



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF PRELIMINARY DETERMINATION PLANNED UNIT DEVELOPMENT PROPOSAL

Case Number:	364
Location of Premises:	100 Cambridgeside Place, 60-68 and 106-108 First Street
Zoning:	Business A (BA); PUD-4; PUD-8
Applicant:	New England Development (NED) 75 Park Plaza Boston, MA 02116
Owners:	NW Cambridge Property Owner LLC, Cambridgeside Galleria Associates Trust, and CambridgeSide Partners LLC
Application Date:	August 13, 2020
Date of Public Hearing:	October 6, 2020
Date of Determination:	October 6, 2020
Summary of Proposal:	Redevelop and expand the existing CambridgeSide property into a mixed-use center including residential, retail, office and laboratory buildings, in addition to maintaining the existing core mall.
Determination:	<b>APPROVED, with conditions and requests for modification.</b>

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: Swaathi Joseph.

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

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OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Application dated August 2020 (received by the City on August 13, 2020) containing the following volumes:
  - Volume I containing supporting written materials for issuance of the requested special permit including special permit forms, a general site history and project description, a summary of requested special permits, community engagement summary, and detailed responses to applicable special permit approval criteria.
  - Volume II containing PUD-8 Development proposal for the project including plans, studies and reports required by PUD-8 zoning. Volume II appendices include Tree Study, Green Building Report, Wind Comfort Study, Acoustic report, Shadow Study, Utilities report, and Traffic Impact Study.
  - Volume III containing design review materials for two buildings, 20 CambridgeSide and 60 First Street.
  - Volume IV containing materials for a Minor Amendment to PUD-4 Special permit (PB-66) including special permit forms, a general permit history, a brief project description, and a summary of the requested minor amendment.
2. Slides from Presentation to Planning Board on October 6, 2020.

### City of Cambridge Documents

3. Memo to the Planning Board from Katherine F. Watkins, City Engineer, dated September 24, 2020.
4. Memo to the Planning Board from Joseph E. Barr, Director of Traffic, Parking and Transportation, dated September 25, 2020.
5. Memo to the Planning Board from Community Development Department Staff, dated September 28, 2020.

### Other Documents

6. Email communication to the Planning Board from George Sommer, dated September 22, 2020.
7. Letter to the Planning Board from Cambridge Pedestrian Committee, dated September 24, 2020.
8. Email communication to the Planning Board from Jim Spencer, dated September 24, 2020.
9. Email communication to the Planning Board from Cecily Cushman, dated September 29, 2020.

10. Email communication to the Planning Board from Steve Aliano, dated September 29, 2020.
11. Email communication to the Planning Board from Vaibhav P. Pail, dated September 29, 2020.
12. Email communication to the Planning Board from Janis Kaas, dated September 29, 2020.
13. Email communication to the Planning Board from Joe Capalbo, dated September 30, 2020.
14. Letter to the Planning Board from Fred Fantini, dated September 30, 2020.
15. Email communication to the Planning Board from Mary Ellen Doran, dated October 1, 2020.
16. Email communication to the Planning Board from Mary Susan Corcoran, dated October 1, 2020.
17. Letter to the Planning Board from Major R. Douglas Hart, The Salvation Army, dated October 1, 2020.
18. Letter to the Planning Board from Donald F. Sheehan, International Brotherhood of Electrical Workers Local Union 103, dated October 1, 2020.
19. Email communication to the Planning Board from Allen Boyer, dated October 2, 2020.
20. Email communication to the Planning Board from Mounir Laouar, dated October 3, 2020.
21. Email communication to the Planning Board from Susan Johansen, dated October 4, 2020.
22. Letter to the Planning Board from Jeffrey K Martin, Carpenters Local 328, dated October 5, 2020.
23. Email communication to the Planning Board from Phillip Rinehart, dated October 5, 2020.
24. Email communication to the Planning Board from Steve Bennett, dated October 5, 2020.
25. Email communication to the Planning Board from Joe Rose, dated October 5, 2020.
26. Email communication to the Planning Board from Judith Johanson, dated October 5, 2020.
27. Email communication to the Planning Board from David Borrus, dated October 5, 2020.
28. Letter to the Planning Board from Charles T. Hinds, East Cambridge Planning Team, dated October 5, 2020.

29. Letter to the Planning Board from Jason Alves, East Cambridge Business Association, dated October 6, 2020.
30. Letter to the Planning Board from Maggie Booz and Sophia Emperador, Committee on Public Planting, dated October 6, 2020.
31. Email communication to the Planning Board from David Shea, International Union of Operating Engineers Local 4, dated October 6, 2020.
32. Email communication to the Planning Board from Tanya Hayes Lee, dated October 6, 2020.
33. Email communication to the Planning Board from Laurie Rothstein, dated October 6, 2020.
34. Letter to the Planning Board from Janaial Robinson, undated.

## APPLICATION SUMMARY

This PUD application proposes redevelopment and expansion of the existing CambridgeSide property into a mixed-use center including residential, retail, office and laboratory buildings, in addition to maintaining the existing core mall. The overall development program is to increase the total gross floor area (GFA) on the CambridgeSide mall site from a recorded 1,090,000 square feet to about 1,665,000 square feet, and to shift the balance of uses from predominantly destination retail to a greater amount of office/lab and some residential development. According to the Dimensional Form, retail GFA would decrease from about 677,000 SF to about 390,000 SF, office/lab use would increase from about 413,000 SF to about 1,100,000 SF, and approximately 175,000 SF of residential use would be added. The core part of the mall building would remain largely in its present condition and new development would be contained in buildings fronting First Street and Land Boulevard. The existing below-grade parking will be retained as a commercial garage to serve the overall needs of the project. The project consists of:

- Site “100 Cambridgeside” of 455,000 square feet proposed to be retained as the core mall with office use on the third floor.
- Site “20 Cambridgeside” with 365,000 square feet proposed to be redeveloped for retail, office, and laboratory uses.
- Site “60 First Street” with 210,000 square feet proposed to be expanded for retail, office, and laboratory uses.
- Site “110 First Street” with 335,000 square feet proposed to be redeveloped for retail, office, and laboratory uses.
- Site “80 & 90 First Street” with 125,000 square feet proposed to be redeveloped for retail and office uses and 175,000 square feet proposed to be redeveloped for residential use with approximately 200 dwelling units.

## 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-8 zoning district contained in Section 13.100 of the Zoning Ordinance. The Application Documents demonstrate compliance with the particular requirements set forth in the PUD-8 zoning adopted in 2019.

- (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-8 district was developed to be consistent with a variety of plans and guidelines for East Cambridge, including the Eastern Cambridge Planning Study dated October 2001, the Eastern Cambridge Design Guidelines dated October 15, 2001, the East Cambridge Riverfront Plan dated May 1978, the East Cambridge Development Review Process and Guidelines dated June, 1985 and the Cambridge Riverfront Plan dated Spring 2011. The Board finds that the Development Proposal conforms to the goal of the PUD-8 zoning to create a vibrant, mixed-use district of high-quality general and technical office and lab use, active commercial use, residential use, and enhanced open space. 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 the redevelopment of a key retail center to provide office and residential uses, while also enlivening First Street and providing specific benefits to the City as outlined in the Letter of Commitment and incorporated into the PUD-8 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, with a focus on active ground floor retail uses, connectivity, and publicly-accessible open space, as well as new buildings with distinct design and details.

*(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.

*(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.

*(e) Potential fiscal impacts*

The Development Proposal is generally 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. However, additional detailed information has been requested by the Board to make this determination.

## 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, subject to the additional requests for modification and additional information set forth below.

## REQUESTS FOR MODIFICATION AND ADDITIONAL INFORMATION

The Final Development Plan must respond to the specific comments made by the Board at the preliminary public hearing and set forth in memoranda provided to the Planning Board by the Community Development Department, Traffic, Parking and Transportation Department, and Department of Public Works, attached to this Preliminary Determination. The following is a high-level summary of comments provided, with more detail in the attached materials.

### *General*

- Revised Dimensional Form with a more detailed breakdown of development by use, accounting for both existing (including recently-added office uses) and proposed GFA;
- Revised Development Program chart with key development characteristics for each site;
- Ownership plan;
- Demonstration that the proposed building heights comply with Section 13.104.3(b) of the Zoning Ordinance;
- Description of overall strategy for coordination of signage across the site, including a detailed wayfinding signage plan.

### *Timing*

- Revised Phasing Plan including a project timeline and general scope of work at each phase (including creation/removal of parking spaces, loading bays, and bicycle parking spaces);
- Timeline for delivery of residential units;
- Timeline for delivery of jobs, with a breakdown by job type and approximately pay scale.

### *Mobility*

- Explanation of how bicycle parking requirements are met, or a proposed alternative bicycle parking plan subject to Planning Board approval;
- Draft construction mitigation narrative, including details on which streets, sidewalks, and bike lanes will be closed and for how long as well as identifying scope of noise and traffic impacts along with appropriate mitigation;



- Detailed parking management and operations plan;
- Update on coordination between the Applicant, City and Charles River Transportation Management Association regarding consolidating the CambridgeSide Shuttle and the EZRide bus;
- Clarification that employees will be charged directly for parking at market rates, rather than allowing employers to pay the parking fees;
- Consideration of charging employee parking fees by day instead of monthly to give flexibility to employees who are able to drive for only part of the week;
- Clarification that leasing language will require employers to subsidize employees' public transportation costs at 100% up to the federal monthly maximum;
- Clarification that Gold-level corporate Bluebikes bikesharing membership will be offered to all employees as long as the system is in operation;
- Offer of a ridematching service, regardless of which organization it is associated with;
- Financial commitment to subsidize bicycle transportation;
- Clarification of SOV rates proposed as the trigger for funding a Signal Corridor Timing Study;
- Details on the First Street/Second Street Corridor Study financial commitment and study components (e.g., standards for sidewalk width, the locations of lighting, street furniture, and trees, and potential for separated bicycle facilities, transit lanes, and transit stops);
- Details on the East Cambridge Transit Expansion Program financial commitment;
- Commitment to fund a new, largest-size Bluebikes Station at a location on the Project site to be determined by the City and finalized as part of the Planning Board special permit.

#### *Retail*

- Plan for activating the proposed "Mall Connector," and potential for another connection from First Street to the Galleria atrium aligned with Spring and/or Hurley Street(s);
- More explanation of a strategy to maintain the vibrancy of the existing retail atrium;
- Better overall understanding of the arrangement of the underground parking levels of the entire CambridgeSide project, including location and size of entrances and exits;
- Details on the provision of Ground Floor Active Uses, including how the 240,000 square feet are accounted for, as well as expected tenancy and programming of these spaces;
- Details on the location of subsidized space for retail, small businesses, and non-profits and process for allocation.

#### *Housing*

- More detailed breakdown of housing units by type, size, and affordability by income threshold, with consideration toward increasing the number of large, affordable residential units;
- Housing unit description and information including size, layout, floor plans, and amenities in-unit and in the building's common spaces (subject to future design review).

### *Open Space and Connectivity*

- Additional details on the Open Space Plan including grading and slopes, any adaptations to flooding, anticipated programming of spaces, and transitions with abutting spaces outside the PUD-8 development parcel;
- Consideration of a more direct pedestrian connection and additional bicycle path between Monsignor O'Brien Highway and Canal Park through the green area west of Graves Landing;
- Consideration of play areas on- and off-site for future residents of the project;
- Revised design of pocket park next to the entry for residential uses at 90 First Street as a residential front yard;
- General design intent for all pocket parks and how they will contribute to the area's open space system as a whole.

### *Environment*

- Detailed Green Building Review submission for each building, including potential for incorporating measures listed in Net Zero Plan requirements in buildings or at a PUD level;
- Further examination of the feasibility of installing photovoltaic arrays on all buildings;
- Consideration of meeting the Passive House standard for residential uses.

### *Community Benefits*

- Details on future projected sources and amounts of revenue, including projected market demands to better understand the economics of the development program;
- More detailed accounting of public benefits, organized by type, to allow the Board to better assess the balance between public benefits and impacts;
- Details on employment generated by the project, including projected job types, current and projected layoffs, and salaries;
- Details on any potential future sale or leasing of the properties.

The Planning Board and City staff also provided the following requests for additional study and information pertaining to the Design Review of specific elements of the Development Proposal. Because the Development Proposal is in the form of a phased master plan, it is the Board's expectation that the different building sites will be subject to individual design review and approval if a special permit is granted for the Final Development Plan.

- Details of all building façades, fenestration, entrances/exits, and outdoor space;
- Design details of retail spaces, particularly where they abut parking garage ramps;
- Minimization of vehicular curb cut widths and sidewalk radii throughout the project as well as a separation between the curb cuts for the parking and service entrance on First Street;

- Add slopes and elevations to garage plans;
- Final locations of bicycle parking and Bluebikes station(s);
- Consideration of design elements that would make the site more of a gateway to the City and East Cambridge neighborhood;
- Consideration of how to enliven the First Street entrance to the existing mall and make it more prominent;
- Add a door from the bike room to the mall connector;
- Detailed rendering of material transition of 60 First Street
- Rendering of views from residential units, especially towards the existing mall roof;
- 20 CambridgeSide Place:
  - Reduce the lobby to increase the retail space;
  - Reduce the length of the loading/service area behind the Land Boulevard façade;
  - Details on joint at building connection with Hotel Marlowe;
  - Reduce the loading dock curb cut and radius;
  - Massing emphasizes car entrance over other entrances/uses and needs to be redesigned;
  - Design shows 10 bays of windows facing Land Boulevard that back up to the loading dock, could be an opportunity to add a display space;
  - Canal Park design review to be submitted concurrent with the design review of 20 CambridgeSide Place and 60 First Street, with attention to circulation patterns, interface with abutting properties, intended uses and programming of space, planting plan, and lighting.

The following additional information should be provided to more thoroughly explain the Minor Amendment to the existing Final Development Plan approved by special permit PB-66 necessary to enable the new Final Development Plan:

- Clarify whether any changes are proposed to the Approved Total Area of Use table in Amendment 21. This table has to be updated to reflect how much gross floor area of each category will remain subject to PB-66 and what will be controlled by PB-364;
- Clarify whether any of the PB-66 special permit conditions associated with the approval of the use of parking spaces in the parking garage as a principal use in Amendment 18 need to be modified;
- Provide a more detailed list of amendments to the conditions of PB-66 that are needed to enable the PB-364 development plan.

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 Tom Sieniewicz, constituting at least two thirds of the members of the Board. Associate Member Corinne Espinoza voted in the negative.

For the Planning Board,



Representative to the Planning Board, authorized by Mary Flynn, Vice Chair.

A copy of this Preliminary Determination PB #364 shall be filed with the Office of the City Clerk.