



NOVEMBER 2020



CambridgeSide

PUD-4 Special Permit (PB #66)

Minor Amendment: Supplemental Narrative

PB #66

Submitted to:
City of Cambridge

Submitted by:
**NEW ENGLAND
DEVELOPMENT**

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November 20, 2020

VIA HAND DELIVERY

Chair Catherine Preston Connolly
and Members of the Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Minor Amendment to CambridgeSide PUD-4 Special Permit – Supplemental Narrative

Dear Chair Connolly:

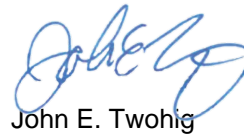
We are pleased to submit the enclosed Supplemental Narrative for the proposed Minor Amendment to the existing CambridgeSide PUD-4 Special Permit (PB #66), which is a continuation and enhancement of the Minor Amendment application that we filed in August 2020, and responds to the comments received and additional information requested by the Planning Board in its Preliminary Determination, dated October 6, 2020, regarding the redevelopment of CambridgeSide into a premier mixed-use development including a combination of residential, retail, office, laboratory and restaurant uses (the "Project").

For the avoidance of doubt, the enclosed Supplemental Narrative is provided as an addition to the materials we submitted in connection with the pending PB #66 Minor Amendment application for the Project and should be considered together with that August 2020 submission as one comprehensive application for a Minor Amendment to PB #66 to acknowledge the Project. As you know, we have submitted materials under separate cover to obtain PUD-8 and Article 19 Project Review Special Permits for the Project, as well as a special permit under Section 6.108 of the City of Cambridge Zoning Ordinance to modify the bicycle parking requirements.

We very much appreciate the time and consideration that the Planning Board, Community Development Department, City staff and neighbors have given to the Project and we look forward to presenting the PB #66 Minor Amendment to the Planning Board in the near future.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig

Enclosures

PB #66

Minor Amendment Request

Supplemental Narrative

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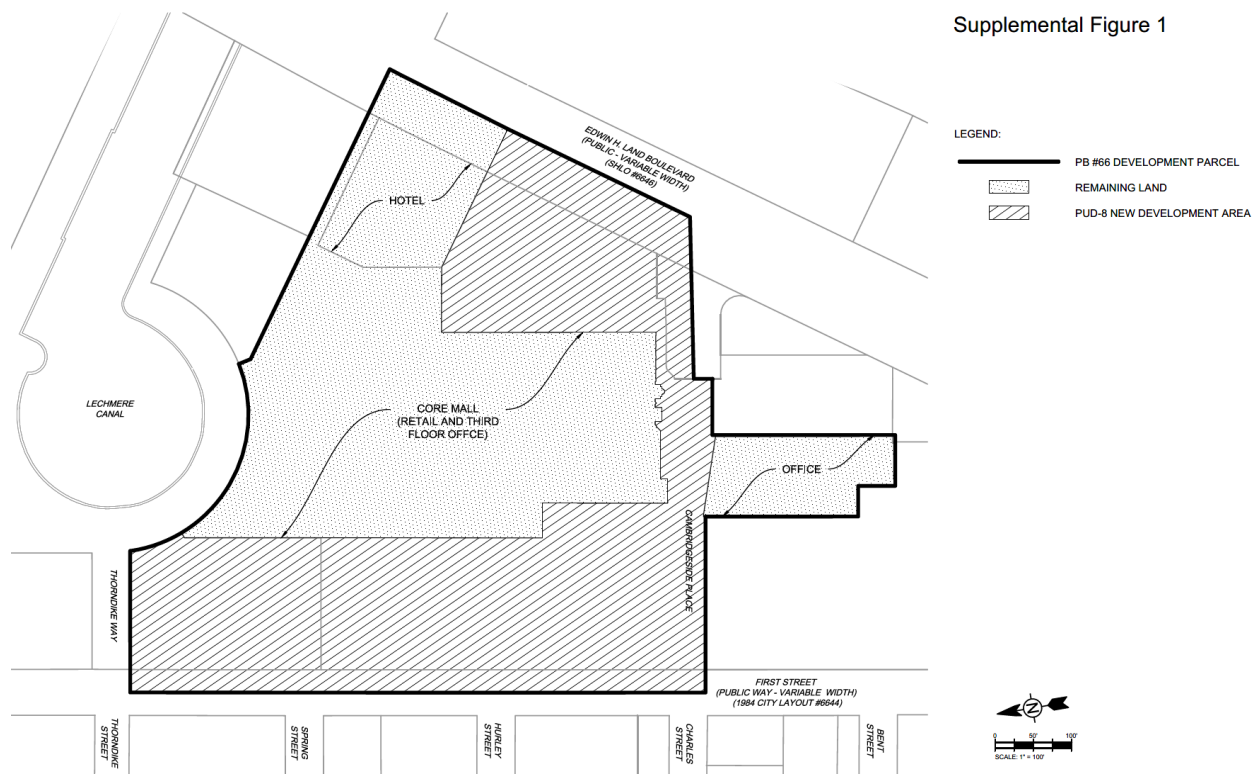
I. Minor Amendment Request

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 (PB #364) in accordance with Section 13.102.9 of the Ordinance. The Applicant has prepared this narrative as a supplement to the Applicant's August 2020 submission, with the intention of further detailing the proposed terms of the requested Minor Amendment in response to comments provided in the Preliminary Determination for the CambridgeSide 2.0 Project (PB #364).

II. Background

Pursuant to the terms of the new PUD-8 Special Permit (PB #364), the Applicant proposes to redevelop a portion of the site previously developed under the existing PUD-4 Special Permit (PB #66). In order to accommodate the proposed CambridgeSide 2.0 Project (PB #364), PB #66 must be amended to identify the relationship between the two special permits as they both relate to portions of the same site.

Supplemental Figure 1 below shows the following: (i) the limits of the PB #66 Development Parcel, outlined in a bold black line; (ii) the core mall, Hotel Marlowe and a portion of the Lotus Office Building (the "**Remaining Land**"), identified as the dotted area; and (iii) the "**PUD-8 New Development Area**", identified as the striped area. The Applicant proposes (i) that the PUD-8 New Development Area be subject to the provisions of PB #364, as detailed in Section 3 below, and (ii) that the Remaining Land continue to be subject to the terms of PB #66. For the avoidance of doubt, Supplemental Figure 1 below replaces Figure 1 from the Applicant's August 2020 submission.



III. Responses to Requests for Additional Information regarding the Minor Amendment to PB #66 as a result of the proposed CambridgeSide 2.0 Project (PB #364)

Each request for additional information included within the Planning Board's Preliminary Determination and associated City staff memoranda, as summarized in the Preliminary Determination Decision, is addressed below.

1. Clarify whether any changes are proposed to the Approved Total Area of Use table in Amendment 21. This table has to be updated to reflect how much gross floor area of each category will remain subject to PB-66 and what will be controlled by PB-364.

- a. The Applicant proposes that the chart below replace the Approved Total Area of Use table provided in PB #66 Major Amendment #6 (also referred to as Amendment 21 (Major)) in order to reflect the reallocation of sf governed by PB #66 as a result of the CambridgeSide 2.0 Project (PB #364).

| Use Category¹ | Existing Total Area of Use¹ (approx.) | Proposed Total Area of Use (approx.) |
|--|---|---|
| Retail (to be governed by PB #66) | 626,000 sf | 300,000 sf |
| Hotel (to be governed by PB #66) | 152,877 sf | 152,877 sf |
| Office (to be governed by PB #66) | 255,675 sf ² | 255,675 sf ² |
| PUD-8 (to be governed by PB #364) | 0 sf | 326,000 sf ³ |

2. Clarify whether any of the PB-66 special permit conditions associated with the approval of the use of parking spaces in the parking garage as a principal use in Amendment 18 need to be modified.

- a. As detailed in the Final Development Plan for the CambridgeSide 2.0 Project (PB #364), the Applicant has been coordinating with TP&T regarding the changed parking and transportation needs that will exist at the site as a result of the CambridgeSide 2.0

¹ For the avoidance of doubt, while the Upper Garage was not counted as GFA under PB #66, the approximately 273,000 sf of the Upper Garage is considered Existing GFA under PB #364 in accordance with the terms of Section 13.104.1(a) of the Ordinance and will be governed by the terms of PB #364.

² This number includes the office use on the third floor of the core mall and the portion of the Lotus office building (One Charles Park) covered by PB #66.

³ As reflected in the bottom row of the chart, there is no sf governed by PB #364 under the existing conditions. However, under the proposed conditions, conversion of retail sf within the existing Macy's, Sears and Best Buy buildings results in reallocation to PB #364 of approximately 326,000 sf of the 626,000 sf of existing retail sf under PB #66. Although such sf is being reallocated to PB #364 to accommodate the CambridgeSide 2.0 Project, the approximately 326,000 sf of reallocated sf is not disregarded for purposes of reviewing density restrictions (including, without limitation, lot coverage and project bulk) with respect to the Remaining Land under PB #66. Provided, however, the approximately 326,000 sf of reallocated use shall be governed by, and have the additional development benefits established under, PB #364, including, without limitation, all development parameters described in Section 3 below.

Project. The Applicant will continue to coordinate with TP&T and anticipates that an amendment to the Commercial Parking Facility Permit (CPFP) that applies to the site, the terms of which are detailed in PB #66 Major Amendment #5 filed with the City Clerk on March 22, 2000 (the “**5th Major Amendment to PB #66**”, which is referred to as “Amendment 18” above), will occur after issuance of the PB #364 PUD-8 Special Permit to provide adequate time to determine appropriate mitigation for the Project. The Applicant anticipates that a minor amendment to PB #66 will be required at the time that the CPFP for the site is amended in order to update the terms of the 5th Major Amendment to PB #66 and will coordinate with CDD, the Planning Board and TP&T to effectuate such an amendment at that time.

3. Provide a more detailed list of amendments to the conditions of PB-66 that are needed to enable the PB-364 development plan.

- a. With respect to the Remaining Land subject to the terms of the existing PUD-4 Special Permit (PB #66), the terms of the existing PUD-4 Special Permit shall be applied without regard to any further rights granted to the PUD-8 New Development Area pursuant to the PUD-8 Special Permit (PB #364). To the extent the provisions of the existing PUD-4 Special Permit, as they relate to the PUD-8 New Development Area, conflict or are inconsistent with the PUD-8 Special Permit, the provisions of the PUD-8 Special Permit shall govern the PUD-8 New Development Area, including, without limitation, with respect to the following development parameters:
 - i. **Final Development Plan, including Building Locations, Site Layout and Dimensions.** Final Development Plan, including Building Locations, Site Layout and Dimensions for the PUD-8 New Development Area shall be governed by the Final Development Plan for PB #364, rather than the provisions of PB #66, including, without limitation, Condition 1 of the PB # 66 Decision filed with the City Clerk on June 25, 1987 (the “**Original PB #66 Decision**”, which references the Final Development Plan plans for PB #66, as modified and amended).
 - ii. **Allowed Uses.** Allowed uses for the PUD-8 New Development Area, including square footage allocated to each use category, locations of the same and any restrictions on maximum floor area, shall be governed by PB #364, rather than the provisions of PB #66, including, without limitation, Condition 2 of the Original PB #66 Decision, as amended by (a) Conditions a through c of PB #66 Major Amendment #2 filed with the City Clerk on January 5, 1994, (b) the preamble to Conditions and Condition A.1. of PB #66 Major Amendment #4 and Planning Overlay Permit filed with the City Clerk on January 5, 1994; (c) Condition 16 of 5th Major Amendment to PB #66; and (d) Condition 1 of PB #66 Major Amendment #6 (also referred to as Amendment 21 (Major)) filed with the City Clerk on February 15, 2019.
 - iii. **Residential Requirements.** Any provisions related to residential development within the PUD-8 New Development Area, including required square footage, gross residential densities, number and type of dwelling units, shall be governed by PB #364, rather than the provisions of PB #66, including, without limitation, Condition 1 of the Original Decision and Sections I.5. through I.8 of the Final Development Plan plans for PB #66, as modified and amended.
 - iv. **Maximum Building Height.** Maximum building height for the PUD-8 New Development Area shall be governed by PB #364, rather than the provisions of PB #66, including, without limitation, Condition 1 of the Original Decision (which references the Final Development Plan plans for PB #66, Section I.4. of which addresses maximum building height), as modified and amended.

- v. **Minimum Open Space.** Minimum Open Space for the PUD-8 New Development Area shall be governed by PB #364, rather than the provisions of PB #66, including, without limitation, Condition 3 of the Original Decision (which references the Final Development Plan plans for PB #66, Section I.5. of which addresses open space requirements).
- vi. **Parking and Transportation.** Parking and transportation requirements for the PUD-8 New Development Area, including minimum and maximum parking ratios and spaces, bicycle parking, TDM measures and required mitigation, shall be governed by PB #364, rather than the provisions of PB #66, including, without limitation, Conditions 1 and 7 of the Original Decision and Conditions 1 through 16 of the 5th Major Amendment to PB #66. For the avoidance of doubt and in accordance with the terms of PB #66, the sf that will remain subject to the existing PUD-4 Special Permit (PB #66) will be subject to the parking ratios applicable to the PUD-4 District set forth in Section 13.57.1 of the Ordinance, rather than the new parking ratios included in PB #364 or any other descriptions of the parking supply in PB #66 (including the initial parking supply set forth for the maximum of 2,750 spaces in Section I.10 of the Final Development Plan plans for PB #66).
- vii. **Architectural and Design Characteristics and Review.** Architectural and Design Characteristics and Review for the PUD-8 New Development Area shall be governed by PB #364, rather than the provisions of PB #66, including, without limitation, Conditions 5 and 6 of the Original Decision.
- viii. **Dimensional Form.** The Applicant seeks the following modifications to the City's Dimensional Form as they apply to PB #66:
 - 1. Off-Street Parking. PB #66 provides that the development shall comply with the minimum parking requirements set forth in Section 13.57.1 of the Ordinance and that a maximum of 2,750 spaces may be provided to serve the development constructed pursuant to such special permit. Given that the Applicant proposes to redevelop a portion of the site previously developed under PB #66 (the PUD-8 New Development Area), the parking requirements under PB #66 should only apply to the Remaining Land and any additional parking required under the terms of PB #66. Accordingly, a total of 648 spaces, which spaces may be shared across the uses at the site, would be required to satisfy the requirements of Section 13.57.1 of the Ordinance for the current mix of uses at the Remaining Land plus 150 spaces for the Sonesta Hotel (as required by the terms of PB #66).
 - 2. Loading Bays. PB #66 did not prescribe a number of required loading bays at the site; instead, Section I.3.a. of the Final Development Plan plans for PB #66 indicated that the proposed service and loading areas were approximate and would be subject to ongoing review by the Community Development Department staff and consultants. 15 loading bays currently exist at the site. In connection with the redevelopment of the PUD-8 New Development Area, the Applicant proposes modifications to the loading bays to serve the entire site, including the Remaining Land. Accordingly, the required number of loading bays for PB #66 shall be the final number of loading bays approved for PB #364.

Upon the issuance of a building permit pursuant to PB #364 for a building in the PUD-8 New Development Area, the applicable building shall be governed by the provisions of

PB #364, rather than PB #66. For the avoidance of doubt, Section 3 above is intended to supplement Exhibit 1 of the Applicant's August 2020 submission.

IV. Conclusion

The Applicant has provided the information in this supplemental narrative in response to each of the comments set forth in the Preliminary Determination regarding the requested Minor Amendment to PB #66 with the intention that these additional details clarify the modifications needed to PB #66 in order to accommodate the proposed CambridgeSide 2.0 Project (PB #364).