

Major Amendment to PB#231A

Presentation to the Cambridge Planning Board
9/17/13

SKANSKA

150 SECOND



Zoning History

- April 2008 - Special Permit #231 related to PUD for 159 First Street, 65 Bent Street, 29 Charles Street Approved
- August 2010 – PUD Special Permit expired and identical PUD proposal approved as #231A
- June 2012 – Minor Amendment to #231A for unit mix, bicycle parking and removing requirement for 4 off site parking spaces

PUD Update

- 159 First Street - 115 units, 3,800 SF of retail and 64 parking spaces under construction and anticipated delivery date Fall 2014
- 65 Bent Street (150 Second Street) - Lab and office building completed in Q1 2013
- 29 Charles Street – available for commercial use per Special Permit, 8 townhomes with 8 parking spaces

Amendment Summary

- The number of parking spaces don't change, just ratios
- Obligation to provide 1 parking space per unit (subject to demand) still exists
- 22 Parking spaces will now be allocated to coincide with the use of the commercial property in PUD with potential overflow for residential demand to be accommodated within the PUD
- PTDM Plan remains applicable for commercial spaces
- Changes in the parking ratio to reflect market demand while keeping conditions to accommodate for stronger parking demand

Amendment Summary Cont'd

- An increase in accessory parking for commercial R&D uses from 72 to 94 spaces (0.66 to 0.87 spaces/1,000 sf).
- (the new ratio will be between KS .8 and ARE zoning .9 for lab uses
- A reduction in accessory parking for residential uses on 159 First Street from 86 to 64 spaces (0.75 to 0.56 spaces/unit).

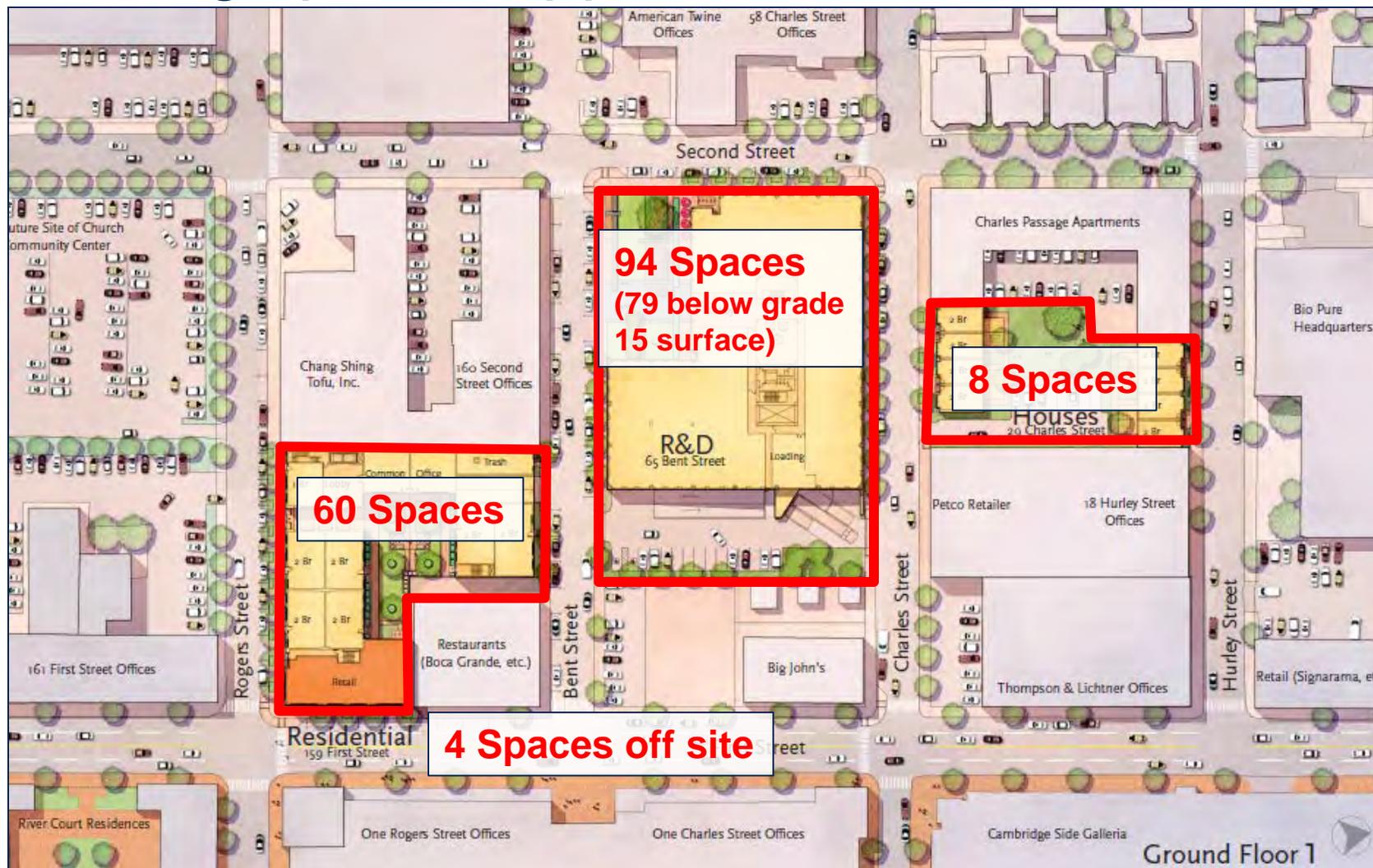
Traffic Department Comments and Recommendations per 9/17/13 letter

- Need to provide .68(add'l 15 spaces) for minimum of 3 years
- Relief from this requirement via Minor Amendment if applicant can show that register vehicle are at or below .56 ratio
- Priced no more than on-site spaces
- Obligated to provide up to one space per unit
- 22 spaces at lab building won't become active until lease is demonstrated

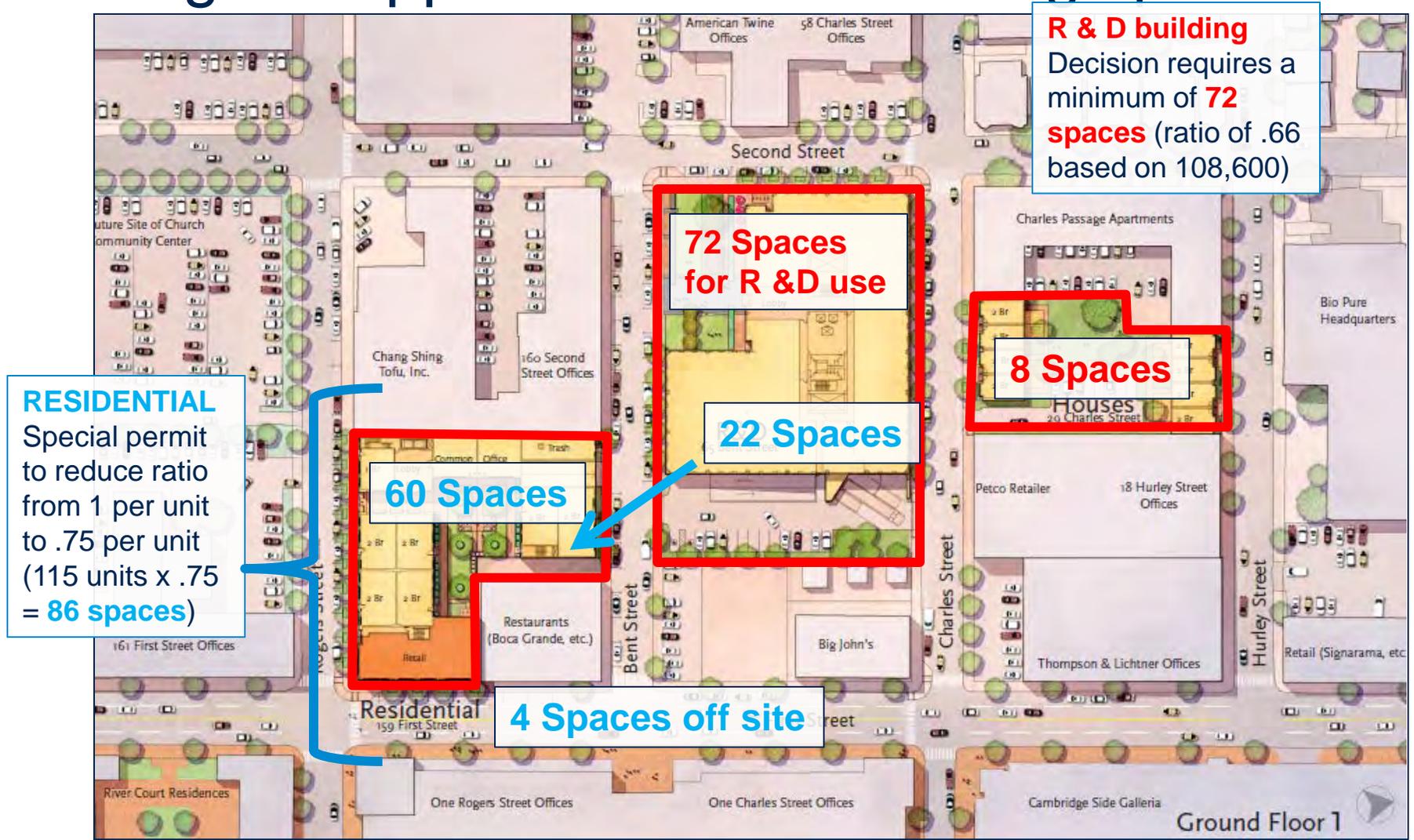
PUD Special Permit #231A Site Plan



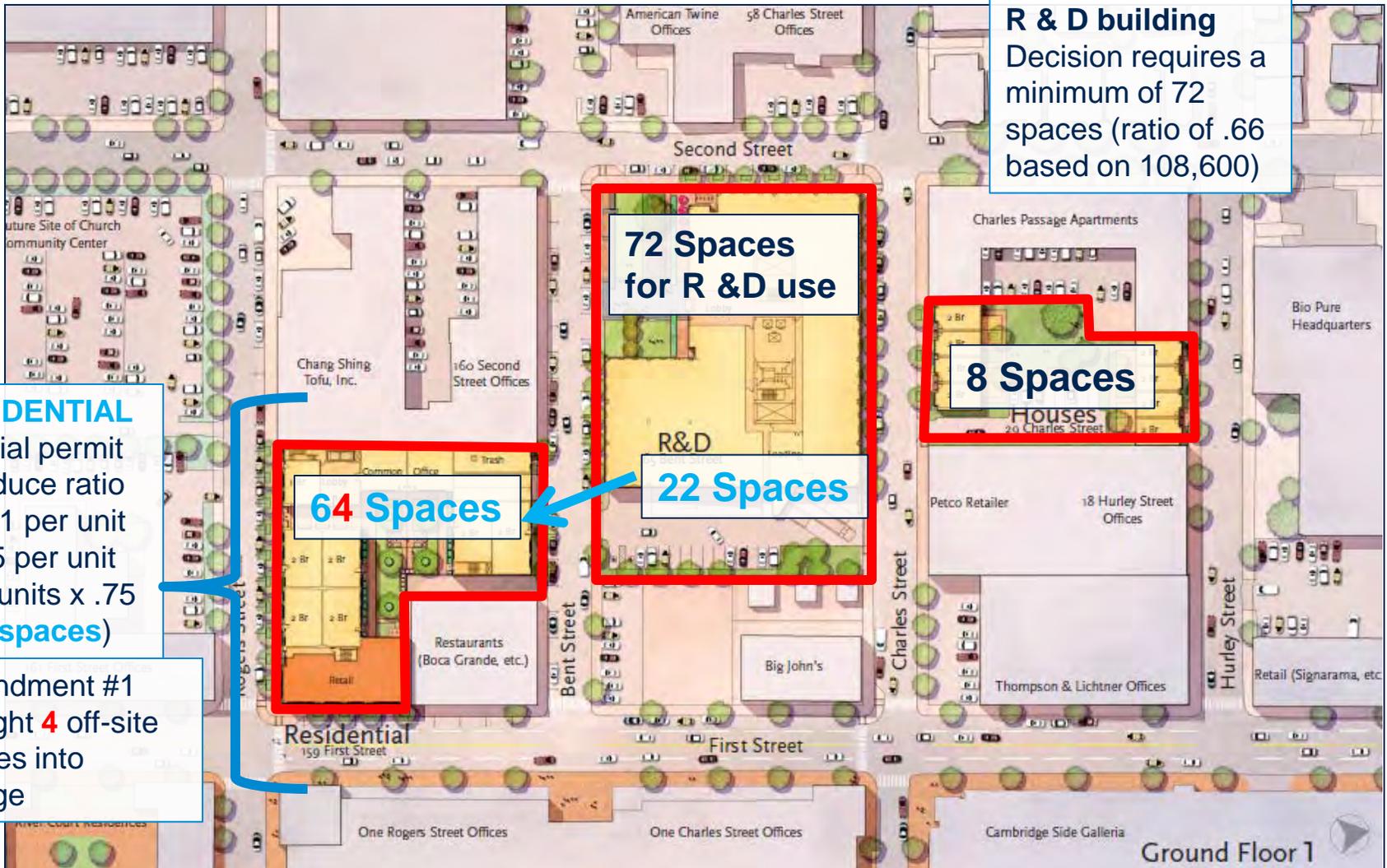
Parking spaces approved in PUD SP #231A



Original Approved Use of Parking spaces



Changes from Minor Amendment #1



R & D building
Decision requires a minimum of 72 spaces (ratio of .66 based on 108,600)

8 Spaces

72 Spaces for R & D use

22 Spaces

64 Spaces

RESIDENTIAL
Special permit to reduce ratio from 1 per unit to .75 per unit (115 units x .75 = **86 spaces**)

Amendment #1 brought **4** off-site spaces into garage

Changes for Major Amendment #2

