

February 13, 2026

VIA E-MAIL

Chair Tom Sieniewicz
and Members of the Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Minor Amendment #4 to CambridgeSide 2.0 Special Permit (PB #364)

Dear Chair Sieniewicz:

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), pursuant to Section 12.37.2 of the City of Cambridge Zoning Ordinance and Condition #15 of PB #364, to (i) further extend the validity of the Design Review Certificates for each of the 80 First Street and 150 Cambridgeside Place buildings under Condition #4 of PB #364 (as amended pursuant to Minor Amendment #3 to PB #364) and (ii) update the Phasing Timeline included in Appendix A of PB #364 in accordance with Condition #5(c)(iii) and (d) of PB #364.

I. Extension of Building Permit Deadline for the Subsequent Phase Buildings

Pursuant to Condition #4 of PB #364 (as amended pursuant to Minor Amendment #3 to PB #364), the Planning Board shall grant its Design Review approval at a hearing within two (2) years prior to issuance of a building permit for the relevant building, and may grant an extension of such Design Review approval period by increments of up to two (2) years as a general business item at a regularly scheduled Planning Board meeting. The Planning Board granted Design Review approval for each of the Subsequent Phase Buildings, i.e., 80 First Street and 150 Cambridgeside Place, on March 8, 2022, such that the original expiration date for such approvals was March 8, 2024. In Minor Amendment #3 to PB #364, the Planning Board granted a two (2) year extension of such Design Review approvals until March 8, 2026. In light of ongoing market conditions with respect to leasing and financing and economic constraints since March of 2024, building permits for the Subsequent Phase Buildings will not be issued prior to March 8, 2026. As detailed below, the Applicant is continuing to pursue financing opportunities and finalize the design considerations set forth in the Design Review Certificates. Accordingly, we request that the Planning Board extend the two-year standard set forth in Condition #4 of PB #364 and summarized above, and find that the Design Review Certificates for each of the 80 First Street and 150 Cambridgeside Place buildings remain valid for an additional two (2) years, until March 8, 2028.

For the avoidance of doubt, the Applicant acknowledges that should the Planning Board approve this request, such approval in no way modifies the residential timing requirements set forth in Section 13.104.1(d) of the City of Cambridge Zoning Ordinance and as referenced in Condition #5 of PB #364.

II. Updated Phasing Timeline for the Subsequent Phase Development

The current Phasing Timeline included in Appendix A of PB #364 provides that planning and design for the Subsequent Phase Buildings would occur from 2023-2025, with construction commencing in 2026 and completion anticipated by mid-year 2028 for the 150 Cambridgeside Place building and by 2029 for the 80 First Street building. The Phasing Timeline, and the corresponding language in Condition

#3(c)(iii) of PB #364 also contemplated that the exact timing for the initiation and completion of the Subsequent Phase buildings may vary depending upon market and economic conditions. As noted above, the Applicant is continuing to diligently pursue financing options and finalize design considerations for the Subsequent Phase Buildings. Accordingly, the Applicant requests that the Planning Board approve an update to the Phasing Timeline included in Appendix A of PB #364 in accordance with Conditions #5(c)(iii) and (d) of PB #364 allowing for a two (2) year extension of the commencement and completion dates set forth therein for the Subsequent Phase Buildings, all as reflected on the enclosed updated Phasing Timeline.

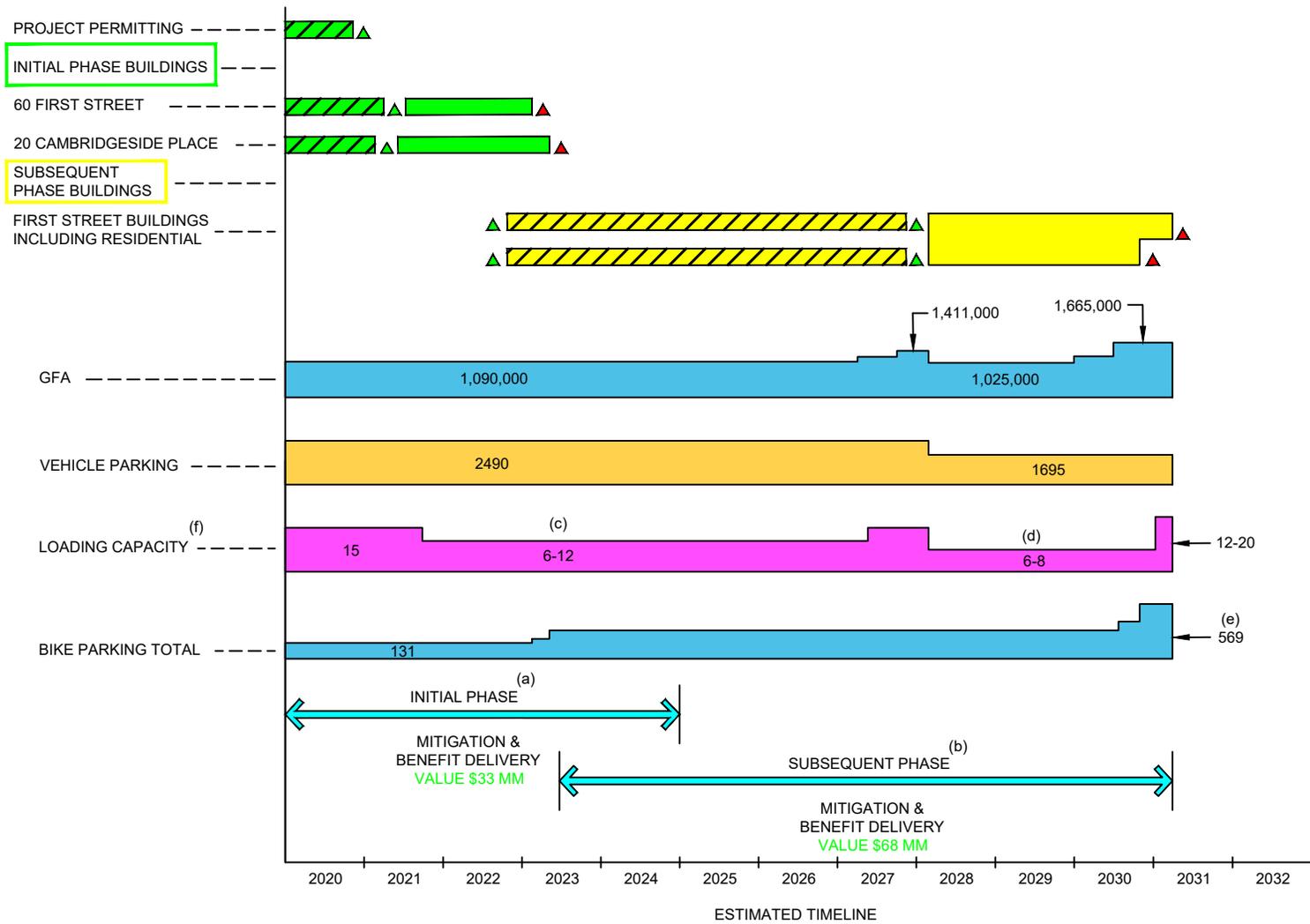
We very much appreciate the time and consideration that the Planning Board, Community Development Department, City staff and neighbors have given to the CambridgeSide 2.0 project and we look forward to presenting this PB #364 Minor Amendment #4 to the Planning Board in the near future.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig



NOTES:

- (a) FOR DETAILED DESCRIPTION OF BENEFITS DELIVERY AND CONTINUATION PLEASE SEE TABLE 2, SECTION H.
- (b) SUBSEQUENT PHASE SCHEDULE ACTIVITIES DEPEND UPON MARKET & ECONOMIC CONDITIONS OVER THE NEXT FEW YEARS.
- (c) DURING PART OF THE 20 CAMBRIDGESIDE CONSTRUCTION - LOADING DEMAND IS REDUCED BY SEARS AND MACY'S CLOSINGS.
- (d) DURING THE UPPER GARAGE DEMO AND FIRST STREET BUILDING RECONSTRUCTION - LOADING DEMAND IS REDUCED BY BEST BUY CLOSING.
- (e) TOTAL OF ON-SITE SHORT TERM AND LONG TERM SPACES.
- (f) THE RANGES PROVIDED ACCOUNT FOR CONSTRUCTION ACTIVITY USE AND ULTIMATE CONFIGURATION OF THE NUMBER AND TYPE OF WASTE HANDLING DOCKS.

- PLANNING & DESIGN (b)
- CONSTRUCTION (b)
- ACTIVITY START
- ACTIVITY END