

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	231A, Amendment #4 (Minor)
Location of Premises:	85 First Street; 107-119 First Street; 121-139 First Street; 159 First Street; 65 Bent Street; 29 Charles Street; 14-26 Hurley Street
Zoning:	Business A / PUD-4B; Industry A-1 / PUD-4B
Applicant:	First Street – US, LLC, 111 First Street, Cambridge, MA
Owners:	Bent Associates Limited Partnership; The Eldor First Street Realty Trust; First Street – US LLC; Linear Retail Cambridge #2 LLC; Linear Retail Cambridge #3 LLC; Donald Prescott & William Prescott; Hurley Corporation; B&D Realty Trust
Application Date:	July 11, 2017
Date of Determination:	August 1, 2017
Summary of Proposal:	Minor Amendment to Parcel D to increase the permitted gross floor area and decrease the permitted number of parking spaces.
Determination:	APPROVED AS MINOR AMENDMENT.

Copies of this Written Determination and plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this Written Determination, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Documents Submitted by Permittee

1. Request for Minor Amendment to PUD Development Plan from Adams & Rafferty on behalf of the applicant, dated June 26, 2017, including summary letter and revised dimensional form.

Other Documents

2. Memo to the Planning Board from Community Development Department Staff, dated July 26, 2017.
3. Memo to the Planning Board from Joseph Barr, Director of Traffic, Parking and Transportation, dated July 25 2017.
4. Letter to the Planning Board from Charles T. Hinds, East Cambridge Planning Team, dated July 17, 2017.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit #231A first issued on August 3, 2010 and subsequently amended through Minor Amendment granted on June 5, 2012 and Major Amendments granted on October 1, 2013, and December 15, 2015.

The requested Minor Amendment proposes an increase in the permitted gross floor area (GFA) from 7,750 square feet to 9,800 square feet, and a reduction in permitted number of surface parking spaces from 24 to 11. While the reduction in parking does not require approval from the Board, the proposed increase in volume of the Parcel D building requires approval as a Minor Amendment.

FINDINGS

1. Minor Amendment to Planned Unit Development Special Permit (Section 12.37)

The following standards are set forth in the Zoning Ordinance regarding Minor Amendments to Planned Unit Development Special Permits.

12.37.1 Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 12.37.2 shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 12.37.3, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Section 12.34 through 12.36. The Planning Board shall decide whether proposed changes are major or minor.

12.37.2 Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.

The Board concluded that these changes were contemplated as possibilities during the Board's review of the most recent amendment to the PUD special permit, and provisions were made in the special permit decision to allow flexibility for these changes.

[PB-231A, Amendment 3, Condition 1.(c)] The enlargement of the building on Parcel D by up to two thousand five hundred (2,500) square feet of Gross Floor Area beyond the amount in the approved Final Development Plan may be approved by the Planning Board as a Minor Amendment in accordance with Condition 9 of this Special Permit Decision, provided that all other applicable requirements of the Zoning Ordinance and conditions of this Special Permit are met.

[PB-231A, Amendment 3, Condition 4.(g)] Surface parking spaces shall be authorized as illustrated in the Final Development Plan on Parcel A, Parcel B and Parcel D for use only of ground-floor retail establishments. The number of surface parking spaces may not be increased, but any future reduction in surface parking shall be allowed for the purpose of creating additional landscaped open space, outdoor space associated with adjacent retail uses, or similar functions, to the extent allowed by the minimum applicable requirements of the Zoning Ordinance. Planning Board approval shall not be required to authorize such a reduction in surface parking, but CDD and TPT shall review any associated design modifications in accordance with the Design Review conditions above and Paragraph (h) below. Any reduction in surface parking spaces on Parcel D as a result of a Minor Amendment contemplated in Paragraph 1 (c) herein shall similarly not require Planning Board approval.

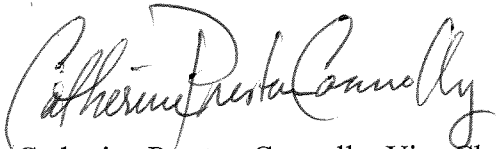
The Board finds that sufficient information has been provided as set forth above in the Request for a Minor Amendment, and the Board has received reports from the Community Development Department (CDD) and Traffic, Parking and Transportation Department (TP&T) indicating support for the proposed minor amendment. The Board also finds that the proposal continues to advance the intent and objectives of previous Planning Board decisions on this case.

DETERMINATION

Based on a review of the documents submitted and the above Findings, the Planning Board hereby approves the requested changes as a Minor Amendment to the Planned Unit Development (PUD) Final Development Plan authorized by Planning Board Special Permit #231A. The revised dimensional forms dated May 22, 2017 attached to this determination summarize the dimensional characteristics of the project as modified by this Minor Amendment. Except as explicitly set forth in the attached modifications, the Conditions of Special Permit #231A and all subsequent amendments shall continue to be in effect.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, Steven Cohen, Catherine Preston Connolly, Tom Sieniewicz, Mary Flynn, and Hugh Russell.

For the Planning Board,

A handwritten signature in cursive script that reads "Catherine Preston Connolly". The signature is written in black ink and is positioned above the printed name of the signatory.

Catherine Preston Connolly, Vice Chair.

DIMENSIONAL FORM

Project Address: 231A (Parcel D)

Application Date: 5/22/17

	Approved Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	16,250		16,250	
Lot Width (ft)	199.96		199.96	
Total Gross Floor Area (sq ft)	7,750		9,800	
Residential Base	0		0	
Non-Residential Base	7,750		9,800	
Inclusionary Housing Bonus	N/A		0	
Total Floor Area Ratio	.47		.60	
Residential Base	0		0	
Non-Residential Base	.47		.60	
Inclusionary Housing Bonus	N/A		0	
Total Dwelling Units	0		N/A	
Base Units	0		N/A	
Inclusionary Bonus Units	0		N/A	
Base Lot Area / Unit (sq ft)	N/A		N/A	
Total Lot Area / Unit (sq ft)	N/A		N/A	
Building Height(s) (ft)	30'		26'	
Front Yard Setback (ft)	1'		2'	
Side Yard Setback (ft)	1'		2'	
Side Yard Setback (ft)	1'		0' 0"	
Rear Yard Setback (ft)	70'		50'	
Open Space (% of Lot Area)	.019		.02	
Private Open Space	0		.02	
Permeable Open Space	0		348	
Other Open Space (Specify)				
Off-Street Parking Spaces	24	-	11	
Long-Term Bicycle Parking	1	1	1	
Short-Term Bicycle Parking	8	6	6	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:

DIMENSIONAL FORM

Project Address: 231A

Application Date: 5/22/17

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	182,663	none	182,663	
Lot Width (ft)	-	none	-	
Total Gross Floor Area (sq ft)	427,422	485,243	429,472	
Residential Base	213,885	213,885	213,885	
Non-Residential Base	186,085	186,085	188,135	
Inclusionary Housing Bonus	27,452	27,452	27,452	
Total Floor Area Ratio	2.35	2.47	2.35	
Residential Base	1.17	2.136	1.19	
Non-Residential Base	1	1.068	1	
Inclusionary Housing Bonus	.15	.64	.15	
Total Dwelling Units	251	466	251	
Base Units	206	405	206	
Inclusionary Bonus Units	45	61	45	
Base Lot Area / Unit (sq ft)	883	450 min	883	
Total Lot Area / Unit (sq ft)	724	422 min	724	
Building Height(s) (ft)	varies	65'	varies	
Front Yard Setback (ft)	varies	none	varies	
Side Yard Setback (ft)	varies	none	varies	
Side Yard Setback (ft)	varies	none	varies	
Rear Yard Setback (ft)	23%	20%	34%	
Open Space (% of Lot Area)	40,222		42,486	
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	358	-	345	
Long-Term Bicycle Parking	262	199	262	
Short-Term Bicycle Parking	37	32	37	
Loading Bays	4	3	4	

Use space below and/or attached pages for additional notes:

Comprehensive Summary by Parcel and Phase (at time of this Major Amendment)

Completed (PUD 231A)

Parcel / Address	Lot Area	Res GFA	NR GFA	Retail	D. Units	Pkg	OS
65 Bent St.	59,958	0	108,600	0	0	98	11,297
159 First St.	29,978	122,200	3,800	3,800	115	63	8,021
*29 Charles	-	-	-	-	-	-	-
TOTAL	89,936	122,200	112,400	3,800	115	161	19,318

Phase 1

Parcel	Lot Area	Res GFA	NR GFA	Retail	D. Units	Pkg	OS
A	16,473	0	56,691	9,800	0	10	329
D	16,250	0	9,800	9,800	0	11	348
TOTAL	32,723	0	66,491	19,600	0	22	677
cumul.	122,659	122,200	178,891	23,400	0	183	19,995

Phase 2

Parcel	Area	Res GFA	NR GFA	Retail	D. Units	Pkg	OS
B	39,999	102,423	14,800	14,800	118	26	20,227
*C	20,005	18,502	0	0	18	142	137
TOTAL	60,004	120,925	14,800	14,800	136	168	20,364
cumul.	182,663	243,125	193,691	38,120	251	351	40,359

*29 Charles was previously included in PUD231A, the scope of this parcel has been amended and is now summarized within "Parcel C"

Lot Area = lot area of developable blocks only excluding streets (square feet)

GFA = gross floor area (square feet)

OS = public, green area or permeable open space (square feet)

D.Units = dwelling units

Pkg = motor vehicle parking spaces

"Res" refers to residential *minimum* requirements

"NR" refers to non-residential *maximum* limitations

"total" = total allowed or required within that Phase

"cumul." = cumulative development at the end of Phase

DIMENSIONAL FORM

Project Address: First Street PUD #231A Major Amendment - Aggregate Dimensional Form

Application Date: 7.24.15

Minor Amendment Parcel D retail 10.16.2017

	Parcel A (121 First, 131-137 First, 139 First)	Parcel B (107 First, 119 First, 18 Hurley)	* Parcel C (29 Charles)	Parcel D (85 First)	65 Bent (PUD 231A)	* 159 First (PUD 231A)	Proposed	Permitted
Lot Area (SF)	16,473	39,999	20,005	16,250	59,958	29,978	182,663	
Lot Width (SF)	199	199.96		125	199.72	200		
Total Gross Floor Area (SF)	56,691	117,233	18,502	9,800	108,600	126,000	436,826	
Residential Base	0	74,928	18,502	0	0	122,200	215,630.00	
Non-Residential Base	56,691	14,800	0	9,800	108,600	3,800	193,691	
Inclusionary Housing Bonus	0	27,505		0	included above		27,505	
Total Floor Area Ratio	3.1	2.26	0.92	0.6	1.81	4.20	2.148	
Residential Base	0	1.55	0.92	0	0	4.08	1	
Non-Residential Base	3.1	0.24	0	0.6	1.81	0.13	1	
Inclusionary Housing Bonus	0	0.45		0	0	included above	0	
Total Dwelling Units	n/a	118	18	n/a	0	115	251	
Base Units	n/a	91	15	n/a	0	100	106	
Inclusionary Bonus Units	n/a	27	3	n/a	0	15	42	
Base Lot Area / Unit (SF)	n/a	761		n/a	n/a	1,019	761	
Total Lot Area / Unit (SF)	n/a	593		n/a	n/a	886	593	
Building Height(s) (ft)	65'-0"	65'-0"	45'-0"	26'-0"	45'-0"	65'-0"	varies	
Front Yard setback (ft)	0	2'-0"	9'-0"	2'-0"	4'	1'-9"	varies	
Side Yard Setback (ft)	0	18'-0" (on charles street)		0	1'-0"	5'	varies	
Side Yard Setback (ft)	0	0	10'-0"	0	2'	5'	varies	
Rear Yard Setback (ft)	0	2'-0"	126'-0"	50'-0"	45'	2'	varies	
Open Space (% of Lot Area)	1.90%	33%		1.90%	5.30%	4.00%	23%	
Private Open Space	329	20,227		348	11,297	8,021.00	40,222	
Permeable Open Space	329	0		348		316.00	993	
Other Open Space (specify)								
Off-Street Parking Spaces	10	26	142	11	94	64.00	347	
Long-Term Bicycle Parking	*16 located on Parcel C	159		1	28	78.00	266	
Short-Term Bicycle Parking	9	30		6		8.00	53	
Loading Bays	0	1	0	0	2	0.00	3	

CITY OF CAMBRIDGE, MA

PLANNING BOARD

SPECIAL PERMIT APPLICATION

* Parcel resides within Industry A1 zone. All other parcel without asterisk reside within Business A