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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Ordinance Committee  
From: Iram Farooq, Assistant City Manager for Community Development  
Date: February 24, 2017  
Re: Inclusionary Housing Zoning Petition

This memo supplements the memo dated February 8, 2017 by providing additional information requested at the City Council meeting of February 13, 2017, regarding the buildout schedule of Planned Unit Development (PUD) special permit projects that are underway.

***Planned Unit Development Buildout Schedule***

Under the Planned Unit Development special permit requirements in Article 12.000 of the Zoning Ordinance, PUD special permit development plans include a description of anticipated project phasing including a completion date for the development as a whole and a timeline for different stages of the project.

When a PUD special permit project is approved, the requirements for schedule and phasing are set forth explicitly in the PUD special permit decision issued by the Planning Board. Rather than a building-by-building schedule, the PUD special permit decision establishes an overall timeframe for completion, and contains sequencing requirements tying the development to the public objectives of the district.

***Ongoing PUD Projects***

The chart on the following page summarizes the schedule and phasing provisions of outstanding PUD special permit projects containing residential development (omitting those for which the final residential phase is already completed or under construction), noting where the timelines have been amended in the past.

Full PUD special permit decisions are available online; links have been provided to the PUD special permit decision for each project.

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 Inclusionary Housing Zoning Petition – Responses for Ordinance Committee

Case	Project	Permit/Amendment Timeframe	Phasing
PB-179	North Point PUD (DivcoWest/HYM)	Decision (2003) – Completion 2023 Amendment (2012) – Completion 2030 Amendment (2015) – Completion 2030 Amendment (2016) – Completion 2030  <a href="#">Link to Decision Text</a>	<ul style="list-style-type: none"> <li>Phase 1A: 10 buildings, 3 completed, 1 design review approved</li> <li>Phase 1B: 5 buildings</li> <li>Phase 2: 6 buildings</li> </ul> (Each phase contains a mix of residential and commercial buildings, with required public improvements and mitigation.)
PB-231A	First Street PUD	Decision (2010) – Completion 2015 Amendment (2016) – Completion 2021 <i>Note: 2016 Amendment expanded the development parcel and the number of building sites.</i>  <a href="#">Link to Decision Text</a>	<ul style="list-style-type: none"> <li>Completed: One residential and one commercial building</li> <li>Next Phase: One office and one retail building (to commence within 2 years of 2015 amendment)</li> <li>Future Phase: Two residential buildings (to commence within 5 years of 2015 amendment)</li> </ul>
PB-243	Alexandria PUD	Decision (2010) – Completion 2030  <a href="#">Link to Decision Text</a>	<ul style="list-style-type: none"> <li>Completed: Two commercial buildings and one residential building completed</li> <li>In Construction: Two commercial buildings</li> <li>Next Phase: One residential building</li> </ul> (First residential phase required prior to 767,000 SF non-residential use; final residential phase to commence by 2018.)
PB-302	MIT "NoMa" PUD (One Broadway)	Decision (2016) – Completion 2026  <a href="#">Link to Decision Text</a>	<ul style="list-style-type: none"> <li>Next Phase: One residential building, expansion of commercial use on lower floors of existing building.</li> </ul> (Commencement of residential required prior to commencement of 600,000 SF commercial GFA in PUD-5 district per zoning.)

Links corrected February 27, 2017.

All linked documents available online at:

<http://www.cambridgema.gov/CDD/zoninganddevelopment/specialpermits/specialpermits>