

July 20, 2022

VIA E-MAIL

Chair Catherine Preston Connolly
and Members of the Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Minor Amendment No. 2 to CambridgeSide 2.0 Special Permit (PB #364)—Use of Third Floor of 100 Cambridgeside Place

Dear Chair Connolly:

New England Development LLC, on behalf of the property owners (the "Applicant"), respectfully requests that the Planning Board grant a Minor Amendment to the existing CambridgeSide 2.0 Special Permit ("PB #364") and the associated Final Development Plan ("Minor Amendment No. 2"), to allocate 84,000 square feet of technical office/lab use to the third floor of 100 Cambridgeside Place. The third floor has a current allocation of 140,000 sq. ft. of office use and will now have 84,000 sq. ft. of technical office/lab use and 56,000 sq. ft. of office use.

The approved Final Development Plan associated with PB #364, as amended to date, allows for up to 1,100,000 sq. ft. of GFA of office use and lab use per Section 4.34 of the Zoning Ordinance, as shown in the Approved Site Development Plan of PB #364 ("Appendix A"). A copy of Appendix A as updated by Minor Amendment No. 1 to PB #364 is enclosed as Exhibit A.

Condition #2.c.ii of PB #364 provides that a change to Appendix A not otherwise addressed in the special permit decision that (i) does not increase the GFA of any phase of the project by more than 10% or (ii) does not reconfigure the boundary line of any one site, may be approved by the Planning Board as a Minor Amendment pursuant to Condition No. 15 of the decision. In addition to the criteria of Condition #2.c.ii, Section 12.37.2 of the Zoning Ordinance provides that "minor amendments [to a PUD Special Permit] 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."

The third floor of 100 Cambridgeside is currently authorized to include up to 140,000 sq. ft. of office use and there is approximately 84,000 sq. ft. of unallocated technical office/lab GFA (lab GFA approved as part of PB #364, but not designated to be constructed). The Applicant is requesting the Planning Board's approval to reallocate 84,000 sq. ft. of currently authorized office GFA on the third floor with 84,000 sq. ft. of technical office/lab GFA. A copy of Appendix A updated to reflect the proposed allocation is enclosed as Exhibit B.

In this case, the GFA of 100 CambridgeSide will not be increased and the boundary line will not be modified and the concept of the PUD will not be altered. Accordingly, as discussed with CDD staff, this reallocation request may be approved as a Minor Amendment pursuant to Conditions ## 2.c.ii and 15 of the CambridgeSide 2.0 PB #364 and Section 12.37.2 of the Zoning Ordinance.

As part of our pre-filing meetings with CDD, there was a suggestion that, although this Application is only for the reallocation of previously approved space, we should include additional information for context for the Board. Therefore, enclosed are the following informational materials for your reference: (i) Approved Site Plan; (ii) Third Floor Site Plan—Approved and Proposed; (iii) Circulation Plan; (iv) Existing

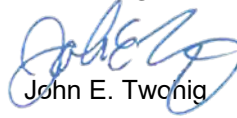
and Proposed Views; and (v) Proposed Roof Plan, including Canal Facing Green Roof Plan with Existing and Proposed Views.

As shown on the Canal Facing Green Roof Plan, in response to comments from CDD staff in our initial pre-filing discussions, we have added a green roof to 100 Cambridgeside Place of approximately 8,000 sq. ft. with a depth ranging from approximately 25 to 100 feet. The green roof is designed complement the landscape improvements along Canal Park all in furtherance of the City's goals to improve the visual environment and promote installation of green roof space, where possible. Additionally, the green roof provides screening of rooftop equipment, including any likely upgrades for the mall/office/lab mechanical equipment which are designed and located to minimize visual impacts.

We very much appreciate the time and consideration that the Planning Board, Community Development Department, City staff and neighbors have given to the CambridgeSide 2.0 Project and we look forward to presenting Minor Amendment No. 2 to the Planning Board in the near future.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twonig

Enclosures

EXHIBIT A

APPENDIX A OF PB #364 AS AMENDED
BY MINOR AMENDMENT NO. 1

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	0	275,000	415,000	275,000
Technical Office/Lab (4.34 f.)	N/A	0	0	89,000	596,000	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

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

Appendix A: Development Summary

- 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)

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

Appendix A: Development Summary

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

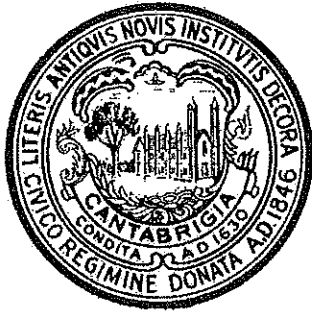
Appendix A: Development Summary

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, MASSACHUSETTS 02139

May 10, 2022

To: Cambridge City Clerk

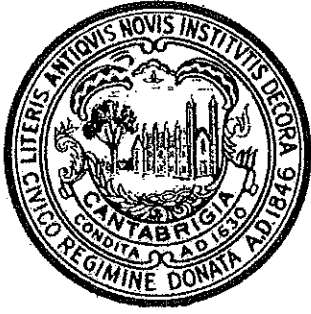
From: Swaathi Joseph

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.

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

Appendix A: Development Summary

- 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).
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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

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Existing GFA (Uses)	125,000 sq. ft. (Retail)
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2022 MAY 13 AM 11:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Subsequent Phase

EXHIBIT B

APPENDIX A OF PB #364 AS AMENDED
BY MINOR AMENDMENT NO. 2

Appendix A: Development Summary

Building Site (Owner)	Core Mall (Cambridgeside Partners LLC)
Existing GFA (Uses)	140,000 sq. ft. (Office) 84,000 sq. ft. (Lab) and 56,000 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.

100 CambridgeSide Third Floor



IMAGE : JACOBS

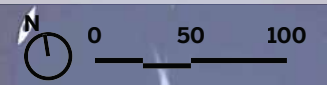
ONE CANAL

100 CambridgeSide Third Floor

Site Plan

EXHIBIT 1

THOMAS GRAVES LANDING



CANAL PARK

THORNDIKE

60
FIRST STREET

TEN CANAL

SPRING

HOTEL MARLOWE

SECOND

FIRST

80
FIRST STREET

100
CAMBRIDGESIDE

20
CAMBRIDGESIDE

HURLEY

LAND

150
CAMBRIDGESIDE

CAMBRIDGESIDE

SONESTA

CHARLES

NEW ENGLAND
DEVELOPMENT

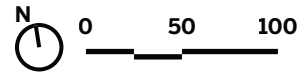
ONE CHARLES



ELKUS | MANFREDI
ARCHITECTS

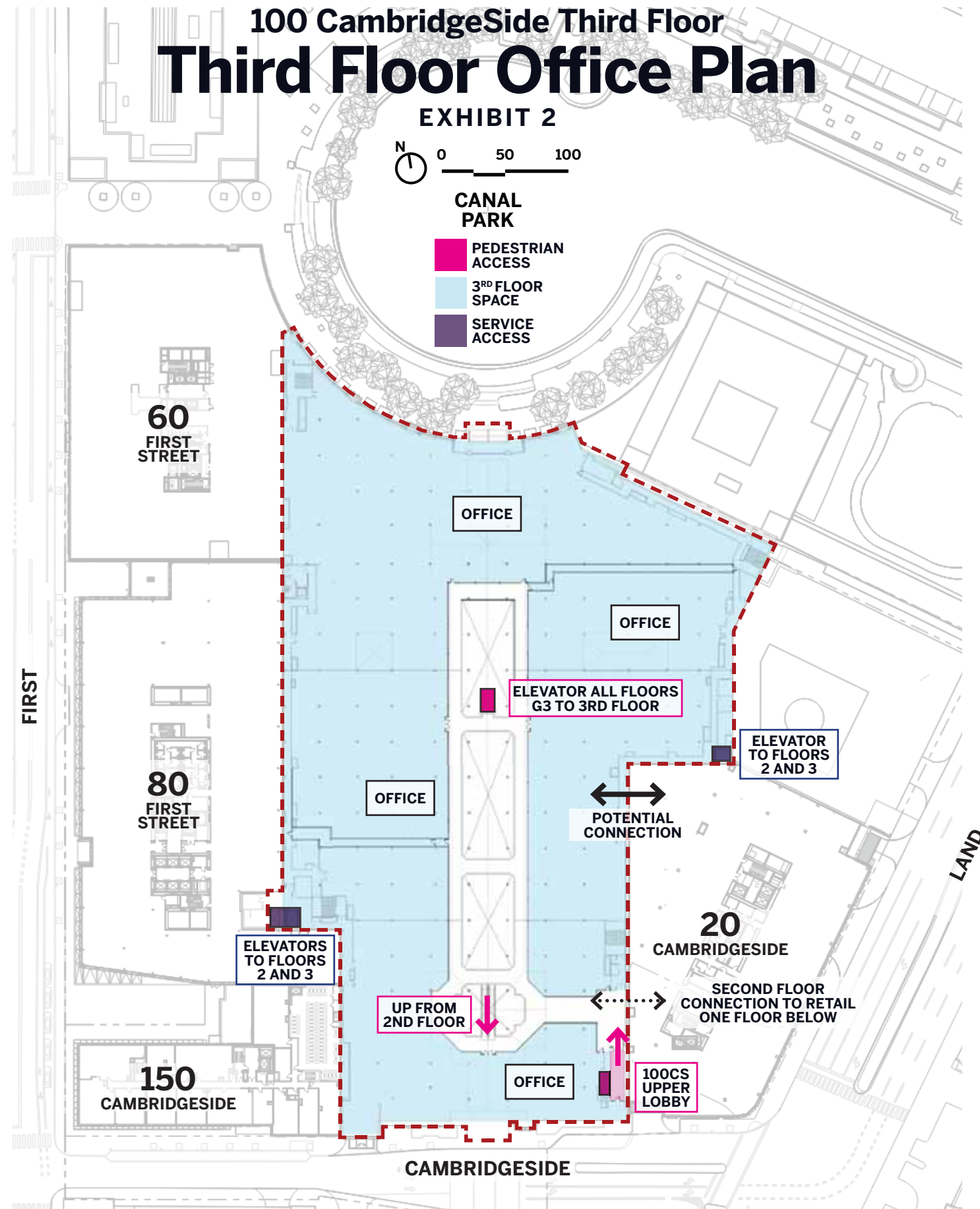
100 CambridgeSide Third Floor Third Floor Office Plan

EXHIBIT 2



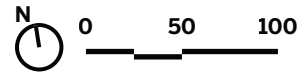
CANAL PARK

- PEDESTRIAN ACCESS
- 3RD FLOOR SPACE
- SERVICE ACCESS



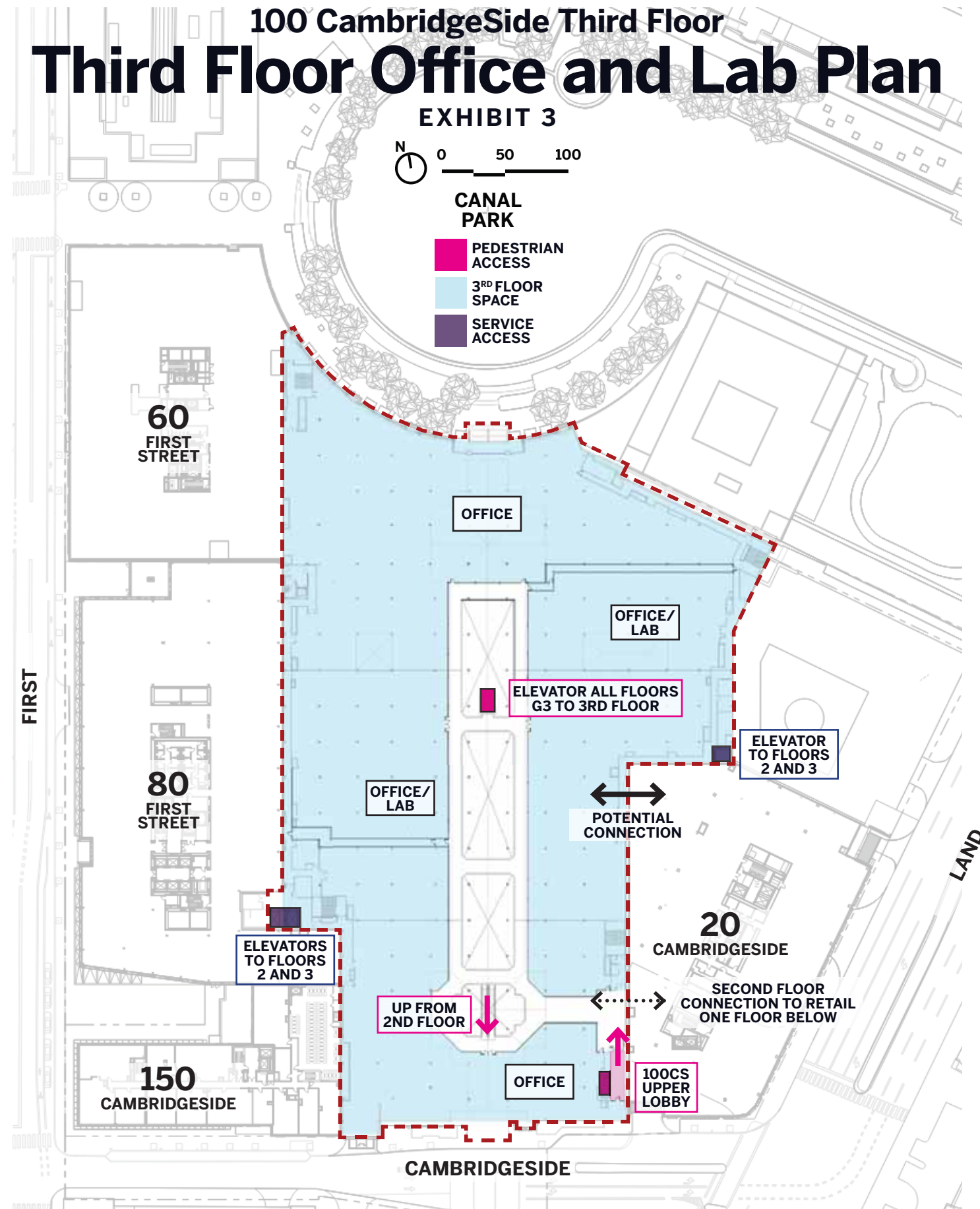
100 CambridgeSide Third Floor Third Floor Office and Lab Plan

EXHIBIT 3

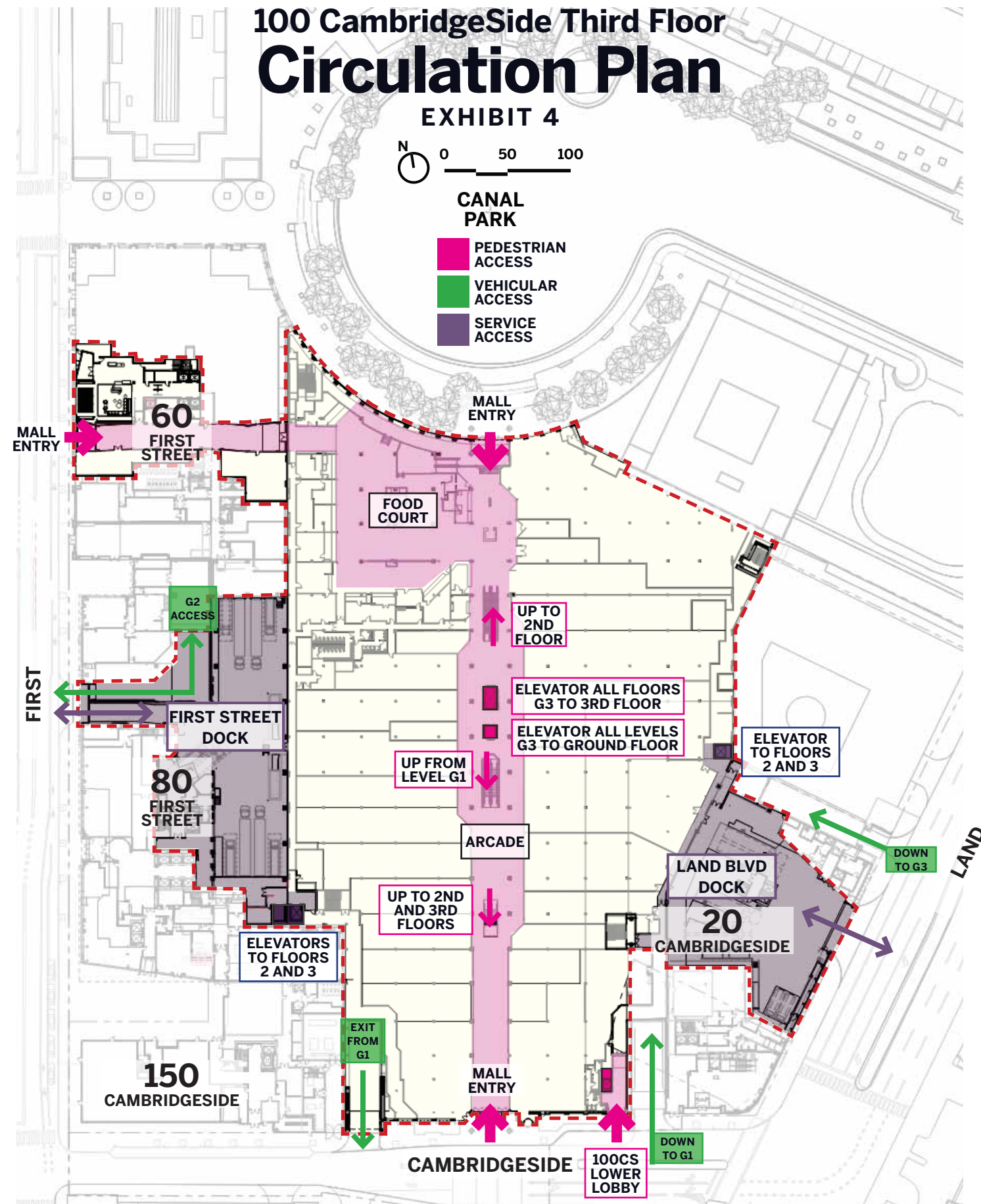


CANAL PARK

- PEDESTRIAN ACCESS
- 3RD FLOOR SPACE
- SERVICE ACCESS



- **Pedestrian access** to the 3rd floor from bike and vehicle parking in the Lower Garage includes
 - Existing mall elevators in the center of the atrium
 - Dedicated elevators on Cambridgeside Place (100CS Lower Lobby)
 - Existing escalators in the atrium.
- **Service access** to the 3rd floor is from two actively managed loading docks on
 - First Street and
 - Land Boulevard

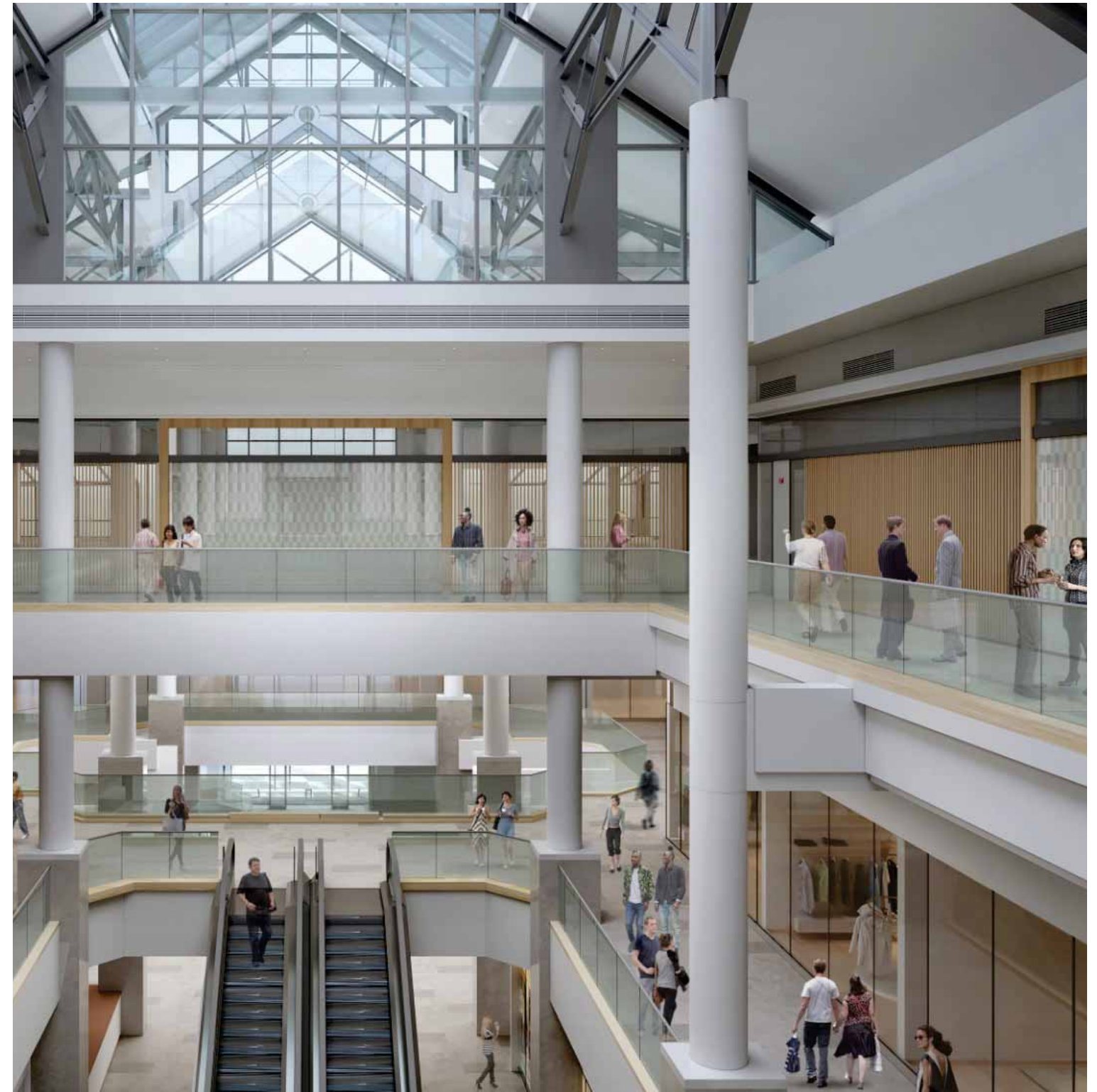


- **Vehicular entries** to 100 CambridgeSide include ramps to the Lower Garage from
 - Land Boulevard and
 - Cambridgeside Place
- Vehicular exits** include ramps from the Lower Garage onto
 - Cambridgeside Place and
 - First Street
- Circulation, parking and loading** continue to work as designed and previously approved.

100 CambridgeSide Third Floor
Third Floor Interior View Looking Toward Canal
EXHIBIT 5



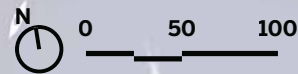
PREVIOUSLY PROPOSED VIEW



CURRENTLY PROPOSED VIEW (NO CHANGE)

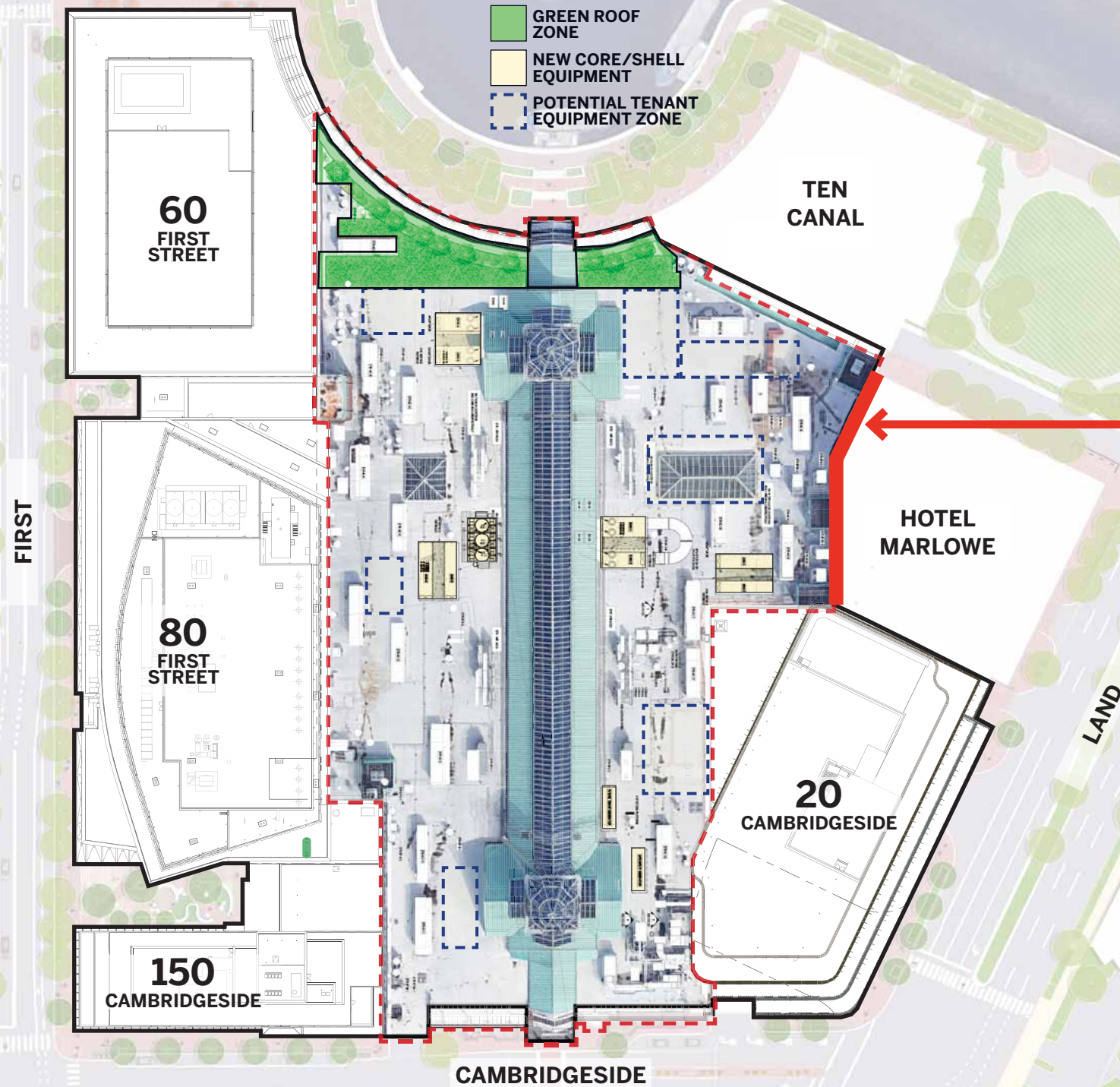
100 CambridgeSide Third Floor Proposed Roof Plan

EXHIBIT 6



CANAL PARK

- GREEN ROOF ZONE
- NEW CORE/SHELL EQUIPMENT
- POTENTIAL TENANT EQUIPMENT ZONE



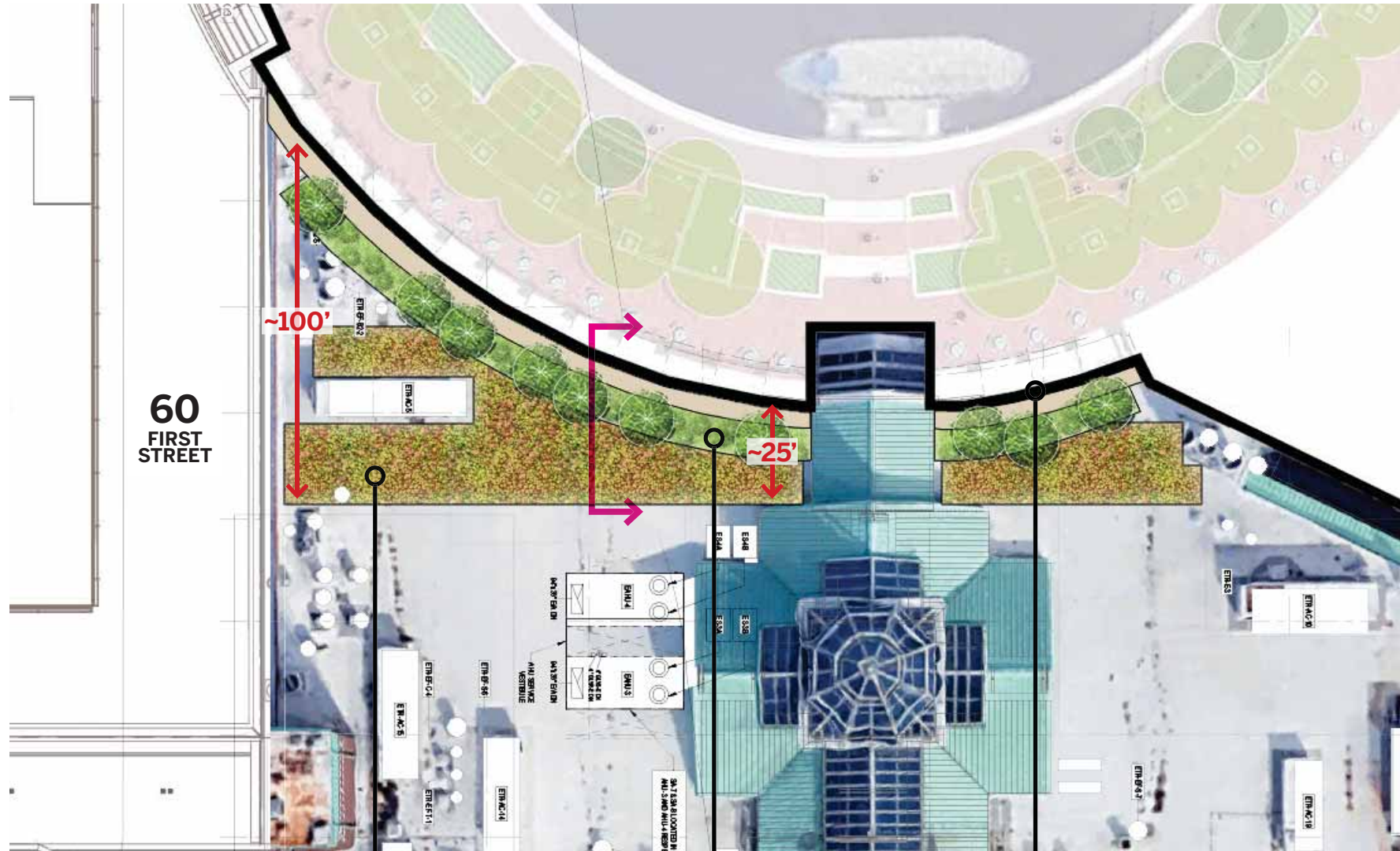
- A green roof and plantings will be installed on the mall roof along the Canal Edge.
- The addition of a green roof responds to input from CDD and complements the additional Canal Park improvements.
- Mechanical equipment associated with the third floor office and lab space is interspersed between existing mechanical equipment on the mall roof.
- The design and location of the new rooftop equipment is intended to mitigate any potential odor, acoustical or visual impacts, including views from the atrium of the mall.



100 CambridgeSide Third Floor Canal Facing Green Roof Plan

EXHIBIT 7

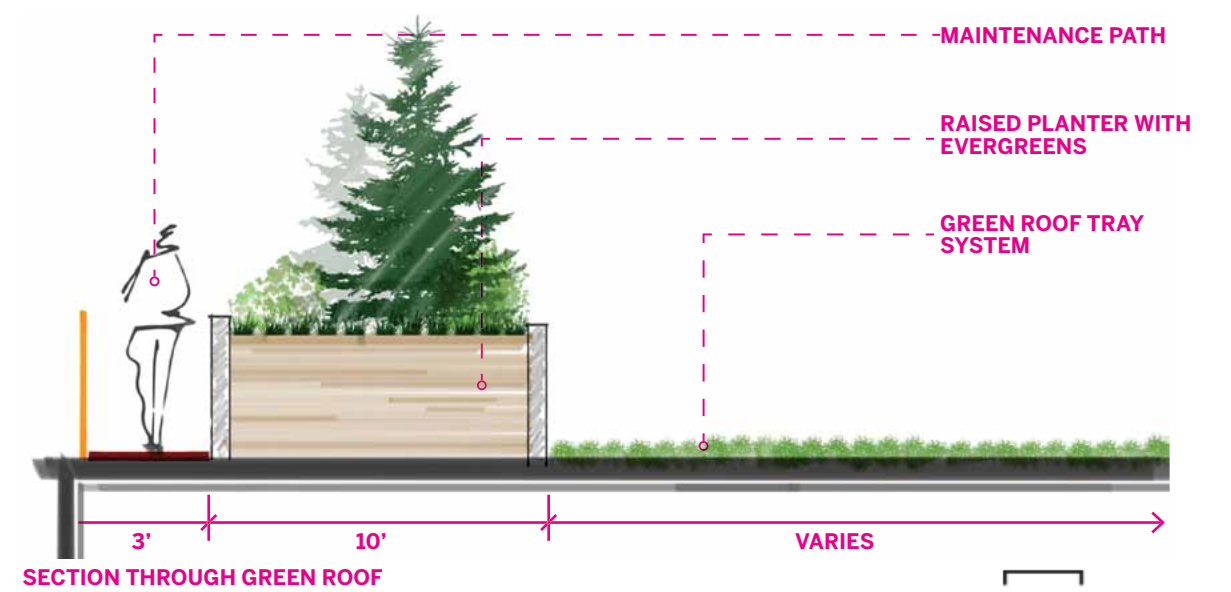
POSSIBLE PLANTINGS. FINAL SELECTION AND LAYOUT TO BE DETERMINED.



Green Roof Tray System

Raised Planter

Maintenance Path



100 CambridgeSide Third Floor
Existing View from Canal Park
EXHIBIT 8A



100 CambridgeSide Third Floor
Proposed View from Canal Park
EXHIBIT 8B



Proposed new mechanicals shown in yellow.

100 CambridgeSide Third Floor
Existing View from Thomas Graves Landing
EXHIBIT 9A



100 CambridgeSide Third Floor
Proposed View from Thomas Graves Landing
EXHIBIT 9B



Proposed new mechanicals shown in yellow.