



TOWN OF BURLINGTON

29 CENTER STREET
BURLINGTON, MASSACHUSETTS 01803

TOWN HALL: (781) 270-1600 FAX: (781) 270-1608 E-MAIL: info@burlmass.org

MEMO TO: Town Meeting Members

From: D. Anthony Fields, Planning Director ^{DAF}
(On behalf of the Burlington Planning Board)

Date: September 12, 2000

Re: Warrant Article # - Petition to Rezone 88 and 90 Cambridge Street from a General Industrial (IG) District to a Planned Development (PD) District, and to amend the existing Planned Development District for Burlington Corporate Center - Requested by Trammell Crow.

At its meeting of September 7, 2000, the Burlington Planning Board made the following recommendation:

MOTION - To close the Public Hearing on this matter.

APPROVED: 7-0-0

MOTION - The Planning Board hereby recommends favorably to Town Meeting on the proposed petition to Rezone from General Industrial (IG) District to a Planned Development (PD) District, and to amend the existing Planned Development District for Burlington Corporate Center, for property located at 88 & 90 Cambridge Street.

APPROVED: 7-0-0

MICRODEC:TRAMMELL

cc:	Inspector of Buildings	Fire Department
	Town Engineer/General Development Inspector	DPW Superintendent
	Board of Health	Police Department
	Conservation Commission	Town Administrator
	Town Clerk	Historical Commission

Robert C. Buckley
Riemer & Braunstein
7 New England Executive Park
Burlington, MA 01803

Michael Connolly
Trammell Crow Company
Watermill Center
800 South Street, Suite 100
Waltham, MA 02154



Town of Burlington
29 Center Street
Burlington, MA 01803

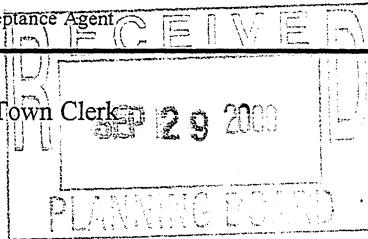
Office of the Town Clerk - Passport Acceptance Agent

Phone (781)270-1660
FAX (781)270-1608

clerk@burlmass.org

Jane L. Chew, CMC, Town Clerk
Eleanor M. Gelinas, CMC, Assistant Town Clerk

Lisa A. Plato, CA
Archivist/Records Manager



**ADJOURNED (SECOND) TOWN MEETING
FOGELBERG AUDITORIUM, BHS
MONDAY, SEPTEMBER 25, 2000**

ARTICLE 2

RE: PDD Burlington Corporate Centre

The article as it appears in the warrant was moved and seconded. Planning Board voted unanimously in favor. Land Use Committee voted 6-0-0 in favor. A motion to end debate was moved, seconded and unanimously voted. There was a division of the house and tellers were appointed.

BY A VOTE OF 74 IN FAVOR AND 6 OPPOSED, THE TOWN VOTED to amend that certain Planned Development District ("PDD") approved by Town Meeting on January 25, 1988, as subsequently amended by the May 1993 Town Meeting, and known as Burlington Corporate Centre, located off of Cambridge Street, Burlington, Massachusetts in the following manner:

1. To add to the PDD that certain parcel of land known as 88/90 Cambridge Street; Assessor's Maps 41 and 35, Parcels 92-1 and 105, respectively, as further described as follows:

That certain parcel of land, with the buildings and improvements thereon, situated in Burlington in the County of Middlesex and the Commonwealth of Massachusetts, bounded and described as follows:

WESTERLY	by the Easterly line of Cambridge Street, three hundred forty and 88/100 (340.88) feet;
NORTHERLY	by Lot 1 as shown on plan hereinafter mentioned, seven hundred forty-three and 11/100 (743.11) feet;
EASTERLY	by land now or formerly of Burlwood Realty Corp., three hundred sixty-one and 85/100 (361.85) feet;
NORTHWESTERLY	thirty-six and 97/100 (36.97) feet; and
SOUTHERLY	five hundred and 44/100 (500.44) feet by lot 23 as shown on said plan

All of said boundaries are determined by the Court to be located as shown on subdivision plan (no. 26374-1), as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 675, Page 99, and said parcel is shown as Lots 21 and 22 on said plan.

2. To amend the Concept Plan approved on January 25, 1988 by approving the revised Concept Plan dated July 27, 2000 entitled "Burlington Centre-Corporate Drive Project - Proposed Concept Plan Trammel Crow Company" prepared by Daylor Consulting Group and annexed hereto as Exhibit "A".
3. To amend the Zoning Provisions and Special Conditions as follows:

Visit the Town Clerk's Web Page at: <http://www.burlington.org/townservices.html>, then scroll down to Town Clerk link

(a) Planned Development District Zoning Provision – (“PDD Zoning Provisions”)

- (i) Notwithstanding anything to the contrary contained in the PDD Zoning Provisions, the maximum commercial/office development at the PDD shall not exceed 602,000 gross square feet of which up to 35,000 gross square feet may be permitted retail uses.
- (ii) Notwithstanding anything to the contrary contained in the PDD Zoning Provisions and Concept Plan, the following dimensional limitations shall govern development at the PDD Premises:

PD DISTRICT
DIMENSIONAL REQUIREMENTS

Total Land Area	77.05 acres*
Site Coverage of Buildings	224,310 – office 85,940 - garage 49,120 - residential 359,370 sf (825 acres) *
Area Covered by Impervious Surface	1,132,560 sf (26 acres) *
Building Surface Area Ratio	8.25 acres 77.05 acres = 11.7%*
Impervious Surface Ratio	26 acres 77.05 acres = 33.7%*
Gross Floor Area (of non-residential buildings)	602,000 sf
Provided Parking Spaces (off-street parking)	1,144 - surface 855 – structured 1,999 (3.32/1,000sf) – Total

*includes Residential Development

The above-referenced table shall not alter or amend the Density and Dimensional Requirements set forth in Article II of the PD Zoning Provisions.

- (iii) Exhibit “A” Use Table is hereby amended by adding thereto as Section 1.4.12 the following:

<u>Section</u>	<u>Use Designation</u>	Permitted at PD District (yes- Permitted as Matter of Right SP-Special Permit Required)	Allocation to PD Premises Category
1.4.12	Hotel/Motel/ Residence Hotel	SP	Commercial/ Office

(b) Special Conditions

- (i) The Special conditions shall be amended by providing that Phase II and Phase III of the development shall consist of a maximum of 517,000 square feet of office/retail development.

(ii) Notwithstanding anything to the contrary contained in the S~~o~~cial Conditions, the Project shall not exceed 602,000 gross square feet of development of which up to 35,000 square feet may be retail space.

(iii) Prior to the development of Building B as shown on the Revised Concept Plan, the owner of the PD Premises shall abandon the existing curb cut at 88/90 Cambridge Street and provide access to the building located at 88/90 Cambridge Street via Corporate Drive”

Attest:



Jane L. Chew
Town Clerk

Cc: Planning Board, Selectmen, Board of Appeals, Building Department, Conservation

RIEMER & BRAUNSTEIN, LLP

COUNSELORS AT LAW

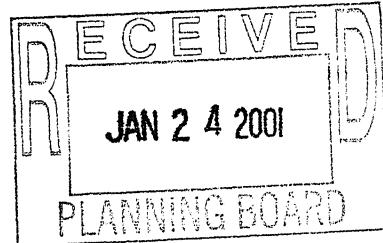
Seven New England Executive Park
Burlington, Massachusetts 01803-5008
(781) 273-2270 • Fax (781) 273-0776
E-Mail firm@riemerlaw.com

Melissa M. Cushing
Senior Real Estate Administrator
Telephone Ext. 235
E-Mail: mmc@riemerlaw.com

Boston Office:
Three Center Plaza
Boston, Massachusetts 02108-2003
(617) 523-9000 • Fax (617) 880-3456

January 19, 2001

D. Anthony Fields
Planning Director
Town Hall Annex
25 Center Street
Burlington, MA 01803



Re: Zoning District Change, 88 & 90 Cambridge Street, Trammell Crow

Dear Tony:

As requested by your office, I have enclosed for your records a map prepared by Daylor Consulting Group, Inc. depicting the property involved in the zoning change for 88 & 90 Cambridge Street. This rezoning petition was approved by Town Meeting on September 25, 2000 and recently received approval by the Attorney General.

If I can provide you with any additional information please feel free to contact me.

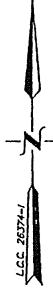
Yours Truly,

Melissa M. Cushing
Senior Real Estate Administrator

Enclosure

cc: Michael Connelly, Trammell Crow Company (w/enclosure)

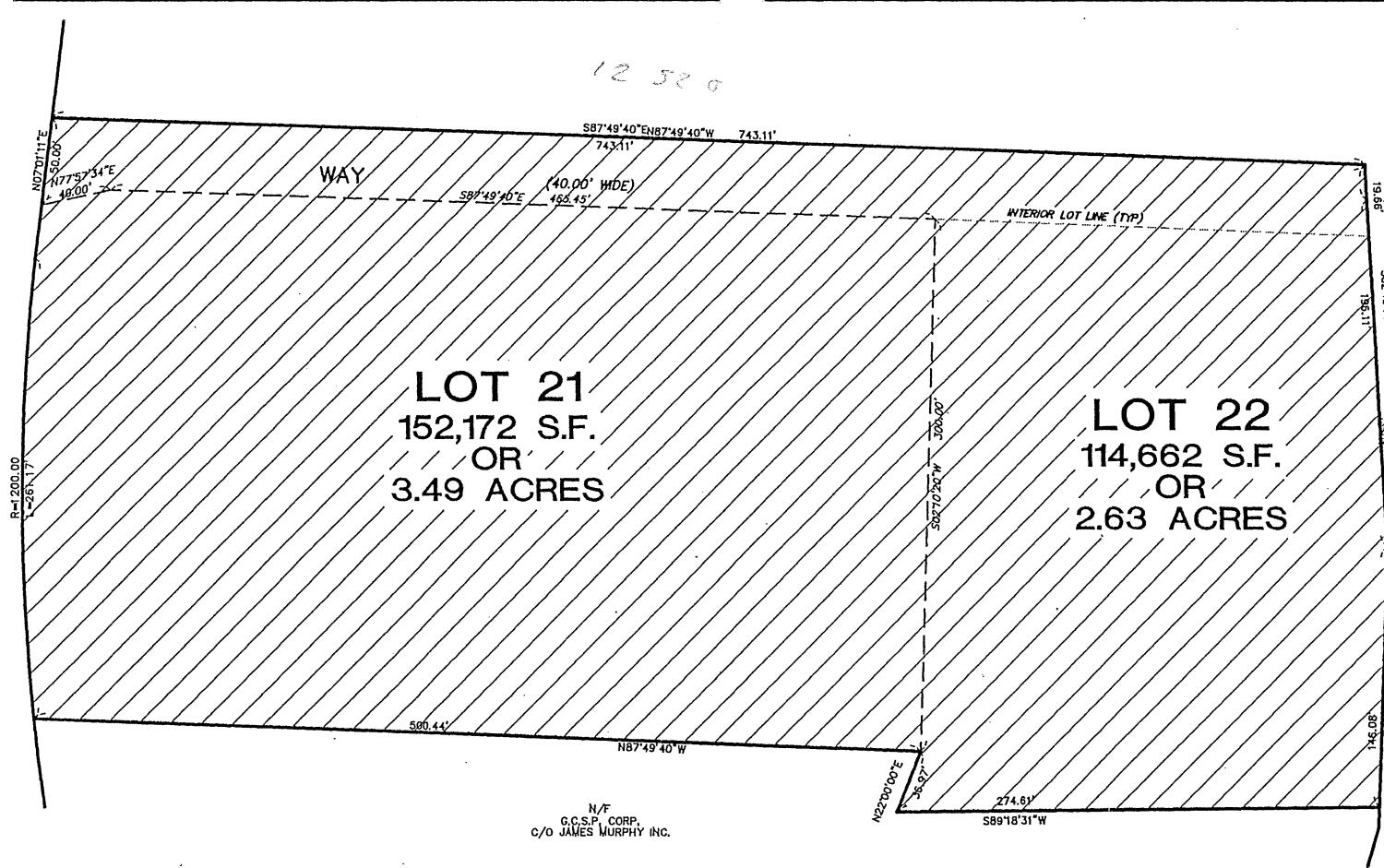
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622213.1



STREET

(PUBLIC - VARIABLE WIDTH - ROUTE 3)

CAMBRIDGE

REZONED LAND OWNED BY
TRAMMELL CROW COMPANY

DEED REFERENCE: CERTIFICATE 109049
AS SHOWN ON LAND COURT PLAN 26374-1
AND COMPRISING OF LOTS 92-1 & 105
TOWN OF BURLINGTON ASSESSORS MAPS 41 & 35
DATE: JANUARY 16, 2001
SCALE 1"=100'

BEING LAND REZONED FROM GENERAL
INDUSTRIAL (IG) TO PLANNED DEVELOPMENT
DISTRICT (PD)
BY BURLINGTON TOWN MEETING
SEPTEMBER 25, 2000
WARRANT ARTICLE NO. 2

N/F
PHILLIPS REALTY
C/O SUBURBAN CONSTRUCTION

Figure 1

Daylor
Consulting
Group
Inc.

Ten Forbes Road Braintree, MA 02184 781-849-7070

MAP OF
ZONING DISTRICT CHANGE NO. 164
BURLINGTON, MA