



CITY OF CAMBRIDGE, MASSACHUSETTS

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CAMBRIDGE, MASS.

PLANNING BOARD

CITY HALL, 57 INMAN STREET, CAMBRIDGE, 02139

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

PUD APPLICATION CERTIFICATION OF COMPLETENESS

1. Applicant Riverfront Office Park Associates
2. Development Parcel Main Street / Broad Canal
3. Required Materials
 - a. 14 completed development proposal application forms Rec'd
 - b. 14 sets of supporting graphic information Rec'd
 - c. additional materials requested at the pre-application conference
 - Corrected drawings: A-1 (clarify parcel boundary); Rec'd
 - A-2 (show parking lot); A-3 (future traffic & streets); Rec'd
 - A-4 (dev't parcel line and landscaping treatment). Rec'd
 - Incorporate Abend report. Appl. text corrections. Rec'd
 - d. one hundred dollar filing fee Rec'd
 - e. date of submittal to authorized representative of the Cambridge Planning Board 6/5/79

The above PUD application has been reviewed and is hereby certified complete. As of this date, this development proposal shall be considered duly submitted to and received by the Cambridge Planning Board under the terms of Sections 12.34 and 12.35 of the Cambridge Zoning Ordinance and Section 9, Chapter 40A, M.G.L.

June 5, 1979
(Date)

[Signature]
Authorized Representative,
Cambridge Planning Board

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CITY OF CAMBRIDGE
PLANNING BOARD
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PLANNED UNIT DEVELOPMENT APPLICATION
(Development Proposal)
COMMUNITY DEVELOPMENT DEPT.

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a special permit for a Planned Unit Development in compliance with Article 12.000 of the Zoning Ordinance:

Location of Premises: 67-111 Main Street, Cambridge, MA

Zone: PUD 0-3A, PUD-3

Applicant: Riverfront Office Park Associates, a joint venture of George Macomber, Darvel Realty Trust and a group of principals of The Codman Company, Inc.

Address: c/o The Codman Company, Inc.
211 Congress Street
Boston, MA
Telephone: 617/423-6500


(Signature of Authorized Representative)

- * Please submit the information requested below concerning the proposed planned unit development. Use additional pages and supporting documentation as necessary. Any additional materials intended to be part of this application shall be referenced on this form in the spaces provided.
- * Applicant shall submit fourteen copies of this application, together with all informational materials specified herein, to the Secretary of the Planning Board at the offices of the Community Development Department. One copy of this application and said materials shall be submitted to the City Clerk at the time of certification of application to this Board.
- * This application will not be considered received by the Planning Board (for purposes of starting the review schedule under Section 12.36) until all of the information requested herein is complete, as certified by the Community Development

Department. Certification of completeness of an application or request for missing materials will be made within 2 business days of the submittal of the materials to the Secretary of the Planning Board.

- * At the time of certification of completeness of an application, the applicant shall pay to the City of Cambridge an application fee of \$100 to pay for expenses incident to advertising for the public hearings.

A. DEVELOPMENT PARCEL

1. Describe the location of the total development parcel proposed to be included in this planned unit development.

See Plan A-2. The property is bounded by Main Street on the South, the access road off First Street on the Southeast, the Broad Canal on the North, the Badger Building and the building occupied by Moleculon on the West. (Further strip of property bounded by property of Commonwealth Gas Company on the North, Badger on the South and Third Street on the West.)

2. Describe the land areas within 300 feet of the development parcel, including land uses, zoning, building bulk, residential densities, circulation systems, public facilities and unique natural features of the landscape.

Across Broad Canal, Cambridge Electric Light Co. owns an approximately 3.86 acre site on which is built its Kendall Electric Generating Station, an oil-fired plant of 6 to 8 stories, masonry clad and 3 stacks approximately 150' high. Associated with the plant is a coal-crusher house and conveyor, both of which are scheduled to be removed in 1981. Also on the site are 2 oil storage tanks and several small buildings used for storage and housing of equipment.

Between the C.E.L. Co. land and Third St., the land is owned by Commonwealth Gas Co., on which stand an old 2-story brick building rented to small commercial establishments and two small 1-story buildings housing Gas Co. equipment. Otherwise, the area is vacant, extending out to Munroe St. and presently used principally for parking.

Broad Canal extends approximately 830' from the First St. drawbridge toward Third St. The remaining distance of approximately 480' to Third St. was originally also a part of the Broad Canal; it is now filled-in.

South of that portion of the filled-in canal, now owned by Badger, is the Badger Building, a 14-story structure, built at the intersection of Third St. and Main St. on a parcel of land extending approximately 260' on Third St. and approximately 480' on Main St.

Immediately east of the Badger property and abutting the project property is a parcel extending about 90' along Main St. and 100' deep occupied by Moleculon on which is situated a 4-story brick building built about the turn of the century.

Main St., a 4-lane divided roadway forms the southern boundary of the project site. In the center of Main St. exist the MBTA Red Line tracks which rise to the surface from the underground station at Kendall Square to cross the Charles River on the Longfellow Bridge. This prohibits left-hand turns from Main St. to the site for east bound (Boston bound) traffic. Memorial Drive and Cambridge Parkway form the Cambridge shore of the Charles River to the south and east of the project site.

Directly across Main St. exist 2 and 3 story masonry structures occupied by the Electronics Corporation of America. This group of buildings forms a 3-story continuous built edge to the south side of Main St. for most of the length of the project site. This area is zoned 03-office.

The eastern end of the MIT campus occurs southwest of the project site. The uses here are primarily housing for married students. The 30-story, 290 foot, Eastgate Tower is the most prominent structure in this portion of the campus. Directly east of the site is the access ramp connecting Main St. and First St. Across First St. and Cambridge Parkway exist the Northern Charles River Basin bounded on the south by the Longfellow Bridge and on the North by the Science Museum. The East Cambridge shore of the Charles River is planned as a major open space and recreational component of the proposed East Cambridge Riverfront Plan. The MDC draw-bridge supports and the Cambridge abutments of the Longfellow Bridge are the only major structures east of the project site.

The Kendall Square rotary, the MBTA Kendall Square Station (Red Line), Third, Wadsworth, Main and Broadway Sts. make up the circulation arteries at Kendall Square. Future traffic plans propose the replacement of the rotary traffic pattern at Kendall Square with signalized

intersection at Third St. and Broadway St. whereby Main St. west of the Square will become one way east.

Traffic circulation within 300 feet is described in detail on Plan No. A-3. Main arteries consist of Main St. to the south, Third St. to the west and First St. to the east. Vehicular access to and from the site occurs directly from Main St. and via a 2-lane drive from Third St. Generally, west-bound traffic on Main St. (from Boston) to the site and Cambridge-bound traffic exiting from the site would use the Main St. access and traffic from Cambridge to the site and Boston bound traffic from the site would use the Third St. access drive. See answer H.8 below.

3. Prepare a legal description of this development parcel.

(a) A certain parcel of land in the City of Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

SOUTHERLY by Main St., by two lines measuring 600.64 feet and 66.00 feet, respectively;

SOUTHEASTERLY at the intersection of Main St. and First St., by four lines measuring 41.16 feet, 24.15 feet, 129.49 feet and 44.72 feet, respectively;

NORTHERLY by the Broad Canal, approximately 851.03 feet;

EASTERLY by the present Westerly bank of the Broad Canal, 83.57 feet;

NORTHERLY by land now or formerly of Commonwealth Gas Company 467.40 feet;

WESTERLY by Third Street, 40.91 feet;

SOUTHERLY by land now or formerly of The Badger Company, Inc., 365.41 feet;

WESTERLY again by said Badger Company land by two lines measuring 46.32 feet and 120.00 feet;

SOUTHERLY by land now or formerly of Technology Realty Trust, 90.03 feet; and

WESTERLY again, by said Technology Realty Trust land, 105.66 feet.

(b) Said development parcel also includes, for purposes of Section 12.931 of Article 12.000 of the Zoning Ordinance, an additional contiguous parcel (composed of a portion of the Broad Canal) as follows:

EASTERLY by the First Street bridge over Broad Canal, 102.29 feet;

NORTHERLY by land now or formerly of Cambridge Electric Light Company, 598.37 feet; and land now or formerly of Commonwealth Gas Company, 205.85 feet;

WESTERLY by said Commonwealth Gas Company land, 20 feet;

NORTHERLY again by said Commonwealth Gas Company land, 31.42 feet;

WESTERLY by the earthen and stone bank at the end of Broad Canal, 83.57 feet; and

SOUTHERLY by land now or formerly of Cambridge Electric Light Company and land now or formerly of Darvel Realty Trust, a total of approximately 851.03 feet.

Provided, however, that Cambridge Electric Light Company and Commonwealth Gas Company, owners, respectively, of land abutting the North side of Broad Canal, reserve the right to use for other purposes any square footage of said canal open space not utilized by or necessary for the subject development under Section 12.931. (See attached Ownership Certificate.)

4. Prepare a statement concerning the present and future ownership form attached to this application. If the applicant is not the owner of the parcel, also submit written authorization from the owner certifying that the applicant may petition for planned unit development approval for this parcel.

The subject parcel is owned by Darvel Realty Trust and by affiliates thereof. Darvel will be established as the sole owner of the fee interest in said parcel prior to the issuance of a long-term ground lease between Darvel

and Riverfront Office Park Associates. (See attached certificates of the owners.)

B. DEVELOPMENT CONCEPT

Briefly describe the development concept which is being sought in this planned unit development proposal. Include the project's planning objectives and describe how they will be achieved. In this statement, describe the intended character of the development both in terms of its internal aspects and its relationship to the area around the development parcel.

The proposed Riverfront Office Park Development is designed to contain first quality office space, ground floor retail space, and parking. It is contemplated that the project will eventually include two office towers ("Phase I" and "Phase II" of construction) parallel to Main St. on top of three levels of parking, covering a ground level arcade with retail uses. The ground level would be arranged to provide pedestrian access and active retail uses to both the Main St. and Broad Canal sides of the project.

Public pedestrian access is planned from two principal points: Main St. and Broad Canal. Increased pedestrian circulation is anticipated between the Kendall Square area and the Charles River as various developments and amenities occur under the proposed East Cambridge Riverfront Plan. The Riverfront Office Park site is planned to both reinforce and provide for this pedestrian movement. Pedestrian circulation areas are proposed along both Main St. and Broad Canal frontages; several pedestrian links between these edges are also proposed at ground level.

Vehicular access to the site is planned at two points: Main St. and Third St. A parking garage is planned to serve the Riverfront Office Park complex and contain three levels directly above the ground level. The vehicular access ramp and parking control are proposed at the west end of the project on the Broad Canal side. The building design carefully screens the parking levels from view as well as accommodates garage ventilation criteria.

The scale of the proposed project is defined by three basic elements: two office towers, a horizontal parking garage, and ground floor arcade. The office towers in height (229' and 160') step down toward the Charles River from Kendall Square. Each Tower in turn is to be further articulated to reduce its apparent bulk and mass by vertical notches or set

backs. The 4-story base and arcade picks up the heights of adjacent buildings and provides at street level a continuing and compatible building edge when perceived by pedestrians and drivers nearby. The ground level arcade provides added relief to the building scale and signals pedestrian entry and movement zones.

The dominant materials are proposed as dark grey-brown pre-cast concrete panels and grey glass, so that completed buildings will project a unified appearance and be more sympathetic in color to the lower adjacent structures. A vertical notch of reflecting glass will break up the basic volume of each office tower and serves to identify building entry points and on-floor lobby and reception areas. Proposed street tree planting at the canal edge will serve to both soften the base of the building and provide amenities to future pedestrian circulation areas.

In summary, the Riverfront Office Park Development is envisioned as a major entrance to Cambridge. It is at a key location as to its visibility across the river from Boston; therefore, its massing and scale have been considered in both a regional and local context. Its location can also provide pedestrian linkages between Kendall Square and the River.

Finally, the proposed project has been designed in accordance with the principles and planning goals of the proposed East Cambridge Riverfront Plan in the Kendall Square area.

C. DEVELOPMENT SCHEDULE

Prepare a detailed development timetable including estimated dates of the following:

1. Any necessary conveyances of land to the applicant:

Riverfront Office Park Associates will enter into a long-term ground lease of the subject premises from Darvel Realty Trust. Affiliates of Darvel Realty Trust have agreed to convey their interest in said premises to Darvel prior to the issuance of such a long-term ground lease.

2. Other required agency approvals, environmental clearances or permits:

Cambridge Building Department: Building Permit

Cambridge Fire Department: Review

Curb Cut Approval: City of Cambridge

MDC Water Qual. & Flood Control: Storm Water Runoff Approval

Mass. Water Pollution Control: Sewer Connection Approval

Mass. Clean Air Qual. Control: Stack Emissions Approval

3. Initiation of construction:

Phase I targeted for beginning of construction Fall 1979 or early 1980.

4. Initiation and completion of separate stages if the development is to be phased:

Phase I Initiation Fall 1979 or early 1980, Completion early to mid 1981

Phase II Proposed Initiation between early 1981 and 1982; Completion early 1984.

5. Substantial completion of construction of the entire project:

Early 1984.

6. Initial occupancy of the various components (e.g., retail, office, residential) of the project:

Initial occupancy is scheduled at time of completion of each phase.

D. DEVELOPMENT OWNERSHIP

Prepare a statement of applicant's intentions regarding the future selling or leasing of all or portions of the planned unit development. Provide anticipated ownership details for land area, open space, public facilities, and each principal category of land use to be included in the PUD.

It is proposed that the land will be owned by Darvel Realty Trust. Riverfront Office Park Associates will be the lessee under a long-term ground lease and will be the owner of the improvements to be made thereon in Phase I, including in particular the first office building contemplated for construction; and Riverfront or a separate limited partnership

is expected to be the owner of the improvements to be made thereon in Phase II, including in particular the second office building contemplated for construction. The office space, parking and retail space will be leased commercially by Riverfront Office Park Associates.

E. DEVELOPMENT FINANCING

Prepare a statement of the financing plan for the PUD, including projected sources and amounts of funds during the planning phase, construction, and following project completion.

Riverfront Office Park Associates, the joint venture consisting of Darvel Realty Trust, George Macomber, and four principals of The Codman Company, Inc., proposes to finance the PUD from a variety of sources. During the planning phase, prior to the negotiation of a construction mortgage loan, financing has been and will be from capital contributions or working capital loans made to the joint venture by each of its members. Thus far, a total of \$40,000 in cash and loans has been contributed to the venture. These funds have been and are being used to pay consulting fees in connection with the preparation of this Application, and other out-of-pocket expenses incurred in the preparation of the plans and specifications of the Project. Also, one of the joint venturers is causing the land at the site to remain available for development of the project.

The joint venture expects to obtain a construction mortgage loan in the approximate amount of \$22,000,000 to finance the construction of the first phase building. The members of the venture have discussed arrangements for the loan with several institutional lenders, each of which has shown considerable interest in making the loan. The identity of the construction mortgage lender, and the precise terms of the loan, have not yet been determined.

The joint venture also expects to obtain a permanent mortgage loan, the proceeds of which will be used to repay the construction mortgage loan.

Finally, the joint venture proposes to raise approximately \$5,500,000 (the projected difference between actual costs covered by the mortgage loan and total project costs) either through: (i) the offer and sale of limited partnership interests in a limited partnership to be organized by the members of the joint venture; or (ii) the granting of a second mortgage to an institutional lender which may or may

not be the same as the permanent mortgage lender. The decision as to whether to raise the \$5,500,000 through equity or borrowing will depend upon such factors as prevailing interest rates at the time and the costs associated with a private placement of equity interests.

Financing for Phase II of the Project is proposed to be arranged independently of the financing for Phase I. During the planning stage, the members of the joint venture will contribute required funds, either in the form of equity contributions or working capital loans. Construction financing, permanent financing, and either the sale of limited partnership interests or the granting of a second mortgage are expected to be arranged in the same general manner, but not necessarily with the same lenders or investors, as for Phase I. The members of the joint venture expect to organize a separate limited partnership to own and operate the Phase II building.

F. DEVELOPMENT FEASIBILITY

Prepare and submit an economic feasibility study for the proposed planned unit development. The market analysis should include the projected market area and proposed rent levels for commercial development. Explain the extent to which each of the categories of use in the planned unit development will compete with similar activities nearby. If no competition is expected, explain why.

Phase I is projected to consist of a 19 story tower with 307,580 square feet of office space and 10,875 square feet of retail space. Phase II is projected to consist of a 13 story tower of 234,514 square feet of office space and 25,425 square feet of retail space. Our projected rents range from \$13.00 per square foot to \$16.00 per square foot for the office space, and \$14.00 per square foot for the retail space.

The Codman Company's survey (see below) of the Cambridge office market indicates that there is virtually a zero vacancy rate in the City today. There are only 14,400 square feet available on a direct lease basis, and an additional 61,000 square feet on a sublease basis, out of a total of approximately 1,650,000 square feet of new office space in Cambridge.

CAMBRIDGE OFFICE SPACE AVAILABILITY

1. Badger Building - full.
2. Technology Square - full.
3. NEGEA Realty Trust Building, 46,000 sq. ft. for sublease @ \$11.00 per square foot plus electricity.
4. 955 Mass. Ave., 25,000 square feet - 2 floors. Available Fall, 1978. Leased at \$10.85 per square foot - full.
5. 1033 Massachusetts Avenue - full.
6. 1050 Massachusetts Avenue - 11,400 square feet. \$11.00 per square foot plus electricity.
7. 30 Brattle Street, Cambridge, MA - full.
8. 44 Brattle Street, Cambridge, MA - full.
9. 14 Storey Street, Cambridge, MA - full.
10. DiGiovanni Development - 60,000 square foot renovation, plus new construction under way on Church Street, Harvard Square. Fully committed - however, up to 15,000 square feet will be available mid-1979 for sublet (\$12.75 per square foot).
11. 1100 Massachusetts Avenue, 40,000 square feet @ \$11.00 per square foot, 3,000 square feet uncommitted.
12. Moulton Street - full.

It would appear that the sole competition in Cambridge for our building will be from new construction of other developers.

We consider the downtown financial area of Boston as a potential source of interest for our building. Presently, there is not one full floor of new space (built since 1968) available on a direct lease in downtown Boston. The total available new space of approximately 350,000 square feet will be absorbed by December 1st of this year.

The only announced new building, One Post Office Square, will consist of some 735,000 square feet to be offered at \$20.00 per square foot - \$22.00 per square foot in the same time frame (1981) as ours.

We believe strongly that the Cambridge office market is ready for our building.

G. DEVELOPMENT INFRASTRUCTURE

Describe how utilities and other public works will be provided to the development. Specify the design standards which will be followed in providing these services.

This parcel is located in a well developed urban area with all required utilities available at the property line. No additional utilities will be required to serve this parcel.

The parcel is served by an existing 12 inch water main with a minimum pressure of 60 P.S.I. Additional fire hydrants will not be required.

Sanitary and combined sewers of ample capacity are available in Main St. and Third (12 inch sanitary in Main and 10 inch combined in Third St.). Storm drains and combined sewer are available in Main St. and Third St. (Both 10 inch diameter). new catch basis will be provided for proper drainage of the site.

Commonwealth Gas Co. can extend the required piping from a 6 inch main in Main St. and/or the 10 inch main at the West End of the site.

Cambridge Electric Light Company has an underground 13.8 kv electric service in the immediate area and of sufficient capacity to serve the project.

H. DEVELOPMENT IMPACT

Describe the predicted impact of the development on the following. If no substantial impact is predicted, explain why.

General

The parcel is bounded to the north by Broad Canal, to the south by Main St. with the MBTA Tunnel dividing north and south sides of Main St. Utilities exist on each side of MBTA Tunnel. The utilities on the north side of Main St. utilized by this parcel will not affect properties on the south side of Main St.

1. Public Water Supply and Distribution System.

- (a) Contribution to the total domestic demand on the water supply by the parcel as it is presently used is minimal. The anticipated domestic demand of the proposed parcel based on preliminary design calculations will represent a substantial increase for the local area. However, the water supply system in the area has been designed for maximum fire flow requirements which are far in excess of the anticipated domestic load for this project. The water

mains in the area have sufficient capacity to supply this project without effecting the adjacent buildings. See Paragraph 1 - General.

- (b) The anticipated domestic load will have a negligible effect on the city water supply system as attested to by the following:

Cambridge water demand is approximately 25 million gallons per day as per City Engineer's Office. Parcel requirements are estimated to be approximately 135,000 G.P.D. representing 0.54 percent increase.

2. (a) Sewer system:

- (i) The sanitary load contribution from the parcel as presently used is minimal. The anticipated sanitary contribution based on preliminary design calculations will represent a substantial increase in sewer loadings. However, the existing sewers should be of ample capacity to accommodate the increased loads without affecting the drainage from adjoining properties. See Paragraph 1 - General.
- (ii) This project's contribution to the city sanitary system is estimated to be as described for water supply above. Cambridge loadings are 22.5 M.G.P.D. Parcel contributions are estimated to be 121,500 G.P.D. representing a 0.54 percent increase.

(b) Drain System

- (i) The existing surface conditions at the parcel are contributing approximately 90 to 95 percent runoff to the storm sewers and canal. The proposed parcel surface conditions will not exceed this figure and will probably reduce it.
- (ii) Part of the parcel surface slopes to Broad Canal. With proper authority permission, a similar area or possibly more will be directed to the canal and the remainder of the site to the drain in Main St. and if necessary to the combined sewer in Third St. The MDC has indicated approval of storm drainage to the canal. Parking Area drains must be provided with an oil separator.

3. School facilities:

No impact.

4. Police protection:

Minimal impact, supplemented with private guard service.

5. Fire protection:

The building will meet all required fire codes and will be fully sprinklered.

6. Public recreation:

Open space and landscaped pedestrian area are proposed along Broad Canal.

7. Other public facilities or services:

None expected.

8. Vehicular Traffic on streets within 1/2 mile of the development parcel:

The project site lies adjacent to the focal point of roadways in the Kendall Square area. The principal route leading through this area is Main Street, which crosses the Charles River at the Longfellow Bridge and becomes Cambridge Street in Boston. At Kendall Square, this artery forks into two roads, Main Street and Broadway. Broadway, just west of Ninth Street, splits once more into Broadway and Hampshire Street.

The major north-south flows in this area are the Memorial Drive/Cambridge Parkway route along the Charles River, and the Third Street/Wadsworth Street route that passes through Kendall Square. Third Street has significance because it is one of the few intersecting streets with the Northern Artery (Route 28) that leads to Route 93 and the northwest and northern suburbs. Because of capacity restrictions at Route 28 and the signalized intersection at Cambridge Street, traffic on Third Street at the site is only moderate. It is nominally a two-lane roadway; however, at Kendall Square in the southbound direction, the road is sufficiently wide so that approaching traffic occupies two lanes when there is any noticeable back-up. There is no parking on either side so the full roadway is devoted to moving traffic.

Fulkerson Street (Ninth Street) provides continuity between Cambridge Street and Broadway about a half-mile west of the site. Sixth Street, south of Broadway, continues through to Memorial Drive via Ames Street.

Major arterial streets in the area carry volumes of between 13,000 and 28,000 vehicles per day. Third Street, at the site, carries 13,000 vehicles per day; Broadway, west of Third Street, 14,000; and Main Street, west of Kendall Square, 19,000. East of Kendall Square, Broadway carries 28,000 cars per day; however, the road is a divided highway with at least two lanes in each direction. Wadsworth Street, which is a continuation of Third Street to Memorial Drive, carries about 8,000 cars per day.

North of the site, the street system is characterized by a grid network consisting of short blocks in both north-south and east-west direction. This allows for a considerable amount of circulation throughout the area. In the residential area northwest of the site, traffic controls such as one-way streets and Stop signs have successfully restricted traffic volumes in the residential areas. While there are numerous alternative ways of getting through East Cambridge, most through traffic is limited to the few major streets that have been given priority treatment. The redevelopment area has cut off all north-south access below Third Street and Ninth Street.

Along the river, the Memorial Drive/Cambridge Parkway corridor, which also includes Commercial Street and First Street, provides most of the access to the Lechmere Sales commercial area as well as to MIT.

At the site, Main Street operates as a divided highway because of the MBTA reservation for the Red Line and the extension of this reservation into Kendall Square for use as parking. On Main Street the only possible traffic movements are right turns in and right turns out.

Redevelopment planning in Kendall Square calls for some significant changes to the street system. The rotary at Kendall Square will be replaced by a Tee intersection between Third Street and Broadway. Eastbound traffic from Broadway to Main will continue on its present route; however, in the westbound direction, traffic from Main Street will be routed down Sixth Street which will be reconstructed through the redevelopment area. The existing

connection between Third Street and Wadsworth Street, which now provides continuity from Memorial Drive to the Northern Artery, will be severed. A Kendall Square bypass of sorts will be constructed along Binney Street and the Western Connector and tied into reconstruction of Commercial Avenue, which will be made two-way. The net effect of these changes will be to provide a two-way circumferential bypass around the northwest edge of the Kendall Square renewal area, thereby reducing volumes in Kendall Square. See attachment Traffic Access Analysis.

9. Pedestrian traffic on sidewalks within 1/4 mile of the development parcel:

Present pedestrian traffic is very light to negligible. Present and planned pedestrian accommodations are more than adequate to handle anticipated additional pedestrian traffic. Pedestrian traffic to and from MBTA station will be aided by future planned signalization of Kendall Square.

I. DEVELOPMENT DATA

Please provide the following information:

1. Parcel size (sq. ft.):

141,577 + 57,869 (2/3 of Canal) = 199,165 S.F.

2. Proposed lot coverage of structures:

72,240 SF

3. Projected bulk:

(a) Total floor area of all structures in the PUD including parking: 846,750 SF

(b) Gross floor area as defined by Article 2.000 of the Ordinance (list areas counted in total floor area but excluded in gross floor area and key to map required below): 578,394 SF, not including: mechanical, shafts, penthouse, parking, etc.

(c) Floor area ratio: 2.90 w/two-thirds of canal.

4. Project height:

- (a) Building height as defined by Article 2,000 of the Ordinance: 229' to Roof.
- (b) Greatest vertical distance between the lowest elevation at the perimeter of the project and the tallest structural element: 230 feet to Parapet.
- (c) Percentage of lot area proposed to be covered by building mass in excess of 160 feet: 23%; 200 feet: 9.6%; and 230 feet: 0%.

5. Total amount of usable open space, both public and private:

107,125 sq. ft. (w/two-thirds of canal) -- 53%; including open arcades, grassed areas, walkways, etc.

6. Total number and type of dwelling units by the number of bedrooms:

None.

7. Projected rent levels or selling price for each type of use in the development (broken down by unit size for dwelling units):

Office and retail: \$13 - \$16 per sq. ft.

8. Approximate gross residential densities:

Not applicable.

9. Total area (in square feet) of each type of use in the development and percentage of total gross floor area of the development:

	I	II	Total (%)
Office Rental	307,580	234,514	542,094 (61%)
Retail Rental	10,875	25,425	36,300 (4%)
Mechanical/Service	42,500	40,000	82,500 (9%)
Garage	82,215	139,185	221,400 (26%)
Parking on Site	42,500		

10. Number of parking spaces to be provided, by use:

	Phase I	Phase II	Total
Office	284	236	520
Retail	12	28	40

Required for Office:

$$542,100/1800 = 301$$

Required for Retail:

$$36,300/900 = 40$$

11. Total length of streets to be conveyed to the City:

None.

12. Total length of streets to be held as private ways within the development:

No streets within development; 825 feet of on-site driveway.

13. Total length by type of other public works to be conveyed to the city:

No conveyance of property; improvements will be made to city sidewalks abutting project area.

14. Number and types of public facilities:

None.

15. Estimated total number of people coming to the development daily by type of use:

Est. population per floor: 120 to 140 persons of Phase I
 $21,625/140 = 154$ SF/person
 $542,100 + 36,300 = 578,400/154 = 3,759$ people.

16. Estimated traffic volume generated by type of use:

Office: 665 in and 665 out
Retail: 160 in and 160 out
Total Trips: 1,645

17. Estimate of the average amount of money to be spent daily at the site:

Gross retail revenue anticipated between \$12,000 and \$18,000 per day, based upon \$100 - \$150 per sq. ft. per

year x 36,000 sq. ft. gross (assuming 300 sales days per year).

18. Prepare and submit the following graphic information concerning the proposed development. All of these materials should include the name, address and telephone number of the person or firm preparing the plan, the scale of the map or plan, north arrow and date. The following scales are suggested: area maps showing the development parcel and its surroundings - 1" = 100'; site plans - no smaller than 1" = 40'; floor plans and sections - no smaller than 1/16" = 1'; and elevations - 1/8" = 1'.

<u>Drawing Name</u>	<u>No.</u>	<u>Category</u>
Title Sheet	--	--
Existing Site Survey	A-1	a, e, j
Zoning and Land Use Plans	A-2	b, c, d, l, m
Traffic and Circulation Plans	A-3	h
Landscape and Ground Floor Plan	A-4	f, g, i, k
Elevations	A-5	n
Elevations/Sections	A-6	--
Typical Floor Plan	A-6	--

O. ORDINANCE COMPLIANCE

1. Prepare a statement explaining the extent to which the development proposal will conform with existing policy plans and development guidelines for the area of the city in which the development is to be located. All aspects of such plans should be addressed.

The project site is in the PUD-3 area. Its uses, office, retail and parking, are allowed under PUD-3 regulations as set forth in Section 12.90 et seq. of Article 12.000 of the Zoning Ordinance (hereinafter "PUD-3").

The proposed project F.A.R. is 2.90, PUD-3 allows F.A.R. of 3.0.

The proposed project height is 229 ft. and 160 ft., respectively, for the two office structures; the taller structure is on the Kendall Square end of the site. PUD-3 allows a maximum height up to 230 ft. (for less than 15% of the site area) and encouraged lower structures toward the river.

The proposed project will accommodate 560 parking spaces in a garage. PUD-3 requires 341 parking spaces for the amount and kind of uses proposed.

The proposed project will reinforce pedestrian circulation patterns linking Kendall Square and the Charles River proposed under PUD-3. Pedestrian arcades and set backs are planned both along Main St. and Broad Canal. In addition, ground floor spaces are planned for retail uses.

The proposed project will provide 31% of the site land area as open space and in addition will retain 2/3 of the Broad Canal as a permanent open space amenity. Therefore, a total of 53% of the site area is devoted to open space.

2. If the development proposal includes buildings in excess of 160 feet, explain how the criteria specified in Section 12.643 of the Ordinance will be satisfied.

Less than 25% (23%) of the structures will be over 160' and less than 15% (9.6%) will be over 200' and no portion higher than 230'.

3. List and explain any variances which are being sought for the development proposal.

None - as the project is within a PUD area, the applicant is proceeding fully in accordance with PUD 0-3A requirements.

4. Provide the following additional information requested by the Planning Board at the Pre-Application Conference.

OWNERSHIP CERTIFICATE

The undersigned "Owners," in connection with a certain Planned Unit Development Application (the "Application"), by Riverfront Office Park Associates (the "Applicant"), with respect to a parcel of land at 67-111 Main Street, Cambridge, Massachusetts (the "Subject Premises," as more fully described in Item A.3. of the Application), hereby certify as follows:

1. That the Owners hold record title to respective interests in the Subject Premises by deed or certificates of title recorded in the Middlesex Southern District Registry of Deeds in their respective names, as follows:

Darvel Realty Trust	Book 12569 at Page 307, and Certificate of Title No. 136418;
Cambridge Electric Light Company	Book 5065 at Page 189, Book 2882 at Page 256, Book 3680 at Page 145, Book 6970 at Page 401, Book 11488 at Page 653, Book 11534 at Page 33, and Book 3642 at Page 318;
Commonwealth Gas Company	Book 12268 at Page 606, and Book 1110 at Page 521; and

2. That each of the Owners, with respect to their respective present interests in the Subject Premises, consent to the submission of the Application by the Applicant to the City of Cambridge Planning Board;
3. That Cambridge Electric Light Company and Commonwealth Gas Company have agreed to convey their respective interests in the Subject Premises to Darvel Realty Trust prior to the issuance of a long-term ground lease between Darvel Realty Trust and the Applicant; and
4. That Cambridge Electric Light Company and Commonwealth Gas Company hereby acknowledge that they


shall allow Darvel Realty Trust to utilize so much as needed of the area of the Broad Canal extant between the Subject Premises and land owned by Cambridge Electric Light Company and Commonwealth Gas Company adjoining said canal, for the purposes specified in Section 12.931 of Article 12.00, Planned Unit Development, East Cambridge Comprehensive Rezoning Amendment. In the event that Phase II does not commence or the Broad Canal is otherwise not utilized in whole or in part by the Applicant pursuant to said Section 12.931, Cambridge Electric Light Company and Commonwealth Gas Company reserve the right to use any portion of said canal not so utilized for other uses (subject to all required zoning approvals).

IN WITNESS WHEREOF, the undersigned hereby set their hands and seals this 4th day of June, 1979.

DARVEL REALTY TRUST

By  TREASURER

CAMBRIDGE ELECTRIC LIGHT
COMPANY

By  TREASURER

COMMONWEALTH GAS COMPANY

By  TREASURER

COMMONWEALTH OF MASSACHUSETTS)
) SS:
COUNTY OF MIDDLESEX)

On this 4th day of June, 1979, before me personally appeared R. S. Parker, to me personally known, who being duly sworn did say that he is the Treasurer of Darvel Realty Trust, a Massachusetts business trust, and that the foregoing certificate was signed on behalf of said business trust and is, to his knowledge and belief, true and correct.

[Seal]

Daniel F. Lenihan
Notary Public
My Commission Expires: 9/17/82

COMMONWEALTH OF MASSACHUSETTS)
) SS:
COUNTY OF MIDDLESEX)

On this 4th day of June, 1979, before me personally appeared R. S. Parker, to me personally known, who being duly sworn did say that he is the Treasurer of Cambridge Electric Light Company, a Massachusetts corporation, and that the foregoing certificate was signed on behalf of said corporation and is, to his knowledge and belief, true and correct.

[Seal]

Daniel F. Lenihan
Notary Public
My Commission Expires: 9/17/82

COMMONWEALTH OF MASSACHUSETTS)
) SS:
COUNTY OF MIDDLESEX)

On this *4th* day of *June*, 1979, before me personally appeared *R. S. Parker*, to me personally known, who being duly sworn did say that he is the *Treasurer* of Commonwealth Gas Company, a Massachusetts corporation, and that the foregoing certificate was signed on behalf of said corporation and is, to his knowledge and belief, true and correct.

[Seal]

Daniel F. Lenehan

Notary Public
My Commission Expires: *9/17/82*

City of Cambridge

S-347

Petition of the Riverfront Office Park Associates
a joint venture of George Macomber, Darvel Realty
Trust and a group of principals of the Codman
Company, Inc., for a special permit for a Planned
Unit Development at the premises numbered 67-111
Main Street.

In City Council,
June 11, 1979

6/11/1979

Placed on File.

Received 6/5/79

Copy to Planning
- Board.