

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: 159 First Street; 65 Bent Street; 29 Charles Street
Zoning District: Industry A-1/PUD 4B; Business A/PUD 4B
Applicant Name: Urban Spaces
Applicant Address: c/o James J. Rafferty, 675 Massachusetts Avenue Cambridge MA
Contact Information: (617) 492-4100 jrafferty@adamsrafferty.com (617) 492-3131
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 12.37.3 Major Amendment

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

All materials included in the PUD Application submitted by First Street - US, LLC in Planning Board Case No. 231

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

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name:
Address of Site: 159 First Street; 165 Bent Street; 29 Charles Street
Applicant: Urban Spaces
Planning Board Project Number: (CDD) Case Number 231A

Hearing Timeline (CDD)

Application Date: _____
Planning Board 1st Hearing Date: _____ *
(PUD Development Proposal, other special permit)
Planning Board Preliminary Determination: _____ *
(PUD Development Proposal)
Second Submission Date: _____ *
(PUD Final Development Plan)
Planning Board 2nd Hearing Date: _____ *
(PUD Final Development Plan)
Final Planning Board Action Date: _____ *
(PUD Final Development Plan, other special permit)
Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- 12.37.3 Major Amendment _____
- _____

Project Description

Brief Narrative: Petitioner seeks to amend PUD Special Permit 231A by removing the 29 Charles Street parcel.

Project Size:

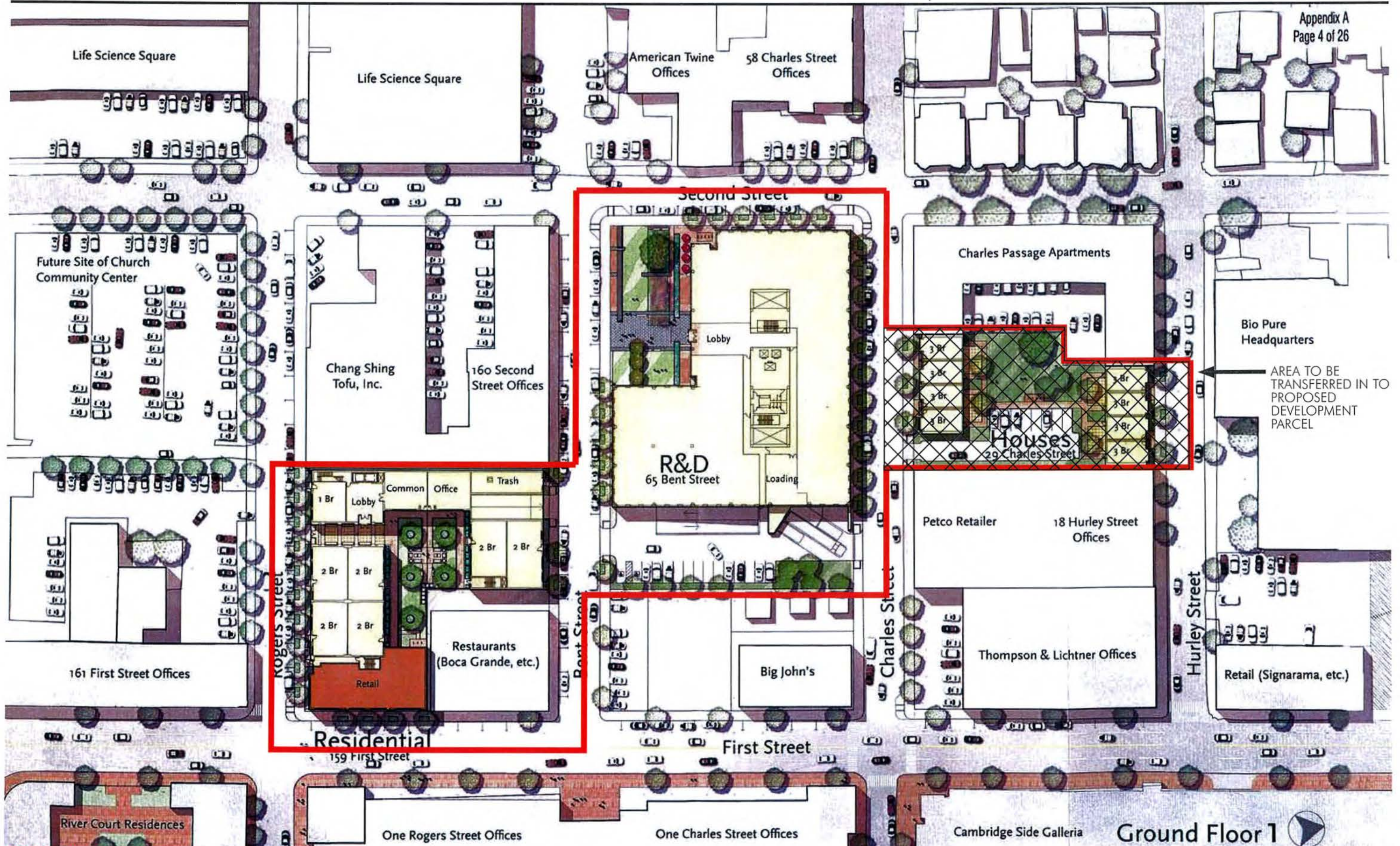
- Total GFA: 234,600 sf
- Non-residential uses GFA: 112,400 sf - unchanged
- Site Area (acres and SF): 89,936 sf - reduced by 20,036 sf
- # of Parking Spaces: 154 - reduced by 8

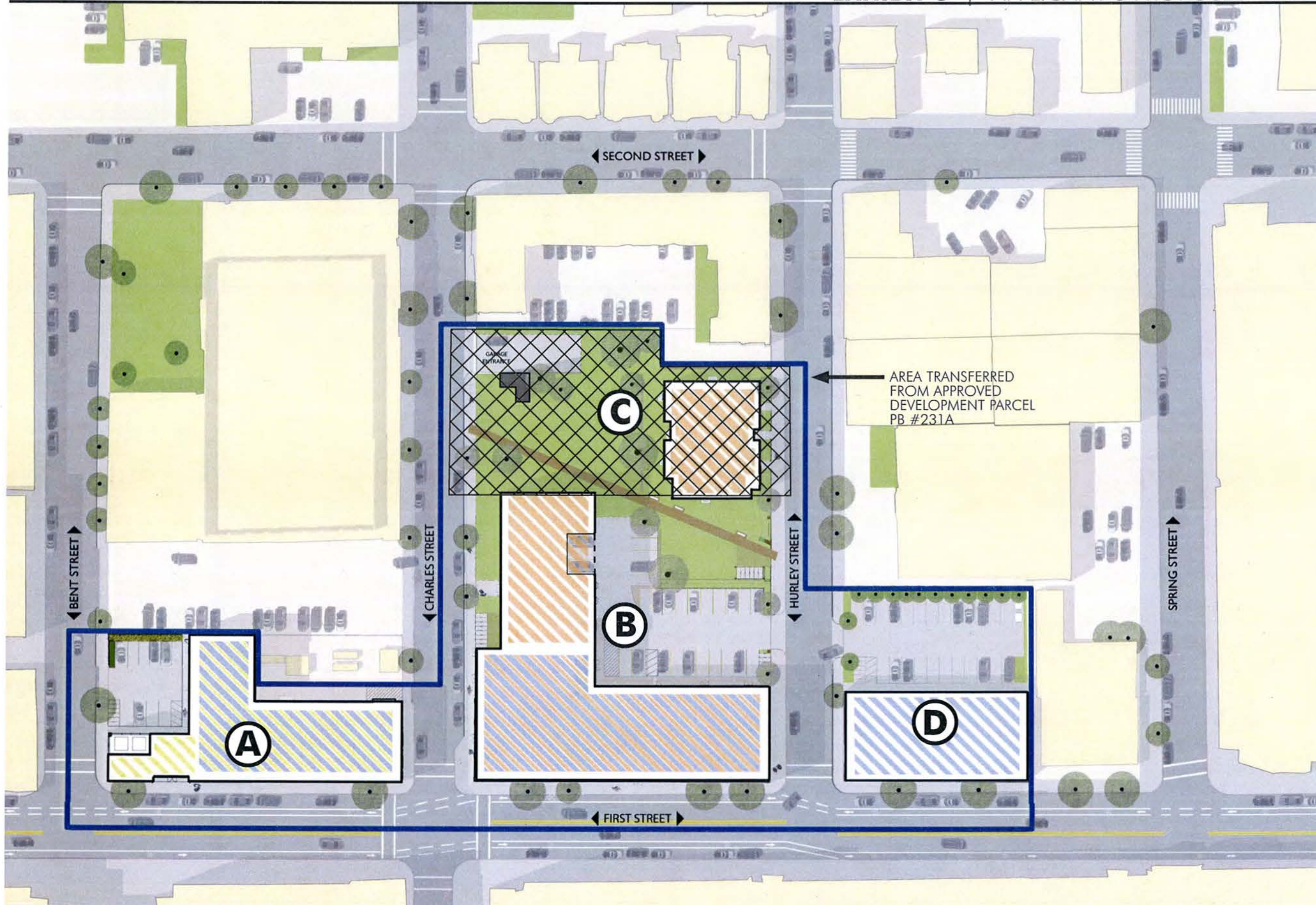
Proposed Uses:

- # of Dwelling Units: 115 - reduced by 8
- Other Uses _____
- Open Space (% of the site and SF) _____

Proposed Dimensions:

- Height: no changes from Case No. 231 A
- FAR: _____





-  RETAIL
-  RESIDENTIAL
-  RETAIL AT GROUND LEVEL
RESIDENTIAL ABOVE
-  OFFICE
-  RETAIL AT GROUND LEVEL
OFFICE ABOVE
- (A)** 121 FIRST ST. | OFFICE + RETAIL
- (B)** 107 - 119 FIRST ST. | RETAIL
21 CHARLES ST. | RESIDENTIAL
- (C)** 29 CHARLES ST. | OPEN SPACE
22 HURLEY ST. | RESIDENTIAL
- (D)** 95 FIRST ST. | RETAIL