



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

AGENDA

Tuesday, January 20, 2015 at 7:00 p.m.

Second Floor Meeting Room, 344 Broadway, Cambridge, Massachusetts

GENERAL BUSINESS

Update, Brian Murphy, Assistant City Manager for Community Development

Adoption of Meeting Transcript(s)

Board of Zoning Appeal Cases

MBTA presentation of the new Lechmere Station and Green Line Extension plans.

PUBLIC HEARINGS

8:00 p.m. PB#175, Major Amendment to PUD Special Permit and Project Review Special Permit by Archstone North Point II LLC, for the property located at 1-5, 7-13 and 23 East Street to permit a reduction of the maximum height of the project's Phase 2 to 70 feet and a reduction of the maximum number of dwelling units in Phase 2 to 300. The Major Amendment to PUD Special Permit and Project Review Special Permit (PB #175) is required pursuant to Section 12.37 and Section 19.25 of the Ordinance. This is the second public hearing of the two required.

8:30 p.m. PB#179, Major Amendment to PUD Special Permit and Project Review Special Permit by CJUF III NorthPoint, LLC, to amend the existing special permit for the area known as North Point in the North Point District generally located at East Street and NorthPoint Boulevard and also on First Street. The major amendments requested are (1) Parking revisions, including creating a shared parking district for NorthPoint; reducing parking ratios based on actual need; and allowing retail parking at a maximum ratio of 0.5 spaces per 1,000 square feet; (2) Increasing the amount of retail the Applicant may build from a maximum of 150,000 square feet to a maximum of 300,000 square feet. The increased retail square footage would be offset by a corresponding reduction in other commercial square footage; and (3) allowing up to 50,000 square feet of grocery store, as part of the total retail area of up to 300,000 square feet. This is the second public hearing of the two required for the PUD.

A new special permit is requested to reduce the required parking pursuant to Section 6.35.1. No changes are proposed to the total permitted gross floor area; or to the gross floor allocation of uses between residential and non-residential uses for the entire project or within the phases of development.

General Business items may be taken out of the order in which they appear on the agenda above. Times for General Business items are approximate. Public comments are taken only during a Public Hearing. During the discussion and deliberation on General Business items, the Planning Board does not solicit public comment. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting the Planning Board staff listed below. For further information concerning this agenda, please contact Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov. Applications and Petitions are online at www.cambridgema.gov/cdd.
