



May 13, 2022

Ms. Catherine Preston Connolly, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Via: Hand Delivery

Reference: Cambridge Crossing
Parcel Q2 Design Review and Request for Minor Amendment
PB #179
Cambridge, Massachusetts

Dear Chair Connolly and Members of the Board:

DivcoWest Real Estate Investments and its affiliates, DW NP Property, LLC, DW NP Q, R, V Property, LLC and DW Propco Q-1, LLC (collectively, "DivcoWest"), respectfully submit this Design Review Application including:

- Design Review for Parcel Q2
- Minor Amendment for Parcel Q2 to expand the use from Commercial Office to Commercial Office / Laboratory
- Revised Subdivision Plan for Parcel Q2
- Revised Design Review Approval for Parcel Q1 to create an expanded planting bed in response to staff comments
- Minor Amendment to Relocate Bicycle Lockers, location of which was approved in Minor Amendment #8

Parcel Q2 Design Review and Context

The proposed development of Parcel Q2 (the "Site"), which is part of the larger Cambridge Crossing Development, is the construction of a 5-story building containing approximately 163,794 square feet of Gross Floor Area ("GFA") with 161,993 GFA of commercial office and/or laboratory uses and 1,801 GFA of retail uses with two (2) levels of below-grade parking containing 150 parking spaces and other public realm improvements (the "Project"). Parcel Q2 is located entirely within the Cambridge.

As shown on the Cambridge Crossing master plan included as part of this Application, the Site, which is commonly known as 151 Morgan Avenue, is bounded by Morgan Avenue to the northeast, Water Street to the northwest, the new MBTA Lechmere Station to the southwest, and the Parcel Q1 development to the northeast. The attached Application is submitted in accordance



with Special Permit #179 (through Amendment No. 8 (Minor)), Condition 10, and the City of Cambridge filing requirements for Large Project Review, pursuant to Section 19.43 of the City of Cambridge Zoning Ordinance (the “CZO”).

The Site is currently undeveloped vacant land that has been being used by the MBTA for construction staging and laydown in connection with the construction of the MBTA’s Green Line Extension (“GLX”) Project and the abutting new Lechmere Green Line MBTA Station. The project complies with the uses (as amended by this requested minor amendment), height, massing (including the approved GFA for the Site) and including, without limitation, the other provisions set forth in the underlying zoning and Special Permit. As more fully described in the Application, under the underlying zoning provisions, Parcel Q2 is required to achieve LEED Silver accreditation. We have designed Parcel Q2 to achieve LEED Gold v. 4 accreditation, consistent with the level achieved on the most-recently approved building at Cambridge Crossing on Parcel U.

At the current stage of development, buildings on Parcels JK, Q1 and W have been completed, the buildings on Parcel G, H, and EF have received their temporary certificate of occupancy, and building on Parcel I is to be fully completed in 2022, in addition to the previously-completed buildings on Parcels S, T, and N. Parcel Q2, in combination with the Building on Parcel Q1, and the building planned for Parcel R, will contain the retail closest in proximity to the site of the new Green Line Extension (“GLX”) Lechmere Station, thereby maximizing site activation near the Station and delivering on the desire to create a retail district concentrated along North First Street adjacent to the Station Site. The development of Parcel Q2 will serve as a critical component to the creation of a station environment that is convenient and attractive. Enhancing the station environment, in turn, will enhance the attractiveness of the transit experience for all users and maximize transit ridership. Building Q2 will create a vital link between CX to the new Lechmere Station, the East Cambridge neighborhood, and the City beyond.

Minor Amendment to Permit Laboratory Uses

As part of this filing, the Applicant is respectfully requesting that the Planning Board allow a Minor Amendment to expand the use of Parcel Q2, changing it from commercial office to commercial office/laboratory use. Prior to the approval of Minor Amendment #8, Section 4.c. of the Special Permit provided that the use of the Parcel Q2 was limited to hotel use, but that such use could be changed by a Minor Amendment issued by the Planning Board allowing an “alternate, permitted nonresidential use.” Minor Amendment No. #8 specifically allowed DivcoWest to change the use of Parcel Q2 from hotel use to commercial office use. Since the approval of Minor Amendment #8 on October 15, 2019, the COVID-19 pandemic has had numerous and varied significant negative impacts on the City of Cambridge and its residents as well as the world generally. In eastern Massachusetts, the COVID-19 pandemic has resulted in a lower demand for office space and a much greater demand for laboratory and life science space. Unfortunately, with the shift to remote work, it is unclear when and whether the office market will fully recover and



when there will be more demand for such space. We believe that the flexibility to use the property for commercial laboratory use will contribute much more to the vitality of the retail district, the activation of the open spaces, and the utilization of alternative transportation modes (transit and bicycle) than would an office use given the current occupancy and utilization of office space. Work from home may be the new norm for office workers, but the inability of researchers to ‘lab from home’ will ensure robust on-site populations at Parcel Q2 to support retail and activate open space. DivcoWest respectfully requests that the Planning Board grant a Minor Amendment to expand the allowable use of Parcel Q2 to commercial office / laboratory use.

Parcel Q2 Revised Subdivision Plan

A revised Subdivision Plan, entitled “Subdivision Plan” dated November 8, 2021, and prepared by Beals & Thomas, Inc., is submitted as part of this Application, for approval by the Planning Board for the re-parcelization of Q2 to create a Block Q2 and the creation of Parcel Q-4, which Parcel will be used for Open Space and will contain the Station Plaza improvements. This will permit the Station Plaza improvements to be held by the entity that owns the balance of the Open Space areas so as to ensure consistency of the open space improvements and amenities and maintenance of the same.

Parcel Q1 Design Review Update

We have made changes to the design of Parcel Q2 and the adjacent open spaces in response to comments by City Staff. Some of those comments require changing the design of the yet to be built portions of the open space between the Q1 and Q2 buildings that were approved with Parcel Q1 Design Review approval. Accordingly, to address these staff comments, we need to request an amendment to the Design Review approval that the Planning Board granted the Parcel Q1 project on October 25, 2019.

In response to staff comments, we propose planting trees along the west side of Parcel Q1. This change, in turn, requires relocation to Parcel Q2 of the bicycle lockers (see proposed Minor Amendment below) and Amazon lockers (a new location has been incorporated into Design Review approval for Parcel Q2) that were planned for the same location. We also in response to staff comments propose a different treatment of the ends of the brick band paving pattern used on Parcels Q2 and R. Brick bands are proposed to terminate within the paved area of the Parcel, rather than continuing until meeting with a curb, building or elevated cycle track. To implement this change consistently across Parcels Q2 and R, a change to the Design Review Approval of Parcel Q1 is also required.



Minor Amendment for Approval of New Permanent Location of Bicycle Lockers and Temporary Location of Bicycle Lockers

As you are aware, Condition No. 19.a. of the Special Permit provides, in pertinent part, that “[a] bicycle center, consisting of a Public Bicycle-Sharing Station (Hubway) and facilities for bicycle repairs and long-term bicycle storage, shall be provided . . . in one of the buildings constructed on Blocks Q1, Q2, R and/or V, or in another location approved by the Planning Board, and shall be operational when the relocated MBTA station is operational”. DivcoWest proposed locating the bicycle center in the Parcel Q1 building, including seven bicycle lockers along the westerly façade; and the Planning Board approved this on October 15, 2019, in connection with its approval of Amendment No. 8. Because the Planning Board approved the location of the lockers on Q1 as part of its approval of Minor Amendment No. 8, then we request another Minor Amendment to the Special Permit to change the location.

As construction of Building Q1 and design of Building Q2 has progressed, DivcoWest determined that placing the bicycle storage lockers along the easterly face of Building Q2, as opposed to the westerly wall of Building Q1, created a better public realm and more usable open space between the two buildings. As indicated on the attached, the placement of the bicycle lockers on the easterly face of Building Q2 only relocates the lockers approximately fifty (50) feet from the originally approved location at Building Q1. The bicycle lockers will be located in the same plaza area (i.e., just north of the new GLX Station) and within close proximity to the bicycle center and its amenities. As a result, DivcoWest requests that Planning Board specifically approve the future location of the bicycle lockers to the area along the easterly façade of Building Q2 and, by approving said location, specifically approve the revised design of Building Q1 without the lockers.

Finally, because the operation of the bicycle lockers on Parcel Q2 will not be possible until the substantial completion of Building Q2, DivcoWest respectfully requests that the Planning Board approve the temporary location of the bicycle lockers within the Station Plaza open space within the southern portion of the Parcel R block in the area depicted on the enclosed plans as “Bicycle Lockers Temporary Location”. Siting the bicycle lockers in the proposed location during the construction of Building Q2 will ensure that such lockers are operational and available for use at the time that GLX becomes operational. DivcoWest will relocate the lockers to the proposed location on parcel Q2 upon completion of the Parcel Q2.

Public Benefits

Approval of the Design of Parcel R will provide additional public benefits, including:

- Conversion of the vacant lots surrounding the new Lechmere Station into urban fabric consistent with the CX Masterplan, to the benefit of all users of the station;
- With the completion of the Water Street frontage, strengthening the links between the East Cambridge neighborhood and the CX development;
- Achieving integration of the new Lechmere Station with the East Cambridge neighborhood and the CX development much more quickly;
- Encouraging Green Line ridership by creating an inviting, attractive environment around the new Lechmere Station;
- Improving the utility, comfort, safety, and convenience of the station environment for all transit riders and neighborhood residents;
- Significantly increasing the on-site daytime population to support the critical retail district and public realm within CX through the change of use on Parcel Q2; and
- Accelerating the timing of an estimated \$2.4 million in commercial linkage payments to the City through the construction of the building on Parcel Q2.

Conclusion

As part of the attached application, we have submitted fifteen (15) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- Site Plans;
- Floor Plans;
- Building Cross Sections;
- Architectural Elevations;
- Wind Study;
- Noise Ordinance Narrative;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Cross-sections of abutting streets;
- Building and site model, at a scale of one inch to 40 feet, inserted into a larger model encompassing the entire Development Parcel;
- LEED© compliance checklist;
- Shadow study;
- Exterior lighting plan depicting site, façade, and rooftop lighting;
- Subdivision Plan, approved by Cambridge Planning Board;
- Revised Subdivisions Plan showing the further subdivision of Parcel Q2; and
- Revised Appendix I to the Special Permit.



In lieu of showing actual material samples at an in-person hearing, color copies of material samples will be part of the submission.

There are no changes to the layout of roads serving the Site from that shown on the approved 40-scale Roadway Network Schematic Plan.

We look forward to the opportunity to meet with the Planning Board to discuss the Design Review submittal, the proposed subdivision plan and requested Minor Amendments. Thank you for your consideration.

Sincerely,

DIVCOWEST REAL ESTATE INVESTMENTS

A handwritten signature in blue ink, appearing to read "Mark Johnson".

Mark Johnson, FAIA
Managing Director, Development
DivcoWest Real Estate Investments

Exhibits:

- Development Status Table dated May 13, 2022
- Statistical Summary of Dwelling Units Constructed dated May 13, 2022
- Appendix I: Revised Statistical Summary of the Approved Master Plan (Proposed)
- Parcel Q2 Design Review Submission dated May 10, 2022

CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
N	Residential	394,000 Total	385,400 ¹	Construction Completed. Occupied.
	Retail	8,600	8,600	Construction Completed. Not Occupied.
S	Residential	112,398	112,398	Construction Completed. Occupied.
T	Residential	242,194	242,194	Construction Completed. Occupied.
JK	Office/Laboratory	371,828 Total	356,228	Construction Completed. Occupied.
	Retail	15,600	15,600	Construction Completed. Occupied.
W	Retail	16,395	16,371	Construction Completed. Occupied.
Q1	Office	18,851 Total	10,290	Construction Completed. Occupied.
	Retail	8,533	8,533	Construction Completed. Occupied.
L	Residential	314,038 Total		Special Permit approval. Design Review timing TBD.
	Retail	None		Special Permit approval. Design Review timing TBD.
M	Residential	221,831 Total		Special Permit approval. Design Review timing TBD.
	Retail	3,000 (Required)		Special Permit approval. Design Review timing TBD.
I	Residential	400,057 Total	374,343	Under construction. Anticipated Completion Q4 2022.
	Retail	25,714	25,714	Under construction. Anticipated Completion Q4 2022.

¹ Development of Parcels N, S and T was completed before issuance of Major Amendment No. 6, and, therefore, the revision of Appendix I. As a result, Appendix I reflects the as-built GFA of each of N, S and T.

Phase 1b

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
G	Office/Laboratory	450,895	452,798	Under construction. Anticipated Completion Q1 2022.
H	Office/Laboratory	365,110	366,321	Temporary Certificate of Occupancy issued. Anticipated Completion Q2 2022.
EF	Office/Laboratory	419,529	419,529	Temporary Certificate of Occupancy issued. Anticipated Completion Q1 2022.
	Retail	TBD (Allowed)	TBD (Allowed)	Under construction. Anticipated Completion Q1 2022.
C	Mixed-Use	382,746		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
U	Office/Laboratory	320,192	315,954 ²	Under construction. Anticipated Completion Q4 2023.

² The remaining approved GFA per Special Permit Appendix I will be reallocated as the design of other commercial parcels advance.

Phase 2

Building	Use(s)	Approved GFA per Special Permit Appendix I	GFA approved thru Design Review	Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)
A	Residential	93,971		Special Permit approval. Design Review timing TBD.
B	Residential	335,251 Total		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
D	Mixed Use	306,491		Special Permit approval. Design Review timing TBD.
	Retail	TBD (Allowed)		Special Permit approval. Design Review timing TBD.
Q2	Office/Laboratory	165,601 Total	<u>163,794</u> <u>(Proposed)</u>	Special Permit approval. Design Review submitted 5/13/22.
	Retail	1,801 (Required)	<u>1,801</u> <u>(Proposed)</u>	Special Permit approval. Design Review submitted 5/13/22.
R	Mixed Use	140,194 Total	<u>120,901</u> <u>(Proposed)</u>	Special Permit approval. Design Review submitted 4/19/22.
	Retail	18,342 (Required)	<u>18,324</u> <u>(Proposed)</u>	Special Permit approval. Design Review submitted 4/19/22.
V	Residential	181,855 Total		Special Permit approval. Design Review timing TBD.
	Retail	3,988 (Required)		Special Permit approval. Design Review timing TBD.

Special Permit #179, Condition 19.d.

Statistical Summary of Dwelling Units Constructed

Parcel	Total Residential Units	Approved GFA	Use(s)	All Residential Units							
				Studio		1 Bedroom		2 Bedroom		3 Bedroom	
				No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF
N	355	394,000	Residential Retail	74	501	180	732	85	1,030	16	1,392
S	99	112,398	Residential	0	--	94	921	5	1,285	0	--
T	230	242,194	Residential	40	663	138	878	51	1,044	1	1,923
I ¹	468	374,343	Residential	247	437	93	630	105	973	23	1315

Parcel	Affordable Residential Units	Approved GFA	Use(s)	Affordable Residential Units ²							
				Studio		1 Bedroom		2 Bedroom		3 Bedroom	
				No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF	No. Units	Avg. SF
N	41	394,000	Residential Retail	8	516	21	734	10	1,062	2	1,407
S	12	112,398	Residential	--	--	11	887	1	1,179	--	--
T	26	242,194	Residential	4	678	15	834	6	999	1	1,839
I ¹	54	374,343	Residential	28	450	10	643	12	961	4	1165

Issued: May 13, 2022

¹ The residential building on Parcel I is under construction currently. Completion is anticipated to occur in Q4 2022.

² This chart assumes that these residential properties and affordable units are in compliance with the associated affordable housing covenants as on record at the Middlesex County Registry of Deeds (Parcel N: Book 61574 Page 442; Parcel S: Book 45918 Page 224; Parcel T: Book 46408 Page 98). Additional information regarding these properties is available from the Housing Department at CDD.

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 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:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.54
	FAR at Lechmere:	2.5
	GFA at North Point:	4,102,825 square feet
	GFA at Lechmere:	181,855 square feet
	Total GFA:	4,248,695 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,409,063 square feet
	Approved GFA at Lechmere:	3,988 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,656,925 square feet
	Approved GFA at Lechmere:	177,867 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

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	2,086,950 square feet
c. Non-Residential	GFA	444,336 square feet
	Retail GFA	TBD
d. Residential	GFA	1,642,614 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 - 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:	400,057 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 25,714 square feet
	f. Residential GFA:	374,343 square feet
	g. Total Parking Spaces:	TBD
	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:	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

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:	218,880 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	215,880 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:	16,371 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,371 square feet
	e. Retail:	Required, 16,371 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 - 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:	452,798 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	452,798 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:	366,321 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	366,321 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:	1,221,556 square feet
c. Non-Residential	Maximum GFA:	186,124 square feet
	Retail GFA:	24,1331 square feet
d. Residential	Minimum GFA:	1,035,432 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 - 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:	93,971 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:	114,928 square feet
	b. Total GFA:	163,794 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	163,794 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:	139,225 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 18,324 square feet
	f. Residential GFA:	120,901 square feet
	g. Total Parking Spaces:	TBD
	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