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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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SUSAN B. SCHLESINGER  
Assistant City Manager for  
Community Development

ELIZABETH EPSTEIN  
Deputy Director for  
Community Development

May 27, 1997

To: Robert W. Healy, City Manager

From: Susan Schlesinger *SSS*

RE: Council Order #96, dated April 28, 1997 - Supermarket site at 30 Cambridgepark Drive

There has been some community speculation with regard to 30 Cambridgepark Drive as a possible location for a future supermarket, in part because retail use of the site has been proposed in the past, and, in fact, there is currently a proposal for a health club on the site.

While not on the limited inventory of possible supermarket sites for North Cambridge listed in the report *Supermarket Access in Cambridge*, December 1994, 30 Cambridgepark Drive, the site has some advantages as a supermarket site. At more than six acres (see zoning summary attached), the site would be adequate in size to accommodate a 40,000 square foot to 60,000 square foot facility and the associated parking (300 spaces at a 5/1000 ratio for a 60,000 sq. ft. supermarket). There is access to major roadways (Alewife Brook Parkway and Route 2) and to public transportation (the Alewife MBTA Station). There is also a high concentration of residents who do not have access to automobiles within walking distance of the site.

However, the site also has a number of disadvantages as a supermarket site. The site is zoned as an Office 2 district. A supermarket, as a retail use in the Zoning Ordinance, would require a variance from the Board of Zoning Appeal. In order to have more than the existing 223 parking spaces, additional parking would have to be approved by the IPCC. Automobile access to Cambridgepark Drive from Alewife Brook Parkway is limited so that reaching the site or leaving it to enter the residential neighborhoods of Cambridge may require reversing directions around the rotaries at Concord Avenue and Concord Turnpike. The site is on the inbound side of Alewife Brook Parkway, while supermarkets prefer to be on the outbound side of a major roadway. Pedestrian access across the Parkway from Rindge Avenue is considered difficult due to long crossing distances and location of crosswalks.



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Deputy Director for  
Community Development

May 15, 1997

**Zoning for 30 CambridgePark Drive**

This lot is 143,717 square feet, located in the Office 2 district.

It is currently a vacant light manufacturing and warehouse structure.

The FAR is 2.0, the GFA could be 287,434 square feet.

The height limit is 85 feet.

The front yard setback is a formula, height + length divided by 4, the rear setback requirement is the same, (a minimum of 20 feet); the side yard requirements are height + length divided by 5.

The allowed uses are residential, institutional, and office. Retail is not allowed as of right and would require a use variance from the Board of Zoning Appeal.

The parking requirement for retail is 1 space per 700 square feet, 410 spaces. Currently, the site contains 223 parking spaces.

*Note: this site does not qualify for a PUD-5 special permit because it is less than 20 acres.*



CITY OF CAMBRIDGE  
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16.

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

June 2, 1997

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 15, regarding a report on the site location on Cambridge Park Drive being explored as a potential supermarket site, received from Assistant City Manager for Community Development Susan Schlesinger.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mec  
attachment

Consent Agenda #16

S-328

Relative to Awaiting Report Item Number  
Fifteen, regarding a report on the site  
location on Cambridge Park Drive being  
explored as a potential supermarket  
site.

In City Council June 2, 1997

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