



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

January 21, 2020

RE: Core Power Yoga
Planning Board Special Permit #315 (PB-315)
145 Broadway

During the General Business portion of the regular Planning Board meeting of October 15, 2019, James Rafferty of Adams & Rafferty and Mike Tilford of Boston Properties, representing the Permittee of PB-315, presented a yoga studio as a proposed use of a portion of the ground floor space at 145 Broadway and sought a determination that such use is consistent with the Infill Development Concept Plan (IDCP) authorizing development at that location.

In the approved IDCP, this ground floor space is permitted for retail and active use. However, the Zoning Ordinance does not classify a yoga studio as a retail use, which is most often classified as an educational "classroom" use. Article 14.000 of the Zoning Ordinance regulates development in the MXD District, and allows a range of uses including "Recreation facilities including bowling alley, indoor or outdoor tennis courts, public recreation building, health club, or skating rink [if they are located in or attached to structures containing other principal uses]" under the category of "Entertainment and Recreation" (Section 14.21.5).

In considering this proposal, the Planning Board discussed the location of the yoga studio within the building in relation to other active ground floor spaces, and the treatment of the windows adjacent to the sidewalk, where privacy screening for the studio from the abutting street and sidewalk was proposed to be installed.

Following its discussion, the Planning Board voted to determine that a yoga studio in the proposed location is consistent with the intent of the approved IDCP and is appropriate as an element of the many uses authorized in the development. Therefore, the Planning Board specifically allows the yoga studio use as described in the attached letter dated August 28, 2019, with the condition that the original window glazing approved in the Design Review process for 145 Broadway will remain and the final window treatment selection will be subject to continuing review and approval by Community Development Department staff.

For the Planning Board,

Catherine Preston Connolly, Chair.