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May 16, 2017

Liza Paden  
Community Development Department  
344 Broadway  
Cambridge, MA 02139

**Re: PUD No. 231A**  
**Parcel D – Minor Amendment**

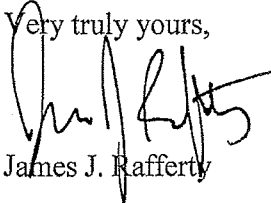
Dear Ms. Paden:

Please accept this correspondence and attached submittal as a request for a Minor Amendment to PUD Special Permit #231A in accordance with provisions of Section 12.37.2 of the Zoning Ordinance.

Please let me know if you require any additional information in order to place this application on the agenda of the Planning Board.

Thank you for your assistance and cooperation.

Very truly yours,

  
James J. Rafferty

Cc: Paul Ognibene, Manager  
Urban Spaces, LLC

JJR/pwc

*\*not a partnership*

## INTRODUCTION

The applicant is seeking to enlarge the retail building approved on Parcel D of the Final Development Plan.

The expanded building will have a deeper footprint by extending 16.5 feet into what was a two sided parking lot in the Final Development Plan. As a result, the building size will increase from 7,750 sf to 9,800 sf. In addition, the parking lot will be reduced from 24 spaces to 11 spaces.

The proposed modifications to Parcel D were contemplated in the Final Development Plan and specifically identified as appropriate for a Minor Amendment in the Special Permit decision

- 1. (c) The enlargement of the building on Parcel D by up to two thousand five hundred (2,500) square foot of Gross Floor Area beyond the amount in the approved Final Development Plan may be approved by the Planning Board as a Minor Amendment*
  
- 4. (g) 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.*

**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:*



# FIRST STREET

## MINOR AMENDMENT PB #231A

Design Review | Parcel D

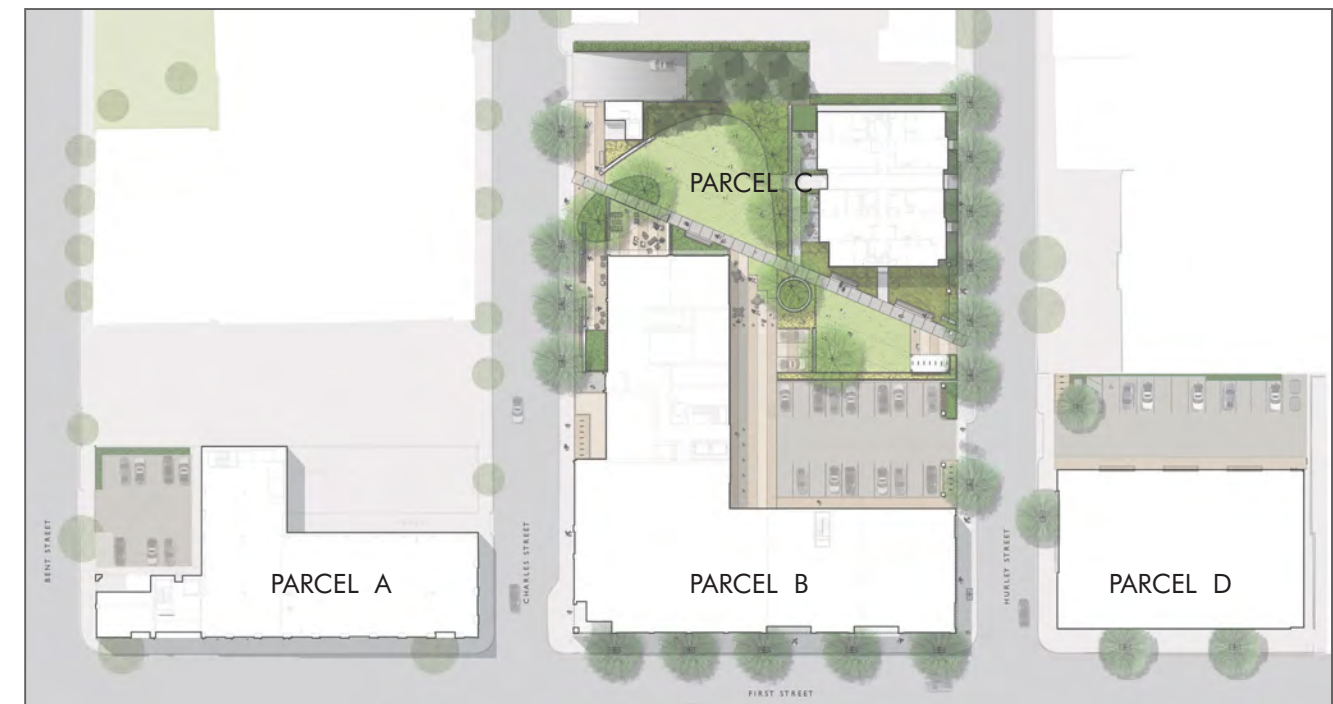
JULY 11<sup>TH</sup>, 2017

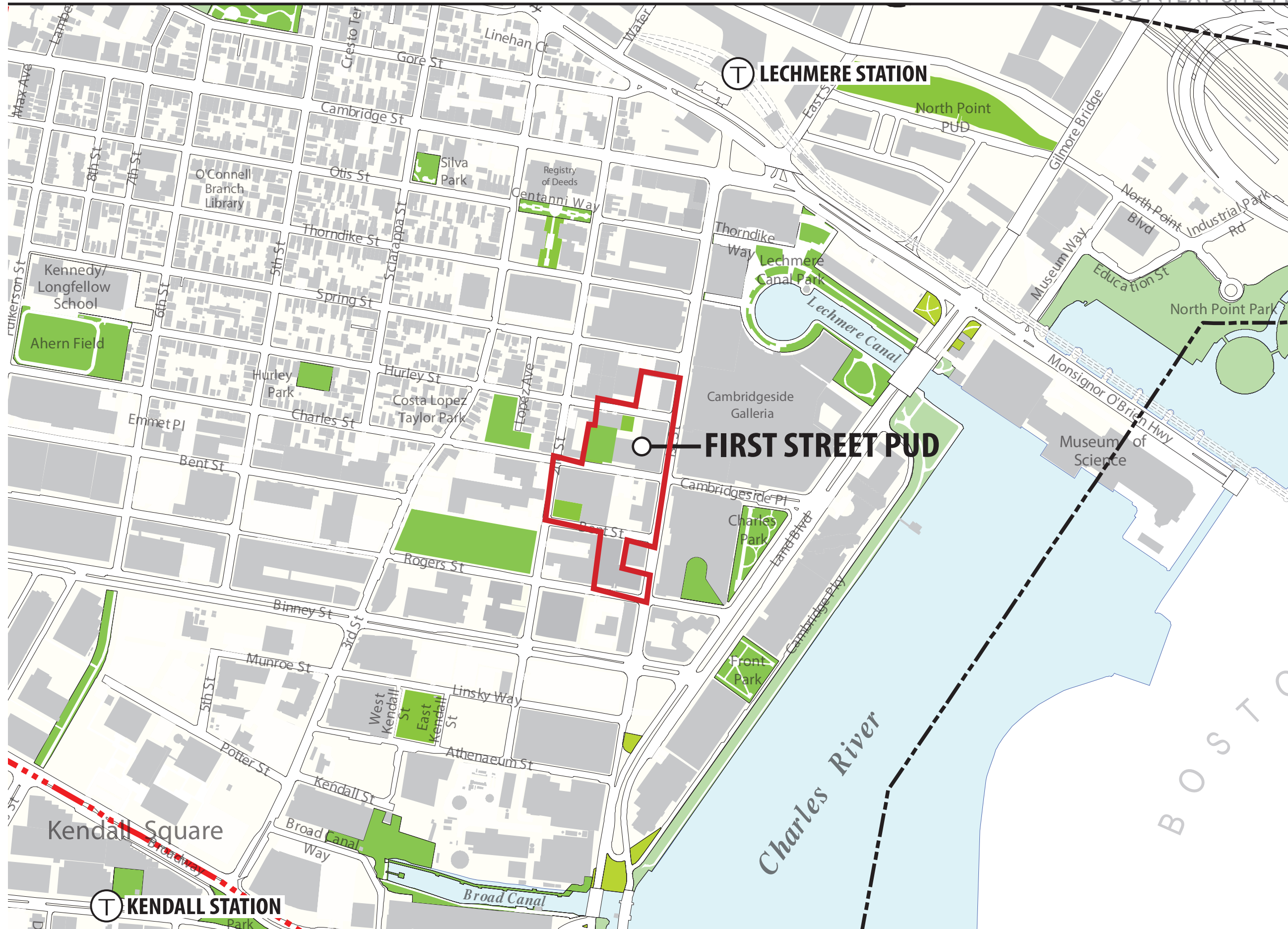
URBAN SPACES  
APPLICANT

APPLICANT First Street - US, LLC

ARCHITECT Perkins Eastman

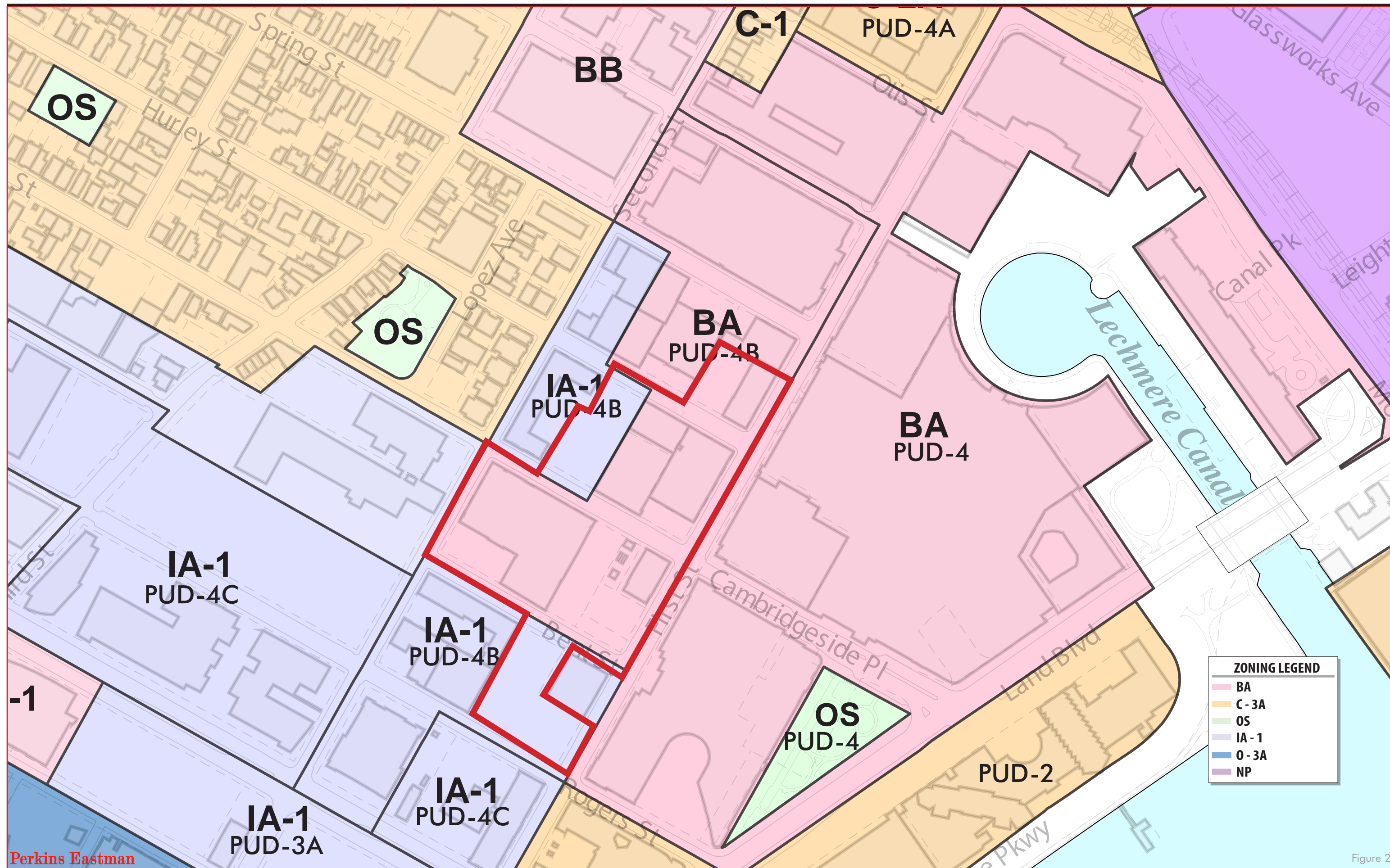
DEVELOPMENT PARCEL





Green Space





ZONING LEGEND	
BA	Pink
C-3A	Orange
OS	Light Green
IA-1	Light Blue
O-3A	Medium Blue
NP	Purple

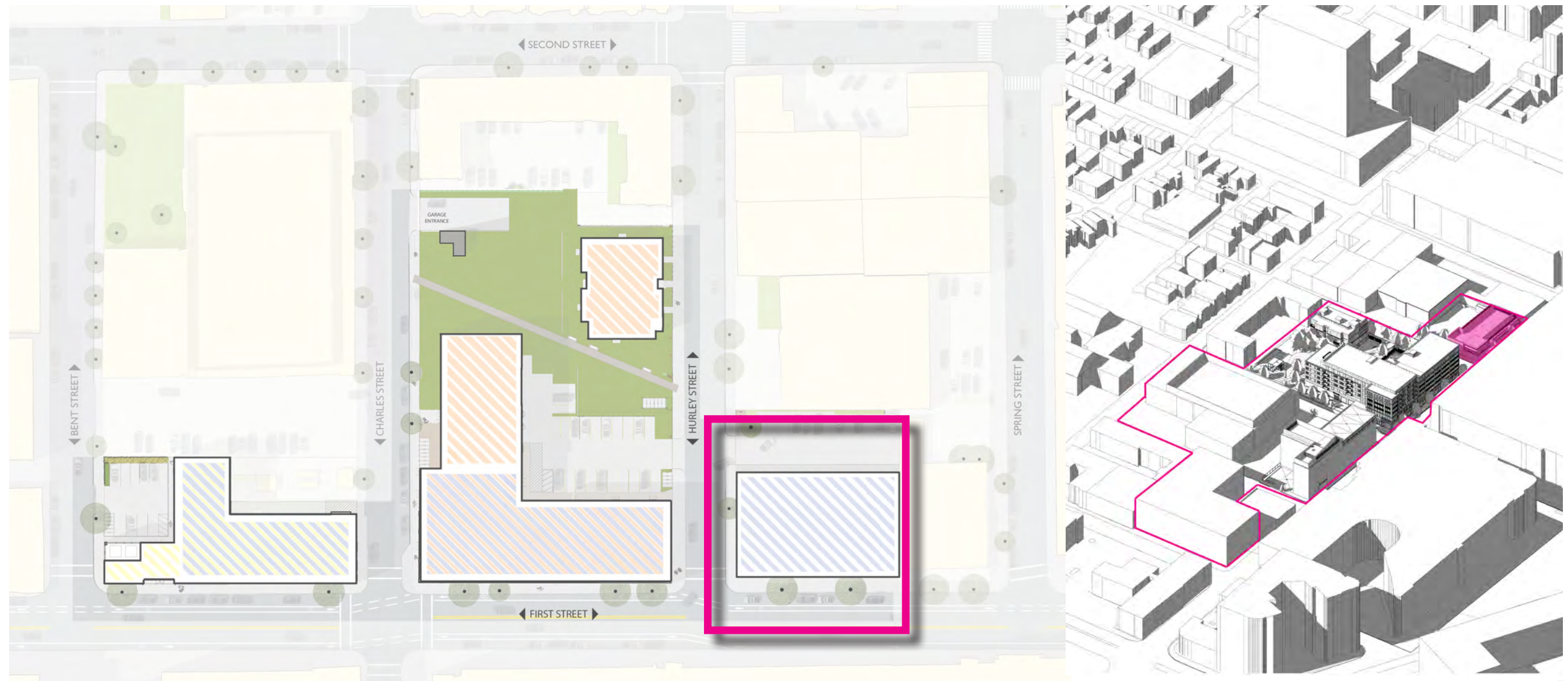


- RETAIL
  - RESIDENTIAL
  - RETAIL AT GROUND LEVEL  
RESIDENTIAL ABOVE
  - OFFICE
  - RETAIL AT GROUND LEVEL  
OFFICE ABOVE
- (A)** 121 FIRST ST. | OFFICE + RETAIL  
Retail GFA = 9,800 GSF  
Office GFA = 40,482 GSF
  - (B)** 107 - 119 FIRST ST. | RETAIL  
21 CHARLES ST. | RESIDENTIAL  
Retail GFA = 14,800 GSF  
Residential GFA = 101,488 GSF
  - (C)** 29 CHARLES ST. | OPEN SPACE  
22 HURLEY ST. | RESIDENTIAL  
  
Residential GFA = 18,502 GSF
  - (D)** 95 FIRST ST. | RETAIL  
Retail GFA = 9,800 GSF



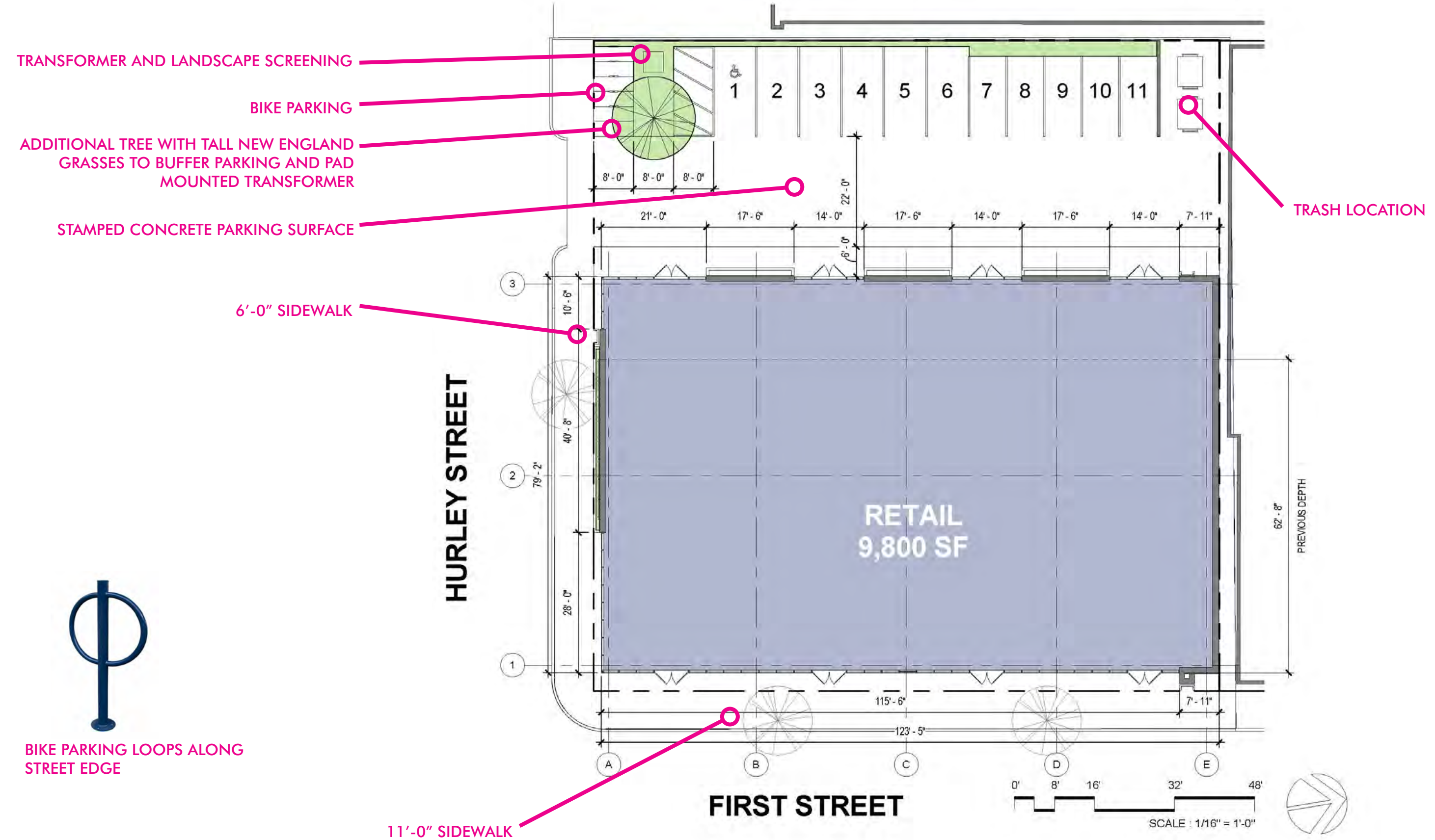
# PARCEL D

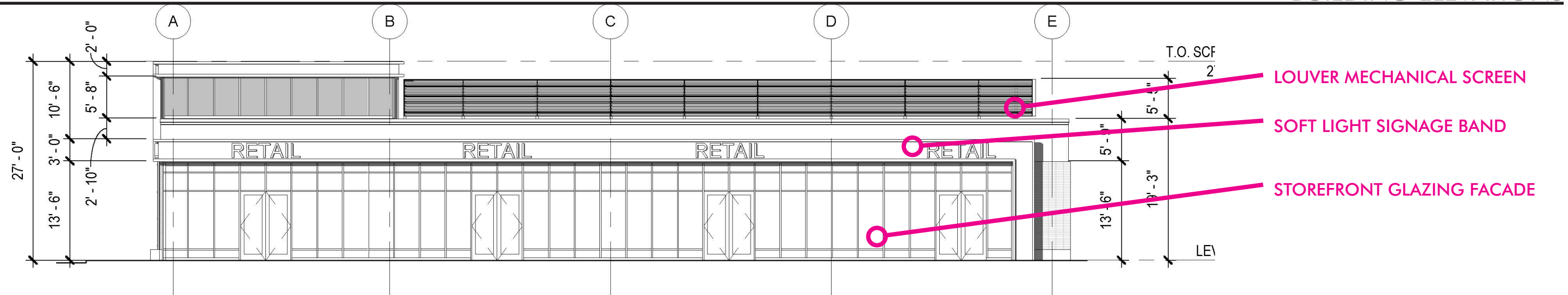
A RETAIL BUILDING IS PROPOSED FOR PARCEL D. THIS AMENDED BUILDING WILL BE 9800 SF OF SINGLE STORY RETAIL SPACE NO TALLER THAN 26'-0" WITH 11 PARKING SPACES AND 9 BIKE PARKING SPACES.



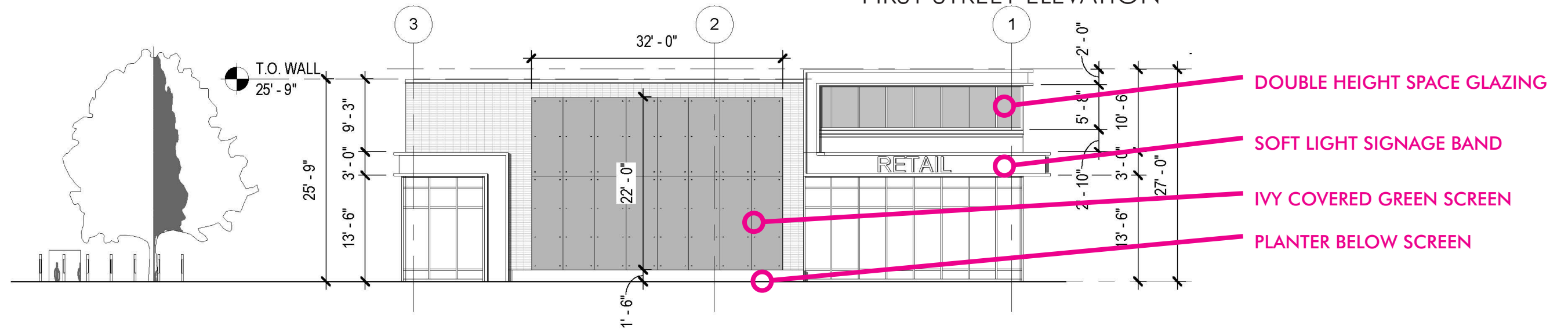


# RETAIL FLOOR PLAN

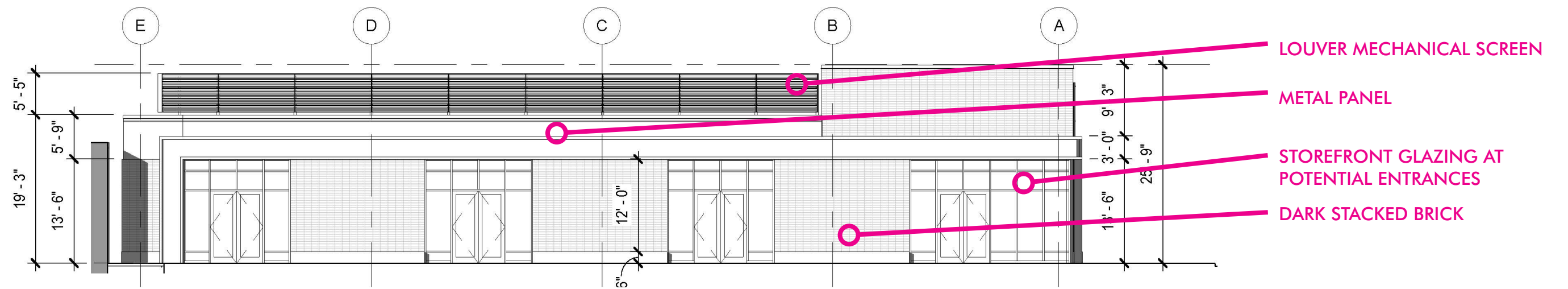




FIRST STREET ELEVATION



HURLEY STREET ELEVATION



REAR BUILDING ELEVATION

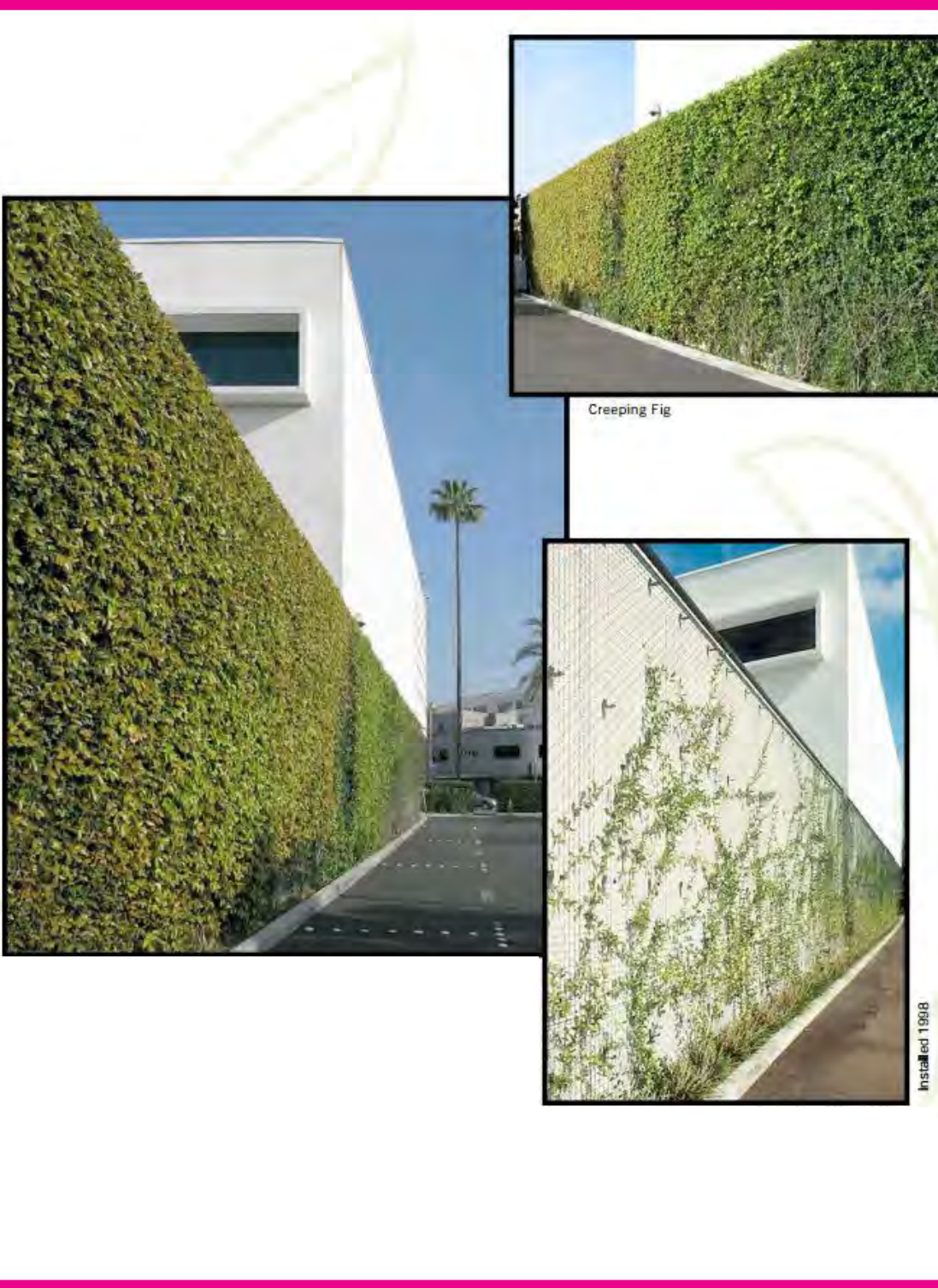
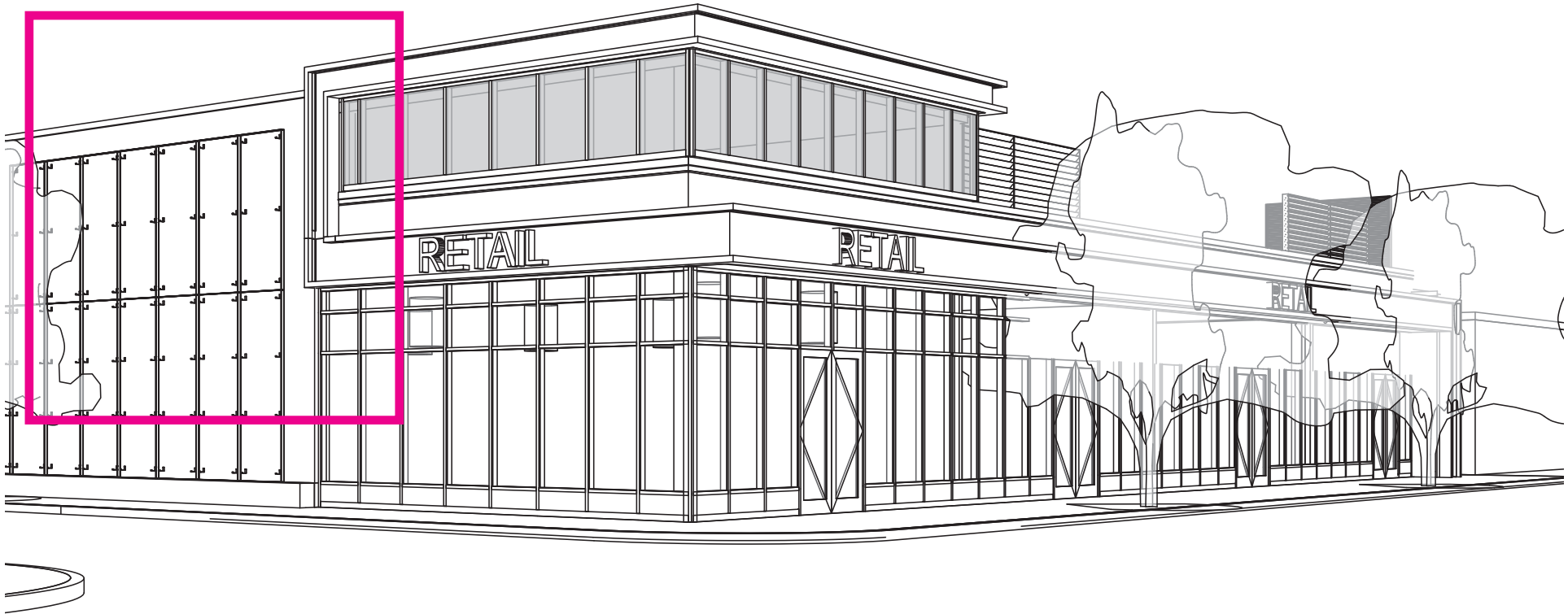
### PROPOSED PLANT SELECTIONS FOR GREEN-



CLEMATIS



TRUMPET CREEPER





FIRST STREET ELEVATION

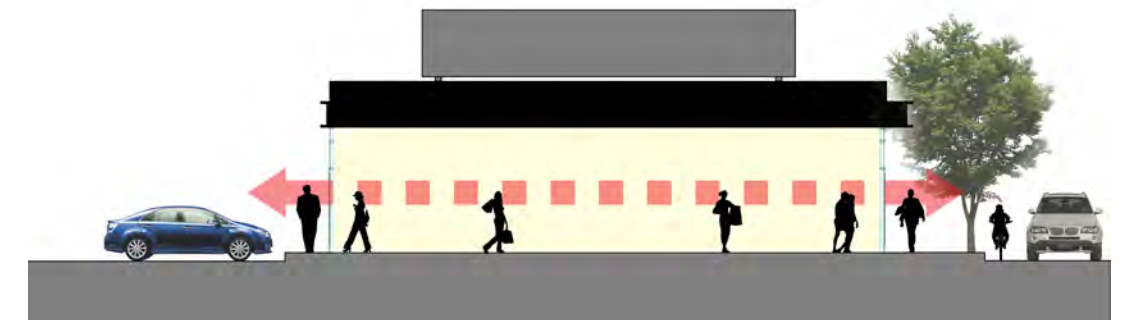


HURLEY STREET ELEVATION



MIDBLOCK ELEVATION

PARCEL D  
 THE PUD OFFERS MULTIPLE BLOCKS OF CONTINUOUS RETAIL FOR EAST CAMBRIDGE AND THIS BUILDING WILL STAND AS A JEWEL BOX OF RETAIL TRANSPARENCY AND VISIBILITY. THE SOFT GLOW FROM THE SIGNAGE BAND AND THE EXCITING LIFE VISIBLE THROUGH THE GLAZED STOREFRONT FACADE WILL OFFER AN ANCHOR TO THE VIBRANT RETAIL FOUND WITHIN THIS PUD.



INCREASED VISIBILITY

# MATERIALS



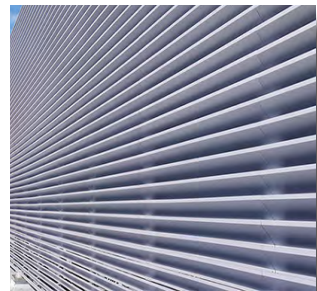
LIGHTING  
SIGNAGE BAND



LIVING WALL  
GROWTH WALL ON  
SOUTH FACADE



STACKED BRICK  
WALL SYSTEM



LOUVER WALL  
MECHANICAL SCREEN



SOFT LIGHT SIGNAGE BAND WITH STOREFRONT















# LEED v4 for BD+C: Core and Shell

## Project Checklist

Project Name: Parcel D  
Date: 12-Jul-17

Y ? N

1	1	Credit	Integrative Process	1
<b>17</b>	<b>2</b>	<b>0</b>	<b>Location and Transportation</b>	<b>20</b>
2	2	Credit	LEED for Neighborhood Development Location	20
2	2	Credit	Sensitive Land Protection	2
2	2	Credit	High Priority Site	3
6	2	Credit	Surrounding Density and Diverse Uses	6
6	2	Credit	Access to Quality Transit	6
1	1	Credit	Bicycle Facilities	1
1	1	Credit	Reduced Parking Footprint	1
1	1	Credit	Green Vehicles	1
<b>4</b>	<b>0</b>	<b>6</b>	<b>Sustainable Sites</b>	<b>11</b>
Y		Prereq	Construction Activity Pollution Prevention	Required
1	1	Credit	Site Assessment	1
2	2	Credit	Site Development - Protect or Restore Habitat	2
1	1	Credit	Open Space	1
3	3	Credit	Rainwater Management	3
1	1	Credit	Heat Island Reduction	2
1	1	Credit	Light Pollution Reduction	1
1	1	Credit	Tenant Design and Construction Guidelines	1
<b>7</b>	<b>5</b>	<b>0</b>	<b>Water Efficiency</b>	<b>11</b>
Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
2	2	Credit	Outdoor Water Use Reduction	2
4	3	Credit	Indoor Water Use Reduction	6
2	2	Credit	Cooling Tower Water Use	2
1	1	Credit	Water Metering	1
<b>13</b>	<b>10</b>	<b>10</b>	<b>Energy and Atmosphere</b>	<b>33</b>
Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
4	2	Credit	Enhanced Commissioning	6
6	2	Credit	Optimize Energy Performance	18
1	1	Credit	Advanced Energy Metering	1
2	2	Credit	Demand Response	2
3	3	Credit	Renewable Energy Production	3
1	1	Credit	Enhanced Refrigerant Management	1
2	2	Credit	Green Power and Carbon Offsets	2

<b>2</b>	<b>10</b>	<b>2</b>	<b>Materials and Resources</b>	<b>14</b>
Y		Prereq	Storage and Collection of Recyclables	Required
Y		Prereq	Construction and Demolition Waste Management Planning	Required
6	6	Credit	Building Life-Cycle Impact Reduction	6
2	2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2	2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2	2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2	2	Credit	Construction and Demolition Waste Management	2

<b>4</b>	<b>6</b>	<b>0</b>	<b>Indoor Environmental Quality</b>	<b>10</b>
Y		Prereq	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Environmental Tobacco Smoke Control	Required
2	2	Credit	Enhanced Indoor Air Quality Strategies	2
3	3	Credit	Low-Emitting Materials	3
1	1	Credit	Construction Indoor Air Quality Management Plan	1
3	3	Credit	Daylight	3
1	1	Credit	Quality Views	1

<b>6</b>	<b>0</b>	<b>0</b>	<b>Innovation</b>	<b>6</b>
5	5	Credit	Innovation	5
1	1	Credit	LEED Accredited Professional	1

<b>2</b>	<b>2</b>	<b>0</b>	<b>Regional Priority</b>	<b>4</b>
1	1	Credit	Regional Priority: Optimize Energy	1
1	1	Credit	Regional Priority: High Priority Site	1
1	1	Credit	Regional Priority: Indoor Water Use	1
1	1	Credit	Regional Priority: Renewable Energy	1

**55** **36** **18** **TOTALS** Possible Points: **110**

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

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## LEED/SUSTAINABILITY NARRATIVE FOR PARCEL D

To meet the City of Cambridge Requirements the project is demonstrating the compliance with the LEED Core & Shell v4 criteria. The project is currently tracking 55 points in the YES column with 36 in the study column. Further study over the coming weeks and months will determine final credit achievement. We have outlined in the narrative below, how the project intends to achieve the prerequisites and credits for the LEED BD&C Core and Shell v4 certification.

### **Introduction**

Sustainability informs every design decision. Enduring and efficient buildings conserve embodied energy and preserve natural resources. The project embraces the opportunity to positively influence the urban environment. Its urban location takes advantage of existing infrastructure while some access to mass transportation will reduce dependence on single occupant vehicle trips and minimize transportation impacts.

The Proponent and the Project design team are committed to an integrated design approach and are using the LEED BD&C v4 rating system and intend to meet certification as presented above. This rating will meet or exceed the City of Cambridge's Green Building standard. The LEED rating system tracks the sustainable features of the project by achieving points in following categories: Location & Transportation; Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

### **Location and Transportation**

The Location and Transportation credit category encourages development on previously developed land, minimizing a building's impact on ecosystems and waterways, regionally appropriate landscaping, smart transportation choices.

The site is located on a site that has been previously developed earning sensitive land protection. The site is also located on a brownfield where soil or groundwater contamination has been identified, and where the local, state, or national authority (whichever has jurisdiction) requires its remediation. We will perform remediation to the satisfaction of that authority.

The site is located on a site whose surrounding existing density within a ¼-mile [400-meter] radius of the project boundary and provided dozens of amenities within .5 mile of the project site.

The project provides access to quality transit as the project is located within .2 miles from the Green Line and within .2 miles of four bus lines.

### **Sustainable Sites**

The development of sustainable sites is at the core of sustainable design, stormwater runoff management, and reduction of erosion, light pollution, heat island effect, and pollution related to construction and site maintenance are critical to lessening the impact of development.

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The project will create and implement an erosion and sedimentation control plan for all construction activities associated with the project. The plan will conform to the erosion and sedimentation requirements of the 2012 U.S. Environmental Protection Agency (EPA) Construction General Permit (CGP) or local equivalent, whichever is more stringent.

The project will complete and document a site survey or assessment that will demonstrate the relationships between the site features and topics, Topography, Hydrology, Climate, Vegetation, Soils, Human use. The project will confirm that all the site hardscape has a SR value of at least .33 and the roofing material will also comply with the SRI requirements.

The project will provide a tenant manual with a description of the sustainable design and construction features incorporated in the core and shell project and the project's sustainability goals and objectives.

The project will meet uplight and light trespass requirements, using either the backlight-up-light-glare (BUG) method to achieve Light Pollution Reduction.

### **Water Efficiency**

Buildings are major users of our potable water supply and conservation of water preserves a natural resource while reducing the amount of energy and chemicals used for sewage treatment. The goal of the Water Efficiency credit category is to encourage smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside and water-wise landscaping outside. To satisfy the requirements of the Water Use Reduction Prerequisite and credit, the project will incorporate water conservation strategies that include low flow plumbing fixtures for water closets and faucets. The landscape will be designed so it will not require a permanent irrigation system with plant material that is native and adaptive.

The project is targeting a minimum 40% indoor water use reduction from the baseline. All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling will have the Water Sense label.

The project will install permanent water meters that measure the total potable water use for the building and associated grounds in addition to water meters for two or more of the following water subsystems, as applicable to the project: Irrigation, Indoor plumbing fixtures and fittings, Domestic hot water, Boiler. Metering data will be compiled into monthly and annual summaries; and will be shared with USGBC the resulting whole-project water usage data.

### **Energy & Atmosphere**

According to the U.S. Department of Energy, buildings use 39% of the energy and 74% of the electricity produced each year in the United States. The Energy and Atmosphere credit category encourages a wide variety of energy strategies: commissioning; energy use monitoring; efficient design and construction; efficient appliances, systems and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative practices.

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A whole-building energy simulation will be performed for the projects demonstrating both compliance with ASHRAE 2013 and the Stretch Code. The team will analyze efficiency measures during the design process and account for the results in design decision making. The team will use energy simulation of efficiency opportunities, past energy simulation analyses for similar buildings.

Fundamental Commissioning and Enhanced commissioning will be pursued for the project. Envelope commissioning will also be evaluated as an alternative.

The project will install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption (electricity, natural gas, chilled water, steam, fuel oil, propane, biomass, etc). Prereq 4- Fundamental refrigerant management. The project will not use chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (HVAC&R) systems.

The project will evaluate renewable energy production if it is not possible the building will be solar ready.

The project will select refrigerants that are used in heating, ventilating, air-conditioning, and refrigeration (HVAC&R) equipment to minimize or eliminate the emission of compounds that contribute to ozone depletion and climate change. Project will perform the calculations once systems are selected.

The project will also consider engaging in a contract for 50% or 100% of the project's energy from green power, carbon offsets, or renewable energy certificates (RECs).

### **Materials & Resources**

During both construction and operations, buildings generate tremendous waste and use many materials and resources. This credit category encourages the selection of sustainable materials, including those that are harvested and manufactured locally, contain high-recycled content, and are rapidly renewable. It also promotes the reduction of waste through building and material reuse, construction waste management, and ongoing recycling programs.

The project will provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building. Collection and storage areas may be separate locations. Recyclable materials will include mixed paper, corrugated cardboard, glass, plastics, and metals. The project will also take appropriate measures for the safe collection, storage, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste.

The project will develop and implement a construction and demolition waste management plan that will identify at least five materials (both structural and nonstructural) targeted for diversion. approximate a percentage of the overall project waste that these materials represent. The project will divert at least 75% of the total construction and demolition material; diverted materials must include at least four material streams. The project will also consider completing a life-cycle assessment.

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Careful material selection will be performed for the project. Where possible the project hopes to integrate products that have Environmental Product Declarations (EPD), Sourcing of raw materials and corporate sustainability reporting, and Material Ingredients disclosures.

### **Indoor Environmental Quality**

The U.S. Environmental Protection Agency estimates that Americans spend about 90% of their day indoors, where the air quality can be significantly worse than outside. The Indoor Environmental Quality credit category promotes strategies that can improve indoor air through low emitting materials selection and increased ventilation. It also promotes access to natural daylight and views.

The project will meet the minimum requirements of ASHRAE Standard 62.1–2010, Sections 4–7, Ventilation for Acceptable Indoor Air Quality (with errata), or a local equivalent, whichever is more stringent.

The project will provide enhanced indoor air quality strategies. The project will provide entryway systems design systems, interior cross-contamination prevention and filtration. The project will target Low emitting materials for all materials within the building interior is defined as everything within the waterproofing membrane. This includes requirements for product manufacturing volatile organic compound (VOC) emissions in the indoor air and the VOC content of materials.

The project will develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building, meeting or exceeding all applicable recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2nd edition, 2007, ANSI/SMACNA 008–2008, Chapter 3. The project will protect absorptive materials stored on-site and installed from moisture damage.

The project prohibits the use of all tobacco products inside the building and within 25 feet (8 meters) of the building entrance during construction. Daylight will be evaluated for energy efficiency opportunities and benefits for the occupants.

The project will achieve a direct line of sight to the outdoors for at least 75% of all regularly occupied floor area. View glazing in the contributing area will provide a clear image of the exterior, not obstructed by frits, fibers, patterned glazing, or added tints that distort color balance.

### **Innovation and Design Process**

The Innovation in Design and Innovation in Operations credit categories provide additional points for projects that use new and innovative technologies, achieve performance well beyond what is required by LEED credits, or utilize green building strategies that are not specifically addressed elsewhere in LEED. This credit category also rewards projects for including a LEED Accredited Professional on the team to ensure a holistic, integrated approach to design, construction, operations and maintenance. Five credits are being pursued and could include the following.



- 
- Innovation in Design: Exemplary Perf Quality Transit
  - Innovation in Design: Green Housekeeping
  - Innovation in Design: Walkable Site
  - Innovation in Design: Integrated Pest Mgmt
  - Innovation in Design: Water Offsets

**Regional Priority-**

- Regional Priority: Optimize Energy (maybe)
- Regional Priority: High Priority Site (yes)
- Regional Priority: Indoor water use reduction (yes)
- Regional Priority: Renewable Energy (maybe)
- Regional Priority: Building life-cycle impact reduction (maybe)