



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2018 OCT -3 PM 1:24  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

|                        |   |
|------------------------|---|
| Case Number:           | 231A, Amendment #5 (Minor)  |
| Location of Premises:  | 85 First Street; 107-119 First Street; 121-139 First Street; 159 First Street; 65 Bent Street; 29 Charles Street; 14-26 Hurley Street   |
| Zoning:                | Business A / PUD-4B; Industry A-1 / PUD-4B  |
| Applicant:             | First Street – US, LLC, 111 First Street, Cambridge, MA   |
| Owners:                | Bent Associates Limited Partnership; The Eldor First Street Realty Trust; First Street – US LLC; Linear Retail Cambridge #2 LLC; Linear Retail Cambridge #3 LLC; Donald Prescott & William Prescott; Hurley Corporation; B&D Realty Trust                               |
| Application Date:      | June 28, 2018   |
| Date of Determination: | July 31, 2018   |
| Summary of Proposal:   | Minor Amendment to the parking garage design under 107-119 First Street and 18 Hurley Street (Parcel B) and 29 Charles Street (Parcel C), and to convert 3,151 square feet of approved retail use to office use in the ground level of 121-139 First Street (Parcel A). |
| Determination:         | <b>APPROVED AS MINOR AMENDMENT.</b>   |

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

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this Written Determination, please contact Liza Paden at 617-349-4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Documents Submitted by Permittee

1. Request for Minor Amendment to PUD Development Plan from Adams & Rafferty on behalf of the applicant, including summary letter, revised dimensional form, and Development Plan dated 6/26/2018.

### City of Cambridge Documents

2. Memo to the Planning Board from Community Development Department Staff, dated 7/25/2018.
3. Memo to the Planning Board from Joseph E. Barr, Director of Traffic, Parking and Transportation, dated 7/23/2018.

### Other Documents

4. Letter to the Planning Board from Charles T. Hinds, East Cambridge Planning Team, dated 7/30/2018.
5. Letter to the Planning Board from Councilor Timothy J. Toomey, Jr., dated 7/31/2018.

## **SUMMARY OF REQUEST**

The Permittee seeks a Minor Amendment to Special Permit #231A first issued on August 3, 2010 and subsequently amended through Minor Amendments granted on June 5, 2012, and August 1, 2017 and Major Amendments granted on October 1, 2013, and December 15, 2015.

The requested Minor Amendment proposes to change the approved below grade garage from a single level to two levels with associated modifications to open space layout on Parcels B & C, and to convert 3,151 square feet from retail use to office use on Parcel A. While there is no change in the number of approved parking spaces, the proposed design changes of the garage and change of approved use require approval as a Minor Amendment.

## FINDINGS

### 1. Minor Amendment to Planned Unit Development Special Permit (Section 12.37)

The following standards are set forth in the Zoning Ordinance regarding Minor Amendments to Planned Unit Development Special Permits.

*12.37.1 Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 12.37.2 shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 12.37.3, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Section 12.34 through 12.36. The Planning Board shall decide whether proposed changes are major or minor.*

*12.37.2 Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.*

The Board finds that sufficient information has been provided as set forth above in the Request for a Minor Amendment, and the Board has received reports from the Community Development Department (CDD) and Traffic, Parking and Transportation Department (TP&T) indicating support for the proposed minor amendment. The Board concluded that the proposed changes remain in conformance with zoning requirements. The proposed change for the garage with no change in the number of parking spaces will increase the amount of permeable open space and add more trees within the development.

The proposed partial conversion of ground floor retail use to office use conforms with zoning because office is an allowed use in the PUD district. Located on the south side of the Parcel A building, with access toward Bent Street, this change will not reduce the length of retail frontage along First Street, which was one of the main objectives of the approved plan. The proposed change would reduce the total retail floor area in the entire PUD by about 9%. The Board recommended reducing the number of retail parking spaces in the Parcel A surface parking lot in order to provide a more substantial landscaped buffer from the street.

In general, the Board finds that the proposal continues to advance the intent and objectives of previous Planning Board decisions on this case.

## DETERMINATION

Based on a review of the documents submitted and the above Findings, the Planning Board hereby approves the requested changes as a Minor Amendment to the Planned Unit Development (PUD) Final Development Plan authorized by Planning Board Special Permit #231A in accordance with the provisions set forth below:

1. The revised Dimensional Forms dated January 30, 2018, attached hereto and made a part of this determination, summarize the dimensional characteristics of the project as modified by this Minor Amendment and shall supersede prior Dimensional Forms for this PUD.
2. Except as explicitly set forth in the attached modifications, the Conditions of Special Permit #231A and all subsequent amendments shall continue to be in effect.
3. The number of surface parking spaces on Parcel A shall be reduced in order to increase the size of the landscaped buffer between the parking lot and the street. The landscaping and buffering around the surface parking area shall be subject to design review by Community Development Department (CDD) staff. This reduction in parking is authorized by prior Special Permit Conditions of this PUD without requiring Planning Board approval. In accordance with prior conditions, the surface parking spaces on Parcel A shall continue to be for use only by ground-floor retail establishments.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, Steven Cohen, Catherine Preston Connolly, H Theodore Cohen, Tom Sieniewicz, Mary Flynn, and Hugh Russell.

For the Planning Board,



H Theodore Cohen, Chair.

**DIMENSIONAL FORM**

**Project Address:** First Street PUD #231A Major Amendment - Aggregate Dimensional Form

**Application Date:** 7.24.15

**Minor Amendment \_GFA FLEX 1.30.2018**

|                             | Parcel A (121 First, 131-137 First, 139 First) | Parcel B (107 First, 119 First, 18 Hurley) | * Parcel C (29 Charles) | Parcel D (85 First) | 65 Bent (PUD 231A) | * 159 First (PUD 231A) | Proposed          | Permitted |
|-----------------------------|--|--|-------------------------|---------------------|--------------------|------------------------|-------------------|-----------|
| Lot Area (SF)               | 16,473   | 39,999                                     | 20,005                  | 16,250              | 59,958             | 29,978                 | <b>182,663</b>    |           |
| Lot Width (SF)              | 199  | 199.96                                     |                         | 125                 | 199.72             | 200                    |                   |           |
| Total Gross Floor Area (SF) | 56,691   | 117,260                                    | 19,900                  | 9,800               | 108,600            | 126,000                | <b>438,251</b>    |           |
| Residential Base            | 0  | 74,928                                     | 19,900                  | 0                   | 0                  | 122,200                | <b>217,028.00</b> |           |
| Non-Residential Base        | 56,691   | 14,800                                     | 0                       | 9,800               | 108,600            | 3,800                  | <b>193,691</b>    |           |
| Inclusionary Housing Bonus  | 0  | 27,505                                     |                         | 0                   |                    | included above         | <b>27,505</b>     |           |
| Total Floor Area Ratio      | 3.1  | 2.26                                       | 0.92                    | 0.6                 | 1.81               | 4.20                   | <b>2.148</b>      |           |
| Residential Base            | 0  | 1.55                                       | 0.92                    | 0                   | 0                  | 4.08                   | <b>1</b>          |           |
| Non-Residential Base        | 3.1  | 0.24                                       | 0                       | 0.6                 | 1.81               | 0.13                   | <b>1</b>          |           |
| Inclusionary Housing Bonus  | 0  | 0.45                                       |                         | 0                   | 0                  | included above         | <b>0</b>          |           |
| Total Dwelling Units        | n/a  | 118  | 18                      | n/a                 | 0                  | 115                    | <b>251</b>        |           |
| Base Units                  | n/a  | 91   | 15                      | n/a                 | 0                  | 100                    | <b>106</b>        |           |
| Inclusionary Bonus Units    | n/a  | 27   | 3                       | n/a                 | 0                  | 15                     | <b>42</b>         |           |
| Base Lot Area / Unit (SF)   | n/a  | 761  |                         | n/a                 | n/a                | 1,019                  | <b>761</b>        |           |
| Total Lot Area / Unit (SF)  | n/a  | 593  |                         | n/a                 | n/a                | 886                    | <b>593</b>        |           |
| Building Height(s) (ft)     | 65'-0"   | 65'-0"                                     | 45'-0"                  | 26'-0"              | 45'-0"             | 65'-0"                 | <b>varies</b>     |           |
| Front Yard setback (ft)     | 0  | 2'-0"                                      | 9'-0"                   | 2'-0"               | 4'                 | 1'-9"                  | <b>varies</b>     |           |
| Side Yard Setback (ft)      | 0  | 18'-0" (on charles street)                 | 0                       | 1'-0"               | 2'                 | 5'                     | <b>varies</b>     |           |
| Side Yard Setback (ft)      | 0  | 0  | 10'-0"                  | 0                   | 2'                 | 5'                     | <b>varies</b>     |           |
| Rear Yard Setback (ft)      | 0  | 2'-0"                                      | 126'-0"                 | 50'-0"              | 45'                | 2'                     | <b>varies</b>     |           |
| Open Space (% of Lot Area)  | 1.90%  | 33%  |                         | 1.90%               | 5.30%              | 4.00%                  | <b>23%</b>        |           |
| Private Open Space          | 329  | 21,215                                     |                         | 348                 | 11,297             | 8,021.00               | <b>41,210</b>     |           |
| Permeable Open Space        | 329  | 13,647                                     |                         | 348                 |                    | 316.00                 | <b>14,640</b>     |           |
| Other Open Space (specify)  |  |  |                         |                     |                    |                        |                   |           |
| Off-Street Parking Spaces   | 8  | 23   | 142                     | 11                  | 94                 | 64.00                  | <b>342</b>        |           |
| Long-Term Bicycle Parking   | *16 located on Parcel C                        | 159  |                         | 1                   | 28                 | 78.00                  | <b>266</b>        |           |
| Short-Term Bicycle Parking  | 9  | 30   |                         | 6                   |                    | 8.00                   | <b>53</b>         |           |
| Loading Bays                | 0  | 1  | 0                       | 0                   | 2                  | 0.00                   | <b>3</b>          |           |

**CITY OF CAMBRIDGE, MA**

**PLANNING BOARD**

**SPECIAL PERMIT APPLICATION**

\* Parcel resides within Industry A1 zone. All other parcel without asterisk reside within Business A

**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

|                                | <b>Existing</b> | <b>Allowed or Required (max/min)</b> | <b>Proposed</b> | <b>Permitted</b> |
|--------------------------------|-----------------|--------------------------------------|-----------------|------------------|
| Lot Area (sq ft)               |                 |                                      |                 |                  |
| Lot Width (ft)                 |                 |                                      |                 |                  |
| Total Gross Floor Area (sq ft) |                 |                                      |                 |                  |
| Residential Base               |                 |                                      |                 |                  |
| Non-Residential Base           |                 |                                      |                 |                  |
| Inclusionary Housing Bonus     |                 |                                      |                 |                  |
| Total Floor Area Ratio         | 0               |                                      | 0.47            |                  |
| Residential Base               |                 |                                      | 0               |                  |
| Non-Residential Base           |                 |                                      |                 |                  |
| Inclusionary Housing Bonus     |                 |                                      |                 |                  |
| Total Dwelling Units           |                 |                                      |                 |                  |
| Base Units                     |                 |                                      |                 |                  |
| Inclusionary Bonus Units       |                 |                                      |                 |                  |
| Base Lot Area / Unit (sq ft)   |                 |                                      |                 |                  |
| Total Lot Area / Unit (sq ft)  |                 |                                      |                 |                  |
| Building Height(s) (ft)        |                 |                                      |                 |                  |
| Front Yard Setback (ft)        |                 |                                      |                 |                  |
| Side Yard Setback (ft)         |                 |                                      |                 |                  |
| Rear Yard Setback (ft)         |                 |                                      |                 |                  |
| Open Space (% of Lot Area)     |                 |                                      |                 |                  |
| Private Open Space             |                 |                                      |                 |                  |
| Permeable Open Space           |                 |                                      |                 |                  |
| Other Open Space (Specify)     |                 |                                      |                 |                  |
| Off-Street Parking Spaces      |                 |                                      |                 |                  |
| Long-Term Bicycle Parking      |                 |                                      |                 |                  |
| Short-Term Bicycle Parking     |                 |                                      |                 |                  |
| Loading Bays                   |                 |                                      |                 |                  |

*Use space below and/or attached pages for additional notes:*