



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Planning Board

From: CDD Staff

Date: July 29, 2014

Re: **Carlone, et al. Zoning Petition (Project Review Special Permits)**

This zoning petition proposes to authorize the City Council as the special permit granting authority for Project Review Special Permits (Section 19.20 of the Zoning Ordinance). The following provides some information on the Project Review Special Permit.

Background

The Project Review Special Permit was established in the Citywide Rezoning of 2001. Prior to this time, the Planning Board reviewed development projects in special planning areas (such as Planned Unit Development districts) as well as townhouse and multifamily residential projects in higher-density residential and industrial districts. The Project Review Special Permit generalized the scope of the Planning Board's review to include most large projects in districts that permit higher-density development.

With some exceptions, development projects containing 50,000 square feet of gross floor area or more are required to receive a Project Review Special Permit (in BA, BA-1 and BA-2 districts the threshold is 20,000 square feet). Projects are reviewed for transportation impacts and conformance to urban design criteria. In granting a special permit, the Planning Board may, and routinely does, attach conditions on the project to support the objectives of the zoning.

Overview of Project Review Special Permits

To date, the Planning Board has granted 49 Project Review Special Permits, summarized in the chart on the following pages. On average, about four have been granted per year, ranging from a low of one (2006) to a high of eight (2011). Most projects have been completed or are under development. In a handful of cases the project did not proceed as permitted, and was superseded by a subsequent development proposal.

In about half of all Project Review Special Permit cases, the project has also required other special permits granted by the Planning Board (such as PUDs, multifamily special permits, development in special districts), and in some cases the project sought special permits that would ordinarily be granted by the Board of Zoning Appeal (BZA) but were included within the Planning Board's purview per Section 10.45 of the Zoning Ordinance. It is not clear in the zoning petition whether the City Council would assume jurisdiction over other special permits that may be required for a project, or if such a project would be heard by the Planning Board and/or BZA in addition to the Council.

Project Review Special Permits Granted 2001-present

Case	Year	Address	Use(s)	GFA
170	2001	60 Oxford St (Harvard Data Center)	Education	73,010
171	2001	1730 Cambridge St (Harvard CGIS)	Education	85,133
173	2001	250 Mass Ave (Novartis)	Office/R&D	484,072
174	2002	320 Bent St	Office/R&D	506,904
175	2002	1-23 East St PUD	Residential, retail	850,642
181	2002	43 Vassar St (MIT Brain & Cog)	Education	362,000
182	2003	One Hampshire St (Draper Labs)	Office/R&D	156,693
179	2003	North Point PUD	Residential, Office, Retail	5,500,500
186	2003	310 Rindge Ave (Brickworks)	Residential	153,700
191	2003	15 Oxford St (Harvard)	Education	118,800
192	2004	One First St PUD	Residential, retail	294,154
189	2004	303 Third St PUD	Residential, retail	554,598
198	2004	Acorn Park Drive (Discovery Park)	Office/R&D	819,916
173	2005	196 Mass Ave (Novartis)	Office/R&D	65,319
199	2005	2 Athens Terrace (Harvard)	Dormitory, residential	126,765
200	2005	870 Memorial Drive (Harvard)	Dormitory, residential	140,652
204	2005	24 Oxford St (Harvard)	Education	410,000
206	2005	75 Ames St	Residential, retail	204,228
209	2005	330 Mt Auburn St (Hosp. Addition)	Hospital	180,900
215	2006	235 Albany St (MIT)	Dormitory	246,900
221	2007	1595 Mass Ave (Harvard Law)	Education	238,000
222	2007	22 Water St PUD	Residential	453,790
223	2007	777 Memorial Drive	Residential	68,519
225	2007	100 Memorial Drive (MIT Sloan)	Education	209,000
227	2008	70 Fawcett St	Residential	289,000
231	2008	159 First St PUD	Office/R&D, residential, retail	249,000
232	2008	500 Main St (MIT Cancer Research)	Education	308,756
235	2008	112 Mt Auburn St	Office, retail	83,200
236	2008	160/180 Cambridgepark Drive	Office/R&D	583,556
238	2009	650 Main St (MIT)	Office/R&D	418,317
243	2010	Alexandria Center PUD	Office/R&D, residential, retail	1,533,200
247	2010	22 Water St PUD	Residential	453,790
241	2011	2013 Mass Ave	Residential, retail	86,821
253	2011	1801 Mass Ave (Lesley Art Institute)	Education	74,500
254	2011	225 Concord Turnpike	Residential	254,000
255	2011	70 Fawcett St	Residential	466,362

Case	Year	Address	Use(s)	GFA
257	2011	75 Ames St (Broad Expansion)	Office/R&D, retail	250,000
260	2011	5 Western Ave (CHA/Old Police Sta.)	Social services	61,498
262	2011	One Education Way (EF)	Office, education	295,000
265	2011	181 Mass Ave (Novartis)	Office/R&D	539,513
269	2012	603 Concord Ave	Residential, retail	64,189
270	2012	160 Cambridgepark Drive	Residential	445,000
272	2012	165 Cambridgepark Drive	Residential	280,000
276	2013	33 Cottage Park Ave	Residential	83,067
278	2013	240 Sidney St	Residential	96,431
279	2013	130 Cambridgepark Drive	Residential	231,321
281	2013	1201 Mass Ave (Harvard)	Dormitory	57,403
283	2013	300 Mass Ave (University Park)	Office/R&D, retail	227,500
284	2014	15 Richdale Ave (Hathaway Bakery)	Residential	66,300

Within the same timeframe, there have been two Project Review Special Permit applications for which special permits were not granted because they were withdrawn by the Applicant. Per state statute, withdrawing an application is treated as a denial.

Project Review Special Permit Cases Withdrawn 2001-present

Case	Year	Address	Use(s)	GFA
184	2003	195 First St PUD	[Not avail.]	[Not avail.]
185	2003	One Kendall Square	Office/R&D, retail	202,500

*Note: GFA refers to Gross Floor Area calculated in square feet. **ALL FIGURES APPROXIMATE***