



# 121 FIRST STREET – PUD 231A APPLICATION FOR AMENDMENT #6 (MINOR)

URBAN SPACES

APPLICANT Urban Spaces, LLC

ARCHITECT DMS DESIGN LLC



121 FIRST ST.  
PROPOSED BANK AND  
RETAILER LOCATIONS

10/31/22

# **INTRODUCTION**

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## **INTRODUCTION**

121 First Street is a five-story office building identified as Parcel A in the Development Parcel for PUD Special Permit 231A (Amendment #3) approved by the Planning Board. When originally approved, the ground floor was anticipated to house a single retailer, PetCo, who had agreed to vacate its existing location on Charles Street to allow for the development to occur.

In 2018, Amendment #5 approved a modification to the ground floor plan to allow an office use when PetCo decided not to move to the new building and closed its Cambridge location due to a recently adopted Ordinance that placed restrictions on animal sales.

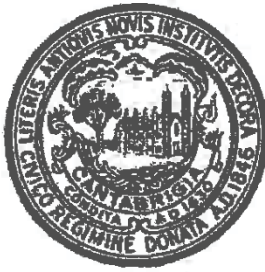
Despite several years of marketing efforts, a replacement retail tenant has not been discovered. The applicant now seeks a further modification to the ground floor plan to allow for a bank use in a portion of the space.

Revised floor plans and modified store front elevations are included in this application.

This application to amend PUD / Special Permit #231A is to authorize a bank use in a portion of the ground floor of Building A (121 First St.), originally intended as retail space. Contained within this submission is the Amended Development Proposal that includes all of the written and graphic information specified in Section 12.34.3 and Section 19.30.

# **COVER SHEET & OWNERSHIP CERTIFICATE**

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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • 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.

Location of Premises: 121 First Street

Zoning District: Business A/PUD-4B

Applicant Name: First Street - US, LLC

Applicant Address: 111 First Street, Cambridge MA

Contact Information: c/o (617) 492-4100      jrafferty@adamsrafferty.com      (617) 492-3131

	Telephone #	Email Address	Fax #
Additional Contact	617-388-0370	jhirsch@urbanspacesllc.com	

List all requested special permit(s) (with reference to zoning section numbers) below. *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.*

10.40 Special Permit  
 12.37.2 PUD Minor Amendment (Bank Use)

List all submitted materials (include document titles and volume numbers where applicable) below.

Project Description, Development Proposal as required by Sec. 12.34.3; Ownership Certificates; Site Plans, Floor Plans; Elevations; Photographs

Signature of Applicant:  Jeff Hirsch 10/20/22

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date \_\_\_\_\_ Signature of CDD Staff \_\_\_\_\_

**OWNERSHIP CERTIFICATE**

**Project Address:**

**Application Date:**

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: US Parcel A, LLC

at the following address: 55 Bent St. Cambridge MA 02141

to apply for a special permit for: PUD Special Permit

on premises located at: 121 First St. Cambridge MA

for which the record title stands in the name of: US Parcel A, LLC

whose address is: 55 Bent St. Cambridge MA 02141

by a deed duly recorded in the:

Registry of Deeds of County: S. Middlesex Book: 55811 Page: 586

OR Registry District of the Land Court,  
Certificate No.:

Book: Page:



Paul Ognibene

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

To be completed by Notary Public:

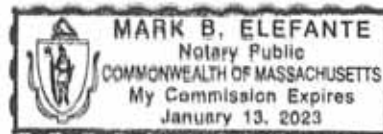
Commonwealth of Massachusetts, County of Suffolk

The above named Paul M. Ognibene personally appeared before me,

on the month, day and year September 27, 2022 and made oath that the above statement is true.

Notary: 

My Commission expires: \_\_\_\_\_



CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

# **DIMENSIONAL FORM**

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**DIMENSIONAL FORM**  
Project Address:

First Street PUD #231A Major Amendment - Aggregate Dimensional Form  
SP / PUD 231A - Minor Amendment #8 - Parcel A / 121 First St.  
Application Date: 10/20/2022

	Parcel A (121 First, 131-137 First, 139 First)	Parcel B (107 First, 119 First, 18 Hurley)	Parcel C (28 Charles)	Parcel D (85 First)	65 Bank (PUD 231A)	160 First (PUD 231A)	EXISTING 'per PUD SP 231A minor amendment #5 10/2/18	PROPOSED	Allowable	PERMITTED
Lot Area (SF)	16,473	35,959	20,005	16,250	50,868	29,978	182,663	no change	none	
Lot Width (SF)	195	200		125	200	200	N/A	no change	none	
Total Gross Floor Area (SF)	56,681	117,260	19,900	9,500	108,600	126,000	438,231	no change	532,760	
Residential Base	0	74,928	19,900	0	0	122,200	217,028	no change	409,815	
Non-Residential Base	56,681	14,850	0	9,500	108,600	3,800	193,691	no change	204,917	
Inclusionary Housing Bonus	0	27,505		0		inclusion above	27,505	no change	122,944	
Total Floor Area Ratio	3.10	2.28	0.92	0.6	1.81	4.20	2.148	no change	2.78	
Residential Base	0	2	0.62	0	0	4	1	no change	2.13	
Non-Residential Base	3	0.24	0	0.6	2	0.13	1	no change	1.08	
Inclusionary Housing Bonus	0	0.45		0	0	Included above	0	no change	122,944	
Total Dwelling Units	n/a	118	18	n/a	0	115	251	no change	665	
Base Units	n/a	91	15	n/a	0	100	206	no change	427	
Inclusionary Bonus Units	n/a	27	3	n/a	0	15	45	no change	45 * 20% OF REG. GEA	
Base Lot Area / Unit (SF)	n/a	761	n/a	n/a	n/a	1,019	761	no change	450	
Total Lot Area / Unit (SF)	n/a	593	n/a	n/a	n/a	686	563	no change	346	
Building Height (ft)	65'-0"	65'-0"	45'-0"	26'-0"	45'-0"	65'-0"	varies	no change	65'-0"	
Front Yard setback (ft)	0	2'-0"	9'-0"	2'-0"	4'	1'-0"	varies	no change	no minimum	
Side Yard Setback (ft)	0	18'-0" (on Charles street)	0	1'-0"	2'	5'	varies	no change	no minimum	
Side Yard Setback (ft)	0	0	10'-0"	0	2'	5'	varies	no change	no minimum	
Rear Yard Setback (ft)	0	2'-0"	125'-0"	50'-0"	45'	2'	varies	no change	no minimum	
Open Space (% of Lot Area)	1.97%	33%		1.90%	5.30%	4.00%	23%	no change	26%	
Permitted Open Space	320	21,215	348	348	11,297	6,021	41,210	no change	38,482	
Permissible Open Space	320	13,647		348		316	14,640	no change		
Other Open Space (specify)										
Off-Street Parking Spaces	0	23	142	11	94	64	342	no change		
Long-Term Bicycle Parking	*16 located on Parcel C	159		1	28	78	266	no change	293	
Short-Term Bicycle Parking	0	30		6		6	53	no change	40	
Loading Bays	0	1	0	0	2	0	3	no change	3	

**CITY OF CAMBRIDGE, MA**

**PLANNING BOARD SPECIAL PERMIT APPLICATION**

\* Parcel resides within Industry A1 zone. All other parcel without asterisk resides within Business A  
-- Pending Inclusionary Housing Conveyance



**PROJECT NARRATIVE**

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## A. DEVELOPMENT PARCELS

### **Parcel A** – 121 First Street / Ground Floor Commercial Rental Space (3,788 sf)

Located at 121 First Street, the applicant is requesting to modify the Development Proposal by using a portion of the space for a bank. The space consists of 3,788 s.f. of space and is located in the north east corner of the ground floor / corner of First St. and Charles St. The remaining ground floor space will be leased to David's Shoes, a local existing retailer on First St.

Changes to the building exterior shall consist of new operable retail entrances along First St., and new signage for the tenants. Two new store front entrances are proposed for retail spaces A and B. The bank's main entrance will be located at the north east corner of the building. There will be no changes to the remaining existing windows / storefront. Interior window treatments will conform to CDD and Cambridge requirements. Signage will be located in the brick band between the first floor and second floor, and a blade sign at the bank entrance. All signage will conform to Cambridge zoning requirements



1 Parcel A Retail  
1/16" = 1'-0"

**B. DEVELOPMENT SCHEDULE**

Parcel E will follow the proposed schedule below

In summary, estimated time frames for the project are:

Entitlement / Special Permit	May 2022 → Dec. 2022
Permitting	Jan. 2023 → March 2023
Construction	April 2023 → July. 2023
C of O	July. 2023

**C. DEVELOPMENT OWNERSHIP**

121 First St is owned directly by US Parcel A, LLC.

Listed below is the current ownership structure of each of the parcels:

<b>Parcel</b>	<b>Address</b>	<b>Owner</b>	<b>Control</b>	<b>Lot Size (SF)</b>
A	121 First	US Parcel A, LLC	Direct Ownership	16,473

## **GRAPHICS PACKAGE**

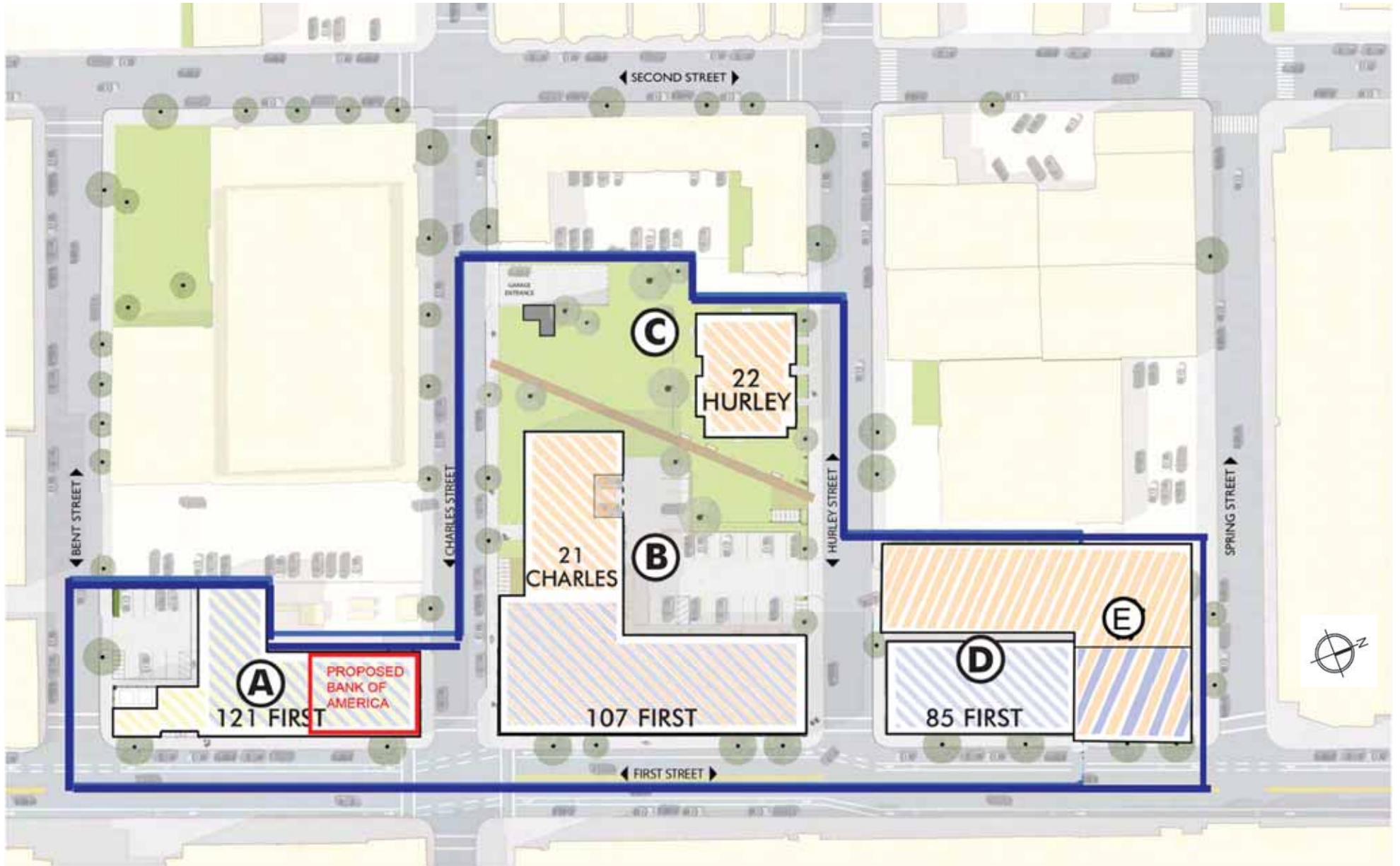
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**APPLICANT** - Urban Spaces, LLC  
55 Bent St.  
Cambridge, MA 02141

**ARCHITECT** - DMS Design, LLC  
5 Essex Green Drive,  
Suite 11A  
Peabody, MA 01960





121 First St. – Overall PUD and Proposed Area Re-use

121 FIRST STREET \_ PUD 231A

APPLICATION FOR AMENDMENT #6 (MINOR)



VIEW FROM FIRST STREET @ CHARLES STREET CORNER



VIEW FROM FIRST STREET @ BENT STREET CORNER



VIEW OF CORNER @ FIRST STREET & CHARLES STREET

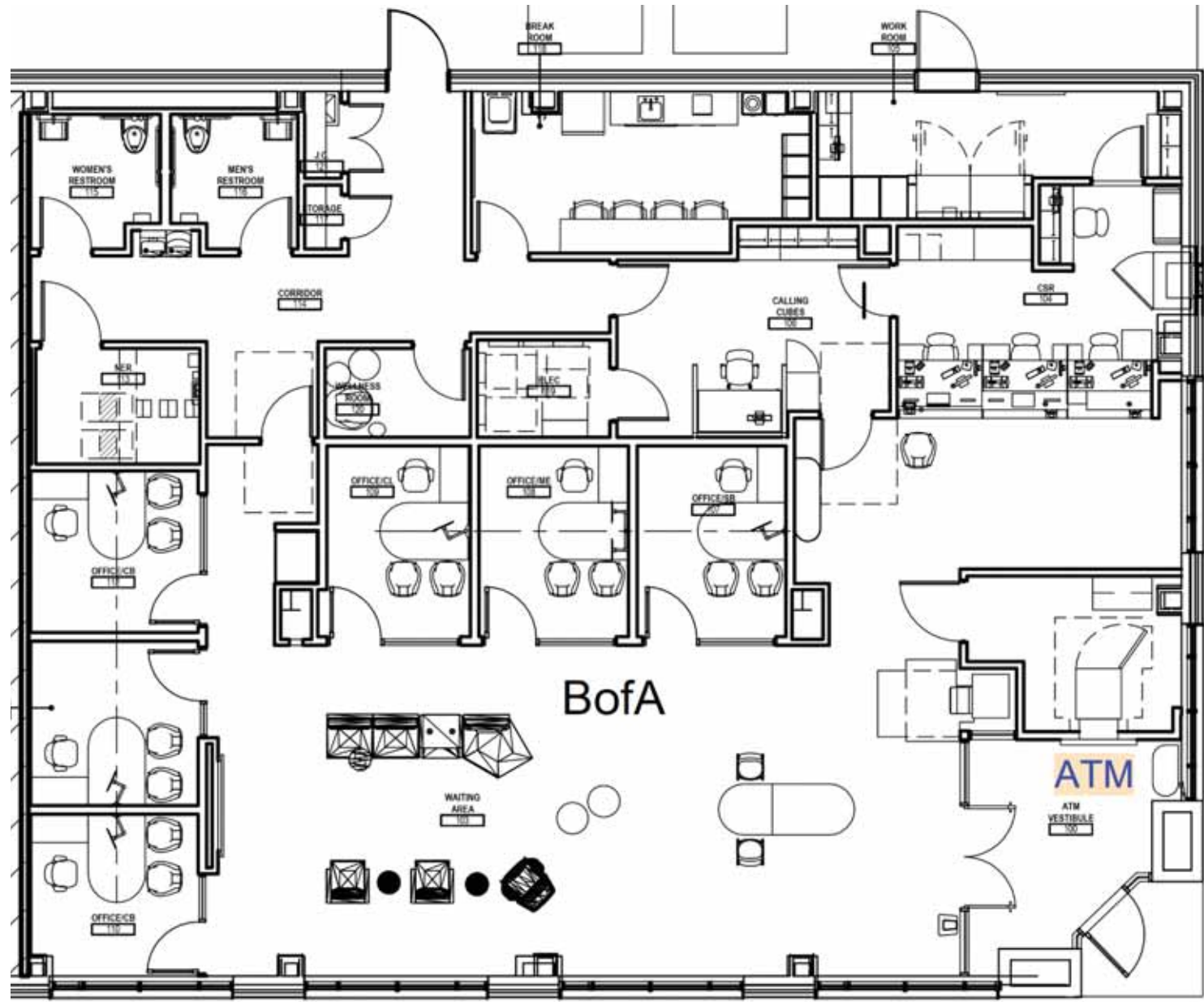


121 First St. – Existing Site and Building Photos

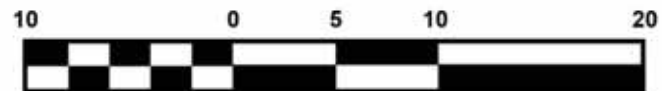


121 First St. – Existing Site and Building Photos





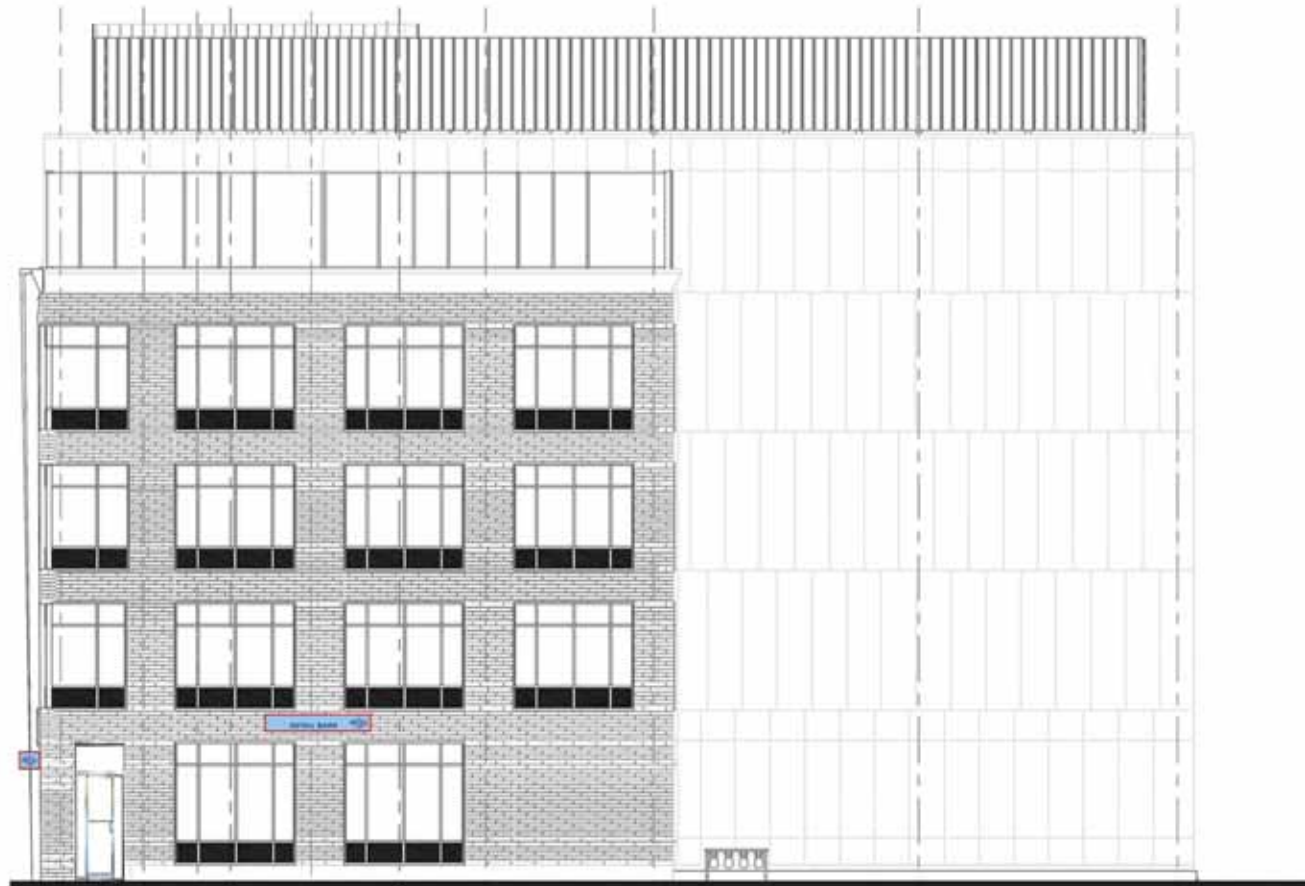
PARCEL A BOA FIT OUT PLAN





121 First St. – Proposed Interior Perspectives







121 First St. – Proposed Building Rendering Looking South Down First St.



121 First St. – Proposed Building Rendering Looking North Down First St.