



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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## NOTICE OF DETERMINATION

OFFICE OF THE CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

Case Number:	198 Amendment #4 (Minor)
Address:	Acorn Park Drive (Cambridge Discovery Park)
Zoning:	Special District 4
Applicant:	BHX, LLC, Trustee of ACORN PARK HOLDINGS REALTY TRUST c/o Robert A. Schlager, CPM 250 First Avenue, Suite 200 Needham, MA 02494-2805
Owner:	Same as Applicant
Application Date:	July 30, 2014
Date of Planning Board Public Hearing:	September 2, 2014 continued to October 21, 2014
Date of Planning Board Decision:	October 21, 2014
Date of Filing Planning Board Decision:	December 1, 2014
Application:	Minor Amendment to Special Permit PB #198 pursuant to Condition #11 of that Special Permit Decision filed November 4, 2004 to change the footprints of approved buildings in the Master Plan.
Determination:	GRANTED AS A MINOR AMENDMENT, with Conditions

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Jeffrey C. Roberts JCR 12/01/14.

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Application for Minor Amendment to the Planning Board Master Plan PB#198, and Design Review for Buildings 400 & 500 and Garage B, dated 7/30/14
2. Application for Minor Amendment, Volume II – Renderings, dated 7/30/14
3. Supplemental filing for Building 400, 500 and 600 and Garage B, dated 9/24/14
4. Copy of letter to Adam Shulman, Cambridge Traffic, Parking and Transportation Department, dated 8/8/14
5. Presentation Materials dated 10/21/14 for Building 600 Hotel, Building 500, Building 400 and Garage B.

### City of Cambridge Documents

6. Copy of Massachusetts Department of Environmental Protection Amended Order of Conditions No. 123-180, dated 11/13/13
7. Copy of letter to Jennifer Letourneau, Conservation Commission Director from James F. Wilcox, III Director of Engineer Services, dated 11/15/13
8. Memo to the Planning Board from Susan Clippinger, Traffic, Parking and Transportation, dated 8/28/14
9. Memo to the Planning Board from CDD staff, dated 8/28/14
10. Memo to the Planning Board from Katherine F. Watkins, PE, City Engineer, dated 8/28/14
11. Memo to the Planning Board from the Cambridge Pedestrian Committee, dated 8/29/14

### Other Documents

12. Copy of letter to Robert Schlager, President, The Bulfinch Companies, Inc., from Ellen Mass, President Friends of Alewife Reservation, et al, dated 8/21/14
13. Letter to the Planning Board from Jan Devereux, et al, Fresh Pond Residents Alliance, dated 9/2/14
14. Copy of email to Bob Simha, et al, from Robert Schlager, Bulfinch Company, dated 9/2/14

## APPLICATION SUMMARY

Special Permit PB #198 permitted a multi-site phased development on a large development area between Acorn Park Drive and Concord Turnpike, known as “Cambridge Discovery Park,” in accordance with the Special District 4 (SD-4) zoning requirements. The development was permitted to include 819,916 square feet of Gross Floor Area for non-residential development, which was proposed for office use, and 380,059 square feet of Gross Floor Area for structured parking.

The Applicant is seeking approval for a change in building footprints as a Minor Amendment to Special Permit PB #198. This request was heard simultaneously with an application for a Major Amendment and other special permits to permit the development of one identified component site as a hotel use. The Planning Board’s Decision on that Application is filed under separate cover as Amendment #3 (Major).

The Applicant is also seeking Planning Board review and approval of the design of the remaining buildings in the development plan, which is required by the Conditions of Special Permit PB #198. The design review is also recorded separately.

## FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

### Minor Amendment

Condition #11 of Special Permit Decision PB #198 provides that changes to the permitted development master plan may be authorized by Major Amendment or Minor Amendment. The Planning Board determines whether a change is considered Major or Minor by applying the standards set forth for Planned Unit Developments in Section 12.37 of the Zoning Ordinance. Minor Amendments are described as follows:

*(12.37.2) Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.*

The Board finds that aside from the matter of establishing the hotel as a permitted use within the development master plan (heard and decided simultaneously as an application for a Major Amendment), the proposed changes to the locations of buildings are not substantial and therefore qualify as a Minor Amendment to the development master plan. A Minor Amendment may be

granted by a written determination of the Planning Board and does not require granting a special permit.

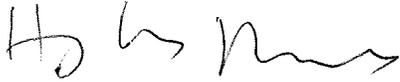
## **DETERMINATION**

Based on a review of the Application Documents, testimony given at the public hearings, and the above Findings, the Planning Board hereby determines that the proposed modifications to the building footprints constitute a Minor Amendment to Special Permit PB #198 and hereby GRANTS such Minor Amendment subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and amendments, and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents dated July 30, 2014, as revised by plans dated September 24, 2014 and images presented to the Planning Board on October 21, 2014, and all supplemental documents and information submitted by the Applicant to the Planning Board as referenced above.
2. In addition to the transportation mitigation requirements previously applicable to Special Permit PB #198 and all prior amendments, the project shall be subject to the additional transportation mitigation requirements recommended by the Traffic, Parking and Transportation Department (TPT) as set forth in the memorandum dated October 15, 2014 (referencing a submittal from the Applicant dated September 22, 2014), attached to this Determination. TPT shall certify that these requirements have been met prior to issuance of any Building Permit or Certificate of Occupancy for development authorized by Special Permit #198, as applicable to that stage of the project.
3. The project shall otherwise remain subject to the Conditions set forth in Special Permit PB #198 and all prior amendments.

Voting in the affirmative to GRANT the Minor Amendment to Special Permit PB #198 were Planning Board Members H Theodore Cohen, Hugh Russell, Tom Sieniewicz, Steven Winter, Pamela Winters, and Associate Member Catherine Preston Connolly, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,



Hugh Russell, Chair.

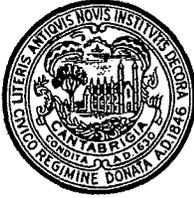
A copy of this determination PB #198 Amendment #4 (Minor) shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above determination filed with the Office of the City Clerk on December 1, 2014, by Jeffrey C. Roberts, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:

City Clerk of Cambridge



**CITY OF CAMBRIDGE**  
**Traffic, Parking and Transportation**  
344 Broadway  
Cambridge, Massachusetts 02139

[www.cambridgema.gov/traffic](http://www.cambridgema.gov/traffic)

Susan E. Clippinger, Director  
Brad Gerratt, Deputy Director

Phone: (617) 349-4700  
Fax: (617) 349-4747

## MEMORANDUM

**To:** Cambridge Planning Board  
**From:** Susan Clippinger, Director  
**Date:** October 15, 2014  
**Re:** Discovery Park Special Permit Major and Minor Amendments Application

Discovery Park submitted a memo as required by special Permit #198 regarding Cambridge Discovery Park Transportation Demand Management (TDM) Adequacy, dated October 7, 2014 by Vanasse & Associates, Inc. (VAI). The Special Permit condition requires that when the build-out exceeds 526,000 g.f.a., they must evaluate whether TDM programs have reduced the maximum daily parking demand enough to have all parking accommodated on-site. The Cambridge Traffic, Parking and Transportation Department (TPT) reviewed the October 7, 2014 memo and Discovery Park's 2014 Transportation Monitoring Report and has the following comments:

The VAI October 7, 2014 memo assumed a total Discovery Park build-out of 716,927 s.f. The build-out included the existing Buildings 100 and 200/300, the proposed Hotel at Building 600, the future Buildings 400 and 500, and potential expansions to Buildings 100 and 200/300. With an expected build-out of 716,927 s.f. and other assumptions in the October 7, 2014 memo, we believe Discovery Park can meet its parking demands on site, with the following recommended mitigation:

1. The VAI memo is based on the currently proposed build-out of 716,927 sf, not the permitted total of 819,916 sf. We propose that the current Special Permit condition relating to returning to the Planning Board for any new building that would make total buildings over 526,000 s.f. be changed to over 716,927 s.f.

We recommend, in advance of any construction of new building that would make aggregate building gross floor area exceed 716,927 square feet, *the Proponent shall prepare a report for City staff based on the trip monitoring program that demonstrates whether the TDM programs reduced the maximum daily parking demand enough to have all the parking needs accommodated on-site. If these goals are not being met, before construction of such new building begins the Proponent must submit a detailed plan to the Board for its approval, which plan shall be scoped and reviewed by City staff, for how employee trips generated by the new building can be accommodated. If the Board determines that the Proponents' plan is inadequate, the Board may require additional TDM or infrastructure measures as condition to its approval of the new buildings.*

2. The proposed hotel parking needs being lower than the previously proposed office building (peak demand was estimated to be 51 spaces although the lease commitment will be 86), is critical to the ability of the project to live within the allowed parking supply. The proposed Hotel TDM measures for hotel visitors

submitted by the Proponent on September 22, 2014, need to be supplemented with the following additional TDM measures.

#### Additional TDM for Hotel guests

- Make available a pre-loaded MBTA Charlie Card (with varied values based on number of rides from a minimum of two rides up to several rides) to guests who use the T. The pre-loaded passes should be on hand at the hotel for resale to hotel guests at the cost of the passes.
  - Make available at the hotel Hubway day pass for resale to guests to ride bicycles at the cost of the day pass.
  - Hotel packages should not include free parking.
  - Offer van service between Alewife MBTA Station and Hotel.
  - Mount a real-time transportation information screen in lobby, such as Transit Screen.
  - Train hotel staff to show patrons how quick and easy it is to walk to Alewife MBTA station.
  - Train reservation staff to provide transit connection information from Logan Airport or South Station.
  - Place a Getting Around Cambridge Map in each guest room (available from CDD at cost of printing).
  - Send hotel confirmation email and mailings including information on reaching the hotel by non-SOV modes.
  - Provide an electric vehicle Level 2 plug-in station in the garage, if not already offered
3. TDM for employees in buildings 400, 500 and 600 (the Hotel).
- The TDM measures described in the Special Permit are required for these buildings.
  - Require Hubway corporate membership (minimum Gold Level) paid by employer for employees who choose to become Hubway members.
  - Require corporate membership paid by the employer at a local carshare company to allow employees to use a carshare vehicle for work-related trips during the day instead of needing to drive private vehicles to work.
4. The Proponent has agreed to aggressively promote non-SOV modes to Cambridge Discovery Park and to fund a large Hubway station to be located on Discovery Park at a specific location approved by the city staff. The Proponent has also committed to join the Alewife TMA. These are significant commitments.
5. The Discovery Park permit allows the flexibility to park employees and visitors in either garage. However, lease commitments to Building's 100 and 200/300 could use at maximum all available spaces in Garage A. The parking needs of the hotel and Building's 400 and 500 need to be able to fit in Garage B or on site. To guarantee this can be done, lease commitments for Building's 400 and 500 tenants should not exceed 1.25 spaces/1,000 sf.
- If it is necessary to make the lease commitments exceed 1.25 spaces/1,000 sf. for a tenant, proponent must notify CDD and TP&T and determine if additional TDM measures are required to make sure parking will be accommodated on site.
6. The Special Permit requires Discovery Park to continue their transportation monitor program through the completion of full build-out of the Project with mode split surveys and driveway counts. We recommend that the monitoring be continued biannually for 6 years after full build-out.
7. TPT and DPW will review the building permit plans and make sure any missing sidewalk segments that connect the path to the MBTA to the DCR parking lot and the ADL informational signage are installed pending DCR approval.



Ref: 6599

September 22, 2014

Ms. Susan E. Clippinger, Director  
City of Cambridge  
Traffic, Parking and Transportation Department  
344 Broadway  
Cambridge, MA 02139

Re: Cambridge Discovery Park  
TDM Plan - Hotel

Dear Sue:

As requested, Vanasse & Associates, Inc. (VAI) has provided supplemental TDM measures for the proposed hotel with the intent of a reduction in SOV to the hotel. The hotel already will be subject to the existing TDM Plan. These supplemented measures are summarized below:

**Hotel Marketing Program:**

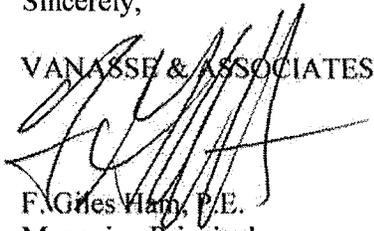
- Hotel website to include a transportation options section. Information will include:
  - Transit schedules / links to MBTA website
  - Walk, bicycle and transit maps
  - Non-SOV modes access to hotel from Logan Airport and South Station.
- Transportation Materials made available in lobby.
  - Getting around Cambridge map
  - CitySmart transit brochure
  - CitySmart Walking brochure
  - CitySmart Biking brochure
- Hotel to join Alewife TMA.
- Parking Management:
  - Charge guests hotel market rate for parking
- Bicycle Measures:
  - Install fix-it station
  - Free day pass for hubway
  - Provide bicycle maps in lobby

- Walking measures:
  - Provide Little River and Minuteman Path maps in lobby.
- Transit Measures:
  - Charlie Card sales on-site
  - Transit maps in lobby
  - Promotion of transit service to Logan Airport and South Station

In addition, the 2014 Transportation Monitoring Report has documented an SOV mode of 53 percent. The Bulfinch Company will continue to aggressively promote non-SOV modes to CDP. To this end, The Bulfinch Company will install a hubway to further promote bicycle travel to the area. In addition, The Bulfinch Company has committed to join the Alewife TMA. The 2015 transportation monitoring will occur in the spring 2015.

Sincerely,

VANASSE & ASSOCIATES, INC.



F. Gries Ham, P.E.  
Managing Principal

FGH/mef

cc: File