BMR-500 Kendall Street LLC

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November 20, 2026

City of Cambridge
Planning Board
344 Broadway
Cambridge, MA 02139

Community Development Department
344 Broadway
Cambridge, MA 02139

Re: Special Permit PB#141 Minor Amendment – "Office of a physician"

Dear Cambridge Planning Board Members and CDD staff,

BMR-500 Kendall Street LLC ("BMR-500") is the current owner of 500 Kendall Street located within PUD-3, which is subject to Special Permit PB# 141 issued on April 17, 1999, as previously amended (the "Special Permit"). BMR-500 seeks a Minor Amendment of the Special Permit and the associated Final Development Plan to convert space at 500 Kendall Street (the "Future Atrius Premises") to "office of a physician" (Sec 4.34.a of the Zoning Ordinance) for the purposes of accommodating a primary physician's practice to be established by Atrius Health ("Atrius"). This request is driven by the applicant's recognition that i) the state of the current retail environment in the project area (and anticipated future), ii) active use objectives for the ground floor of the project area and iii) related efforts to avoid long-term retail vacancies due to market pressures. **This application supersedes our prior application submission of October 26, 2026, after consulting with CDD staff**.

Background

The use of 500 Kendall is governed by PUD-3 and O-3A under the current City of Cambridge Zoning Ordinance and the Special Permit. The PUD-3 Development Controls under section 13.42.3 of the Zoning Ordinance allow for any office and laboratory use designated in Section 4.34 of the Zoning Ordinance, including "office of a physician," as the Future Atrius Premises would be designated.

The Planning Board, on August 19, 2011, adjusted the permitted GFA for Residential, Office and Hotel with no change to Retail GFA pursuant to PB141 Amendment #3. On March 23, 2021, pursuant to PB141 Amendment #4, the Planning Board approved the conversion of 3,642 square feet from retail use to office use. On January 25, 2022, pursuant to PB141 Amendment #6, the Planning Board removed "Parcel C" from the PB141 Development Parcel, Aggregate Development Plan and Site Development Plan, with development on Parcel C now governed by Special Permit PB-383 under PUD-CDK. The use, dimensional and other characteristics of the remaining development sites under PUD-3 remain as previously approved.

Office GFA under the Final Development Plan is at capacity under the Final Development Plan. For BMR-500, or any property owner subject to the Special Permit, to replace retail space with service-oriented non-retail commercial use like "office of a physician," a Minor Amendment to the Special Permit and Final Development Plan is required.

The Future Atrius Premises consists of approximately 2,400 square feet of gross floor area on the ground floor of 500 Kendall fronting on Athenaeum Street. As further described below, Atrius proposes to operate the Future Atrius Premises as a primary care location to serve local businesses and local residents in East Cambridge, improving access to localized medical care. Drawings of the Future Atrius Premises space are attached for your information.

The Future Atrius Premises has frontage and ingress/egress on Athenaeum Street and sits across the street from the Termeer Square skating rink support/activities building. The space will provide an ideal location for use by Atrius patients. This particular location is first generation space, having recently served as a temporary construction office for the unrelated development at 585 Third Street. The Future Atrius Premises will provide visibility and easy access for patients to promote Atrius' mission of providing the right care with kindness and compassion every day for every person they serve. Street frontage in a signature building will further diversify needs-based service offerings for project tenants and community members providing a walkable medical care option. For context, we enclose a Context Plan showing the various retail sites within the vicinity of PUD-CDK and the over-abundance of food and beverage retail uses compared to service offerings.

With the approval of the Minor Amendment, the use mix under the Final Development Plan for the Special Permit would be adjusted so that the Office/Lab component is increased by approximately 2,400 square feet of gross floor area and the Retail component is decreased by approximately 2,400 square feet of gross floor area, with a corresponding adjustment of the use mix (Office/Lab increasing by approximately 2,400 SF; Retail being reduced by approximately 2,400 SF; resulting in a total allocation of approximately 764,012 SF for Office/Lab and 154,458 SF for Retail). The Residential allocation of 457,530 SF remains unaffected and the total Non-Residential Uses remains the same at 833,470 SF (for total GFA of 1,291,000, unchanged from existing).

<u>The Tenant: Atrius</u>

Atrius is a multi-specialty medical group providing high-quality, coordinated care for adult and pediatric patients at 28 locations across eastern Massachusetts. Its primary care providers, specialists and other staff work together to deliver patient-centered, coordinated and high value care to every patient it serves. Atrius Health is part of Optum, a health services company focused on advancing value-based care.

The proposed Atrius practice at 500 Kendall Street will expand access to adult primary care in Cambridge's Canal District, bringing a new healthcare option to an area anchored by life sciences employers. To begin, the practice will be open from 8am-6pm Monday through Friday. The practice's hours may adjust depending on the needs of the community.

While local employees will benefit from convenient access to care near their workplace, the practice is intentionally being developed as a public-facing Atrius location serving adult patients from the surrounding Cambridge community. The practice will include seven exam rooms and will provide primary

care with the ability to grow as patient demand increases. Its ground floor location will make the practice visible and accessible to employees, residents and others in the surrounding community.

The location benefits Atrius and the City of Cambridge. For Atrius, it provides an opportunity to expand primary care access in East Cambridge and establish a presence in a growing area. For Cambridge, local employees, along with residents and others who live and work nearby in East Cambridge, will benefit from convenient access to primary care close to home and work, and the broader community benefits from a new point of access to primary care. Preliminary, draft renderings of the storefront for the Future Atrius Premises are attached.

Summary of Requested Relief

As described above, the requested action to change approximately 2,400 GFA of 500 Kendall from retail to office/lab, to accommodate Atrius in the Future Atrius Premises, is a small change to the relative mix of retail and office uses in the Final Development Plan because it permits a service-oriented non-retail commercial use in a space previously approved for retail use. There is no change to the approved total Gross Floor Area of the development, as provided in the Cover Sheet, attached. The proposed use would not add to the general office/laboratory development that makes up the larger part of this PUD because the proposed use is a service-oriented office use providing medical services. For the foregoing reasons, we believe that this proposed change in use is appropriate for your approval as a minor amendment.

Please feel free to contact the undersigned signatory at 617 551 5942 with any questions.

Sincerely,

BMR-500 Kendall Street LLC

By: Mark Bush
_____
Name: Mark Bush
Title: Senior Vice President

Enclosures

(1) Cover Sheet
(2) Future Atrius Premises Fit Plan and Layout
(3) Renderings and Elevations
(4) Context Plan

cc: Sal Zinno at Kendall Square Corporation via e-mail

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s): 500 Kendall Street, Cambridge, MA 02142

Base Zoning District(s): Office 3A (O-3A)

Overlay Zoning District(s): Planned Unit Development 3 (PUD-3)

Applicant Name: BMR-500 Kendall Street LLC, owner of the property

Applicant Address: 4570 Executive Drive, Suite 400, San Diego, CA 92121

Contact Information: Mark Bush (Name) 617-551-5942 (Telephone #)

mark.bush@biomedrealty.com (Email Address)

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
Minor Amendment to PUD-3 Special Permit (PB# 141) under Section 12.37.2 Section 13.206.1	Minor Amendment to PUD Special Permit PB-141 and its Final Development Plan to convert approximately 2,400 SF of GFA at 500 Kendall Street previously approved for retail use to "Office of a physician, dentist or other medical practitioner not located in a clinic" (Section 4.34.a), with a corresponding adjustment of the use mix (Office/Lab +~2,400 SF; Retail –~2,400 SF; resulting in a total allocation of 764,012 SF for Office/Lab and 154,458 SF for Retail) and no change to total approved GFA.

Denote other City of Cambridge Board/Commission Review Needed:

☐ Board of Zoning Appeal (Variances) ☐ Conservation Commission ☐ Historical Commission

Denote applicable Committee Review and Public Outreach:

☐ Central Square Advisory Committee ☐ Harvard Square Advisory Committee ☐ Community Meeting(s)

BMR-500 Kendall Street LLC

By: Mark Bush

Signature of Applicant **Date** November 20, 2026

Project Address: 500 Kendall Street, Cambridge **Date:** November 20, 2026

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	425,320	2 ACRES	425,320	
Total Gross Floor Area (sq ft)	1,291,000	1,376,000	1,291,000	
Residential Uses	457,530	457,530	457,530	
Non-Residential Uses	833,470	908,470	833,470	
Total Floor Area Ratio (FAR)	App. 3.01	3.0/3.24 (with inclusionary housing bonus)	App. 3.01	
Residential Uses	N/A	N/A	N/A	
Non-Residential Uses	N/A	N/A	N/A	
Total Dwelling Units	479	479	479	
Total Stories Above Grade	N/A	N/A	N/A	
Max. Height – Residential (ft)	85-230	120 (13.6% up to 200 ft; 4.3% up to 230 ft)	120 (13.6% up to 200 ft; 4.3% up to 230 ft)	
Max. Height – Non-Residential (ft)	85-230	120 (13.6% up to 200 ft; 4.3% up to 230 ft)	120 (13.6% up to 200 ft; 4.3% up to 230 ft)	
Front Yard Setback(s) (ft)*	N/A	N/A	N/A	
Side Yard Setback(s) (ft)*	N/A	N/A	N/A	
Rear Yard Setback(s) (ft)*	N/A	N/A	N/A	
Total Open Space (% of Lot Area)**	22.46%	22.5%	22.46%	
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	N/A	N/A	N/A	
Publicly Beneficial Open Space	N/A	N/A	N/A	
Off-Street Parking Spaces	2,238	2,238	2,238	
Long-term Bicycle Parking Spaces	500	500	500	
Short-term Bicycle Parking Spaces	N/A	N/A	N/A	
Loading Bays	14	14	14	

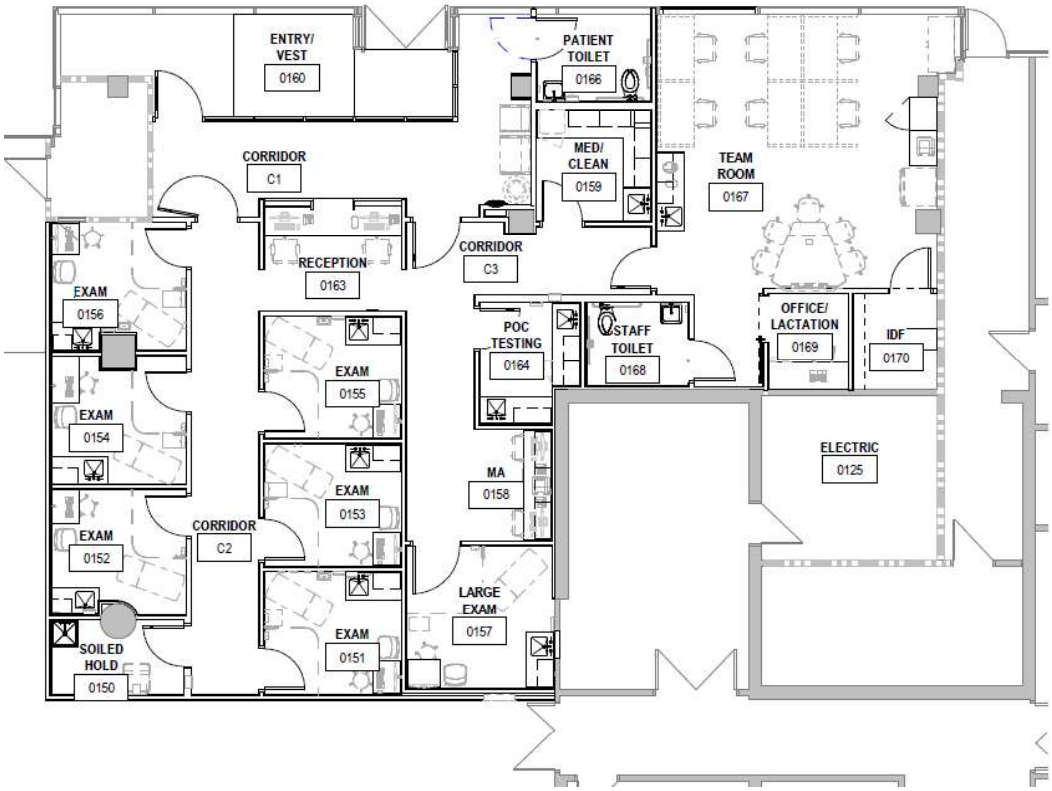
*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

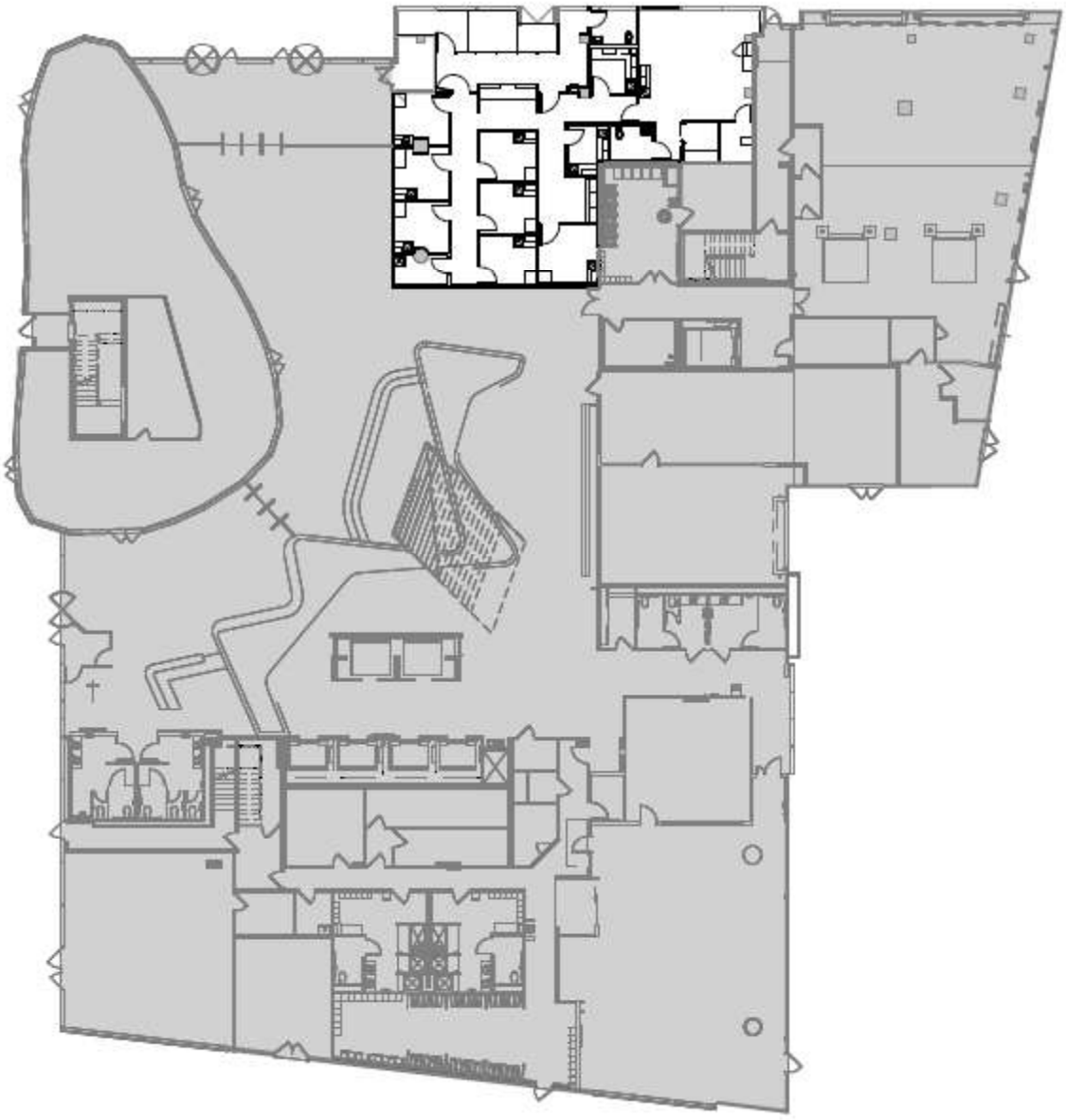
**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

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

Future Atrius Premises Fit Plan and Layout

Atrius Health
Part of Optum





Renderings and Elevations



Context Plan

