



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: PB 2014-29-MA3-0818

Date: November 8th, 2018

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: Cambridge Crossing (formerly NorthPoint) Revision

Applicant Name: DW NP Property, LLC c/o DivcoWest Real Estate Services
Applicant Address: One Kendall Square, Suite B3201, Cambridge, MA 02139
Owner Name: DW NP Property, LLC c/o DivcoWest Real Estate Services
Owner Address: One Kendall Square, Suite B3201, Cambridge, MA 02139
Agent: Thomas N. O'Brien
Agent Address: One Congress Street, 10th Floor, Boston, MA 02114
Alderman: Matthew McLaughlin

Legal Notice: Cambridge Crossing (formerly NorthPoint) Neighborhood Development Plan Revision: (Case # PB 2014-29-MA3-0818) Applicant/Owner DW NP Property LLC c/o DivcoWest Real Estate Services requests an Amendment to the Approved NorthPoint Neighborhood Development Plan to update the total gross square footage in Somerville from 747,458sf to 858,969sf. North Point Special District (NPSD). Ward 1.

Dates of Public Hearing: November 8th, 2018

I. PROJECT DESCRIPTION

1. Subject Property:

Cambridge Crossing (formerly called "NorthPoint") refers to an area of land along the north bank of the Charles River, over sixty acres in total, inclusive of the area north of Msgr. O'Brien Highway from the MBTA's Fitchburg line right-of-way to the Charles River, on both sides of the Charlestown Avenue (Gilmore) Bridge.

The full project consists of a total of a 5,245,854 square foot ("sf") gross floor area ("GFA") mixed-use campus (3,060,792 sf residential; 2,185,062 sf commercial) on approximately 45 acres, comprised of land

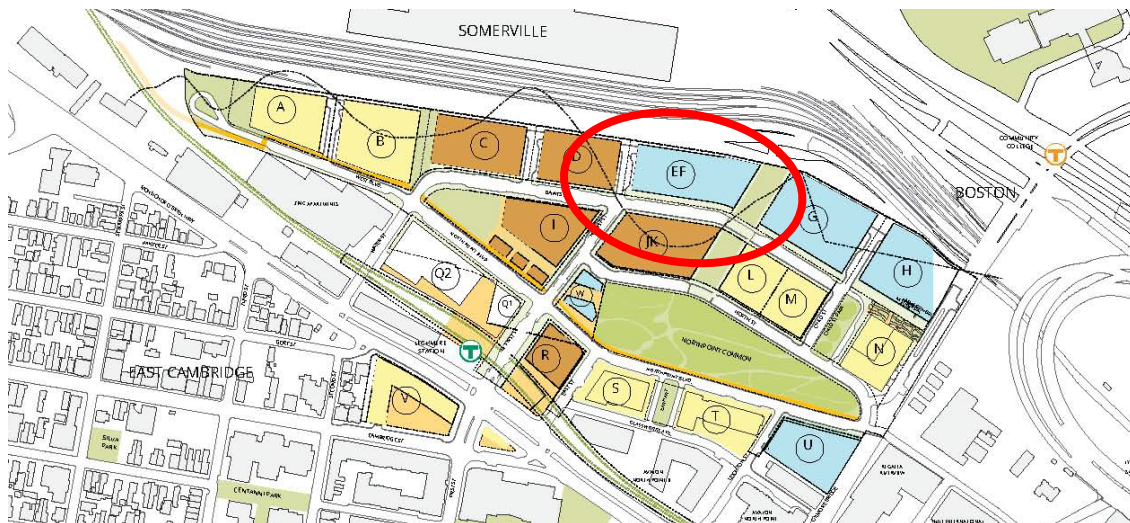
in Somerville, Boston, and Cambridge. Approximately 4.688 acres of the Site is located within Somerville -- one parcel (referred to as EF) is almost entirely in Somerville and five other parcels are partially located in Somerville.

Two residential condominiums have been constructed on Parcels S and T, including a total of 329 units, and one residential apartment building was constructed on Parcel N (Twenty|20) consisting of 355 units and 8,600 sf of retail space, all located in Cambridge. The four (4) acre central park and various road segments (East Street, Glassworks Avenue, Leighton Street, NorthPoint Boulevard, and Dawes Street) have also been constructed.

A zoning amendment was adopted by the City of Somerville on November 26, 2013 establishing the North Point Special District and modifying Section 5.4 of the Somerville Zoning Ordinance (SZO), relating to design and site plan review requirements in the new District to support the development of a comprehensively planned neighborhood of mixed-use, moderate- to high-density development within easy access to public transportation. A Neighborhood Development Plan application was submitted in September 2014 and was subsequently approved by the Somerville Planning Board in October 2014. It should be noted that the zoning amendment and Neighborhood Development Plan were each unanimously approved, reflecting the strong support for this development within the City of Somerville. Construction of all roadways and utilities began in 2017, and the building on Parcel JK is anticipated to be complete in early 2019.

2. **Proposal:**

This application is to amend the previously approved and amended Neighborhood Development Plan. The overall Cambridge Crossing project as a complex long-term mixed use development has not changed, although certain aspects of the project have evolved over time in response to changing social and economic conditions. It is the intent of this submission to amend the previously established Neighborhood Development Plan for the Somerville portion of Cambridge Crossing to update the total gross square footage in the city from 747,458sf to 858,969sf.



3. **Green Building Practices:**

There are no changes to Green Building Practices requested or anticipated based on this application.

4. **Comments:**

This package was not shared given the nature of the application so there are no comments from other departments at this time.

II. FINDINGS FOR NEIGHBORHOOD DEVELOPMENT PLAN REVIEW (SZO §5.7 & §6.6.3):

Based on review of the submitted Neighborhood Development Plan, Staff finds that the proposal meets all of the requirements outlined in §6.6.3.A.3 of the SZO. This section of the report goes through the findings required by §6.6.3.A.3 in detail.

1. *Staff finds that the submitted Neighborhood Development Plan demonstrates conformance to the adopted Master Plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board.*

Staff finds the submitted revisions to the Neighborhood Development Plan in conformance with the original approved plan and supplemental documents.

2. *Staff finds that the submitted Neighborhood Development Plan demonstrates consistency with the purpose of the North Point Special District and of the Somerville Zoning Ordinance in general.*

The revised Neighborhood Development Plan is still consistent with the purpose of the North Point Special District which is: “to support the development of a comprehensively planned neighborhood of mixed-use, moderate- to high-density development within easy walking distance to transit and having the following characteristics:

1. An interconnected street grid and comprehensive thoroughfare network that distributes multi-modal circulation throughout the entire North Point neighborhood;
2. Thoroughfares that accommodate all modes of transportation - pedestrians, bicycles, public transit, and private motor vehicles.
3. Thoroughfares that feature frequent intersections, on-street parking, and large street trees to promote safe vehicular operating speeds by modulating the appearance and feel of the street space to drivers;
4. Appealing physical connections to surrounding areas including East Cambridge, the Community College Orange Line T-Station via the Gilmore Bridge, DCR New Charles River Basin Park, and regional pathways;
5. Pedestrian infrastructure that is accessible to and usable by persons with disabilities;
6. A North First Street extension as the primary connection to East Cambridge;
7. A distribution of diverse civic space types to serve the various social needs of neighborhood residents, workers, and visitors, including a public common;
8. A retail oriented plaza in close proximity to the relocated Lechmere T-Station;
9. Primary uses distributed throughout the neighborhood so that the many activities of daily living can occur within walking distance to residences and workplaces;
10. A constrained supply of parking spaces to encourage the use of public transit, bicycles, and walking in lieu of automobiles.
11. A diverse supply of residential unit types, sizes, and price points that meets the life-long housing needs of the community.
12. Architecture and landscape design that spatially defines civic spaces and thoroughfares as outdoor rooms and corridors.”

The submitted revisions to the Neighborhood Development Plan are also consistent with the general purpose of the Somerville Zoning Ordinance as set forth under §1.2, which includes “to provide for and maintain the uniquely integrated structure of uses in the City; to provide adequate light and air; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the City; to encourage housing for persons of all income levels; and to preserve and increase the amenities of the municipality.”

3. *Staff finds that the submitted Neighborhood Development Plan demonstrates compliance to the standards set forth in §6.6.4 Urban Design and §6.6.5 Thoroughfares.*

As this is a numerical change only and there are no changes to the Block & Lot Plan, Thoroughfares, or Civic Spaces, the typical submittal requirements are not required.

6.6.4 Urban Design

§6.6.4.A. Thoroughfare Network

There are no changes to any Thoroughfare in this application.

§6.6.4.B. Block Structure

There are no changes to the block structure in this application.

§6.6.4.C. Lots

There are no changes to any Lots – size, shape, or dimensions - in this application.

§6.6.4.D. Civic Space

There are no changes to any Civic Spaces in this application.

§6.6.4.B. Build Out

The build-out projection change is the only request that is part of this Minor Amendment. The square footage in Somerville will increase to 858,969 gross square feet. This increase is due to design changes associated with the Parcel EF development – these changes are submitted as a separate application under case number PB2017-23-MA1-0818.

6.6.5 Thoroughfares

Thoroughfare is defined in Article 2 of the SZO as “a way for use by vehicular and pedestrian traffic and providing access to lots and open spaces.” There are no changes to any Thoroughfare in this application so the provisions of §6.6.5.A. are still met.

§6.6.5.B requires that all thoroughfares be designed and constructed in accordance with the City of Somerville’s adopted thoroughfare design standards or, in the absence of adopted standards, that thoroughfares be designed and constructed in accordance to standards deemed to be appropriate by the Planning Board. This requirement is met.

A waiver was previously requested and granted from §6.6.5.C for the street tree grating and fencing requirements contained in Section 6.6.5.C.4.e of the SZO to allow the street tree condition to remain consistent along Dawes Street as the street goes through both Somerville and Cambridge.

There are no new requests under §6.6.5.D or §6.6.5.E.

III. RECOMMENDATION

Neighborhood Development Plan Review under §5.7 & §6.6.3

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the submitted **AMENDMENT TO THE NEIGHBORHOOD DEVELOPMENT PLAN**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes				
1	Approval is for the Amendment to the North Point Neighborhood Development Plan. This approval is based upon the following application materials and the plans submitted by the Applicant:	DSP/BP/CO	Planning/ISD					
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>August 30, 2018</td><td>Initial application submitted to the City Clerk’s Office</td></tr></table>				Date (Stamp Date)	Submission	August 30, 2018	Initial application submitted to the City Clerk’s Office
	Date (Stamp Date)				Submission			
August 30, 2018	Initial application submitted to the City Clerk’s Office							
Any changes to the approved neighborhood development plan that are not <i>de minimis</i> must receive approval from the Planning Board.								
2	All conditions applicable to the original Neighborhood Development Plan approval and all subsequent amendments apply to this approval.	BP	Planning/ISD					