



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, September 24, 2019 at 6:30 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by Stephen R. Karp, Trustee of Cambridgeside Galleria Associates Trust, to amend the Zoning Ordinance of the City of Cambridge by adding a Section 13.100 that creates a new PUD-8 District and to amend the Zoning Map of the City of Cambridge by adding the new PUD-8 District, which District would include the property located at 100 Cambridgeside Place (currently zoned in the Business A and PUD-4 Districts). This new Section 13.100 would allow a mix of uses, including office, laboratory, retail, and residential, and would require a minimum of at least 100,000 square feet of ground-floor retail/restaurant use and at least 30% of Net New Gross Floor Area to be residential, half of which would be required to be affordable (i.e., 25% devoted to Affordable Dwelling Units created through Inclusionary Housing and 25% devoted to Middle Income Units (as such term is defined in Section 13.100)). This new Section 13.100 would also allow for 575,000 square feet of Net New Gross Floor Area and increased maximum building height as determined by distance from the Lechmere Canal ranging from 85-155 feet. It would also allow for alternative maximum parking ratios and would not set minimum parking requirements for the PUD-8 District. This new Section 13.100 provides that new buildings will be generally consistent with the policy objectives of the 2001 Eastern Cambridge Planning Study, 2001 Eastern Cambridge Design Guidelines and the 2011 East Cambridge Riverfront Plan, and proposes separate specific PUD-8 Guidelines and Principles to replace certain design provisions in these documents. Finally, this new Section 13.100 incorporates a companion commitment letter that would address mitigation efforts in connection with the adoption of, and development under, such Section.

Copies of the petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, lpaden@cambridgema.gov.