

Cambridgeside Galleria Associates Trust
c/o New England Development
75 Park Plaza
Boston, MA 02116

January 3, 2019

VIA E-MAIL AND HAND DELIVERY

Chairman H. Theodore Cohen
and Members of the Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

**Re: CambridgeSide Third Floor Re-Tenancing Project: Special Permit No. 66:
Request for Amendment**

Dear Chairman Cohen and Members of the Cambridge Planning Board:

In connection with the proposed re-tenancing of some or all of the approximately 140,000 square feet of third floor retail space in the core mall building located at 100 Cambridgeside Place in East Cambridge ("CambridgeSide") to office space (the "Project"), we received comment letters from the City of Cambridge departments identified below as well as feedback from the Planning Board at our meeting on December 18, 2018.

The following responds to each of the comment letters received and primary issues raised:

Department of Public Works (DPW)

In its letter dated December 3, 2018, DPW requested that the applicant review the Project in light of the existing Chapter 91 license for CambridgeSide and provide DPW with confirmation of any actions taken related to such license. In response to DPW's request, the letter attached as Exhibit A confirms that we have been in contact with the Waterways Division of the Department of Environmental Protection (DEP) and DEP has confirmed, on December 17, 2018, that the proposed re-tenancing does not require the filing of a Chapter 91 license application and may proceed without further review.

Traffic, Parking and Transportation Department (TP&T)

In its letter dated December 12, 2018, TP&T summarized the traffic materials submitted by the applicant and indicated that it would work with the applicant on identified items prior to the Planning Board's issuance of a decision on the special permit application. Since the December 18, 2018 hearing, we have been working with TP&T and reviewed a summary of the proposed measures to mitigate transportation impacts of the third floor re-tenancing that TP&T

proposes in connection with the Project. Based on our review of that draft summary, which we understand was submitted to the Board on January 3, 2019, the proposed mitigation measures are acceptable, and we will continue to coordinate with TP&T as the Project progresses.

Community Development Department (CDD)

The CDD comment letter offered helpful design suggestions and requested that the applicant provide updated development data. We met with CDD on January 2, 2019 to review revisions to the proposed third-floor lobby façade reflected in the elevations attached hereto as Exhibit B. Based on that meeting, and comments received from Staff, we think that the attached elevations are responsive to CDD's design comments and are being submitted to the Planning Board.

As requested, we have also attached hereto as Exhibit C a summary of the current development data (summary of uses) reflecting the proposed change in use which also reflect prior amendments to the PUD Special Permit.

Planning Board

Additionally, pursuant to discussions at the Planning Board meeting on December 18, 2018, we were requested to develop a provision regarding ongoing review. We would recommend that the Planning Board review (i) any material changes to the exterior third-floor lobby façade as shown on Exhibit B and (ii) any interior changes that would result in the amount of office space on the third floor in the core mall building at CambridgeSide exceeding approximately 140,000 square feet. As occurs today, and will continue to occur in the future, there are frequent internal façade changes, access modifications (i.e., elevator, escalator, flooring) and similar modifications which are, and will continue to be, the subject of Building Permit review.

We believe that this letter and the attachments hereto have responded to each of the comments raised by DPW, TP&T, CDD and the Planning Board. Thank you for your consideration of our application. We look forward to presenting to the City of Cambridge Planning Board again on January 8, 2019.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig

Enclosures

EXHIBIT A

Response Letter to DPW

[see attached]

Cambridgeside Galleria Associates Trust
c/o New England Development
75 Park Plaza
Boston, MA 02116

December 18, 2018

VIA E-MAIL

City of Cambridge Department of Public Works
147 Hampshire Street
Cambridge, MA 02139
Attn: Katherine F. Watkins, PE, City Engineer

Re: CambridgeSide Third Floor Re-Tenancing Project

Dear Ms. Watkins:

We are in receipt of your comment letter dated December 3, 2018 in connection with the Application for Major Amendment to the PUD Special Permit for 100 Cambridgeside Place in East Cambridge ("CambridgeSide") and associated Project Review Special Permit. We wanted to provide information in response to your comments.

We note that you requested for us to review the existing Chapter 91 license for CambridgeSide (the "License"). As part of the proposed re-tenancing at CambridgeSide, we have been in contact with the Waterways Division of the Department of Environmental Protection with regard to the License, and DEP has confirmed that the proposed re-tenancing falls within the standards of a minor modification, does not require the filing of a Chapter 91 license application and may proceed without further review by DEP.

Thank you for your comments, we look forward to continuing to work with the DPW on this project.

Very truly yours,

NEW ENGLAND DEVELOPMENT


John E. Twohig

EXHIBIT B

Elevations

[see attached]



**Cambridge Community
Development Department**
2 JANUARY 2019

**NEW ENGLAND
DEVELOPMENT**

ELKUS | **MANFREDI**
ARCHITECTS





- To ensure that a meaningful streetwall is maintained on Cambridgeside Place, consideration should be given to:
- Creating a more coherent relationship between the bay system of the third floor and that of the second and first floors.
 - Creating a stronger sense that the masonry streetwall façade has a substantial thickness, i.e.: that it is not merely a thin surface plane at the left and right of the double-height lobby.

THE STONE CORNICE
SUPPORTS THE READING
OF A TWO STORY BRICK
BUILDING UPON WHICH THE
THIRD FLOOR BUTTRESSES
APPEAR TO BEAR

DIVIDED LITES PROVIDE
SCALE TO THE LARGE
DISPLAY WINDOWS ON THE
SECOND FLOOR

CANOPIES, AWNINGS, COLOR
AND SIGNAGE IDENTIFY
TENANTS AND PORTALS

BRICK DETAIL WITH INSET
DOOR AND WINDOW
FRAMES SUPPORT READING
OF DEPTH TO THE BRICK
FACADE

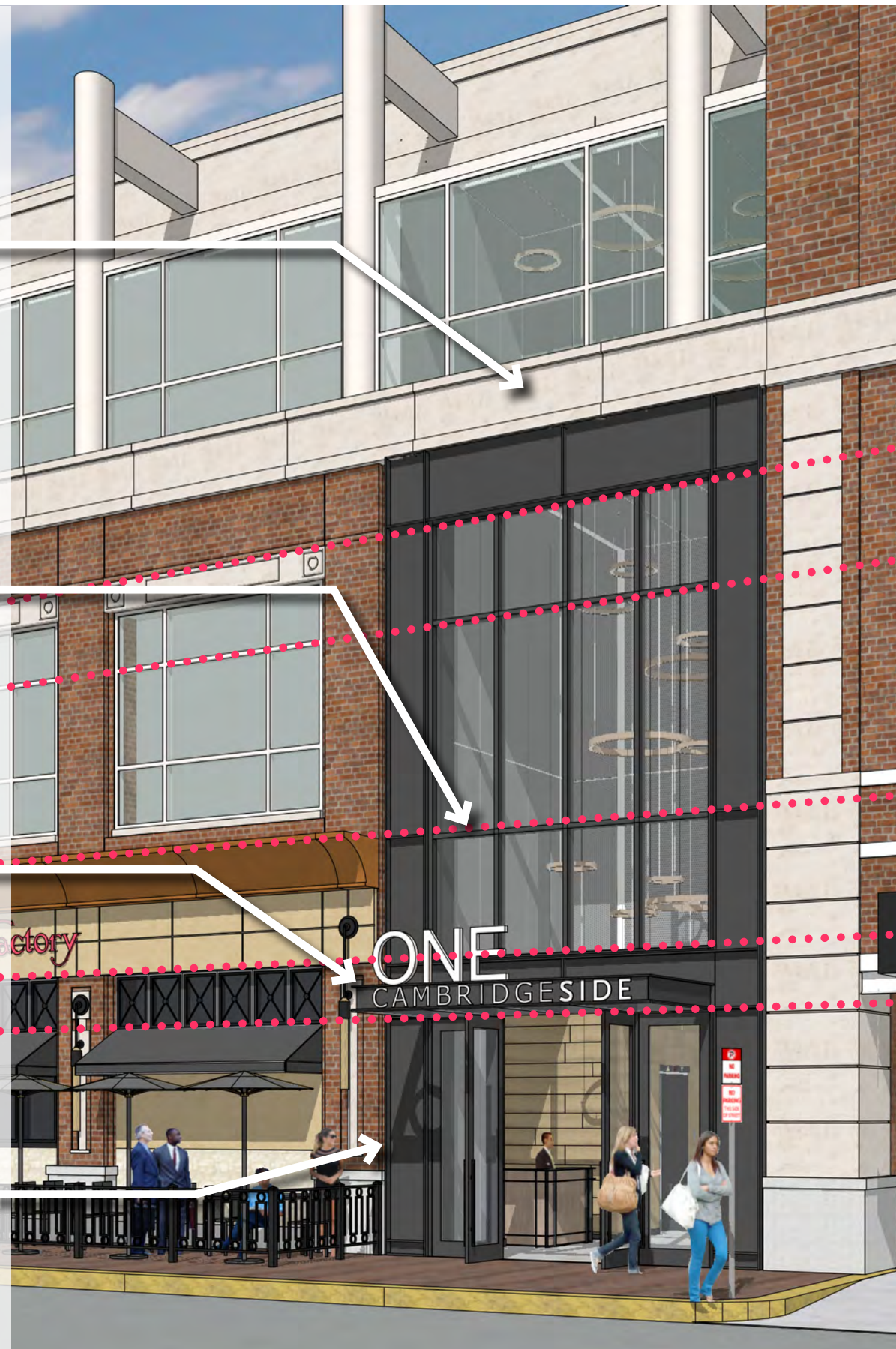


BY RETAINING THE STONE CORNICE, THE NEW ARCHITECTURAL FRAME IS INSERTED INTO THE TWO STORY BRICK BUILDING, CONSISTENT WITH THE SCALE AND PROPORTION OF ADJACENT RETAIL TENANTS

REGULATING LINES INFORM THE TWO STORY DISPLAY WINDOW, INTEGRATING IT INTO THE EXISTING FACADE

A NEW CANOPY, BLACK METAL FRAME AND CONTRASTING SIGNAGE IDENTIFY THE NEW OFFICE LOBBY

BRICK DETAIL WITH INSET FRAME MAINTAINS THE EXISTING RELATIONSHIP OF BRICK TO FRAME TO OPENING



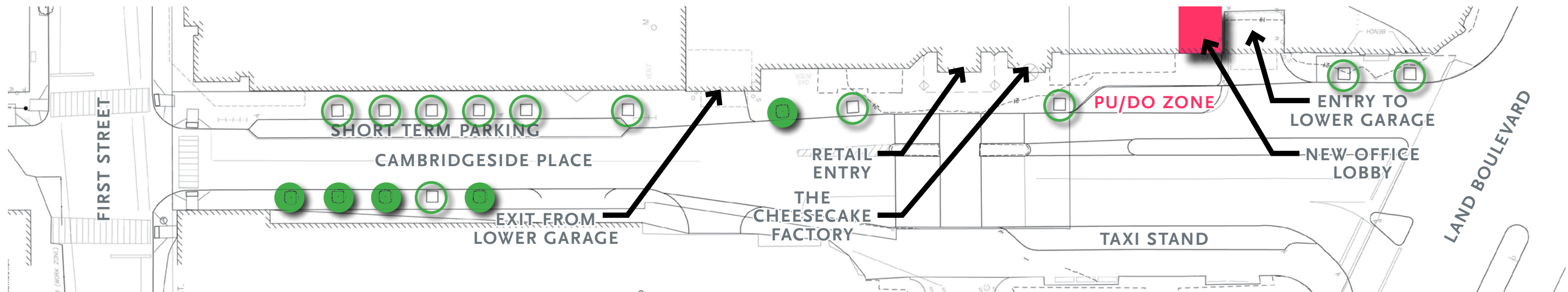
To ensure that a meaningful streetwall is maintained on Cambridgeside Place, consideration should be given to:

- Creating a more coherent relationship between the bay system of the third floor and that of the second and first floors.
- Creating a stronger sense that the masonry streetwall façade has a substantial thickness, i.e.: that it is not merely a thin surface plane at the left and right of the double-height lobby.



In addition, consideration could be given to:

- Eliminating what appears to be spandrel glass at the left and right sides and top of the new curtainwall façade zone.
- Studying different treatments of the glazed area, potentially including sun shading.



ENHANCE LANDSCAPING WHERE POSSIBLE. THE LOWER GARAGE PROJECTS UNDER THE SIDEWALK IN THIS AREA, LIMITING PLANTING OPPORTUNITIES.

REPURPOSE DEDICATED CHEESECAKE FACTORY PICK-UP ZONE (3 SPACES) TO PICK-UP AND DROP OFF FOR THE NEW OFFICE LOBBY



In addition, consideration could be given to:

- Improving the paved pedestrian area and the vehicular drop off area in response to the new lobby, including planting new canopy trees to replace the potted plants currently at the edge of the sidewalk and in the raised median between the pull-off lane and the street.

EXHIBIT C

Summary of Current Development Data

[see attached]

Current Development Data – (Summary of Uses)

Planned Unit Development Special Permit (PB #66) for CambridgeSide

Use Category	Existing Total Area of Use	Proposed Total Area of Use (per Major Amendment No. 6)
Retail (including restaurant)	766,000 sf	626,000 to 766,000 sf ¹
Hotel (including related uses, e.g., restaurant)	152,877 sf	152,877 sf
Office	115,675 sf	115,675 to 255,675 sf ²

Notes:

- Under the original PUD Special Permit Final Development Plan, the following areas are excluded from Gross Floor Area: Garage; Service Courts; Interior Courtyard Arcades; and Mechanical Areas.

¹ This range accounts for the potential for some or all of the approximately 140,000 sf of space on the third floor of the core mall building at CambridgeSide being allocated to retail use.

² This range accounts for (i) the Lotus building, which was permitted under the original PUD Special Permit, and (ii) the potential for some or all of the approximately 140,000 sf of space on the third floor of the core mall building at CambridgeSide being allocated to office use.