



AUGUST 2020



CambridgeSide 2.0

Special Permit Application

Volume IV: Minor Amendment to
PUD-4 Special Permit

Submitted to:
City of Cambridge

Submitted by:
**NEW ENGLAND
DEVELOPMENT**

New England Development
75 Park Plaza, Boston, MA 02116

Prepared by:



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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:	100 Cambridgeside Place, 60-68 and 106-108 First Street, Cambridge, MA 02141		
Zoning District:	Business A Zone/PUD-4 (PB #66)/PUD-8		
Applicant Name:	New England Development (on behalf of the property owners listed in Section 2.1 of Vol. I)		
Applicant Address:	75 Park Plaza, Boston, MA 02116		
Contact Information:	(617) 243-7070	JTwohig@NEDevelopment.com	(617) 243-7385
	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.*

Minor Amendment to PUD-4 Special Permit (PB #66) under Section 12.37.2

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

Application Forms; Minor Amendment Narrative

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

OWNERSHIP CERTIFICATE

Project Address: 60-68 First Street
Cambridge, MA 02141

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: NW Cambridge Property Owner LLC

at the following address: c/o Northwood Investors LLC, 575 Fifth Avenue, New York, NY 10017

to apply for a special permit for: PUD-8 Special Permit, Project Review Special Permit
and Minor Amendment to PUD-4 Special Permit (PB #66)

on premises located at: 60-68 First Street, Cambridge, MA 02141

for which the record title stands in the name of: NW Cambridge Property Owner LLC

whose address is: c/o Northwood Investors LLC, 575 Fifth Avenue, New York, NY 10017

by a deed duly recorded in the:

Registry of Deeds of County:

Book:

Page:

OR Registry District of the Land Court,
Certificate No.:

265801

Book: **69811**

Page: **410**

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of _____

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary: _____

My Commission expires: _____

OWNERSHIP CERTIFICATE

Project Address: 100 Cambridgeside Place
Cambridge, MA 02141

Application Date: _____

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Cambridgeside Galleria Associates Trust

at the following address: c/o New England Development, 75 Park Plaza, Boston, MA 02116

to apply for a special permit for: PUD-8 Special Permit, Project Review Special Permit
and Minor Amendment to PUD-4 Special Permit (PB #66)

on premises located at: 100 Cambridgeside Place, Cambridge, MA 02141

for which the record title stands in the name of: Cambridgeside Galleria Associates Trust

whose address is: c/o New England Development, 75 Park Plaza, Boston, MA 02116

by a deed duly recorded in the:

Registry of Deeds of County: _____

Book: _____

Page: _____

OR Registry District of the Land Court,
Certificate No.: _____

173226

Book: 16089

Page: 61

179085

1025

135

185332

1056

182

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify) _____

To be completed by Notary Public:

Commonwealth of Massachusetts, County of _____

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary: _____

My Commission expires: _____

OWNERSHIP CERTIFICATE

Project Address: 106-108 First Street
Cambridge, MA 02141

Application Date: _____

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: CambridgeSide Partners LLC

at the following address: c/o New England Development, 75 Park Plaza, Boston, MA 02116

to apply for a special permit for: PUD-8 Special Permit, Project Review Special Permit
and Minor Amendment to PUD-4 Special Permit (PB #66)

on premises located at: 106-108 First Street, Cambridge, MA 02141

for which the record title stands in the name of: CambridgeSide Partners LLC

whose address is: c/o New England Development, 75 Park Plaza, Boston, MA 02116

by a deed duly recorded in the:

Registry of Deeds of County: _____

Book: _____

Page: _____

OR Registry District of the Land Court,

Certificate No.: 242163

Book: 51381

Page: 304

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of _____

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary: _____

My Commission expires: _____

FEE SCHEDULE

100 Cambridgeside Place, 60-68 and
Project Address: 106-108 First Street, Cambridge, MA 02141 **Application Date:**

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): × \$0.10 =

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

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

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts: \$150.00**

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Please see the Project specific dimensional form attached behind.

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

CambridgeSide 2.0 Dimensional Form

	Sears PUD-8 Lot		CambridgeSide PUD-8 Lot		PUD-8 Development Parcel		Allowed/ Required	Compliance
	Existing	Proposed	Existing	Proposed	Existing	Proposed		
Lot Area (sq ft)	42,561	42,561	316,504	316,504	359,065	359,065		
Lot Area (acres)	0.98	0.98	7.27	7.27	8.24	8.24	7.5	yes
Lot Width (ft)	N/A	N/A	N/A	N/A	N/A	N/A		
Gross Floor Area								
Office/Laboratory (sq ft)	0	175,000	413,000	925,000	413,000	1,100,000		
Retail (sq ft)	124,000	35,000	553,000	355,000	677,000	390,000		
Residential (sq ft)	0	0	0	175,000	0	175,000		
Total Gross Floor Area (sq ft)	124,000	210,000	966,000	1,455,000	1,090,000	1,665,000	575,000 net new	yes
Total Dwelling Units	0	0	0	200	0	200		yes
Affordable/Middle Income Dwelling Units ⁹	0	0	0	130	0	130		yes
Total Lot Area / Unit (sq ft)	-	-	-	-	-	-	0	yes
Building Heights ¹ (ft)	55 - 60	85	55 - 110	55 - 155 ⁴	55 - 110	55 - 155 ⁴	85 - 155 ⁵	yes
Front Yard Setback (ft)	-	-	-	-	-	-	0	yes
Side Yard Setback (ft)	-	-	-	-	-	-	0	yes
Rear Yard Setback (ft)	-	-	-	-	-	-	0	yes
Open Space								
Public Open Space ² (sq ft)	Calculated across the Development Parcel				171,600	171,600		
Open Space, Publicly Beneficial ³ (sq ft)					41,800	59,800		
Total Open Space (sq ft)					213,400	231,400	71,813 (20%)	yes
Off-Street Parking Spaces ⁶	Calculated across the Development Parcel				2,490	1,695		
Long-Term Bicycle Parking					46	450	450	yes
Short-Term Bicycle Parking	Calculated across the Development Parcel ⁷				85 ⁸	175	175	yes
Total Bicycle Parking					146	625	625	yes
Loading Bays	Calculated across the Development Parcel				15	12 - 20 ¹⁰	19	yes ¹¹

Notes:

- Existing building heights vary between approximately 55 and 68 feet. The existing cupolas are approximately 110 feet.
- Includes Charles Park and Canal Park.
- Existing Publicly Beneficial Open Space includes the Mall atrium and the public easement for CambridgeSide Place. Proposed Publicly Beneficial Open Space includes existing Publicly Beneficial Open Space plus the new Mall connector and new setbacks and new pocket parks on First Street.
- As shown on the Site Massing Plan attached as Exhibit SMP.1 in Volume II. The 60 First Street and 20 CambridgeSide buildings are proposed to be 85' and 155', respectively. The 80&90 and 110 First Street buildings are currently anticipated to be approximately 135'-145' and 155' respectively.
- As shown on the Building Height Map for the PUD-8 District attached as Schedule 2 in Volume I.
- It is currently anticipated that parking spaces at the Project will be reduced over time from 2,490 spaces to approximately 1,695 spaces at full buildout, which number may increase or decrease depending on final design and construction conditions. In all cases, the Project will provide adequate parking to serve the Project's uses and will not exceed the maximum parking requirements set forth in Section 13.106.4 of the Ordinance.
- Bicycle parking is currently provided across the Development Parcel. The Project proposes the same approach, providing on-street spaces, as well as publicly-accessible spaces in the underground parking garage and proposed long-term bicycle storage areas.
- Existing short-term bicycle parking includes 85 spaces. An additional 15 spaces are provided by the Blue Bikes service, however they are not included as short-term spaces.
- 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)).
- Loading bays are currently provided across the Development Parcel. The Project proposes the same approach, providing an adequate number of loading bays to serve the interconnected mix of uses on the Development Parcel.
- Subject to obtaining an appropriate waiver from the Planning Board regarding loading requirements under Section 13.106.6 of the Ordinance.

The Project

CambridgeSide mall was originally developed pursuant to PUD-4 Special Permit (PB #66), which was issued by the Planning Board in the late 1980s. The existing PUD-4 Special Permit covers not only the land that is within the PUD-8 District, but also what is now the Hotel Marlowe and a portion of the Lotus Office Building (the “Remaining Land”).

The Applicant proposes to redevelop and expand CambridgeSide from the existing approximately 1.090 million square foot retail shopping destination that exists today into an approximately 1.665 million square foot mixed-use center, including residential, retail, office, laboratory and restaurant uses (the “Project”) in accordance with the provisions of the recently approved PUD-8 District. The Applicant is concurrently submitting full PUD-8 and Project Review Special Permit applications, pursuant to Sections 13.102 and 19.20 of the City of Cambridge Zoning Ordinance (the “Ordinance”), in order to allow for development of the Project on the land within the PUD-8 Development Parcel (see Figure 1).

PUD Minor Amendment Sought

The Applicant respectfully requests that the Planning Board grant a Minor Amendment to the existing PUD-4 Special Permit (PB #66), pursuant to Section 12.37.2 of the Ordinance, to document the relationship between the existing PUD-4 Special Permit and the new PUD-8 Special Permit in accordance with Section 13.102.9 of the Ordinance. To the extent the provisions of the existing PUD-4 Special Permit, as they relate to the PUD-8 Development Parcel, conflict or are inconsistent with the PUD-8 Special Permit, the provisions of the PUD-8 Special Permit shall govern. The chart attached as Exhibit 1 summarizes the main provisions with which there are inconsistencies.

With respect to the Remaining Land subject to the terms of the existing PUD-4 Special Permit, (i) the terms of the existing PUD-4 Special Permit shall be applied without regard to any further rights granted to the PUD-8 Development Parcel pursuant to the PUD-8 Special Permit and (ii) the development existing on the PUD-8 Development Parcel as of the date of this requested Minor Amendment to PB #66 to accommodate the Project is not disregarded for purposes of reviewing dimensional or density restrictions.

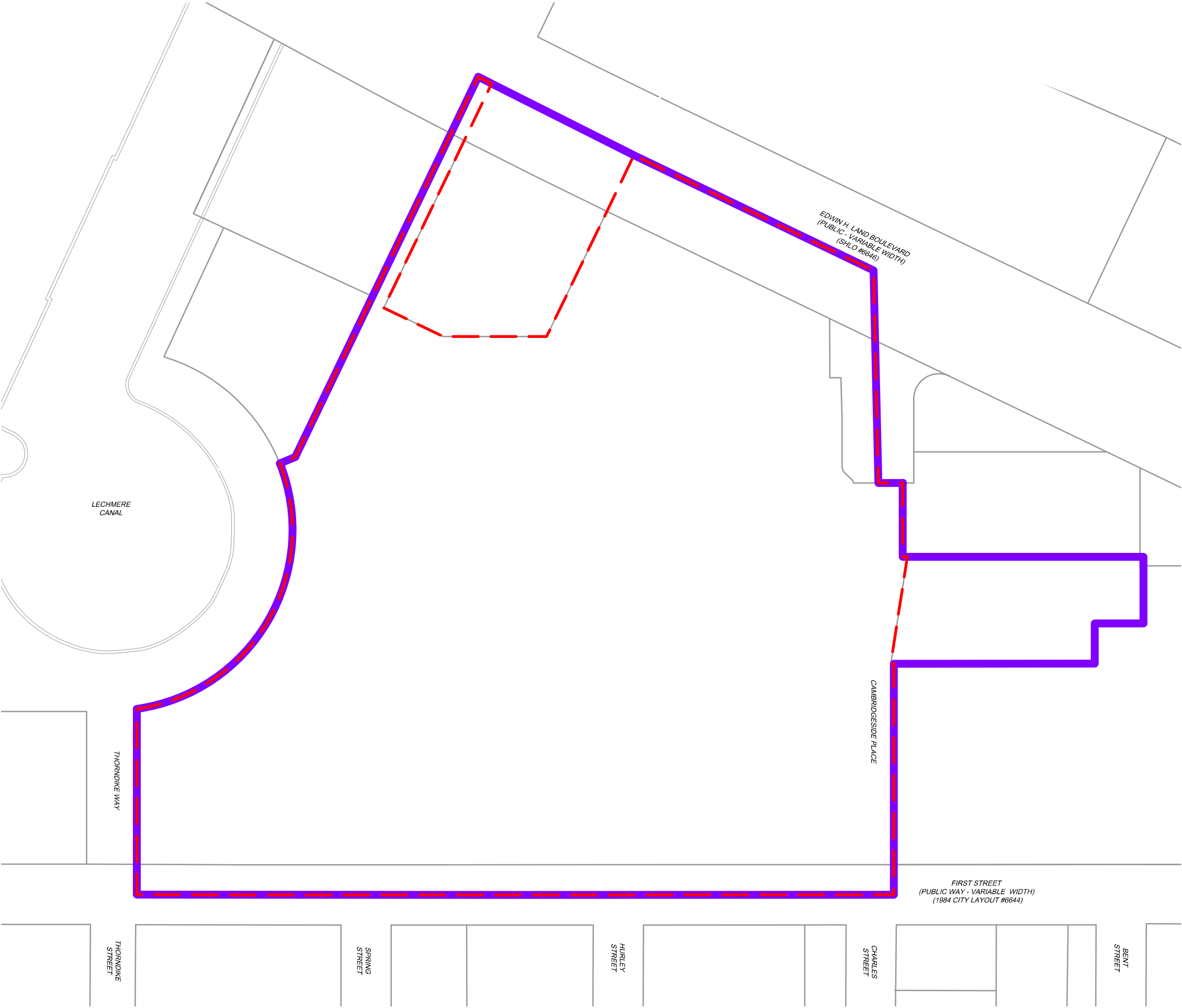
**Exhibit 1: PUD-4 Special Permit (PB #66)
Inconsistencies with PUD-8 Special Permit**

	PB #66	PUD-8 Special Permit
Allowed Uses	Office, retail, hotel (originally residential), parking in the sizes and locations specified in the Final Development Plan	Office, retail, residential, laboratory in the general sizes and locations as set forth in Final Development Plan
Maximum Building Height	85' is allowed, but tallest proposed building was 79' 5"	Up to 155' (as shown in the Final Development Plan)
Permitted Gross Floor Area (GFA) and Floor Area Ratio (FAR)	<p>Permitted GFA of approximately 1,034,552 sf</p> <p>275,000 sf above-ground parking structure</p> <p>2.18 maximum FAR</p>	<p>575,000 sf of Net New GFA</p> <p>For purposes of calculating Net New GFA, the existing above-ground parking structure is considered Existing GFA</p> <p>Total GFA of approximately 1,665,000 sf on PUD-8 Development Parcel</p> <p>No maximum FAR</p>
Open Space	<p>As shown and calculated in the Final Development Plan:</p> <ul style="list-style-type: none"> • 15% not counting Charles Street Extension (now Cambridgeside Place) • 17% counting Charles Street Extension (now Cambridgeside Place) 	At least 20% of land area within the PUD-8 Development Parcel as shown and calculated in the Final Development Plan
Parking	<p>Minimum parking requirements as set forth in the Final Development Plan</p> <p>Maximum of 2,750 spaces</p> <p>Identified allocation of parking spaces, including to third party users (e.g., Sonesta)</p>	<p>No minimum parking requirements</p> <p>Maximum parking requirements as follows:</p> <ul style="list-style-type: none"> • Retail, consumer service and restaurant: 5.0 spaces per 1,000 sf of GFA • Office: 0.9 spaces per 1,000 sf of GFA • Laboratory: 0.8 spaces per 1,000 sf of GFA • Residential: 1.0 space per dwelling unit

	Subject to 2001 Commercial Parking Permit	To be subject to updated Commercial Parking Permit
Building Locations and Site Layout	As shown in the Final Development Plan	As shown in the Final Development Plan
Building Dimensions	As shown in the Final Development Plan	As shown in the Dimensional Form in the Final Development Plan
Architectural and Design Characteristics	As described in the Final Development Plan	As set forth in the Final Development Plan

PUD-8 Development Parcel Map

VOLUME IV
Figure 1



LEGEND:

	PUD-8 BOUNDARY
	PB #66 BOUNDARY

