



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Case Number:	175 Amendment #4 (Major)
Location of Premises:	1-5, 7-13, 23 East Street; 1 Leighton Street
Zoning:	North Point Residence District / PUD-6
Applicant:	Archstone North Point II LLC 51 Sleeper Street, Suite 750, Boston, MA 02110
Owner:	Same as Applicant
Original PUD Special Permit Filed:	September 23, 2002
Prior Amendments Filed:	December 26, 2007 (Minor); May 4, 2010 (Major); December 7, 2011 (Major)
Application Date:	September 4, 2014
Date of First Public Hearing:	September 16, 2014 continued to October 28, 2014
Date of Preliminary Determination:	October 28, 2014
Date of Second Public Hearing and Decision:	January 20, 2015
Date of Filing Decision:	February 19, 2015
Summary of Proposal:	Major Amendment to Planned Unit Development Special Permit (Sections 13.70 and 12.37.3) and Project Review Special Permit (Section 19.20) to reduce Gross Floor Area, dwelling units and height for development on a component parcel.
Determination:	GRANTED, with Conditions.

Copies of this Decision 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 2/19/15*

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

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Letter to the Planning Board from Kevin J. Renna, Goulston & Storrs, dated July 15, 2014 with attached drawings by Cube3 Studio dated July 15, 2014.
2. Letter to the Planning Board from Steven L. Gorning, Development Manager, AvalonBay Communities, Inc., dated September 4, 2014 with Special Permit Application dated September 4, 2014.
3. Letter to the Planning Board from Michael J. Roberts, Senior Vice President – Development, AvalonBay Communities, Inc. dated October 14, 2014, containing letter to the Planning Board from Kyu Sung Woo, AIA, no date, with photographs of models and site plan revision.
4. Northpoint II plans dated October 28, 2014, submitted at the Planning Board meeting of October 28, 2014.
5. Letter to the Planning Board dated January 12, 2015 and attached plans dated January 13, 2015.

City of Cambridge Documents

6. Memo to the Planning Board from CDD staff, dated September 10, 2014.
7. Memo to the Planning Board from CDD staff, dated October 21, 2014.
8. Extension of time for Preliminary Determination to October 28, 2014.
9. Planning Board Preliminary Determination on Major Amendment Development Proposal, dated October 28, 2014 (filed November 20, 2014, copy attached).
10. Memo to the Planning Board from CDD staff, dated January 13, 2015.
11. Extension of time for Final Decision to February 19, 2015 (filed January 22, 2015, copy attached).

Other Documents

12. Letter to the Planning Board from Barbara Broussard, East Cambridge Planning Team, dated 9/12/14.

APPLICATION SUMMARY

The Planned Unit Development (PUD) Special Permit PB #175, granted in 2002, authorized mixed-use development on three sites pursuant to the PUD-6 Zoning District regulations. A total of 932,815 square feet of development was permitted in a combination of new construction and rehabilitation and adaptive use of an existing structure. A Major Amendment granted in 2010 authorized a reduction in required parking and use of a shared parking facility for multiple sites. A subsequent Major Amendment granted in 2011 authorized a change in the program of uses to convert space originally permitted for office use to residential use.

The approved PUD has been developed in phases. The construction of a residential building (known as “Phase I” or “One Leighton Street”) with 426 dwelling units, 434 parking spaces, and ground-floor retail was completed in 2006. The conversion of an existing commercial building (known as the “Maple Leaf Building” or “Avalon Lofts”) to residential use with 104 dwelling units was completed in 2014.

The final phase of development (known as “Phase II”) is authorized under prior permits to be developed as a residential building containing 341 dwelling units and ground-floor retail with a general height of 85 feet and a portion of the building authorized to reach 143 feet on the eastern end. The application proposes to reduce the size of the residential building to a maximum height of 70 feet and up to 300 dwelling units, with ground floor retail still included. At a pre-application meeting on July 22, 2014, as a matter of general business, the Planning Board made a determination that such a change to the Final Development Plan should be reviewed as a Major Amendment to the PUD Special Permit.

Prior to approval of a Development Proposal, the Applicant presented different design alternatives for 70-foot residential structures on the “Phase II” site. The Board issued a Preliminary Determination on October 28, 2014 conditionally approving a development concept that includes two separate, 70-foot residential structures on the “Phase II” site with open space and public circulation pathways around each building. In the current Final Development Plan proposal, the Applicant has submitted more detailed illustrations of the scale, massing and design of the proposed residential buildings and open spaces.

FINDINGS

1. Major Amendment to Planned Unit Development Special Permit (Section 12.37)

Based on a review of submitted Application materials and testimony given at the public hearing, the Board makes the following findings with reference to the criteria for approval of a Planned Unit Development Proposal as set forth in Article 12.000 of the Zoning Ordinance.

The Board has previously determined that the proposal constitutes a Major Amendment to the Final Development Plan because it represents a significant alteration to the density and

height of the approved development. Pursuant to Section 12.37 of the Zoning Ordinance, a Major Amendment is considered according to the process for review of an original PUD Final Development Plan. Approval of a Final Development Plan is based on the following standard set forth in Section 12.36.4:

Approval of the Final Development Plan shall be granted only upon determination by the Planning Board that the Final Development Plan meets the evaluation criteria set forth in Section 12.35.3 and contains any revisions to the Development Proposal required by the Planning Board.

The Board finds that the proposed Amendment is consistent with the criteria set forth in Section 12.35.3, as set forth further below and with reference to the Findings made by the Board in issuing a Preliminary Determination on the Development Proposal. In issuing that Preliminary Determination, the Board requested that the Applicant devote further attention to the urban design impact of a proposed uniform 70-foot building height in relation to surrounding buildings, and provide additional information on the design of ground-floor residential units. These issues were addressed in the additional materials submitted by the Applicant. Therefore the Board finds that the revised Final Development Plan materials meet the applicable criteria for approval.

(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 Board finds that, on the whole, the proposed Amendment remains consistent with the General Development Controls set forth in Section 12.50 and the development controls of the PUD-6 zoning district. The proposed modifications to the “Phase II” residential building will not cause any violation of the district zoning requirements.

(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.

With the proposed Amendment, the Final Development Plan will remain broadly consistent with the Eastern Cambridge Design Guidelines and the Eastern Cambridge Planning Study, subject to further review of the detailed site and building design as set forth in the Conditions of this Determination.

(3) The Development Proposal provides benefits to the city that outweigh its adverse effects.

The Board finds that, on the whole, the proposed Amendment will continue to provide the benefits envisioned in the original approved Final Development Plan and subsequent approved amendments and will not cause additional adverse effects. However, as set forth in the Conditions of this Determination, additional examination of the detailed site and building design will be required to ensure that the amended design continues to

achieve the urban design objectives of the City in a manner that is comparable or superior to the original proposal.

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 basic parameters of the Development Proposal remain largely unchanged by the proposed amendment; however, detailed site and building design will be subject to continuing design review.

- (b) *Traffic flow and safety*

The proposed change in the residential building design and massing will not cause any change in traffic flow nor will cause any safety hazard.

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

The proposed Amendment will not cause any additional strain on utilities, and all conditions for such infrastructure currently applicable to the Final Development Plan will continue to apply.

- (d) *Impact on existing public facilities within the city*

The proposed Amendment will not cause any additional impact on public facilities, and all conditions for such infrastructure currently applicable to the Final Development Plan will continue to apply.

- (e) *Potential fiscal impacts*

The proposed modifications are not expected to result in fiscal impacts on the City.

2. Major Amendment to Project Review Special Permit (Section 19.20)

The Planning Board finds that the proposed Major Amendment results in a Final Development Plan that continues to meet the criteria for approval of a Project Review Special Permit, with reference to the zoning provisions set forth below:

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.

The proposed Amendment will result in a minor reduction in the residential Gross Floor Area and number of dwelling units permitted throughout the PUD. No change to the overall mix of uses is proposed. Therefore the proposed Amendment is not expected to cause any significant change to the anticipated traffic impact of the PUD as a whole.

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 Board finds that the proposed Amendment, with particular attention to the proposed conceptual design of the “Phase II” residential site, results in a Final Development Plan that remains consistent with the City’s Urban Design Objectives, as set forth in further detail below.

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

The PUD is remains conceptually an assemblage of residential buildings with circulation and open space surrounding them. The proposed reduction in height of the “Phase II” development will remain consistent with the objectives reflected in the zoning and the Eastern Cambridge Design Guidelines, which encourages a transition from lower heights closer to the existing East Cambridge neighborhood to taller heights away from the neighborhood. The proposed building will still contain retail space adjacent to where the future Lechmere MBTA station headhouse is planned.

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

The development remains oriented toward pedestrian and bicycle points of access to the site, with parking located below-grade and bicycle parking will be provided per current City standards. In the “Phase II” development, the pattern of ground floor entrances is proposed to be changed. The Board supports the proposed notion of communal stoops and seating nooks along Glassworks Avenue as a way to achieve the level of residential street activity advanced by the Eastern Cambridge Design Guidelines.

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

The operational aspects of the “Phase II” development are not substantially changed, with trash collection and related service activities to take place internal to the building from a single point of access. Rooftop mechanical equipment is not shown in the conceptual plans at the Development Proposal stage, but will be subject to continuing design review.

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

The proposed Amendment will not cause any additional infrastructure impacts. Any infrastructure needs will continue to be reviewed and managed under the authority of the Cambridge Department of Public Works and other applicable agencies.

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

In the proposed changes to the “Phase II” development, the Board finds that the revised scale, massing and siting will better fit with the existing urban fabric of East Cambridge. The separation of the building into two separate buildings, a rectangular form and a courtyard form, is found to result in greater simplicity in the design composition and a better relationship with surrounding uses.

19.36 Expansion of the inventory of housing in the city is encouraged.

While the proposed Amendment results in a net reduction of housing units, the PUD as a whole remains a significant contribution to the housing stock in the city, with a total of over 800 dwelling units.

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

The Amendment proposes a reconfiguration of the open space on the “Phase II” site, with a portion dedicated to public circulation and activity adjacent to the planned Lechmere MBTA Station headhouse, including a public multi-use path parallel to Monsignor O’Brien Highway, and a more private courtyard as an amenity to residents. The Board finds that the proposed open space configuration that will better serve the needs of its users. The design of the space will be subject to continuing review and coordination with the City and MBTA.

DECISION

Based on a review of the Application Documents, testimony given at the public hearings, and the above Findings, the Planning Board hereby GRANTS the requested Major Amendment to Special Permits granted by Planning Board Decision #175 for Planned Unit Development in the North Point Residence District. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Major Amendment and any successor or successors in interest.

This Decision shall be subject to the conditions and limitations set forth below.

1. The dimensional characteristics of the Final Development Plan shall be amended as set forth in the Application Materials dated September 4, 2014, and as attached as an Appendix to this Decision.
2. Development of the remaining site identified as “Phase II” in the Final Development Plan shall be in substantial conformance with the conceptual designs illustrated in the Application Materials and presented to the Planning Board on January 20, 2015. Furthermore, the development of that site shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD’s administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.

CDD shall specifically review and approve the design of the following elements of the “Phase II” site prior to issuance of a Building Permit, and may present future design iterations to the Planning Board for review:

- (a) Elevations of all sides of each building, with particular emphasis on the public face of each building as it relates to the new Lechmere Station head house and Monsignor O’Brien Highway.
 - (b) More detailed landscaping plans exploring the open space areas, integration with the Lechmere Station, consideration of materials and details.
 - (c) Circulation patterns around the site, with a focus on providing ease of travel, comfort and safety for pedestrians and cyclists across the site.
 - (d) The retaining wall transition between the courtyard building and the public realm, with a view to how this can be softened and activated so that it does not appear as a barrier and is more welcoming to pedestrians.
 - (e) Residential entrances and “communal stoops,” particularly along Glassworks Avenue, with consideration toward access for persons with disabilities and more elegant ways to meet the functional needs of the entries.
3. In all other respects the conditions, limitations and other requirements set forth in the original PUD Special Permit PB #175, as modified by previous amendments, shall apply.

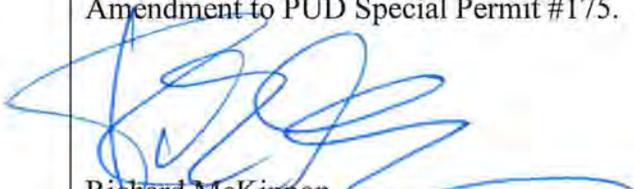
Voting in the affirmative to approve the Development Proposal were Planning Board Members Louis Bacci, Steven Cohen, Catherine Preston Connolly, Hugh Russell, and Associate Member Ahmed Nur, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,



Catherine Preston Connolly, Vice Chair.

Pursuant to Section 12.36.4 of the City of Cambridge Zoning Ordinance, Archstone North Point II LLC agrees to the conditions attached to this Decision approving the granting of a Major Amendment to PUD Special Permit #175.


Richard McKinmon
Authorized Representative, Archstone North Point II LLC.

A copy of this decision #175 Amendment #4 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 correct copy of the above decision filed with the Office of the City Clerk on February 19, 2015, by Jeffrey C. Roberts, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:

City Clerk of Cambridge

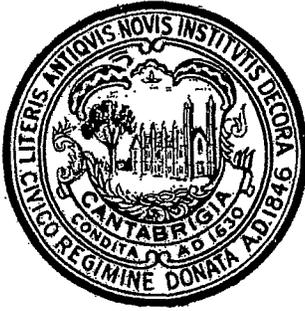
Appendix I – Dimensional Form: #175 Archstone North Point

Special Permit #175

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

	Previously Approved	Proposed	Granted
Total FAR***	3.77 (3.0 base)	3.52 (3.0 base)	3.52 (3.0 base)
Residential	3.73 to 3.77	3.48 to 3.52	3.48 to 3.52
Non-Residential	0.02 to 0.04	0.02 to 0.04	0.02 to 0.04
Inclusionary Bonus	0.87	0.87	0.87
Total GFA in Sq. Ft.	932,815 sf	870,000 sf	870,000 sf*
Residential	859,101 sf to 932,815 sf	859,496 to 870,000 sf	859,496 to 870,000 sf
Non-Residential	4,359 sf to 10,504 sf	4,359 sf to 10,504 sf	4,359 sf to 10,504 sf
Inclusionary Bonus	215,265 sf	215,265 sf	215,265 sf
Max. Height	85 – 220 ft.	70 – 220 ft.	70 – 220 ft.
Range of heights	85 – 220 ft.	70 – 220 ft.	70 – 220 ft.
Lot Size***	247,431 sf	247,431 sf	247,431 sf
Lot area/du	284 sf	284 sf	298 sf
Total Dwelling Units	871 units	830 units	830 units
Base units	To be calculated	To be calculated	To be calculated
Inclusionary units	To be calculated	To be calculated	To be calculated
Min. Lot Width	450 ft.	450 ft.	450 ft.
Min. Yard Setbacks	Per approved plans	Per approved plans	Per approved plans
Total % Open Space	20-24%	20-24%	20-24%
Usable	0%	0%	0%
Other	20-24%	20-24%	20-24%
Off Street Parking			
Min ***	Residential .8/unit Office 0 2 ZipCars	Residential .8/unit 2 ZipCars	Residential .8/unit 2 ZipCars
Max ***	Residential 1/unit Office 1/1,000 sf 2 ZipCars	Residential 1/unit 2 ZipCars	Residential 1/unit 2 ZipCars
Bicycle Spaces	448	0.5/unit for Phase I and Maple Leaf; 1.05/unit for Phase II	0.5/unit for Phase I and Maple Leaf; 1.05/unit for Phase II
Loading Bays	4	4	4

*GFA calculation excludes all parking areas, because (per the submitted plans) such parking areas are located underground.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF PRELIMINARY DETERMINATION FOR PLANNED UNIT DEVELOPMENT PROPOSAL

Case Number:	175 Amendment #4 (Major)
Location of Premises:	1-5, 7-13, 23 East Street; 1 Leighton Street
Zoning:	North Point Residence District / PUD-6
Applicant:	Archstone North Point II LLC 51 Sleeper Street, Suite 750, Boston, MA 02110
Owner:	Same as Applicant
Original PUD Special Permit Filed:	September 23, 2002
Prior Amendments Filed:	December 26, 2007 (Minor); May 4, 2010 (Major); December 7, 2011 (Major)
Application Date:	September 4, 2014
Date of Planning Board Public Hearing:	September 16, 2014 continued to October 28, 2014
Date of Planning Board Determination:	October 28, 2014
Summary of Proposal:	Major Amendment to Planned Unit Development Special Permit (Sections 13.70 and 12.35) and Project Review Special Permit (Section 19.20) to reduce Gross Floor Area, dwelling units and height for development on a component parcel.
Determination:	APPROVED, with conditions and 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 10/29/2014

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
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DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Letter to the Planning Board from Kevin J. Renna, Goulston & Storrs, dated 7/15/14 with attached drawings by Cube3 Studio dated 7/15/14
2. Letter to the Planning Board from Steven L. Gorning, Development Manager, AvalonBay Communities, Inc., dated 9/4/14 with Special Permit submission dated 9/4/14
3. Letter to the Planning Board from Michael J. Roberts, Senior Vice President – Development, AvalonBay Communities, Inc. dated 10/14/14, containing letter to the Planning Board from Kyu Sung Woo, AIA, no date, with photographs of models and site plan revision.
4. Northpoint II plans dated 10/28/14, submitted at the Planning Board meeting of 10/28/14

City of Cambridge Documents

5. Memo to the Planning Board from CDD staff, dated 9/10/14
6. Memo to the Planning Board from CDD staff, dated 10/21/14
7. Extension of time for Preliminary Determination to October 28, 2014

Other Documents

8. Letter to the Planning Board from Barbara Broussard, East Cambridge Planning Team, dated 9/12/14

APPLICATION SUMMARY

The Planned Unit Development (PUD) Special Permit PB #175, granted in 2002, authorized mixed-use development on three sites pursuant to the PUD-6 Zoning District regulations. A total of 932,815 square feet of development was permitted in a combination of new construction and rehabilitation and adaptive use of an existing structure. A Major Amendment granted in 2010 authorized a reduction in required parking and use of a shared parking facility for multiple sites. A subsequent Major Amendment granted in 2011 authorized a change in the program of uses to convert space originally permitted for office use to residential use.

The approved PUD has been developed in phases. The construction of a residential building (known as “Phase I” or “One Leighton Street”) with 426 dwelling units, 434 parking spaces, and ground-floor retail was completed in 2006. The conversion of an existing commercial building (known as the “Maple Leaf Building” or “Avalon Lofts”) to residential use with 104 dwelling units was completed in 2014.

The final phase of development (known as “Phase II”) is authorized under prior permits to be developed as a residential building containing 341 dwelling units and ground-floor retail with a general height of 85 feet and a portion of the building authorized to reach 143 feet on the eastern end. The application proposes to reduce the size of the residential building to a maximum height of 70 feet and up to 300 dwelling units, with ground floor retail still included. At a pre-application meeting on July 22, 2014, as a matter of general business, the Planning Board made a determination that such a change to the Final Development Plan should be reviewed as a Major Amendment to the PUD Special Permit.

The Applicant has shown different design alternatives for 70-foot residential structures on the “Phase II” site. The Board acknowledges that the Major Amendment Application requires the Board to make a preliminary determination, and that after making such a determination, the Applicant will prepare a more detailed Final Development Plan Amendment for review at a subsequent public hearing prior to making a final decision.

FINDINGS

Based on a review of submitted Application materials and testimony given at the public hearing, the Board makes the following findings with reference to the criteria for preliminary approval of a Planned Unit Development Proposal as set forth in Article 12.000 of the Zoning Ordinance.

- (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 Board finds that, on the whole, the proposed Amendment remains consistent with the General Development Controls set forth in Section 12.50 and the development controls of the PUD-6 zoning district. The proposed modifications to the “Phase II” residential building will not cause any violation of the district zoning requirements.

- (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.*

With the proposed Amendment, the Final Development Plan will remain broadly consistent with the Eastern Cambridge Design Guidelines and the Eastern Cambridge Planning Study, subject to further review of the detailed site and building design as set forth in the Conditions of this Determination.

- (3) The Development Proposal provides benefits to the city that outweigh its adverse effects.*

The Board finds that, on the whole, the proposed Amendment will continue to provide the benefits envisioned in the original approved Final Development Plan and subsequent approved amendments and will not cause additional adverse effects. However, as set forth in

the Conditions of this Determination, additional examination of the detailed site and building design will be required to ensure that the amended design continues to achieve the urban design objectives of the City in a manner that is comparable or superior to the original proposal.

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 basic parameters of the Development Proposal remain largely unchanged by the proposed amendment; however, detailed site and building design will be reviewed in greater detail prior to approving an amended Final Development Plan.

- (b) *Traffic flow and safety*

The proposed change in the residential building design and massing will not cause any change in traffic flow nor will cause any safety hazard.

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

The proposed Amendment will not cause any additional strain on utilities, and all conditions for such infrastructure currently applicable to the Final Development Plan will continue to apply.

- (d) *Impact on existing public facilities within the city*

The proposed Amendment will not cause any additional impact on public facilities, and all conditions for such infrastructure currently applicable to the Final Development Plan will continue to apply.

- (e) *Potential fiscal impacts*

The proposed modifications are not expected to result in fiscal impacts on the City.

DETERMINATION

Section 12.35.2 of the Zoning Ordinance requires that the Planning Board make a preliminary determination with regard to a Major Amendment to a PUD application. The Planning Board may make a preliminary approval, potentially with conditions and subject to additional review and final approval of a special permit at a subsequent public hearing, or deny the application for a Major Amendment.

It is the Planning Board's Determination to **APPROVE** the Development Proposal for the requested Major Amendment, subject to the following conditions and requests to be addressed in the preparation of a Final Development Plan.

1. In further developing the design of the residential site and building, particular attention should be given to the impact of reducing the structure or structures to a uniform 70-foot building height. The Board will need to review how the proposed height and scale will correspond to adjacent buildings and contribute to the visual composition of residential buildings in the North Point district when viewed from many vantage points, especially in the case of the adjacent One Leighton Street building that will be of a significantly larger scale than the "Phase II" building as currently proposed.
2. Additional detail should be provided on the design of ground-floor residential unit entries.

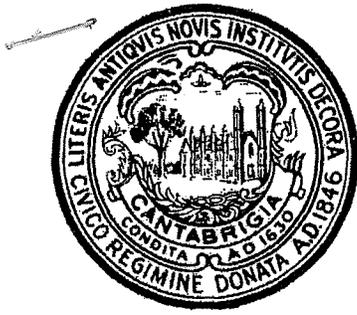
Voting in the affirmative to approve the Development Proposal were Planning Board Members H. Theodore Cohen, Steven Cohen, Hugh Russell, Tom Sieniewicz, Steven Winter, and Associate Member Catherine Preston Connolly, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,



Hugh Russell, Chair.

A copy of this Preliminary Determination #175 – Amendment #4 (Major) shall be filed with the Office of the City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Notice of Extension of Time

Case No: PB#175, Major Amendment

Address: 1-5 East Street,

Applicant/Owner: Archstone North Point II, LLC

Application Date: September 4, 2014

Preliminary Determination Public Hearing Date: September 16, 2014

Application: Major Amendment to the PUD Special Permit #175 to modify the design and massing of the approved residential building.

At the General Business meeting of November 18, 2014, the Planning Board voted to agree to an extension of time for the deliberation and decision on the above case until January 31, 2015.

Authorized Representative to the Planning Board

For further information, please contact Liza Paden at 617 354 5640 or lpaden@cambridgema.gov.

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CAMBRIDGE, MASSACHUSETTS



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Notice of Extension of Time

Case No: PB#175, Major Amendment

Address: 1-5 East Street,

Applicant/Owner: Archstone North Point II, LLC

Application Date: September 4, 2014

Preliminary Determination Public Hearing Date: September 16, 2014

Final Development Plan Public Hearing: January 20, 2015

Application: Major Amendment to the PUD Special Permit #175 to modify the design and massing of the approved residential building.

At the Public Hearing meeting of January 20, 2015, the Planning Board voted to agree to an extension of time for the deliberation and decision on the above case until February 19, 2015.

Authorized Representative to the Planning Board

For further information, please contact Liza Paden at 617 354 5640 or lpaden@cambridgema.gov.

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