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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 2, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Stephen Buchbinder, Attorney
ARE-MA REGION NO 76 LLC, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to amend Special Permit #33-21 to allow a Lab and Research Facility

Applicant: ARE-MA REGION NO 76 LLC	
Site: 275 Grove Street	SBL: 43029 0024
Zoning: BU4	Lot Area: 489,460 square feet
Current use: Offices	Proposed use: Office with lab and research facility

BACKGROUND:

The property at 275 Grove Street consists of 489,460 square feet improved with a 500,000 square foot office building known as Riverside Center constructed in 1997. The property was rezoned to Business 4 from Manufacturing in 1997 and received a special permit to construct the structure. The petitioner received a special permit in 2021 to allow a lab and research facility in a portion of the structure. The petitioner now seeks to amend the special permit to allow lab and research in 126,107 square feet and to make changes to the site plan to accommodate additional loading bays.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Katheryn Winters, attorney, submitted 6/21/2021
- Board Orders #40-97, #40-97(2) and #33-21
- Project Description, submitted 6/21/2021
- Floor Plan, prepared by TRIA Alexandria, architects, dated 6/11/2021
- Site Plans, signed and stamped by Conor P. Nagle, Engineer, dated 6/16/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner received Special Permit #33-21 in March 2021 granting permission for a Lab and Research Facility use within a portion of the building. Condition #3 of the special permit limits the lab and research use to as the area shown on the floorplans submitted as part of that special permit request. The petitioner seeks to amend the condition to allow for lab and research use in an additional 126,107 square feet, per sections 4.4.1 and 6.5.9.A.
2. The site plans and conditions set forth in Special Permits #40-97 and #40-97(2) remain in full force and effect. Said permits allowed the construction of the existing office building. The petitioner intends to eliminate 37 parking stalls to accommodate two loading bays. To construct the bays and alter the parking facility requires an amendment to the special permits.
3. The petitioner proposes to install new rooftop mechanical equipment in connection with the change in use to laboratory, research, and development. The proposed rooftop mechanical equipment will occupy a height of no more than 35 feet which exceeds the 15 feet exempted from the height requirement according to the height definition of Section 1.5.4.A.1.b. Per section 4.1.3 buildings in the BU4 district may be allowed a height up to 96 feet by special permit. The existing height of the building is 51.42 feet, allowing up to an additional 44.58 feet in height by special permit.
4. The petitioner intends to occupy an additional 126,107 square feet of usable space with a lab and research use, previously used as a general office. Per section 5.1.4, a general office requires one stall per every 250 square feet for up to 20,000 square feet and one stall for every 333 square feet for the remaining. The existing office use requires 399 parking stalls. The petitioner proposes to convert the entire 126,107 square feet into lab and research space, which requires one stall per 1,000 square feet plus one stall per every four employees. The proposed parking requirement is reduced to 205 stalls. Where the office use required 399 parking stalls for the 126,107 square foot space, the credit from that use satisfies the requirement for 205 stalls for the proposed lab and research use.

The petitioner intends to eliminate 37 parking stalls to accommodate two new loading bays, resulting in 1,492 stalls remaining on site. The elimination of the 37 stalls in addition to the proposed requirement of 205 stalls for the lab and research use totals 242 stalls, which is less than the 399 stalls required for the current use. No relief is required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.5.9.A	Request to amend Special Permits #40-97 and #40-97(2) and #33-21 to allow a Lab and Research Facility use	S.P. per §7.3.3
§4.1.3 §4.1.2.B.3	Request to allow a height up to 96 feet and 8 stories	S.P. per §7.3.3