



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2011 OCT -5 P 2:19
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF PRELIMINARY DETERMINATION FOR PLANNED UNIT DEVELOPMENT PROPOSAL

Case Number:	175 Amendment #3 (Major)
Address:	1-5, 7-13, 23 East Street; 1 Leighton Street
Zoning:	North Point / PUD-6
Applicant:	ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership 1250 Broadway, 12 th Floor New York, NY 10001
Owner:	Same as Applicant
Application Date:	August 30, 2011
Date of Planning Board Public Hearing:	September 20, 2011
Date of Planning Board Determination:	September 20, 2011
Summary of Proposal:	Major Amendment to Planned Unit Development to convert the 61,251 square-foot building at 23 East Street ("Maple Leaf" building) from office use to multifamily residential use with 104 dwelling units.
Determination:	APPROVED, with requests for modification.

Copies of this Preliminary Determination and plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Jeffrey C. Roberts *JCR*

For further information concerning this Preliminary Determination, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Planned Unit Development Special Permit Application dated August 30, 2011 containing: Cover Sheet, Summary of Application, Fee Schedule, Narrative, Dimensional Form, Ownership Certificate.
2. Transportation Impact Study for Maple Leaf Residential dated August, 2011, prepared by Vanasse & Associates.
3. Plans and Illustrations for Charles E. Smith Residential dated September 10, 2011, prepared by ADD Inc.

Other Documents

4. Letter from Charles Marquardt dated September 20, 2011.
5. Letter from Barbara Broussard representing East Cambridge Planning Team dated September 20, 2011.

FINDINGS

Based on a review of submitted Application materials and testimony given at the public hearing, the Board finds that the proposed development meets all standards and criteria for preliminary approval of a Planned Unit Development Proposal as set forth in Article 12.000 of the Zoning Ordinance.

In making this Determination the Board is guided by the standards set forth in Section 12.35.3 of the Zoning Ordinance. The Board accepts and makes reference to the Narrative provided in the Special Permit Application as it responds to those standards.

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

The Development Proposal is in conformance with the General Development Controls and the specific development controls of the PUD-6 District. The only proposed dimensional changes to the approved Final Development Plan are an increase in residential use with a commensurate decrease in commercial use, and an increase in dwelling units, neither of which violate the limitations of the PUD-6 District.

- (2) The Development Proposal conforms with adopted policy plans or development guidelines for the portion of the city in which the PUD district is located.*

The Development Proposal is in conformance with the Eastern Cambridge Planning Study and the Eastern Cambridge Design Guidelines. The conversion of commercial use to residential use is consistent with the goal of creating new residential uses in that area, which is also explicitly stated in the purpose of the PUD-6 District.

(3) *The Development Proposal provides benefits to the city that outweigh its adverse effects. In making this determination the Planning Board shall consider the following:*

(a) *The quality of the 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 Development Proposal will not alter the design of buildings, open spaces, or other physical elements of the approved Final Development Plan. The conversion of the Maple Leaf building to residential use is compatible with other uses in the area and will continue to contribute positively to the variety of building types and the distinct streetscape of the district. The proposed exterior renovations to the Maple Leaf building and associated landscaping will improve the visual quality of the area.

(b) *Traffic flow and safety*

The Development Proposal will not substantially change traffic patterns from the approved Final Development Plan. The Transportation Impact Study for the Development Proposal indicates that the conversion of the Maple Leaf building to residential use will result in a significantly reduced traffic impact from its previous use, and will have a negligible overall impact on the adjacent street system.

(c) *Adequacy of utilities and other public works*

Existing utilities, water, sewage, and stormwater infrastructure will be sufficient to meet the needs of the proposed residential uses in the Maple Leaf building. 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*

The Development Proposal will have no substantial impact on public facilities.

(e) *Potential fiscal impacts*

The Development Proposal will result in a positive fiscal impact through the conversion of an existing building to a productive use, thereby increasing the taxable

value to the City, and through the creation of new housing units that will attract new residents to Cambridge.

DETERMINATION

Section 12.35.2 of the Zoning Ordinance requires that the Planning Board make a preliminary determination with regard to a PUD application within twenty-one days of the first public hearing. The Planning Board may approve the Development Proposal, approve the Development Proposal with conditions, or deny the application for a special permit.

It is the Planning Board's Determination to **APPROVE** the Planned Unit Development Proposal. In preparing a Final Development Plan, the Board requests modifications to the Development Proposal as described below.

REQUESTS FOR MODIFICATION

1. In the Final Development Plan submission, the Applicant shall prepare a more extensive and more clearly labeled map of the surrounding sites (using the addresses, names, and/or other designations by which those sites are typically known), indicating their ownership and their expected future use based on previously approved plans.
2. In the Final Development Plan submission, the Applicant shall provide plans and drawings showing how building mechanical systems will be designed and how equipment will be arranged on the exterior of the building, with an explanation of how such equipment will be visually and acoustically screened from present and future neighbors.

Voting in the affirmative to approve the Development Proposal were Planning Board Members Tom Anninger, H. Theodore Cohen, Hugh Russell, William Tibbs, Steven Winter, Pamela Winters, and Associate Member Charles Studen, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,

Hugh Russell (TCR)

Hugh Russell, Chair

A copy of this Preliminary Determination #175 – Amendment #3 (Major) shall be filed with the Office of the City Clerk.