

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:
The Project will not include any state land transfer and does not currently anticipate financing from any state agencies.

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	8.2		
New acres of land altered		0	
Acres of impervious area	8.2	0	8.2
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	1,090,000*	+575,000	1,665,000
Number of housing units	0	+200	200
Maximum height (feet)	55 - 68	+87 - 100	155
TRANSPORTATION			
Vehicle trips per day	5,758	+1,744	7,502
Parking spaces	2,490	-795**	1,695
WASTEWATER			
Water Use (Gallons per day)	78,730	+115,270	194,000
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	71,572	+104,770	176,342
Length of water mains (miles)	N/A	N/A	N/A
Length of sewer mains (miles)	N/A	N/A	N/A

Has this project been filed with MEPA before?

Yes (EEA # _____) **No**

Has any project on this site been filed with MEPA before?

Yes (EEA # 3007) No

* includes above grade garage

** parking spaces to be phased out

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

CambridgeSide is a nearly 1.1 million square foot retail shopping destination featuring over 80 stores and restaurants. Drawing in over 7,000,000 visitors per year, CambridgeSide is both an important community gathering place for the East Cambridge neighborhood and a major tourist attraction. The location, the Lechmere Triangle, was originally a mix of waterfront industrial uses that built up along the Charles River at the beginning of the 20th century. By the end of World War II, much of this industry was gone. Redevelopment of the property was first considered by the City of Cambridge in 1978 through the creation of a riverfront plan for the East Cambridge waterfront. A primary concern of the plan was how the vacant and deteriorating industrial properties along the River and Canal were impacting the East Cambridge residential neighborhood. The first two priority actions of the 1978 East Cambridge Riverfront Plan were (i) the creation of a new 16-acre open space system for the community and (ii) transformation of the Lechmere Canal into a new focal point of open space, retail, and residences. This vision ultimately came to fruition in 1990 when the Proponent transformed this industrial area into a mixed-use development containing the original Cambridgeside Galleria mall, office uses and what later became the Hotel Marlowe. Along with CambridgeSide, the Proponent designed and constructed Canal Park as the centerpiece of this open space system, after which the Park was donated to the City of Cambridge.

The design of the Galleria was organized with a central sky-lit atrium that functions as an indoor extension of this open space system, linking Canal Park to Charles Park. CambridgeSide includes a central three-story retail and office core surrounded by three retail anchors and an above grade parking structure, all supported by a below grade shared parking and building services structure. Approximately 795 parking spaces are provided in the six-level above grade garage with another approximately 1,695 spaces in the three-level below grade parking structure.

Describe the proposed project and its programmatic and physical elements:

The Proponent (on behalf of the property owners), has created a new vision for the future of CambridgeSide, one that honors the mixed-use history of the original center and adapts to become a place where people can shop, work, and live. The Project proposes to achieve that vision by maintaining the core retail presence within the sky-lit mall and by re-using and re-purposing the empty anchor spaces and the above-ground parking garage (the "Project"). Over the last two years, the Proponent met with the City of Cambridge to create and refine a development proposal that honors the original vision. In December of 2019, the City of Cambridge City Council, consistent with a positive recommendation from the City of Cambridge Planning Board, voted to approve a rezoning of the property into a new Planned Unit Development 8 (PUD-8) District that allows retail, office, laboratory and restaurant uses, as well as requiring 30% of the net new floor area to be constructed as part of the Project as residential uses.

In accordance with the PUD-8 zoning and the vision for the property, the Project will maintain active retail and office uses within the mall and will maintain the public sky-lit atrium open space that is the heart of CambridgeSide. Along with the redevelopment of the former anchor stores and the above-ground garage, the Project will also include an addition of approximately 575,000 net new square feet as permitted by the PUD-8 zoning ordinance, expanding the existing approximately 1.090 million square foot retail shopping destination to an approximately 1.665 million square foot mixed use development. Approximately 175,000 net new square feet of that total will be devoted to residential uses, while approximately 400,000 net new square feet will be devoted to commercial uses, currently anticipated to include a combination of office, laboratory, restaurant and retail uses. Refer to Chapter 6 of the attached narrative for the Project's direct and indirect impacts and Chapter 8 of the attached narrative for the Project's infrastructure requirements.