

Planning Board Special Permit #364 Amendment 1 – CambridgeSide Planned Unit Development

Appendix A: Development Summary

Approved Aggregate Development Summary Table

	Required (PUD-8)	Existing	Existing to be Removed	Conversion of Existing	New	Total Approved	Net Change
Land Area (square feet)	326,700	359,065	N/A	N/A	N/A	359,065	0
Total GFA (square feet)¹	1,665,000 max.	1,090,000	(-511,000)	See below	1,086,000	1,665,000	575,000²
Multifamily Residential (4.31 g.)	175,000 min.	0	0	0	175,000 ⁴	175,000	175,000
Office (4.34 a.-e.)	N/A	140,000	0	(-84,000)	359,000	415,000	275,000
Technical Office/Lab (4.34 f.)	N/A	0	0	173,000	512,000	685,000	685,000
Retail (4.35-4.36)	N/A	677,000	(-238,000)	(-89,000)	40,000	390,000	(-287,000)
Above-Grade Structured Parking ³	N/A	273,000	(-273,000)	0	0	0	(-273,000)
Total Dwelling Units⁴	N/A	0	0	0	200 (appx.)	200 (appx.)	200 (appx.)
Market Rate Units	No max. or min.	0	N/A	N/A	70 (appx.)	70 (appx.)	70 (appx.)
Affordable Units / Middle Income Units ⁵	30% of new d.u. sf as Affordable and 35% of new d.u. sf as Middle Income	0	N/A	N/A	130 (appx.)	130 (appx.)	130 (appx.)
Open Space (square feet)	20% of PUD-8 land area	230,600⁶	0	0	14,000	244,600⁶	14,000
Off-Site Public Open Space ⁶	N/A	171,600	0	0	0	171,600	0
On-Site Publicly Beneficial Open Space (square feet) ⁶⁷	N/A	59,000	0	0	14,000	73,000	14,000
Off-Street Parking Spaces⁷⁸	3,072 max. (see note)⁸⁹	2,490	(-795)	N/A	0	1,695	(-795)
Bicycle Parking Spaces	603 min.	131	N/A	N/A	N/A	See note¹⁰	See note¹⁰
Long-Term Bicycle Parking	457 min.	46	N/A	N/A	N/A	450 ¹⁰	404 ¹⁰
Short-Term Bicycle Parking	146 min.	85	N/A	N/A	N/A	146 ¹⁰	See note ¹⁰

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- 1 The proposed GFA and allocations to particular uses and Phases of the Project may be modified in accordance with the Conditions of this Special Permit.
- 2 No more than 575,000 sf of Net New GFA may be constructed pursuant to Section 13.104.1 of the CZO. Net New GFA may be allocated to development in either of the Project's Phases in accordance with the Conditions of this Special Permit.
- 3 Above-grade structured parking is counted as Existing GFA per PUD-8 zoning.
- 4 The total proposed unit count, as well as unit sizes, layout, floor plans and amenities, is subject to final review and approval during the design review process for the residential building, which will include refinement based on input from the Housing Division of the Community Development Department.
- 5 65% of the required Dwelling Unit Net Floor Area at the Project will be affordable, with 30% devoted to Inclusionary Housing and 35% devoted to Middle Income Units (as defined in Section 13.104.1(d)(3) of the CZO).
- 6 Per Section 13.105 of the CZO applicable to the PUD-8 District, Open Space includes the off-site Public Open Space at Charles Park and Canal Park.
- 7 On-site Publicly Beneficial Open Space includes the publicly accessible mall atrium space, the public easement for CambridgeSide Place and the new Mall connector, new setbacks and new pocket parks on First Street as generally depicted in the approved Open Space Plan.
- 8 This Special Permit approves a reduction in parking spaces at the Project from 2,490 spaces to approximately 1,695 spaces in accordance with the approved Final Development Plan and the Conditions of this Special Permit.
- 9 Parking is subject to maximum ratios by use set forth in Section 13.106.4 of the CZO.
- 10 Modification approved per Section 6.108 of the CZO. Long-term bicycle parking requirements may be met anywhere on the site and are permitted to serve all approved uses in the PUD. Required short-term bicycle parking shall be provided as possible on-site, subject to design review and site constraints, and any unmet requirement on-site shall be met via contribution per Section 6.104.2b of the CZO. See special permit conditions for additional details.

Approved Site Development Summary Table

Initial Phase

Building Site (Owner)	60 First Street (NW Cambridge Property Owner LLC)
Existing GFA	124,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	175,000 sq. ft. (Office & Lab) 35,000 sq. ft. (Retail)
Approved Building Height	85 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions
Building Site (Owner)	20 Cambridgeside Place (Cambridgeside Galleria Associates Trust)
Existing GFA (Uses)	125,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	125,112 sq. ft. (Office) 87,669 sq. ft. (Office & Lab) 15,200 sq. ft. (Retail)

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Approved Building Height	155 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Subsequent Phase

Note that any change to the configuration of the two Subsequent Phase building sites, or to the allocation of GFA and uses across those two sites, may be approved during the Design Review process as a Minor Amendment in accordance with the Conditions of this Special Permit.

Building Site (Owner)	80 First Street (Previously 80 & 90 First Street) (Cambridgeside Galleria Associates Trust)
Existing GFA	273,000 sq. ft. (Structured Parking)
Approved GFA (Uses) ¹	445,000 sq. ft. (Office & Lab) 10,000 (+/-) sq. ft. (Retail)
Approved Building Height	140-155 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Building Site (Owner)	150 Cambridgeside Place (Previously 110 First Street) (Cambridgeside Partners LLC)
Existing GFA	113,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	175,000 sq. ft. (Residential) 10,000 (+/-) sq. ft. (Retail)
Approved Building Height	155 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Core Mall

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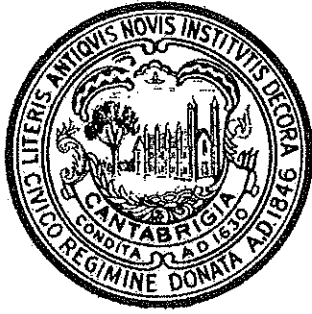
Appendix A: Development Summary

Building Site (Owner)	Core Mall (Cambridgeside Partners LLC)
Existing GFA (Uses)	140,000 sq. ft. (Office) 315,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	140,000 sq. ft. (Office) 315,000 sq. ft. (Retail)
Approved Building Height	As exists
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Below-Grade Parking Garage

Building Site (Owner)	Below-Grade Parking Garage (Cambridgeside Galleria Associates Trust)
GFA	None (all exempt from GFA calculations)
Existing Parking Spaces	2,490
Total Approved Parking Spaces Upon Completion of the Project	1,695 (see Special Permit Conditions)

¹ The approved GFA and allocations to particular uses, Phases, and Building Sites of the Project, may be modified in accordance with the Conditions of this Special Permit.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

OFFICE OF THE CITY CLERK
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

May 10, 2022

To: Cambridge City Clerk

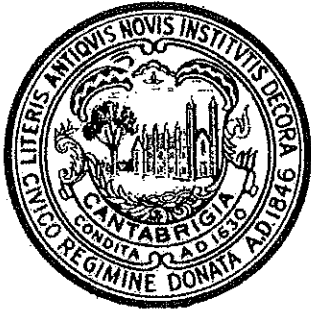
From: Swaathi Joseph

Subject: Correction to filed copy of Planning Board Special Permit PB-364 Amendment 1
(Minor) Decision

A typographical error has been discovered in the filed copy of the above referenced decision.

On page two of Appendix A of the decision, the approved GFA for Office & Lab for 20
Cambridgeside Place should be 187,699 sq.ft. instead of 87,699 sq.ft. This information has been
updated in the attached page two of Appendix A of the decision to be recorded as part of this
decision.

2022 MAY 13 AM 11:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2022 MAY 13 AM 11:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	364 Amendment #1 (Minor)
Location of Premises:	100 Cambridgeside Place, 60-68 and 106-108 First Street
Zoning:	Business A (BA), PUD-4 Overlay District, PUD-8 Overlay District
Applicant:	New England Development 75 Park Plaza, Boston, MA 02116
Owners:	NW Cambridge Property Owner LLC (60-68 First Street) 575 Fifth Avenue, New York, NY 10017 Cambridgeside Galleria Associates Trust u/d/t dated April 1, 1985 (100 Cambridgeside Place) 75 Park Plaza, Boston, MA 02116 CambridgeSide Partners LLC (106-108 First Street) 75 Park Plaza, Boston, MA 02116
Application Date:	January 28, 2022
Date of Determination:	March 8, 2022
Summary of Proposal:	Minor Amendment to Final Development Plan to approve a reconfiguration of the two Subsequent Phase building sites and the allocation of Gross Floor Area (GFA) and uses across those two sites in accordance with Condition 2.c.ii of the PB-364 special permit.
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 Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

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Subsequent Phase