



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 125 Cambridge Park Drive

Zoning District: Office 2A/Alewife Overlay District 6

Applicant Name: PPF OFF Cambridge Park Drive, LLC

Applicant Address: 125 Cambridge Park Drive, Cambridge MA

Contact Information: (617) 492-4100 jrafferty@adamsrafferty.com (617) 492-3131
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

10.40 Special Permit
20.94.1 Retail Business and Consumer Service Establishment Use
4.35.e Cafe
435.f.1 Restaurant

List all submitted materials (include document titles and volume numbers where applicable) below.

Floor Plan, Elevation

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Address of Site: 125 CambridgePark Drive Applicant: PPF OFF 125 Cambridge Park Drive, LLC Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ **

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- 10.40 Special Permit
- 20.94.1 (retail business and consumer service use)

Project Description

Brief Narrative: Petitioner seeks to allow for the use of a retail business and consumer service use per 20.94.1 at 125 CambridgePark Drive.

Project Size:

- Total GFA: 184,000 sf
- Non-residential uses GFA: 184,000 sf
- Site Area (acres and SF): 126,595 sf
- # of Parking Spaces: 379

Proposed Uses:

- # of Dwelling Units: 0
- Other Uses retail/office
- Open Space (% of the site and SF) 16.2%

Proposed Dimensions:

- Height: 85'
- FAR: 1.45

OWNERSHIP CERTIFICATE

Project Address: 125 Cambridge Park Drive

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: PPF OFF 125 CAMBRIDGE PARK DRIVE, LLC, a Delaware limited liability company

at the following address: 125 Cambridge Park Drive, Cambridge MA 02140

to apply for a special permit for: Use Special Permit

on premises located at: Cambridge Park Drive

for which the record title stands in the name of: PPF OFF 125 CAMBRIDGE PARK DRIVE, LLC, a Delaware limited liability company

whose address is: 1585 Broadway, 37th Floor, New York, New York 10036

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 69471 Page: 365

OR Registry District of the Land Court,
Certificate No.:

Book: Page:

By its agent:
Longfellow Property Management, LLC,
a Delaware limited liability company

Jamison N. Peschel

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

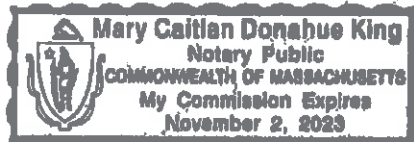
Commonwealth of Massachusetts, County of Suffolk

The above named Jamison N. Peschel personally appeared before me,

on the month, day and year March 15, 2018 and made oath that the above statement is true.

Notary: Mary Caitlan Donahue King

My Commission expires: November 2, 2023



Project Description

125 CambridgePark Drive is an office building that was constructed pursuant to Planning Board Special Permit #26, issued on September 15, 1982.

This application seeks an Amendment to Special Permit #26 to allow for portions of the ground floor of 125 CambridgePark Drive to be used as a café (Sec 4.35.e) and a full service restaurant serving alcoholic beverages (Sec.4.35.f.1)

20.90 Alewife Overlay District

General Purpose. It is the purpose of this Section 20.90 to augment existing base district zoning regulations to respond to the unique problems and pressures for change in the Alewife area. The regulations contained in this Section 20.90 provide for more careful public scrutiny of future development proposals and provide an opportunity to shape the form and character of that development in ways that will benefit both individual property owners and the general interests of the larger commercial and residential neighborhood as a whole.

These regulations are intended to harness the opportunities presented with the redevelopment of private property in ways that will:

1. Encourage forms of development, mix of uses, and range of improvements that will facilitate and encourage walking, biking and transit use and reduce the growth of auto trips in an area already burdened with regional vehicular traffic passing through to other destinations in the metropolitan region;

The proposed café and restaurant uses are designed to support the existing office and growing residential environment by providing proximate dining options during work and evening hours. They will not result in additional auto trips. To the contrary, by providing restaurant and food offerings in the district, patrons will not rely on vehicular travel to other locations for these uses.

2. Preserve and enhance the capacity to store floodwater, recharge groundwater and manage the collection and disposal of stormwater in ways that add to the quality and visual appeal of the built environment as well as to the quality of the water itself;

The proposed uses will have no impact on floodwater, groundwater or stormwater.

3. Minimize the negative impact of new development on the adjacent Cambridge Highlands residential neighborhood while introducing new amenities and services that will benefit the residents of that neighborhood;

The proposed use will expand the variety of dining and entertainment options available to the nearby residential neighborhood without increasing density or setbacks.

4. Integrate the entire area through the creation of new pedestrian paths, roadways, green spaces and bridges that will facilitate movement within the several Districts and beyond to the Cambridge Highlands, North Cambridge and Neighborhood Nine neighborhoods and the Fresh Pond Reservation;

Not applicable.

5. Introduce a significant component of residential living and support retail services to enhance the area's appeal for all persons who come to work, shop as well as live within the Districts; and

The proposed retail uses will support the burgeoning residential element in the Alewife area, providing dining options within walking distance.

6. Create an identity and sense of place for the Alewife Districts that parallels the development of the historic urban centers that characterize much of Cambridge.

Expanding the use of 125 CambridgePark Drive to include an expanded, active retail presence on the ground floor is consistent with Cambridge's other historic urban centers such as Harvard, Central and Kendall Squares.

10.40 Special Permit

Granting the Special Permit requested for 125 CambridgePark Drive would not be a detriment to the public interest because:

Requirements of the Ordinance can or will be met for the following reason:

Section 20.94.1 of the Zoning Ordinance allows for retail business and consumer service establishment uses in the Alewife Overlay District with the issuance of a Special Permit from the Planning Board, specifically when such a use is in conformance with the goals and guidelines of the Concord-Alewife Plan. The Plan supports active ground floor uses such as "neighborhood-serving retail including shops, restaurants, and cafes". In addition, the two proposed establishments meet the three requirements of 20.94.1 in terms of area (not greater than 10,000sf), location (first floor), and size (<10% of building gfa).

Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

There will be no change to patterns of access or egress as a result of this application. The use of portions of 125 CambridgePark Drive as a retail establishment will serve the Greater CambridgePark Drive office environment by providing dining options that do not require vehicular travel.

The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The Project will not adversely affect the continued operation or future development of adjacent uses. The Project will complement the existing adjacent uses by providing local dining options to residents and workers on CambridgePark Drive and in the greater Concord Alewife community.

Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

Converting portions of the ground floor of 125 CambridgePark Drive to a retail use will not create any nuisance or hazard to the detriment of the health, safety or welfare of the occupants of the Project or the greater Concord Alewife community. To the contrary, adding an active ground floor use will enhance the welfare of Concord Alewife citizens by expanding the diversity of retail offerings and supporting a pedestrian-friendly environment.

For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The Project will neither impair the integrity of any of the districts in which it is located or any adjoining district, nor will the Project derogate from the intent and purpose of the Ordinance. The construction of the Project will enhance and further the purposes of the districts in which it is located and all adjoining districts.

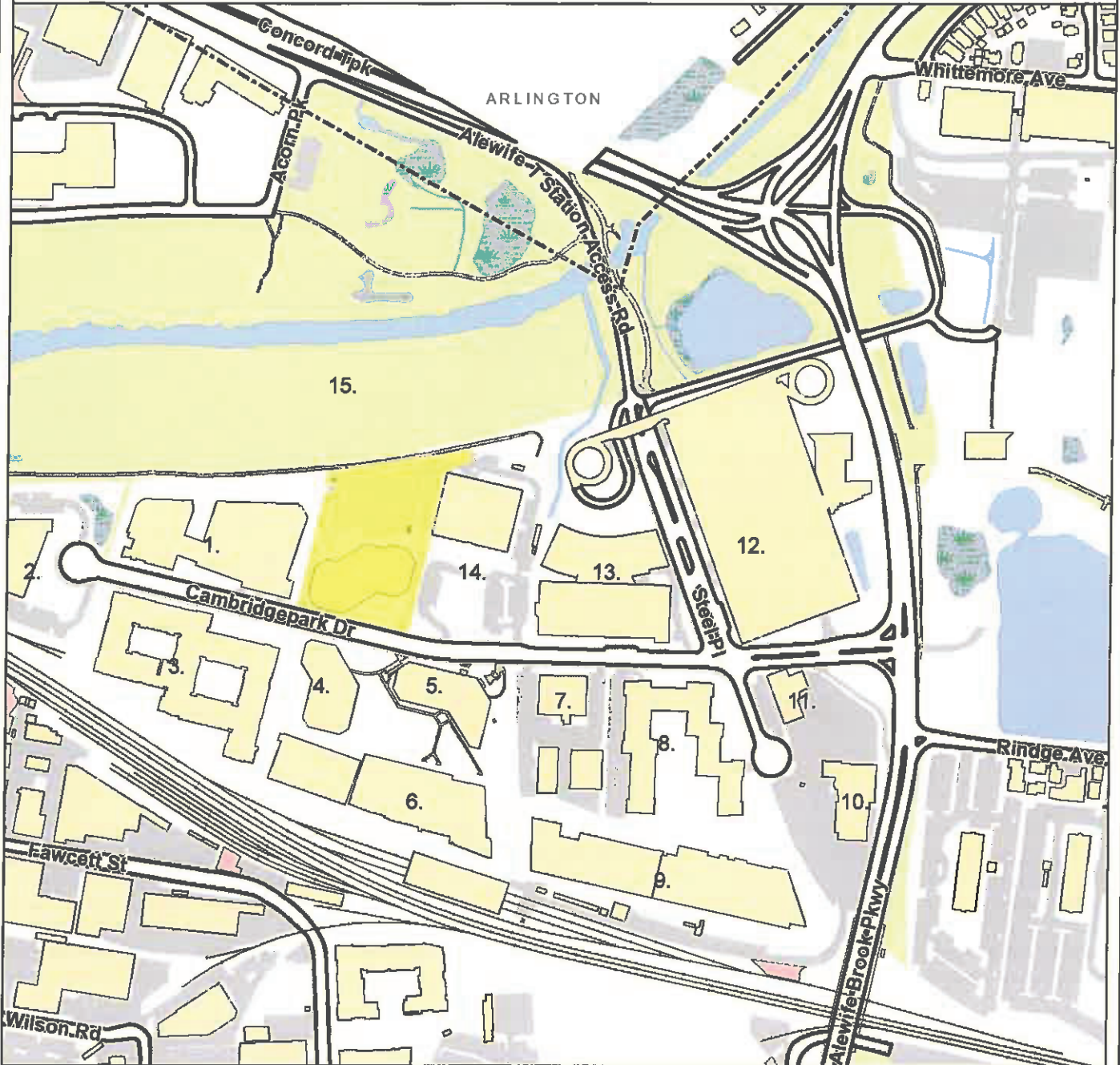
Early Community Engagement Summary

The applicant hosted an early community engagement meeting at 125 Cambridge Park Drive in the space proposed to be a full service restaurant with alcoholic beverage service. Invitations were mailed to abutters, community groups, and area residents pursuant to an invitation list provided to the Community Development Department by the applicant and approved by CDD. A copy of the invitation and the list of invitees is attached hereto.

The applicant and the proposed restaurant operator also appeared at a regularly scheduled meeting of the North Cambridge Stabilization Committee and made a presentation about the proposed restaurant. Issues discussed included hours of operation, parking, and type of food offerings. The response from those in attendance was positive and supportive.

The attendance at the Early Community Engagement meeting was sparse. Only two members of the public attended, both of whom are members of the North Cambridge Stabilization Committee (including Clerk Michael Brandon) and who had attended the NCSC meeting when the proposed restaurant was discussed.

A representative from Hanover (Richard McKinnon) was also in attendance. Mr. McKinnon expressed strong support for the proposal.



City of Cambridge
Massachusetts

1" = 384 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

ARLINGTON

MEDFORD

SOMERVILLE

BOSTON



1. 165 CambridgePark Drive

HINES MIP CAMBRIDGEPARK DRIVE LLC,
C/O HINES INTERESTS LIMITED PARTNERSHIP
ONE INTERNATIONAL PLACE
11TH FLOOR
BOSTON, MA 02110

2. 200 CambridgePark Drive

PPF OFF 200 CAMBRIDGE PARK DRIVE, LLC
C/O MORGAN STANLEY REAL ESTATE ADVISOR
1585 BROADWAY, 37TH FLOOR
NEW YORK, NY 10036

3. 160 CambridgePark Drive

IMP WINDSOR AT CAMBRIDGE PARK LLC
C/O GID INVESTMENT ADVISERS LLC
125 HIGH ST., HIGH ST TOWER 27TH FL
BOSTON, MA 02110

4. 150 CambridgePark Drive

SPUS7 150 CAMBRIDGEPARK LP
C/O CBRE-NEW ENGLAND
150 CAMBRIDGEPARK DRIVE
CAMBRIDGE, MA 02140

5. 100 CambridgePark Drive

100 CAMBRIDGE PARK INVESTORS LLC
C/O MORGAN STANLEY REAL ESTATE ADVISOR
1585 BROADWAY 37TH FLR
NEW YORK, NY 10036

6. 130 CambridgePark Drive

130 CPD APARTMENTS LIMITED PARTNESHIP
C/O THE HANOVER COMPANY
ATTN: EARL SMALLEY
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057

7. 36 CambridgePark Drive

PROPERTIES AT CAMBRIDGE PARK, LLC,
36 CAMBRIDGEPARK DRIVE
CAMBRIDGE, MA 02140

8. 30 CambridgePark Drive

HART CAMBRIDGE LLC
C/O HEITMAN CAPITAL MANAGEMENT LLC,
191 NORTH WACKER DRIVE. SUITE 2500
CHICAGO, IL 60606

9. 88 CambridgePark Drive

88 CAMBRIDGE PARK LIMITED PARTNERSHIP
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057

10. 149 Alewife Brook Parkway

SWEETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST.
NEWTON CENTER, MA 02459

11. 446 CambridgePark Drive

APPLETREEWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC.
1188 CENTRE ST.
NEWTON CENTER, MA 02459

12. 5 CambridgePark Drive

MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

13. 35 CambridgePark Drive

DIV 35 CPD, LLC
125 HIGH ST. 21ST FLOOR
BOSTON, MA 02110

14. 97 CambridgePark Drive

CPI/KING 87 CPD OWNER, LLC
200 CAMBRIDGEPARK DR
CAMBRIDGE, MA 02140

15. 10R Acorn Park Drive

COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE
BOSTON, MA 02133

Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	126,595 sq ft	5,000 sq ft	126,595 sq ft	126,595 sq ft
Lot Width (ft)	300 +/- ft	50 ft	300 +/- ft	300 +/- ft
Total Gross Floor Area (sq ft)	184,000 sq ft	158,244 sq ft	184,000 sq ft	184,000 sq ft
Residential Base	N/A	N/A	N/A	
Non-Residential Base	184,000 sq ft	158,244 sq ft	184,000 sq ft	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	1.45	1.25	1.45	1.45 non residential
Residential Base	N/A	N/A	N/A	
Non-Residential Base	1.45	1.25	1.45	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	N/A	N/A	N/A	N/A
Building Height(s) (ft)	85 ft	85 ft	85 ft	85 ft 5.85 +/- ft 23.10 +/- ft 23.10 +/- ft 205.72 +/- ft
Front Yard Setback (ft)	5.85 +/- ft	74 +/- ft	5.85 +/- ft	
Side Yard Setback –right (ft)	23.10 +/- ft	49 +/- ft	23.10 +/- ft	
Side Yard Setback –left (ft)	23.10 +/- ft	49/- ft	23.10 +/- ft	
Rear Yard Setback (ft)	205.72 +/- ft	74 +/- ft	205.72 +/- ft	
Open Space (% of Lot Area)	16.2 +/- %	15%	16.2%	16.2% N/A 16.2%
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	16.2%	25%	16.2%	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	379	230 to 460	379*	379*
Bicycle Parking Spaces	N/A	N/A	N/A	N/A
Loading Bays	1	1	1	1

*Appendix II summarizes the allocation, location and sharing of parking spaces.