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December 10, 2021

**VIA E-MAIL**

Chair Catherine Preston Connolly  
and Members of the Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

**Re: Minor Amendment to CambridgeSide 2.0 Special Permit (PB #364)**

Dear Chair Connolly:

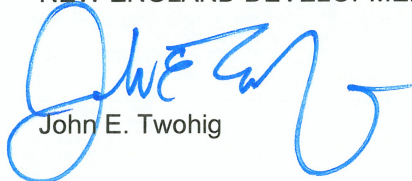
We are pleased to submit the enclosed request for the proposed Minor Amendment to the existing CambridgeSide 2.0 Special Permit (PB #364) and associated Final Development Plan, pursuant to Section 12.37.2 of the City of Cambridge Zoning Ordinance and Condition #15 of the CambridgeSide 2.0 Special Permit (PB #364), to approve a reconfiguration of the two Subsequent Phase building sites and the allocation of Gross Floor Area (GFA) and uses across those two sites in accordance with Condition #2.c.ii of the CambridgeSide 2.0 Special Permit (PB #364). The proposed reconfiguration is generally described and shown on the enclosed materials, and detailed in the design review packages being simultaneously submitted herewith for each of the Subsequent Phase buildings (i.e., 80 First Street and 150 CambridgeSide Place (previously 110 First Street)).

During the special permit approval process, the Planning Board, City staff and members of the public expressed interest in the residential use in the Subsequent Phase shifting to the corner building (150 CambridgeSide Place site). In order to accommodate this request, and pursuant to Condition 2.c.ii of the existing CambridgeSide 2.0 Special Permit (PB #364), the Applicant is submitting the enclosed proposal to reconfigure the two Subsequent Phase building sites and the allocation of GFA and uses across those two sites as described in the attached materials. The proposed reconfiguration is not only responsive to the request from the City and the public to shift the residential use to the corner, but also results in a residential building that has a better design for optimal floor plans and unit layouts, preferable views from residential units and an increase in the amount of new open space proposed on First Street as a result of allowing for a larger park immediately adjacent to the residential building.

We very much appreciate the time and consideration that the Planning Board, Community Development Department, City staff and neighbors have given to the CambridgeSide 2.0 Project and we look forward to presenting the PB #364 Minor Amendment to the Planning Board in the near future.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig

Enclosures



DECEMBER 2021

## CambridgeSide 2.0

# PB #364 – Minor Amendment

Submitted to:  
City of Cambridge

Submitted by:

**NEW ENGLAND  
DEVELOPMENT**

New England Development  
75 Park Plaza, Boston, MA 02116

Prepared by:

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*goulston&storr*  
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ELKUS | MANFREDI  
ARCHITECTS

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### I. Minor Amendment Request

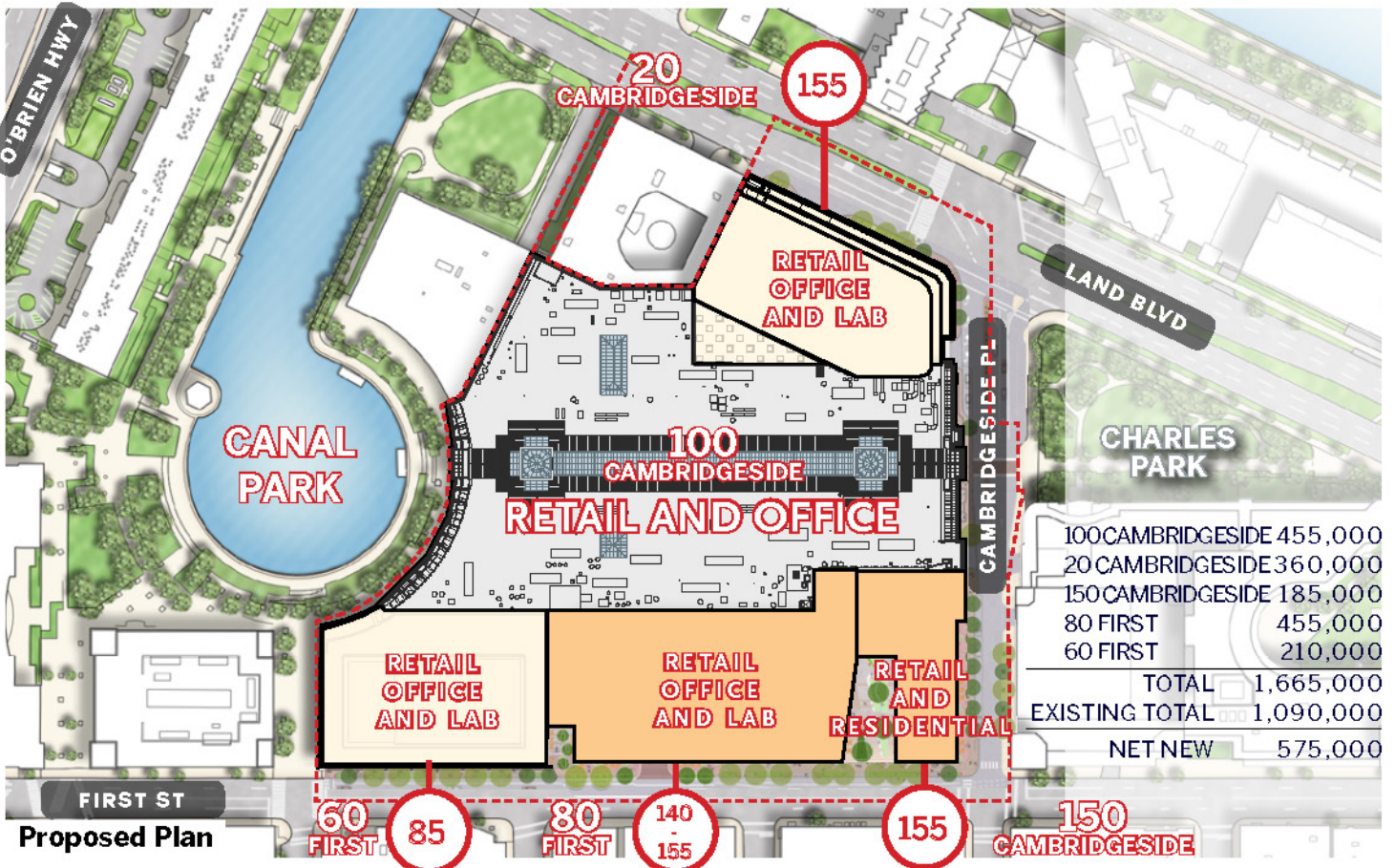
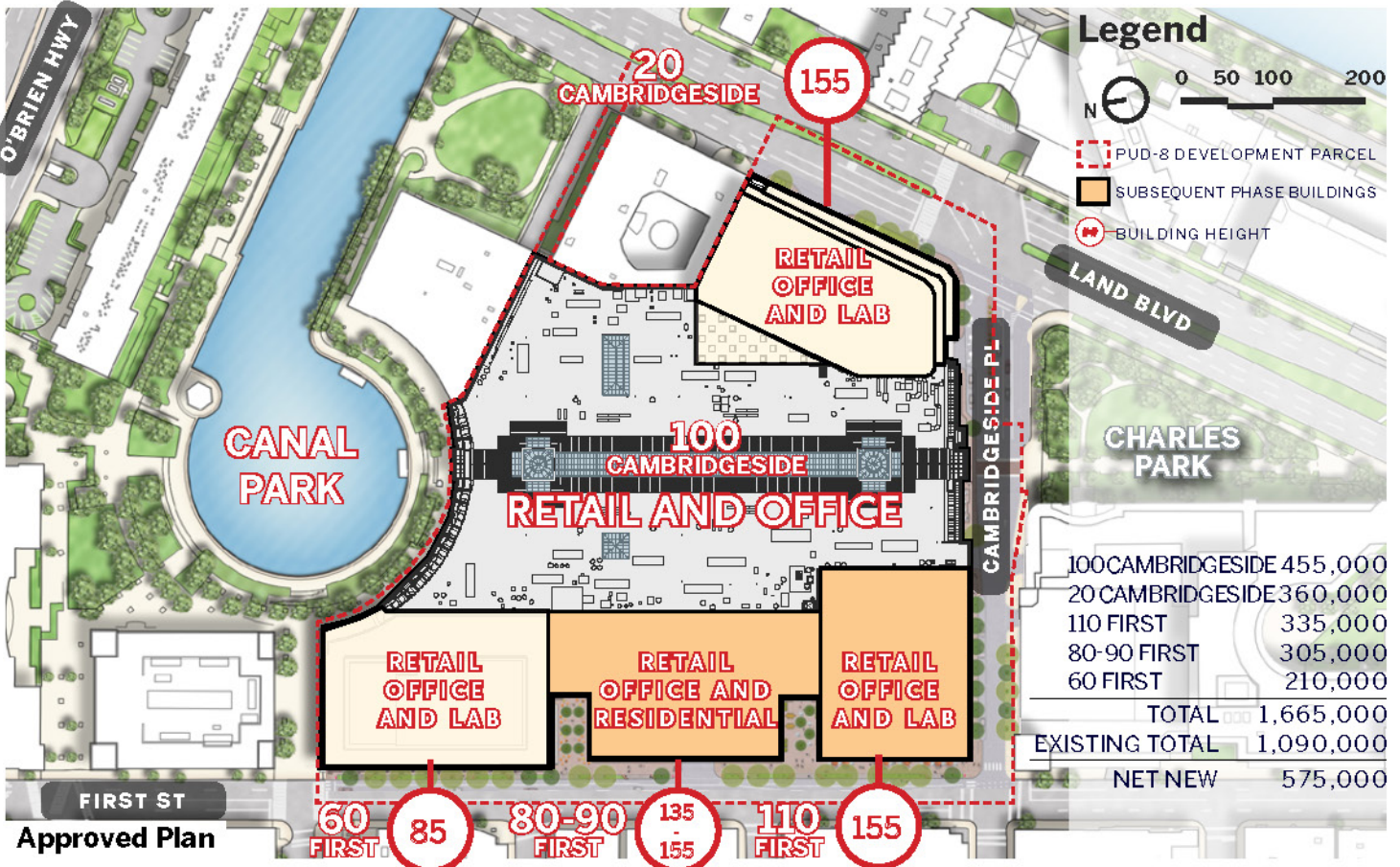
New England Development LLC, on behalf of the property owners (the “Applicant”), respectfully requests that the Planning Board grant a Minor Amendment to the existing CambridgeSide 2.0 Special Permit (PB #364) and the associated Final Development Plan, pursuant to Section 12.37.2 of the City of Cambridge Zoning Ordinance and Condition #15 of the CambridgeSide 2.0 Special Permit (PB #364), to approve a reconfiguration of the two Subsequent Phase building sites and the allocation of Gross Floor Area (GFA) and uses across those two sites in accordance with Condition #2.c.ii of the CambridgeSide 2.0 Special Permit (PB #364). The proposed reconfiguration is generally shown on Figure 1 attached hereto, and detailed in the design review packages being simultaneously submitted herewith for each of the Subsequent Phase buildings (i.e., 80 First Street and 150 Cambridgeside Place (previously 110 First Street)) in accordance with Conditions #2.c.ii and 4 of the CambridgeSide 2.0 Special Permit (PB #364). Attached hereto as Figure 2 is the Site Development Plan that would replace the Site Development Plan that was included within Final Development Plan should this minor amendment request be approved.

### II. Background

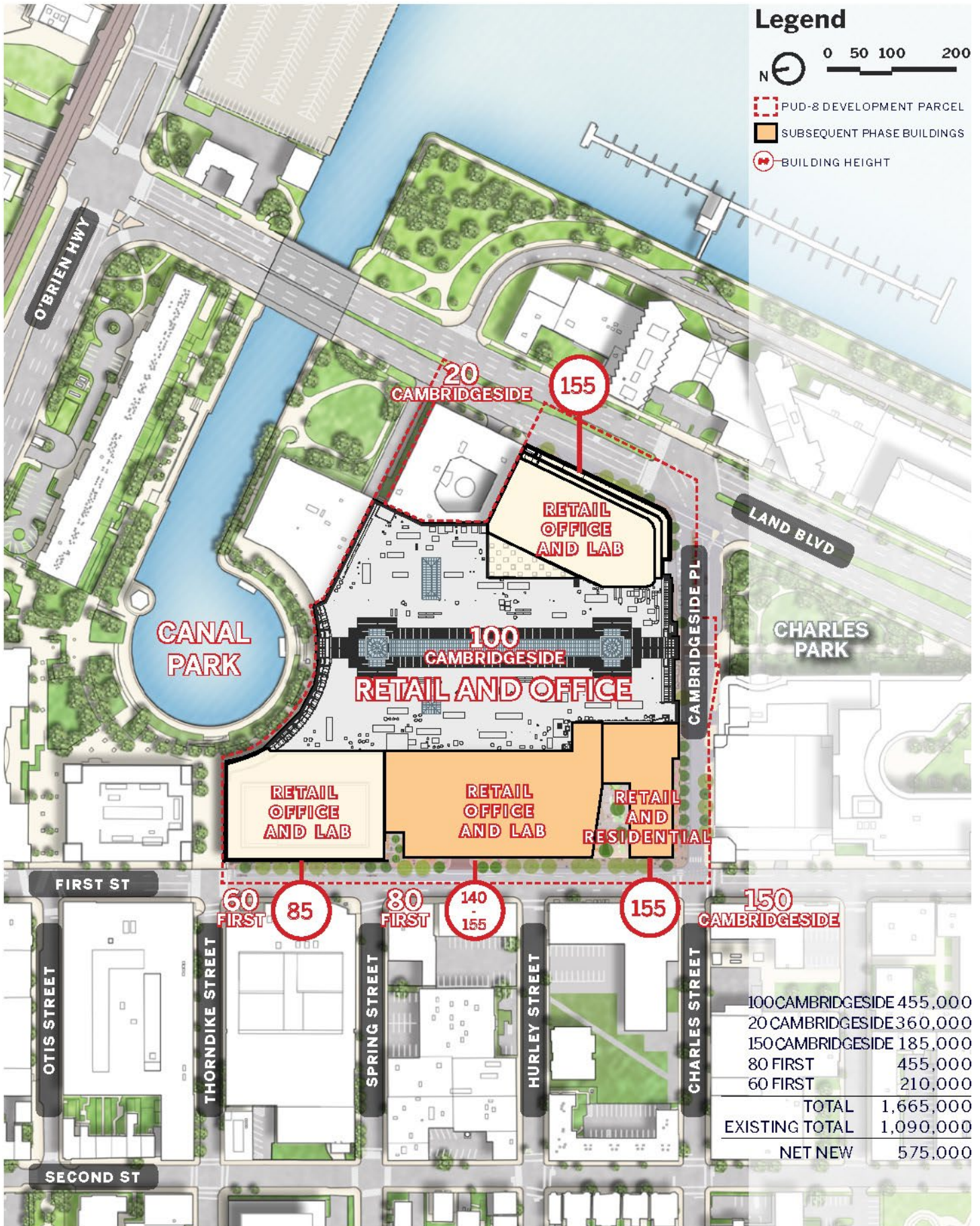
Under the approved Final Development Plan associated with the existing CambridgeSide 2.0 Special Permit (PB #364), the Subsequent Phase building sites, which abut First Street, are configured to provide for (i) an approximately 305,000 square foot (sf) mixed-use building in the middle of the block at the 80 First Street site (previously known as 80&90 First Street) comprising retail, office and residential uses and (ii) an approximately 335,000 sf mixed-use commercial building at the corner of First Street and Cambridgeside Place at the 150 Cambridgeside Place site (previously known as 110 First Street) comprising retail, office and laboratory uses. During the special permit approval process, the Planning Board, City staff and members of the public expressed interest in the residential use shifting to the corner building (150 Cambridgeside Place site) when the time came to design and approve the Subsequent Phase of the CambridgeSide 2.0 Project. In order to accommodate this request, and pursuant to Condition 2.c.ii of the existing CambridgeSide 2.0 Special Permit (PB #364), the Applicant proposes to reconfigure the two Subsequent Phase building sites and the allocation of GFA and uses across those two sites to provide for (i) an approximately 455,000 sf mixed-use commercial building in the middle of the block at the 80 First Street site comprising retail, office and laboratory uses and (ii) an approximately 185,000 sf residential building at the corner of First Street and Cambridgeside Place at the 150 Cambridgeside Place site comprising first-floor retail uses and upper-floor residential uses. The proposed reconfiguration is not only responsive to the request from the City and the public to shift the residential use to the corner, but also results in a residential building that has a better design for optimal floor plans and unit layouts, preferable views from residential units and an increase in the amount of new open space proposed on First Street. This additional open space is achieved by the design allowing for a larger park immediately adjacent to the residential building, as generally shown on Figure 1 attached hereto and detailed in the Subsequent Phase buildings’ design review packages. The proposed reconfiguration will also allow for the residential building, of which 65% of the total Dwelling Unit Net Floor Area will be devoted to Inclusionary Housing and Middle Income units, to be constructed sooner than originally anticipated in the existing CambridgeSide 2.0 Special Permit (PB #364). Finally, the above-described benefits of this reconfiguration are realized while maintaining the maximum building heights and total phase square footage that was approved in the existing CambridgeSide 2.0 Special Permit (PB #364).

### III. Conclusion

In light of the reasons provided above, the Applicant respectfully requests that the Planning Board grant a Minor Amendment to the existing CambridgeSide 2.0 Special Permit (PB #364) and the associated Final Development Plan to approve a reconfiguration of the two Subsequent Phase building sites and the allocation of Gross Floor Area (GFA) and uses across those two sites as described herein, which reconfiguration is detailed further in the design review submission packages for the 80 First Street and 150 Cambridgeside Place buildings being submitted simultaneously herewith.



**FIGURE 1**  
SITE PLAN



**FIGURE 2**  
SITE DEVELOPMENT PLAN