

December 3, 1998

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By Hand

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTSMs. Susan Clippinger  
Traffic, Parking & Transportation Department  
57 Inman Street  
City Hall Annex  
Cambridge, MA 02139**RE: 784 Memorial Drive Project**

Dear Ms. Clippinger:

Pursuant to your department's denying that our traffic report is complete and reliable in connection with 784 Memorial Drive LLC's application to the Planning Board for a "Planning Overlay Special Permit" under Section 11.511(b), I am resubmitting our request for certification with the following additional documents:

1. Copy of our **Curb Cut Application** for (2) two new driveways at Putnam Avenue and Pleasant Street (filed with Inspectional Services Department on 11/13/98 and recently approved by your department).
2. Copy of the proposed **Site Plan** prepared by Beals and Thomas (civil engineer for the project) which accompanied our recent special permit application. In your review of the site plan, please note that the overall master plan for the development of the 770 and 790 Memorial Drive buildings and parking garage contemplates the use of the same new driveways on Putnam Avenue and Pleasant Street proposed in the above referenced curb cut application to the City.

When you reviewed our Traffic Study and TDM Plan back in October, you assumed that we were applying for a Planning Overlay Special Permit based on the garage utilizing only one driveway (the existing curb cut on Pleasant Street opposite Florence Street). As shown in the Site Plan above, we are actually submitting our special permit application based on the proposed two new curb cuts. This means that our traffic report prepared by Vanasse & Associates in November 1997, which studies the traffic patterns and volumes to and from the garage based on an entry / exit point at Pleasant Street, as well as a second entry / exit point at Putnam, is indeed valid with respect to our application.

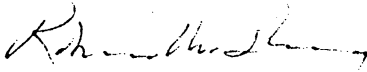
We hope that you will review this new information and provide your requisite certification pursuant to Section 11.511(b) of the new zoning ordinance within the next few days. We are of course eager to get on the agenda for the Planning Board as soon as possible and this is the only outstanding issue.

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Please call me should you need additional information or clarification.

Sincerely,



Robert M. Dickey  
Vice President

RMD:jkl

cc: ~~Les Barber~~ (w/o enclosures)  
Stuart Dash (w/o enclosures)  
Joe Haley (w/o enclosures)

To: The Honorable, the City Councillors

From: The Co-Chairs of the Cambridgeport Neighborhood Initiative (CNI): p. 1 of 3

Daphne Abeel, Gordie Fellman, Stash Horowitz, *SAA*

Anastasia Leotsakos, Maureen Van Stry, Elie Yarden

Date: December 3, 1998 for Council meeting of December 7, 1998

Re: Recent developments concerning traffic, garage permit, and environmental issues relating to the proposed 300,000 sq ft development by Spaulding & Slye at 784 LERK Memorial Drive

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CNI Co-Chairs would like to provide an update to City Councillors on various neighborhood and community concerns relating to the above-mentioned proposed project:

1. Traffic issues: Right turn only restriction & its effect on the neighborhood
2. 600-car garage permit with only one curb cut. *See attached Dec 3 letter from Spaulding & Slye to Traffic Parking & Transportation (TPT)*
3. Irregularities in the abuttor notification process, again, by the proponent
4. The importance of resuming traffic meetings, under CDD & TPT auspices, on traffic impacts, signal time changes, traffic light on Memorial Drive at Pleasant Street, and existing pre-buils queues at surrounding neighborhood intersections and on Memorial Drive
5. Results of the Rizzo, CDD & CNI study of *queue lengths & potential flow improvements & possible flow improvements on Memorial Drive, Putnam Av. & Western Av. bridge (both sides).*
6. The role of the MDC.
7. Recent complaints of abuttors about after-hours noise, construction dust, and results of a recent complaint hearing before the Cambridge License Commission.
8. Effects of the IPOP zoning amendment upon the proposal and required permits, City approvals and public hearings, including a tree removal one by PWD.
9. Awaiting filing of 'amended' risk assessment of the site subsequent to DEP-recommended heavy metals and asbestos testing. This filing is required from the site owner & the PRP 'potentially responsible party' to reassess the carcinogenic & toxic exposure risks, by combining additional risks from heavy metal contamination on the site with previous risk assessment for VOC's (volatile organic chemicals) by Polaroid's licensed site professional (LSP), GZA GeoEnvironmental
10. Spaulding & Slye Dec 3 letter to TPT (*see attached*) raises legal matters concerning the February 5, 1998 issuance of a garage building permit & the November 19 appeal decision by the BZA (Board of Zoning Appeal).

Consent Communication #14 7885

A communication was received from the Co-Chairs of the Cambridgeport Neighborhood Initiative (CNI), regarding recent developments concerning traffic, garage permit and environmental issues relating to the proposed 300,000 sq. ft. development by Spaulding & Slye at 784 Memorial Drive.

In City Council December 7, 1998

**PLACED ON FILE**