

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2017 OCT 25 PM 1:21  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## MINOR AMENDMENT

|                                       |   |
|---------------------------------------|---|
| Case Number:                          | 303, Amendment 2 (Minor)  |
| Address:                              | 84 Wadsworth Street; 36 Memorial Drive; 226-254 Main Street; 65 Wadsworth Street; 16 Hayward Street; Hayward Street; 264 Main Street; 292 Main Street; 1 Hayward Street; 8, 26, 28, 34, 42 and 46 Carleton Street; Carleton Street; 310, 322 and 336 Main Street; 65 Carleton Street; 5 and 21 Deacon Street; 40 Ames Street. |
| Zoning:                               | Residence C-3B, PUD-5 Overlay District, Mixed Use Residential (MXR) Overlay District  |
| Permittee and Owner:                  | Massachusetts Institute of Technology<br>MIT 8 Carleton Street LLC (with regard to 8 Carleton Street only)<br>238 Main Street, Cambridge, MA, 02142   |
| Date of Planning Board Determination: | July 18, 2017   |

**Application:** As part of the Design Review procedure (separately documented), applicant requests modifications to the dimensional characteristics of the approved PUD by Minor Amendment as allowed by the conditions of the Special Permit Decision to increase Gross Floor Area (GFA) of the existing 238 Main Street building in Site "3" (226-254 Main Street, 65 Wadsworth Street, 16 Hayward Street) with no change in the building footprint, building height, and site area.

**Decision:** The Planning Board APPROVES the requested Minor Amendment.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Design Review Submission dated November 17, 2016 including: Design Review Narrative; Dimensional Form; Design Review Graphic Material including Site Plan, Building Plans, Building Sections and Elevations, Building Details, and Signage Elevations; Sustainability Narrative; LEED Scorecard; Acoustical Narrative; Wind Narrative. Updated Wind Study dated January 11, 2017 and Updated Shadow Study dated January 23, 2017.
2. Design Review Submission dated June 21, 2017 including: Summary and Response; Façade Concept; Design Evolution; Façade Details and Materials; Ground Floor Detailing; Building Plans; Building Sections; Changes to 238 Main Street Elevation. Supplemental Energy Information dated June 21, 2017.
3. Presentation given to the Planning Board on March 28, 2017.
4. Presentation given to the Planning Board on July 18, 2017.

### Other Documents

5. Memorandum to the Planning Board from Cambridge Community Development Department staff, dated February 24, 2017.
6. Memorandum to the Planning Board from Cambridge Community Development Department staff, dated July 13, 2017.

## **MINOR AMENDMENT**

The materials submitted for Planning Board review and approval per the Design Review procedures set forth in the Conditions to Special Permit Decision PB-303 contain the following modifications to the dimensional characteristics of the PUD project as approved:

- Increase in the GFA on Building Site 3 from the approved 348,619 square feet to proposed 363,437 square feet, resulting from a reassessment of the GFA within the existing 238 Main Street building, and excluding GFA that is exempt from zoning limitations.
- Increase in the total aggregate Gross Floor Area (GFA) of the Final Development Plan by about 5%, resulting from the increase on Building Site 3 and other previously approved modifications.

Condition 15 of the Special Permit Decision allows the Planning Board to approve modifications as Major Amendments or Minor Amendments according to the Board’s determination, provided the modifications remain in conformance with applicable zoning requirements. Furthermore, Condition 1-a-vii. provides that a modification to the Aggregate Development Program may be considered a Minor Amendment if the total change amounts to no more than ten percent (10%) of the total GFA authorized by the Special Permit.

Pursuant to Condition 15-b, the Planning Board shall approve a Minor Amendment upon making the following Findings:

- i. *The change does not violate applicable Sections of the Zoning Ordinance, or if the change requires relief pursuant to a special permit or variance, such relief has been granted.*

The proposed modifications remain within the limitations of the PUD-5 zoning.

- ii. *The change will not substantially alter the Findings upon which this Decision is based.*

The Board finds that the proposed changes have only a minor impact on the proposal and therefore do not substantially alter the Board’s prior Findings. The change in aggregate GFA is explicitly authorized by Condition 1-a-vii. of the Special Permit Decision because it is less than ten percent (10%) of the total GFA as originally approved. The change in GFA on Building Site 3, which resulted from the reassessment of the existing building and is not associated with any change to the proposed building footprint or volume, is less than ten percent (10%) of the GFA permitted on that particular site. Hence, the Board finds that the change is minor and does not substantively change the overall bulk, scale, and character of the building.

Therefore, the Board approves the requested modifications as a Minor Amendment, subject to the Conditions of Approval set forth below.

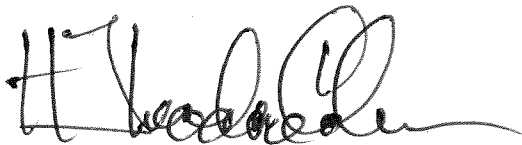
## APPROVAL

The Planning Board hereby approves the requested Minor Amendment, subject to the following conditions and limitations. Hereinafter, Permittee shall mean the Permittee as defined in Special Permit Decision PB-303, issued by the Planning Board on June 23, 2016.

1. Appendix I summarizes the dimensional characteristics of the project as modified by this Minor Amendment.
2. The building site shall otherwise continue to be subject to the Conditions set forth in Special Permit Decision PB-303.
3. Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with the approved dimensional characteristics, as hereby amended, along with these Conditions.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, H Theodore Cohen, Steve Cohen, Hugh Russell, Tom Sieniewicz, and Associate Member Thacher Tiffany, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,

A handwritten signature in black ink, appearing to read "H Theodore Cohen". The signature is fluid and cursive, with a long horizontal stroke at the end.

H Theodore Cohen, Chair.

**PUD-5**

**Design Review Development Program Summary + Total GFA Calculation**

|                             | Special Permit<br>Approved GFA | GFA Change<br>from SP | % Change<br>from SP | Design Review<br>GFA |
|-----------------------------|--------------------------------|-----------------------|---------------------|----------------------|
| NoMa                        | 693,769                        | 29,750                | 4.29%               | 723,519              |
| One Broadway (1/13/17)      | 316,319                        | 23,150                | 7.32%               | 339,469              |
| Office/Lab                  | 288,969                        | 16,105                | 5.57%               | 305,074              |
| Retail/Active (75% exempt)  | 27,350                         | 7,045                 | 25.76%              | 34,395               |
| Building 1 ONLY (1/13/17)   | 377,450                        | 6,600                 | 1.75%               | 384,050              |
| Residential                 | 285,000                        | 30,400                | 10.67%              | 315,400              |
| Retail/Active (75% exempt)  | 9,450                          | 150                   | 1.59%               | 9,600                |
| Above Grade Parking         | 83,000                         | (23,950)              | -28.86%             | 59,050               |
| SoMa                        | 1,532,297                      | 32,315                | 2.11%               | 1,564,612            |
| Building 4 (10/17/16)       | 458,178                        | (32,032)              | -6.99%              | 426,146              |
| Academic - Housing          | 330,000                        | (10,915)              | -3.31%              | 319,085              |
| Academic - Non Housing      | 100,178                        | (13,725)              | -13.70%             | 86,453               |
| Retail/Active (75% exempt)  | 28,000                         | (7,392)               | -26.40%             | 20,608               |
| Building 3 (1/24/17)        | 362,119                        | 18,082                | 4.99%               | 380,201              |
| Lab                         | 270,000                        | 1,830                 | 0.68%               | 271,830              |
| Office (E48 Upper)          | 65,119                         | 9,724                 | 14.93%              | 74,843               |
| Retail/Active (75% exempt)  | 27,000                         | 6,528                 | 24.18%              | 33,528               |
| Building 5 (12/21/16)       | 390,000                        | 46,265                | 11.86%              | 436,265              |
| Office                      | 305,000                        | 54,252                | 17.79%              | 359,252              |
| Museum/Academic             | 65,000                         | (845)                 | -1.30%              | 64,155               |
| Retail/Active (75% exempt)  | 20,000                         | (7,142)               | -35.71%             | 12,858               |
| Building 6                  | 6,000                          | -                     | -                   | 6,000                |
| Retail/Active (100% exempt) | 6,000                          | -                     | -                   | 6,000                |
| Building 2 (5/2/16)         | 316,000                        | -                     | -                   | 316,000              |
| Office/Lab                  | 298,000                        | -                     | -                   | 298,000              |
| Retail/Active (75% exempt)  | 18,000                         | -                     | -                   | 18,000               |
| <b>TOTAL NOMA AND SOMA</b>  | <b>2,226,066</b>               | <b>62,065</b>         | <b>2.79%</b>        | <b>2,288,131</b>     |

Planning Board Special Permit #303 – MIT “SoMa” PUD Amendment 2 (Minor)  
**Building 3 Dimensional Form**

***Dimensional Form for SoMa Building 3***

|                                       | <b>Allowed/<br/>Required</b> | <b>Existing*</b>        | <b>Removed **</b>       | <b>Proposed<br/>Building 3</b> | <b>Total</b>            |
|---------------------------------------|------------------------------|-------------------------|-------------------------|--------------------------------|-------------------------|
| <b>Land Area</b>                      | 25,000                       | 60,954                  | 0                       | 0                              | 60,954                  |
| <b>Total Non-Exempt GFA</b>           | 348,619                      | 94,413                  | 94,413                  | 363,437                        | 363,437                 |
| Residential                           | N/A                          | 0                       | 0                       | 0                              | 0                       |
| Commercial                            | 348,619                      | 94,413                  | 94,413                  | 363,437                        | 363,437                 |
| <i>Office</i>                         | 65,119                       | 76,918                  | 76,918                  | 74,843                         | 74,843                  |
| <i>Lab</i>                            | 270,000                      | 0                       | 0                       | 271,830                        | 271,830                 |
| <i>Innovation</i>                     | 0                            | 0                       | 0                       | 0                              | 0                       |
| <i>Retail</i>                         | 13,500                       | 17,495                  | 17,495                  | 16,764                         | 16,764                  |
| Academic (all types)                  | N/A                          | 0                       | 0                       | 0                              | 0                       |
| Non-Exempt Dormitory                  | N/A                          | 0                       | 0                       | 0                              | 0                       |
| Structured Parking                    | N/A                          | 0                       | 0                       | 0                              | 0                       |
| <b>Total Non-Exempt FAR</b>           | Max. 3.9 across PUD-5        | <b>1.55</b>             | <b>1.55</b>             | <b>6.0</b>                     | <b>6.0</b>              |
| <b>Total Exempt GFA ***</b>           | <b>13,500</b>                | <b>0</b>                | <b>0</b>                | <b>16,764</b>                  | <b>16,764</b>           |
| Ground-Floor Retail                   | 13,500                       | 0                       | 0                       | 16,764                         | 16,764                  |
| Public Transportation                 | N/A                          | 0                       | 0                       | 0                              | 0                       |
| Residential/Dormitory                 | N/A                          | 0                       | 0                       | 0                              | 0                       |
| Innovation                            | See Note 2                   | 0                       | 0                       | See Note 2                     | See Note 2              |
| <b>Total Dwelling Units</b>           | N/A                          | 0                       | 0                       | 0                              | 0                       |
| Market Rate Units                     | No max. or min.              | 0                       | 0                       | 0                              | 0                       |
| Affordable Units                      | N/A                          | 0                       | 0                       | 0                              | 0                       |
| <b>Dormitory Beds/Units</b>           | N/A                          | 0                       | 0                       | 0                              | 0                       |
| <b>Publicly Beneficial Open Space</b> | <b>15% in PUD-5 total</b>    | <b>See Note 3 Below</b> | <b>See Note 3 Below</b> | <b>See Note 3 Below</b>        | <b>See Note 3 Below</b> |
| <b>Max Height</b>                     | <b>200 ft.</b>               | <b>N/A</b>              | <b>N/A</b>              | <b>200 ft.</b>                 | <b>200 ft.</b>          |
| <b>Min Yard Setbacks</b>              | <b>0</b>                     | <b>0</b>                | <b>0</b>                | <b>0</b>                       | <b>0</b>                |
| <b>Off Street Parking</b>             | <b>See Note 1 below</b>      | <b>See Note 1 below</b> | <b>See Note 1 below</b> | <b>See Note 1 below</b>        | <b>See Note 1 below</b> |
| <b>Bicycle Parking</b>                | <b>98</b>                    | <b>0</b>                | <b>0</b>                | <b>98</b>                      | <b>98</b>               |

Planning Board Special Permit #303 – MIT “SoMa” PUD Amendment 2 (Minor)  
**Building 3 Dimensional Form**

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*\*GFA that is existing on Building Site 3 as of January 1, 2013. For the Building 3 Project, the existing number has been amended to reflect 16,000 sf of existing GFA, primarily basement storage, that was unaccounted for in Special Permit #303.*

*\*\*Building Site GFA that is demolished or renovated. Includes existing upper floor office space at 238 Main Street.*

*\*\*\* Proposed retail GFA is conceptually estimated at 50% exempt. Actual exemption will be known at building occupancy.*

*Note 1: 70 commercial and 49 academic parking spaces exist on Building Site 3. These are being discontinued as part of the SoMa enabling and garage construction that has progressed separately through the administrative review process. Parking will be located in subsurface garage following construction of same.*

*Note 2: Innovation Space as required by section 13.89.3 of the Ordinance is provided in PUD-5 as described in Special Permits #303 and #302.*

*Note 3: 40,973 (46%) included in previously submitted SoMa landscape proposal for area generally bordered by Main Street, Carlton Street, Amherst Street and Wadsworth Street.*