



---

# CITY OF CAMBRIDGE

Community Development Department

---

To: Planning Board

From: CDD Staff

Date: January 5, 2023

Re: **PB-368 Amendment 1 (Minor), Volpe**

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

## Overview

---

Submission Type:	Request for Minor Amendment to PUD Special Permit
Applicant:	Massachusetts Institute of Technology (MIT)
Zoning District(s):	Business A (BA); Residence C-2B (C-2B); Office 2 (O-2); PUD-KS; PUD-7
Proposal Summary:	Modification of the Phasing Plan to move the C3 commercial building to Phase 1 and the C2 commercial building to Phase 2.
Other City Permits Needed:	None
Planning Board Action:	Approval of Minor Amendment with possible conditions
Memo Contents:	CDD Zoning Report
Other Staff Reports:	None

---

## Background

The Planning Board first approved the Volpe Redevelopment Special Permit (PB-368) in 2021, which includes approximately 3.2 million square feet of residential and non-residential uses in nine buildings, along with new public open spaces and private ways in Kendall Square.

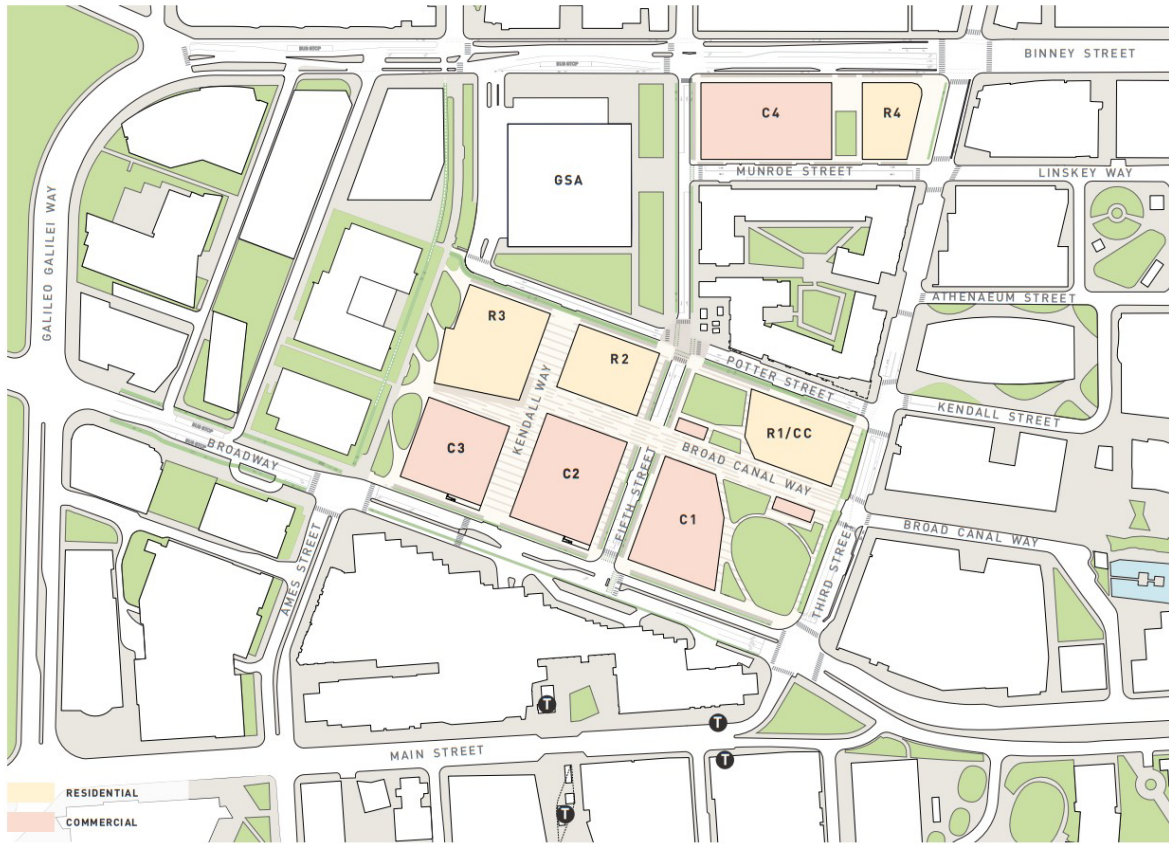


Figure A9: Site Development Plan - Uses

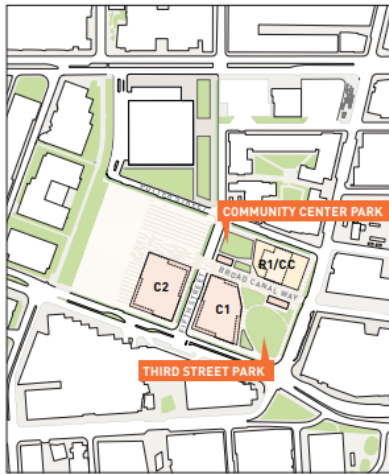
SECTION 1A. SITE ORGANIZATION AND DEVELOPMENT PLAN

MIT VOLPE FINAL DEVELOPMENT PLAN - VOLUME 2 25

## Requested Amendment

The Applicant seeks to modify the phasing of development as set forth in the PUD. As illustrated below, the Applicant requests commercial building C2, currently planned in Phase 1, be replaced with the commercial building C3, planned for Phase 2. The Application states that the reason for the request is that market interest in C3 has been greater than that of C2; thus, it is important to shorten the time-to-market for C3.

**Approved Phasing Plan**



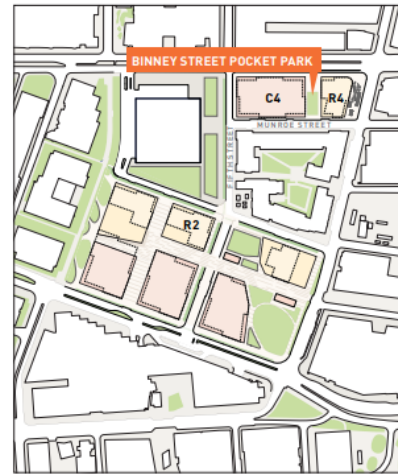
**PHASE ONE**  
 Buildings C1, C2, R1/CC  
 Third Street Park, Community Center Park  
 Fifth Street south of Potter  
 Broad Canal Way east of Fifth Street  
 Potter Street

± 17% Residential  
 ± 53% Commercial  
 ± 69% Permanently Guaranteed Open Space  
 100% Community Center



**PHASE TWO**  
 Buildings C3, R3  
 Sixth Street Park  
 Broad Canal Way west of Fifth Street  
 Kendall Way

± 38% Residential  
 ± 26% Commercial  
 ± 20% Permanently Guaranteed Open Space



**PHASE THREE**  
 Buildings C4 R4, R2  
 Binney Street Pocket Park  
 Fifth Street north of Potter

± 45% Residential  
 ± 21% Commercial  
 ± 11% Permanently Guaranteed Open Space

**Proposed Phasing Plan**



**PHASE ONE**  
 Buildings C1, R1/CC, C3  
 Third Street Park, Community Park, Sixth Street  
 Park south of Broad Canal Way  
 Fifth Street south of Potter  
 Broad Canal Way east of Fifth Street

± 17% Residential  
 ± 50% Commercial  
 ± 77% Permanently Guaranteed Open Space  
 100% Community Center



**PHASE TWO**  
 Buildings C2, R3  
 Sixth Street Park north of Broad Canal Way  
 Broad Canal Way west of Fifth Street  
 Passageway  
 Kendall Way  
 Potter Street

± 38% Residential  
 ± 29% Commercial  
 ± 12% Permanently Guaranteed Open Space



**PHASE THREE**  
 Buildings C4 R4, R2  
 Binney Street Pocket Park  
 Fifth Street north of Potter

± 45% Residential  
 ± 21% Commercial  
 ± 11% Permanently Guaranteed Open Space

Figure H1: Preliminary Phasing Plan

Along with this change, the southern portion of the Sixth Street Park will also be included in the Phase 1 of the Volpe development. The inclusion of the C3 building and the southern portion of the Sixth Street Park increases the amount of Permanently Guaranteed Open Space in Phase 1 from approximately 69% of the total two-acre requirement to approximately 77%.

In terms of overall commercial development, the proposed change would result in a net reduction of 47,587 square feet in Phase 1, based on the preliminary square footage estimates in the approved Final Development Plan.

### **Criteria for Granting Minor Amendments**

Per the general PUD provisions in Section 12.37 of the Cambridge Zoning Ordinance (CZO), the Planning Board determines whether changes to the Final Development Plan may be approved as minor amendments. The following guidance is provided in zoning:

*(12.37.2) Minor amendments 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. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.*

Conditions 5(d) and 18(b) of PB-368 provide the following additional guidance:

#### **5. Timing and Phasing**

d. Modifications. Modifications to the Phasing Plan or to this Condition #5 may be approved by the Planning Board as Minor Amendments pursuant to Condition #18 of this decision, provided that all other Conditions of this Decision and requirements of the CZO continue to be met.

#### **18. Procedures for Granting Minor and Major Amendments to the Decision**

b. Minor Amendments. A Minor Amendment to this Decision shall be approved by an affirmative vote of at least five (5) members of the Planning Board after consideration of the proposed change, enumerated on the Agenda, at an appropriately noticed meeting of the Planning Board. In approving a Minor Amendment, the Board shall issue a written determination that:

- i. The change is consistent with the standards for a Minor Amendment set forth in Section 12.37 of the CZO; and
- ii. The change does not violate applicable Sections of the CZO, or if the change requires relief pursuant to a special permit or variance, such relief has been granted; and
- iii. The change will not substantially alter the Findings upon which this Decision is based.

The Board may approve a minor amendment on the affirmative vote of five Planning Board members.

### **Zoning Comments on Proposed Amendment**

The Application notes that MIT will comply with all of the other conditions of the PUD and the CZO, regardless of the phasing change. Staff notes that the important aspects of the open space, community center, and residential components of Phase 1 are maintained, and the requested amendment will

result in the addition of more Permanently Guaranteed Open Space in Phase 1. The general sequencing of commercial development, residential development, open space, and other benefits is maintained.

The Application also states that a portion of Sixth Street Park will need to be completed in Phase 1 as part of this change. The Special Permit requires all open spaces, including Sixth Street Park, be subject to design review by the Planning Board. It will be important to understand the scope of the work proposed for Sixth Street Park in Phase 1 to determine if the work first requires Planning Board review.

### **Conditions**

The Application requests that the following conditions be modified to accommodate the requested phasing change:

- Appendix C – Transportation Mitigation
  - Condition #5 – Broadway Reconstruction. The Applicant requests that “C3” be replaced by “C2”.
  - Condition #8 – Kittie Knox Path / Sixth Street Walkway. The Applicant requests that the interim condition connection of Kendall Way be completed prior to completion of Phase 1, rather than Phase 2.
  
- Appendix E – Preliminary Phasing Plan
  - Replace the current Phasing Plan with an updated Phasing Plan reflecting the requested amendment.