

June 18, 2014

Hugh Russell, Chairman
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Amendments to PB#26 (125 CambridgePark Drive) and PB#47 (150
CambridgePark Drive), and a new Special Permit application for the property
located at 180R CambridgePark Drive (the "Project")

Dear Chairman Russell and Members of the Planning Board,

On behalf of The McKinnon Company, the developer of the Project, and BRE/CPD LLC, an affiliate of Equity Office Properties, the owner of the Project site, I write to provide some additional information regarding the Project. The City's Community Development Department has alerted us that the Project's May 21, 2014 application failed to request a Special Permit under Section 20.95.2 of the Ordinance (to allow an increased maximum height of 105 feet at the Project site). We greatly appreciate the Community Development Department's bringing that issue to our attention, and have coordinated with the Community Development Department to update the Project's public notice accordingly. In connection with the foregoing, we hereby submit to the Board an updated Project Cover Sheet (attached hereto as Exhibit A) and an updated list of zoning relief sought (attached hereto as Exhibit B). We have confirmed that no additional modifications to the Project's application are required.

We appreciate your attention to this matter and look forward to appearing before the Board to discuss the Project on July 8, 2014.

Sincerely,



Kevin J. Renna
Attorney for the Owner

cc: John Conley, Equity Office Properties
Paul Filtzer, Equity Office Properties
Richard M. McKinnon, The McKinnon Company

EXHIBIT A

goulston&storrs
counsellors at law

COVER SHEET

[see attached]



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.

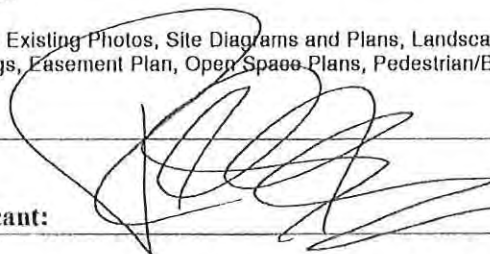
Location of Premises: 125, 150, and 180R CambridgePark Drive
Zoning District: Office 2A, Alewife Overlay District 6, Medical Marijuana District 1, Flood Plain Overlay District, and Parkway Overlay District
Applicant Name: The McKinnon Company on Behalf of BRE/CPD LLC
Applicant Address: 1 Leighton Street Unit #1905, Cambridge, MA 02141
Contact Information: 617.354.4362 mckinnoncompany@comcast.net 617.354.6811
Telephone # Email Address Fax #

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.*

Section 20.63.7 - Parkway Overlay District	Section 6.43.6 - Common Driveways
Section 20.70 - Flood Plain Overlay District	Section 6.44.1 - Setbacks for On Grade Parking Facilities
Section 20.95.1 - Maximum Floor Area Ratio	Section 19.20 - Project Review
Section 20.95.2 - Maximum Height	
Section 20.95.34 - Waiver of Yard Requirements	
Section 20.97.2 - Pooled Parking	
Section 20.97.3 (and Section 5.25.42) - Waiver of Gross Floor Area Provisions for Parking Facilities	
Section 6.35 - Relief from Parking Requirements	

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

Volume 1 - Dimensional Forms, Ownership Certificate, Fee Schedule, Project Description, Zoning, Sewer/Water/Noise Narrative, Subdivision Plan, Flood Plain Documentation, LEED Narrative and Checklist, Neighborhood Outreach
Volume 2 - Site Maps, Existing Photos, Site Diagrams and Plans, Landscape and Tree Plans, Floor Plans, Elevations, Perspective Renderings, Easement Plan, Open Space Plans, Pedestrian/Bike Bridge Option Diagrams

Signature of Applicant: 

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

EXHIBIT B

ZONING RELIEF SOUGHT

Multifamily dwellings, and the Project's proposed accessory uses, are allowed as-of-right at the Site. The Project's compliance with the Ordinance's dimensional requirements is summarized in the Dimensional Forms submitted with this Application. The Applicant is requesting amendments to the Existing 125 CPD Special Permit and the Existing 150 CPD Special Permit, along with new special permits in connection with the Project, to include the following relief under the Ordinance:

- Special Permit under Section 20.63.7 of the Ordinance for divergence from the Parkway Overlay District standards set out in Section 20.60 of the Ordinance.
- Special Permit under Section 20.70 of the Ordinance for construction in the Flood Plain Overlay District.
- Special Permit under Section 20.95.1 of the Ordinance, to allow an increased base Floor Area Ratio to approximately 2.0 at the Site.
- Special Permit under Section 20.95.2 of the Ordinance, to allow an increased maximum height of 105 feet at the Site.
- Special Permit under Section 20.95.34 of the Ordinance, to reduce the applicable front, side and rear yard requirements.
- Special Permit under Section 20.97.2 of the Ordinance, to permit the new pooled parking arrangements between the Site and 100, 125 and 150 CambridgePark Drive.
- Special Permit under Section 20.97.3 (and Section 5.25.42) of the Ordinance, to exclude the Project's at-grade parking facilities and the Parking Structure from applicable Floor Area Ratio limitations.
- Special Permit under Section 6.35 of the Ordinance, to reduce the Project's required amount of parking to permit the proposed shared parking arrangements.
- Special Permit under Section 6.43.6 of the Ordinance, to permit the common driveway located on the 130 CambridgePark Drive, 150 CambridgePark Drive and 180R CambridgePark Drive parcels.
- Special Permit under Section 6.44.1 of the Ordinance, to permit on grade open parking spaces and driveways within five (5) feet of side and rear property lines.
- Project Review Special Permit under Section 19.20 of the Ordinance for construction of more than 50,000 square feet of new Gross Floor Area.