



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: 10 Wilson Rd, Cambridge, MA
Zoning District: Office 1 Zone / AOD-4
Applicant Name: Quad 10 Wilson Road, LLC c/o The Davis Companies
Applicant Address: 125 High Street, Suite 2111
Contact Information: 617-451-1300 GMcGill@TheDavisCom 617-451-3604
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.*

Article 20, Section 20.94.1 - Additional Permitted Use
10.40 - Special Permit
4.35.f.1 - Restaurant

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

Project Narrative; Dimensional Form, Ownership Certificate; Photographs; Survey; Site Plan; Building Elevations; Floor Plans; Landscape Plan

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

Project Description

10 Wilson Road is a 75,984 sf office building with a 2,164 sf ground floor accessory cafeteria, located on the Corner of Wilson Road and Smith Place.

This application seeks a Special Permit to allow for an existing accessory employee cafeteria located on the ground floor of 10 Wilson Road to serve the public as a full service restaurant (Sec 4.35.f.1.). No façade or landscaping alterations are proposed.

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 existing cafeteria was designed to support the surrounding neighborhood by providing proximate dining options during work hours. Opening up service to nearby residents will not result in additional auto trips. To the contrary, by providing restaurant and food offerings in the district, patrons working from home will have close options to utilize without need for transit.

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 options.

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 restaurant will enhance the appeal of the district.

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 10 Wilson Road to include service to the public is consistent with Cambridge's other historic urban centers such as Harvard, Central and Kendall Squares.

20.94.1 Additional Permitted Uses. In any base office or industrial district all uses listed in Section 4.35 - Retail Business and Consumer Service Establishments shall be permitted by special permit from the Planning Board (if not otherwise allowed as of right in the district), subject to the following limitations unless the limitations are specifically waived by the Planning Board upon its finding that the purposes set forth in Section 20.92 above have been met:

1. No individual establishment may exceed 10,000 square feet in area.

The restaurant is significantly less than 10,000 square feet.

2. The retail use shall be located on the first floor or basement of the building in which it is located.

The restaurant is located on the first floor of the building.

3. The total Gross floor Area devoted to retail uses may not exceed 10% of the Gross Floor Area of the buildings constructed or authorized on the lot.

The restaurant does not exceed 10% of the Gross Floor Area of 10 Wilson Road.

10.40 Special Permit

Granting the Special Permit requested for 10 Wilson Road 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 proposed establishment 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 10 Wilson Road as a retail establishment will serve the Greater Wilson Road 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 Wilson Road 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:

Allowing for service to the general public rather than just building occupants 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 MEETING

The Davis Companies hosted an Early Community Engagement meeting via Zoom on September 30, 2020. Invitations were sent to abutters, the Fresh Pond Residents Alliance and the Cambridge Highlands Neighborhood Association.

Three members of the community attended. Presenting on behalf of the applicant were Gretchen McGill, Vice President of Construction for The Davis Companies, and Attorney James Rafferty.

Attendants arrived at staggered times. The presenters shared plans and background on the nature of the applicant with attendees.

There were no questions.

DIMENSIONAL FORM

Project Address: 10 Wilson Rd., Cambridge, MA

Application Date: 07-30-2020

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	65,517	5,000 min	No Change	
Lot Width (ft)	325	50 min	No Change	
Total Gross Floor Area (sq ft)	75,984	49,138 max *	No Change	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	1.16	0.75 max	No Change	
Residential Base	N.A.	N.A.	N.A.	
Non-Residential Base	N.A.	N.A.	N.A.	
Inclusionary Housing Bonus	N.A.	N.A.	N.A.	
Total Dwelling Units	0	0	0	
Base Units	N.A.	N.A.	N.A.	
Inclusionary Bonus Units	N.A.	N.A.	N.A.	
Base Lot Area / Unit (sq ft)	N.A.	N.A.	N.A.	
Total Lot Area / Unit (sq ft)	N.A.	N.A.	N.A.	
Building Height(s) (ft)	40.00	35 max *	No Change	
Front Yard Setback (ft)	42.30**	46.83	No Change	
Side Yard Setback (ft)	30.10	19.71	No Change	
Side Yard Setback (ft)	72.00	19.71	No Change	
Rear Yard Setback (ft)	47.00	46.33	No Change	
Open Space (% of Lot Area)	21.2%	15% min	No Change	
Private Open Space	0	N.A.		
Permeable Open Space		25% min		
Other Open Space (Specify)	0	N.A.		
Off-Street Parking Spaces	186	95 min	No Change	
Long-Term Bicycle Parking	23	23 min	No Change	
Short-Term Bicycle Parking	8	5 min	No Change	
Loading Bays	2	1 min	No Change	

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

*Building constructed in 1998 and non-conforming to current O-1 requirements cited above. ** Decrease in front yard setback allowed per BZA approval (July 2020)

FEE SCHEDULE

Project Address: 10 Wilson Road

Application Date: August 4, 2021

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 2,164 × \$0.10 = 216.40

Flood Plain Special Permit Enter \$1,000.00 if applicable: N/A

Other Special Permit Enter \$150.00 if no other fee is applicable: N/A

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: 216.40
