



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	PB-179 Amendment 12 (Minor)
Location of Premises:	O'Brien Highway at First and East Streets in the North Point District and the MBTA Green Line Lechmere Station at Cambridge Street and O'Brien Highway
Zoning:	North Point Residence District / PUD-6 Residence C-2B District / PUD-4A
Applicant:	DW NP Property, LLC and DW NP Q, R, V Property, LLC c/o Divco West Real Estate Investments
Owners:	DW NP Property, LLC c/o Divco West Real Estate Investments 200 State Street, 12 th floor Boston, MA 02109 Massachusetts Bay Transportation Authority 10 Park Plaza, Boston, MA 02116
Application Date:	May 9, 2024
Date of Determination:	June 18, 2024
Summary of Proposal:	Minor Amendment to Final Development Plan to reduce the minimum off-street parking ratio in Parcel I and Parcel R from 0.5 to 0.3 spaces per dwelling unit.
Determination:	APPROVED AS MINOR AMENDMENT.

2024 AUG - 1 AM 10:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Copies of this Written Determination and plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this Written Determination, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Documents Submitted by Permittee

1. Request for Minor Amendment to PUD Development Plan from DivcoWest Real Estate Investments, dated 5/9/2024, including revised statistical summary of the approved master plan (Appendix I), and Development Report dated 4/30/2024.
2. Presentation slides shown to Planning Board on 6/18/2024.

Other Documents

3. Memo to the Planning Board from Brooke McKenna, Transportation Commissioner, dated 6/5/2024.
4. Memo to the Planning Board from Community Development Department (CDD) Staff, dated 6/11/2024.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit PB-179 first issued on March 11, 2003 and subsequently amended on March 6, 2007 (Minor), November 18, 2008 (Minor), November 16, 2012 (Major), February 13, 2015 (Major), July 30, 2015 (Minor), September 2, 2016 (Major), July 11, 2017 (Minor), October 15, 2019 (Minor), March 15, 2022 (Minor), July 12, 2022, (Minor), and September 20, 2022 (Minor).

DivcoWest requests the following changes to the approved PUD as a Minor Amendment:

- Reduce the minimum required off-street parking ratio in Parcel I and Parcel R from 0.5 spaces per dwelling unit to 0.3 spaces per dwelling unit.
- Allow users of Parcel R to utilize off-street parking spaces at Parcel I.

Per Section 12.37 of the Zoning Ordinance, the Planning Board makes a determination as to whether the proposed change to the approved Final Development Plan may be approved as a minor amendment.

FINDINGS

1. Minor Amendment to Planned Unit Development Special Permit (Section 12.37)

The following standards are set forth in the Zoning Ordinance regarding Minor Amendments to Planned Unit Development Special Permits.

12.37.1 Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 12.37.2 shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 12.37.3, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Section 12.34 through 12.36. The Planning Board shall decide whether proposed changes are major or minor.

12.37.2 Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.

Because the request involves no new construction and the utilization of existing, built off-street parking spaces within the PUD, the Planning Board finds that the requested amendment constitutes a Minor Amendment. Parcel I is built and occupied, and Parcel R received design review approval by the Planning Board in May 2022 but has not commenced construction. Rather than constructing additional off-street accessory parking spaces with Parcel R, the permittee plans to use Parcel I off-street accessory parking spaces to meet the anticipated demand of Parcel R. This proposed modification is consistent with the Planning Board's request as part of Major Amendment #6 for the Permittee to work with City staff and identify opportunities to further reduce off-street parking within the Cambridge Crossing PUD.

The Traffic, Parking + Transportation Department reviewed the request by the Permittee and has prepared a memorandum dated June 5, 2024 which supports the requested Minor Amendment. TP+T states that while Parcel I is 95% occupied, at any given time there are approximately 80 unused spaces in Parcel I's garage. The memo notes that City transportation policy supports using existing, built off-street parking where possible instead of building new off-street parking spaces.

DETERMINATION

Based on a review of the documents submitted and the above Findings, the Planning Board hereby approves the requested changes as a Minor Amendment to the Planned Unit Development (PUD) Final Development Plan authorized by Planning Board Special Permit Decision PB-179, subject to the following conditions and limitations:

1. In approving the Minor Amendment, the Board hereby makes the following modifications to the Conditions of Special Permit Decision PB-179, with reference to the Conditions set forth in Amendment 6 (Major) as modified by subsequent amendments:

#22.a: The recommendations set forth in the Memorandum from Monica R. Lamboy, Interim Director, Traffic, Parking and Transportation Department, dated January 13, 2015 and attached to this Decision, shall be incorporated as Conditions of this Special Permit Decision applicable in addition to conditions set forth in the original PUD Special Permit PB #179, as modified by previous amendments. Prior to issuance of any Building Permit or Certificate of Occupancy for development authorized by PUD Special Permit PB #179, the Traffic, Parking and Transportation Department shall certify that all conditions applicable at that phase of the project have been met. Notwithstanding the foregoing, the minimum parking ratio for residential uses applicable to development on Parcel I and Parcel R shall be 0.30 spaces per dwelling unit; provided, however, the maximum parking ratios in Section 2 of said memo shall continue to apply.

2. Appendix I, attached to this Determination, summarizes the dimensional characteristics of the PUD as modified by this Minor Amendment.

3. Except as explicitly set forth above, the existing Conditions of Special Permit PB-179, as modified by prior Amendments, shall continue to apply.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members H Theodore Cohen, Mary Flynn, Mary Lydecker, Diego Macias, Ashley Tan, and Adam B. Westbrook.

For the Planning Board,

A handwritten signature in cursive script that reads "Mary Flynn".

Mary Flynn, Chair.

A copy of this determination approving Amendment 12 (Minor) to Planning Board Special Permit PB-179 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and accurate copy of the above decision has been filed on August 1, 2024, with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or

_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk

APPENDIX I TO SPECIAL PERMIT

[attached behind]

Appendix I: Revised Statistical Summary of the Approved Master Plan
I. Project as a Whole
A. Three City Summary

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Residential:	0.5-1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit for the entire project at full build-out(**)
g. Dwelling Units	Proposed Number:	3,177 units



B. Development in Cambridge

a. Parcel Area	Total Area in Acres: Square Feet:	38.77 acres 1,690,276 square feet
	Area at North Point in Acres: Square Feet:	37.1 acres 1,617,534 square feet
	Area at Lechmere in Acres: Square Feet:	1.67 acres 72,742 square feet
b. Floor Area	FAR at North Point: FAR at Lechmere:	2.54 2.5
	GFA at North Point: GFA at Lechmere: Total GFA:	4,102,825 square feet 181,855 square feet 4,248,695 square feet
	Maximum FAR at North Point: Maximum FAR at Lechmere:	TBD TBD
c. Non-Residential	Approved GFA at North Point: Approved GFA at Lechmere:	1,409,063 square feet 3,988 (Retail Only)
	Minimum FAR at North Point: Minimum FAR at Lechmere:	TBD TBD
d. Residential	Approved GFA at North Point: Approved GFA at Lechmere:	2,656,925 square feet 177,867 square feet
	Minimum Public, Green Area or Permeable Open Space Provided at North Point: at Lechmere:	323,507 square feet 11,000 square feet
e. Open Space	Other Open Space in Square feet:	TBD
	Maximum non-residential at North Point: at Lechmere:	See Special Permit See Special Permit
f. Parking Spaces	Residential:	TBD 0.5 – 1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit at full build-out for all municipalities(**)
	g. Dwelling Units	Proposed Number:



C. Development in Somerville

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

D. Development in Boston

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.49
	Total GFA	997,159 square feet
c. Non-Residential	Maximum FAR	2.70
	GFA	771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD



II. PHASES
A. Statistical Summary - Phase 1A
1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,088,805 square feet
c. Non-Residential	GFA	444,336 square feet
	Retail GFA	TBD
d. Residential	GFA	1,644,469 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Not to exceed an average of 0.75/unit at full build-out for all phases(**)
g. Dwelling Units	Proposed Number:	TBD



2. Dimensional Limits on Individual Parcels

Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	408,789 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 25,261 square feet
	f. Residential GFA:	383,528 square feet
	g. Total Parking Spaces:	Minimum of 0.30 spaces/unit (Shared Parking with Parcel R)
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail: ¹	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	371,828 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	371,828 square feet
	e. Retail:	Allowed, 15,600 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet

¹ This includes approximately 3,014 square feet of day care center space, which is an allowed, non-residential institutional use, but shall be treated as retail for the purposes of compliance with Special Permit Condition 12.c(iv) of the Final Development Plan Special Permit.



Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	312,399 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	312,399 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	212,142 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	209,142 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	14,799 square feet
	b. Total GFA:	18,823 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,823 square feet
	e. Retail:	Required, 8,533 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	None
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	16,395 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,395 square feet
	e. Retail:	Required, 16,395 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

B. Statistical Summary - Phase 1B
1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,937,348 square feet
c. Non-Residential	GFA:	1,554,602 square feet
	Retail GFA:	0
d. Residential	GFA:	382,746 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit at full build-out for all phases(**)
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 1B

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	382,746 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	419,529 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	419,529 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	451,213 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	451,213 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	366,345 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	366,345 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	315,954 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	315,954 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



C. Statistical Summary - Phase 2

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,219,701 square feet
c. Non-Residential	Maximum GFA:	186,124 square feet
	Retail GFA:	24,1331 square feet
d. Residential	Minimum GFA:	1,033,577 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit at full build-out for all phases(**)
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	92,116 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	335,251 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	306,491 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	44,196 square feet
	b. Total GFA:	165,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	165,192 square feet
	e. Retail:	Required, 1,801 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	140,194 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 18,342 square feet
	f. Residential GFA:	121,852 square feet
	g. Total Parking Spaces:	Minimum – 0.30 spaces/unit for residential uses (Shared Parking with Parcel I)
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	181,855 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,988 square feet
	e. Retail:	Required, 3,988 square feet
	f. Residential GFA:	177,867 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

(**) - The minimum parking requirement for residential uses constructed on each of Parcel I and Parcel R shall be 0.30 spaces/unit, which parking shall be located on Parcel I.

