



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

2021 OCT 26 PM 1:05
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

Case Number:	382
Address:	10 Wilson Road
Zoning:	Office 1/ Alewife Overlay District (AOD-4)
Applicant:	Quad 10 Wilson Road, LLC c/o The Davis Companies 125 High Street, Suite 2111, Boston, MA
Owner:	Quad 10 Wilson Road, LLC 2001 Ross Ave, Dallas, TX 75201
Application Date:	August 19, 2021
Date of Planning Board Public Hearing:	September 21, 2021
Date of Planning Board Decision:	September 21, 2021
Date of Filing Planning Board Decision:	October 26, 2021
Application:	Special permit pursuant to Section 20.94.1 Additional Permitted Uses in the Alewife Overlay Districts to allow the use of a restaurant on the ground floor of the existing office building.
Decision:	GRANTED with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final 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 decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application submitted on 8/19/2021, containing *inter alia*, the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Community Outreach Summary, Project Narrative, and plan set prepared by Jacobs, dated 6/9/2021.
2. Presentation slides shown to the Planning Board on 9/21/2021.

City of Cambridge Documents

3. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 9/10/2021.

APPLICATION SUMMARY

The applicant proposes to convert an existing accessory employee cafeteria into a full-service restaurant. The size of the space will remain 2,164 square feet and the location will remain on the first floor. No major building or site alterations are proposed as part of the project except the installation of a wall sign for the café use on the Wilson Road building elevation. The base zoning for the site is Office 1 (O-1) and the parcel is located in Alewife Overlay District 4 (Quadrangle Southeast). The site abuts the Industry B-2 zoning district and the Alewife Overlay District 2 (Quadrangle Northeast) on the northern edge of the lot.

The requested special permits are discussed in detail in the Findings below.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Additional Permitted Uses in the Alewife Overlay Districts (Section 20.94.1)

20.94.1 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.*
- 2. The retail use shall be located on the first floor or basement of the building in which it is located.*
- 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 use will occupy only 2,164 square feet of GFA in the 75,984-square-foot office building, which is approximately 3% of the building's total GFA. It will also be located on the first floor of the building. As a result, the proposal meets all three criteria for the Section 20.94.1 special permit.

2. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the proposed use meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met, or ...

Upon granting of the requested special permit, it appears that the requirements of the Ordinance will be met.

(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...

The proposed use is not anticipated to cause particular congestion or hazard or substantial change in the neighborhood character given the commercial character of the area and given that the food service function has been in existence for some time already.

(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...

The proposed use will be a positive addition to the area and will encourage the development of other neighborhood amenities along Wilson Road.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...

The proposed use will not create nuisance or hazard, and all business activity will continue to adhere to applicable health and safety regulations.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...

As stated in the memorandum from CDD staff dated 9/10/2021, the Concord-Alewife Plan and the more recently updated Alewife District Plan both support ground-story retail in this area to serve residents and employees in the area.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The proposal is not inconsistent with the citywide urban design objectives and presents an attractive design of the building and adjacent landscaping.

In making the above Findings, the Board considered the factors set forth in Section 10.43.1 with regard to Conditional Retail or Consumer Service Establishments:

(a) Anticipated delivery and loading operations, their potential impacts on neighboring uses and the overall neighborhood, and the extent to which those impacts are mitigated;

Delivery and loading operations are not expected to cause impacts due to the commercial character of the area and given that the food service function has been in existence for some time already.

(b) The extent to which neighboring uses would be impacted by environmental nuisance such as dust, fumes, odors, smoke, vapors, noise, vibration, flashing, light trespass, or glare, and the extent to which those impacts are mitigated;

No environmental nuisance is anticipated from the proposed restaurant use, which will be continuation of the food service use existing at the location.

(c) The extent to which storefronts and other elements of the façade visible to the public are compatible with the visual character of the surrounding area and conform to the City's urban design objectives for retail uses in the area; and

No significant changes to the façade are proposed except for the addition of a sign, which will help to support the desired retail character at this location.

(d) Where citywide or neighborhood plans have been published by the City that identify types of retail uses that are preferred or desirable in the area, such plans may be considered in support of such identified uses where they are proposed.

As set forth above in these findings, retail uses serving the other users in the area are identified as desired uses in the City's Concord-Alewife Plan and Alewife District Plan.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permit subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents and other supporting materials submitted to the Planning Board, except as modified by the additional Conditions of this Special Permit Decision. The project plans hereby approved by the Planning Board are the plan set prepared by Jacobs, dated 6/9/2021. Appendix I summarizes the dimensional features of the project as approved.
2. The project shall be 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 Board does not anticipate any substantive design changes from the materials dated 6/9/2021. However, if any modifications are made to the façade or landscape design, such modifications shall be subject to CDD review and approval in accordance with the continuing design review process set forth above.
4. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to grant the requested Special Permits 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 decision PB-382 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 correct copy of the above decision has been filed on October 26, 2021 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 I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	65,517	5,000 min.	65,517	No Change
Lot Width (ft)	325	50 min.	325	No Change
Total GFA (sq ft)	75,984	49,138 max.	75,984	No change
Residential Base	0	n/a	0	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	75,984	49,138	75,984	
Inclusionary Bonus	n/a	n/a	n/a	
Total FAR	1.16	0.75 max.	1.16	Consistent with Application Documents and applicable zoning requirements
Residential Base	0	n/a	0	
Non-Residential Base	1.16	0.75 max.	1.16	
Inclusionary Bonus	n/a	n/a	n/a	
Total Dwelling Units	0	n/a	0	Consistent with Application Documents and applicable zoning requirements
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	
Height (ft)	40	35 max.	40	Consistent with Application Documents and applicable zoning requirements
Front Setbacks (ft)	42.30	46.83	42.30	
Side Setback (ft)	30.10	19.71	30.10	
Side Setback (ft)	72	19.71	72	
Rear Setback (ft)	47	46.33	47	
Open Space (% of Lot Area)	21.2%	15% min.	21.2%	Consistent with Application Documents and applicable zoning requirements
Private Open Space	0	n/a	n/a	
Permeable Open Space (% of Open Space)	19.28%	25% min.	19.28%	
Off-Street Parking Spaces	186	95 min.	186	Consistent with Application Documents and applicable zoning requirements
Long-Term Bicycle Parking	23	23 min.	23	
Short-Term Bicycle Parking	8	5 min.	8	
Loading Bays	2	1 min.	2	