



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	175 Amendment 5 (Minor)
Location of Premises:	1-5, 7-13, 23 East Street; 1 Leighton Street
Zoning:	North Point Residence District / PUD-6
Applicant:	Leighton & Glassworks (MA) Owner LLC 233 S. Wacker Drive, Ste. 4700, Chicago, IL 60606
Owners:	North Point II Apartments, LLC AvalonBay Communities, Inc. 4040 Wilson Blvd., Suite 1000, Arlington, VA 22203 Leighton & Glassworks (MA) Owner LLC 233 S. Wacker Drive, Ste. 4700, Chicago, IL 60606
Application Date:	December 22, 2022
Date of Determination:	February 14, 2023
Summary of Proposal:	Minor Amendment to Planned Unit Development Special Permit PB-175 for modification of forecourt design and landscaping, relocated and expanded ground story convenience store use, redesign of ground story community room, relocation of long-term bicycle parking, and reconfiguration of amenity spaces.
Determination:	APPROVED AS MINOR AMENDMENT.

Copies of this Written Determination and plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this Written Determination, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Documents Submitted by Permittee

1. Request for Minor Amendment to PUD Development Plan, dated 12/22/2022, including Cover Sheet, Dimensional Form, Ownership Certificate, narrative, community engagement summary, and plan set titled Elevate Amenities, prepared by Arrowstreet, dated 12/12/2022.
2. Presentation slides shown to the Planning Board on 2/14/2023.

City of Cambridge Documents

3. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 2/7/2023.

Other Documents

4. Letter to the Planning Board from East Cambridge Planning Team, dated 2/14/2023.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit PB-175 first issued on September 21, 2002 and subsequently amended on September 7, 2004 (Minor), May 4, 2010 (Major), December 7, 2011 (Major), and February 19, 2015 (Major).

The requested Minor Amendment proposes a series of small-scale changes to the existing 1 Leighton Street building and site; including: redesign of the forecourt of the building; relocation and expansion of the ground story convenience store use; enlargement and reconfiguration of the ground story community room; relocation and expansion of long-term bicycle parking and inclusion of a new Bluebikes station on site; and conversion of one (1) market rate dwelling unit into residential amenity space.

FINDINGS

1. Minor Amendment to Planned Unit Development Special Permit (Section 12.37)

The following standards are set forth in the Zoning Ordinance regarding Minor Amendments to Planned Unit Development Special Permits.

12.37.1 Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 12.37.2 shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 12.37.3, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Section 12.34 through 12.36. The Planning Board shall decide whether proposed changes are major or minor.

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 sufficient information has been provided in the Request for Minor Amendment dated January 30, 2023 and the communication from CDD staff dated February 7, 2023 to determine that the proposed modifications are consistent with the Conditions of Special Permit Decision PB-175, as amended, and therefore may be approved as a Minor Amendment. The Board finds that the proposed changes, which do not fundamentally alter the concept of the original PUD, are mostly cosmetic in nature and intended to better serve the residents of the building. The relocation of the ground story convenience store use will help to better activate the Leighton Street frontage of the building, and the addition of a Bluebikes station and new long-term bicycle parking spaces will help to achieve the City's transportation goals of reducing automobile use.

DETERMINATION

Based on a review of the documents submitted and the above Findings, the Planning Board hereby approves the requested changes as a Minor Amendment to the Planned Unit Development (PUD) Final Development Plan authorized by Planning Board Special Permit Decision PB-175, subject to the following conditions and limitations:

1. The dimensional form submitted by the Applicant as part of the narrative volume dated December 22, 2022, shall be appended to this Minor Amendment Decision as Exhibit A and summarizes the dimensional characteristics of the project as modified by this Minor Amendment.
2. The Applicant shall address the following design and zoning comments through the continuing design review process by staff. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of Building Permit:
 - a. Long-term and short-term bicycle parking spacing and dimensions (on a 1:10 scale plan)
 - b. Final details and location of the proposed Bluebikes station
 - c. Plan and program for public awareness of the availability of the community meeting room space on the ground story
 - d. Design of the Leighton Street forecourt along with the sidewalk and curb along Leighton Street
 - e. Final design of landscape and exterior lighting details, including plant species, softscape and hardscape materials, and proposed furniture.
 - f. Review of exterior materials, including glazing, mullions, and canopies.
3. Except as explicitly set forth above, the Conditions of Special Permit Decision PB-175 and all subsequent amendments shall continue to be in effect.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Steven Cohen, Catherine Preston Connolly, Hugh Russell, and Tom Sieniewicz.

For the Planning Board,

A handwritten signature in cursive script that reads "Catherine Preston Connolly".

Catherine Preston Connolly, Vice-Chair.

A copy of this determination approving Amendment 5 (Minor) to Planning Board Special Permit PB-175 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 accurate copy of the above determination has been filed on 5/2/2023, with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the determination have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or
_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk

DIMENSIONAL FORM

Project Address: 1 Leighton Street

Application Date: 12/22/2022

	Existing ¹	Allowed or Required (max/min) ²	Proposed	Permitted
Lot Area (sq ft)	247,431 SF	247,431 SF	247,431 SF	
Lot Width (ft)	450 ft	450 ft	450 ft	
Total Gross Floor Area (sq ft)	870000 SF**	870,000 SF**	869,967 SF**	
Residential Base	859,496 TO 870,000 SF**	859,496 TO 870,000 SF**	859,463 SF**	
Non-Residential Base	4,359 SF TO 10,504 SF	4,359 SF TO 10,504 SF	6,108 SF	
Inclusionary Housing Bonus	215,265 SF	215,265 SF	215,265 SF	
Total Floor Area Ratio	3.52 (3.0 Base)	3.52 (3.0 Base)	3.52 (3.0 Base)	
Residential Base	3.48 to 3.52	3.48 to 3.52	3.52	
Non-Residential Base	0.02 to 0.04	0.02 to 0.04	0.02	
Inclusionary Housing Bonus	0.87	0.87	0.87	
Total Dwelling Units	830 Units	830 Units	820 Units***	
Base Units	466 at Elevate	466 at Elevate	465 at Elevate	
Inclusionary Bonus Units	64 at Elevate	64 at Elevate	64 at Elevate	
Base Lot Area / Unit (sq ft)	298 SF / Unit	298 SF / Unit	298 SF / Unit	
Total Lot Area / Unit (sq ft)	1,048 SF / Unit	1,048 SF / Unit	1,048 SF / Unit	
Building Height(s) (ft)	85-220 FT	70-220 FT	70-220 FT	
Front Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Side Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Side Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Rear Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Open Space (% of Lot Area)	20-24%	20-24%	20-24% (No Change)	
Private Open Space	Per Approved Plans	Per Approved Plans	No Change	
Permeable Open Space	11,570 SF****		10,604 SF****	
Other Open Space (Specify)	20-24%	20-24%	20-24% (No Change)	
Off-Street Parking Spaces	Min/Max Req. 3-1.0 / Unit (2.25 Cars)	Min/Max Req. 3-1.0 / Unit (2.25 Cars)	Residential .8 to 1/units	
Long-Term Bicycle Parking	442 Total / 226 at 1 Leighton*****	442 Total / 265 at 1 Leighton*****	532 Total / 217 at 1 Leighton*****	
Short-Term Bicycle Parking	in above*****	in above*****	in above*****	
Loading Bays	4	4	4	

Use space below and/or attached pages for additional notes:

¹ Existing Information Based on Appendix I - Dimensional Form #175 Amendment #4, dated Feb 19, 2015

² GFA Calc excludes parking and Bike Parking Areas, because such parking areas are located underground or otherwise excluded per zoning.

³ Reduce Unit Count by 1 Base Unit (does not reduce inclusionary unit count)

⁴ For Permeable Area Calculations, 1 Leighton Street Only. See Appendix DD

⁵ Previous Bike Parking Space Counts Do Not distinguish Short-Term and Long Term Bicycle Parking Requirements. See Exhibits B, D, & T.

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