



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA. 02139

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	364 Amendment 2 (Minor)
Location of Premises:	100 Cambridgeside Place, 60-68 and 106-108 First Street
Zoning:	Business A (BA), PUD-4 Overlay District, PUD-8 Overlay District
Applicant:	New England Development 75 Park Plaza, Boston, MA 02116
Owners:	NW Cambridge Property Owner LLC (60-68 First Street) 575 Fifth Avenue, New York, NY 10017 Cambridgeside Galleria Associates Trust u/d/t dated April 1, 1985 (100 Cambridgeside Place) 75 Park Plaza, Boston, MA 02116 CambridgeSide Partners LLC (106-108 First Street) 75 Park Plaza, Boston, MA 02116
Application Date:	July 20, 2022
Date of Determination:	August 30, 2022
Summary of Proposal:	Minor Amendment to locate 84,000 of technical office/lab use on the existing third floor of the mall building (100 Cambridgeside Place) replacing general office use in accordance with Condition 2.c.ii of the PB-364 special permit.
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 from New England Development, dated 7/20/2022, including amendment request, floor plan, roof plan, and renderings along with approved and proposed development summary (Appendix A).
2. Revised development summary (Appendix A) submitted on 8/11/2022.
3. Presentation slides shown to Planning Board on 8/30/2022.

Other Documents

4. Memo to the Planning Board from Community Development Department (CDD) Staff, dated 8/18/2022.

SUMMARY OF REQUEST

The Special Permit for the CambridgeSide Planned Unit Development (PB-364) was granted by the Planning Board on December 22, 2020. This plan involves retaining the core part of the mall building and constructing four new buildings around its perimeter, attached to the mall and fronting First Street, Cambridgeside Place, and Land Boulevard. It also involves improvements to Lechmere Canal Park (which is owned by the City, but maintained by private abutters) and the creation of new open spaces along First Street.

The Special Permit authorized development in two phases. The Initial Phase Buildings are 20 Cambridgeside Place and 60 First Street, containing all office/laboratory development. These buildings were approved by the Planning Board and are currently under construction. Improvements to Lechmere Canal Park (which is owned by the City, but maintained by abutting property owners) are also part of the Initial Phase, to be completed concurrently with the buildings, but have not yet been reviewed by the Planning Board. The Permittee is working with a community advisory committee and will submit plans for review at a later time. The Subsequent Phase Buildings are 80 First Street and 150 Cambridgeside Place, which include office/laboratory development along with mixed-income housing. The special permit was amended on 3/8/2022 to allow reconfiguration of the two Subsequent Phase building sites and the allocation of Gross Floor Area (GFA) and uses across those two sites.

The requested Minor Amendment is to locate 84,000 of technical office/lab use on the existing third floor of the mall building (100 Cambridgeside Place) in place of general office. The proposed amendment will reduce the amount of general office space from 140,000 sq.ft. to 56,000 sq.ft on the third story. This allocation will not increase the total office use and lab use beyond 1,100,000 sq. ft. that is approved in the Final Development Plan and will not change the Gross Floor Area (GFA) of the existing building. The PUD special permit currently authorizes a total of 685,000 square feet of technical office/laboratory use and 415,000 square feet of other office use. Due to minor changes in the size and allocation of office and laboratory space in the four new buildings, the resulting Final Development Plan would still contain only 685,000 square feet of technical office/laboratory use, but some of that use would be contained in the core mall building.

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.

Condition 2.c.ii of Special Permit Decision PB-364 provides that any change to Appendix A (Development Program and Site Development Plan) not otherwise addressed in the special permit decision that does not increase the GFA of any phase of the project by more than 10% or does not reconfigure the boundary line of any one site, may be approved as a Minor Amendment pursuant to Condition #15 of the Decision.

The proposed conversion to Technical Office use would not alter the overall GFA of the Final Development Plan. It would affect about 7% of the PUD's total commercial office/lab allocation and 18% of the GFA of the core mall building. The proposed conversion is within the parameters of PUD zoning for the area and would not affect the conditions of the special permit apart from authorizing a new use on the core mall site.

The Board finds that sufficient information has been provided in the Request for a Minor Amendment dated 7/20/2022 and the communication from CDD staff dated 8/18/2022 to determine that the proposed modifications are consistent with the Conditions of Special Permit Decision PB-364 and 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, and therefore may be approved as a Minor Amendment.

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-364, subject to the following conditions and limitations.

1. The Development Program and Site Development Plan shall be amended in accordance with the Application Documents, and as set forth in the revised Appendix A, attached to this Determination.
2. The development of the third story and roof of the core mall building shall be in substantial conformance with the Request for Minor Amendment dated 7/20/2022 and Presentation Slides dated 8/30/2022, subject to continuing design review by the Community Development Department (CDD). 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 and meet all conditions of this Decision. As part of CDD's administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
3. The Permittee shall address the following comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:
 - a. Plant species and their location, to best screen the mechanical equipment and to complement the building's north façade and the ground level plantings.
 - b. Feasibility of providing additional areas of the green roof.
 - c. Review of the quantity, locations, and potential noise output of future tenant rooftop equipment to the extent that this can be predicted, and of the potential benefits of visual and acoustical screening for both the tenant equipment and the "core and shell" equipment.
 - d. Review of the third floor interior elevations overlooking the atrium, with the goal of increasing transparency
4. Except as explicitly set forth above, the Conditions of Special Permit Decision PB-364, as modified by prior 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, Mary Flynn, 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 2 (Minor) to Planning Board Special Permit PB-364 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 October 25, 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

Appendix A: Development Summary

Approved Aggregate Development Summary Table

	Required (PUD-8)	Existing	Existing to be Removed	Conversion of Existing	New	Total Approved	Net Change
Land Area (square feet)	326,700	359,065	N/A	N/A	N/A	359,065	0
Total GFA (square feet)¹	1,665,000 max.	1,090,000	(-511,000)	See below	1,086,000	1,665,000	575,000²
Multifamily Residential (4.31 g.)	175,000 min.	0	0	0	175,000 ⁴	175,000	175,000
Office (4.34 a.-e.)	N/A	140,000	0	(-84,000)	359,000	415,000	275,000
Technical Office/Lab (4.34 f.)	N/A	0	0	173,000	512,000	685,000	685,000
Retail (4.35-4.36)	N/A	677,000	(-238,000)	(-89,000)	40,000	390,000	(-287,000)
Above-Grade Structured Parking ³	N/A	273,000	(-273,000)	0	0	0	(-273,000)
Total Dwelling Units⁴	N/A	0	0	0	200 (appx.)	200 (appx.)	200 (appx.)
Market Rate Units	No max. or min.	0	N/A	N/A	70 (appx.)	70 (appx.)	70 (appx.)
Affordable Units / Middle Income Units ⁵	30% of new d.u. sf as Affordable and 35% of new d.u. sf as Middle Income	0	N/A	N/A	130 (appx.)	130 (appx.)	130 (appx.)
Open Space (square feet)	20% of PUD-8 land area	230,600⁶	0	0	14,000	244,600⁶	14,000
Off-Site Public Open Space ⁶	N/A	171,600	0	0	0	171,600	0
On-Site Publicly Beneficial Open Space (square feet) ⁶⁷	N/A	59,000	0	0	14,000	73,000	14,000
Off-Street Parking Spaces⁷⁸	3,072 max. (see note)⁸⁹	2,490	(-795)	N/A	0	1,695	(-795)
Bicycle Parking Spaces	603 min.	131	N/A	N/A	N/A	See note¹⁰	See note¹⁰
Long-Term Bicycle Parking	457 min.	46	N/A	N/A	N/A	450 ¹⁰	404 ¹⁰
Short-Term Bicycle Parking	146 min.	85	N/A	N/A	N/A	146 ¹⁰	See note ¹⁰

1 The proposed GFA and allocations to particular uses and Phases of the Project may be modified in accordance with the Conditions of this Special Permit.

2 No more than 575,000 sf of Net New GFA may be constructed pursuant to Section 13.104.1 of the CZO. Net New GFA may be allocated to development in either of the Project’s Phases in accordance with the Conditions of this Special Permit..

3 Above-grade structured parking is counted as Existing GFA per PUD-8 zoning.

Planning Board Special Permit PB-364 Amendment 2 – CambridgeSide Planned Unit Development

Appendix A: Development Summary

4 The total proposed unit count, as well as unit sizes, layout, floor plans and amenities, is subject to final review and approval during the design review process for the residential building, which will include refinement based on input from the Housing Division of the Community Development Department.

5 65% of the required Dwelling Unit Net Floor Area at the Project will be affordable, with 30% devoted to Inclusionary Housing and 35% devoted to Middle Income Units (as defined in Section 13.104.1(d)(3) of the CZO).

6 Per Section 13.105 of the CZO applicable to the PUD-8 District, Open Space includes the off-site Public Open Space at Charles Park and Canal Park.

7 On-site Publicly Beneficial Open Space includes the publicly accessible mall atrium space, the public easement for CambridgeSide Place and the new Mall connector, new setbacks and new pocket parks on First Street as generally depicted in the approved Open Space Plan.

8 This Special Permit approves a reduction in parking spaces at the Project from 2,490 spaces to approximately 1,695 spaces in accordance with the approved Final Development Plan and the Conditions of this Special Permit.

9 Parking is subject to maximum ratios by use set forth in Section 13.106.4 of the CZO.

10 Modification approved per Section 6.108 of the CZO. Long-term bicycle parking requirements may be met anywhere on the site and are permitted to serve all approved uses in the PUD. Required short-term bicycle parking shall be provided as possible on-site, subject to design review and site constraints, and any unmet requirement on-site shall be met via contribution per Section 6.104.2b of the CZO. See special permit conditions for additional details.

Approved Site Development Summary Table

Initial Phase

Building Site (Owner)	60 First Street (NW Cambridge Property Owner LLC)
Existing GFA	124,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	175,000 sq. ft. (Office & Lab) 35,000 sq. ft. (Retail)
Approved Building Height	85 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Building Site (Owner)	20 Cambridgeside Place (Cambridgeside Galleria Associates Trust)
Existing GFA (Uses)	125,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	125,112 sq. ft. (Office) 187,669 sq. ft. (Office & Lab) 15,200 sq. ft. (Retail)
Approved Building Height	155 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Appendix A: Development Summary

Subsequent Phase

Note that any change to the configuration of the two Subsequent Phase building sites, or to the allocation of GFA and uses across those two sites, may be approved during the Design Review process as a Minor Amendment in accordance with the Conditions of this Special Permit.

Building Site (Owner)	80 First Street (Previously 80 & 90 First Street) (Cambridgeside Galleria Associates Trust)
Existing GFA	273,000 sq. ft. (Structured Parking)
Approved GFA (Uses) ¹	445,000 sq. ft. (Office & Lab) 10,000 (+/-) sq. ft. (Retail)
Approved Building Height	140-155 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Building Site (Owner)	150 Cambridgeside Place (Previously 110 First Street) (Cambridgeside Partners LLC)
Existing GFA	113,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	175,000 sq. ft. (Residential) 10,000 (+/-) sq. ft. (Retail)
Approved Building Height	155 feet
Total Approved Parking Spaces	See special permit conditions
Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Core Mall

Building Site (Owner)	Core Mall (Cambridgeside Partners LLC)
Existing GFA (Uses)	84,000 sq. ft. (Lab) 56,000 sq. ft. (Office) 315,000 sq. ft. (Retail)
Approved GFA (Uses) ¹	140,000 sq. ft. (Office) 315,000 sq. ft. (Retail)
Approved Building Height	As exists
Total Approved Parking Spaces	See special permit conditions

Appendix A: Development Summary

Long-Term Bicycle Parking (min.)	See Aggregate Development Summary
Short-Term Bicycle Parking (min.)	See special permit conditions

Below-Grade Parking Garage

Building Site (Owner)	Below-Grade Parking Garage (Cambridgeside Galleria Associates Trust)
GFA	None (all exempt from GFA calculations)
Existing Parking Spaces	2,490
Total Approved Parking Spaces Upon Completion of the Project	1,695 (see Special Permit Conditions)

¹ The approved GFA and allocations to particular uses, Phases, and Building Sites of the Project, may be modified in accordance with the Conditions of this Special Permit.