

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

| | |
|------------------------|---|
| Case Number: | 303, Amendment 4 (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: | Massachusetts Institute of Technology 238 Main Street, Cambridge, MA, 02142 |
| Owner: | Massachusetts Institute of Technology MIT 8 Carleton Street LLC (with regard to 8 Carleton Street only) |
| Application Date: | November 4, 2021 |
| Date of Determination: | June 7, 2022 |
| Summary of Proposal: | Minor Amendment for revisions to the boundaries of Development Parcel B, increasing the parcel area by 2,736 square feet as well as approval of the revised subdivision plan for this development parcel. The proposed amendment does not include any changes to the approved uses, the amount of approved Gross Floor Area (GFA), or the approved GFA allocation between uses in the Special Permit. |
| Determination: | APPROVED AS MINOR AMENDMENT. |

Authorized Representative of the Planning Board: Swaathi Joseph

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

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Design Review Submission dated 10/22/2021 including: Design Review Narrative, Design review Graphic Material, Sustainability Narrative, Acoustical Study, Wind Study, and Shadow Study, prepared by Elkus Manfredi Architects.
2. Presentation given to the Planning Board on 12/7/2021.
3. Responses dated 5/5/2022 including: Responses to Board Comments, Parcel Boundary Plan, Landscape Design response, and Architectural Design Response, prepared by Elkus Manfredi Architects.
4. Presentation given to the Planning Board on 6/7/2022.

Other Documents

5. Memorandum to the Planning Board from Cambridge Community Development Department (CDD) staff, dated 12/2/2021.
6. Memorandum to the Planning Board from Cambridge Community Development Department (CDD) staff, dated 6/1/2022.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit #303 first issued on June 23, 2016 and subsequently amended on April 18, 2017 (Minor), July 18, 2017 (Minor), and June 16, 2020 (Minor).

The requested Minor Amendment includes a proposal to amend the boundaries of Development Parcel B in order to increase its size by 2,736 square feet; and to update the approved subdivision plan, with no other dimensional changes to the approved development program. The proposed boundary amendment involves reducing some of the eastern boundary of Parcel B, while expanding some of its southeastern and southern boundary. Adjacent parcels are under common control by the Applicant.

Per Section 12.37 of the Zoning Ordinance, the Planning Board makes a determination as to whether the proposed change to the approved Final Development Plan may be approved as a minor amendment.

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 requested boundary change and updated subdivision plan do not create any zoning nonconformities as it relates to the existing MIT institutional improvements on the balance of the underlying lots. The gross floor area, building height, setbacks and mix of uses of Building 2 have not changed in any material way from the approved program in the Final Development Plan. Therefore, the Board finds that sufficient information has been provided in the Request for a Minor Amendment dated November 4, 2021 and as thereafter supplemented by material submitted by the Applicant on May 6, 2022, as well as the communication from CDD staff dated June 1, 2022, to determine that the proposed modifications do not alter the PUD in terms of density, floor area ratio, land usage, height, minimum percentage of open space, or the physical relationship of elements of the development, and therefore may be approved as a Minor Amendment.

Therefore, based on the information presented, the Board finds that the request meets the criteria for approval as a Minor Amendment.

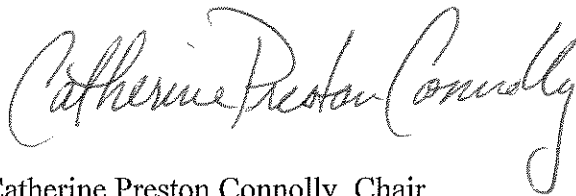
DETERMINATION

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 7, 2022.

1. Appendix I, attached to this Determination, summarize the dimensional characteristics of the PUD as modified by this Minor Amendment.
2. Except as explicitly set forth above, the existing Conditions of Special Permit PB-303, as modified by prior Amendments, shall continue to apply.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, H Theodore Cohen, Steve Cohen, Catherine Preston Connolly, Hugh Russell, and Associate Member Ashley Tan, 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 cursive script that reads "Catherine Preston Connolly". The signature is written in black ink and is positioned above the printed name of the signatory.

Catherine Preston Connolly, Chair.

A copy of this determination approving Amendment #4 (Minor) to Planning Board Special Permit #303 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 decision has been filed on August 16, 2022, with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision 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

PUD-5

Design Review Development Program Summary + Total GFA Calculation

| | Special Permit Approved GFA | GFA Change from SP | % Change from SP | Design Review 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 | 39,595 | 2.58% | 1,571,892 |
| 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 (6/7/22) | 316,000 | 7,280 | 0 | 323,280 |
| Office/Lab | 298,000 | 4,355 | 0 | 302,355 |
| Retail/Active (100% exempt)(*) | 18,000 | (7,075) | (0) | 10,925 |
| Innovation (100% exempt) | - | 10,000 | N/A | 10,000 |
| TOTAL NOMA AND SOMA | 2,226,066 | 69,345 | 3.12% | 2,295,411 |

While 75% exemption figures are shown above, the retail/Active Use space in Buildings 1, 3, 4, 5 and One Broadway are presently entitled to be considered up to 100% exempt under the provisions of Section 13.83.2.a.

Dimensional Form for SoMa Building 2

9/23/2021

| | Allowed/ Required | Existing* | Removed** | Proposed Building 2 | Total |
|---------------------------------------|----------------------|------------|------------|------------------------|------------|
| Land Area**** | | 69,711 | 0 | 72,447 | 72,447 |
| Total Non-Exempt GFA | 302,500 | 163,733 | 163,733 | 302,355 | 302,355 |
| Residential | 0 | 163,733 | 163,733 | 0 | 0 |
| Commercial | 302,500 | 0 | 0 | 302,355 | 302,355 |
| <i>Office</i> | 0 | 0 | 0 | 0 | 0 |
| <i>Lab</i> | 298,000 | 0 | 0 | 302,355 | 302,355 |
| <i>Innovation</i> | 0 | 0 | 0 | 0 | 0 |
| <i>Retail***</i> | 4,500 | 0 | 0 | 0 | 0 |
| Academic (all types) | N/A | 0 | 0 | 0 | 0 |
| Non-Exempt Dormitory | N/A | 0 | 0 | 0 | 0 |
| Structure Parking | N/A | 0 | 0 | 0 | 0 |
| Total Non-Exempt FAR***** | Max 3.9 across PUD-5 | 2.39 | 2.39 | 4.17 | 4.17 |
| Total Exempt GFA *** | 13,500 | 0 | 0 | 20,925 | 20,925 |
| Ground Floor Retail | 13,500 | 0 | 0 | 10,925 | 10,925 |
| Public Transportation | N/A | 0 | 0 | 0 | 0 |
| Residential/Dormitory | N/A | 0 | 0 | 0 | 0 |
| Innovation | See Note 2 | See Note 2 | See Note 2 | 10,000 | 10,000 |
| Total Dwelling Units | N/A | 0 | 0 | 0 | 0 |
| Market Rate Units | N/A | 0 | 0 | 0 | 0 |
| Affordable Units | N/A | 0 | 0 | 0 | 0 |
| Dormitory Beds/Units | N/A | 0 | 0 | 0 | 0 |
| Publicly Beneficial Open Space | 15% in PUD-5 total | See Note 3 | See Note 3 | See Note 3 | See Note 3 |
| Max Height | 200 ft. | N/A | N/A | 200 ft. | 200 ft. |
| Min Yard Setbacks | 0 | 0 | 0 | 0 | 0 |
| Off Street Parking | up to 278 | See Note 1 | See Note 1 | up to 278 | up to 278 |
| Bicycle Parking | 124 | 0 | 0 | 128 | 128 |

*GFA that is existing on Building Site 2 as of January 1, 2013.

**Building Site GFA that is demolished or renovated.

*** Updated per Minor Amendment 2, which includes 18,000 of Retail /Active space, of which 75% (13,500SF) was anticipated to be exempt.

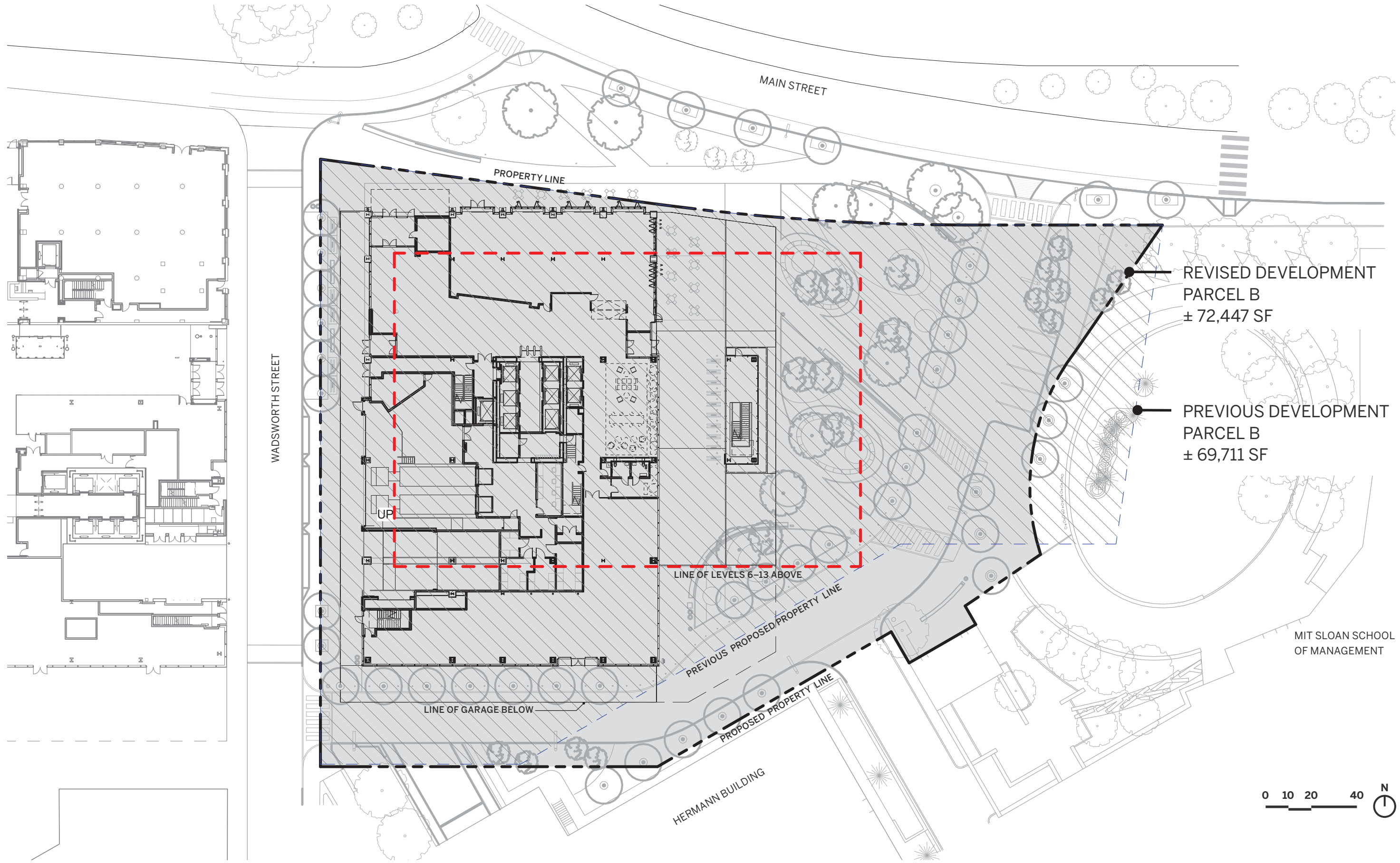
**** Requesting that Planning Board approve revisions to the boundaries of this Development Parcel B as outlined in the Design Review Overview.

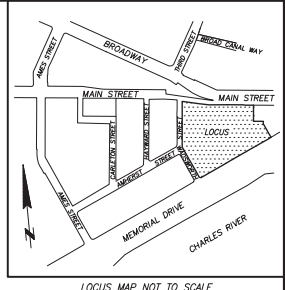
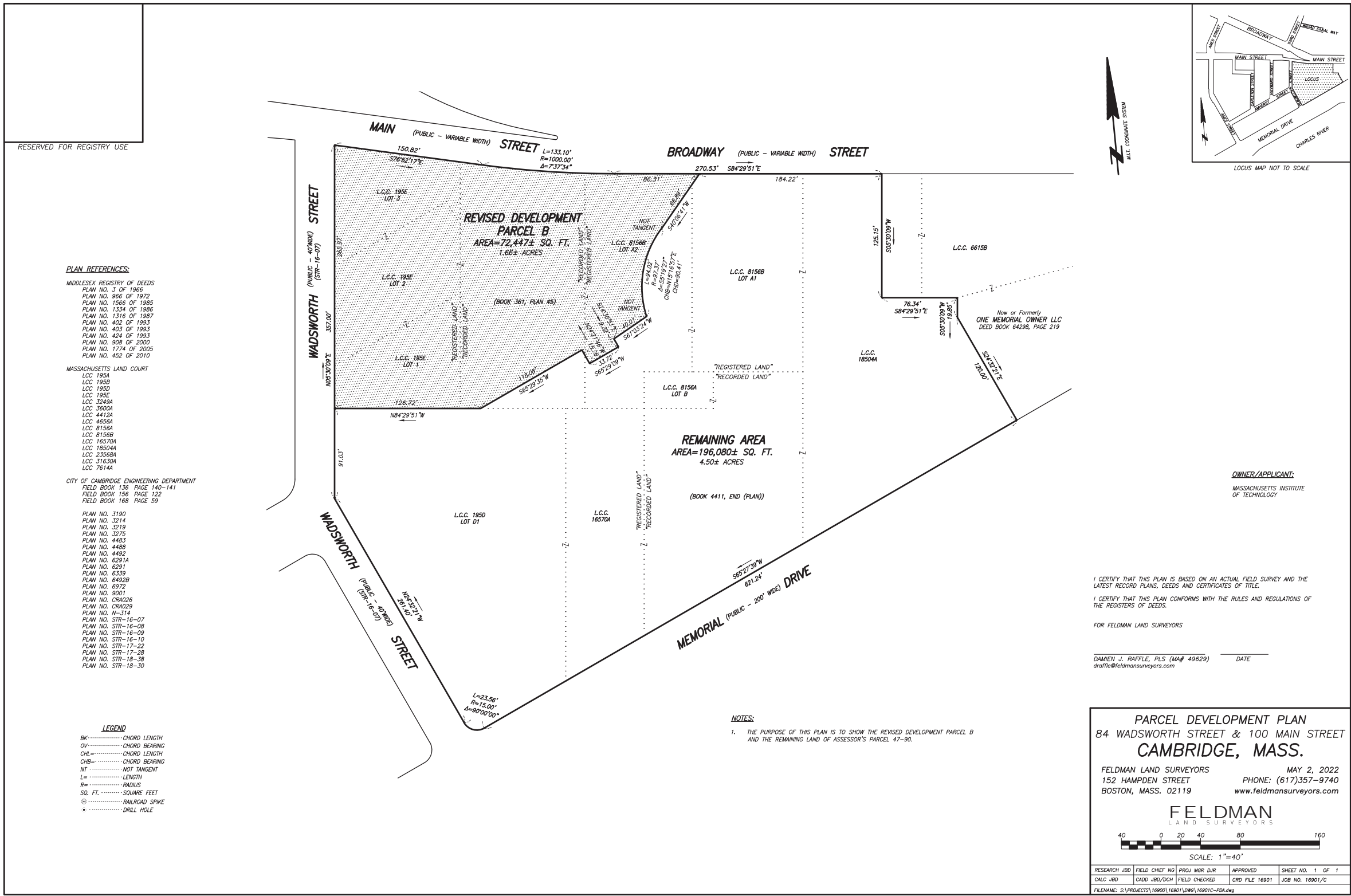
***** Consistent with Section 13.83.1, while the FAR of Building Site 2 will exceed 3.9, the overall FAR for the entirety of the PUD-5 will remain below 3.9 and will be approximately 3.51 following the completion of Site 2.

Note 1: 49 academic parking spaces exist on Building Site 2. Consistent with Final Development Plan, these are being discontinued as part of the SoMa Site 2 construction. Parking will be relocated in subsurface garage at 25 Hayward Street.

Note 2: Applying a partial exemption resulting from the inclusion of Innovation Space as required by Section 13.89.3 of the Ordinance at One Broadway (as described in Special Permits #302 and #303)

Note 3: 33,560 SF which represents 34% of overall required Publicly Beneficial Open Space in PUD-5.





PLAN REFERENCES:

- MIDDLESEX REGISTRY OF DEEDS
 - PLAN NO. 3 OF 1966
 - PLAN NO. 966 OF 1972
 - PLAN NO. 1568 OF 1985
 - PLAN NO. 1334 OF 1986
 - PLAN NO. 1316 OF 1987
 - PLAN NO. 402 OF 1993
 - PLAN NO. 403 OF 1993
 - PLAN NO. 424 OF 1993
 - PLAN NO. 908 OF 2000
 - PLAN NO. 1774 OF 2005
 - PLAN NO. 452 OF 2010

- MASSACHUSETTS LAND COURT
 - L.C.C. 1954
 - L.C.C. 1955
 - L.C.C. 1950
 - L.C.C. 1956
 - L.C.C. 3248A
 - L.C.C. 3630A
 - L.C.C. 4412A
 - L.C.C. 4656A
 - L.C.C. 8156A
 - L.C.C. 8156B
 - L.C.C. 16570A
 - L.C.C. 18504A
 - L.C.C. 23568A
 - L.C.C. 31630A
 - L.C.C. 7614A

- CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
 - FIELD BOOK 136 PAGE 140-141
 - FIELD BOOK 156 PAGE 122
 - FIELD BOOK 168 PAGE 59

- PLAN NO. 3190
- PLAN NO. 3214
- PLAN NO. 3219
- PLAN NO. 3275
- PLAN NO. 4453
- PLAN NO. 4488
- PLAN NO. 4492
- PLAN NO. 6291A
- PLAN NO. 6291
- PLAN NO. 6339
- PLAN NO. 6492B
- PLAN NO. 6972
- PLAN NO. 9001
- PLAN NO. CRA026
- PLAN NO. CRA029
- PLAN NO. N-314
- PLAN NO. STR-16-07
- PLAN NO. STR-16-08
- PLAN NO. STR-16-09
- PLAN NO. STR-16-10
- PLAN NO. STR-17-22
- PLAN NO. STR-17-28
- PLAN NO. STR-18-38
- PLAN NO. STR-18-30

LEGEND

- BK.....CHORD LENGTH
- OV.....CHORD BEARING
- CHL.....CHORD LENGTH
- CHB.....CHORD BEARING
- NT.....NOT TANGENT
- L.....LENGTH
- R.....RADIUS
- SQ. FT.....SQUARE FEET
- ⊙.....RAILROAD SPIKE
- ⊙.....DRILL HOLE



OWNER/APPLICANT:
 MASSACHUSETTS INSTITUTE
 OF TECHNOLOGY

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.
 I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR FELDMAN LAND SURVEYORS

DAMIEN J. RAFFLE, PLS (MA# 49629) DATE
 draffle@feldmansurveyors.com

NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE REVISED DEVELOPMENT PARCEL B AND THE REMAINING LAND OF ASSESSOR'S PARCEL 47-90.

PARCEL DEVELOPMENT PLAN
 84 WADSWORTH STREET & 100 MAIN STREET
 CAMBRIDGE, MASS.

FELDMAN LAND SURVEYORS MAY 2, 2022
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

SCALE: 1"=40'

| | | | | |
|--------------|----------------|---------------|----------------|------------------|
| RESEARCH JED | FIELD CHIEF NG | PROJ MGR DJR | APPROVED | SHEET NO. 1 OF 1 |
| CALC JED | CADD JED/TCH | FIELD CHECKED | CRD FILE 16901 | JOB NO. 16901/C |

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The subdivision of the revised Development Parcel B from the underlying MIT-owned parcels (the "Subdivision"), which Subdivision is depicted on this plan, will not create any zoning nonconformities as it relates to the existing MIT institutional improvements on the balance of the underlying lots (i.e., the "Sloan/Hermann Parcels"). Specifically, following the subdivision, the Sloan/Hermann Parcels will contain 196,080 square feet of lot area and contain a GFA of approximately 481,989, thereby resulting in an FAR of 2.46, which is below the maximum FAR in the Residence C-3B Zoning District of 3.0 for non-residential uses. In addition, the Sloan/Hermann Parcels will remain a corner lot with frontage on Main Street, Wadsworth Street and Memorial Drive. As a result, the Sloan/Hermann Parcels will need to continue to comply with front yard and side yard requirements. The front yard along each of the streets will be 10 feet and the Subdivision will not impact the front yard setbacks or implicate any new front yard setbacks. No side yard setback is required in the Residence C-3B District and, as a result, the zero lot line condition created at the common boundary between Development Parcel B and the Sloan/Hermann Parcels is permitted as-of-right. As the use of the Sloan/Hermann Parcels is institutional and, therefore, non-residential, no open space requirements are imposed on the Sloan/Hermann Parcels even though the Sloan/Hermann Parcels will contain Open Space. Additionally, as it relates to Open Space, the PUD Final Development Plan requires a total of Publicly Beneficial Open Space of 15% of the land area of the PUD-5 District, which minimum Open Space requirement, MIT is significantly exceeding in the Final Development Plan. It is worth noting that the Subdivision does not impact building or any other zoning requirement or control associated with the Sloan/Hermann Parcels, and, therefore, is permitted as-of-right.