

May 18, 2023

City of Cambridge Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Re: Request for Minor Plan Change – PUD Special Permit 231A
107-119 First Street, Cambridge, MA
Assessors Map 10, Parcels 35 and 67

Dear Members of the Planning Board:

On behalf of TGS Cambridge, LLC, d/b/a The Gardner School, attached please find an application for a minor plan change to PUD Special Permit #231A to allow for the proposed use of a portion of the property described above as a daycare and early childhood education facility.

In connection with this request, attached please find:

1. Cover sheet to special permit application;
2. Owner authorization form;
3. Statement of Support;
4. Owner letter; and
5. Plans and elevations.

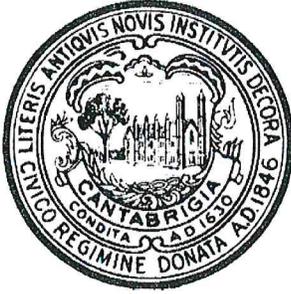
We look forward to discussing this request for a minor plan change at an upcoming meeting of the Planning Board.

Sincerely,

SULLIVAN & WORCESTER, LLP



Gregory S. Sampson
Partner



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s): 109 First Street

Base Zoning District(s): Business A / PUD-4B

Overlay Zoning District(s): N/A

Applicant Name: TGS Cambridge, LLC d/b/a The Gardner School

Applicant Address: 302 Innovation Drive, Suite 130, Franklin, TN 37067

Contact Information: Bryan Slonski 617-613-0376

Name bryan.slonski@thegardnerschool.com Telephone #

Email Address copy to: gsampson@sullivanlaw.com

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

| Zoning Section | Requested Special Permit |
|----------------|-------------------------------|
| 12.37.2 | Minor Plan Change to PUD 231A |

Denote other City of Cambridge Board/Commission Review Needed:

Board of Zoning Appeal (Variances) Conservation Commission Historical Commission

Denote applicable Committee Review and Public Outreach:

Central Square Advisory Committee Harvard Square Advisory Committee Community Meeting(s)

Bryan Slonski
Signature of Applicant

05/17/2023
Date

OWNERSHIP CERTIFICATE

Project Address: 109 First Street

Date: 5/17/2023

To be completed by the Property Owner:

I hereby authorize the following Applicant: TGS Cambridge, LLC d/b/a The Gardner School
at the following address: 109 First Street
to apply for a special permit for: Minor plan change for daycare and early childhood education facility
on premises located at: 109 First Street
for which the record title stands in the name of: TR 107 First LLC
whose address is: c/o Barings LLC, 300 South Tyron St., Suite 2500
Charlotte, NC 28202

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex South Book: 47779 Page: 478 and 482
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

Please see the attached Signature Page

Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Elena Walsh personally appeared before me,
on the month, day and year MAY 17th 2023 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: Nov. 16, 2029

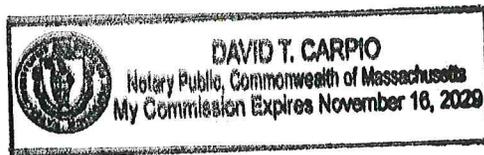


Exhibit A: Signature Page

Property Owner:

TR 107 FIRST LLC,
a Delaware limited liability company

By: Barings LLC,
a Delaware limited liability company,
its Manager

By: Elena Walsh
Name: Elena Walsh
Title: Managing Director

**STATEMENT IN SUPPORT OF APPLICATION OF
TGS CAMBRIDGE, LLC, d/b/a as THE GARDNER SCHOOL**

Proposed Child Care Facility

109 First Street
Cambridge, MA 02141

City of Cambridge Planning Board

TGS Cambridge, LLC, d/b/a The Gardner School (the "Petitioner") hereby requests that the City of Cambridge Planning Board approve a minor plan change to PUD / Special Permit #231A to allow for the proposed use of a portion of the property known as 109 First Street, Cambridge, MA 02141 (the "Property") as a daycare and early childhood education facility.

Background

The Petitioner intends to build a first-class daycare and early childhood education facility to benefit the residents of the City of Cambridge and surrounding communities. The Gardner School provides academically focused early childhood education for children ages 6 weeks to 5 years old. The goal of the Gardner School is to create a rich learning environment to stimulate each child's physical, social, emotional, and intellectual growth.

The Gardner School is based in Franklin, Tennessee and currently operates 32 locations in seven states, including 8 locations in urban neighborhoods similar to the proposed facility. The Petitioner has selected Cambridge to open their first Massachusetts location while pursuing multiple other markets in the greater Boston area.

Description of Property / PUD Approvals

The Property occupies a portion of the block between Hurley and Charles Street, where it fronts along First Street. The Property is subject to a Planned Unit Development (PUD) special permit under the PUD-4B zoning provisions of the City of Cambridge Zoning Ordinance. The PUD special permit allows for a mix of uses among the multiple development blocks subject to the approval, with an expectation of phased development. The PUD special permit was originally approved in 2012 and since has been amended on several occasions. These amended approvals include multiple design amendments, multiple minor and major amendments to the PUD including a use change, garage grade change, increase in the permitted gross floor area, reduction in permitted parking, etc.

The portion of the Property that is the subject of this application was designated for retail uses pursuant to Amendment 3 (Major) to PUD Special Permit #231A (the Property comprises a portion of "Parcel B" as designated in the PUD Special Permit). As reflected in

the letter provided by the owner of the Property, the premises has been marketed for retail use for several years, but an appropriate retail tenant was not identified.

Proposed Use

Pursuant to a lease agreement with TR 107 First LLC, the owner of the Property, the Petitioner intends to occupy approximately 10,488 square feet on the first floor of the Property (the "Premises"). The proposed classrooms will be arranged along the frontages on First and Charles Streets. The intent is for the main entrance to be located at the corner of First Street and Charles Street to provide easy access for families who are either walking from nearby neighborhoods, or parking in one of the 18 designated surface parking spaces located off Hurley Street.

The proposed facility will have a licensed capacity of 126 children in 11 classrooms with approximately 25 staff members. It will feature classrooms, support spaces, steam lab, and a dedicated enrichment studio. Classes will be held year-round, Monday through Friday from 7:30 a.m. to 6:00 p.m. The Property is located in close walking distance to the Anthony Costa Playground, which will accommodate outdoor activities for the school.

Unlike a traditional elementary school, The Gardner School does not have a designated start or end time. The morning drop-off and evening pick-up is staggered over a two-hour window, between 7:30 and 9:30 a.m. for drop-off, and between 4:00 to 6:00 p.m. for pick-up, as dictated by parent/caregiver schedules. The staggering of these peak periods of activity reduces the congestion that would otherwise be observed with designated start and end times.

The Petitioner undertook an analysis of the potential parking need for the proposed use. The Property is in close proximity to the Lechmere train station and several major bus and bicycle routes. Combined with the walkability of the East Cambridge neighborhood and the number of residential units within close proximity to the Property, the availability of public transportation and pedestrian accommodations is expected to offset the number of vehicle trips that would otherwise be attributed to the school use.

With respect to staffing requirements, based on data from our current schools that are located in similar settings to the 109 First Street facility, approximately 25% of staff members are expected to carpool or use rideshare and an additional 25-50% are expected to take public transportation. Accordingly, the Petitioner anticipates that 9-14 parking spaces will be needed to accommodate staff requirements, which is less than the 18 off-street spaces that the Petitioner has available to it under its lease agreement, in the parking lot located off Hurley Street to the rear of the leased premises.

As for children, based on data from existing operations, approximately 23% of the children are siblings, and an additional 5% carpool to school. Typical drop-off/pick-up time is 3-5 minutes. By way of comparison, at a typical Gardner School facility with a capacity of 206 students, the Petitioner observes that no more than 6 cars are parked at the facility for

drop-off or pick-up at any given time. Based on the Cambridge enrollment of 126, a peak of 4 cars is anticipated. The cars can be accommodated in the off-street parking available to the Petitioner, or on many of the on-street parking spots available near the Property (which are often utilized).

Use Consistency with the Existing Planned Unit Development

The Petitioner's proposed use as a "child care facility" is an exempt use under M.G.L. Chapter 40A, Section 3 (3rd paragraph), as it qualifies as a school-aged child care program, as defined in section 1A of chapter 15D. While the PUD approval does not specifically contemplate the Petitioner's proposed use, its designation as a child care facility qualifies it as a permitted use for the Property. Additionally, under the base zoning district applicable to the Property (the Business A, or "BA" district), a non-exempt preschool, day care center, or kindergarten is an allowed use by right.

More importantly, the Petitioner notes that the proposed use is consistent with the mixed-use vision for the Property, as reflected in the application provisions of the PUD-4B zoning (Section 13.51.1). The design of the facility is also consistent with the Eastern Cambridge Design Guidelines (the "Guidelines"), which set forth the following vision for the Built Form for Street-Level Uses and Design (Section B.1 of the Guidelines):

b. **Mixed-use blocks** are blocks that include housing and/or commercial uses, with a mix of active uses strongly encouraged on the ground floor.

New development on mixed-use blocks should be consistent with the following principles:

- i. Street-level facades should include active uses such as:
 - Residential entrances
 - Shops, restaurants, and cafes
 - Services for the public or for commercial offices such as fitness centers, cafeterias, daycare centers, etc.
 - Community spaces, such as exhibition or meeting space
 - Art exhibition space/display windows
 - Commercial lobbies and front doors
- ii. Office/ R&D uses are discouraged from occupying extensive ground-floor frontage. Where these uses do occur, they should occupy no more than 200 to 250 feet of continuous frontage along public streets.
- iii. Major entrances should be located on public streets, and at or near corners wherever possible. Entrances should relate well to crosswalks and pathways that lead to bus stops and transit stations.
- iv. Transparent materials and interior lighting should be used to maximize visibility of street level uses. Ground floor facades should be at least 30 to 50 percent transparent surface to permit a clear view from the sidewalk to the interior space of the building.

- v. Blank walls should be avoided along all streets and pedestrian walkways.

The proposed use of the Premises for a child care facility is consistent with the desire for “active uses” (a daycare center being specifically identified as an example). In addition, the design for the Premises, as reflected in the plans submitted with this request, show transparent materials being used along the frontage, with the major entrance being located at the corner of First and Charles Streets, in close proximity to crosswalks and sidewalks that connect to bus stops and transit stations. And the Premises occupy less than 150-feet of the frontage of the Property on First Street, allowing for additional uses to be located adjacent to the Premises. For these reasons, the proposed use is consistent with the zoning and design guidelines applicable to the Property.

Conditions of Approval – PUD Special Permit #231A

The Petitioner’s proposal does not necessitate any changes to the conditions of approval of PUD #231A, other than reflecting the use of this portion of Parcel B for the proposed use instead of a retail use. Pursuant to Condition 2(d) and Condition 9 of the PUD Special Permit #231A, the Planning Board may allow the proposed use pursuant to a minor amendment.

Request for Approval

The Petitioner respectfully requests that the proposed use be approved by the Planning Board as a minor amendment to the PUD special permit, and/or grant any other relief necessary to accommodate the proposed use as described in this Statement of Support.

TR 107 FIRST LLC
c/o Barings LLC
300 South Tyron Street, Suite 2500
Charlotte, NC 28202

May 12, 2023

City of Cambridge Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Re: Request for Minor Plan Change – PUD Special Permit 231A
107-119 First Street, Cambridge, MA
Assessors Map 10, Parcels 35 and 67

Dear Members of the Planning Board:

As owner of the property referenced above, the undersigned confirms that it has entered into a lease agreement with TGS Cambridge, LLC, d/b/a The Gardner School (the “Petitioner”), for use of a portion of the first floor space in the property referenced above, and that the Petitioner is authorized to apply for and obtain all permits, approvals and other entitlements for the use of this first floor space as a daycare and early childhood education facility, including without limitation, a minor plan change to PUD Special Permit 231A.

As owner of the property, we are committed to the development of the property in accordance with the PUD special permit, as amended, which envisions a mixed-use development with a strong urban presence and retail activity on First Street. We recognize that the current PUD special permit approved a retail use of the first floor space on First Street in this location. While retail uses are desirable for this location, the owner was unable to find a suitable retail tenant to occupy the space despite several years of marketing (going back to prior owners). As the Planning Board members may be aware, changes in consumer behavior since the COVID-19 pandemic have resulted in new challenges for retail businesses, making it challenging to find occupants for even the most desirable locations.

After many discussions and solicitations, the owner of the property identified the Petitioner as a possible tenant. The proposed use will be an active and inviting addition to First Street and East Cambridge, while also providing for an essential community service for families in the area. The owner of the property encourages the Planning Board to find that the Petitioner’s proposed use can be approved as a minor plan change.

Should you have any questions about this letter, please feel free to contact Mark Freeman at 860-840-3301.

Sincerely,

TR 107 FIRST LLC

By: Barings LLC, its Manager

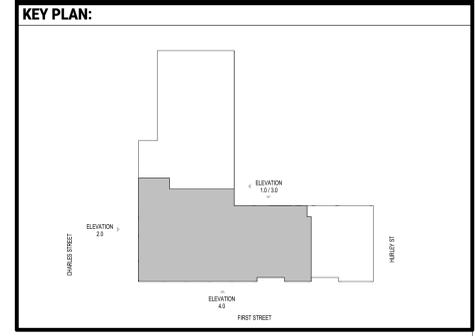
By:  _____

Name: Mark Freeman

Title: Managing Director

KEY NOTES:

- DEMISING WALL LOCATION
- ROOM NAME ROOM NAME AND AREA
- 0000
- 0 GRID TAG
- 100'-0" INDICATES LEVEL ELEVATION
- FLOOR (LEVEL) LEVEL TAG
- INDICATES LEVEL NAME



NAP SCHEDULES:

| CLASSROOMS | NAP 1 | NAP 2 | NAP 3 |
|---------------|-------------------|-------------------|------------------|
| INFANTS | 9:30AM TO 10:30AM | 12:30PM TO 1:30PM | 3:30PM TO 4:30PM |
| TODDLER 2 - 3 | N/A | 12:30PM TO 2:30PM | N/A |

ROLLER BLIND SPECIFICATION:

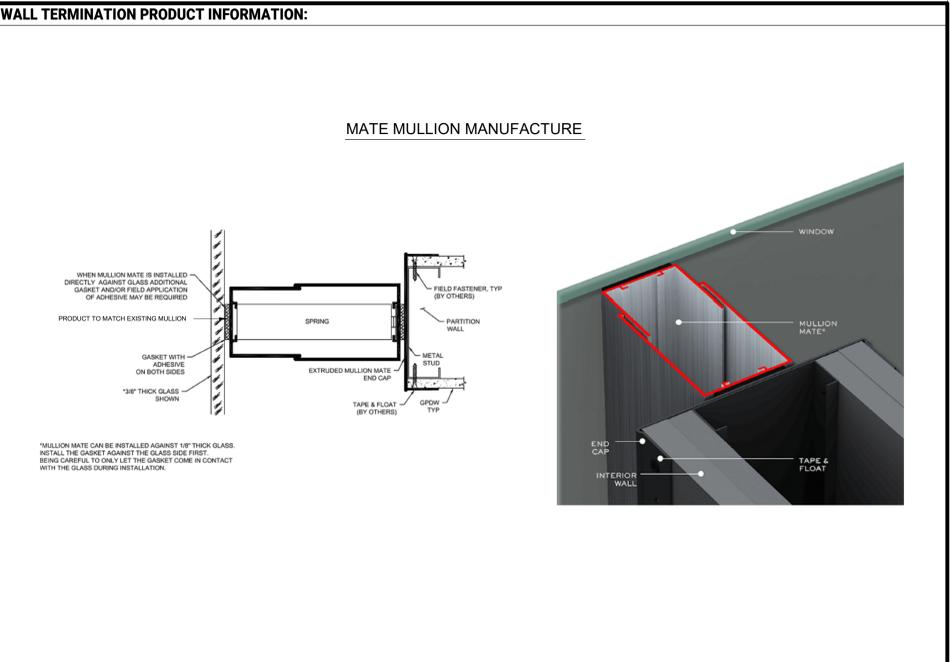
SUN CONTROL FABRIC (10% OPEN)

PW4160 LINEN (ALABASTER)

10% OPEN

SOLAR HEAT/OPTICAL PROPERTIES

| STYLE | COLOR | TS | RS | AS | TV | 1/4CL | 1/4HA | 1CL |
|--------|-------|----|----|----|----|-------|-------|------|
| PW4160 | LINEN | 19 | 56 | 25 | 16 | 0.41 | 0.36 | 0.29 |



GENERAL NOTES:

- A. ARCHITECTURAL SITE PLAN PROVIDED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR GRADING AND PAVEMENT INFO.
- B. ALL WORK SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION AND ANY OTHER APPLICABLE CODES.
- C. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/ARCHITECT OF ANY INTERRUPTIONS IN UTILITY SERVICES.
- D. THE GENERAL CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
- E. ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- F. REFER TO LANDSCAPE PLANS FOR PLANTING INFO.

LEGEND:

-  DEMISING WALL
-  ADJACENT TENANT
-  BIKE PARKING
-  LANDSCAPE AREAS
-  THE GARDNER SCHOOL PARKING (18)
-  PUBLIC PARKING
-  SIDEWALKS
-  FOOT TRAFFIC ENTRANCE

