

DRAFT PUD Special Permit Conditions

This document contains draft special permit conditions to be incorporated into a PUD special permit approving the Final Development Plan for case PB-410. It includes typical conditions for multi-site, multi-phase, long-term PUD projects that have been approved and built in the past, as well as recommended conditions unique to this PUD. They incorporate, by reference and attachment, documents that cover specific topics like urban design guidelines and mitigation programs. The intent is to enable development to proceed in a predictable way, but also to provide flexibility to account for changing circumstances over the timeframe of the PUD.

The final conditions will be subject to final drafting by staff and agreement by the Permittee prior to final signature by the Planning Board Chair. However, any substantive concerns regarding the conditions should be discussed at the public hearing.

Conditions fall into the following sections:

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| 1. General Conditions | 9. Infrastructure |
| 2. Approved Development Program | 10. Major Infrastructure Component |
| 3. Design Review | 11. Housing |
| 4. Open Space | 12. Sustainable Design and Development |
| 5. Neighborhood Uses and Site Activation | 13. Noise |
| 6. Timing and Phasing | 14. Construction Management |
| 7. Conveyance of Land for Municipal Use | 15. Subdivision |
| 8. Transportation and Parking | 16. Amendments |

Appendices: Sections of the Final Development Plan and other materials that are referenced for the sake of ongoing review, such as the following:

- A. Development Parcel
- B. Aggregate Development Program
- C. Site Development Program and Plans
- D. Conceptual Open Space Plan
- E. Phasing Program
- F. Community Development Department (CDD) Urban Design Appendix provided with the CDD memo dated [DATE TO BE ADDED]
- G. Transportation Mitigation Program recommended by the Cambridge Department of Transportation (DOT) in its memo dated [DATE TO BE ADDED]

1. General Conditions.

- a. All development authorized by this Special Permit shall conform to applicable requirements of the Cambridge Zoning Ordinance (CZO), Cambridge Code of Ordinances and regulations or standards promulgated in accordance with any Ordinance of the City of Cambridge, and Conditions of this Special Permit Decision.
- b. All development authorized by this Planned Unit Development (PUD) Special Permit shall be in substantial conformance with the Final Development Plan dated June 2026 (submitted June 26, 2026), and all supplemental materials submitted to the Planning Board prior to the issuance of the Special Permit, except where modifications are authorized by the Conditions of the Special Permit Decision.
- c. The Community Development Department (“CDD”) must certify to the Superintendent of Buildings that all relevant Conditions of this Special Permit are met before the issuance of any building permit, certificate of occupancy, or other permit issued by the City of Cambridge for development authorized by this Special Permit.

2. Approved Development Program.

- a. Development Parcel.
 - i. The approved Development Parcel (referred to as “PB-410 Development Parcel”) is depicted in **Appendix A**. Future subdivisions of the PB-410 Development Parcel are permitted in accordance with **Condition #15** of this Decision.
 - ii. Changes to the PB-410 Development Parcel may be approved as Amendments to the Special Permit. The Planning Board will determine whether proposed changes are Minor Amendments or Major Amendments pursuant to **Condition #16** of this Decision.
- b. Aggregate Development Program.
 - i. The approved Aggregate Development Program is attached as **Appendix B** and summarized in the table below.

Authorized Use	Approved Final Development Plan	Allowances and/or Limitations	Applicable Zoning Requirements
Office – all types, including technical office (Section 4.34)	2,630,000 square feet GFA (new) 109,000 square feet of GFA (existing/retained)	May be reduced by Minor Amendment	Infrastructure PUD max. FAR 1.5 (20.1100.5.1.1), plus exemptions and additional GFA (20.1100.5.1.4)
Residential – all types (Section 4.31)	2,246,900 square feet of GFA (new) Approx. 2,300 dwelling units	May be increased by Minor Amendment	Minimum 40% of total non-exempt GFA (20.1100.5.1.3)
Neighborhood Uses (Section 20.1100.4)	75,630 square feet of GFA (new, exempt from GFA limitations) 84,500 square feet of existing GFA (existing medical office)	May be increased by Minor Amendment	Minimum 3% of non-residential GFA in a PUD (Section 20.1100.4.5); exempt from FAR limitations (Section 20.1100.5.1.4)
Municipal Service Facility (Section 4.33-f.4)	Approx. 50,000 square feet of GFA (relocated, exempt from GFA limitations)	See Condition #7	Required for height increase (Section 20.1100.5.2.5); exempt from FAR limitations (Section 20.1100.5.1.4)
Off-Street Parking for Automobiles (Section 4.32-b.)	Up to 4,431 off-street spaces Additional 51 on-street spaces on private streets	May be reduced administratively or by Minor Amendment (see Condition #8)	Allowed as a principal use, with limitations (Section 20.1100.4.3.1)

Authorized Use	Approved Final Development Plan	Allowances and/or Limitations	Applicable Zoning Requirements
Publicly Beneficial Open Space	536,675 square feet	See Condition #4	Minimum 20% of Development Parcel (Section 20.1100.5.4.2)

- ii. Changes to the Aggregate Development Plan may be approved by the Planning Board as Amendments to the Special Permit. Changes may be approved as Minor Amendments as indicated in the table above. Otherwise, the Planning Board will determine whether changes are Major Amendments or Minor Amendments pursuant to the applicable criteria in **Condition #16**.
- iii. The permitted FAR is for an Infrastructure PUD in the AOD-Q District, as set forth in Section 20.1100.5.1.1 of the CZO, subject to the completion of a Major Infrastructure component as set forth in **Condition #10**.
- iv. Additional GFA and GFA Exemptions.
 1. The table above includes additional GFA exceeding the FAR limits of Section 20.1100.5.1.1 for the conveyance of the DPW Site to the City of Cambridge and for the relocation of Mooney Street as identified in the Final Development Plan, and for the development of all new Neighborhood Use GFA as identified in the Final Development Plan, pursuant to Section 20.1100.5.5.1.4.
 2. The approved 75,630 square feet of GFA for new Neighborhood Uses shall be exempt from FAR and GFA limitations. If the Planning Board approves additional GFA for Neighborhood Uses by Minor Amendment, that additional GFA may also be exempted from FAR and GFA limitations by Minor Amendment.
 3. Public infrastructure and facilities, including but not limited to development on the DPW Site, shall be exempt from FAR and GFA limitations regardless of the final GFA for such uses.
 4. Structured parking shall be exempt from GFA and FAR limitations per Section 20.1100.5.1.4 of the CZO, subject to

design review approval and conditions related to parking set forth in **Condition #8** of this Special Permit.

- v. Uses not listed in the table above, or changes to the allocation of uses within the Aggregate Development Plan, may be authorized by the Planning Board as permissible in the AOD-Q District. The Planning Board will determine whether changes in use are Major Amendments or Minor Amendments pursuant to the applicable criteria in **Condition #16**.
 - vi. Temporary Bus Yard. This Special Permit authorizes the temporary use of a bus terminal or yard for storage and parking of buses at 127 Smith Place for a period of three (3) years from issuance of a certificate of occupancy, subject to a determination by the Inspectional Services Department whether the use is permissible in the AOD-Q District with Planning Board approval. If it is determined to not be permissible, then it shall be authorized subject to issuance of a time-limited use variance by the Board of Zoning Appeal. Operation of the proposed use is subject to ongoing review by DOT. The Planning Board may approve an extension of the 3-year timeframe as a Minor Amendment pursuant to Condition #16 of this Decision if it is found not to delay the development of Building Sites C4 and C6.
- c. Site Development Program
- i. The approved Site Development Program is attached as **Appendix C**. The Site Development Program depicts the arrangement and approximate boundaries of each development site within the PUD and the approved use, GFA, height, and open space on each development site. Approved development sites are summarized below.
 - ii. Building Sites. This Special Permit authorizes new residential development on 8 Building Sites (R1, R2, R3, R4, R5, R6, R7, R8), 8 new commercial development on 8 Building Sites (C1, C2, C3, C4, C5, C6, C7, C8), 4 new standalone structured parking garages (P1, P2, P3, P4), a new municipal services facility to be developed by the City of Cambridge (DPW site), and the retention of existing buildings on 3 Building Sites (E1, E2, E3), as shown on the Final Development Plan and described in further detail in **Appendix C**.
 - iii. Park Sites. Within the approved Publicly Beneficial Open Space, this Special Permit authorizes the development of five permanently

guaranteed, publicly accessible Key Open Spaces (or Park Sites), referred to as “Bend Park,” “Gateway Park,” “Pocket Park,” “Mooney Green,” and “Main Street Plaza.” Each Open Space has been identified as publicly accessible as depicted in “Open Space Plan – Publicly Accessible Areas” of the Final Development Plan and attached as part of **Appendix D**.

- iv. Green Connectors. Within the approved Publicly Beneficial Open Space and in addition to the Park Sites listed above, this Special Permit authorizes the development of “Green Connectors” that provide access through established Publicly Beneficial Open Space and are within or adjacent to Building Sites, depicted in “Conceptual Open Space Plan” of the Final Development Plan and attached as part of **Appendix D**.
 - v. Modifications to the Site Development Program. As part of the Design Review process for any Building Site or Park Site (see Condition #3), the Planning Board may approve a revised Site Development Program that alters the land area, Publicly Beneficial Open Space, building height, and/or GFA of any individual Building Site or Park Site by no more than 10%, subject to compliance with all applicable zoning requirements and other conditions of this Special Permit. Other modifications to the Site Development Program may be approved as Major or Minor Amendments as determined by the Planning Board in accordance with **Condition #16** of this Decision.
- d. **Dimensional Standards**. Development in the approved PUD shall comply with the applicable dimensional standards of the AOD-Q Zoning District except as modified below upon the granting of this Special Permit.
- i. Building Height. This Special Permit authorizes one additional story and 15 additional feet of building height above the limitations of the AOD-Q Zoning District on all Building Sites due the conveyance of land (approximately 1.27 acres) for the DPW Site, per Section 20.1100.5.5.2.5 of the CZO.
 - ii. Building and Site Design Standards. Pursuant to Section 20.1100.5.5.1 of the CZO, this Special Permit authorizes the following modifications to Building and Site Design Standards, all of which are subject to review and approval of building and site design by the Planning Board during the Design Review process (see **Condition #3**). As part of the Design

Review process for each development site, the Planning Board may require design improvements to mitigate the effect of such modifications.

1. All Building Sites except R8: The Board approves requested modifications to maximum curb cut widths for loading areas (Section 6.92, which may be modified pursuant to Section 20.1100.6.4) to permit loading area curb cuts approximately 50-55 feet wide for commercial Building Sites and approximately 32-35 feet wide for residential Building Sites as depicted in the Final Development Plan.
2. Building Sites R1 and R4: The Board approves requested modifications to curb cut locations (Section 20.1100.5.5.7) to permit curb cuts located within 100 feet of an intersection.
3. Building Sites R6, R7, and R8: The Board approves requested modifications to side yard requirements (Sections 20.1100.5.5.9.1 and 20.1100.5.5.9.3) to address unique site conditions on corner lots.
4. Building Site P4: The Board approves requested modifications to build-to zone standards (Section 20.1100.5.5.2.4), minimum build-to percentage (Section 20.1100.5.5.2.5), and side yard requirements (Sections 20.1100.5.5.9.1 and 20.1100.5.5.9.3) to address unique conditions due to the site being internal to a block without existing street access.
5. DPW Site: The Board approves a general waiver of building and site design standards including build-to zone and minimum build-to percentage (Sections 20.1100.5.5.2.4 and 20.1100.5.5.2.5), design of front yards (Section 20.1100.5.5.2.8), minimum ground-story height (Section 20.1100.5.5.3), entrances (Section 20.1100.5.5.5), fences (20.1100.5.5.6), curb cuts (Section 20.1100.5.5.7), street tree planting (20.1100.5.5.8), and side yards (Sections 20.1100.5.5.9.1 and 20.1100.5.5.9.3) in order to accommodate the unique future needs of a municipal service facility, provided that a minimum 15-foot setback shall be maintained from the abutting residential lot at 48 Loomis Street.

3. Design Review

- a. The Planning Board approves buildings and open spaces as presented in the Final Development Plan in conceptual form, subject to later review and approval of the design of each building and site by the Planning Board through the procedures set forth in this Condition, referred to throughout this Special Permit Decision as “Design Review.”
- b. A building permit or other city permit enabling the development of a portion of the PUD shall be granted only after design approval has been granted by the Planning Board and certified by CDD to the Superintendent of Buildings.
- c. Procedure.
 - i. The Permittee shall request Design Review for a Building and/or Park Site by providing the submission materials required below to CDD. Materials shall be provided at the design development stage, before final construction drawings are prepared. The Permittee may submit interim materials at an earlier stage of design for review and comment by the Planning Board before a final design submission.
 - ii. Design Review for proposed Park Sites shall be requested prior to or concurrent with the Design Review for the Building Sites associated with that particular phase of development as set forth in the Final Development Plan. If a Building Site abuts a Park Site that is in a later phase of development, the Permittee shall submit interim materials related to Design Review for that Park Site for review and comment by the Planning Board to provide context for review of the Building Site.
 - iii. Design Review will be scheduled as a matter of general business on the agenda of a regular Planning Board meeting. Submitted materials will be made available to the public at least two weeks before the meeting, and public comment will be taken in writing before the meeting and orally during the meeting.
 - iv. After a presentation of the design(s) and public comment, the Board may approve the design(s) as presented, may approve the design(s) with suggestions for improvement subject to further review by CDD staff, or may request revisions to the design to be submitted for further review and approval by the Planning Board at a future meeting.
 - v. If a Building Site or Park Site has already received Design Review approval and the design is later substantively changed, the Permittee

shall submit revised materials sufficient to explain the proposed change for Planning Board review and approval following the same procedures above.

d. Submission Materials.

- i. Before or as part of the first Design Review request for any Building or Park Site in each Phase (1A, 1B, 2A, and 2B), updates to the following Final Development Plan materials, informed by the CDD Urban Design Appendix attached as **Appendix F**, shall be provided to demonstrate advancement of design vision for the area as a whole:
 1. Conceptual Site Plan for all Building Sites and Park Sites within that Phase of the Final Development Plan, consisting of Site Massing Plan (Volume II, Section 1.4), Massing Strategy (Volume II, Figure 1B.1), Conceptual Building Heights (Volume II, Figure 1B.4), Context Building Heights (Volume II, Figure 1B.5), and Site Aerials (currently in Volume I, Figures 2.9a-2.9d), supplemented by comparative examples of massing strategies in similarly scaled urban districts.
 2. Block Guidelines (Volume II, Figures 1L.6a-1L.26b) for the buildings and open spaces within that phase.
- ii. With the Design Review submission for each Building Site, the following updated PUD-level information shall be provided:
 1. Updated Site Development Program for the entire PUD describing the final development characteristics of that Building Site along with any updated characteristics of other Building Sites, and summarizing the development status of each Building Site and Park Site.
 2. Any dimensional relief approved for the Building Site in this PUD Special Permit.
 3. Updated Aggregate Development Program, including any requested updates to approved uses or allocation of uses along with any requests for Minor Amendment.
 4. Updated Site Development Plan showing the final proposed boundary lines for the subject Building Site(s) and/or Park Site(s).

- iii. Scaled and dimensioned drawings and illustrations shall be provided at a level of detail necessary to depict how the building, site features, and uses within them will relate to their context, including at a minimum:
 - 1. Site plan(s) depicting landscape features including hardscape and vegetated surfaces, trees and other plantings (including tree removals per Condition #12), fences, outdoor furniture and lighting, pavilions and other open-air structures, bicycle parking, activity spaces, public art, signage and wayfinding elements, green infrastructure, mechanical equipment located on-site, circulation routes for pedestrians, bicycles, and other vehicles, roadways and/or sidewalks adjacent to the Building Site incorporating any changes planned within the PUD or by the City, perimeter conditions on adjacent sites, building access and egress points, ground story uses, utility connections and similar features located on the perimeter of the building, and any other design elements, and clearly delineating which areas are intended to be publicly accessible.
 - 2. Building plans including floor plans of each level of the proposed building, roof plan, elevations, and cross-sections, depicting all exterior building features including mechanical systems and enclosures, Green Roof Area, and Solar Energy Systems, façade materials, windows, screening walls and devices, exterior wall vents, lighting fixtures, and general locations and areas of signage.
 - 3. Perspective views and three-dimensional drawings from significant vantage points, including public streets from which the building and site will be visible at a distance, as well as pedestrian views from all sides of the building to illustrate how the building will relate to the adjacent public realm and overall urban context.
- iv. Materials and studies describing environmental impacts shall be provided, including:
 - 1. Studies of wind, shadow, and glare impacts of proposed buildings on adjacent streets, Building Sites, and Open Spaces; as well as any plans to help mitigate these effects.
 - 2. Green Factor materials required at the Special Permit/Development Review phase, consistent with Condition #12 of this Decision.

3. Green Building materials required at the Special Permit/Development Review phase, consistent with **Condition #12** of this Decision.
 4. Flood Resilience materials, consistent with **Condition #12** of this Special Permit.
 5. Where applicable in accordance with **Condition #12.f.**, an updated evaluation of opportunities for shared stormwater infrastructure.
 6. For non-residential buildings only, a preliminary acoustical report demonstrating compliance of the building with all applicable noise requirements.
- v. Narrative materials providing insight into the design and programming intent, including at a minimum:
1. In the case of a building with residential use, a housing unit program describing the mix of unit types by size and number of bedrooms.
 2. A summary report on guidance provided by the Neighborhood Uses and Open Space Advisory Committee responding to the topics in **Condition #5.d.** and how the proposed design responds to each topic, pursuant to **Condition #5.**
 3. For Park Sites, Green Connectors, and other Publicly Beneficial Open Spaces, the updated Open Space Gap Analysis described in **Condition #4.f** and applicable City guidelines for Privately Owned Public Spaces (POPS) at the time of review.
 4. For sites including structured parking, an analysis of parking ratios as described in the Transportation Mitigation Program attached as **Appendix G.**
- e. Presentation Materials. The following materials shall be presented at the Planning Board meeting:
- i. A presentation with graphics providing a high-level overview of the design materials provided.
 - ii. A physical, contextual scale massing model of the relevant sector of the PUD, depicting the Building Site that is being presented for review and the building and key features of Building Sites and Park Sites within

and surrounding the site (including sites with contexts proposed as part of this PUD), as applicable.

- iii. A palette of all proposed façade materials and significant landscape materials, including colors and textures.
- f. Design Review Considerations. During the Design Review process, the Planning Board will consider the following City objectives, but designs do not need to meet every specific objective to be approved if they are found to meet the objectives as a whole:
 - i. The vision and goals of the Envision Alewife District Plan (2019) and the Principles of the Alewife Zoning Working Group (2023).
 - ii. The Alewife Design Guidelines (2023), Citywide Urban Design Guidelines (2025), Design Guidelines for Multifamily Housing (2025, where applicable), Open Space and Recreation Plan (2025) and Citywide Urban Design Objectives in Section 19.30 of this Zoning Ordinance.
 - iii. The considerations in the CDD Urban Design Appendix for PB-410 attached as **Appendix F**.
- g. City Department Review.
 - i. Technical Standards. Design elements on a Building Site or Park Site requiring technical review for compliance with City requirements or standards, such as parking facilities, bicycle parking facilities, loading facilities, bicycle and vehicular access and egress, public bicycle sharing stations, stormwater management systems and Green Building materials (per Section 22.20), must be reviewed by applicable City departments (which may include CDD, DOT, DPW, or others) at a conceptual design stage before the Design Review submission is made to the Planning Board. Before a building permit or certificate of occupancy is issued, final plans must be reviewed by City departments for compliance with applicable standards and requirements.
 - ii. Public Improvements. Any public improvements associated with development on a Building Site or Park Site, including but not limited to construction of street segments or infrastructure within the Development Plan, must be reviewed and approved by applicable City departments at a conceptual design stage before being reviewed by the Planning Board. After Planning Board approval, the Permittee shall

prepare and submit 75% design drawings of any public improvements for review and comment by applicable City departments before completing final construction drawings for approval. Before a building permit is issued, all applicable City departments must either certify that the design of any public improvements associated with a Building or Park Site have been approved, or certify that the permit may be issued before final approval, which would occur at a later stage of development.

- h. Materials Mock-Up. Prior to the final selection of colors and textures for façade materials, the Permittee shall erect a mock-up of an exterior wall section on or near the Building Site and/or Park Site (where applicable) to be reviewed by the Community Development Department 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 the Community Development Department within two weeks of notification.

4. Open Space

- a. Upon completion of all improvements authorized by this Special Permit, approximately 12 acres of Publicly Beneficial Open Space shall be provided in the PUD as depicted in the “Conceptual Open Space Plan” of the Final Development Plan and attached as part of **Appendix D**, meeting the requirements of Section 20.1100.5.4.2 of the CZO. This Publicly Beneficial Open Space shall be located at the ground level.
- b. The Final Development Plan shall include “Green Connectors” as depicted in the “Conceptual Open Space Plan” of the Final Development Plan and attached as part of **Appendix D**.
- c. As required by Section 20.1100.5.4.2, the Publicly Beneficial Open Space that is designated as Publicly Accessible, including Green Connectors, shall be generally accessible to the public for the purposes for which the space is designed and approved by the Planning Board. Before or at the time of submitting plans for Design Review for any Park Site or Building Site incorporating open space denoted as Publicly Accessible in **Appendix D**, the Permittee shall submit to the City a draft deed restriction, covenant, or other mutually agreed-upon legal mechanism guaranteeing ongoing public access. Applicable City standards for Privately Owned Public Spaces (POPS) shall be incorporated into any such legal mechanism, subject to mutual agreement. The legal mechanism shall be executed and recorded at the Middlesex South

Registry of Deeds and a copy placed on file with CDD prior to the completion of the Publicly Beneficial Open Space, unless the City and Permittee extend the timeframe for execution by mutual agreement.

- d. Open space amenities that are intended to primarily serve occupants of a building and are not intended to provide scenic, recreation, pedestrian amenity or similar benefits to the general public shall not be considered Publicly Beneficial Open Space for the purpose of meeting the requirements of Section 20.1100.5.4.2 of the CZO, but shall be reviewed as part of the Design Review process for a Building Site.
- e. The Permittee shall be responsible for the continued maintenance of all privately owned Publicly Beneficial Open Space. Pathways in areas denoted as Publicly Accessible shall be kept clear of ice and snow, as per applicable City of Cambridge regulations and as established in any legal mechanisms as described above. The contact information for all open space maintenance companies shall be provided to DPW and any other relevant City staff for long-term coordination.
- f. The Permittee shall provide an Open Space Gap Analysis, updated as necessary from any prior versions, as part of the Design Review submission for a Park Site or a Building Site with Publicly Beneficial Open Space intended to meet the requirements of Section 20.1100.5.4.2 of the CZO. The Open Space Gap Analysis shall include the following:
 - i. A diagrammatic map showing existing and proposed open space, labeling their programmatic elements, within the Development Parcel and within a 5-minute and 10-minute walk of the Development Parcel, including public spaces and private open spaces that have been built or proposed in the area.
 - ii. A written narrative describing how the programming of proposed open spaces helps to fill needs that are unmet or undermet in the neighborhood, considering existing occupants and visitors as well as projected users such as people who will live or work in the Alewife Quadrangle area.
- g. Open Space Phasing and Process Requirements
 - i. Certification of Open Space Completion. Prior to issuance of a certificate of occupancy for any Building Site, CDD shall certify that Publicly Beneficial Open Space required to be completed before or concurrently with that Building Site according to the Phasing provisions

in **Condition #6** has been constructed in substantial conformance with the approved design. If the Publicly Beneficial Open Space is substantially completed except for plantings that cannot be completed due to seasonality, CDD may authorize the issuance of a certificate of occupancy but may require a bond or other security for the open space to be completed.

- ii. Acreage Milestone. No building permit shall be issued for any Building Site in Phase 2B until construction of the Publicly Beneficial Open Space in all prior phases or subphases has commenced and is proceeding continuously toward completion. No certificate of occupancy shall be issued for the final Building Site in Phase 2B until all approved Publicly Beneficial Open Space has been certified as complete, or the Permittee has provided a bond or security for the future completion of that open space.
- iii. Performance Guarantee for Delayed Delivery. If at the time Design Review approval is sought for any Building Site in a given Phase, and the open space required in any prior Phase has not yet been completed, the Planning Board may provide Design Review approval and approve modifications to the Phasing Plan pursuant to **Conditions #3, #6, and #16**, but may require a bond or other security for the open space to be completed.

5. Neighborhood Uses and Site Activation

- a. Neighborhood Uses shall be provided as described and illustrated in the Final Development Plan. In addition, the Planning Board may authorize any additional ground-floor space to be occupied by Neighborhood Uses by Minor Amendment pursuant to **Condition #16** of this Decision.
- b. Before the first Design Review submission authorized by this PUD Special Permit, the Permittee shall form a Neighborhood Uses and Open Space Advisory Committee in accordance with Section 20.1100.8.5.5.3(h) of the CZO.
- c. Members of the Neighborhood Uses and Open Space Advisory Committee shall include, at a minimum: representatives from CDD with responsibilities for economic opportunity and development, arts and cultural planning, and urban design; at least two representatives who are Alewife neighborhood residents; and at least one representative from the Cambridge Arts Council.
- d. The Neighborhood Uses and Open Space Advisory Committee shall meet approximately twice per year, or as needed to review conceptual designs of

Building Sites and Park Sites incorporating Neighborhood Uses and/or Publicly Beneficial Open Space and to provide ongoing input on programming and activation of those spaces.

- e. At its meetings, the Neighborhood Uses and Open Space Advisory Committee shall provide guidance to the Permittee on the following topics:
 - i. Types of Neighborhood Uses that exist and that are currently needed to support a dense, walkable neighborhood.
 - ii. The design of spaces intended for approved Neighborhood Uses and potential future Neighborhood Uses.
 - iii. The design, connectivity, and activation of proposed open spaces.
 - iv. Activation strategies and other programming approaches to Neighborhood Uses and Publicly Beneficial Open Space.
 - v. Areas that provide opportunities for public art and how public art may be integrated into the design of individual Building Sites and Open Spaces.
 - vi. Cultural spaces and facilities that will support neighborhood activation and cohesiveness.
 - vii. Other topics related to the success of Neighborhood Uses and Publicly Beneficial Open Space in meeting the objectives of the AOD-Q District.
- f. In the Design Review process, the Permittee shall report on how the design and programming strategies for a site incorporating Neighborhood Uses or Publicly Beneficial Open Space have been informed by input from the Neighborhood Uses and Open Space Advisory Committee.

6. Timing and Phasing

- a. Commencement. This Special Permit shall be governed by the provisions of Chapter 40A of the Massachusetts General Laws (M.G.L.) and Section 10.46 of the CZO, which establish the time within which construction authorized by the Special Permit must commence. With respect to the requirements of Section 12.40 of the CZO, the Planning Board grants the Permittee the right to start construction within two (2) years of the date of filing this Decision with the City Clerk (not including the time required to pursue or await the final adjudication of an appeal under Section 17 of M.G.L. c. 40A), hereby allowing the extension permitted under Section 12.41 for good cause, such good cause being demonstrated by the Permittee because of the unusually large size and scope of

- the PUD, the need to complete Design Review for any Building Site, and the need to obtain third party permits and approvals for the project. The Planning Board may approve subsequent extensions of the time for commencement as Minor Amendments pursuant to Condition #16 of this Decision, not to exceed two (2) years per extension, upon determination of good cause demonstrated by the Permittee.
- b. Completion. In accordance with the Final Development Plan, construction of the PUD shall be completed within thirty (30) years of the date of the issuance of this Special Permit, provided that if construction on a particular phase has commenced within thirty (30) years, such phase shall be entitled to a certificate of occupancy so long as construction is diligently carried through to completion. Any extension of time beyond thirty (30) years shall be submitted in writing to the Planning Board and shall require a written determination from the Planning Board as to whether the extension constitutes a Major or Minor Amendment in accordance with the procedures set forth in **Condition #16** of this Decision.
- c. Phasing
- i. The approved Phasing Program contains two phases and four sub-phases – 1A, 1B, 2A, and 2B – attached as **Appendix E**.
 - ii. Each phase and sub-phase shall consist of the buildings, open spaces, streets and/or street improvements, utilities, and other physical improvements as set forth in the Final Development Plan (subject to modification as authorized by this Special Permit) located on or immediately adjacent to and serving the Building Sites and Open Spaces within a particular phase or sub-phase, in addition to the public improvements set forth in the Transportation Mitigation Program attached as **Appendix G**, and infrastructure and land conveyance as set forth in the Final Development Plan.
 - iii. Modifications to the Phasing Program may be approved by the Planning Board as Minor Amendments pursuant to **Condition #16** of this Decision, provided that all other Conditions of this Special Permit and requirements of the CZO continue to be met.
 - iv. In general, construction of approved buildings on commercial Building Sites within Phase 2 shall not commence until the residential uses, Neighborhood Uses, open space, public improvements, and infrastructure in Phase 1 have been completed. However, the Planning

Board may approve modifications to the phasing of commercial development by Minor Amendment as set forth above.

- v. Residential Building Sites, Park Sites and other open spaces, Neighborhood Uses, and public infrastructure and improvements may commence earlier than indicated in the approved Phasing Program, but may not commence later than indicated in the approved Phasing Program without first obtaining a Minor Amendment from the Planning Board as set forth above.
 - vi. In the event that construction of a phase has commenced but subsequently ceases, causing a Building Permit to lapse prior to the delivery of required public benefits, improvements, or mitigation associated with that Phase, then the Planning Board may withhold authorization of a building permit for development in a future phase until construction has recommenced, or the required public benefits, improvements, or mitigation has been delivered, or until this Special Permit has been amended to authorize a change to the Final Development Plan.
 - vii. While the construction of accessory parking facilities may precede the establishment of the uses that are served by such parking facilities, parking spaces that have been constructed in excess of the number of spaces authorized for the uses completed and occupied at that time shall be made physically inaccessible to users in a manner approved by DOT. However, the Permittee shall be allowed to use such excess spaces for parking by construction workers that are actively working on the Development Parcel until the uses to be served by the parking facilities are completed and occupied. All parking spaces shall be subject to the provisions of **Condition #8**.
- d. Interim Uses. While development of the PUD is underway, existing uses may be maintained on sites that are not intended to be developed until later in the Phasing Program. Substantial changes to existing uses, or new interim uses not proposed in the Final Development Plan, shall be subject to Planning Board approval.

7. Conveyance of Land for Municipal Use

- a. The DPW Site shall be conveyed to the City of Cambridge prior to the issuance of the first building permit for any new building using the Additional Height provided in Section 20.1100.5.2.5 of the CZO. The site shall be conveyed in a

manner acceptable to the City. The Permittee shall prepare all documents necessary to transfer these facilities to the City.

- b. Physical and legal access to the DPW Site shall be provided to the City of Cambridge at the time of conveyance, in a manner acceptable to DPW and consistent with the approved Final Development Plan, and maintained at all times during the construction of the Final Development Plan. Temporary access may be provided upon initial conveyance, and permanent access shall be established prior to the issuance of a certificate of occupancy for the final Building Site completed in Phase 2, unless an extension is mutually agreed to by the Permittee and the City.
- c. As set forth in **Condition #2**, this Special Permit waives certain building and site design standards for the DPW Site development. The final building and site design for the DPW Site may vary from what is depicted in the Final Development Plan. Such changes may be approved without a Major or Minor Amendment during Design Review for the DPW Site.
- d. Materials to be submitted for Design Review for the DPW Site shall be consistent with required submission materials set forth in **Condition #3**, except for the updated Final Development Plan materials in **Conditions #3.d.i. and #3.d.ii.** CDD may waive other individual submission material requirements, subject to the Planning Board's approval at the time of Design Review.
- e. The conveyance and interim conditions of the DPW Site and connections to the site authorized by the Special Permit shall conform with all related standards and conditions in the Transportation Mitigation Program attached as **Appendix G.**

8. Transportation and Parking

- a. The Permittee shall be required to implement the Transportation Mitigation Program included with the memo issued by DOT to the Planning Board dated 9/15/2026, attached and incorporated into this Special Permit Decision as **Appendix G.** Conformance with all provisions of the Transportation Mitigation Program shall be subject to review and certification by DOT.
- b. This Special Permit shall be conditioned on continued compliance with the Parking and Transportation Demand Management (PTDM) Plan approved by the City on August 12, 2026, as it may be amended in the future with approval by the City in accordance with the PTDM Ordinance.

- c. A maximum of 4,431 off-street parking spaces are permitted, including up to 14 surface parking spaces on the DPW Site, in addition to 51 on-street parking spaces on streets intended to remain private. All parking shall be subject to the applicable conditions in **Appendix G**.
- d. Bicycle parking shall be provided within each development site in accordance with Section 6.100 of the Zoning Ordinance. Approximately 3,076 long-term bicycle parking spaces and 442 short-term bicycle parking spaces shall be provided in total, subject to revision based on the final program of uses within any Building Site or Park Site.
- e. Improvements to the network of pedestrian and bicycle connections in the area shall be constructed, studied, or otherwise supported as indicated in **Appendix G**.

9. Infrastructure

- a. 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 approved construction on any site within the PUD.
- b. Any and all necessary infrastructure improvements that are public or shall be conveyed as public shall be designed to meet all requirements and standards of the City of Cambridge and its relevant departments, as well as all legal requirements with regard to the design and installation details of the improvements as if all facilities were to be installed in City streets.
- c. Roadways.
 - i. The Planning Board approves, in concept, the 40-Scale Roadway Plan as presented in the Final Development Plan materials and as described in the Transportation Mitigation Program in **Appendix G**. In accordance with the Transportation Mitigation Program, the 40-Scale Roadway Plan will continue to be developed, and a revised plan shall be provided for DOT review and Planning Board approval before the first building permit is issued for development authorized by this Special Permit. Minor adjustments to street design details may be approved as part of the Design Review process.
 - ii. The Permittee shall be responsible for constructing or reconstructing all roadways as established in the final 40-scale plan, subject to all relevant conditions established in **Appendix G** and approval by all relevant City departments.

- iii. Public streets or portions of any public street shall be conveyed to the City of Cambridge in a time and manner acceptable to the City. The Permittee shall prepare all documents necessary to convey public streets to the City.
 - iv. The Wilson Road Extension shall be constructed and conveyed as a public street as recommended in **Appendix G**.
- d. Utilities.
- i. The Permittee shall prepare, for review and approval by DPW, a Utility Enabling Master Plan for the PUD that includes a narrative, graphics and plans as needed to support the items listed below:
 - 1. The anticipated utility demands for all public and private utilities, including but not limited to: stormwater, sewer, water, gas, electric and telecommunications.
 - 2. The project's anticipated development timeline for when demands would come online.
 - 3. Proposed infrastructure sizing, routing, and upgrade requirements to support the full PUD build-out for all listed utilities.
 - 4. A summary of the implementation and phasing of the utility work throughout the development of the PUD and how it would relate to the construction of buildings and roadways (public and private).
 - 5. Summary of Energy Network Planning discussions as set forth in **Condition #12.e**.
 - ii. The Utility Enabling Master Plan shall initially be submitted for review and approval by the DPW as part of the first Design Review submission of the PUD, and shall be updated as needed with each subsequent Design Review.
 - iii. Prior to the issuance of a building permit for any Building Site, the Permittee shall submit a plan of all utilities to be conveyed to the City, including a timeline for proposed construction, completion, and conveyance, subject to approval by relevant City departments.
 - iv. Where any utility is to be conveyed to the City of Cambridge, it shall be done in a time and manner acceptable to the City. The Permittee shall prepare all documents necessary to transfer these facilities to the City.
- e. Public Shade Trees.

- i. Trees located in the public right of way are subject to the provisions of M.G.L. Chapter 87. All tree removals and impacts on these Public Shade Trees shall be permitted under the provisions of those laws, which may include a public hearing.
- ii. The Permittee may choose to schedule a single public hearing for all of the Public Shade Trees, but no Public Shade Tree shall be removed until there is an active City of Cambridge construction permit (including a building permit, demolition permit, excavation permit, or similar permit) issued for construction that impacts the tree, except in a circumstance where an applicable law or regulation requires the removal of a tree before a permit is issued.
- iii. All Public Shade Trees impacted by the PUD shall be clearly identified as part of any Design Review Process under the provisions of the PUD.
- iv. Mitigation of caliper inches of Public Shade Trees shall be calculated at the time of the tree's removal, in compliance with the timing provisions above, irrespective of the size of the tree when approval for removal is obtained through the public hearing process.

10. Major Infrastructure Component

- a. To meet the qualifications of an Infrastructure PUD as set forth in Section 20.1100.7.3 of the CZO, this Special Permit authorizes the completion of a publicly-accessible pedestrian/bicycle bridge connection across the railroad right-of-way between the AOD-Q District and the AOD-6 District as generally shown in the Final Development Plan. The bridge at the proposed location will also require approval by the MBTA.
- b. As the MBTA is currently conducting a study of its facilities at this location, including a study of an Urban Rail concept that could bring higher frequency, more rapid transit-like service to the area in the long-term, this Special Permit authorizes modifications to the conceptual design shown in the Final Development Plan as may be necessary to satisfy the needs of the MBTA while providing an equivalent pedestrian/bicycle connection. Such modifications may include the incorporation of an MBTA rail station, which also qualifies as Major Infrastructure in Section 20.1100.7.3 of the CZO.
- c. If the Major Infrastructure includes an MBTA station, then the Permittee may meet the qualifications of an Infrastructure PUD by completing any portion or

portions of the station that would enable pedestrian and bicycle crossing of the rail line in an equivalent manner to the approved Final Development Plan, or by contributing to the construction of the station in a manner that is at least equivalent to the cost of completing the pedestrian/bicycle bridge concept included in the approved Final Development Plan.

- d. Within 12 months of the issuance of this Special Permit, or longer by mutual agreement of the Permittee, MBTA, and City, the Permittee shall submit a cost estimate for the pedestrian/bicycle connection as currently proposed for City and MBTA review and approval for completeness and reliability. The MBTA or the City may request modifications or clarifications before approval. If the Major Infrastructure is provided through a contribution to the MBTA, the minimum equivalent contribution shall include a construction escalation factor, to be taken from an industry standard, calculated from the date of issuance of this Special Permit to the time of making the contribution.
- e. The Permittee shall coordinate with the City and the MBTA to establish the details of an agreement or set of agreements that will enable the construction of the required Major Infrastructure. No more than 3 years after the issuance of this PUD special permit, the three parties shall provide an update to the Planning Board explaining the progress of discussions and any agreements that have been reached. If a final agreement has not been reached on the final Major Infrastructure concept at that time, annual updates shall be provided to the Planning Board.
- f. After the 3-year study period but not later than the completion of Design Review for a building that would exceed 50% of the aggregate non-residential GFA in the PUD, the Permittee shall provide an Infrastructure Report prepared in consultation or partnership with the MBTA and the City containing, at minimum, the final type of facility (pedestrian/bicycle bridge and/or passenger rail station), location, conceptual design, method of participation by the Permittee, and timeline for design and construction.
- g. Components of the Infrastructure Report that are the responsibility of the Permittee, including the location, design, and timeline of any structures to be constructed independently by the Permittee or the timeline for the Permittee's contribution to the MBTA, shall be approved by the Planning Board prior to issuance of a building permit for a building that would exceed 50% of the aggregate non-residential GFA in the PUD. Components of the Infrastructure Report that are the responsibility of the MBTA, including station design, shall be reviewed by the Planning Board for comment.

- h. If there are substantial changes to the Infrastructure Report after review by the Planning Board, the Permittee shall be responsible for reporting those changes promptly to the Planning Board in coordination or partnership with the MBTA.
- i. Construction of the Major Infrastructure shall commence before the issuance of a certificate of occupancy for over 50% of the non-residential GFA in the PUD and must be substantially completed before the issuance of a certificate of occupancy for over 75% of the non-residential GFA of an approved Final Development Plan. Per Section 20.1100.7.3.2 of the CZO, the Planning Board may approve adjustments to the timing as necessary due to factors beyond the control of the Permittee, including but not limited to delays in completing MBTA facilities.
- j. If the Major Infrastructure proceeds as a stand-alone pedestrian/bicycle crossing that is not part of another facility owned and operated by the MBTA or another public agency, then such a crossing shall be conveyed to the City of Cambridge in a time and manner acceptable to the City. The Permittee shall prepare all documents necessary to convey such crossing to the City.
- k. Completion of the Major Infrastructure shall be subject to other requirements in the Transportation Mitigation Program in Appendix G.

11. Housing

- a. In accordance with Section 20.1100.7.3.2 of the CZO, construction of the required residential GFA shall have commenced prior to or simultaneous with the issuance of the final Certificate of Occupancy for more than sixty percent (60%) of the non-residential GFA on the Development Parcel.
- b. Residential development authorized by this Special Permit shall be subject to the Inclusionary Housing provisions of Section 11.203 of the CZO. If a future amendment to the CZO is adopted that establishes new Inclusionary Housing Requirements with standards for applicability that would include residential development within the PUD, then the amended Inclusionary Housing Requirements will apply as set forth in the amended provisions of the CZO. Prior to the issuance of a building permit or certificate of occupancy for each residential building, the Housing Department will certify to the Superintendent of Buildings that the applicable requirements of Section 11.203 of the CZO are met, including the recording of any required covenants pursuant to Section 11.203 of the CZO.
- c. The non-exempt GFA of new non-residential uses meeting the definition of an Incentive Zoning Project shall be subject to the requirements of Section 11.202

of the CZO. Prior to the issuance of a certificate of occupancy for each building containing such non-residential uses, the Housing Department shall certify to the Superintendent of Buildings that the applicable requirements of Section 11.202 of the CZO are met.

- d. The number of dwelling units approved in the Final Development Plan is approximate; minor changes to the number of dwelling units are permitted, subject to design review approval, if zoning requirements related to residential GFA continue to be met.

12. Sustainable Design and Development.

a. Green Building Requirements.

- i. The requirements of Section 22.20 of the CZO shall apply to each Building Site in the PUD. If the requirements of Section 22.20 in effect at the issuance of this Special Permit are superseded by a duly enacted amendment to the CZO, the amended provisions shall apply to any Building Site that has yet to receive Design Review approval pursuant to **Condition #3** of this Decision. Building Sites that have already received Design Review approval before an amendment to Section 22.20 is enacted have the option to follow the requirements applicable at the time of Design Review approval if construction begins within two (2) years of Design Review approval.
- ii. Pursuant to **Condition #3** of this Decision, the Design Review submission for each Building Site shall include the materials required to be submitted with a Special Permit or Development Review application under Section 22.20. Subsequent review procedures at the building permit and certificate of occupancy stages shall be followed pursuant to Section 22.20.

b. Green Roofs.

- i. Pursuant to Section 22.30 of the CZO, the Planning Board hereby grants the Special Permit to reduce the required Green Roof Area for any building in the PUD, subject to the Planning Board's review of each Building Site at the time of Design Review application.
- ii. Pursuant to **Condition #3** of this Decision, the Design Review submission for each Building Site shall include an analysis of proposed Green Roof Area, including detailed architectural plans and a narrative

summary of how each Building Site shall meet the Green Roof requirements to the extent practicable.

- iii. At the time of Design Review, the Planning Board may approve a design with reduced Green Roof Area upon finding that it is unable to fully meet the requirements of Section 22.30 of the CZO, and the Permittee shall provide the required contribution to the Cambridge Affordable Housing Trust pursuant to Section 22.35.3 prior to the issuance of a certificate of occupancy for that Building Site.

c. Flood Resilience Standards.

- i. The Planning Board hereby grants the requested Special Permit to modify certain requirements of the Flood Resilience Standards in Section 22.80 of the CZO to permit some occupiable spaces to not be passively protected at the 10% Long Term Flood Elevation (LTFE), subject to the following conditions.
- ii. As part of the Design Review submission for each Building Site, the Permittee shall submit documentation required by Section 22.80 of the CZO at the Special Permit or Development Review stage. This documentation shall identify the specific spaces that do not meet the Flood Resilience Standards (occupiable spaces not passively protected from the 10% LTFE).
- iii. Based on the documentation provided, DPW will provide confirmation to the Planning Board if the design is consistent with the intention of the Flood Resilience Standards and if requiring these spaces to meet those standards creates a hardship or adversely impacts the design of adjacent spaces. If the spaces cannot meet the standard, DPW will determine if any additional provisions should be required to improve the resilience of the spaces, including but not limited to non-passive protections and signage, which may be incorporated as conditions into the Planning Board's approval of the design.
- iv. At the time of the PUD, the "Floodviewer 2025" is the map of record establishing the LTFEs for the full build out of the PUD. Should a revised Floodviewer be promulgated in accordance with Section 22.80, the Permittee may choose to use the LTFEs in effect at the time of PUD approval or may use the revised LTFEs by indicating which version is being used in the Design Review submission for any Building Site. If the design of a Building Site is approved using a revised version of the

LTFEs, then all subsequent Building Sites shall use the revised version when they enter the Design Review stage. Furthermore, if the Permittee chooses to use a revised Floodviewer that establishes a lower 10% LTFE than the version in effect at the time of PUD approval such that a special permit to modify the standards is no longer necessary, then the modifications approved by this Special Permit shall no longer be in effect.

d. Green Factor Standard.

- i. The requirements of Section 22.90 of the CZO shall apply to the full Development Parcel. Individual Building Sites and Park Sites shall not be required to demonstrate a compliant Cool Score on each site alone, provided that the broader Development Parcel's compliance with Green Factor Standards upon the completion of the PUD is verified at each stage of development.
- ii. Pursuant to **Condition #3** of this Decision, the Design Review submission for each Building Site and each Park Site shall include documentation required at the Special Permit or Development Review stage by Section 20.90. Subsequent review procedures for Building Sites shall be followed at the building permit and certificate of occupancy stages pursuant to Section 20.90. Review procedures for Park Sites shall be followed before or concurrently with the review of Building Sites that are being designed and built concurrently per the phasing provisions in Condition #6 of this Special Permit.
- iii. Prior to the issuance of a certificate of occupancy for the final Building Site completed in Phase 1, documentation shall be provided demonstrating that all development within Phase 1 is compliant with Green Factor Standards.
- iv. Prior to the issuance of the final certificate of occupancy in Phase 2, documentation shall be provided demonstrating that the entire Development Parcel is compliant with Green Factor Standards.

e. Energy Network Planning

- i. Prior to Design Review for the first building in each development sub-phase (1a, 1b, 2a, and 2b), or at least once every two years, whichever is more frequent, the Permittee shall meet with City staff and Eversource Distributed Generation and Clean Technologies teams to

discuss electric load, capacity, and energy systems under consideration.

- ii. The Permittee shall continue to coordinate with Eversource and shall participate in any utility study conducted by the City or Eversource to evaluate feasibility for developing and/or connecting to a thermal energy network in the Alewife Quadrangle area. Participation shall include close communication and reasonable information sharing to the best of the Permittee's ability.

f. Stormwater Management.

- i. The Permittee shall obtain a Stormwater Control Permit from the Department of Public Works prior to the start of construction of each building in the PUD or as otherwise required by City regulations.
- ii. The Design Review submission for any building or open space in the areas identified for potential shared stormwater infrastructure, including Mooney Green, Mooney West, and New Main Street, shall include an updated evaluation of opportunities for shared stormwater infrastructure. Should shared infrastructure not be proposed, a detailed explanation of the project's conditions and constraints that could not support it shall be provided.

g. Private Property Tree Protection.

- i. Impacts and removals to private property trees shall be reviewed and permitted in accordance with the Tree Protection Ordinance, where applicable, and the certified Tree Study submitted as part of the Final Development Plan, subject to the following additional provisions.
- ii. No private property trees inside of the presented Phase 2 limits of the project area shall be removed until commencement of Phase 2 of the PUD.
- iii. The Tree Study shall be updated at a frequency of no less than every 10 years including but not limited to an update of existing tree sizes, identification of new trees that have become subject to the Tree Protection Ordinance due to growth, status of completed tree removals and mitigation, and proposed changes to mitigation as required.
- iv. The updated Tree Study shall be submitted for review and certification by the DPW Urban Forestry Division. The date of the Tree Study shall be

the date on which the updated Study is approved by the Urban Forestry Division.

- v. The Tree Mitigation proposal does not currently include any payment into the Tree Fund, as tree loss is being mitigated by plantings. If the Tree Study is revised or updated to include payment into the Tree Fund as mitigation, payment will be based on tree caliper inch costs current at the time of the certification of the Updated Tree Study.
- vi. Tree removals and proposed mitigation shall be clearly identified in the Design Review submission for any Building Site or Park Site. The Design Review submission shall include the current Tree Study, certified less than 10 years from the date of the Design Review submission.
- vii. All tree removals reviewed under the Certified Tree Study shall obtain a Tree Removal Permit for administrative tracking.
- viii. No permit shall be issued for a tree removal until there is an active City of Cambridge construction permit (which may include a building permit, demolition permit, or excavation permit) issued for construction that impacts the removed tree.
- ix. At the time of applying for a tree removal permit, the Permittee shall provide the scope and timeline of mitigation for the specific tree(s) being removed. If mitigation is proposed outside of the area under active permit that warrants removal, or more than 5 years in the future from the date of the tree removal, a bond shall be posted in accordance with the provisions of the Tree Protection Ordinance to cover the cost of the mitigation and will be held until the mitigation is complete.
- x. The DPW Urban Forestry Division will certify that the above conditions are met as necessary and has discretion to coordinate with the Permittee on setting clear and efficient administrative processes to enforce the conditions set forth above.

13. Noise

- a. All buildings within the PUD, and all construction activity pursuant to this Special Permit, shall conform to the requirements of the City of Cambridge Municipal Noise Ordinance, Chapter 8.16 of the Cambridge Municipal Code.
- b. Prior to and as a condition of the issuance of a certificate of occupancy for a new non-residential building, the Permittee shall provide to CDD and ISD an

acoustical report, including field measurements, demonstrating compliance of the building with all applicable noise requirements.

14. Construction Management

- a. Prior to the issuance of a building permit or demolition permit related to the development of a Building Site within the PB-410 Development Parcel, the Permittee shall prepare a new or updated Construction Management Program consistent with the requirements of Section 18.20 of the CZO, which shall be reviewed by DOT, DPW, ISD, and any other relevant departments as deemed appropriate by the City. The Construction Management Program must be approved by relevant City departments prior to the issuance of such building or demolition permits.
- b. The Construction Management Program shall include the elements listed in Section 18.20 of the CZO, with particular attention to ensuring safe and convenient pedestrian and bicycle access.
- c. The Construction Management Program shall include the following additional items, at a minimum:
 - i. A plan for site remediation, where required, in accordance with local, state, and federal requirements.
 - ii. 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 and Significant Trees as defined in the Tree Protection Ordinance that are to be retained.
 - iii. A community outreach program including, at a minimum, the following elements:
 1. An identified point of contact, including email and telephone contact, to respond to community questions and feedback throughout the construction process; and
 2. Established days and hours of anticipated construction, consistent with all local and state regulations; and
 3. A system for communicating ongoing project updates, which may include a web page, email list, social media presence, telephone updates or other direct outreach, and/or other measures; and

4. A minimum of one sign posted on-site each street-facing portion of the Building Site, legible from the public way, providing the information above along with a brief description of the project, an expected completion date (to be kept up-to-date throughout the construction process), and a rendering of the street-facing elevations.

15. Subdivision

- a. The Planning Board approves the subdivision of the PB-410 Development Parcel into the Building Sites and Open Spaces as illustrated in the Final Development Plan, as it may be amended in accordance with the conditions of this Special Permit. Final dimensions shall be established at the time of Design Review for each Building Site and Open Space.
- b. All subdivision of lots, including subdivision to establish any city or private street, pedestrian pathway, pedestrian bridge, bicycle path, open space or park, or other infrastructure component, shall occur consistent with Section 20.110.5.3.5 of the CZO.
- c. In the event that the Permittee intends to subdivide any portion of the PB-410 Development Parcel into smaller lots, including but not limited to vertical air-rights subdivisions of Building Sites, the Permittee shall file a copy of the subdivision plan with CDD for inclusion in the record of this PUD.
- d. In the event that, after subdivision, a Building Site or Open Space is transferred into separate ownership from the remainder of the PUD, the conditions of this Special Permit shall continue to apply to the new owner as a successor Permittee. Any proposed modifications to a separately owned portion of the PB-410 Development Parcel that would make the PUD as a whole non-compliant with the conditions of this PUD shall require an Amendment to this Special Permit. If a violation of the conditions of this Special Permit is attributable to a separately owned portion of the PB-410 Development Parcel, the City may take zoning enforcement action against the owner of that portion of the Development Parcel and not against owners of other portions of the Development Parcel who have not contributed to the violation.

16. Amendments

- a. Except where a change is explicitly authorized as a Minor Amendment in this Decision, the Planning Board shall determine whether a proposed change is considered a Major Amendment or Minor Amendment pursuant to Section 12.37 of the CZO.

- b. Minor Amendments. A Minor Amendment to this Decision shall be approved by an affirmative vote of at least five (5) members of the Planning Board after consideration of the proposed change, enumerated on the agenda, at an appropriately noticed meeting of the Planning Board. Minor Amendments that impact specific Building Sites or Open Spaces may be approved at the same appropriately noticed meeting of the Planning Board as the Design Review for the respective Building Site and/or Open Space. In approving a Minor Amendment, the Board shall issue a written determination that:
- i. The change is generally consistent with the standards for a Minor Amendment set forth in Section 12.37 of the CZO; and
 - ii. The change does not violate applicable Sections of the CZO, or if the change requires relief pursuant to a special permit or variance, such relief has been granted; and
 - iii. The change will not substantially alter the Findings upon which this Special Permit Decision is based.
- c. Major Amendments. Notwithstanding the provisions of Article 12.0000 and Section 20.1100 of the CZO, any Major Amendment shall only be granted after an affirmative vote of at least five (5) members of the Planning Board and only after the proposed change has been advertised as a new Special Permit subject to the procedural requirements of Section 10.40 of the CZO. The Planning Board shall consider the substance of the change as presented in the amendment application documents and may disregard aspects of this PUD Special Permit that are not relevant to the proposed change. Upon granting a Major Amendment, the Board shall issue written Findings that the amended portion(s) of the Final Development Plan remain in conformance with all special permit criteria applicable to the PUD. However, if the Board finds that a requested Major Amendment to this Special Permit constitutes a substantial alteration to the intent, purpose, and substance of this Special Permit as a whole, such Major Amendment shall be considered under the procedures established in Article 12.000 and Section 20.1100 of the CZO as if it were a new Development Proposal requiring the submission of all new application materials.
- d. Conditions. Upon issuing any Major or Minor Amendment the Planning Board may impose additional conditions intended to ensure conformance with any applicable requirements, standards, and/or criteria set forth in applicable Sections of the CZO and this Special Permit Decision.