



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, September 6, 2011 at 8:00 p.m. at the City Hall Annex, 344 Broadway, Second Floor Meeting Room, Cambridge, Massachusetts on a Development Proposal application #262 by EFEKTA House, Inc. to construct an office building have a Gross Floor Area of up to 230,000 square feet of general office, education (other school) use and retail (restaurant) space and up to 65,000 square feet devoted to above-grade structured parking on property currently owned by the Commonwealth of Massachusetts and located at the southeast corner of the intersection of Industrial Park Drive and the North Point Boulevard Extension in East Cambridge (in the North Point area of the City). The proposal requires a Planning Board Project Review Special Permit pursuant to Section 19.20 of the Cambridge Zoning Ordinance (the "**Ordinance**") as well as a Planned Unit Development Special Permit pursuant to Ordinance Article 12 (Planned Unit Development) and Ordinance Section 13.70 (PUD in the North Point Residence District). The applicant requests the Planning Board to make findings that: (1) one hundred percent (100%) of the total authorized Gross Floor Area ("**GFA**") within the Development Parcel for the project, exclusive of Gross Floor Area devoted to parking facilities, may consist of non-residential uses pursuant to Ordinance Section 13.70 and (2) Ordinance Section 13.70 permits a restaurant of approximately 14,000 square feet to be located partially on the ground floor and partially on the second floor of the project overlooking the building atrium and the North Point Park. The applicant also requests that the Planning Board grant a Special Permit reducing the minimum parking requirement to 120 spaces as permitted in Ordinance Section 6.35.1 and Ordinance Section 10.45.

This will be the first of two required public hearings for the PUD process. A second hearing on the Final Development Plan will be held at a later date to be determined.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Liza Paden at  
617-349-4647, TTY 617-349-4621, email [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

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