

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

#19970603

RECEIVED

JUL 28 6 09 PM '97

CAMBRIDGE
HISTORICAL
COMMISSION



INSPECTIONAL SERVICES
JUN 5 AM 10 49

INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abuttors.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE:

/ /

PART I: Curb Cut No. 4

Address of proposed curb cut or off-street parking facility:		Broadway and Western Connector
Frontage:	(Proposed remaining Parcel 3 438.78 frontage on Broadway and Western Connector)	Block and Lot: A portion of Parcel 3 of Kendall Square Urban Renewal Area (See attached plan)
Setback (distance from building to sidewalk):		N/A see attached plan
Distance from proposed driveway to surrounding structures and property line:		As dimensioned on attached plans
Dimensions of proposed driveway:		As dimensioned on attached plans
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:		As shown on attached plans

- ☐ Plot plan is included
- ☐ Sketch of driveway with cost estimate is included
- ☐ All abuttor's forms are included

CAMBRIDGE MA.
97 AUG 14 PM 1:47
OFFICE OF CITY CLERK
RECEIVED BY

DRAWING 1:

PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.

Note: Not to scale
See attached plans for
dimensions & location information

Curb
Cut:
No. 4

CORNER LOT

INTERIOR LOT

CORNER LOT



BOSTON PROPERTIES, INC. • 8 ARLINGTON STREET • BOSTON, MA 02116-3495

MICHAEL A. CANTALUPA

VICE PRESIDENT

TEL. (617) 859-2642

FAX (617) 536-4233

e-mail: mike_cantalupa@bostonproperties.com



City of Cambridge

Consent Communication #22

IN CITY COUNCIL

September 8, 1997

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates.

Cambridge Redevelopment Authority

Broadway and Western
Connector

In City Council September 8, 1997

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

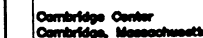
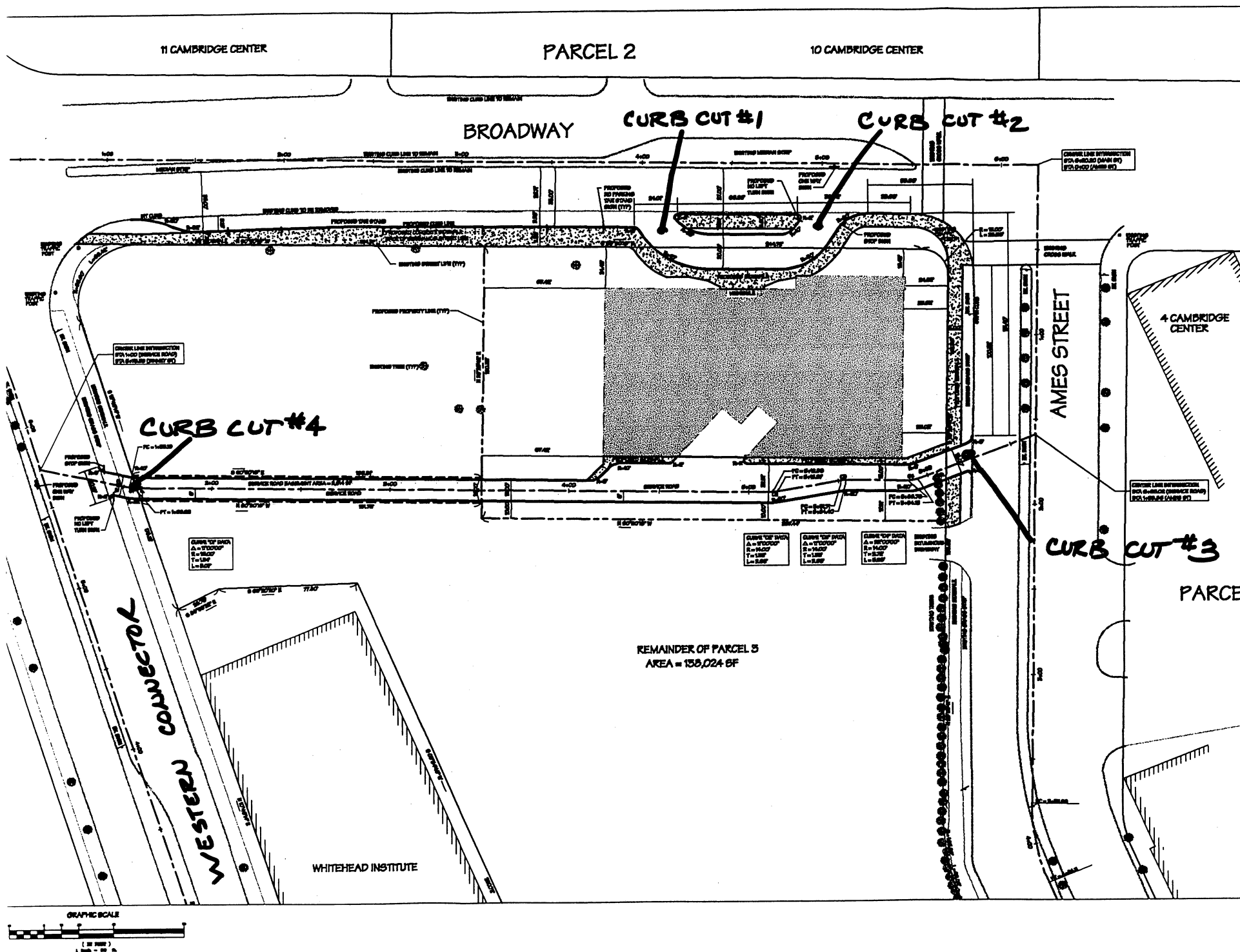
A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury
City Clerk

Date:	May 6, 1967
Date:	1 st = 30
Project Number:	67044.00
Brown by:	MS/VCS

CURB CUT
PLAN

SCHEDULE OF CURB CUTS
Supplement to Curb Cut Application
Parcel 3
Cambridge Center
May 22, 1997

This document explains the applications for Curb Cuts enclosed herewith and also explains the relationship of proposed curb cuts to the Parcel 3 Concept Design Plan (hereinafter "the Plan"). The Plan has been developed by Cambridge Center Associates which is the Developer of Parcel 3 and by the Cambridge Redevelopment Authority pursuant to the Development Agreements for Parcel 3 and 4 of the Kendall Square Urban Renewal Area (hereinafter "the Development Agreement"). Cambridge Center Associates is the development affiliate of Boston Properties, Inc. established to develop Cambridge Center with the approval of the Cambridge Redevelopment Authority. The Plan is currently under review by the Cambridge Redevelopment Authority for the purposes of evaluating the proposed Six Cambridge Center project. The curb cuts described herein will service the Six Cambridge Center project.

Please refer to the attached Parcel 3 Civil Curb Cut Plan for the locations of the proposed curb cuts.

These curb cuts are intended to provide access to a proposed drop off lane (hereinafter the "Drop Off Lane") and to an internal service road (hereinafter the "Service Road") for the purposes of servicing certain Parcel 3 buildings. The Drop Off Lane is proposed to be part of the Plan for the purposes of servicing a hotel at Six Cambridge Center. The Drop Off Lane is necessary for the operations of the hotel. Further, the Plan calls for vehicular service for all buildings on Parcel 3 to be provided solely from internal service roadways, with no other curb cuts to any adjacent public way. Thus, the Service Road and the curb cuts providing access to them are necessary to implement the Plan. The Service Road will provide service access to Parcel 3 buildings in a "one way" circulation pattern. Vehicles will circulate from Ames Street to the Western Connector on Service Road. This circulation pattern has been reviewed and planned in cooperation with the Cambridge Traffic Department.

The Parcel 3 curb cuts are further explained as follows:

Proposed Curb Cuts No. 1, 2 and 3 - Curb Cuts Nos. 1, 2 and 3 are being applied for by the Cambridge Redevelopment Authority as the current owner of Tract III and by Cambridge Center Associates, which will purchase Tract III pursuant to the Development Agreement and which will, subject to final document approval by Cambridge Redevelopment Authority, construct a fifteen (15) story building known as Six Cambridge Center beginning in October, 1997. Six Cambridge Center will be a 221-room limited service hotel which is planned to be operated by Marriott Corporation as a Residence Inn. Six Cambridge Center is scheduled for completion during the first quarter of 1999. Upon completion of Six Cambridge Center, Curb Cut No. 1 will be used as a point of access from Broadway onto Parcel 3 and Curb Cut No. 2 will be used as a point of egress onto Broadway from Parcel 3. Upon the completion of construction of Service

Road Curb Cut No. 3 will be used only as a point of access from Ames Street onto Parcel 3.

Proposed Curb Cut No. 4 - This Curb Cut No. 4 is being applied for by the Cambridge Redevelopment Authority which is the current owner of Parcel 3. It is planned that Cambridge Center Associates will, through an affiliated entity to be approved by the Cambridge Redevelopment Authority, purchase an additional tract of land pursuant to the Development Agreement at the time of development of the adjacent building at Eight Cambridge Center. Upon the completion of construction of Service Road this Curb Cut No. 4 will be used only as a point of egress from Parcel 3 onto the Western Connector.

The above explanation of curb cuts is intended to make clear the relationship between the curb cuts and the circulation concept agreed upon by the Cambridge Redevelopment Authority and by Cambridge Center Associates in forming the Plan for Parcel 3. Each curb cut is essential to the planned circulation to and from Six Cambridge Center (and the future Eight Cambridge Center building) and, as such, the curb cuts are planned for construction simultaneously with the construction of Six Cambridge Center beginning in October of 1997. Curb Cuts Nos. 1, 2 and 3 are applied for jointly with the Cambridge Redevelopment Authority and with the future owner of the site, an affiliate of Cambridge Center Associates, to provide for the necessary service to Parcel 3 in accordance with the Plan in time for the completion of Six Cambridge Center. Curb Cut No. 4 is applied for by the Cambridge Redevelopment Authority as the owner of the land until such time as the land is sold pursuant to the Development Agreement.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Four Cambridge Center, Five Cambridge Center & Cambridge Center East Garage

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Curb Cut 4 as described on the attached Curb Cut Application

~~Off-Street Parking Facility located at~~ _____

Jill S. Hutton, Managing Director

Signed: *Jill S. Hutton* Date: 5/29/97

GE Capital Investment Advisors *

Address: One Boston Place, Boston, MA
*As Agent for Four Cambridge Center Properties, Five Cambridge Center Properties and First Cambridge Center Parking Associates

To Whom It May Concern:

As owner or agent of Ten Cambridge Center, Eleven Cambridge Center and Cambridge Center North Garage

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Curb Cut 4 as described on the attached Curb Cut Application

~~Off-Street Parking Facility located at~~ _____

Michael A. Canthup

Signed: *Michael A. Canthup* Date: 5-27-97

For Boston Properties Inc. *

Address: 8 Arlington Street, Boston, MA 02116
*As Agent for Trustees of Ten Cambridge Center Trust, Trustees of Eleven Cambridge Center Trust and Trustees of Cambridge Center North Trust

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: _____

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of land on the south side of Main Street owned by the
Massachusetts Institute of Technology

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Curb Cut 4 as described on the attached Curb Cut Application

~~Off-Street Parking Facility located at~~

For ~~The~~ Massachusetts Institute of Technology

Signed: Phillip A. Trussell Date: 5/21/97

Phillip Trussell, Associate Treasurer

Address: 238 Main Street, Cambridge, MA 02142

To Whom It May Concern:

As owner or agent of Nine Cambridge Center

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Curb Cut 4 as shown on the attached Curb Cut Application

~~Off-Street Parking Facility located at~~

For ~~The~~ Whitehead Institute for Biomedical Research

Signed: John Pratt Date: 5/21/97

John Pratt, Vice President

Address: Nine Cambridge Center, Cambridge, MA 02142

To Whom It May Concern:

As owner or agent of the remainder of Parcel 3 of the Kendall Square Urban Renewal Area

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Curb Cut 4 as described on the attached Curb Cut Application

~~Off-Street Parking Facility located at~~

For Cambridge Redevelopment Authority

Signed: Joseph F. Tulumieri Date: 6-3-97

Joseph F. Tulumieri, Executive Director

Address: Four Cambridge Center, Cambridge, MA 02142

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of land on the west side of the Western Connector between Broadway
and Main Street

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of: Curb Cut 4 as described on the attached Curb Cut Application

~~Off-Street Parking Facility located at~~

For Cambridge Redevelopment Authority

Signed: Joseph F. Tulumieri
Joseph F. Tulumieri, Executive Director

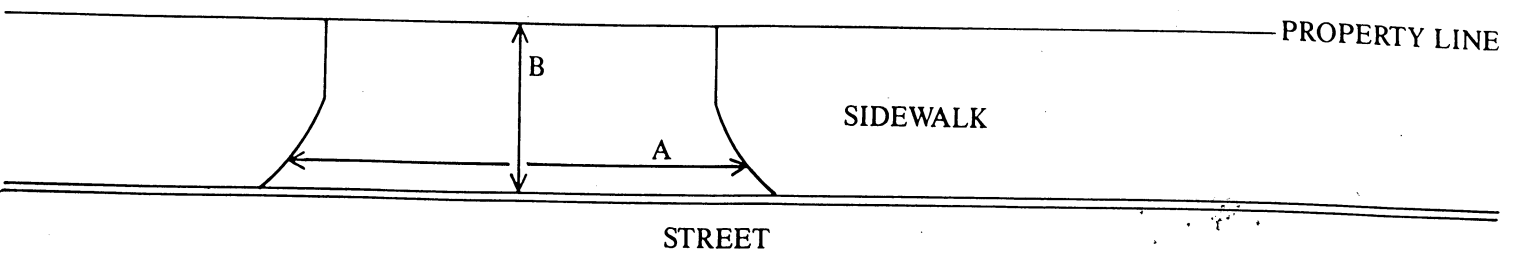
Date: 6-3-97

Address: Four Cambridge Center, Cambridge, MA 02142

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE

Curb Cut No. 4



$$A = 20.16 \text{ FT.} \div 3 = 6.72 \text{ YARDS}$$

$$B = 15 \text{ FT.} \div 3 = 5 \text{ YARDS}$$

$$A \times B = 33.60 \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: _____ SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____BRICK ON CONCRETE: _____ SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ _____CONCRETE: 33.60 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$1,344ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

/ /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Cambridge Redevelopment Authority

 Owner's signature: Joseph F. Tulimieri
 Joseph F. Tulimieri, Executive Director
Date: 6-3-97

Address: _____

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title: zoning - subject to zoning change

7/22/97

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title: DOT TRAFFIC DIV.

7.24.97

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title: ERD CHZ

7.28.97

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title: City Engineer

8/12/97

An application has been received from
Joseph F. Tulumieri, Executive Director for
the Cambridge Redevelopment Authority
requesting a curb cut at the premises
numbered Broadway and Western Connector.

In City Council September 8, 1997

ORDER ADOPTED