

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2019 DEC 11 PM 3:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	179 Amendment #8 (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:	September 18, 2019
Date of Determination:	October 15, 2019
Summary of Proposal:	Minor Amendment to Final Development Plan to develop Parcels Q2 and R in conjunction with the development of the new Lechmere MBTA station before completion of buildings in Phases 1a and 1b, to change the approved hotel use on Parcel Q2 to office use, and to approve the bicycle center in Parcel Q1 as a retail use.
Determination:	APPROVED AS MINOR AMENDMENT.

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 Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Documents Submitted by Permittee

1. Request for Minor Amendment to PUD Development Plan from Beals and Thomas, Inc. on behalf of DivcoWest Real Estate Investments, dated 9/17/2019, including summary letter, revised master plan dated 10/3/2018 and revised statistical summary of the approved master plan (Appendix I) dated 1/3/2019.
2. Presentation slides shown to Planning Board on 10/15/2019.

Other Documents

3. Memo to the Planning Board from Community Development Department (CDD) Staff, dated 10/9/2019.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit #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), and July 11, 2017 (Minor).

The requested Minor Amendment would include the following:

1. Authorizing an alternate permitted nonresidential use (office) other than a hotel on Parcel Q2.
2. Authorizing the buildings on Parcels Q2 and R to be constructed in conjunction with the construction of the new Lechmere MBTA station and authorizing the issuance of Certificates of Occupancy for buildings on Parcels Q2 and R before such certificates are issued for Phase 1A and Phase 1B buildings and before all improvements in those phases are completed.
3. Determination that the bicycle center required in the approved Final Development Plan and located within Parcel Q1, which is proposed to contain bicycle repair services, may be counted as a retail use for the purpose of calculating the 75,000 square feet of retail authorized on Parcels I, N, Q1, R and W combined.

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.

The Board finds that the following conditions of Special Permit Decision PB-179, as most recently amended, , provide some guidance to determine what changes would constitute Minor Amendments as they pertain to the current proposal:

1. Condition 4-c. provides that that hotel use is allowed on Parcel Q2 and that a Minor Amendment is required to allow an alternate, permitted nonresidential use.
2. Condition 5 provides that that the Phases as set forth in the Final Development Plan and approved in the Special Permit Decision may be changed and modified at any time as a Minor Amendment.
3. Condition 5-c. provides that a building permit may be issued at any time for buildings on Blocks Q2 and R to be constructed in conjunction with the construction of the relocated Green Line T Station. However, without approval as a Minor Amendment, no occupancy permit may be issued for any building in Phase 2 until an occupancy permit has been issued for all buildings in the preceding phases and all associated improvements in preceding phases have been completed.
4. Condition 12-c.(iv) provides that the allowed 75,000 square feet of retail Gross Floor Area (GFA) on sites I, N, Q1, R and W may not be eliminated or relocated from those sites without a Major Amendment. In addition, the at-grade environment at these locations is intended to be attractive and lively and inviting to pedestrians from within and without the district. Hence it is important to consider whether the proposed bicycle center can be considered as a retail use to enrich the pedestrian experience.

5. Condition 19-a. provides that a bicycle center, consisting of a public bicycle-sharing station and facilities for bicycle repairs and long-term bicycle storage, shall be provided in one of the buildings located in Parcels Q1, Q2, R and/or V, or in another location approved by the Planning Board. The Special Permit Decision does not specify whether a bicycle center would be considered a retail use, although it contains functions, such as bicycle repair, that would customarily be considered retail and consumer service.

The Board finds that sufficient information has been provided in the Request for a Minor Amendment dated September 17, 2019 and the communication from CDD staff dated October 9, 2019 to determine that the proposed modifications are consistent with the Conditions of Special Permit Decision PB-179, as amended, and 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, and therefore may be approved as a Minor Amendment.

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. Appendix I and Exhibit A attached to this determination summarize the dimensional characteristics of the project as modified by this Minor Amendment.

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):

Condition 4.c.: The Board hereby allows office as an alternate, permitted nonresidential use on Parcel Q2.

Condition 5.c.: Pending Design Review approval, the Board hereby authorizes the issuance of Building Permits for buildings on Parcels Q2 and R to be constructed in conjunction with the construction of the relocated Green Line T Station, and subsequently authorizes the issuance of Certificates of Occupancy for buildings on Parcels Q2 and R before all Certificates of Occupancy are issued for Phase 1A and Phase 1B buildings and before all improvements in such Phases are completed.

Condition 12.c.(iv): The Board hereby finds that the Bicycle Center as described in the Application Documents dated September 17, 2019 located within the improvements on Parcel Q or R shall be considered a Consumer Service Establishment pursuant to Section 4.35.c. of the Ordinance and shall satisfy a portion of the 75,000 square foot retail requirement set forth in this Condition 12.c.(iv), provided it includes repair facilities as set forth further below.

Condition 19.a.: The Board hereby finds that the location, configuration and arrangement of the amenities constituting the Bicycle Center as shown on Exhibit 7 of the Application Documents will satisfy the requirements of this Condition 19.a., subject to the proviso that the Planning Board may at any time require the Permittee to construct up to 250 bicycle parking spaces.

Except as explicitly set forth above, the Conditions of Special Permit Decision PB-179 and all subsequent amendments shall continue to be in effect.

The requested changes are approved with the following conditions:

1. The PTDM plan shall be amended to update the revisions to the Bicycle Center. The Bicycle Center shall provide on-site mobile repair services/personnel as part of the programming. This can be in the form of a full-service repair shop, repair services provided on-site by regularly scheduled mechanics, or a drop-off point for an off-site full-service repair shop.
2. The Permittee shall submit a detailed construction management plan to evaluate the interim measures to ensure safe and secure public access to and around the transit location for approval by the Traffic, Parking, and Transportation Department prior to issuance of Building Permits for the buildings on Parcels Q2 and R.
3. The final location of Bluebikes stations shall be approved by Community Development Department staff prior to issuance of Building Permits for the buildings on Parcels Q2 and R.

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Catherine Preston Connolly, Mary Flynn, Hugh Russell, and Associate Member Corinne Espinoza, appointed by the Chair to act on the case.

For the Planning Board,

A handwritten signature in cursive script that reads "Catherine Preston Connolly".

Catherine Preston Connolly, Chair.

A copy of this determination approving Amendment #8 (Minor) to Planning Board Special Permit #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 December 11, 2019, 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: 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
	Minimum 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:	2.52
	FAR at Lechmere:	2.57
	GFA at North Point:	4,062,000 square feet
	GFA at Lechmere:	186,695 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:	4,840 (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,937 square feet
	Approved GFA at Lechmere:	181,855 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: at Lechmere:	See Special Permit See Special Permit
	Minimum 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	2,088,637 square feet
c. Non-Residential	GFA	444,710 square feet
	Retail GFA	TBD
d. Residential	GFA	1,643,927 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:	397,102 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 26,036 square feet
	f. Residential GFA:	371,066 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

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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:	314,038 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	314,038 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:	221,831 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	218,831 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	18,851 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,851 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:	1,938,472 square feet
c. Non-Residential	GFA:	1,555,726 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
	Minimum 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, None
	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:	450,895 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	450,895 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:	365,110 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	365,110 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:	320,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,192 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:	1,218,745 square feet
c. Non-Residential	Maximum GFA:	184,626 square feet
	Retail GFA:	24,301 square feet
d. Residential	Minimum GFA:	1,034,119 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
	Minimum 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

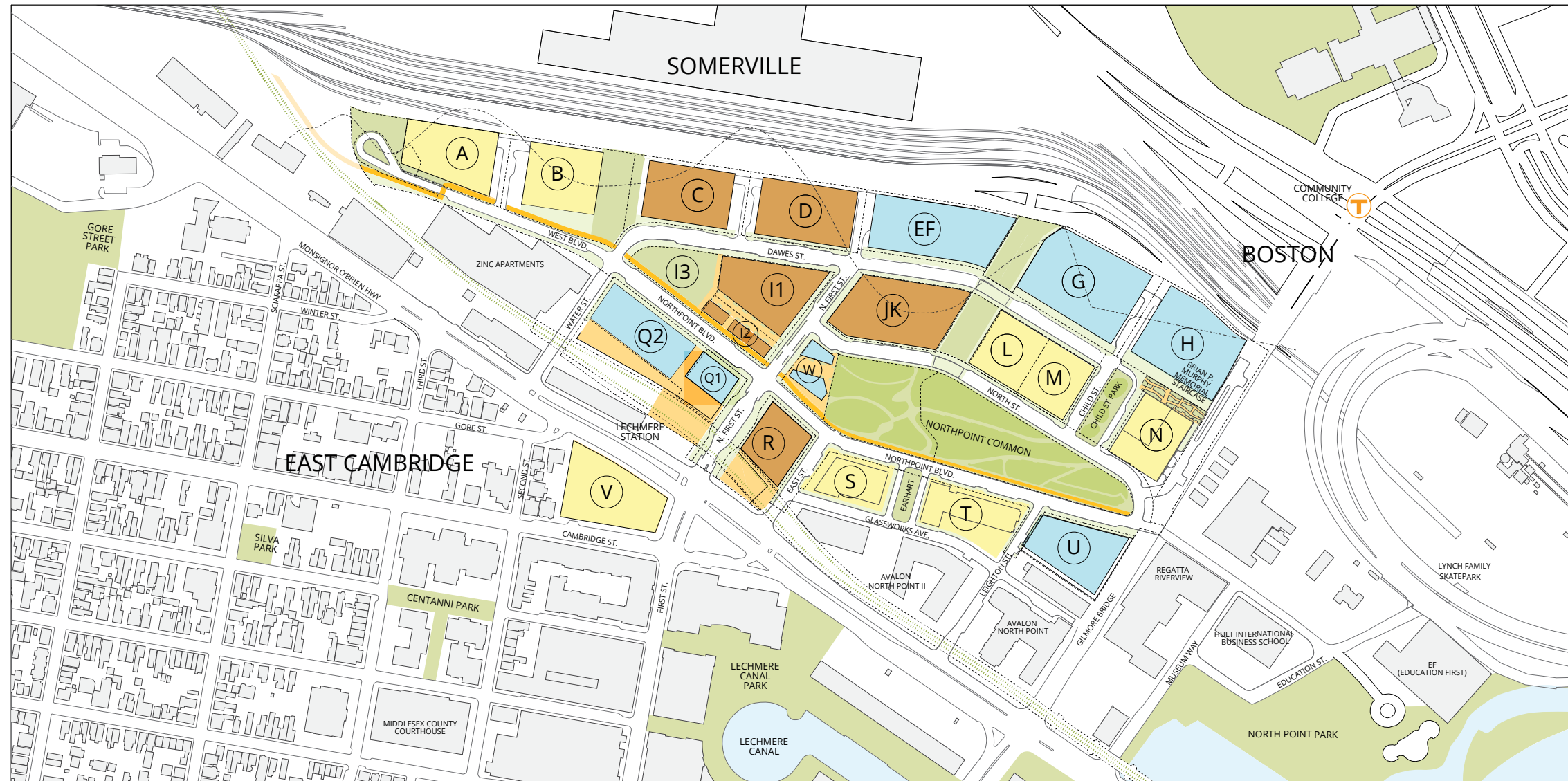
Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	93,971 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

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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:	162,126 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	162,126 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:	134,211 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 17,660 square feet
	f. Residential GFA:	116,551 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:	186,695 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	4,840 square feet
	e. Retail:	Required, 4,840 square feet
	f. Residential GFA:	181,855 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

NORTHPOINT



LEGEND

- Residential
- Commercial
- Residential, Commercial or Mixed-Use

Table 1:
GFA by Block

	GFA	USE
A	93,971 gfa	RESIDENTIAL
B	335,251 gfa	RESIDENTIAL
C	382,746 gfa	MIXED-USE
D	306,491 gfa	MIXED-USE
EF	419,529 gfa	COMMERCIAL
G	450,895 gfa	COMMERCIAL
H	365,110 gfa	COMMERCIAL
I	397,102 gfa	MIXED-USE
JK	371,828 gfa	MIXED-USE
L	314,038 gfa	RESIDENTIAL
M	221,831 gfa	RESIDENTIAL
N	394,000 gfa	RESIDENTIAL
Q1	18,851 gfa	COMMERCIAL
Q2	162,126 gfa	COMMERCIAL
R	134,211 gfa	MIXED-USE
S	112,398 gfa	RESIDENTIAL
T	242,194 gfa	RESIDENTIAL
U	320,192 gfa	COMMERCIAL
V	186,695 gfa	RESIDENTIAL
W	16,395 gfa	COMMERCIAL
	5,245,854 gfa	

Table 2:
Special Permit Approved GFA (Entire Master Plan)

Maximum Non Residential:	2,185,062 gfa
Minimum Residential:	3,060,792 gfa
Maximum Total:	5,245,854 gfa