

## MEMORANDUM

**To:** Cambridge Planning Board  
Cambridge Traffic, Parking and Transportation

**From:** Joseph Maguire  
Michelle Lower  
Alexandrea Real Estate

**Re:** Planning Board Case No. 243  
Minor Amendment – reduction in required parking

---

PUD Special Permit #243 contains a condition from the Traffic, Parking and Transportation Department that encouraged the applicant to seek a reduction in required parking for residential uses if at the time of occupancy of the multi-family use analysis warranted such a reduction. Such a reduction is warranted.

In support of that determination, Vanasse Hangen Brustlin (VHB) compiled a report detailing census vehicle ownership data, K2C2 recommendations, and Parking Demand studies for residential uses in East Cambridge. That data suggests that a parking ratio of .75 would be more than sufficient to supply the residential parking demand in PUD Special Permit #243.

PUD Special Permit #243 requires the construction of 220 residential units in the District. Construction of the first multi-family building at 270 Third Street is presently estimated for the fall of 2015. The building will contain 91 residential units and parking will occur in a below grade parking garage containing 397 spaces located under the adjoining life science building at 75-125 Binney Street. With the issuance of the requested Special Permit, only 68.25 spaces will be required for the residential units.

The size of the parking garage below 75-125 Binney Street will not change as a result of this Special Permit request. When the residential parking garage is constructed at the second multi-family building at 161 First Street the number of spaces will be reduced in order to reflect a .75 ratio for residential parking.

**Appendix I: Dimensional Form**

	Allowed/Required	Proposed	Permitted
Lot Area (sq ft)	87,120 (2 acres)	491,320	No change
Lot Width (ft)	No requirement	N/A	No change
Total GFA (sq ft)	1,533,406 <sup>1</sup>	1,533,200	Consistent with Zoning Ordinance and Final Development Plan
Non-Residential	1,533,406 <sup>1</sup>	1,533,200	
Residential	220,000 <sup>2</sup>	220,000	
Total FAR <sup>1</sup>	3.00	3.00	Consistent with Zoning Ordinance and Final Development Plan
Non-Residential	3.00	3.00	
Residential <sup>2</sup>	N/A	N/A	
Lot Area / Dwelling Unit (sq ft)	300 minimum	approx. 2,233	Consistent with Zoning Ordinance and Final Development Plan
Total Dwelling Units	N/A	220	
Inclusionary Units	None <sup>2</sup>	None	None
Range of Building Heights (ft)	45–140 (Detailed in 13.44.4, 13.54.4)	78, 85, 140	Consistent with Zoning Ordinance and Final Development Plan
Range of Yard Setbacks (ft)	0–10 (Detailed in 13.43.41, 13.53.4)	Varies (see Final Development Plan)	Consistent with Zoning Ordinance and Final Development Plan
Total Open Space (acres)	1.7 (Section 13.45) 2.3 (Section 13.59.9)	approx. 3.16	Consistent with Zoning Ordinance and Final Development Plan
Public	2.3 (Section 13.59.9)	approx. 2.57	
Private (Usable)	N/A	approx. 0.59	
Off-Street Parking Spaces	1600 maximum (Section 13.59.5)	1,847 <sup>3</sup>	1,902 <sup>3</sup>
Handicapped	Consistent with Zoning Ordinance Section 6.34	Not shown	Consistent with Zoning Ordinance Section 6.34
Bicycle Spaces	247 minimum (Section 6.37)	435	435 (minimum)
Loading Bays	13 (calculated for all buildings per 6.83)	approx. 13 <sup>4</sup>	Consistent with Final Development Plan

<sup>1</sup> The total allowed Gross Floor Area includes GFA allowed at an FAR of 3.0 (491,320 x 3.0 = 1,473,960 square feet) plus additional GFA up to a total of 59,446 square feet allowed if the Permittee transfers to the City of Cambridge the property at 101 Rogers Street and a portion of the property at 249 Third Street in accordance with the requirements of Section 13.59.10 of the Zoning Ordinance.

<sup>2</sup> For a Planned Unit Development meeting all the requirements of Section 13.59, 220,000 square feet of residential uses are allowed and must meet the requirements of 13.59.4. Such residential use is not counted as GFA for the purpose of calculating FAR. Neither the Inclusionary Housing requirements nor the bonuses apply.

<sup>3</sup> The proposed parking includes accessory parking for buildings within the Planned Unit Development as well as the relocation of 302 surface parking spaces serving the Athenaeum Building, as allowed in Section 13.59.52.

<sup>4</sup> Exact number of loading facilities to be specified during design review, per Condition 1(i) of this Decision.