



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2022 NOV 22 AM 11:03
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

Case Number:	26 Amendment-7
Address:	125 Cambridgepark Drive (Formerly 115 Rindge Avenue Extension)
Zoning:	Office 2A (O-2A), Alewife Overlay District 6 (AOD-6), Flood Plain Overlay District
Applicant:	Longfellow Real Estate Partners, 1585 Broadway, 37 th Floor, New York, NY 10036
Owner:	PPF OFF Cambridge Park Drive LLC, 1585 Broadway, 37 th Floor, New York, NY 10036
Application Date:	August 16, 2022
Date of Planning Board Public Hearing:	September 13, 2022
Date of Planning Board Decision:	September 13, 2022
Date of Filing Planning Board Decision:	November 22, 2022

Application: Amendment to Special Permit Decision granted on September 15, 1982 to allow construction of an addition of 33,056 square feet to the existing building for technical office use, allow site improvements, relocate previously permitted retail area in the ground floor, reduce the off-street parking spaces from 379 to 279 by removal of 100 spaces in the existing surface lot, and add 2 loading docks, 19 long-term and 23 short-term bicycle parking spaces pursuant to sections 20.73 Flood Plan Special Permit, 20.95.1.5 FAR in excess of 1.25 for non-residential use, 20.95.2 Height in excess of 55 feet, and Section 20.97.2 Pooled Parking.

Decision: GRANTED, with Conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final 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 decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Amendment Application dated 7/18/2022, containing *inter alia*, the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Community Outreach Summary, Infrastructure Narrative, Tree Study, Green Building Report, and plan set titled 125 CPD prepared by Elkus Manfredi dated 7/18/2022.
2. Revised Amendment Application dated 8/8/2022, containing *inter alia*, the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Community Outreach Summary, Infrastructure Narrative, Tree Study, Green Building Report, and plan set titled 125 CPD prepared by Elkus Manfredi dated 8/8/2022.
3. Parking Summary dated 8/17/2022.
4. Presentation slides shown to Planning Board on 9/13/2022.

City of Cambridge Documents

5. Memo to the Planning Board from Katherine F. Watkins, City Engineer, dated 8/30/2022.
6. Memorandum to the Planning Board from Community Development Department staff, dated 9/6/2022.

APPLICATION SUMMARY

Special permit PB-26, granted in 1982, authorized the construction of a 183,000 square foot office building at 125 Cambridgepark Drive (known as 115 Rindge Avenue Extension at the time) served by 549 surface parking spaces on that lot and another lot across Cambridgepark Drive. The conditions required approval from the Planning Board for any future significant alterations in the site plan, landscaping features, parking lot layout and grading, and proposed storm drainage systems, and required storm drainage catch basins to have capacity for separating grease and oil from surface runoff.

The special permit was subsequently amended 6 times. The first 4 amendments included modifications to the parking for the site as the surface parking was redeveloped into office and residential buildings with structured parking facilities (150 Cambridgepark Drive, 160 Cambridgepark Drive, 130 Cambridgepark Drive, and 88 Cambridgepark Drive). The conditions required membership in the Alewife Transportation Management Association (TMA) and the creation of a transportation information center on-site. The special permit was amended a fifth time in 2015 to allow portions of the first floor of 125 Cambridgepark Drive to be used as a café and a full-service restaurant serving alcoholic beverages. The Planning Board approved a sixth amendment to PB-26 in March of 2022 to allow landscaping improvements that were part of a slate of changes proposed for 100, 125, and 150 Cambridgepark Drive.

The current application seeks an amendment to the original Decision to allow for the construction of an approximately 33,056 sf addition to the northwest corner of the existing 183,925 square foot technical office building. The addition includes loading docks, and a revised vehicular and pedestrian circulation pattern. The proposal also includes upgrades to the existing building and a reduction in surface parking to be used as open green space.

The existing surface parking is proposed to be reduced from 179 spaces to 79 spaces. No change is proposed to the 200 spaces dedicated to 125 Cambridgepark Drive in the adjacent parking garage located at 140 Cambridgepark Drive.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Special Permits to increase FAR and increase building height in Alewife Overlay Districts (Section 20.95)

The Board finds that the proposal meets the criteria for issuance of special permits authorized by the provisions of the Alewife Overlay Districts. The Board finds that the proposal advances the General Purpose and the specific requirements of Section 20.90, as set forth below. In reviewing these criteria the Board was informed by the Concord-Alewife Plan, completed in 2005, which preceded the enactment of the Alewife Overlay Districts, as well as the Alewife District Plan, completed in 2019, which updates the Concord-Alewife Plan for this area.

20.92 General Purpose. It is the purpose of this Section 20.90 to augment existing base district zoning regulations to respond to the unique problems and pressures for change in the Alewife area. The regulations contained in this Section 20.90 provide for more careful public scrutiny of future development proposals and provide an opportunity to shape the form and character of that development in ways that will benefit both individual property owners and the general interests of the larger commercial and residential neighborhood as a whole.

These regulations are intended to harness the opportunities presented with the redevelopment of private property in ways that will:

- 1. Encourage forms of development, mix of uses, and range of improvements that will facilitate and encourage walking, biking and transit use and reduce the growth of auto trips in an area already burdened with regional vehicular traffic passing through to other destinations in the metropolitan region;*

The site layout significantly reduces the number of proposed on-site surface parking spaces and replaces these with additional pervious and landscaped area. This reduction in parking brings the development closer to parking ratios recommended by the Alewife District Plan. The site plan further reinforces the movement of people walking and riding bicycles to the site by incorporating an enhanced pedestrian and bicycle connection to the Alewife Reservation. The building includes additional facilities serving both the existing building and the newly proposed addition to support and encourage bicycle use, as noted further above in these Findings.

- 2. Preserve and enhance the capacity to store floodwater, recharge groundwater and manage the collection and disposal of stormwater in ways that add to the quality and visual appeal of the built environment as well as to the quality of the water itself;*

The proposal will meet applicable requirements and recommended standards relating to flooding and water management. The DPW has reviewed the Application Documents and indicated to the Planning Board that the project is expected to meet the City's requirements and will be subject to further review by DPW.

3. *Minimize the negative impact of new development on the adjacent Cambridge Highlands residential neighborhood while introducing new amenities and services that will benefit the residents of that neighborhood;*

The proposal is separated from the Highlands neighborhood and will have minimal visual or transportation impacts.

4. *Integrate the entire area through the creation of new pedestrian paths, roadways, green spaces and bridges that will facilitate movement within the several Districts and beyond to the Cambridge Highlands, North Cambridge and Neighborhood Nine neighborhoods and the Fresh Pond Reservation;*

The project will improve connections to the existing multi-use pathways.

5. *Introduce a significant component of residential living and support retail services to enhance the area's appeal for all persons who come to work, shop as well as live within the Districts; and*

The proposal does not include residential uses, but includes an expansion and relocation of a ground floor restaurant and improvements to landscaping and on site pathways.

6. *Create an identity and sense of place for the Alewife Districts that parallels the development of the historic urban centers that characterize much of Cambridge.*

The proposal is designed and oriented in a way to minimize impacts to the Cambridgepark Drive streetscape, while improving circulation for automobiles, delivery vehicles, pedestrians, and bicyclists. The proposed landscaping is in harmony with the nearby and recently renovated open spaces at 150 Cambridgepark Drive. The proposed height and massing of the addition is in keeping with the existing character of office development in the subdistrict.

The proposal is consistent with the scale of development authorized in the district, as set forth below.

- 20.95.1 *Maximum Floor Area Ratio. The maximum ratio of floor area to the lot area may be increased as set forth below, after the issuance of a special permit from the Planning Board.*

5. *Triangle District: 1.75 for non-residential uses; 2.0 for residential uses.*

The proposed project will have a total floor area ratio (FAR) of 1.75 as allowed by special permit for all uses in the Alewife Triangle District, in accordance with Section 20.95.1.5.

20.95.2 Maximum Permitted Height. The maximum height for any building may be increased as set forth below, after the issuance of a special permit from the Planning Board:

6. *Triangle District: 85 feet for all uses...*

The maximum building height allowable by special permit for non-residential use on this property is 85 feet. The proposed non-residential project will have a building height of no more than 85 feet.

2. Amend Special Permit for Pooled Parking (Section 20.97.2)

20.97.2 Pooled Parking. In order to provide the flexibility to advance the policy objectives of the Concord-Alewife Plan through the creation of more pedestrian friendly development throughout the area, to permit greater permeable land surface to be established, to facilitate environments with greater landscaping and green area including parks and recreation areas, to more efficiently use the supply of parking available in a district where greater use of non-auto forms of transportation are encouraged and less land area devoted to parking use is desired, the Planning Board may, by special permit, allow accessory parking serving one or more lots to be located in whole or in part in pooled parking facilities, or a public parking facility, located anywhere within the Alewife Overlay Districts, notwithstanding the limitations set forth in Section 6.22.1. In granting such a special permit the Planning Board shall consider the following:

1. *The facility advances the objective of the Concord-Alewife Plan.*
2. *A shared facility is established that aids in implementation of effective Transportation Demand Management measures to reduce dependence on the single occupancy automobile.*
3. *The facility is appropriately located to serve the development it serves.*
4. *The facility is well designed, does not diminish the pedestrian-friendly quality the area around it, and is otherwise consistent with the urban design objective of the Concord-Alewife Plan.*

The Board finds that the proposal meets the criteria for amending previously issued special permits authorizing pooled parking by the provisions of the Alewife Overlay Districts. The reduction of on-site surface parking spaces does not reduce the 200 spaces previously allocated for 125 Cambridgepark Drive in the pooled parking structure. These figures are noted in Appendix II, which summarizes the allocation, location, and sharing of parking spaces for 125 Cambridgepark Drive and other sites in the area.

3. Flood Plain Special Permit (Section 20.70)

20.75 Criteria. The Planning Board shall grant a Special Permit for development in the Flood Plain Overlay District if the Board finds that such development has met all of the following criteria in addition to other criteria specified in Section 10.43:

- 1. No filling or other encroachment shall be allowed in Zone A areas or in the floodway which would impair the ability of these Special Flood Hazard Areas to carry and discharge flood waters, except where such activity is fully offset by stream improvements such as, but not limited to, flood water retention systems as allowed by applicable law.*
- 2. Displacement of water retention capacity at one location shall be replaced in equal volume at another location on the same lot, on an abutting lot in the same ownership, on a noncontiguous lot in the same ownership, or in accordance with the following requirements.*
- 3. All flood water retention systems shall be suitably designed and located so as not to cause any nuisance, hazard, or detriment to the occupants of the site or abutters. The Planning Board may require screening, or landscaping of flood water retention systems to create a safe, healthful, and pleasing environment.*
- 4. The proposed use shall comply in all respects with the provision of the underlying zoning district, provisions of the State Building Code, Wetlands Protection Act, and any other applicable laws.*
- 5. Applicants for development in the Alewife area shall be familiar with area-specific and general city-wide land use plans and policy objectives (e.g. Concord-Alewife Plan, A Report of the Concord Alewife Planning Study, November 2005; Toward a Sustainable Future, Cambridge Growth Policy, 1993, Update, 2007; Section 19.30 - Urban Design Objectives of this Zoning Ordinance) and shall demonstrate how their plan meets the spirit and intent of such documents in conjunction with the requirements of this Section 20.70 - Flood Plain Overlay District and Section 20.90 – Alewife Overlay Districts 1-6.*
- 6. The requirement of Section 20.74(3) has been met.*

The Flood Plain Special Permit requirements in Section 20.70 of the Zoning Ordinance require compensatory storage for any development that impacts the volume of the flood plain. Nearly the entirety of the project site is located within the City of Cambridge Flood Plain Overlay District and include portions of FEMA Map Zone AE. The Conservation Commission approved the Notice of Intent (NOI) with an Order of Conditions on July 25, 2022. The permit file number is #123-0318. The Project proposes a net increase of flood storage of approximately 1,843 sf. The City Engineer has reviewed the Application Documents and indicated to the Planning Board that the project is expected to meet the City's requirements and will be subject to further review by DPW. Based on this evidence, and because the proposal demonstrates consistency with area planning as set forth earlier in these Findings, the proposal meets the criteria for a Flood Plain Special Permit.

4. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

1. *It appears that requirements of this Ordinance cannot or will not be met, or ...*

Upon granting of the requested special permits, it appears that the requirements of the Ordinance will be met.

2. *traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...*

The proposed change will not create any new congestion, hazard, or change in neighborhood character.

3. *the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...*

The proposed use will not affect the adjacent permitted uses.

4. *nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...*

The proposed use will not create nuisance or hazard, and all development activity will be subject to applicable health and safety regulations.

5. *for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...*

As set forth above in these Findings, the proposed use is consistent with the intent of the zoning district and the City's plans for the area.

6. *the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The proposed design was reviewed by the Board and found to be consistent with the Urban Design Objectives, as well as the specific design objectives set forth in the aforementioned City planning studies for the area.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents and other supporting materials submitted to the Planning Board, except as modified by the additional Conditions of this Special Permit Decision. The project plans hereby approved by the Planning Board are the plan set entitled 125 CPD prepared by Elkus Manfredi dated 8/8/2022 and Presentation Slides dated 9/13/2022. Appendix I summarizes the dimensional features of the project as approved. Appendix II summarizes the authorized allocation, location, and sharing of parking spaces for 125 Cambridgepark Drive and other sites in the area.
2. The Planning Board approves the uses as described and depicted in the Application Documents, which include technical office for research and development (Section 4.34.f in the Table of Use Regulations) and the previously approved retail uses. Any other proposed use that is permitted in the underlying zoning district, but not authorized by this special permit, shall be subject to Planning Board approval. Uses that are limited by the Zoning Ordinance (e.g., requiring a separate special permit from the Planning Board or BZA) must seek any necessary relief.
 - a. Special permit conditions associated with PB-26 Amendment #5 issued on May 30, 2018 for the approval of retail or consumer establishments at the ground story shall continue to apply, except for any plan changes approved as part of this amendment.
3. The Planning Board approves the requested reduction in on-site parking to 79 spaces. Any further reduction in parking shall be permitted to the extent allowed by zoning at the time, without requiring an amendment to this Special Permit. However, any increase in parking shall require an amendment to this Special Permit.
4. The project shall be subject to continuing design review by the Community Development Department (“CDD”). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD’s administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
5. The Permittee shall address the following comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:

- a. A visual mockup and of all exterior building materials and colors, curtainwall and window systems, glass specifications, and building mechanical and site electrical screening.
 - b. Layout of the pedestrian and bicycle paths and routes.
 - c. Landscape materials and details, including tree species and their locations.
 - d. Any signage areas on the building facades.
 - e. Architectural and site lighting.
 - f. Control of light trespass from building interiors.
 - g. Layout of long-term bicycle storage rooms and access routes.
6. Prior to the final selection of colors and textures for façade materials, the Permittee shall erect a mock-up(s) of an exterior wall section, including rooftop screening elements, on or near the building site to be reviewed by CDD for comment. Members of the Planning Board shall be notified when the mock-up is erected and given an opportunity to view the materials and transmit any comments to CDD. The mock-up's location shall be coordinated with CDD staff prior to construction.
7. The Permittee shall build a dedicated publicly accessible multimodal path that directly connects Cambridgepark Drive to the Fitchburg Cutoff Path to the rear of the site. The design of the path shall be subject to review and approval by CDD staff prior to issuance of a Building Permit.
8. In consultation with CDD staff, the Permittee shall continue revising the design of bicycle paths to improve connections to project entrances and bicycle parking facilities. Final approval of the pathway network and circulation plan by CDD staff is required prior to issuance of a Building Permit.
9. The applicant shall install an open canopy frame over proposed on-site surface parking spaces for the future installation of photovoltaic panels. The applicant shall install photovoltaic panels to this frame pending either a modification to the Zoning Ordinance that allows a canopy of photovoltaic panels to be exempt from building Floor Area Ratio, or the applicant seeking specific relief to waive the gross floor area provisions for parking facilities in the Alewife Overlay District,
10. The Permittee shall implement transportation demand management measures as set forth on pages 51-52 of the Revised Amendment Application dated 8/8/2022, Volume 1. The below measures shall be approved by Traffic, Parking + Transportation Department staff.
- a. Charge market rate monthly parking fees consistent with structured parking facilities used for technical office/lab use in the Alewife Area.

- b. Continue membership in the Alewife TMA, including emergency ride home and ride-matching benefits to all employees through the Alewife TMA or other provider acceptable to TP&T.
 - c. Office/lab and retail tenants will be encouraged to provide 50% transit subsidies to employees.
 - d. Transit screen app to be subsidized by proponent for use by employees and visitors.
 - e. Designate a Transportation Coordinator for the site responsible for:
 - i. Aggressively promoting and marketing non-SOV modes of transportation to employees
 - ii. Overseeing the marketing and promotion of transportation options such as posting information on the Project's web site, social media, and property newsletters
 - iii. Responding to individual requests for information
 - iv. Performing annual transportation surveys
 - v. Coordinating with Alewife TMA
 - vi. Providing up to date information to all new employees through a New Employee Packet
 - f. Encourage employees to provide Bluebikes corporate membership (minimum Gold level) for employees that choose to become Bluebikes members.
 - g. Dedicate up to 2 carpool/vanpool parking spaces. If actual experience shows that the carpool/vanpool spaces are fully utilized, add additional spaces to satisfy demand.
 - h. Update existing bicycle parking to meet City standards for quantity and design requirements.
11. The Permittee shall fund a 19-dock public bicycle sharing station (Bluebikes or its successor) in the location shown on the project plans, or at an alternative location approved by the City. Payment to the City shall be made prior to the issuance of a Building Permit. If the final location of the station is on private property, the Applicant shall be responsible for securing a siting/licensing agreement with the City prior to issuance of a Building Permit.
12. The Permittee shall be responsible for the design and installation of all necessary infrastructure and utility improvements both on and off the site needed to support the construction of the building. All improvements to public infrastructure, including streets, sidewalks, tree plantings in the public right-of-way, and utilities, shall be subject to approval by the Department of Public Works ("DPW").
13. The following conditions shall apply to ensure ongoing compliance with the Cambridge Tree Protection Ordinance:
- a. Before applying for a Building Permit, the Permittee shall either provide written confirmation that there has been no change to the Certified Tree Study, or shall provide a revised Tree Study for certification by the City Arborist if plan progression has resulted in changes. The Permittee shall also submit any required mitigation payment to the Tree Fund at that time. The DPW will certify if this condition is met before issuance of a Building Permit.

- b. Before applying for a final Certificate of Occupancy, the Permittee shall provide an As-Built planting plan to the DPW that confirms the following: 1) sizes, species, and locations of all existing trees removed; 2) sizes, species, locations and approximate planting dates of all installed tree plantings; and 3) a revised Tree Study for certification by the City Arborist if plan progression has resulted in changes. The DPW reserves the right to visit the site to confirm As-Built Plan and plant conditions. In instances where Certificate of Occupancy is sought prior to final planting being installed, Permittee shall submit a plan for the work to be approved by the Urban Forestry Division.
 - c. One year after final planting installation, the Permittee shall submit an updated report on the plant conditions after the establishment period to be reviewed and certified by the Urban Forestry Division as the projects final compliance with the Tree Protection Ordinance.
14. Prior to issuance of a Building Permit, all flood protection measures, final stormwater management plan, and mitigation requirements for stormwater inflow and infiltration from the sewer system shall be reviewed and approved by DPW. Certification of stormwater management requirements in the Alewife Overlay Districts will be required if the permeable area is less than 25% of lot area.
15. Continued compliance with the Order of Conditions issued by the Cambridge Conservation Commission shall be a condition of this Special Permit.
16. The Permittee shall prepare a final Site Action Plan to allow for future building adaptation to flooding risks associated with climate change, with an emphasis on providing safety and comfort to building occupants, which shall be reviewed and approved by DPW and the Cambridge Fire Department prior to issuance of a Building Permit and shall be operational immediately upon occupancy of the building.
17. The Permittee shall be required to prepare and implement a Construction Management Program in accordance with Section 18.20 of the Zoning Ordinance, which shall be reviewed and certified by TP&T and DPW prior to issuance of a Building Permit for development authorized by this Special Permit. Such a program shall include, in addition to the specific items required by said Section 18.20:
- a. A plan for site remediation in accordance with applicable local, state and federal requirements;
 - b. Identification of all work to take place in the public right of way including but not limited to potential impacts to existing public shade trees to be coordinated early in the design process with the City Arborist; and
 - c. A community outreach program including, at a minimum, the following elements:
 - i. An identified point of e-mail and telephone contact to respond to community questions and feedback throughout the construction process;

- ii. A system for communicating ongoing project updates, which may include a web page, e-mail list, social media presence, direct outreach, and/or other measures; and
 - iii. One or more signs posted on-site, legible from the public way, providing the information above along with a brief description of the project, the amount of commercial space, an expected completion date, and a rendering of the street-facing elevations.
18. Throughout design development and construction, the project shall conform to the Green Building Requirements set forth in Section 22.20 of the Cambridge Zoning Ordinance. CDD shall certify that the applicable requirements are met prior to issuance of a Building Permit, and again prior to issuance of a Certificate of Occupancy, for development authorized by this Special Permit.
19. The Project shall be subject to the applicable Incentive Zoning requirements set forth in Section 11.202 of the Cambridge Zoning Ordinance. The applicable Housing Contribution shall be calculated at the time of issuance of a Building Permit and the Housing Contribution shall be made prior to issuance of a Certificate of Occupancy.
20. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to approve the Special Permit Amendment were Planning Board Members Louis Bacci, Jr., Steven Cohen, H Theodore Cohen, Hugh Russell, Tom Sieniewicz, and Associate Member Ashley Tan, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,

A handwritten signature in black ink, appearing to read "Hugh Russell". The signature is written in a cursive, flowing style.

Hugh Russell, Acting Chair.

A copy of this decision PB-26 Amendment-7 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and accurate copy of the above decision has been filed on November 22, 2022 with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or
_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk

Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	126,595 SF	126,595 SF	126,595 SF	No Change
Lot Width (ft)	300 ft	300 ft	300 ft	No Change
Total GFA (sq ft)	183,925 SF	148,243 SF	216,981 SF	
Residential Base	N/A	N/A	N/A	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	183,925 SF	148,243 SF	216,981 SF	
Inclusionary Bonus	N/A	N/A	N/A	
Total FAR	1.45	1.25	1.75	Consistent with Application Documents and applicable zoning requirements
Residential Base	N/A	N/A	N/A	
Non-Residential Base	1.45	1.25	1.75	
Inclusionary Bonus	N/A	N/A	N/A	
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Height (ft)	85 ft	85 ft	85 ft	
Front Setbacks (ft)	5.85 ft	74 ft	5.85 ft	Consistent with Application Documents and applicable zoning requirements
Side Setback (ft)	23.10 ft	49 ft	23.10 ft	
Side Setback (ft)	23.10 ft	49 ft	23.10 ft	
Rear Setback (ft)	205.72 ft	74 ft	185 ft	
Open Space (% of Lot Area)	19.8%	15% min	28.6 %	Consistent with Application Documents and applicable zoning requirements
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	19.8%	25%	28.6%	
Off-Street Parking Spaces	379	230 to 460	279	
Long-Term Bicycle Parking	N/A	49	68	Consistent with Application Documents and applicable zoning requirements
Short-Term Bicycle Parking	N/A	17	40	
Loading Bays	1	2	3	

Appendix II Summary of Parking Space Allocation, Location and Sharing (Updated August 17, 2022)

88 Cambridge Park Drive Project (Special Permits #292, Amendment #4 to PB#26 and Amendment #3 to PB #47)

Parking Facility Address	#125 Cambridgepark Drive (CPD)	#130 Cambridgepark Drive (CPD)	#150 Cambridgepark Drive (CPD)	#88 Cambridgepark Drive (CPD)	#160 Cambridgepark Drive (CPD)	#100 Cambridgepark Drive (CPD)	Total
	Existing Office Site	Permitted Residential Building	Permitted Garage attached to 130 CPD	Permitted Residential Building and Garage	Completed Residential Building	Existing Office Site	
Parking Facility Type	Dedicated non-residential	Dedicated residential	Shared	Dedicated residential, dedicated office and shared	Shared	None (No on-site spaces)	
Physical Nuber of Spaces Located on Parcel	79	117	456	668	398	0	1718
Allocation of spaces	79 Spaces dedicated to #125 CPD Office	117 Spaces dedicated to #130 CPD Residents	29 Spaces dedicated to #130 CPD residents 387 Spaces for #100, #125 and #150 CPD office and 67 spaces shared with the #130 CPD residents during non-peak office demand periods; 40 spaces for #200 CPD office.	91 Spaces dedicated to #88 CPD residents 571 Spaces for #100, #125 and #150 CPD office and 94 spaces shared with the #88 CPD residents during non-peak office demand periods; min 6 car share spaces	248 Spaces dedicated to #160 residents. 80 Spaces shared with #150 CPD office and 70 spaces shared with #200 CPD office.	0	
Applicable Special Permits	PB #26 and Amendments	PB #279, PB #47 Amendment #2	PB #279, PB #47 Amendment #2	PB #292, PB #47 Amendment #3	PB #270, PB #47 Amendment #1	PB #82	
Conditions	N/A	Minimum and Maximum 117 spaces for #130 CPD residents.	Maximum 200 Spaces for #125 CPD Office	Minimum 91 for #88 CPD Residents	Minimum 248 spaces for #160 CPD Residents	N/A	Max 1,718 Spaces
			Maximum 323 Spaces for #100 CPD Office	Maximum 571 for #100, #125, #150 CPD Office	Maximum 80 spaces for #150 CPD Office		
			Maximum 435 Spaces for #150 CPD Office	Minimum 6 car share space	Maximum 70 spaces for #200 CPD Office		
			Maximum 40 Spaces for #200 CPD Office				
			Maximum 29 Spaces for #130 CPD Office				
Dwelling Units	None	213 Units	None	254 Units	398 Units	None	865 Units
Parking Spaces Dedicated to Residential Use	N/A	146 (117 on site, 29 at #150 CPD Garage)	N/A	91	248	N/A	485
Shared Spaces (available to residents on evenings and weekends)	N/A	67	N/A	94	150	N/A	311
Overall Residential Parking Ratio	N/A	0.69 space/unit dedicated; 1.0 space/unit dedicated + shared	N/A	0.36 space/unit dedicated; 0.73 space/unit dedicated + shared	0.62 space/unit dedicated; 1.0 space/unit dedicated + shared	N/A	0.56 space/unit dedicated; 0.92 space/unit dedicated + shared