded:

Brief Description of the Project: **Construction of a new single story 14,003 square foot laboratory facility pursuant to Section 20.90.**

Date Complete Materials Submitted: September 20, 2017

Materials Submitted: Proposed plans and elevations including site plan, parking analysis, zoning analysis, existing photographs, proposed elevations, proposed floor plan and roof plan, long term bicycle parking shelter, and short term bicycle parking plan.

Date of Development Consultation: **October 2, 2017**

Presentation and Comments:

Mr. Sultan presented the plans for the new construction of wet lab space. Construction is estimated to begin in the fall of 2017, and will be finished to match the existing buildings on Spinelli Place. The façade material will be metal with panels that can be replaced with glass for more office use if desired. All mechanical equipment will be located on the roof.

An entrance ramp is proposed for along the long northerly side of the building to provide access to the rear of the building.

There is an existing easement with the Department of Public Works, the exact location is to be determined. It appears to be 9 inches from the ramp. This easement must remain clear of structures.

Community Development Department staff commented that the existing sidewalks are in good condition and trees should be added to other proposed landscaping to improve the pedestrian environment.

CDD staff also discussed the Priority Infrastructure Plan dated 2004 which includes a main road connection from the end of Spinelli Place easterly towards Smith Place, over privately held property.

The Parking ratio is one parking space per 525 square feet and the Parking and Transportation Demand Management Plan will be updated.

CDD staff suggested the ground be a permeable finish, with plants and shrubs added to the two trees that will be replacing the two trees to be removed for construction. The public street trees will be preserved. Overall, the permeability of the site will be improved with the removal of the open parking lot.

The application has complied with the requirements of Section 19.40 of the Zoning Ordinance by participating in the Development Consultation Procedure.

Community Development Department staff

Date. 