



City of Cambridge

Consent Communication #13

IN CITY COUNCIL

June 23, 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.

Two Canal Park
Limited Partnership

Two Canal Park
(on Cambridge Street)

Said authorization is conditioned upon the recordation of variance granted by Board of Zoning Appeal at the Registry of Deeds. (Inspectional Services approval is conditioned upon Board of Zoning Appeal grant of variance and recordation)

In City Council June 23, 1997

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in cursive script, reading "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk



EAST CAMBRIDGE PLANNING TEAM

A Neighborhood Organization for the Betterment of East Cambridge

ECPT OFFICERS

CHARLES T. HINDS, JR.
President

ROBERT C. BROWN
Vice President

FRANK MANGANELLI
Treasurer

ROBERT TRAVERS, JR.
Secretary

MARY ANN DONOFRIO
CHARLES POIRIER
DOROTHY VETRANO
Executive Board

Cambridge City Council
795 Massachusetts Ave.
Cambridge, MA 02139

RE: Two Canal Park Project Approval (including curb cuts)

Dear Councillors:

After meeting with New England Development on February 27th, May 8th, and May 29th, and deliberating on the issue at length, the ECPT resolved to support the PUD application submitted by the Two Canal Park Limited Partnership as long as the developer abides by the following conditions:

- 1) Negotiate with the East Cambridge community as necessary (especially if the plan changes significantly before the permitting process is complete)
- 2) Work with Cambridge Traffic and Parking on enforcing the "right hand turn only" restriction on cars exiting both parking garages.
- 3) Study the impacts of the development to traffic at the intersection of First and Cambridge Streets
- 4) Add retail space and windows to the First St. side of the building, if the Monitor Corporation does not lease the building
- 5) Mitigations added for the neighborhood remain part of the plan. Items such as the two tier, four season landscaping on Cambridge St.; the retail space on the corner of First and Cambridge Streets; the entrance on First St.; the pedestrian warning system for the garage exits; and the architectural elements on the corner of Cambridge and First Streets; are all part of the mitigations.

The resolution was adopted by the voting membership 22 to 4. If you have any questions please call me at 492-6339.

Regards,

Charles T. Hinds
President, East Cambridge Planning Team

RECEIVED BY
OFFICE OF CITY CLERK
97 JUN 19 2:10
CAMBRIDGE, MA.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

June 19, 1997

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Two Canal Park Limited Partnership requesting a curb cut at the premises numbered Two Canal Park, Cambridge, Massachusetts.

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

D. Margaret Drury
Sincerely yours, *Drury*

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Charles T. Hinds - East Cambridge Planning Team

hereby ☒ approve ☐ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Charles T. Hinds

Daytime telephone no.

492-6239

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

GOULSTON & STORRS

A PROFESSIONAL CORPORATION • COUNSELLORS AT LAW

FRANCIS N. MASTROIANNI

400 ATLANTIC AVENUE

BOSTON, MA 02110-3333

TELEPHONE 617-482-1776

FAX 617-574-4112

DIRECT DIAL 617-574-4186

#19970609

INSPECTIONAL SERVICES
 APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
 CITY OF CAMBRIDGE
 JUN 18 PM 3 35



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:

6 / 18 / 97

PART I:

Address of proposed curb cut or off-street parking facility: <u>Two Canal Park (Existing curb cut on First Street)</u>	
Frontage: <u>149.91'</u>	Block and Lot: <u>Block 8, Lot 75</u>
Setback (distance from building to sidewalk): <u>3.50' (building to property line) 11.50' (building to curb line)</u>	
Distance from proposed driveway to surrounding structures and property line: <u>45' +</u>	
Dimensions of proposed driveway: <u>18.0' x 8.0'</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>None</u>	

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

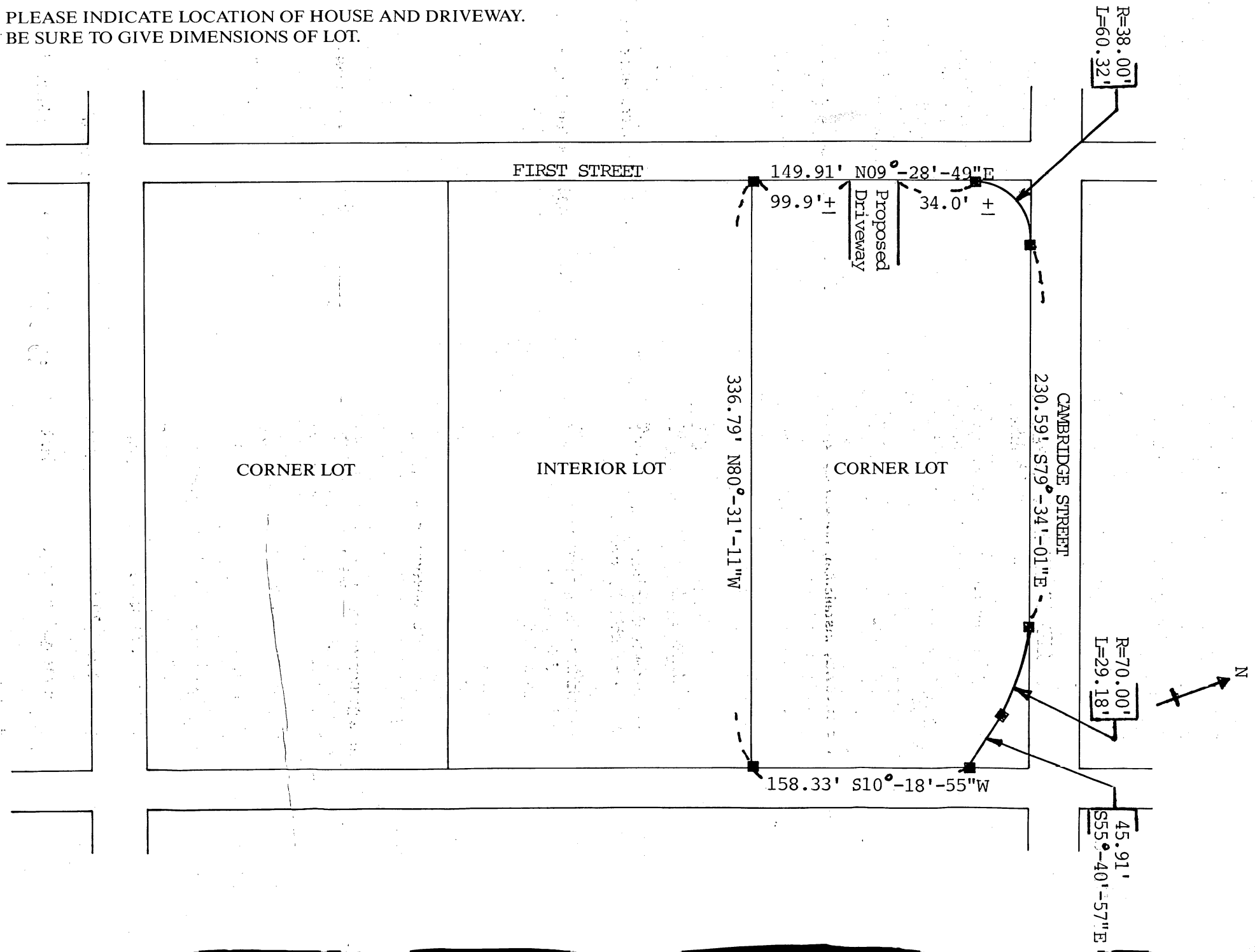
CAMBRIDGE MA.

JUN 19 PM 2:07

RECEIVED BY
OFFICE OF CITY CLERK

DRAWING 1:

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



OWNER:

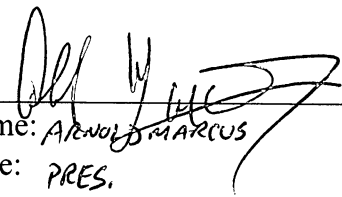
TWO CANAL PARK LIMITED PARTNERSHIP

By: NED Two Canal Park
Limited Partnership, a general partner of
NED Two Canal Park Limited Partnership

By: NED Two Canal Park
Corporation, the general partner of
NED Two Canal Park
Limited Partnership

By: 
Name: Stephen R. Karp
Title: Treasurer

By: M&H Realty Corp., a general partner
of Two Canal Park Limited Partnership

By: 
Name: ARNOLD MARCUS
Title: PRES.

GOULSTON & STORRS

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

400 ATLANTIC AVENUE

BOSTON, MASSACHUSETTS 02110-3333

(617) 482-1776

TELECOPY/FAX (617) 574-4112

WRITER'S DIRECT DIAL (617) 574-4186

June 18, 1997

BY HAND

Mr. Ranjit Singanayagam, Zoning Officer
City of Cambridge
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Curb Cut Applications for Curb Cuts
at First Street and Cambridge Street
Two Canal Park, Cambridge, Massachusetts

Dear Ranjit:

I have enclosed for your review and submission to the various departments of the City of Cambridge, completed curb cut applications for an existing curb cut at First Street and an existing curb cut at Cambridge Street (which Cambridge Street curb cut is to be relocated) serving Two Canal Park, Cambridge. I have also enclosed plot plans to scale and fully executed abutters forms (in counterparts) for both curb cuts.

As you know, New England Development would like to have these curb cut applications before the City Council for their meeting of June 23, 1997. I recognize that the curb cut applications have been submitted rather late in the process, however, we would appreciate any efforts you could make toward meeting the June 23, 1997 City Council meeting.

Mr. Ranjit Singanayagam

June 18, 1997

Page -2-

Should you have any questions, please do not hesitate to contact me at the phone number above or Richard McKinnon at 354-4363.

Sincerely,



Francis N. Mastroianni

FNM:caw

Enclosures

cc: Mr. David C. Gilmore
Ms. Christine Hanley
Mr. Richard McKinnon
Mr. James Batchelor
Mr. John Stoy
Thomas P. Bloch, Esq.

GS2-122625-1

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of Lechmere Canal Park,

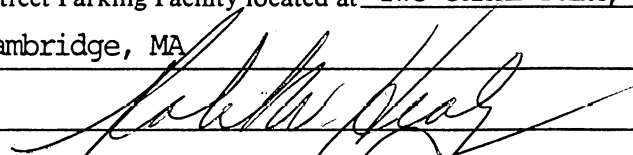
☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,
Cambridge, MA

Signed: 

Date: 6/4/97

Address: City of Cambridge, Robert W. Healy, City Manager,

City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 21 - 29 Otis Street

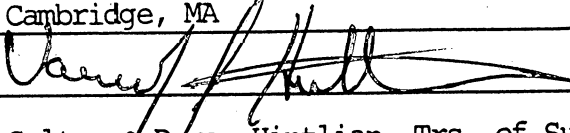
☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: 

Date: 6/4/97

Address: Sultan & Deran Hintlian, Trs. of Sultana Realty Trust, PO Box 71, Cambridge, MA
02141

To Whom It May Concern:

As owner or agent of One Canal Park

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: _____ Date: _____

Address: Beacon Properties L.P., 50 Rowes Wharf, Boston, MA 02110

To Whom It May Concern:

As owner or agent of 143 Cambridge Street

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: _____ Date: _____

Address: Massachusetts Bay Transportation Authority, 10 Park Plaza, Boston, MA 02116

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 21 - 29 Otis Street

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: Vaughn J. Hall

Date: 6/4/97

Address: Sultan & Deran Hintlian, Trs. of Sultana Realty Trust, PO Box 71, Cambridge, MA
02141

To Whom It May Concern:

As owner or agent of One Canal Park

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: Angela M. Mutt

Date: 6/10/97

Address: Beacon Properties L.P., 50 Rowes Wharf, Boston, MA 02110

To Whom It May Concern:

As owner or agent of 143 Cambridge Street

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: _____ Date: _____

Address: Massachusetts Bay Transportation Authority, 10 Park Plaza, Boston, MA 02116

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of Lechmere Canal Park,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,
Cambridge, MA

Signed: _____ Date: _____

Address: City of Cambridge, Robert W. Healy, City Manager,
City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 21 - 29 Otis Street

☒ approval

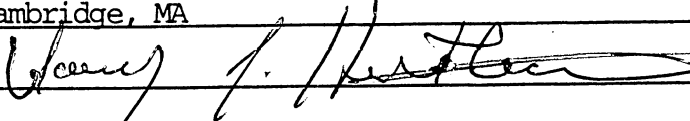
Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed:  Date: 6/4/97

Address: Sultan & Deran Hintlian, Trs. of Sultana Realty Trust, PO Box 71, Cambridge, MA 02141

To Whom It May Concern:

As owner or agent of One Canal Park

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed: _____ Date: _____

Address: Beacon Properties L.P., 50 Rowes Wharf, Boston, MA 02110

To Whom It May Concern:

As owner or agent of 143 Cambridge Street

☒ approval

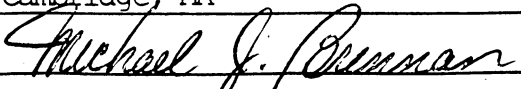
Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

Cambridge, MA

Signed:  Date: 6-18-97

Address: Massachusetts Bay Transportation Authority, 10 Park Plaza, Boston, MA 02116

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Lechmere Canal Park

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at Two Canal Park, First & Cambridge Streets,

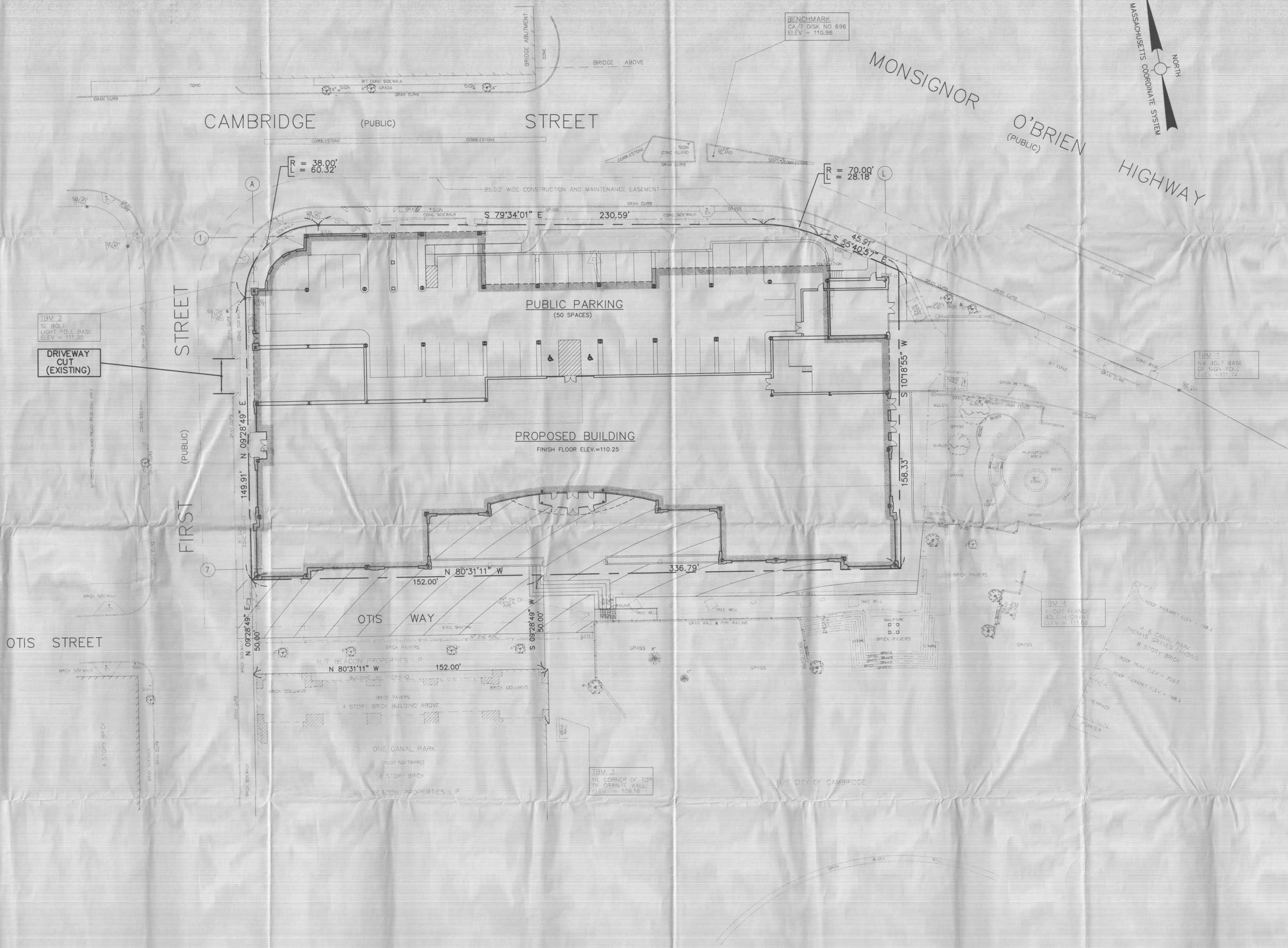
Cambridge, MA

Signed: _____ Date: _____

Address: City of Cambridge, Robert W. Healy, City Manager,
City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139

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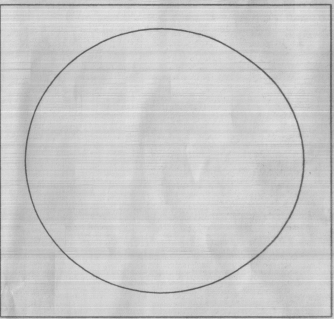
DATE: 06/11/97
DRAWN BY: JJS
CHECKED BY: JJS
ISSUED BY: JJS



A PROJECT FOR
New England
DEVELOPMENT

TWO CANAL PARK
THE MONITOR BUILDING
AT CAMBRIDGESIDE
Cambridge, MA

ANDERSON-NICHOLS
& Company, Inc.
ARCHITECTS, ENGINEERS, ENVIRONMENTAL CONSULTANTS
31 ST. JAMES AVENUE, BOSTON, MA 02116
(617) 666-3400 FAX (617) 666-3400



arrowstreet inc

Architects
Planners
Urban Designers

212 Elm Street
Somerville, MA 02144
617.623.5555

Project No.	7258
Drawn By:	BRC
Checked By:	JJS
Issue Date:	5 JUNE 1997

Revisions			
No	Date	Description	By

Drawing Title:
PLOT PLAN

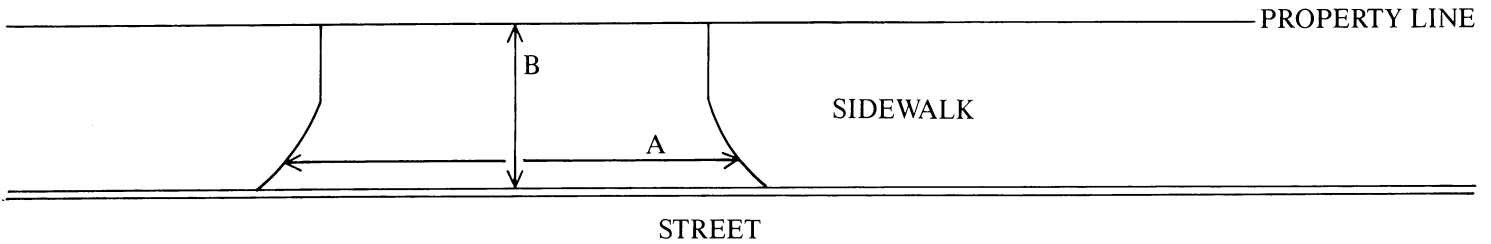
SCALE: 1" = 20'-0"

Drawing Number
P-1

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 19.0 \text{ FT.} \div 3 = 6.33 \text{ YARDS}$$

$$B = 8.0 \text{ FT.} \div 3 = 2.67 \text{ YARDS}$$

$$A \times B = 16.91 \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: 16.91 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ 1,183.70

BRICK ON CONCRETE: _____ SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ _____

CONCRETE: _____ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ _____

ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

As this curb cut on First Street exists currently, the owner requests that the Department of Public Works allow the owner to complete the required brick paving in conjunction with the construction of the proposed building on this site.

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:

Owner's signature: See Attached Sheet Date: 6/18/97

Address: Two Canal Park Limited Partnership, c/o New England Development, One Wells Avenue
Newton, MA 02159

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: 6/19/97

Title:

Longfellow St Subject to DPA decision

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 6-19-97

Title:

Det. TRAFFIC D.E.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason: not a designated property; no jurisdiction

Signature:

Date: 6-19-97

Title:

Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 6-19-97

Title:

Commissioner

Consent Communication #13

H-116

An application was received from Two Canal Park Limited Partnership requesting the relocation of an existing curb cut (on Cambridge Street) at the premises numbered Two Canal Park.

In City Council June 23, 1997

ORDER ADOPTED