

January 12, 2015

H. Theodore Cohen, Chairman
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Major Amendment to Planning Board Case No. 175 (as amended, "PUD Special Permit #175"), 1-5 7-13 and 23 East Street and One Leighton Street, Cambridge, Massachusetts (the "Project")

Dear Chairman Cohen and Members of the Planning Board,

This submission is made on behalf of Archstone North Point II LLC, a Delaware limited liability company, an affiliate of AvalonBay Communities, Inc., the current owner of the Project site (the "Owner"), in connection with the Owner's Final Development Plan for the above-referenced application for Major Amendment to the PUD Special Permit #175, to permit a reduction in the maximum height of the second phase of the Project ("Phase Two") from 140 feet to approximately 70 feet and a reduction in the maximum number of residential units in Phase Two from 341 to between 270 and 300. As the Board is aware, the Owner submitted a Major Amendment application on September 4, 2014, pursuant to Section 12.37 of the City of Cambridge Zoning Ordinance (the "Zoning Ordinance"), and the Board voted on October 28, 2014, to approve the Project's amended Development Proposal as updated during the Development Proposal's public hearing process.

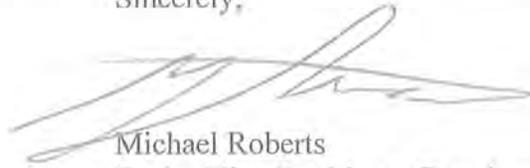
The Planning Board issued PUD Special Permit #175 on September 10, 2002, granting a PUD Special Permit under Section 13.70 of the Zoning Ordinance and a Project Review Special Permit under Section 19.20 of the Zoning Ordinance. PUD Special Permit #175's originally approved Final Development Plan included a two-phased development consisting of 767 residential units, and contemplated the continued occupancy of the existing Maple Leaf office building. The Planning Board subsequently approved amendments to PUD Special Permit #175 that, among other things, required a minimum of 0.8 parking spaces and a maximum of 1.0 parking space per dwelling unit and permitted the conversion of the Maple Leaf office building to multi-family residential use. The Project's first phase has been completed, including 426 residential units and 434 parking spaces in an underground garage, and the Maple Leaf building is currently an occupied multi-family residential project containing 103 residential units. Accordingly, with Phase Two's currently proposed residential unit count the Project will include up to 829 residential units, or as many as 62 more residential units than originally permitted under PUD Special Permit #175.

As detailed in the Owner's September 4th Major Amendment application, the Owner now proposes to modify Phase Two by, among other things, reducing Phase Two's maximum height from 140 feet to approximately 70 feet and maximum number of residential units from 341 to between 270 and 300, updating the number of parking spaces to reflect the reduction in

residential units (within the previously approved parking ratio) and increasing the number of bicycle parking spaces to reflect the currently-applicable bicycle parking requirements. In addition, Phase Two continues to include its various originally-proposed public realm commitments, including, (a) a substantial green space along Monsignor O'Brien Highway; (b) "Doorknobs on the Street" along Glassworks Avenue; (c) accommodations for a proposed multi-use pathway along Monsignor O'Brien Highway; (d) retail space at the corner of Glassworks Avenue and Monsignor O'Brien Highway; and (e) a pedestrian passageway through Phase Two.

We look forward to presenting the Final Development Plan for the above-referenced Major Amendment to the PUD Special Permit #175 at the Board's January 20th hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Roberts", written in a cursive style.

Michael Roberts
Senior Vice President - Development,
AvalonBay Communities, Inc.

(Enclosures)

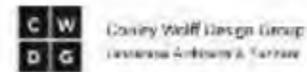
cc: Steven Gorning, AvalonBay Communities, Inc.
Richard M. McKinnon, The McKinnon Company
Steven Schwartz, Esq. & Kevin Renna, Esq., Goulston & Storrs PC

NORTHPOINT II

CAMBRIDGE, MA



KYU SUNG WOO ARCHITECTS



JANUARY 13TH 2015

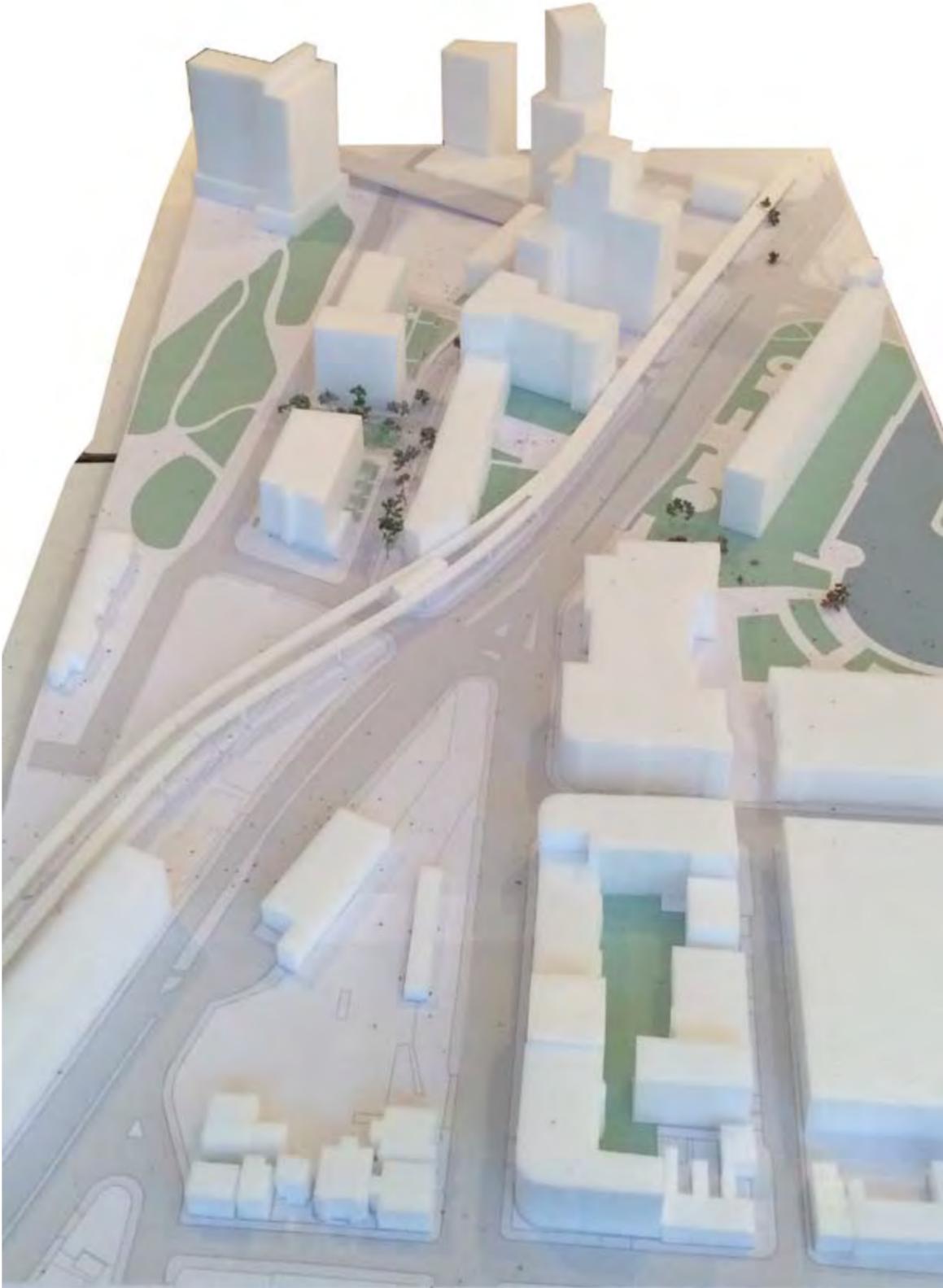
SCALE/GRID



NORTH POINT
EAST CAMBRIDGE



BUILDING HEIGHT







BUILDING/ STREET





GLASSWORKS AVE

Northpoint II
Cambridge, Massachusetts

KYU SUNG WOO ARCHITECTS
January 13, 2015

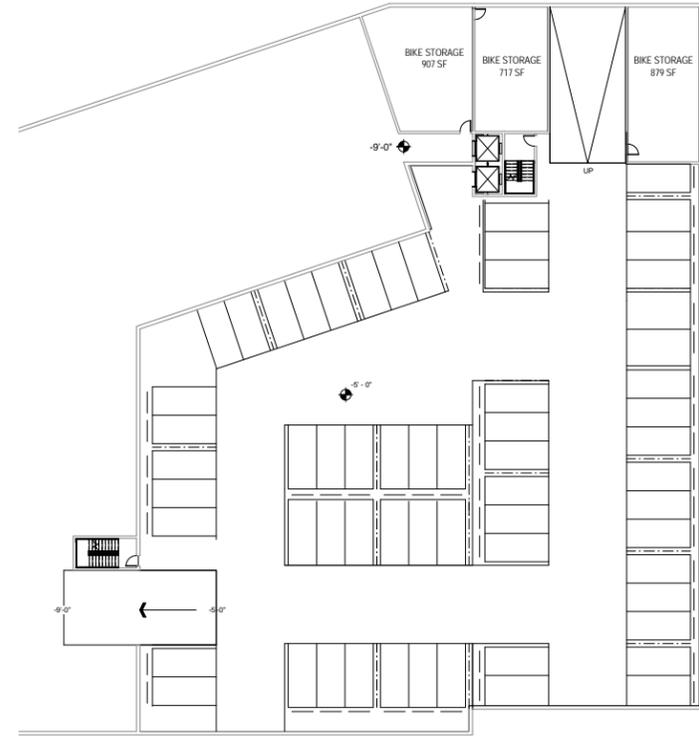


LEIGHTON ST

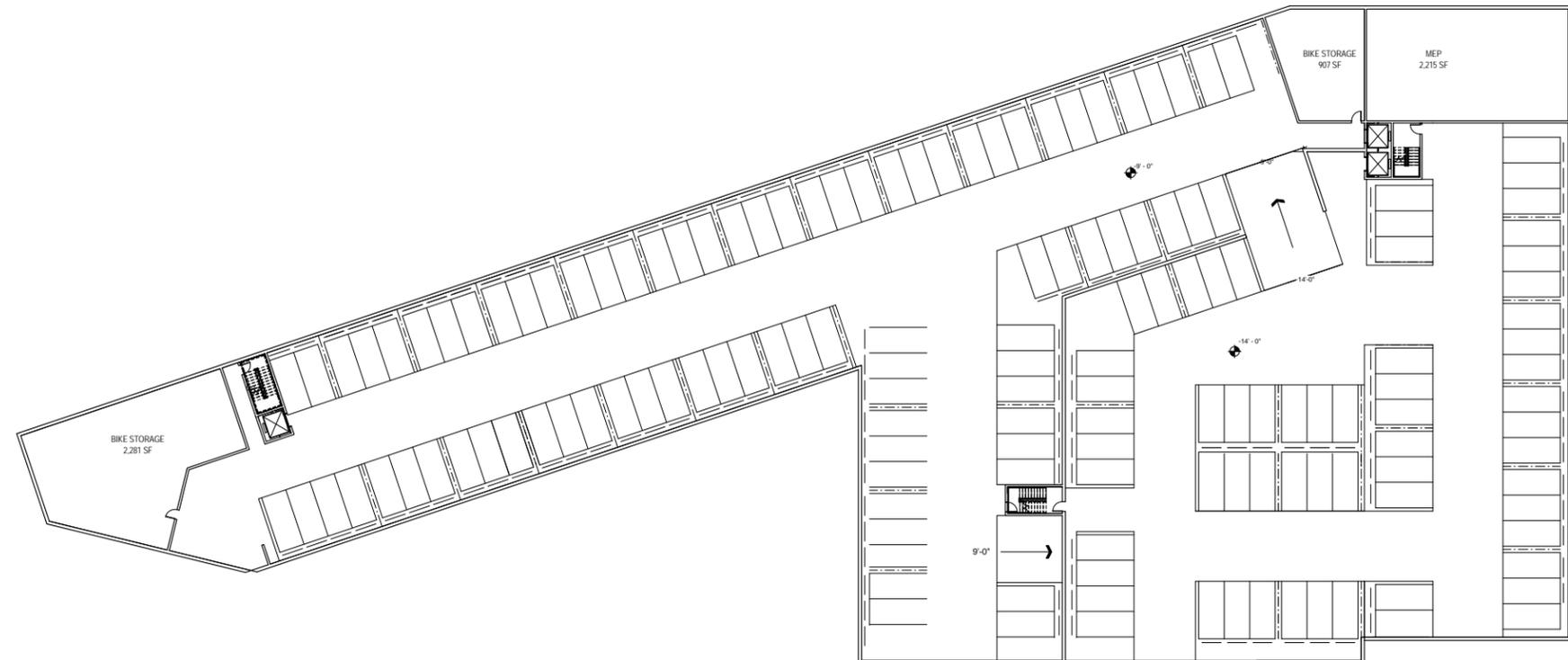


GLASSWORKS AVE



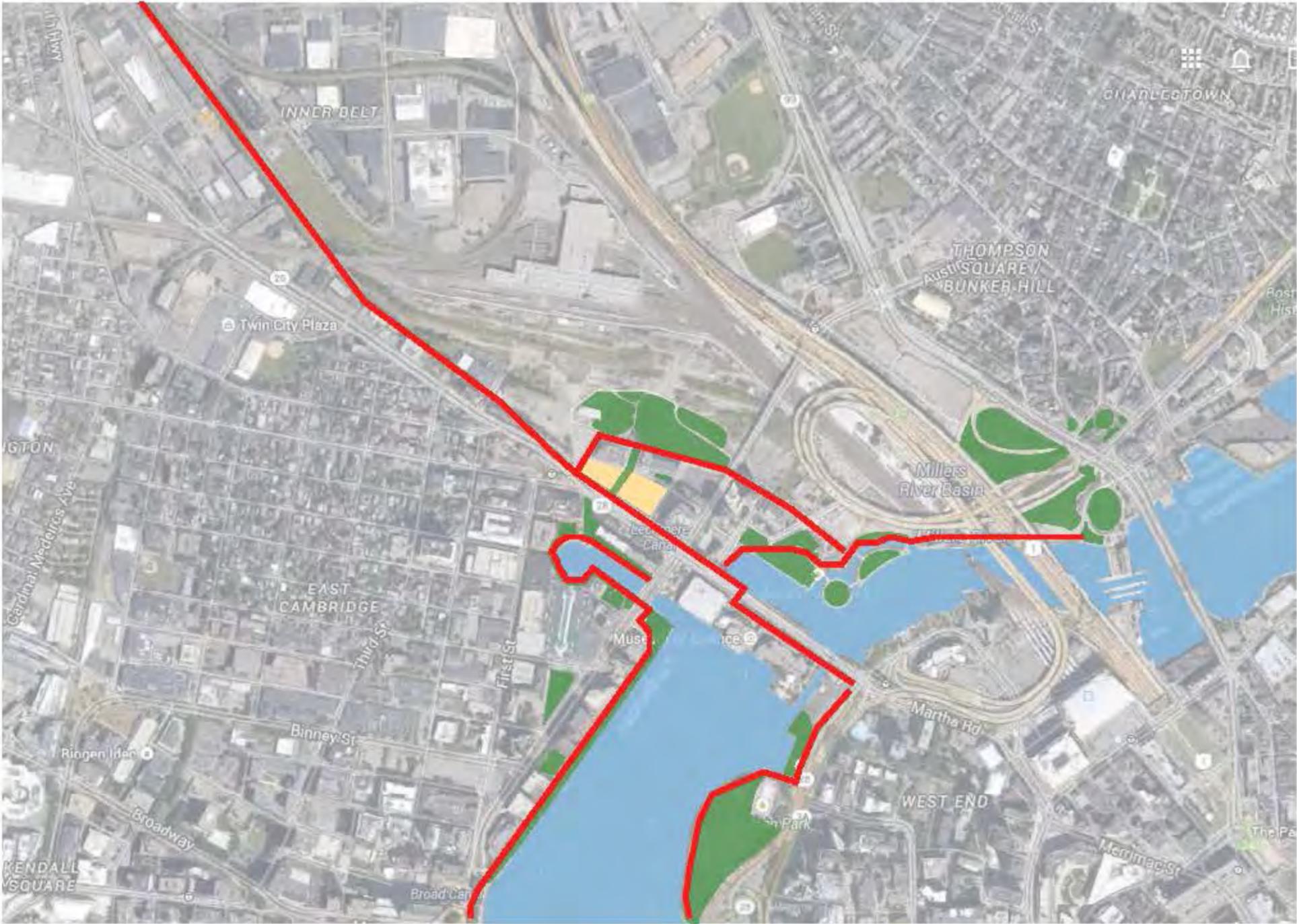


PARKING LEVEL 1



PARKING LEVEL 2 & 3

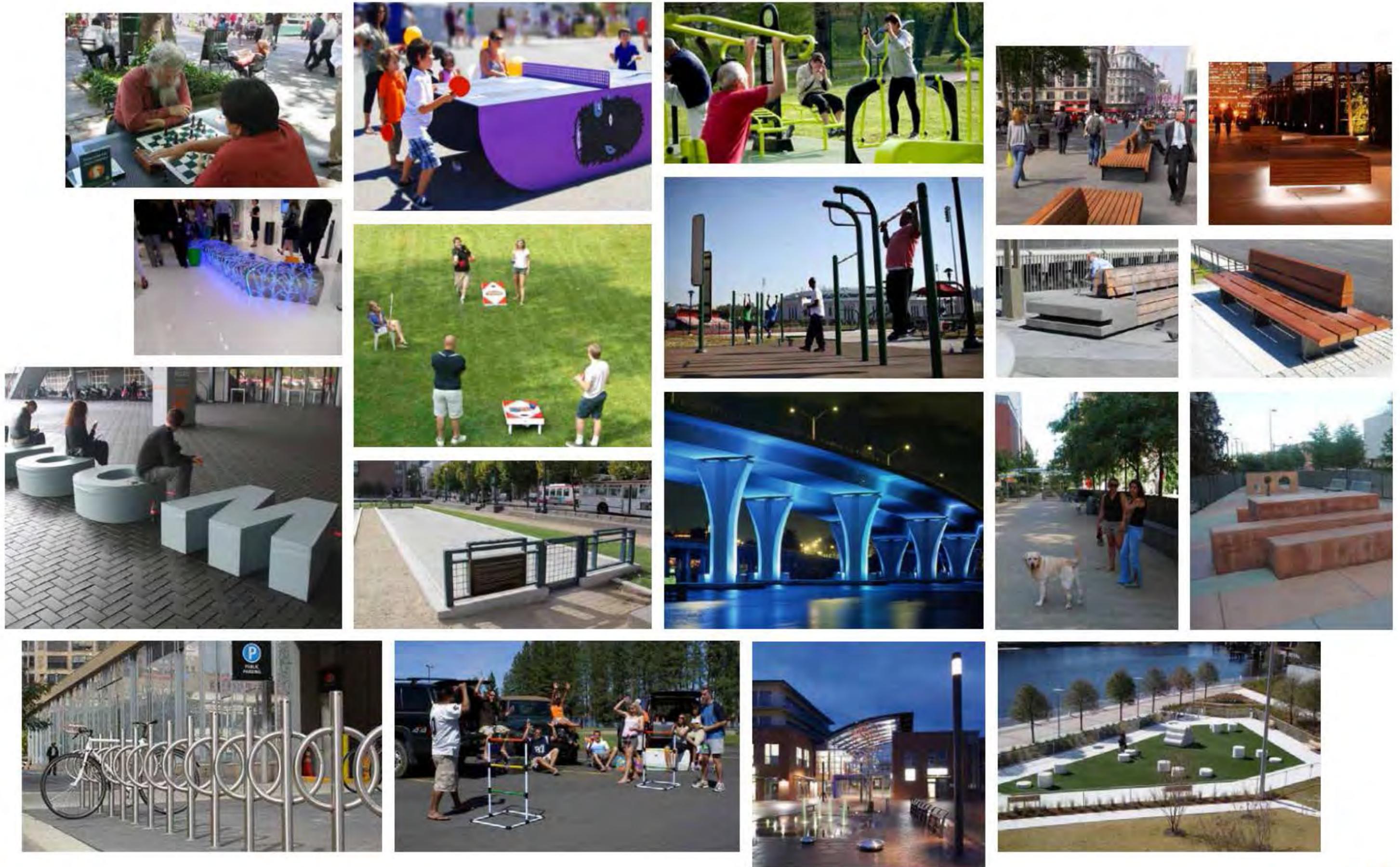
OPEN SPACE/BIKE PATH





SITE



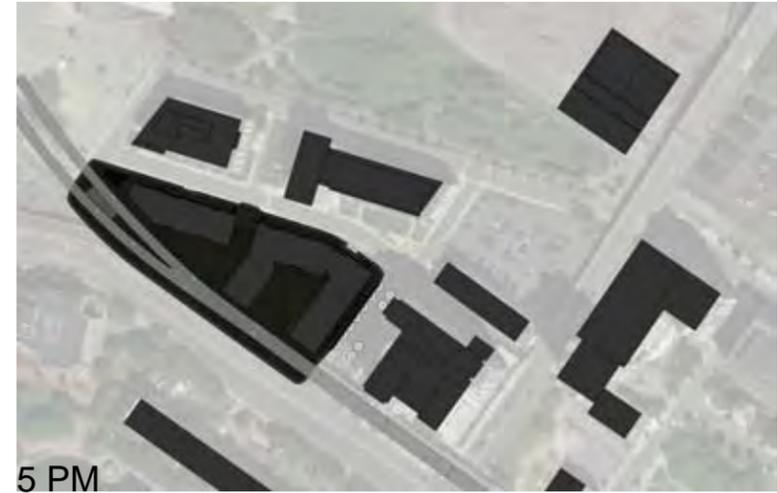
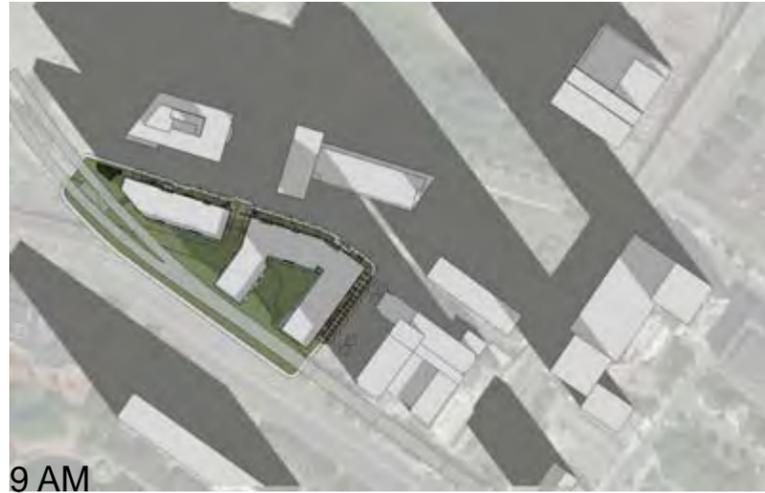






SHADOW STUDY

DECEMBER



MARCH



JUNE

