



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF PRELIMINARY DETERMINATION PLANNED UNIT DEVELOPMENT PROPOSAL

Case Number:	302
Location of Premises:	One Broadway
Zoning:	Office 3A, PUD-5 Overlay District, Flood Plain Overlay District, PUD-3 Overlay District (requirements not applicable).
Applicant:	MIT One Broadway Fee Owner LLC 238 Main Street, Cambridge, MA, 02142
Owner:	MIT One Broadway Fee Owner LLC
Application Date:	July 28, 2015
Date of Public Hearing:	September 8, 2015
Date of Determination:	September 8, 2015
Summary of Proposal:	Development Proposal for Planned Unit Development (PUD) to construct a new building of approximately 416,000 square feet containing residential, office, retail and above-grade structured parking on a parking lot attached to the existing office and retail building at One Broadway. Existing GFA at One Broadway is proposed to meet the Innovation Space requirements in the PUD-5 district. This application for North of Main ("NoMa") development is made in conjunction with an application for South of Main ("SoMa") development, case PB #303.
Determination:	APPROVED, with conditions and requests for modification.

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OFFICE OF THE CITY CLERK
CAMBRIDGE MASSACHUSETTS

Copies of this Preliminary Determination and plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Jeffrey C. Roberts

For further information concerning this Preliminary Determination, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application dated July 27, 2015 (received by the City on July 28, 2015) containing the following volumes: Planned Unit Development Special Permit Application (Development Proposal); Article 19 Project Review Special Permit Application; Graphics Package.
2. Slides from Presentation to Planning Board on September 8, 2015.

Other Documents

3. Letter to the Planning Board from East Cambridge Planning Team, dated June 16, 2015.
4. Memo to the Planning Board from Katherine F. Watkins, City Engineer, dated September 1, 2015.
5. Memo to the Planning Board from Community Development Department Staff, dated September 2, 2015.
6. Memo to the Planning Board from Joseph E. Barr, Director of Traffic, Parking and Transportation, dated September 2, 2015.
7. Memo to the Planning Board from Charles Sullivan, Executive Director, Cambridge Historical Commission, dated September 3, 2015.
8. Letter to the Planning Board from Nicholas Fandetti, dated September 7, 2015.

APPLICATION SUMMARY

The “NoMa” PUD application proposes construction of a new building on a parking lot attached to the existing office and retail building at One Broadway. This is identified as Site “1” within a conceptual master planned development of six sites in Kendall Square. Sites “2” through “6” are included in a separate “SoMa” PUD application that has been assigned case PB #303.

The proposed new building will contain approximately 416,000 square feet of Gross Floor Area (GFA), of which 285,000 square feet is for residential use, and the remainder is for office and retail uses, with some GFA devoted to above-grade structured parking. Existing GFA at One Broadway is proposed to meet the Innovation Space requirements in the PUD-5 district. 30,000 square feet of innovation space and 8,000 square feet of retail space would be exempt from district GFA limitations. Parking would be provided in above-grade structured parking that would be built adjacent to existing above-grade structured parking at One Broadway.

The proposal would include improvements around the perimeter of the site, including pedestrian access along Broad Canal Way and a new public connection on the eastern edge of the site between the proposed new building and the historic building at 139-143 Main Street (currently owned and used by the Red Cross).

FINDINGS

Based on a review of submitted Application materials and testimony given at the public hearing, the Board makes the following findings with reference to the criteria for preliminary approval of a Planned Unit Development Proposal as set forth in Article 12.000 of the Zoning Ordinance.

- (1) *The Development Proposal conforms with the General Development Controls set forth in Section 12.50, and the development controls set forth in the specific PUD district in which the project is located.*

The Board finds that the Development Proposal is in conformance with the General Development Controls set forth in Section 12.50 and the development controls of the PUD-5 zoning district contained in Section 13.80 of the Zoning Ordinance. The Application Documents demonstrate compliance with the particular requirements set forth in the PUD-5 zoning adopted in 2013.

- (2) *The Development Proposal conforms with adopted policy plans or development guidelines for the portion of the city in which the PUD district is located.*

The zoning for the PUD-5 district was developed in response to the recommendations of the Kendall Square Study, which establishes goals and objectives for future redevelopment as well as a set of Kendall Square Design Guidelines to inform the review of new projects. The Board finds that the Development Proposal builds upon the work that occurred through the planning and rezoning process taking place from 2010 to 2013. The Board also finds that the proposal is generally consistent with the development guidelines established for the area, with the understanding that details will be fleshed out as the review process continues.

- (3) *The Development Proposal provides benefits to the city that outweigh its adverse effects.*

The Board finds that, on the whole, the proposed PUD will benefit the City by enabling redevelopment of an underutilized parcel in the heart of a major economic, academic and creative center for Cambridge and the region, while also providing specific benefits to the City as outlined in the Kendall Square Study and incorporated into the PUD-5 zoning.

In making this determination the Planning Board shall consider the following:

- (a) *The quality of the site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent*

land uses; provision and type of open space; provision of other amenities designed to benefit the general public

The Development Proposal includes a positive arrangement of uses on the site, particularly the inclusion of a significant amount of housing exceeding the requirements of the PUD-5 zoning. The proposal will also include retail and office space to activate the ground floors of the proposed new building and the existing building at One Broadway.

(b) Traffic flow and safety

The Development Proposal includes a thorough transportation analysis that looks comprehensively at all forms of transportation. The project is subject to requirements that will limit or mitigate traffic impacts and the project is designed to provide safe access, egress and circulation meeting City standards. However, the Board acknowledges that the impact of new development on public transportation, the MBTA Red Line in particular, are a major concern that will need to be discussed further when reviewing transportation impacts pursuant to Article 19.000.

(c) Adequacy of utilities and other public works

The Application Documents, testimony at the public hearing and memorandum from the City Engineer indicate that City requirements related to infrastructure are understood and will be met in the proposed new development.

(d) Impact on existing public facilities within the city

The Development Proposal is not expected to result in any negative impact on existing public facilities. The proposal includes reconstruction of the MBTA headhouse and improvements along Main Street, the details of which will be investigated in further detail through the review process.

(e) Potential fiscal impacts

The Development Proposal is expected to result in positive fiscal impacts for the City, including increased tax revenue and contributions to public improvements and mitigation as required in the zoning for the district.

DETERMINATION

Section 12.35.2 of the Zoning Ordinance requires that the Planning Board make a preliminary determination on a Development Proposal prior to holding a hearing to consider granting a special permit for a PUD Final Development Plan. The Planning Board may make a preliminary approval, potentially with conditions and subject to additional review and final approval of a special permit at a subsequent public hearing, or deny the application.

It is the Planning Board’s Determination to **APPROVE** the Development Proposal and to authorize the Applicant to prepare a Final Development Plan to be submitted to the Board and reviewed at a future public hearing for possible granting of a special permit.

The Final Development Plan must respond to the specific comments set forth in memoranda provided to the Planning Board by the Community Development Department, Traffic, Parking and Transportation Department, Department of Public Works and Historical Commission, attached to this Preliminary Determination. The Board offers its comments on the following topics in addition to the comments set forth by City staff.

The comments provided in this Preliminary Determination are shared with those in the Board’s Preliminary Determination regarding the “SoMa” PUD Proposal (PB #303).

Site Planning and Design

- Develop a more coordinated pedestrian and bicycle circulation plan between “SoMa” and “NoMa” and with the broader Kendall Square neighborhood. Consider a more direct connection from “SoMa” to “NoMa” area.
- Provide clearer differentiation between public and private streets, and how each street will function, to understand effectiveness of proposed open space connectivity.
- Explore opportunities to extend or connect the public realm and open space to existing open space areas such as the open space around the Sloan School.
- Discuss how pedestrian circulation will occur from parking and bicycle parking facilities into building entrances. Consider how flows of people could animate the open space.
- Provide a long view of open space at back of buildings.

Building Concept Design

- The proposal’s architectural character, building massing, and relationship to the public realm was a concern to several Board members. Consider how the proposed urban design approach responds to the urban context and creates a high-quality urban environment, and contributes to the character and vitality of Kendall Square.
- Consider the scale and design of new buildings in the context of existing buildings, including the historic American Red Cross building being preserved.
- Consider use of color in building designs.
- Provide a view of buildings from the Longfellow Bridge.

- Provide additional cross-sectional views of buildings along Main Street to provide a sense of scale.
- Provide a rendering showing skyline changes from Boston.
- Show tops of buildings (including mechanical systems and screening) in images and renderings. Consider strategies to minimize exposure of mechanical systems.

Transportation

- Red Line issues are a concern for several Board members. Discuss further in the Final Development Plan and Project Review phase.

Sustainability

- Review how the proposal will respond to Net Zero efforts that will soon be implemented by the city.
- Discuss how energy performance goals will be met with such a large use of glass in building facades.

Open Space and Retail Programming

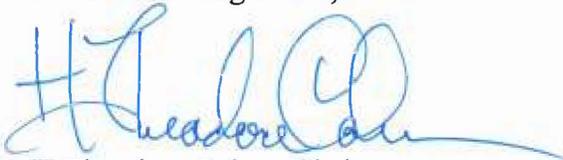
- Provide an operations and programming plan to ensure that open space and retail programs will cater to diverse age groups and visitors.

Housing

- Discuss affordability of the proposed residential units and consider including middle income residential units to serve a diverse population and workforce needs.
- Consider including three-bedroom units.

Voting in the affirmative to approve the Development Proposal were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Steven Cohen, Mary Flynn, Hugh Russell, and Associate Members Ahmed Nur and Thacher Tiffany, constituting at least two thirds of the members of the Board.

For the Planning Board,



H Theodore Cohen, Chair.

A copy of this Preliminary Determination PB #302 shall be filed with the Office of the City Clerk.