



NOVEMBER 16, 2018



Application for Major Amendment No. 6 to PUD Special Permit (PB #66) & Project Review Special Permit

CambridgeSide

Applicant:

Cambridgeside Galleria Associates Trust (f/k/a Riverside Galleria Associates Trust), care of
New England Development

NEW ENGLAND
DEVELOPMENT

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ARCHITECTS

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Complex Urban Development

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

November 16, 2018

VIA 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

Dear Chairman Cohen:

On behalf of Cambridgeside Galleria Associates Trust (the "Applicant"), we are pleased to submit the enclosed special permit application and related materials for 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").

The Applicant, along with the City, developed CambridgeSide in the mid-1980s when the Planning Board granted the PUD Special Permit approving the mixed-use project then known as the Galleria at Riverside Place (the "PUD Special Permit"). The PUD Special Permit approved construction of approximately 950,000 square feet, including commercial and retail use, hotel use and office use.

Since its inception, CambridgeSide has provided numerous employment opportunities and conducted job fairs to support Cambridge residents. CambridgeSide has actively participated in local charitable and community causes and helped to provide public access to open spaces at and around CambridgeSide. Like most malls across the country, CambridgeSide has seen a decline in retail rental demand and customer traffic in recent years as e-commerce threatens brick and mortar retail. Despite consistent efforts to attract new retail tenants, including a recent multi-million dollar interior renovation, the third floor of CambridgeSide continues to present a unique retail challenge as it does not benefit from the street or atrium visibility that the first and second floors enjoy. Accordingly, the Applicant now seeks to re-envision and re-invigorate the third floor of the core mall to introduce office uses and attract more visitors throughout different times of the day. Further, the proposed re-tenancing would not only reactivate and stabilize the third floor, but also help to make the first and second floors of CambridgeSide more dynamic through the introduction of mixed uses to the building.

While the PUD Special Permit already allowed office use, the location and square footage of such use was also specified. The requested amendment to the PUD Special Permit and corresponding Project Review Special Permit would approve a change in the allowed total square footage and location of office use under the PUD Special Permit and an update of the PUD Special Permit plans to be consistent with the Project; all other provisions of the PUD Special Permit would remain valid and do not require revisions as a result of this re-tenanting Project.

As you may be aware, the Applicant has been meeting with many City departments, neighborhoods and business groups in preparation for a more comprehensive redevelopment of CambridgeSide in the future in order to respond to changed market demands and needs of the surrounding neighborhood. The Project is consistent with the long-term plan to retain a core retail presence at the mall, supplemented with vibrant mixed uses that include office. However, with or without a more comprehensive redevelopment project on the horizon, the re-tenanting of the third floor is necessary to stabilize the third floor and maintain CambridgeSide as a standalone commercial development.

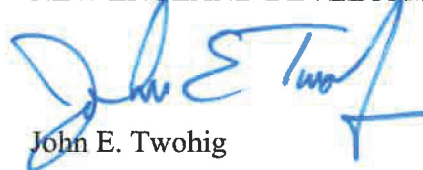
In order to submit a complete and informative set of materials, the Applicant has met with neighborhood groups and consulted with many City departments and officials, including the Community Development Department, the Inspectional Services Department, the Traffic, Parking and Transportation Department, the Water Department, the Department of Public Works, the Fire and Police Departments and the City Arborist, in preparing the enclosed application.

For the reasons set forth in the enclosed application, the Project is consistent with the existing PUD Special Permit and complies with the applicable criteria for the relief requested. Accordingly, we respectfully request that the Planning Board docket the enclosed application for the December 18, 2018 meeting to begin review of the same.

Thank you for your consideration of this application. We look forward to presenting to the City of Cambridge Planning Board.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig

Enclosures



Application Forms

NEW ENGLAND
DEVELOPMENT

ELKUS | MANFREDI
ARCHITECTS

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Complex Urban Development



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, Cambridge, MA 02141

Zoning District: Business A Zone/PUD-4 (PB #66)

Applicant Name: Cambridgeside Galleria Associates Trust c/o New England Development

Applicant Address: c/o New England Development, 75 Park Plaza, Boston, MA 02116

Contact Information: (617) 243-7070 JTwhig@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.*

Major Amendment to Planning Board PUD Special Permit, Case No. PB #66, under Section 12.37.3

Project Review Special Permit under Section 19.20

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

Cover Letter; Application Forms; Narrative; Summary Table of Amendments to PUD Special Permit; Traffic Impact Study (TIS); Utilities Report; Statement re: the Section 19.24 Tree Study; Noise Mitigation Narrative

Signature of Applicant:

[Handwritten Signature], as attorney for the 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: 100 Cambridgeside Place
Cambridge, MA 02141

Application Date: November 16, 2018

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: Major Amendment to PUD Special Permit (PB #66) and
Project Review Special Permit

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.: 179085

Book: 1024

Page: 135

[Signature], as attorney for the Applicant
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Timothy W. Sullivan personally appeared before me,

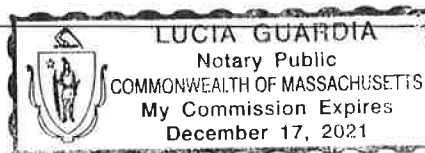
on the month, day and year November 14, 2018 and made oath that the above statement is true.

Notary:

Lucia Guardia

My Commission expires:

12/17/2021



FEE SCHEDULE

Project Address: 100 Cambridgeside Place
Cambridge, MA 02141

Application Date: November 16, 2018

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 \$1,000.00.

Fee Calculation	Special Permit fees are not applicable to the Project.	
New or Substantially Reha		× \$0.10 =
Flood Plain Special Permit		applicable:
Other Special Permit		applicable:
TOTAL SPECIAL PERMIT FE		Amounts:

DIMENSIONAL FORM

100 Cambridgeside Place

Project Address: Cambridge, MA 02141**Application Date:** November 16, 2018

	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				

The dimensions for the Premises are as provided in Planning Board PUD Special Permit, Case No. PB #66, as amended and on file with the City of Cambridge. The Project does not propose to alter any such dimensions.

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



Narrative

NARRATIVE IN SUPPORT OF

Application for Major Amendment No. 6 to PUD Special Permit (PB #66) and Project Review Special Permit 100 CambridgeSide Place

History

The Applicant has been involved with development of the project site located at 100 CambridgeSide Place in East Cambridge since the mid-1980s. On June 25, 1987, the City of Cambridge Planning Board filed its Decision approving the Planned Unit Development Application, as supplemented by the Final Development Plan (the “PUD Application”), and granting a special permit approving the mixed-use project then known as The Galleria at Riverside Place (PB #66, the “PUD Special Permit”).

The PUD Application satisfied all of the requirements for a PUD application under Section 12.35.3 of the City of Cambridge Zoning Ordinance (the “Ordinance”) and has granted approval for construction of a mixed-use development of nearly one million square feet, including commercial and retail use, residential use, hotel use and office use. Following issuance of the PUD Special Permit, the Applicant diligently pursued construction of a mix of commercial uses, including retail, hotel and office uses, through development of the mall now known as “CambridgeSide” and located at 100 CambridgeSide Place.

The PUD Special Permit has been subsequently amended, the amendments to which are summarized in the table attached as Appendix 1.

Since its inception, CambridgeSide (formerly known as The Galleria at Riverside Place and CambridgeSide Galleria) has served as a benefit to the East Cambridge neighborhood by providing numerous employment opportunities, actively participating in local charitable and community causes. Further, the project provides public access to open spaces at and around CambridgeSide. Like most malls across the country, CambridgeSide has seen a decline in retail rental demand and customer traffic in recent years as e-commerce threatens brick and mortar retail. Despite consistent efforts to attract new retail tenants, including a recent multi-million dollar interior renovation, the third floor of CambridgeSide continues to present a unique retail

challenge as it does not benefit from the street or atrium visibility that the first and second floors enjoy. Accordingly, the Applicant now seeks to re-envision and renovate the third floor of the core mall to introduce office uses and attract more visitors throughout different times of the day.

While office use was always contemplated in the project and is generally allowed pursuant to the PUD Special Permit, the Applicant is seeking the flexibility to increase the square footage of office use within the project and to locate it on the third floor. Specifically, the Applicant seeks to re-tenant some or all of the third floor retail space in the core mall building as office space to reinvigorate CambridgeSide as an active hub in the East Cambridge neighborhood. The proposed third floor re-tenancing includes work to fit out some or all of the existing retail space as office space and to make minor adjustments to vertical transportation and flooring.

The owner of the core mall building is CambridgeSide Galleria Associates Trust (f/k/a Riverside Galleria Associates Trust), c/o New England Development (the “Applicant”). The Applicant fully expects to continue to be the owner/developer of CambridgeSide, while continuing to lease space on regular basis to retail, restaurant and office tenants.

Project Description

As further detailed on the Figures attached as Appendix 6, the Applicant is seeking an amendment of the PUD Special Permit and a Project Review Special Permit to re-tenant some or all of the 140,000 square feet of third floor retail space in the core mall building to office use (the “Project”). While the PUD Special Permit allowed for a mix of uses at the site, including office and retail uses, the location and square footage of such uses was also specified. Note that while the Applicant is conservatively applying for relief, and has studied the potential impacts of a re-tenanting of the entire 140,000 square feet of retail space on the third floor to office space, the Applicant may continue to retain some retail (including restaurant) space on the third floor depending on the market conditions.

As stated above, brick and mortar retail is struggling significantly in light of the growth of e-commerce. The expansion of existing office use within the site is integral to the long-term success of CambridgeSide as a vibrant mixed-use center in light of changed circumstances in the retail market.

Zoning Relief Sought

The Applicant respectfully requests that the following zoning relief be granted to permit the change in use of the third floor of the core mall area at CambridgeSide from retail to retail (including restaurant) and/or office use:

- Major Amendment to the PUD Special Permit (PB #66) pursuant to Section 12.37.3 of the Ordinance by the Planning Board, acknowledging the Applicant’s ability to use some or all of the third floor for office use.
- Project Review Special Permit pursuant to Section 19.20 of the Ordinance by the Planning Board, allowing the use of the existing approximately 140,000 square feet on the third floor of CambridgeSide to be re-tenanted to include office use.

The requested amendment to the PUD Special Permit and corresponding Project Review Special Permit would approve a change in the allowed total square footage and location of office use under the PUD Special Permit and an update of the PUD Special Permit plans to be consistent with the Project; all other provisions of the PUD Special Permit would remain valid and do not require revisions as a result of the Project.

The Applicant has coordinated with the City of Cambridge Inspectional Services Department (ISD) and has confirmed with Commissioner Ranjit Singanayagam, as evidenced by an email dated October 30, 2018, that the Project is not a “substantial rehabilitation” for zoning purposes. Therefore, it is not subject to any of the Ordinance provisions the applicability of which depends on classification of a project as a substantial rehabilitation. Zoning Requirements for Granting Requested Relief.

Zoning Requirements for Granting Requested Relief

Major Amendment to PUD Special Permit (PB #66) pursuant to Section 12.37.3 of the Ordinance

The Applicant seeks a change in the allowed location and square footage of office use at the site to allow for such use on the third floor of CambridgeSide. According to Section 12.37.1, a major amendment to a PUD is subject to the procedures for a Development Proposal specified in Section 12.34 through 12.36 for an initial PUD Special Permit Application. This application, therefore, complies with the requirements for a Development Proposal. The Project’s compliance with specific requirements for the granting of a major amendment to the PUD are set forth in the paragraphs below.

A. 12.35.3 – Approval of the Development Proposal shall be granted only upon determination by the Planning Board that the Development Proposal:

- 1. Conforms with the General Development Controls set forth in Section 12.50, and the development controls set forth for the specific PUD district in which the project is located.**

The Project conforms to the General Development Controls set forth in Section 12.50.

In Paragraph 2(a) of the Findings in the PUD Permit, the Planning Board determined that all general

development controls set forth in Section 12.50 and all development controls applicable in the PUD-4 district set forth in Section 13.50 were met with respect to the overall project. Major Amendment No. 6 will not result in any change to CambridgeSide that would impact those development controls.

With respect to the requirements set forth in Section 12.50, Major Amendment No. 6 will result in no change in the PUD development size or construction of any new roadways, utilities or public works. The landscaping requirements and compliance with environmental laws and regulations have been satisfied at CambridgeSide to date, and this will continue to be the case. Furthermore, the Applicant will encourage its new third floor tenants to pursue sustainable construction methods in their fit-out.

With respect to requirements set forth in Section 13.50, office use is among the uses permitted and satisfies the requirements and limitations established in Section 13.52 for those uses. All dimensional and open space requirements set forth in Sections 13.53, 13.54 and 13.55 have been satisfied. The on-site garages will continue to satisfy the minimum off-street parking requirement for the CambridgeSide development pursuant to Section 13.57.2. Finally, the proposed inclusion of office use on the third floor of CambridgeSide fully meets the development guidelines established for the East Cambridge river-front area.

2. Conforms with the adopted policy plans or development guidelines for the portion of the city in which the PUD district is located;

The Project is located in the PUD-4 District. The inclusion of office use on the third floor at CambridgeSide conforms to the policy plan entitled East Cambridge Riverfront Plan and the development guidelines for East Cambridge entitled Eastern Cambridge Design Guidelines because this plan and guidelines have always contemplated office use in the East Cambridge area.

3. Provides benefits to the city which outweigh its adverse effects; in making this determination, the Planning Board shall consider the following:

The proposed changes to the site provide benefits to the City which outweigh its adverse effects as detailed in the paragraphs below.

- a. Quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision**

and type of open space; provision of other amenities designed to benefit the general public;

The Project furthers the goals of the PUD-4 district, which was intended to create highly active mixed-use areas, including both retail and office uses. Expanding office use into the third floor of CambridgeSide is compatible with the existing adjacent hotel, residential and office developments, as well as with the smaller surrounding retail establishments. An existing entrance on CambridgeSide Place will be aesthetically improved to create a new identity for the new third floor space, while complementing the existing CambridgeSide building. The existing CambridgeSide building, open spaces (including the atrium), street furniture and lighting amenities, which were designed to benefit the general public, will be maintained to the current standard thereby continuing to provide neighbors and the general public with open areas and public spaces in which to gather.

b. Traffic flow and safety;

Vanasse and Associates, Inc. ("VAI") has completed a comprehensive Transportation Impact Study (the "TIS"), attached as Appendix 2, which analyzed the traffic impacts associated with the Project. Vehicular access to CambridgeSide will continue to be provided by separate entering and exiting driveways to the parking garages on site. An existing entrance on CambridgeSide Place will be aesthetically improved to denote a pedestrian entrance for third floor tenants and visitors. All existing retail entrances on First Street and CambridgeSide Place will remain.

The office uses proposed for the Project represent an increase of 59 vehicle trips during the weekday morning peak hour and an increase of 23 vehicle trips during the weekday evening peak hour. During an average Saturday, the Project represents a decrease of 1,228 vehicle trips and a decrease of 72 vehicle trips during the Saturday midday peak hour. As further described in the TIS attached as Appendix 2, the Project is expected to have a minimal impact on traffic and will not cause congestion, hazard, or substantial change to the established neighborhood character.

c. Adequacy of utilities and other public works;

As detailed on the Utilities Report attached as Appendix 3, the impact of the Project on City utilities is de-minimis and the existing utility connections are quite sufficient to meet the needs of including office on the third floor. The Applicant has met with the appropriate City departments, including, with-

out limitation, the Cambridge Water Department, the Department of Public Works, the Community Development Department, the Traffic Parking and Transportation Department, the Inspectional Services Department, the Fire and Police Departments and the City Arborist, to ensure regulatory compliance.

d. Impact on existing public facilities within the city; and

As noted in the TIS attached as Appendix 2, the traffic impacts of re-tenanting the third floor for office use will be comparable to, and in some time periods less than, the current traffic impacts of third floor retail use. The Article 19 Project Review Special Permit Criteria consist of five indicators to evaluate project impacts, none of which are exceeded by the Project, as further described below. In addition, as described on the attached Utilities Report, City water, sewer

and drainage infrastructure are available for the proposed inclusion of office use on the third floor. The proposed re-tenanting of the third floor results only in a minor increase in wastewater flow and water demand, such that existing connections can support the Project and no upgrades are needed.

e. Potential fiscal impact.

The Project is expected to have a positive fiscal impact. Re-tenanting of some or all of the retail space on the third floor as office space will stabilize the tax base and operations of the core mall area. The planned improvements and return of the third floor to a productive use will attract new visitors to the City who will take advantage of the surrounding retail establishments, including nearby local restaurants and shops. The inclusion of office space on the third floor will not impact the City's school system.

Project Review Special Permit pursuant to Section 19.20 of the Ordinance

In granting a special permit under Section 19.20, the Planning Board shall make the following findings:

A. 19.25.1 – Traffic Impact Findings. Where a Traffic Study is required as set forth in Section 19.24 (3) above the Planning Board shall grant the special permit only if it finds that the project will have no substantial adverse impact on city traffic within the study area as analyzed in the Traffic Study. Substantial adverse impact on city traffic shall be measured by reference to the traffic impact indicators set forth in Section 19.25.11 below.

VAI worked with the City's Traffic, Parking and Transportation Department (the "TPTD") to determine the scope of the traffic study required in connection with the introduction of office use to the third floor. Of the 100 measurements analyzed in connection with the five Project Review Special Permit Criteria indicators, none were exceeded as a result of the Project. A total of four measurements are exceeded under existing conditions, with or without the Project. As detailed in the attached TIS, the Project will not exacerbate any of the pre-existing exceedances or create any new exceedances. Accordingly, the Project will not have a substantial adverse impact on City traffic within the study area.

In areas where the Planning Board determines that area-specific traffic guidelines have been established in the Ordinance, the Board recognizes

written agreements between project proponents and the City dealing with transportation mitigation strategies.

As set forth in the TIS attached hereto, the Applicant is committed to implementing specific improvements to mitigate the Project's impacts and complying with the Transportation Demand Management ("TDM") program intended to reduce vehicle dependency at the site.

B. 19.25.11 – Traffic Impact Indicators. In determining whether a proposal has substantial adverse impacts on city traffic the Planning Board shall apply the following indicators. When one or more of the indicators is exceeded, it will be indicative of potentially substantial adverse impact on city traffic. In making its findings, however, the Planning Board shall consider the mitigation efforts proposed, their anticipated effectiveness, and other supplemental information that identifies circumstances or actions that will result in a reduction in adverse traffic impacts. Such efforts and actions may include, but are not limited to, transportation demand management plans; roadway, bicycle and pedestrian facilities improvements; measures to reduce traffic on residential streets; and measures undertaken

to improve safety for pedestrians and vehicles, particularly at intersections identified in the Traffic Study as having a history of high crash rates.

The indicators are: (1) Project vehicle trip generation weekdays and weekends for a twenty-four hour period and A. M. and P.M. peak vehicle trips generated; (2) Change in level of service at identified signalized intersections; (3) Increased volume of trips on residential streets; (4) Increase of length of vehicle queues at identified signalized intersections; and (5) Lack of sufficient pedestrian and bicycle facilities. The precise numerical values that will be deemed to indicate potentially substantial adverse impact for each of these indicators shall be adopted from time to time by the Planning Board in consultation with the TPTD, published and made available to all applicants.

According to the TIS, the introduction of approximately 140,000 square feet of office space on the third floor of the core mall area at CambridgeSide is expected to have minimal impact on traffic and will not cause congestion, hazard, or substantial change to the established neighborhood character. CambridgeSide is in close proximity to the MBTA Lechmere Station, which accommodates the Green Line light rail transit, and several MBTA and private transit (area Transportation Management Association) bus routes. In addition, the CambridgeSide shuttle bus provides free shuttle service from the Kendall Square T stop to the Project between the hours of 9AM and 8PM Monday through Friday, between the hours of 9AM and 9PM on Saturday, and between the hours of 10AM and 7PM on Sunday.

As detailed in the attached TIS, of the 100 measurements analyzed in connection with the five Project Review Special Permit Criteria indicators of traffic impact, none were exceeded as a result of the Project. A total of four measurements are exceeded under existing conditions, with or without the Project. The Project will not exacerbate any of the pre-existing exceedances or create any new exceedances. This indicates that the Project will not have a substantial adverse impact on City traffic within the study area.

CambridgeSide includes a number of pedestrian and bicycle accommodations in various locations throughout the site that will remain unchanged. The re-tenanting of existing retail use square footage to office use square footage does not trigger compliance with the bicycle parking requirements provided in Section 6.100 of the Ordinance because, per Section 6.103.1, the re-tenanting does not result in at least a fifteen percent (15%) increase in the total number

of bicycle parking spaces that would be required for the entire building. Rather, the proposed third floor re-tenanting decreases the total number of required bicycle parking spaces.

C. 19.25.2 Urban Design Findings. The Planning Board shall grant the special permit only if it finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30. In making that determination the Board may be guided by or make reference to urban design guidelines or planning reports that may have been developed for specific areas of the city and shall apply the standards herein contained in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to nonprofit religious and educational activities.

The Project will conform with the urban design objectives of the City as set forth in Section 19.30.

a. 19.31 – New projects should be responsive to the existing or anticipated pattern of development. Indicators include:

i. Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

» *The Project does not propose any alteration to the footprint or height of the CambridgeSide building.*

ii. New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

» *The Project does not propose any alteration to the footprint or height of the CambridgeSide building.*

iii. In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc.

» *As shown on the Figures attached as Appendix 6, an existing entrance on CambridgeSide Place will be aesthetically improved to denote a pedestrian entrance for third floor tenants*

and visitors. All existing retail entrances on First Street and Cambridgeside Place will remain.

- iv. Where relevant, historical context are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.

» *This is not applicable to the Project.*

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

- i. Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.

» *As shown on the Figures attached as Appendix 6, an existing entrance on Cambridgeside Place will be aesthetically improved to denote a pedestrian entrance for third floor tenants and visitors. This will introduce more pedestrian activity on the street. Additional daytime users will activate the interior of the mall.*

- ii. Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building

faces a public street or public park, and publicly accessible pathways.

» *No change to the existing parking configuration is proposed in connection with the Project.*

- iii. Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.

» *The proposed aesthetic improvements to an existing entrance to denote the third floor pedestrian entrance on Cambridgeside Place will increase transparency and access to the third floor. The third floor is otherwise bound by structures that will remain.*

- iv. Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.

» *Pedestrian access to the building will be unchanged with the exception of making aesthetic improvements to an existing entrance on Cambridgeside Place in order to denote an entrance for third floor tenants and visitors. Existing pedestrian and vehicular movements will remain coordinated through the traffic signal and/or the raised pedestrian crossing at the main mall entrance.*

- v. Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be aid to providing safe access to the facilities from the outside.

» *Pedestrian access to the building will be unchanged with the exception of making aesthetic improvements to an existing entrance on Cambridgeside Place in order to denote an entrance for third floor tenants and visitors. Bicycle accommodations are adequate to serve*

the Project and will remain. More specifically, the re-tenanting of existing retail use square footage to office use square footage does not trigger compliance with the bicycle parking requirements provided in Section 6.100 of the Ordinance because, per Section 6.103.1, the re-tenanting does not result in at least a fifteen percent (15%) increase in the total number of bicycle parking spaces that would be required for the entire building. Rather, the proposed third floor re-tenanting decreases the number of required bicycle parking spaces.

- vi. Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

» *This is not applicable to the Project.*

- c. 19.33 - The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:

- i. Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically: (a) Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets. Among the techniques that might be considered are the inclusion of screens or a parapet around the roof of the building to shield low ducts and other equipment on the roof from view. (b) Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale and character of the building. (c) Placement of mechanical equipment at locations on the site other than

on the rooftop (such as in the basement), which reduces the bulk of elements located on the roof; however, at-grade locations external to the building should not be viewed as desirable alternatives. (d) Tall elements, such as chimneys and air exhaust stacks, which are typically carried above screening devices for functioning reasons, are carefully designed as features of the building, thus creating interest on the skyline. (e) All aspects of the mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas.

» *Mechanical equipment will be located on the existing mall roof directly above the third floor space. This location will reduce or eliminate the visual impact of the required equipment.*

- ii. Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

» *Existing service areas will be utilized.*

- iii. Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

» *Existing service areas will be utilized.*

- iv. Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

» *The existing site is almost entirely impervious. As detailed on the attached Utilities Report, the Project will have no impact on runoff.*

- v. Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.

» *The existing site is almost entirely impervious. As detailed on the attached Utilities Report, the Project will have no impact on runoff.*

- vi. The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Reg-

istered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

- » *The Project does not propose any alteration to the footprint or height of the Cambridge-Side building. Therefore, it results in no new shadow impacts.*

vii. Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

- » *The Project does not propose any alteration to the footprint or height of the Cambridge-Side building.*

viii. Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

- » *There are no residential developments on adjacent lots.*

ix. Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

- » *Lighting required to support the aesthetically-improved entrance on CambridgeSide Place will be consistent with these goals.*

x. The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

- » *The Project does not propose any alteration to the footprint or height of the Cambridge-Side building, and therefore, there will be no impact to existing trees on the site. See the Statement Re: The Section 19.24 Tree Study attached as Appendix 4.*

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

i. The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

- » *Water-conserving fixtures required to support the third floor office use will be utilized. The existing site is almost entirely impervious. As*

detailed on the attached Utilities Report, the Project will have no impact on runoff.

ii. The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

- » *As detailed on the attached Utilities Report, the existing water and wastewater infrastructure systems are adequate to serve the Project.*

iii. Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.

- » *The Applicant continuously implements energy and HVAC controls aimed at increasing energy efficiency at CambridgeSide. This has been an ongoing 30-year practice. The Applicant's energy saving methods have included retrofitting all common area, back of house, exterior, and garages with LED lighting and adding heat circulating ceiling fans in the lower food court to minimize inefficient heat curtain use. While ISD has confirmed that the Project is not a "substantial rehabilitation", and therefore does not trigger compliance with the LEED standards outlined in Section 22.20 of the Ordinance, the Applicant will continue to employ best practices in the operation of CambridgeSide. New third floor office tenants will also be encouraged to implement LEED certification standards and other environmental efficiency standards in their fit-out.*

e. 19.35 – New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:

i. New educational institutional construction that is focused within the existing campuses.

- » *This is not applicable to the Project.*

- ii. Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site.
 - » *This is not applicable to the Project.*
 - iii. In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.
 - » *Introduction of office use into an existing single-use retail building will extend activity throughout the work week.*
 - iv. Historic structures and environments are preserved.
 - » *This is not applicable to the Project.*
 - v. Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.
 - » *This is not applicable to the Project.*
- f. 19.36 – Expansion of the inventory of housing in the city is encouraged. Indicators include:**
- i. Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.
 - » *CambridgeSide is an existing commercial development that has been fully constructed, which already includes retail, office, hotel and other commercial uses. Re-tenanting for office use is an appropriate use of the third floor, especially given the stability of office use in the neighborhood and the nature of the site as an established commercial center.*
 - ii. Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle income units is encouraged.
 - » *This is not applicable to the Project.*
- g. 19.37 – Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:**
- i. On large-parcel commercial developments, publicly beneficial open space is provided.
 - » *The proposed re-tenanting of some or all of the existing retail space to office space on the third floor will result in no new building area, and will have no impact on access to existing open space.*
 - ii. Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.
 - » *The proposed re-tenanting of some or all of the existing retail space to office space on the third floor will result in no new building area, and will have no impact on access to existing open space.*
 - iii. A wider range of open space activities than presently found in the abutting area is provided.
 - » *The proposed re-tenanting of some or all of the existing retail space to office space on the third floor will result in no new building area, and will have no impact on access to existing open space.*
- D. See the attached TIS, statement regarding the Tree Study, Utilities Report and noise mitigation narrative, provided in accordance with the Project Review Special Permit application requirements set forth in Section 19.24 of the Ordinance.**

Conclusion

As described above, the Project is appropriate to the site and surroundings, has minimal impacts on the surrounding transportation network, has a de-minimis impact on City utilities, and is consistent with the Citywide Urban Design Objectives. The requested amendment to the PUD Special Permit and corresponding Project Review Special Permit would approve a change in the location and the allowed total square footage of office use under the PUD Special Permit. Further, it will update the PUD Special Permit plans to be consistent with the Project. All other provisions of the PUD Special Permit would remain valid and do not require revisions as a result of the Project.

In light of changed market conditions and a more stable demand for office space, the Project is necessary to ensure that CambridgeSide remains an attractive destination for residents and visitors alike, thereby maintaining the employment opportunities and public access to open spaces that are associated with the productive operation of CambridgeSide. Accordingly, for the reasons set forth above, the Applicant respectfully requests that the PUD Special Permit (PB #66) be amended and a Project Review Special Permit be granted to approve the change in allowed location and square footage of office use at the site in order to re-tenant some or all of the approximately 140,000 square feet of retail space on the third floor in the core mall building to office space.



Appendices

APPENDIX 1

PUD Special Permit (PB #66), dated June 25, 1987: The Planning Board approved the mixed-use project then known as The Galleria at Riverside Place (PB #66, the “PUD Special Permit”) and now known as CambridgeSide, which project comprised development of approximately 950,000 square feet, including commercial and retail use, residential use (which was subsequently amended to hotel use), and office use.

Amendments to the PUD Special Permit

Amendment	Date	Purpose
Minor Amendment 1	May 3, 1988	Planning Board voted to extend the deadline for submitting a Transit Plan until December 31, 1988.
Minor Amendment 2	November 15, 1988	Planning Board voted to extend the deadline for submitting a Transit Plan until June 1, 1989. Planning Board also voted to allow Owner to construct two levels of above-grade parking due to construction difficulties, on the condition that Owner eliminate two levels of parking under the office building.
Minor Amendment 3	April 4, 1989	Planning Board approved minor changes to the lot lines of the development and phasing schedule. The Owners sold Lot 1 of the project to Lotus Development Corporation and bought from them Lot 26. The Planning Board approved removing Lot 1 from the PUD decision and applying such decision to Lot 26.
Minor Amendment 4	April 18, 1989	Planning Board approved elevations drawings and above-ground garage plans pursuant to Minor Amendment 2.
Minor Amendment 5	May 16, 1989	Planning Board voted to extend the deadline for submitting a Transit Plan until August 1, 1989.
Minor Amendment 6	June 5, 1990	Planning Board approved a revised construction schedule, revised schedule for bicycle parking, and revised layout of parking garage.
Minor Amendment 7	July 16, 1991	Planning Board approved a revised construction schedule and design elements for the residential parcel.
Major Amendment 1	September 17, 1991	Planning Board approved exterior signage for two restaurants.
Minor Amendment 8	April 14, 1992	Planning Board approved revised construction schedule.
Minor Amendment 9	July 20, 1993	Planning Board approved revised construction schedule.
Minor Amendment 10	November 9, 1993	Planning Board allowed a Certificate of Occupancy to be issued for one parcel without requiring completed construction on the other parcel.
Major Amendment 2	December 21, 1993	Planning Board allowed additional office space and basement space to be used for business purposes. The Planning Board approved an increase in the FAR.
Minor Amendment 11	June 21, 1994	Planning Board approved revised construction schedule.
Major Amendment 3	March 21, 1995	Planning Board approved design elements of exterior sign.
Minor Amendment 12	July 11, 1995	Planning Board approved revised construction schedule.
Minor Amendment 13	June 18, 1996	Planning Board approved revised construction schedule.
Major Amendment 4	December 30, 1999	Planning Board approved a change in use and an increase in FAR.
Major Amendment 5	March 22, 2000	Planning Board approved revised parking scheme, including fewer spaces, shared parking with office building, MBTA cooperation and support for shuttle services.
Minor Amendment 14	November 21, 2000	Planning Board approved revised construction schedule.
Minor Amendment 15	February 4, 2003	Planning Board approved a change in ownership.



APPENDIX 2

Traffic Impact Study (TIS)

[attached separately]

APPENDIX 3

Utilities Report

Sewer Service Infrastructure

CambridgeSide is serviced by separated sewers in the abutting streets, as shown on the Existing Sewer & Stormwater Infrastructure figure below. The Cambridge Department of Public Works (CDPW) owns and maintains the local sanitary sewer system, which discharges to the Massachusetts Water Resource Authority (MWRA) system and the Deer Island Wastewater Treatment Plant. Existing wastewater flows from CambridgeSide are split over five (5) sewer connections. Flows from Sears and the former Lechmere building discharge to a 12-inch sewer in First Street, while the remaining three (3) connections discharge to a 24-inch sewer in Land Boulevard. The third floor discharges to the Land Boulevard trunk sewer through the 8-inch sewer in CambridgeSide Place. Both trunk sewers in First Street and Land Boulevard flow south to a 25-inch x 29-inch sewer in Binney Street, which flows west to Cardinal Medeiros Avenue. The Binney Street sewer is connected to a large MWRA regulator that discharges dry weather flow to a combined sewer and into the MWRA North District system. Based on initial communication with the CDPW there are no known capacity issues in the sewer systems adjacent to CambridgeSide.

As shown in Tables 3.1 and 3.2 below, existing and proposed wastewater flows for the third-floor re-tenanting have been calculated based on 310 CMR 15.203 Title 5 System Sewage Flow Design Criteria. During our recent meeting with the CDPW, it was clarified that the I&I removal requirement is triggered when development generates an additional 15,000 gallons per day (gpd) of wastewater flow over the existing flows. Including the proposed re-tenanting, the total CambridgeSide flow would be 70,416 (gpd), which represents a nominal increase of 3,500 gpd over the existing flows. This increase is less than 25% of the trigger amount of 15,000 gallons per day. Therefore, the third-floor re-tenanting does not meet the threshold for the I&I removal requirement. The nominal increase in flow to the system will not require any upgrades to the existing sanitary service connections currently conveying wastewater flows from CambridgeSide, which have more than adequate capacity to support this minimal increase in flow.

Table 3.1 Existing Wastewater Flow Estimate

Use Description	GLA (sf)	Number of Seats	Generation Rate	Flow (gpd)
restaurant	19,440	651	35 gpd per seat	22,785
food court (fast food)	20,350	768	20 gpd per seat	15,360
retail*	575,410	–	50 gpd per 1,000 sf	28,771
Totals	615,200	1,419		66,916

*existing retail area = 642,500 sf – 27,300 sf (atriums) – 39,790 sf (restaurants) = 575,410 sf

The total existing retail area is 642,500 sf, GLA, but that includes the 2nd and 3rd floor atrium areas which contain only the vertical transportation elements and generate no flow and thus are excluded from the calculations.

Table 3.2 Proposed Wastewater Flow Estimate

Use Description	GLA (sf)	Number of Seats	Generation Rate	Flow (gpd)
restaurant	19,440	651	35 gpd per seat	22,785
food court (fast food)	20,350	768	20 gpd per seat	15,360
retail	435,410	–	50 gpd per 1,000 sf	21,771
office	140,000	–	75 gpd per 1,000 sf	10,500
Totals	615,200	1,419		70,416
				Δ 3,500 gpd (5% increase)

Stormwater

Under the existing conditions the site is almost entirely impervious. Stormwater runoff is currently collected through roof and area drains that discharge through the roof leaders to the municipal system. The municipal system consists of standard catch basins, manholes, and drain pipes. The First Street storm system discharges into the Lechmere Canal. The CambridgeSide Place and Land Boulevard system discharges to a large 5' x 6' MWRA combined sewer.

All proposed work associated with the third-floor re-tenanting will occur within the interior of the existing building; therefore, there will be no changes in existing land cover. As land cover will remain the same, there will be no change in stormwater runoff rate, volume or quality. During our recent meeting with the CDPW, it was clarified that the proposed re-tenanting does not trigger the City's Land Disturbance Regulations and Stormwater Control Requirements, and therefore, no changes to the existing stormwater infrastructure are required.

Water Service Infrastructure

Domestic water and fire protection services in the District are provided by infrastructure owned and maintained by the Cambridge Water Department (CWD). There are several existing water mains adjacent to CambridgeSide that are listed below and shown on the Existing Water Infrastructure figure below. These mains are interconnected and provide a loop completely around CambridgeSide.

- 12-inch ductile iron main in CambridgeSide Place
- 12-inch cast iron main in First Street
- 8-inch cast iron main in Land Boulevard
- 12-inch cast iron main in Land Boulevard
- 12-inch cast iron main in Thorndike Way

There are several existing domestic and fire protection services to CambridgeSide in CambridgeSide Place and First Street.

The estimated water use will be similar to the wastewater generation with an additional 10% that is not captured through building sanitary systems, such as uses of water for outdoor purposes. Therefore, it is anticipated that the water demand will be approximately 77,500 gpd. During initial communication with the CWD it was confirmed that there are no known low-pressure concerns in this area. The increase in demand will not require any upgrades to the existing mains or service connections to CambridgeSide.

LEGEND:

- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING COMBINED SEWER

SCALE: 1" = 100'

Figure 4.1

1:10/2018.11.14.12.37 PM, JT:50145#PROJECTS/069143.06/05.1901/CAUSE/PORTFOLIO/EXISTING WATER INFRASTRUCTURE (DWG - STANTON, CHRIS)

LEGEND:

EXISTING WATER MAIN

12-INCH MAIN

8-INCH MAIN

FIRST STREET

CAMBRIDGEBIDE PLACE

THORNDIKE WAY

LAND BOULEVARD

SCALE: 1" = 100'

0 50' 100' 200'

TETRA TECH

www.tetratech.com

100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 788-2200 Fax: (508) 788-2261

New England Development
CambridgeSide
Cambridge, Massachusetts
Existing Water Infrastructure

Project No.: 143-3658-H18001
Date: November 12, 2018
Designed By: SJW

Figure 5.1

APPENDIX 4

Statement Re: The Section 19.24 Tree Study

The Project does not require a Tree Study as no proposed structural improvements will take place on the exterior of the building and the building configuration on the lot will not be modified. Construction associated with the Project is limited to interior work and aesthetic improvements to an existing entrance on Cambridgeside Place. By email dated October 23, 2018, City Arborist, David Lefcourt, confirmed that a Tree Study is not required for the Project.



APPENDIX 5

Noise Mitigation Narrative

[attached behind]



October 22, 2018

Mr. Ernest Milani Jr.
Elkus Manfredi Architects
25 Drydock Avenue
Boston, MA 02210

Subject: Cambridge Side Galleria 3rd floor Renovation
Community Noise Assessment and Narrative
Acentech Project No. 630725.2

Dear Ernest:

We have performed a study of the noise impact from the exterior mechanical system equipment for the third floor conversion project at CambridgeSide in Cambridge, MA. The project will consist of re-tenanting up to 140,000 square feet of the existing retail space on the third floor of CambridgeSide to office space (the "Project").

Proposed Mechanical System

The mechanical system that is proposed for the Project will remove the present third floor load from the 10 existing rooftop air conditioning units that serve tenant spaces, such that those existing units will only serve tenant spaces below the third floor. The Project proposes installation of new ERV and VRF units on the roof of the mall's core retail area (the "Roof") in order to serve the third floor office space.

Requirements of the Cambridge Noise Ordinance

The City of Cambridge Noise Ordinance requires that building sound emissions not exceed set sound levels at different types of properties within the various zoning districts. The most stringent sound levels are those at residentially-zoned properties. The sound levels at such properties must be less than 60 dBA during daytime hours (7AM to 6PM Mon.-Sat.) and less than 50 dBA at all other times (6PM to 7AM Mon.-Sat. and all of Sunday). The requirements for commercially- and industrially-zoned properties are less stringent. The sound levels at such properties must be less than 65 dBA and 70 dBA, respectively, at all times.

There are residentially-zoned hotel properties proximate to CambridgeSide. The Hotel Marlowe is adjacent to CambridgeSide, yet designed with a high wall and no guest rooms facing the Roof; rather, the hotel rooms face inward onto an interior courtyard. This high wall acts as a very effective noise barrier to block sound from the Roof. The Royal Sonesta is located across Land Boulevard from CambridgeSide. There is also residentially-zoned property across Lechmere Canal. All other proximate properties are commercially zoned.

Noise Study

We measured the noise created by the existing mechanical system at eight locations on the Roof in order to understand the current noise impact on neighbors. More specifically, we measured at two locations near the façade adjacent to the Hotel Marlowe, one location at the east edge of CambridgeSide in the direction of the Royal Sonesta, three locations along the north edge of the building and two at the south edge of the building.

Based on our measurements, we believe that the current noise condition conforms to the Cambridge Noise Ordinance. We found, considering the adjacent high wall sound barrier and distance from the Hotel Marlowe and the Royal Sonesta, that the sound level at proximate residentially-zoned properties was less than 50 dBA. More specifically, we found that the noise level at the test points closest to the Hotel Marlowe was in the low 70s dBA, but when accounting for the guest room orientation and barrier effect of the wall, the noise reaching the hotel guest rooms is expected to be below the 50 dBA limit. The noise level at the test point

closest to the Royal Sonesta was 63 dBA, but when accounting for the distance across Land Boulevard to the hotel, the noise reaching the hotel guest rooms is expected to be below the 50 dBA limit. Finally, any impact of the mechanical system at CambridgeSide on the residentially-zoned property across Lechmere Canal is expected to be well below the 50 dBA limit considering the distance between the properties. The noise levels at each of the other test locations that were intended to determine noise impact on surrounding commercial properties indicated an expected sound level that is less than the 65 dBA limit.

Because sound levels from the new ERV and VRF units will be additive, we analyzed published manufacturer data and confirmed that expected sound levels from the new equipment, when accounting for mitigating factors described below, is at least approximately 10 dBA lower than the relevant sound level goals such that the combined total sound is compliant with the Cambridge Noise Ordinance. In general, we adjusted the VRF-generated sound levels for the fact that VRF units cycle on and off, such that it is reasonable to assume that only approximately 50% will be operating at night when the noise limits are most stringent. We also considered the following factors in our sound assessment:

- The Hotel Marlowe guest rooms are approximately 130 feet from the closest unit and there is a tall and effective wall sound barrier between the Roof and the hotel.
- The Royal Sonesta guest rooms are approximately 370 feet from the closest unit and there is a rooftop penthouse that blocks the line of sight to the hotel.
- None of the proximate commercial properties are closer than 180 feet to the Roof.

Pursuant to the manufacturer data, configuration of the proposed units and the mitigating factors listed above, the sound levels generated by the new ERV and VRF units and the existing conditions are not expected to result in a total sound level that exceeds any of the limits within the Cambridge Noise Ordinance.

I hope this provides the information you need regarding community noise for the project. If you have any questions, please let us know.

Sincerely Yours,

ACENTECH INCORPORATED



Douglas H. Sturz

Community Noise Narrative R