

Archstone

Major Amendment to PUD Special Permit and Amendment to
Article 19 Special Permit

Maple Leaf Building - Change in Use

Applicant: ASN Maple Leaf (Office) LLC, Archstone North Point II
LLC & North Point Apartments Limited Partnership

August 30, 2011



ARCHSTONE



MC The McKinnon Co.
Complex Urban Development

ICON
architecture

Varasse & Associates, Inc.
Vai

goulston&storrs
counsellors at law

Part I – Application Form

City of Cambridge, Massachusetts
Planning Board
City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

1. Section 13.70 PUD Special Permit 2. Section 19.20 Project Review Special Permit
3. _____ 4. _____

Applicant: ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership

Address: 1250 Broadway, 12th Floor, New York, NY 10001

Telephone: (212) 915-3814 FAX: (212) 915-3801

Location of Premises: 1-5, 7-13 and 23 East Street, One Leighton Street, Cambridge, MA

Zoning District: North Point PUD – 6 District

Submitted Materials: Application Cover Sheet, Application Project Summary, Fee

Calculation and Check, Narrative in Support of Special Permit Application, Dimensional

Form, Ownership Certificate, 2011 Graphical Plans, 2002 Graphical Plans, Traffic

Impact Study

Signature of Applicant: Deborah S. Horowitz, Attorney for Applicant

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Residential Conversion of the Maple Leaf Building
Address of Site: 1-5, 7-13 and 23 East Street, One Leighton Street, Cambridge, MA
Applicant: ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership
Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: _____
Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Major Amendment to PUD Special Permit (PB #175) pursuant to Section 12.37.3
- Amendment to existing Project Review Special Permit pursuant to Section 19.25
- Certification of Traffic Impact Study by TPTD

Project Description

The Applicant seeks a major amendment to PUD Special Permit (PB #175) to change the use of the Maple Leaf Building from office to multifamily residential pursuant to Section 12.37.3 and Section 19.25 of the Ordinance.

Project Size:

- Total GFA: 932,815 SF (Maple Leaf Building – 61,251 SF)
- Non-residential uses GFA: 4,359 SF to 10,504 SF
- Site Area (acres and SF): 247,431 SF
- # of Parking Spaces: Min of .8/unit to Max of 1/unit

Proposed Uses:

- # of Dwelling Units: 871 units (Maple Leaf Building - 104 units)
- Other Uses: retail, leasing office
- Open Space (% of the site and SF): 20-24% of the site

Proposed Dimensions:

- Height: 85 - 220 ft. (Maple Leaf Building approximately 67 ft. at roof)
- FAR: 3.77

Part II – Fee Schedule

Planning Board Fee Schedule

Fees shall be based on the Gross Floor Area proposed in the application, as determined by the Cambridge Zoning Ordinance.

1. Special Permit applications involving construction of new and substantially rehabilitated floor or a change of use as required subject to Section 19.20):

Ten cents (\$0.10) per square foot of Gross Floor Area. Minimum fee of \$150.00. (Revised March 30, 2004)

The Gross Floor Area of the Maple Leaf Building is 61,251 SF.
 $(\$0.10) \times 61,251 = \$6,125.10$

A check for \$6,125.10 is enclosed with this Special Permit application.

Part III – Narrative

NARRATIVE IN SUPPORT OF
APPLICATION FOR MAJOR AMENDMENT
PUD SPECIAL PERMIT AND PROJECT REVIEW SPECIAL PERMIT (PB #175)
1-5, 7-13 AND 23 EAST STREET, ONE LEIGHTON STREET

History

The Planning Board issued its Decision approving the Final Development Plan for the project then known as Charles E. Smith Residential—Cambridge on September 10, 2002. The Decision granted a PUD Special Permit under Section 13.70 of the City of Cambridge Zoning Ordinance (the “Ordinance”) and a simultaneously issued Project Review Special Permit under Section 19.20 of the Ordinance (together, the “PUD Special Permit #175”). The approved Final Development Plan included a 2-phased development consisting of 767 residential units and a maximum 71,755 square feet of gross floor area of retail use. The Final Development Approval also contemplated the continued occupancy of the existing Maple Leaf office building on the development site (61,251 square feet of gross floor area). The first phase of the project (“Phase I”) has been completed, including 426 residential units, 434 parking spaces in an underground garage, construction of Glassworks Avenue and Leighton Street (including a new signature landscaped entrance to the entire North Point Area off of Msgr. O’Brien Highway), construction of the access ramp from the site at the corner of Msgr. O’Brien and Charlestown Avenue directly onto the Gilmore Bridge, as well as the off-site traffic work required in connection with Phase I.

On December 26, 2007, the Planning Board issued a Decision approving Minor Amendment #1 to the PUD Special Permit #175 to permit the subdivision of the Development Parcel.

On May 4, 2010, the Planning Board issued a Decision approving a Major Amendment to the PUD Special Permit #175 to permit the reduction of the required minimum number of parking spaces and allow reconfiguration of the parking area. The parking requirements were modified as follows: 1) the parking ratio for all residential units in the Project was reduced to a minimum of .8 spaces and a maximum of 1.0 space per dwelling unit; 2) required parking for office uses reduced to minimum of zero spaces and a maximum of 1 space per 1,000 square feet of gross floor area; and 3) sharing of up to 40% of the residential spaces on the Development Parcel with the office uses on the Parcel was permitted.

The Phase I building has become a benefit to the neighborhood by greatly improving on the previous industrial condition. It has become a hub of activity for the neighborhood as a whole including serving as a location for East Cambridge Planning Team meetings, community meetings about the proposed relocation of the Lechmere MBTA station, and the Annual Meeting of the Association of Cambridge Neighborhoods. However, the Maple Leaf office building has not been able to be renovated and re-leased as expected. After the last office tenants vacated the Maple Leaf building during the early phases of construction of Phase I, the office space has remained largely vacant despite consistent efforts by the Applicant and its advisors to attract prospective tenants.

Since 2007, the Applicant has sought to attract office tenants for the 61,251 square foot Maple Leaf building. Unfortunately due to changing office user preferences and a global recession, the market reception of the Maple Leaf building as a viable office choice has been limited. Therefore, the Applicant has been unable to lease the building. The Applicant now seeks to reposition and renovate the Maple Leaf building for multifamily dwelling use to help meet the growing need for residential housing in the area and return the building to productive use.

The current owner of the Phase I parcel and improvements is North Point Apartments Limited Partnership. The current owner of the Phase II development parcel is Archstone North Point II LLC, and the current owner of the Maple Leaf building and land is still ASN Maple Leaf (Office) LLC. ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership are together the Applicant for this Major Modification. ASN Maple Leaf (Office) LLC is anticipated to continue to be the owner/developer of the Maple Leaf building.

Project Description

The Applicant proposes to change the use of the existing Maple Leaf building from a general office use to a multifamily dwelling with 104 units (the “Project”). The Project includes a mix of high-finish, micro-loft units ranging in size from 318 square feet to 665 square feet. All of the units will be studio or 1-bedroom units, but will vary in size and floor plan. The Applicant further proposes to re-design the exterior of the existing Maple Leaf building by incorporating graphic window design elements, a 3-story grand entrance from Leighton Street, improved exterior lighting and landscaping, and modern, corner signage clearly identifying the building.

Zoning Relief Sought

The Applicant respectfully requests that the following zoning relief be granted to permit the change in use of the Maple Leaf building from general office to multifamily dwelling use:

- Major Amendment to PUD Special Permit (PB #175) pursuant to Section 12.37.3 of the Ordinance by the Planning Board, permitting the use of the Maple Leaf building to be changed from general office to multifamily dwelling use containing 104 units.
- Amendment to the Project Review Special Permit pursuant to Section 19.25 of the Ordinance permitting the use of the 61,251 square foot Maple Leaf building to be changed from general office to multifamily dwelling use containing 104 units.

Zoning Requirements for Granting Requested Relief

Major Amendment to PUD Special Permit (PB #175) pursuant to Section 12.37.3 of the Ordinance

- A. 12.37.3 – Pursuant to the Ordinance, Major amendments represent substantial deviations from the PUD concept approved by the Planning Board. Major amendments include large changes in mix of uses or parking.

The Applicant seeks a change in use from office to multifamily dwelling for the Maple Leaf building.

- B. 12.37.1 - 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.

According to Section 12.37.1, a major amendment to a PUD is subject to the procedures for a Development Proposal specified in Section 12.34 through 12.36 for initial PUD Special Permit Application. This application, therefore, complies with the requirements for a Development Proposal. The Project's compliance with specific requirements for the granting of a major amendment to the PUD are set forth in the paragraphs below.

- C. 12.35.3 – Approval of the Development Proposal shall be granted only upon determination by the Planning Board that the Development Proposal:

- (1) Conforms with the General Development Controls set forth in Section 12.50, and the development controls set forth for the specific PUD district in which the project is located.

The Project conforms to the General Development Controls set forth in Section 12.50.

- a. 12.51 - Conformance to existing policy plans

In the September 10, 2002 Special Permit, the Planning Board stated that "the development is consistent with the Eastern Cambridge Development Guidelines and the Eastern Cambridge Planning Study." The change in use of the Maple Leaf building from general office to multifamily residential furthers the goal of having a predominantly residential use in the PUD in the North Point Residence District and does not frustrate any of the goals of the Eastern Cambridge Development Guidelines or the Eastern Cambridge Planning Study.

- b. 12.52 - Minimum Development Parcel size

As set forth in the September 10, 2002 special permit, the full development parcel size is 247,431 square feet and exceeds the minimum parcel size of 100,000 as set forth in Section 13.70.

- c. 12.53 - Standards for Construction of Roadways

The Project does not include any construction of roadways.

- d. 12.54 – Standards for Construction of Utilities and Public Works

The Project will not require any construction of utilities or public works other than connection to existing utilities already in the street adjacent to the Maple Leaf building.

e. 12.55 – Landscaping

In compliance with the September 10, 2002 special permit, all portions of the site not devoted to roadways and buildings will be suitably landscaped.

f. 12.56 – Environmental Performance Standards

In compliance with the September 10, 2002 special permit, all applicable environmental regulations shall be met. Furthermore, the renovations will comply with the recently adopted Cambridge Stretch Energy Code.

- (2) Conforms with the adopted policy plans or development guidelines for the portion of the city in which the PUD district is located;

The Project is located in the North Point PUD-6 District. Development Controls applicable to the North Point Residence District are set forth in Section 13.70. The proposed changes to the Project conform to the specific Development controls set forth in Section 13.70 as shown on the Dimensional Form submitted with this application.

- (3) Provides benefits to the city which outweigh its adverse effects; in making this determination, the Planning Board shall consider the following:

The proposed changes to the Project provide benefits to the city which outweigh its adverse effects as detailed in the paragraphs below.

- a. Quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public;

The proposed change in use conforms with the goals of the North Point PUD -6 district, which was implemented to create a new residential area of the City. Converting the Maple Leaf building to a residential use is compatible with the existing adjacent residential developments as well as the other largely residential uses previously permitted for the area. The existing Maple Leaf building will be retained, thereby maintaining the variety of building types and the distinct streetscape of the district, but the exterior will be renovated. The upgraded exterior façade will enhance the design of the neighborhood by replacing the existing, tired exterior with an

attractive modern design that gives the Maple Leaf building its own identity while complementing the adjacent residential buildings. The existing open spaces, street furniture and lighting amenities, landscaped pedestrian and bicycle corridors, and improvements to the MBTA viaduct area designed to benefit the general public will be maintained to the current standard providing neighborhood residents and the general public with the standard of maintenance they have come to expect.

b. Traffic flow and safety;

The prior completion of the traffic mitigation required for Phase I (including construction of Glassworks Avenue and Leighton Street, a new signature landscaped entrance to the entire North Point Area off of Msgr. O'Brien Highway, construction of the access ramp from the site at the corner of Msgr. O'Brien and Charlestown Avenue directly onto the Gilmore Bridge, as well as off-site work) has improved the traffic flow and safety in and to the North Point district. As stated in the September 10, 2002 special permit findings, the mitigation measures undertaken "will have positive impacts, particularly for pedestrians negotiating passage through this area."

Furthermore, the updated TIS ("TIS") completed by Vanasse and Associates, Inc. and sent to the Cambridge Traffic, Parking & Transportation Department ("TPTD") demonstrates that based on actual trip counts of the existing Archstone facility, the conversion of the Maple Leaf building to a residential use is expected to "result in a decrease in traffic generation as compared with the previous use of between 76 and 79 percent." The TIS also found that the improvements made by Phase I of the Archstone development and the larger North Point neighborhood have adequately addressed the safety of the surrounding pedestrian and bicycle facilities. The conclusion of the TIS is that conversion to a residential use shall have a "negligible impact on the adjacent street system."

c. Adequacy of utilities and other public works;

The existing utility connections located in Leighton Street and Glassworks Avenue near the Maple Leaf building and to the Maple Leaf office building are sufficient to meet the needs of the Maple Leaf building with 104 residential units. The Applicant will work with the appropriate city departments to ensure regulatory compliance and a continuation of services during the renovation and residential conversion.

d. Impact on existing public facilities within the city; and

As noted in the TIS, the traffic impacts of residential use of the Maple Leaf building will be less than the traffic impacts of re-occupancy of the building for office use. The Article 19 Large Project Review Special Permit Criteria consists of five measures as indicators to evaluate project impacts, none of which are exceeded by the proposed change in use as further described below. In addition, City water, sewer and drainage infrastructure are available for the proposed residential use of the Maple Leaf building.

e. Potential fiscal impact.

The Project is expected to have a positive fiscal impact. The planned improvements and return of the Maple Leaf building to a productive use will increase the value of the building, thereby increasing the taxable value to the City. The addition of 104 dwelling units to the Cambridge housing stock will attract new residents to Cambridge who will shop in the City and take advantage of the nearby cultural opportunities. The development of 104 studio and single-bedroom units will not have a significant impact on the City's school system.

Amendment to the existing Project Review Special Permit pursuant to Section 19.25 of the Ordinance

- A. 19.25.1 – Traffic Impact Findings. Where a Traffic Study is required as set forth in Section 19.24(3) above the Planning Board shall grant the special permit only if it finds that the project will have no substantial adverse impact on city traffic within the study area as analyzed in the Traffic Study. Substantial adverse impact on city traffic shall be measured by reference to the traffic impact indicators set forth in Section 19.25.11 below.

The Applicant's traffic consultant, Vanasse & Associates, Inc. ("VAI") worked with the TPTD to determine the scope of the traffic study required in connection with the proposed change of use. As described below, there are no exceedances reflected in the study.

In areas where the Planning Board determines that area-specific traffic guidelines have been established in the Ordinance, the Board recognizes written agreements between project proponents and the City dealing with transportation mitigation strategies.

As described above, the Applicant is committed to implementing the traffic mitigation and TDM measures required for the existing permit, and will extend those measures to the residential use of the Maple Leaf building as well as complying with the TDM mitigation set forth in the TIS.

- B. 19.25.11 - Traffic Impact Indicators. In determining whether a proposal has substantial adverse impacts on city traffic the Planning Board shall apply the following indicators. When one or more of the indicators is exceeded, it will be indicative of potentially substantial adverse impact on city traffic. In making its findings, however, the Planning Board shall consider the mitigation efforts proposed, their anticipated effectiveness, and

other supplemental information that identifies circumstances or actions that will result in a reduction in adverse traffic impacts. Such efforts and actions may include, but are not limited to, transportation demand management plans; roadway, bicycle and pedestrian facilities improvements; measures to reduce traffic on residential streets; and measures undertaken to improve safety for pedestrians and vehicles, particularly at intersections identified in the Traffic Study as having a history of high crash rates.

The indicators are: (1) Project vehicle trip generation weekdays and weekends for a twenty-four hour period and A. M. and P.M. peak vehicle trips generated; (2) Change in level of service at identified signalized intersections; (3) Increased volume of trips on residential streets; (4) Increase of length of vehicle queues at identified signalized intersections; and (5) Lack of sufficient pedestrian and bicycle facilities. The precise numerical values that will be deemed to indicate potentially substantial adverse impact for each of these indicators shall be adopted from time to time by the Planning Board in consultation with the TPTD, published and made available to all applicants.

According to the TIS, the conversion to a residential use from an office use will result in a decrease in vehicle trip generation from the Maple Leaf building. The Maple Leaf building is well-served by public transportation services and has numerous connections to pedestrian and bicycle pathways along the Charles River and the yet to be developed Somerville Community Path. The Maple Leaf building is in close proximity to several stops on the MBTA subway system and many bus routes, which reduce the need for residents to rely on automobiles. The Museum of Science and Lechmere Station stops on the MBTA Green Line and Bunker Hill stop on the MBTA Orange Line subway system are within a 10 minute walk from the Maple Leaf building, and Lechmere Station is also the terminating bus station for the MBTA Bus Route 69, 80, 87 and 88. In addition to the MBTA, the EZRide Shuttle Bus that circulates between Cambridgeport and North Station in Boston via the Kendall Square Red Line station has a stop close to the Archstone building.

The proposed change in use of the Maple Leaf building does not exceed any of the five criteria listed in the Ordinance and provided above. Based on actual trip rates identified through counts of the existing Archstone residential building, the residential conversion will result in a decrease in traffic compared to traffic counts of the Maple Leaf building as an office use. The trip generation thresholds of 2,000 daily trips and 240 peak-hour trips are not triggered by the residential conversion, since the trip totals are expected to be well below the threshold with 144 daily trips and 12 peak-hour trips during each of the morning and evening peak-hours. The addition of the project trip generation from the Maple Leaf residential building added to either of the two adjacent intersections would result in traffic increases of less than 0.5 percent. Finally, under the existing special permit, Archstone along with the larger North Point development have already improved the pedestrian and bicycle facilities to a safe level by widening the sidewalks, installing wheelchair ramps, and marking intersections with ladder-type pedestrian crosswalks.

- C. 19.25.2 Urban Design Findings. The Planning Board shall grant the special permit only if it finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30. In making that determination the Board may be guided by or make

reference to urban design guidelines or planning reports that may have been developed for specific areas of the city and shall apply the standards herein contained in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to nonprofit religious and educational activities.

The Project will conform with the urban design objectives of the City as set forth in Section 19.30.

- a. 19.31 – New projects should be responsive to the existing or anticipated pattern of development.

The change in use of the existing Maple Leaf building from general office use to multifamily dwelling is consistent with the existing and planned largely residential neighborhood mandated by the Ordinance in the North Point district.

- b. 19.32 - Development should be pedestrian and bicycle friendly, with a positive relationship to its surroundings.

The location of the Maple Leaf residential building in close proximity to multiple bus stops, the Lechmere Station and Science Park Station, and the Rose Kennedy Greenway encourages automotive-free travel. 213 bike parking spaces in separate bicycle rooms are currently provided at the Project and an additional 59 bicycle spaces will be constructed, in excess of the number required under the Ordinance. In accordance with the September 10, 2002 special permit, significant improvements including bicycle and pedestrian connections have already been made to the Gilmore Bridge and the PUD as a whole. The majority of streets within the North Point district provide bicycle lanes on either one or both sides of the street, including East Street, Museum Way, and North Point Boulevard. Glassworks Avenue and Leighton Street do not provide designated bicycle lanes, but are between 22 and 24 feet in width with sidewalks that are generally eight to ten feet wide, which is ample for safe and easy pedestrian and bicycle passage. The improvements to the MBTA viaduct and the creation of landscaped pedestrian and bicycle connections to the Charles River waterfront and surrounding pathways make non-automotive travel an attractive alternative. In addition, the proposed Somerville Community Path and connections to the North Point Parks will be within one block of the site, allowing easy access for pedestrians and bicyclists to the Charles River, Charlestown, and waterfront areas.

- c. 19.33 - The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

The redesign of the Maple Leaf exterior will mitigate adverse environmental impacts of the development upon its neighbors. Strategic screening will be placed on the roof to shield the mechanical equipment from the view of passersby on the city streets and enhance the overall design of the building. Trash will be managed through an internal trash chute with a rolling metal door shielding the

trash area within the building from the street. At least six new wooden planters with year-round plantings will be placed in front of the building on Glassworks Avenue to provide visual amenities to the surrounding neighborhood as well as enhancing the entrance of the Maple Leaf residential building. The new exterior light fixtures are designed to provide the minimum lighting necessary to ensure adequate safety, night vision, highlighting of the architectural features of the building, and comfort. The new facade treatment with extensive areas of curtain wall and architectural louvers will renew this solid structure with a fresh expression while retaining its compatibility within the North Point district.

- d. 19.34 – Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

As noted earlier, the VAI TIS concludes that the change in use will have a “negligible impact on the adjacent street system.” Likewise, the city water supply, sewer system and other infrastructure services will not be negatively impacted by the conversion of the Maple Leaf building to residential use.

- e. 19.35 – New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

The Project will require minimal construction to renovate the exterior façade of the Maple Leaf building. The Project will retain the building structure and site location of the former Maple Leaf Hot Dog factory, which is representative of this area of Cambridge as it has developed historically. The modern renovation of the building including a 3-story signature entrance, vertical corner signage, and replacement geometric windows will enhance the complex urban aspects of Cambridge by integrating the Maple Leaf building with the modern developments in the neighborhood while still retaining some of the building's original character.

- f. 19.36 – Expansion of the inventory of housing in the city is encouraged.

The change in use from general office to multifamily dwelling will add an additional 104 dwelling units to the housing inventory of the City. The micro-loft units will meet a unique housing niche in the city not met by the neighboring residential developments. Of course, 15% of the units will be designated affordable consistent with the requirements of Section 11.200 of the Ordinance.

- g. 19.37 – Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

The Project will continue to provide the expansive open space amenities including re-affirming its commitment to provide 23%-24% open space on the site in excess of the required 20% under the Ordinance. The Applicant will continue to maintain existing street furniture, lighting amenities, street landscaping and improvements to the MBTA viaduct at their current levels to encourage

pedestrian and cycle activity. Furthermore, existing play spaces, gardens, terraces and plazas will be maintained for the benefit of neighborhood residents and the general public. The pathways and pedestrian improvements constructed during Phase 1 of the Archstone development connecting to the Gilmore Bridge, the adjacent North Point Park and to the Charles River waterfront will continue to make the North Point district a pedestrian-friendly urban neighborhood for all citizens eager to enjoy this part of the City.

Conclusion

As described above, the change in use and exterior renovation of the Maple Leaf building is appropriate to the site and surroundings, has a minimal transportation impact on the district roadways, integrates with and enhances adjacent properties, provides a needed addition to the Cambridge housing inventory, and is consistent with the Citywide Urban Design Objectives. Accordingly, for the reasons set forth above, the Applicant respectfully requests that the PUD Special Permit (PB #175) and the Project Review Special Permit be amended to permit a change in use of the Maple Leaf building from general office to multifamily dwelling.

Part IV – Dimensional Form

Appendix I – Dimensional Form: #175 Archstone North Point

Special Permit #175

Address: 1-5, 7-13 and 23 East Street, One Leighton Street

	Previously Approved	Proposed	Granted
Total FAR***	3.77 (2.9 base)	3.77 (3.0 base)	
Residential	3.48 to 3.77	3.73 to 3.77	
Non-Residential	0.27 to 0.29	0.02 to 0.04	
Inclusionary Bonus	0.87	0.9	
Total GFA in Sq. Ft.	932,815 sf*	932,815 sf	
Residential	797,850 sf to 932,815 sf*	859,101 sf to 932,815 sf	
Non-Residential	65,610 sf to 71,755 sf*	4,359 sf to 10,504 sf	
Inclusionary Bonus	215,265 sf	222,688 sf	
Max. Height	85 – 220 ft.	85 – 220 ft.	
Range of heights	85 – 220 ft.	85 – 220 ft.	
Lot Size***	247,431 sf	247,431 sf	
Lot area/du	323 sf***	284 sf	
Total Dwelling Units	767 units	871 units	
Base units	To be calculated	To be calculated	
Inclusionary units	To be calculated	To be calculated	
Min. Lot Width	450 ft.	450 ft.	
Min. Yard Setbacks	Per approved plans	Per approved plans	
Total % Open Space	20-24%	20-24%	
Usable	0%	0%	
Other	20-24%	20-24%	
Off Street Parking			
Min #**	Residential .8/unit Office 0 2 ZipCars	Residential .8/unit 2 ZipCars	
Max #**	Residential 1/unit Office 1/1,000 sf 2 ZipCars	Residential 1/unit 2 ZipCars	
Handicapped	18	18	
Bicycle Spaces	389	448	
Loading Bays	4	4	

*Subject to total GFA permitted and maximum non-residential GFA of 71,755. Retail activity subject to the limitations set in Section 13.70

**Subject to permitted shared parking of up to 40% of the residential spaces for office use

***Modified as necessary to reflect Minor Modification #1 (Subdivision) dated 12/26/07

Part V – Ownership Certificate

OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: **ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership**
(Petitioner)

Address: **1250 Broadway, 12th Floor, New York, NY 10001**

to apply for a special permit for: **Major Modification to PUD Special Permit (PB #175) and Amendment to Article 19 Special Permit for Change of Use of Maple Leaf Building**
(type of development)

on premises located at: **1-5, 7-13, and 23 East Street, One Leighton Street, Cambridge, MA**

for which the record title stands in the name of: **ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership**

whose address is: **c/o Archstone, 1250 Broadway, 12th Floor, New York, NY 10001**

by a deed duly recorded in the: **Middlesex South** County Registry of Deeds in Book

Book: **3521** Page: **586 – ASN Maple Leaf (Office) LLC**
Book: **57238** Page: **245 - North Point Apartments Limited Partnership**
Book: **56009** Page: **206 – Archstone North Point II LLC**

Signature of Land Owner
(If authorized Trustee, Officer or Agent, so identify)

Deborah S. Horwitz, Attorney for Applicant

Commonwealth of Massachusetts, County of Suffolk

The above named *Deborah S. Horwitz* personally appeared before me,

This *31st* of *Aug.*, 20 *11* and made oath that the above statement is true.

Notary: *E.M. Victoria Ippolito*

My Commission expires: *August 11, 2017*

