



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2022 MAY -3 PM 4:45
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

Case Number:	PB-386
Address:	36 JFK Street, 81 Mount Auburn Street, and 33 Dunster Street (81-93 Mount Auburn Street)
Zoning:	Business B District / Harvard Square Overlay District
Applicant:	Trinity Property Management c/o 907 Massachusetts Avenue, Suite 300 Cambridge, MA
Owner:	Trinity Realty I, LLC P.O. Box 280212 Cambridge, MA 02138
Application Date:	December 16, 2021
Date of Planning Board Public Hearing:	February 8, 2022
Date of Planning Board Decision:	February 8, 2022
Date of Filing Planning Board Decision:	May 3, 2022
Application:	Exclusion of basement GFA from total GFA calculation (2.000), Building and Site Plan requirements (19.50), Additional height in Harvard Square Overlay (20.54.2), Parking and Loading requirements (20.54.4), Additional FAR in Harvard Square Overlay (20.54.7), and Reduction of Green Roofs requirements (22.35.3) to construct an 87,494 square foot six story building for all uses allowed in Business B zoning district, including, but not limited to institutional uses, office and laboratory uses, and retail establishments.
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. The Garage Special Permit Application dated 12/6/2021, containing *inter alia*, Volume 1 – Narrative Materials including, Special Permit Cover Sheet, Dimensional Form, Ownership Certificates, Community Outreach Summary, Project Narrative, Green Building Certification and Zoning Summary; Volume 2 – Graphic Materials including plan set prepared by Bruner/Cott Architects, dated 12/6/2021; and Volume 3 – Appendices including Solar Studies, Green Building Report, Water Infrastructure Narrative and Sewer Infrastructure Narrative.
2. The Garage CHC Supplement dated 1/6/2022.
3. Presentation slides shown to the Planning Board on 2/8/2022.

City of Cambridge Documents

4. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 2/1/2022.
5. Memorandum to the Planning Board from Katherine F. Watkins, City Engineer, Department of Public Works (DPW), dated 2/22/2022.

Other Documents

6. Email communication to the Planning Board from Stephen Zedros, dated 1/31/2022.
7. Email communication to the Planning Board from Daniel Roughan, dated 2/2/2022.
8. Letter to the Planning Board from Patrick Lee, dated 2/2/22.
9. Email communication to the Planning Board from Gil del Castillo, dated 2/3/2022.
10. Email communication to the Planning Board from Mike Dreese, dated 2/3/2022.
11. Email communication to the Planning Board from Suzanne Blier, dated 2/6/2022.
12. Letter to the Planning Board from Shoshanah and Manny Ramirez, dated 2/6/22.
13. Letter to the Planning Board from Joseph R. Tarby, III, dated 2/7/22.
14. Email communication to the Planning Board from Jessica Sculley, dated 2/8/2022.
15. Email communication to the Planning Board from Thomas J. Lucey, dated 2/8/2022.

APPLICATION SUMMARY

The proposal is to demolish most of the existing 78,300-square-foot building and reconstruct a new building in its place, while retaining the portion of the existing historic building at the corner of Dunster Street and Mt. Auburn Street that was built as a stable in the 1860s. The site later became a parking garage but was converted to house an eclectic mix of retail and office tenants. The proposed building will contain 87,494 square feet, thus increasing the site's gross floor area (GFA) by 9,194 square feet.

The proposed building has a height of 80 feet and six stories above grade. The proposed uses include office and retail, including restaurant. The site will not include any off-street parking or loading bays. 27 long-term bicycle parking spaces will be provided within the building and the applicant will make a contribution to the City's Public Bicycle Parking Fund in lieu of providing short-term bicycle parking on-site.

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. Special Permit for Exemption of Basement Area in the Calculation of Gross Floor Area (Article 2.000)

Floor Area, Gross. Gross Floor Area shall not include...Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.

The Board finds that the proposal meets the criteria for excluding basement area from the calculation of GFA. The proposed use of the basement as retail space will bring activity to Harvard Square and support the other retail and office uses in the building. The proposed basement use is compatible with the existing neighborhood character that frequently includes basement uses throughout Harvard Square. Such uses provide opportunities for low barrier-to-entry start-up retail tenants and help to enliven the street by providing additional retail opportunities accessible from grade.

2. Building and Site Plan Requirements (Section 19.50)

19.50 A project that does not comply with the requirements of this Section 19.50 shall not receive a building permit until a Special Permit is granted by the Planning Board. The Planning Board shall grant such special permit only upon finding that the project is consistent with the Urban Design Objectives set forth in Section 19.30. Nothing in this Section 19.50 shall prevent an applicant, not wishing to conform to the requirements of this

Section 19.50, from directly seeking a special permit from the Planning Board subject to consistency with Section 19.30.

The Application is seeking a special permit to deviate from the requirements in Section 19.59, which requires that at least 15% of the lot be devoted to Green Area or Permeable Open Space, regardless of the use. This project would be required to provide approximately 2,642 square feet of open space. There is currently no open space on the site since the existing building covers the lot. This condition is consistent with patterns of development in Harvard Square. The Application is not proposing to deviate from other Building and Site Plan Requirements in Section 19.50. The Board finds that the project is consistent, on the whole, with the Urban Design Objectives set forth in Section 19.30, as described below:

19.31 New projects should be responsive to the existing or anticipated pattern of development.

The project involves the preservation of the historically significant stable building and new construction that is built within the existing building footprint. While the proposed massing extends beyond the as-of-right height limitations, the stepbacks, and the sky exposure planes established by zoning, the building's height and massing are compatible with the neighboring buildings and spaces and are allowed by special permit from the Planning Board throughout the district.

19.32 Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

The development presents an opportunity to maintain and increase the activating presence of ground floor active uses on the street. It will also add visual interest with new, more aesthetically ambitious facades and provide multiple points of entry to the building from the sidewalk. The restoration of the stable will further enhance the development's contribution to the pedestrian experience. The project will provide long-term bicycle parking on-site and will make a contribution in lieu of providing short-term bicycle parking on-site.

19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

A screened mechanical penthouse, set back from the street facing facades, runs most of the length of the rooftop. As the building is located at the south end of its block, the majority of the shadows it will cast will be onto the neighboring buildings within the block. Its JFK Street façade is similar in height to that of the existing building, and so does not seem likely to create new shadow impacts on the street based on the Solar Studies provided in the Application Documents. Dunster Street is fairly narrow and is currently shaded by both the Smith Center and the existing buildings on its west side. The proposed taller façade on the project's east side will cast more afternoon shade than the existing Garage but seems not likely to create significant problems.

19.34 Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

The project will be designed to meet strict Department of Public Works (DPW) stormwater standards applicable as per City of Cambridge Wastewater and Stormwater Drainage Use Regulations. DPW provided comments to the Planning Board in a memorandum dated February 2, 2022, which indicates that the proposed stormwater management system will meet applicable design standards. Consistent with all special permits, a thorough review of the design will be completed at the time of building permit and stormwater control permit submission.

The project is also required to meet the Green Building Requirements set forth in Section 22.20 of the Zoning Ordinance; as such, it is designed to achieve a LEED Gold standard.

19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

The proposed building essentially fills the site, as does the existing building, framing the pedestrian realm on the three streets it addresses with streetwall facades. The new portions of the project are clearly contemporary in character but have a level of detail compatible with the older buildings of the context. The four-story tall streetwall on JFK Street relates to the height of the building on the opposite side of the street and presents a strong corner to the diagonally opposite Winthrop Park. The six-story tall streetwall on Dunster Street responds to the height of the Smith Center, helping to frame the open space in the latter's south setback. The varied distances of the façades facing Mt. Auburn Street from the curb, and their varied three-dimensional forms, respond to the scale of the smaller individual buildings on the opposite side of the street, while also constituting a streetwall continuous enough to frame a coherent pedestrian realm.

19.36 Expansion of the inventory of housing in the city is encouraged.

The project does not include residential uses but is subject to the Incentive Zoning provisions in Article 11.000 of the Zoning Ordinance.

19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

The new building will be built on the footprint of an existing building to mirror current development patterns. In keeping with the majority of commercial buildings in Harvard Square, it will be built to the lot line without any setbacks and therefore will not provide any open space on site.

3. Special Permit for Additional Height in Harvard Square Overlay District (Section 20.54)

20.54.2(2) Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the building

may extend to eighty (80) feet in height provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet, and that those portions are also set back from one or more forty-five (45) degree sky exposure planes, unless otherwise permitted by the Planning Board. A forty-five (45) degree sky exposure plane shall be an imaginary inclined plane beginning fifty-five (55) feet above any streetline in the districts and rising over one or more lots at a forty-five (45) degree angle.

Allowed Special Permit exceptions to upper floor setbacks must successfully reduce the overall negative effect of multiple floor setbacks and enhance both the proposed building silhouette and townscape of the block. Such architectural elements as pergolas, and occupiable corner pavilions, occupiable pavilion directly above the main building entry, and special features that animate the public domain experience. All such exceptions are to be limited in scope and work cohesively.

All approved facade setbacks are to provide accessible, useable balconies for tenants.

While the proposed massing extends beyond the as-of-right height limitations, the stepbacks, and the sky exposure planes established by zoning, the building's height and massing appears to be compatible with the neighboring buildings and spaces. At the corner of JFK and Mt. Auburn streets, the proposed building rises 56' feet at the street line, and then steps back 13'6" parallel to Mt. Auburn Street and 15' parallel to JFK Street. At the corner of Mt. Auburn and Dunster streets, the building's roof at the corner is 27'10," and increases to 80' at a plane set back 8'2" from Mt. Auburn Street in order to create a distinct separation between the historic pediment and the proposed building above. The roof area created by the stepbacks is to be utilized as an uncovered, occupiable terrace for building occupants, complete with shade canopies for increased occupant comfort.

On this particular site, at the south side of its block where it will not shade the primary adjoining street, with the tall Smith Center setting a precedent for height on the opposite side of Dunster Street, and in consideration of the way the building's composite massing reduces its sense of bulk, the Board finds the additional height to be appropriate and finds that the exceptions from the setback standards successfully meet the approval criteria and development guidelines for Harvard Square.

4. Special Permit to Waive Parking and Loading Requirements in Harvard Square Overlay District (Section 20.54)

20.54.4 Parking and Loading Requirements. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

- 1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or*
- 2. The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:*
 - a. The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing*

structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met).

- b. The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.*
- c. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and*
- d. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.*

The Board finds that the use is not within a structure in existence on or before June 1, 1940, but that the proposal meets the criteria for waiver of parking and loading requirements by special permit. The site is approximately 17,000 square feet in size, greater than 10,000 square feet but still in character with the diverse pattern of building sites in Harvard Square. The existing building currently provides no on-site parking or loading. The building is currently serviced through an existing alley abutting the north side of the site and accessed from Dunster Street. The design of the proposed building prioritizes pedestrian traffic by minimizing curb cuts and providing continuous sidewalk access alongside multiple ground-floor storefronts along the building's street frontages, which helps to support a fully accessible, safe, pedestrian-oriented environment in the heart of Harvard Square. The design would be less successful in achieving these goals if new parking or loading facilities were included within the building or on the surface. Therefore, the Board finds that the criteria in Section 20.54.4 are met.

5. Special Permit for Additional FAR in Harvard Square Overlay District (Section 20.54)

20.54.7 Additional FAR. Upon the issuance of a special permit, the special permit granting authority (Planning Board) may increase the allowable FAR on any lot or portion of a lot in the Business B district located within the Harvard Square Overlay District for any residential use in section 4.31 (a-h) or any commercial use in section 4.34 or 4.35 provided the Planning Board finds that the use and design complies with the goals and design guidelines set forth in the Harvard Square Conservation District and provides additional public benefits commensurate with the additional development, such as the following:

- 1. Ground floors that are devoted to retail and similar uses that activate the square and serve the needs of the surrounding community and visitors;*
- 2. Commitments to recruit and retain small, local, and independent businesses, in part through maintaining 50 percent of first floor public frontage as commercial rental space of approximately 1,500 sq. ft. in size;*
- 3. Creation of mixed-income housing;*
- 4. Commitments to sustainable design that minimize greenhouse gas emissions and increases vegetation, and;*
- 5. Investments into creating or improving public space.*

The proposal is to increase the development from the district maximum FAR of 4.00 to approximately 4.97. The development is consistent with the goals and design guidelines in the Harvard Square Conservation district, as evidenced by the issuance of a Certificate of Occupancy for the proposal by the Cambridge Historical Commission. The Board finds that proposed building height, setbacks and massing are so designed to better relate to the adjacent buildings, neighborhood context and density within this particular block of Harvard Square. The additional FAR allows for the delivery of additional public benefits, such as preserving space for active uses at the ground-story; committing to sustainable design by meeting the standards set by the City's Green Building Requirements and by using all electric systems for most of the building; and increased investments in the site's public realm by constructing new sidewalks on three sides, preserving or replacing street trees, and restoring the historic building façade.

6. Special Permit for Reduction of Green Roofs Requirement (Section 22.35)

22.35.3 Exemption. The Planning Board may grant a special permit to reduce the required Green Roof Area, Biosolar Green Roof Area, or Solar Energy System below the area required by Section 22.35.2, provided that each square foot so reduced be compensated by a unit price contribution to the Cambridge Affordable Housing Trust. This unit price shall be determined based on the average costs to design, install, and maintain green roofs and rooftop solar energy systems in Cambridge using actual cost figures to the extent possible, shall be subject to annual adjustment based on standard construction cost indices, and shall be calculated, and recalculated approximately every three years, by the Cambridge Community Development Department. All such funds contributed to the Trust shall be dedicated to the design and incorporation of Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems into new or existing affordable housing developments.

The building contains a total roof area of 13,492 square feet, with 10,460 square feet applicable to allowable exemptions from the Green Roofs requirement. Of the remaining 3,032 square feet of roof area, the project proposes 1,213 square feet (40%) to be dedicated to green roof area, with a requested reduction of 1,213 square feet (remaining applicable 40%). The exempted area includes occupiable roof decks and terraces for tenants, maintenance and safety areas along the parapet, skylights to maximize daylight penetration within the building, and base building mechanical equipment and screening. The requested reduction is for areas of the roof which are designated for future tenant mechanical equipment, which will be required upon occupancy. In consideration of these facts, and commensurate with a per-square-foot contribution to the Cambridge Affordable Housing Trust as set forth in the Ordinance, the Board finds that the requested reduction should be granted.

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

The Planning Board finds that the project 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 permits, 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 ...

As discussed earlier in these Findings, the proposed buildings will not create new curb cuts or driveways into the site that would change any existing traffic patterns within the vicinity of the site. The proposed building design prioritizes safe, accessible pedestrian flow in this highly trafficked area of Harvard Square.

(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 uses comply with allowed uses in this district and will not adversely affect adjacent uses that exist or are anticipated in the future.

(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 uses will not create nuisance or hazard, and all development activity will 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 ...

The proposed retail, restaurant and office uses comply with allowed uses in this district and will not impair the integrity of Harvard Square.

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

The proposed Project is in general conformance with the Urban Design Objectives set forth in Section 19.30, as discussed earlier in these Findings.

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 Permits 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 Volume 2 – Graphic Materials including plan set prepared by Bruner/Cott Architects, dated 12/6/2021 and The Garage CHC Supplement dated 1/6/2022. Appendix I summarizes the dimensional features of the project as approved.
2. The Planning Board approves the uses as described and depicted in the Application Documents, which include all uses allowed in the Business B zoning district, subject to any limitations on use applicable in the Business B district or the Harvard Square Overlay District. The ground story of the building shall be limited to active uses, which for the purpose of this Special Permit Decision shall mean all permitted Retail or Consumer Service Establishments listed in Section 4.35 of the Zoning Ordinance, in addition to Institutional or Office Uses listed in Sections 4.33 or 4.34 that provide services to the general public and contain storefronts with individual pedestrian entrances to the street. Any other use shall require approval from the Planning Board.
3. 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.
4. 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. The design of the building’s facades as they are further developed, including the details and materials of the ground floor facades; fenestration; the three-dimensional shaping, finish, and color of the terracotta cladding system; and the mechanical penthouse.
 - b. Improvements to the building’s site, with focus on the public sidewalks adjoining the building and their potential to both improve pedestrian flow and activate the public realm.

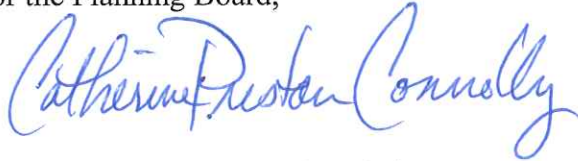
- c. Review of exterior lighting, including consideration of the Draft Outdoor Lighting Ordinance.
 - d. Review of mechanical screening for its location, appearance, and acoustical properties.
 - e. Review of additional materials addressing noise impacts on the public realm.
 - f. Review of the location of exhaust vents for potential ground floor food service uses.
 - g. Review of bicycle parking facilities for conformance with City standards.
 - h. The extent and design of the proposed shading structures at the fifth-floor west terrace.
 - i. Collaboration with City staff on potential improvements to the sidewalks adjoining the building, in coordination with a study of the street's overall design.
 - j. Collaboration with the Cambridge Historical Commission on repair and restoration of the stable building, with particular attention to the aesthetic and technical considerations of its brick.
5. Prior to the final selection of colors and textures for façade materials, the Permittee shall erect a mock-up(s) of an exterior wall section, including rooftop screening elements, on or near the building site to be reviewed by CDD for comment, and meeting the following requirements:
- a. The mock-up shall include all cladding materials, glass, fenestration, balcony railings, ground floor façade, brick and mortar, penthouse screening, and other materials to be used on the building exterior.
 - b. The design of the mock-up shall be provided to CDD prior to issuance of a Building Permit.
 - c. A range of color and finish samples for the terracotta shall be provided to CDD for review prior to the construction of the mock-up.
 - d. The mock-up may be movable, or located on-site or off-site, depending on site constraints.
 - e. The mock-up's location shall be coordinated with CDD staff prior to construction.
 - f. Members of the Planning Board shall be notified when the mock-up is erected and given an opportunity to view the materials and transmit any comments to CDD.
6. Prior to the issuance of a Certificate of Occupancy, the Permittee shall provide a loading and delivery management plan for review and approval by the Traffic, Parking and

Transportation Department (“TP+T”) to minimize the project’s transportation impact in the area.

7. The Permittee shall be required to prepare and implement a Construction Management Program in accordance with Section 18.20 of the Zoning Ordinance, which shall be reviewed and certified by TP+T and DPW prior to issuance of a Building Permit for development authorized by this Special Permit. Such a program shall include, in addition to the specific items required by said Section 18.20:
 - a. A plan for site remediation in accordance with applicable local, state and federal requirements;
 - b. Identification of all work to take place in the public right of way including but not limited to potential impacts to existing public shade trees to be coordinated early in the design process with the City Arborist; and
 - c. A community outreach program including, at a minimum, the following elements:
 - i. An identified point of e-mail and telephone contact to respond to community questions and feedback throughout the construction process;
 - ii. A system for communicating ongoing project updates, which may include a web page, e-mail list, social media presence, direct outreach, and/or other measures; and
 - iii. One or more signs posted on-site, legible from the public way, providing the information above along with a brief description of the project, the amount of commercial space, an expected completion date, and a rendering of the street-facing elevations.
8. In granting this special permit, the Planning Board approves the requested modification to the Open Space requirement in Section 19.59 of the Zoning Ordinance. Prior to issuance of a building permit, CDD shall certify that the remaining Building and Site Plan requirements set forth in Section 19.50 of the Zoning Ordinance are met.
9. Throughout design development and construction, the project shall conform to the Green Building Requirements set forth in Section 22.20 of the Cambridge Zoning Ordinance. CDD shall certify that the applicable requirements are met prior to issuance of a Building Permit, and again prior to issuance of a Certificate of Occupancy, for development authorized by this Special Permit.
10. The Project shall be subject to the applicable Incentive Zoning requirements set forth in Section 11.202 of the Cambridge Zoning Ordinance. The applicable Housing Contribution shall be calculated at the time of issuance of a Building Permit and the Housing Contribution shall be made prior to issuance of a Certificate of Occupancy.
11. 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 Steven Cohen, H Theodore Cohen, Catherine Preston Connolly, Hugh Russell, Tom Sieniewicz, and Associate Member Alan Price, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board. Planning Board Member Louis Bacci, Jr. voted present.

For the Planning Board,



Catherine Preston Connolly, Chair

A copy of this decision PB-386 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 May 3, 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 I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	17,608	n/a	17,608	No Change
Lot Width (ft)	70', 193', 135'	n/a	70', 193', 135'	No Change
Total GFA (sq ft)	78,300	91,561	87,494	
Residential Base	0	70,432	0	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	78,300	70,432	87,494	
Inclusionary Bonus	0	21,129	0	
Total FAR	4.45	5.2	4.97	Consistent with Application Documents and applicable zoning requirements
Residential Base	0	4.0	0	
Non-Residential Base	4.45	4.0	4.97	
Inclusionary Bonus	0	5.2	0	
Total Dwelling Units	0	75	0	
Base Units	0	58	0	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	0	17	0	
Base Lot Area / Unit (sq ft)	0	300	0	
Total Lot Area / Unit (sq ft)	0	235	0	
Height (ft)	51.5	60	80	
Front Setbacks (ft)	0	0	0	Consistent with Application Documents and applicable zoning requirements
Side Setback (ft)	0	0	0	
Side Setback (ft)	0	0	0	
Rear Setback (ft)	0	0	0	
Open Space (% of Lot Area)	0	0	0	Consistent with Application Documents and applicable zoning requirements
Private Open Space	0	n/a	0	
Permeable Open Space	0	n/a	0	
Off-Street Parking Spaces	0	98-191	0	
Long-Term Bicycle Parking	0	27	27	Consistent with Application Documents and applicable zoning requirements
Short-Term Bicycle Parking	0	29	0	
Loading Bays	0	1	0	