

#06012013

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



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 abutters.

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 signed forms from abutters on the sides and rear of the property and from all property owners located across the street(s) from the property.

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.

2013 JUN 14 AM 11:03

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

DATE: 06/14/13

PART I:

Form with fields: Address of proposed curb cut or off-street parking facility: 610 Main Street; Frontage: Approximately 500 feet; Block and Lot: Block (Map) 71, Lot 39; Setback (distance from building to sidewalk): 0 feet (see Introduction and plans); Distance from proposed driveway to surrounding structures and property line: See Introduction and plans; Dimensions of proposed driveway: See Introduction and plans; Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: See Introduction and plans

COMMUNICATIONS TECHNOLOGY
CITY OF CAMBRIDGE

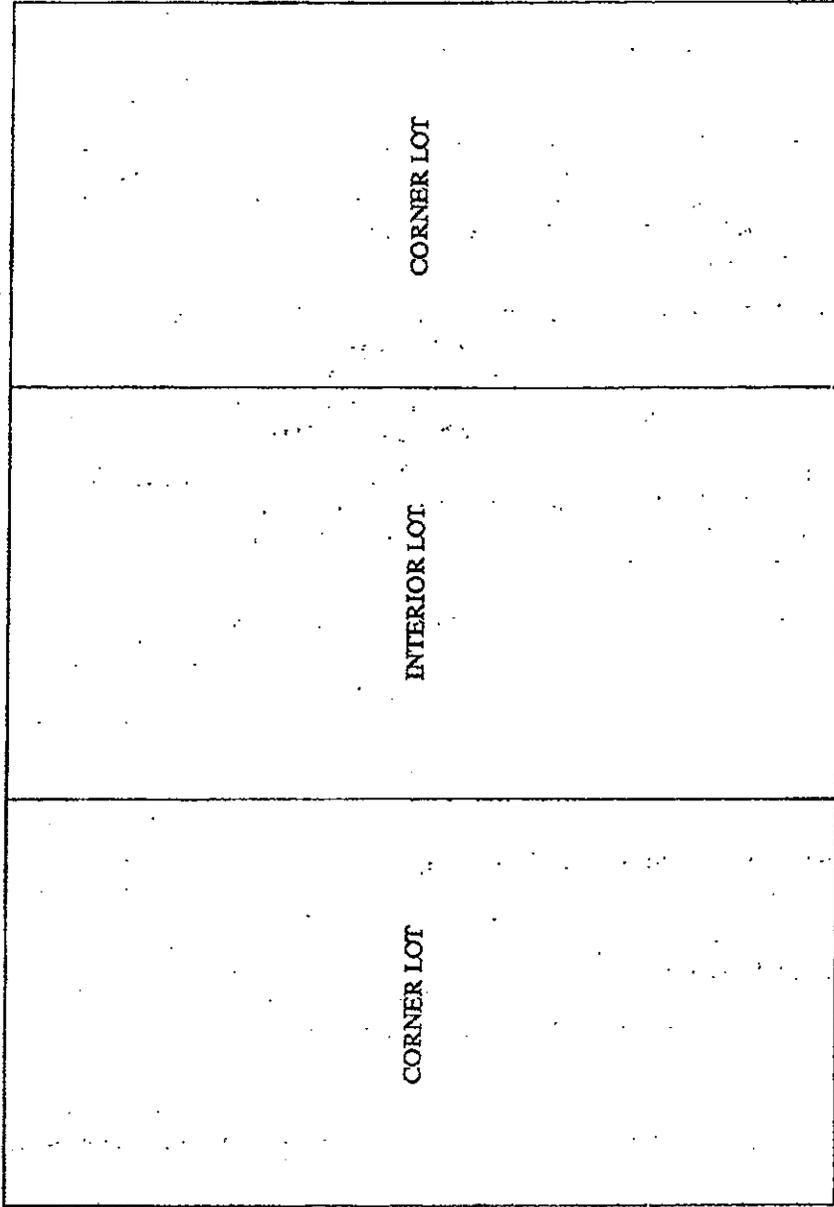
32 1 24 1 10 11 13

- [x] Plot plan is included
[] Sketch of driveway with cost estimate is included
[] All abutter's forms are included

DRAWING I:

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

** SEE ATTACHED PLANS **

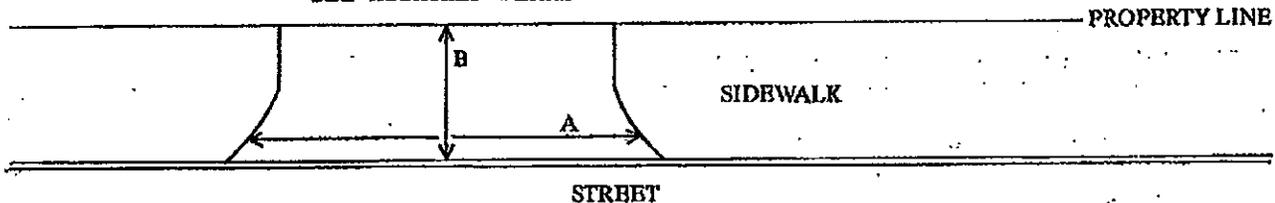


DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE

** SEE ATTACHED PLANS **



A = _____ FT. + 3 = _____ YARDS

B = _____ FT. + 3 = _____ YARDS

A x B = _____ SQUARE YARDS

Area and cost estimates are not applicable since the LLC will construct the curb cut and driveway at its sole cost and expense

COST ESTIMATE:

BRICK: _____ SQUARE YARDS x \$150/SQUARE YARD = \$ _____

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

CONCRETE: _____ SQUARE YARDS x \$90/SQUARE YARD = \$ _____

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

06/14/13

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:

650 Main Street Leasehold LLC

Owner's signature: BY: *[Signature]* Michael K. O'Wu Date: 6/10/13

Address: 238 Main Street, Cambridge, MA 02142

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: 6-19-13

Title: Commissioner

PART III: TRAFFIC AND PARKING DEPARTMENT

Application approved Application denied

Reason: _____

Signature: _____ Date: 6-20-13

Title: Traffic Engineer

PART IV: HISTORICAL COMMISSION

Application approved Application denied

Reason: _____

Signature: Sarah Busby Date: 6/14/13

Title: Preservation Planner

PART V: PUBLIC WORKS DEPARTMENT

Application approved Application denied

Reason: _____

Signature: _____ Date: 6/27/2013

Title: Superintendent of Streets & Sidewalks

Installation of curb cut & driveways are the responsibility of Developer/Contractor.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of the Cambridge Housing Authority

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of: curb cut and driveway
Off-Street Parking Facility located at 610 Main Street

Signed: [Signature] Date: 6/12/2012
Address: 362 Cornhill Street, Cambridge MA 02139

To Whom It May Concern:

As owner or agent of _____

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:
Off-Street Parking Facility located at _____

Signed: _____ Date: _____
Address: _____

To Whom It May Concern:

As owner or agent of _____

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:
Off-Street Parking Facility located at _____

Signed: _____ Date: _____
Address: _____

3. *Certified Abutters List and Abutters Form*

Please see attached



CITY OF CAMBRIDGE
ASSESSING DEPARTMENT

795 MASS. AVE., CAMBRIDGE, MA 02139

Tel.: 617-349-4343 Fax: 617-349-4357

Robert P. Reardon
Director of Assessment

Andrew J. Johnson
Assessor

June 10, 2013

To Whom It May Concern:

The letter is to attest that the attached **Abutters List**, for the following Map & Parcel ID's, is a true City of Cambridge Assessing Department record.

Map and Parcel ID's as

71-20	71-46
53-59	53-64
72A-1	43A-21
53-71	71-50

Sincerely,

Andrew J. Johnson
Assessor

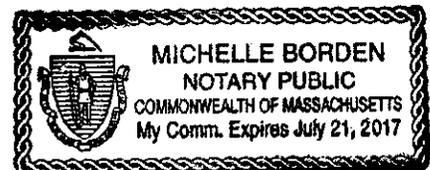
AJJ:eh
Attachment

COMMONWEALTH OF MASSACHUSETTS Middlesex County

On this 10th day of June, 2013, before me, the undersigned notary public, personally appeared Andrew J. Johnson, proved to me through satisfactory evidence of identification, which was MA License to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he/she signed it voluntarily for its stated purpose.

Michelle Borden
Notary Public

My commission expires: _____

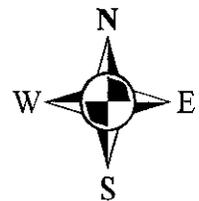


650 Main St.



Cambridge, MA Assessing Department

Robert P. Reardon, Director



71/ / 20/ /
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
OFFICE OF THE TREASURER
238 MAIN ST., SUITE 200
CAMBRIDGE, MA 02142

71/ / 46/ /
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
OFFICE OF THE TREASURER
238 MAIN ST., SUITE #200
CAMBRIDGE, MA 02142

53/ / 59/ /
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O OFFICE OF THE TREASURER
238 MAIN ST. SUITE 200
CAMBRIDGE, MA 02142

53/ / 64/ /
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O OFFICE OF THE TREASURER
238 MAIN ST. SUITE 200
CAMBRIDGE, MA 02142

72A/ / 1/ /
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

43A/ / 21/ /
MIT REAL ESTATE, LLC,
C/O ARE-TECH SQ, LLC/ MIT REAL ESTATE
P.O. BOX 847
CARLSBAD, CA 92018

53/ / 71/ /
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O OFFICE OF THE TREASURER
238 MAIN ST. SUITE 200
CAMBRIDGE, MA 02142

71/ / 50/ /
MIT 650 MAIN STREET, LLC
C/O MIT INVESTMENT MANG.
238 MAIN ST., SUITE#200
CAMBRIDGE, MA 02142

4. Site Plans

Please see attached



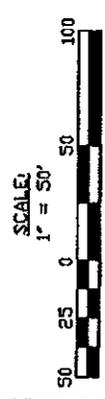
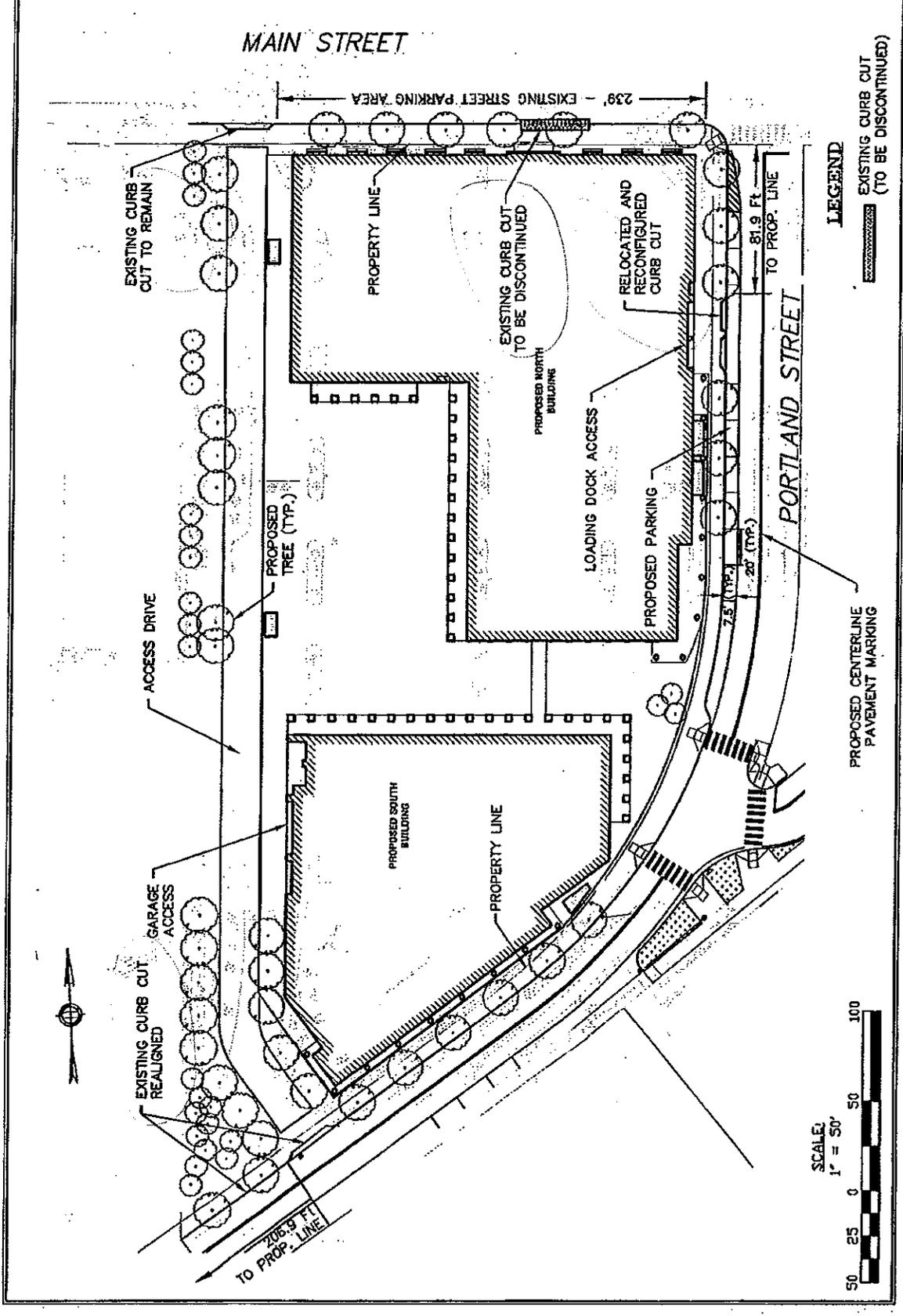
100 Lakeside Blvd., Suite 100
 Boston, MA 02111-1000
 P: (617) 338-8888
 F: (617) 338-8822

- Civil Engineering
 - Land Surveying
 - Mechanical Engineering
 - Structural Engineering
 - Sustainable Site Design
 - Traffic Engineering
 - VLS

PROJECT: CC-1
 TITLE: CURB CUT PLAN
 DATE: 01/20/2014
 PROJECT NO.: 13-001
 DRAWING NO.: CC-1
 CONSULTANT: U.S. & C.

619 MAIN STREET
 CAMBRIDGE, MASSACHUSETTS 02142
 ELKUS MANFEDI ARCHITECTS
 300 A STREET, BOSTON, MA 02210

CC-1
 OF 2



650 MAIN STREET LEASEHOLD LLC
c/o MIT Investment Management Company
238 Main Street
Cambridge, Massachusetts 02138

June 4, 2013

VIA HAND DELIVERY

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

**RE: 610 Main Street - Application for Approval of Curb Cut and Driveway and
Discontinuance of an Existing Curb Cut**

To Whom It May Concern:

650 Main Street Leasehold LLC (the "Applicant") is the ground lessee of that certain property situated at 610 Main Street in Cambridge, Massachusetts, which parcel is also depicted as Block (Map) 71, Lot 39 on the City of Cambridge's Assessing Map (the "Property"). The undersigned hereby submits an Application for Approval of Curb Cut and Driveway and Discontinuance of an Existing Curb Cut. As more specifically described and depicted in the application and associated materials, the Applicant requests the (a) approval of a new curb cut on Portland Street to serve the loading bays of the to be constructed building at 610 Main Street referenced as the North Building in the application materials; and (b) the discontinuance of an existing curb cut on Main Street situated near the intersection of Main and Portland Streets.

A letter executed by the owner of the Property, MIT 650 Main Street LLC, consenting to the filing of the enclosed Application is included with this submission.

Should you have any questions concerning the above or the enclosed, please contact me.

Zoning Officer
June 4, 2013

Thank you.

Sincerely,

650 MAIN STREET LEASEHOLD LLC, a
Massachusetts limited liability company

By: Massachusetts Institute of Technology, a
Massachusetts non-profit corporation, its sole
member and manager

By: 
Name: Michael K. Owu
Title: Director – Real Estate, MIT
Investment Management Company, its
duly authorized agent

MIT 650 MAIN STREET LLC
c/o MIT Investment Management Company
238 Main Street
Cambridge, Massachusetts 02138

June 14, 2013

VIA HAND DELIVERY

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

**RE: 610 Main Street - Application for Approval of Curb Cut and Driveway and
Discontinuance of an Existing Curb Cut – Owner’s Consent**

To Whom It May Concern:

MIT 650 Main Street LLC (the “Owner”) is the owner of that certain property situated at 610 Main Street in Cambridge, Massachusetts, which parcel is also depicted as Block (Map) 71, Lot 39 on the City of Cambridge’s Assessing Map (the “Property”). The Owner acknowledges that 650 Main Street Leasehold LLC, the ground lessee of the Property, has executed and delivered to you an Application for Approval of Curb Cut and Driveway and Discontinuance of an Existing Curb Cut for the Property dated June 14, 2013, and hereby consents to and joins in said Application.

Should you have any questions concerning the above, please contact me. Thank you.

Sincerely,

MIT 650 MAIN STREET LLC, a
Massachusetts limited liability company

By: Massachusetts Institute of Technology,
a Massachusetts non-profit corporation, its
sole member and manager

By: 
Name: Michael K. Owu
Title: Director – Real Estate,
MIT Investment Management
Company, its duly authorized
agent

APPLICATION FOR APPROVAL OF CURB CUT AND DRIVEWAY AND
DISCONTINUANCE OF AN EXISTING CURB CUT

FOR

610 MAIN STREET
CAMBRIDGE

Submitted by 650 Main Street Leasehold LLC
June 14, 2013

Contents:

1. Introduction
2. Application Form
3. Abutters Form and Certified Abutters List
4. Site Plans

1. Introduction

This introduction briefly summarizes the enclosed application for approval of a curb cut and driveway off Portland Street at 610 Main Street (along with discontinuance of an existing curb cut off Main Street). The Application Form and supporting materials appear immediately following this application.

1. Brief Summary of the Parcel and Project

The proposed curb cut and driveway are located along the western side of Portland Street at the eastern boundary of the parcel identified as Block/Map 71, Parcel 39. This site was formerly known as 648-650 Main Street and is currently known as 610 Main Street.

This parcel, along with two adjacent parcels identified as Block/Map 71, Parcel 38 and Block/Map 71, Parcel 51 (collectively, the “Development Site”), are owned by MIT 650 Main Street LLC and are ground leased, pursuant to a long-term ground lease, to 650 Main Street Leasehold LLC (the “LLC”). The LLC is currently undertaking a project on the Development Site consisting of the construction of two buildings (the North Building and the South Building) and a common subsurface parking garage (collectively, the “Project”). The South Building and the common parking garage are currently under construction and the LLC intends to commence construction of the North Building over the next few months. The Project will be served by multiple existing curb cuts (as described below), but this application relates solely to the proposed curb cut and driveway off Portland Street that will serve only the North Building (and discontinuance of an existing curb cut on Main Street).

2. Description of Proposed Curb Cut and Driveway off Portland Street

As shown on the plans attached to this application, the curb cut off Portland Street is approximately 81.9 feet from the intersection with Main Street, and contains two separate aisles approximately 14.4 feet in width separated by a narrow median strip six feet in width. The driveway extends westerly from this curb cut, across the sidewalk on Portland Street, to the eastern façade of the North Building. The curb cut and driveway will allow trucks and other loading vehicles to access the loading bays located within the North Building from Portland Street. The curb cut and driveway will not be used for any other purpose. Street trees along Portland Street will screen the view of the loading area but allow for sufficient visual access to the curb cut for safety purposes.

As part of the Project, the existing curb cut along Main Street will be discontinued as shown on the attached plans. This curb cut is not in use as the south side of Main Street at this location is available for street parking.

3. Summary of Remaining Application Materials

The Application Form immediately follows this introduction. Certain responses provided on the Application Form are more fully described as follows:

- We have indicated the frontage as approximate 500 feet. This is the frontage for 610 Main Street only; the entire Development Site has approximately 1,000 feet of frontage along Main Street, Portland Street, and Albany Street.
- We have indicated the setback as zero feet, since the North Building and South Building will be built up to the sidewalk along several facades.
- In lieu of sketches, we have provided the attached site plans with detailed information and measurements for the proposed curb cut and driveway.
- We believe the area and cost estimates included on the Application Form are not applicable because the LLC will construct the curb cut and driveway at its sole cost and expense.

Certain other responses in the Application Form reference information contained in this introduction.

The next section of the application includes a Certified Abutters List and Abutters Form. We requested a Certified Abutters List for the entire Development Site, and the Cambridge Housing Authority (the "CHA") is the only unrelated abutter; all other owners listed on the Certified Abutters List are affiliates of the LLC. The CHA owns the housing development across Main Street to the north of the Development Site. We have contacted the CHA to discuss the Project including the curb cut and driveway off Portland Street and to request CHA's approval of these improvements. As indicated by the enclosed Abutter's Consent executed by the CHA, the CHA does not object to the proposed curb cut.

Following the Certified Abutters List and Abutters Form is a site plan showing the Development Site. For informational purposes, this site plan shows the proposed North Building and South Building, the existing curb cuts and access drive off Albany Street and Main Street at the western side of the Development Site (from which traffic will enter and exit the common parking garage), the curb cut and driveway off Portland Street, and the discontinued curb cut off Main Street. The next sheet contains additional details and dimensions for several of these site features, including the curb cut off Portland Street. As indicated above, this application covers only the curb cut and driveway off Portland Street and the discontinued curb cut off Main Street.

2. Application Form

Please see attached



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4269

tty/TDD (617) 492-0235

DONNA P. LOPEZ
INTERIM CITY CLERK

June 17, 2013

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from 650 Main Street Leasehold LLC by Michael K. Owu, requesting a new curb cut (on Portland Street) and the discontinuance of an existing curb cut (on Main Street near the intersection of Main and Portland Streets) *at the premises numbered 610 Main Street, 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.

Sincerely yours,

Donna P. Lopez
City Clerk

Neighborhood Association: Area Four Neighborhood Coalition –Roscoe Thomas,

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner
CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139