



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, September 29, 2015 at 8:30 p.m., in the Second Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge, Massachusetts on an application by First Street - US, LCC for a Major Amendment to PUD Special Permit PB #231A. The Development Parcel for PB #231A currently encompasses development sites at 159 First Street, 65 Bent Street and 29 Charles Street. The proposed amendment would enlarge that Development Parcel to encompass sites at 85 First Street, 107-119 First Street, 121-139 First Street and 14-26 Hurley Street, formerly comprising the Development Parcel for PUD Special Permit PB#297. The proposed development includes a total of 213,885 square feet of residential Gross Floor Area and 186,085 square feet of commercial Gross Floor Area within six buildings, of which two buildings (at 159 First Street and 65 Bent Street) have already been completed pursuant to PB #231A. A total of 251 dwelling units are proposed, of which 115 have been completed.

This application would supersede two applications previously heard on March 24, 2015, for which the Planning Board granted two preliminary determinations, one on an amendment to Special Permit PB #231A that would reduce the size of the Development Parcel, and the other to authorize additional development as a new special permit PB #297. The amended application would enlarge the Development Parcel of PB #231A to encompass the development proposed as PB #297, which would no longer be considered as a separate application. The effect of this Major Amendment would result in a single Development Parcel all contained within a single PUD Special Permit.

This application will be reviewed pursuant to the process for a Major Amendment to a PUD Special Permit and other applicable requirements outlined in Cambridge Zoning Ordinance Sections 12.30 and 13.50 PUD-4B Development Controls; Section 19.20 Project Review Special Permit, Section 6.108.1 Bicycle Parking Distances modification and Section 10.40 Special Permits. This will be the first of the two required public hearings pursuant to Section 12.30 Planned Unit Development. A Preliminary Determination from the Planning Board is required to advance to the second public hearing.

Copies of this application are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway. The application is also available for viewing at www.cambridgema.gov/cdd under Special Permit Applications. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 TTY 617/349-4621, email lpaden@cambridgema.gov.
