

HARVARD
PLANNING & PROJECT MANAGEMENT



May 10, 2013

Mr. Hugh Russell, Chairman
Cambridge Planning Board
Cambridge Community Development Department
344 Broadway
Cambridge, MA 02139

Re: 1201 Massachusetts Avenue, Article 19.20 Project Review Special Permit Application

Dear Chairman Russell:

Enclosed please find 3 original and 15 additional copies of the Planning Board Article 19.20 Project Review Special Permit application for use conversion of 1201 Massachusetts Avenue that is proposed by President and Fellows of Harvard College. Harvard is also requesting a Bicycle Parking Special Permit (CZO 6.108) to modify the ratio of required Short- and Long-term bike parking. We understand that this application will be considered at the Planning Board public hearing scheduled for June 4, 2013.

If you need additional information or have any questions, please call me at 617-384-8155 or you can reach me by email at Alexandra_offiong@harvard.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alexandra Offiong', written in a cursive style.

Alexandra Offiong
Director of Planning Services

Attachments

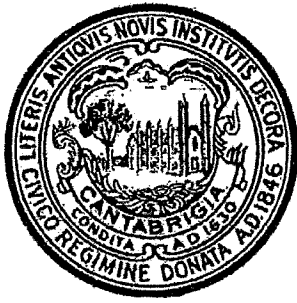
CC: Cambridge Planning Board
Brad Seamans, HU
Tanya Iatridis, HU
Thomas Lucey, HU
Elizabeth Leber, BBB

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 1201 Massachusetts Avenue, Cambridge, MA

Zoning District: Residence C-2B

Applicant Name: President and Fellows of Harvard College, c/o Alexandra Offiong

Applicant Address: HPPM, 1350 Massachusetts Avenue, Cambridge, MA 02138

Contact Information: 617-384-8155 alexandra_offiong@harvard.edu 617-495-0559
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Project Review Special Permit, CZO 19.20 - Change of Use; Special Permit (CZO 6.108)

List all submitted materials (include document titles and volume numbers where applicable) below.

Please see list attached.

Signature of Applicant: Alexandra Offiong

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 1201 Massachusetts Avenue

Application Date: April 12, 2013

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: President and Fellows of Harvard College
at the following address: c/o Alexandra Offiong, HPPM, 1350 Mass. Ave, Cambridge, MA 02138
to apply for a special permit for: Project Review Special Permit CZO 19.20 - Change of Use
on premises located at: 1201 Massachusetts Avenue, Cambridge, MA 02138
for which the record title stands in the name of: President and Fellows of Harvard College
whose address is: 1350 Massachusetts Avenue, Cambridge, MA 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 13776 Page: 486
OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Alexandra Offiong, Director of Planning Services, Harvard Planning & Project Management
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Alexandra Offiong personally appeared before me,
on the month, day and year April 10, 2013 and made oath that the above statement is true.

Notary: Regina L. Dres

My Commission expires: 1/13/2017



FEE SCHEDULE

Project Address: 1201 Massachusetts Avenue

Application Date: April 12, 2013

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 57,403 × \$0.10 = \$5,740.30

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts: \$5,740.30**

DIMENSIONAL FORM

Project Address: 1201 Massachusetts Avenue

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	30,902 sf	5000 sf	no change	y
Lot Width (ft)	84' - 190'	50'	no change	y
Total Gross Floor Area (sq ft)	57,403 sf	54,078 sf	no change	y
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	1.86	1.75	no change	y
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	n/a	n/a	n/a	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	40'	45'	no change	y
Front Yard Setback (ft)	Mass - 47.97'	35.6'	no change	y
Side Yard Setback – Side? (ft)	Harv St- 41.5'	41.08'	no change	y
Side Yard Setback – Side? (ft)	Quin. Sq-54.1'	18.22'	no change	y
Rear Yard Setback (ft)				
Open Space (% of Lot Area)	n/a	n/a	n/a	
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	58	18	18 allocated, 50	y
Bicycle Parking Spaces	0	77	89	y
Loading Bays	1	1	no change	y

Use space below and/or attached pages for additional notes:

Note that Harvard will allocate 18 spaces to its Parking Zoning Allocation program to meet zoning requirements for parking. On-site are 50 commercial spaces.

E. PROJECT NARRATIVE

1. Project Description

Harvard University is planning a partial renovation and change of use of 1201 Massachusetts Avenue, currently the Inn at Harvard, to create a “swing” dormitory for students temporarily displaced by the renewal of the Harvard Houses. Harvard is requesting a Project Review Special Permit (CZO 19.20) from the Planning Board as this represents a change of use from hotel (CZO Table 4.31.i.2) to dormitory (CZO Table 4.33.b.7) of more than 50,000 square feet. Harvard is also requesting a Bicycle Parking Special Permit (CZO 6.108) to adjust the ratio of short-term and long-term bike parking spaces to better meet the University’s demand. The project otherwise conforms to the requirements of the Cambridge Zoning Ordinance and requires no zoning relief.

Background

Harvard has launched the comprehensive effort to renew its undergraduate House system, which forms one of the most distinctive and important features of a Harvard College education. In the late 1920s, President A. Lawrence Lowell envisioned a House system that would serve students of different backgrounds, resulting in learning that extended beyond the classroom. Today more than 98 percent of Harvard College students live on campus. First-year students live in freshman dorms, located in and around Harvard Yard. The overwhelming majority of sophomores, juniors, and seniors live in one of twelve undergraduate Houses, which are located alongside the Charles River or on the Radcliffe Quad, along Garden Street. House Renewal, as the program is known on campus, will focus first on the original neo-Georgian Houses along the Charles River, most of which were constructed in the 1920s and ’30s and have been little upgraded since.

Each House is a full living and learning community, where students live, eat their meals, take classes, study, socialize, and participate in House activities and events. As each House community will be displaced temporarily by the House Renewal construction, the intent is to ensure that students living in swing housing continue to be fully integrated into their House community, with access to similar types of facilities, programs, and opportunities. Harvard is proposing 1201 Massachusetts Avenue as the central hub of the swing house, accommodating the dining, meeting, social, academic, and some of the residential spaces for the House. The building at 1201 Massachusetts Avenue is particularly well suited to this role given its existing layout as a hotel and its location adjacent to Harvard Yard and close to the other Harvard Houses. Several Harvard-owned residential buildings in the area will supplement 1201 Mass. Ave. to provide residential space for displaced students: Hampden Hall at 8 Plympton Street, 1306 Massachusetts Avenue, 65 Mt. Auburn Street, 20-20A Prescott Street, and 22-24 Prescott Street. The House Master’s temporary accommodations will be at 8 Prescott Street, which currently contains institutional academic and office uses. Together, these will meet the program needs of all the Houses, even those with the largest student populations.

The project represents an investment of more than \$1 billion for Harvard’s Cambridge campus and is expected to create 3,500 construction jobs and approximately \$10 million in permit fees for the City of Cambridge.

Project Site

1201 Massachusetts Avenue is located in Harvard Square, on a 30,902 square foot lot situated between Massachusetts Avenue to the south and Harvard Street to the north. The building overlooks Quincy Square plaza to the west and neighbors the Old Cambridge Baptist Church to the east. This site is adjacent to Harvard Yard, the center of the University's campus. The site is also located on a prominent location in Harvard Square across from mixed use commercial and residential buildings on Massachusetts Avenue.

Formerly a gas station, Harvard acquired this site in 1979. In 1991 Harvard constructed the building to temporarily serve as a hotel until it was ready to convert it to University use. Consistent with that plan, the hotel, which is currently operated by an independent contractor, will close by July 2013.

1201 Massachusetts Avenue is a four-story building clad in brick with 57,403 square feet of gross floor area originally designed by Graham Gund Architects, Inc. In its current use, 1201 Massachusetts Avenue serves as a 116-room hotel and offers meeting, event, and dining space. Its large 4-story atrium is home to a restaurant for hotel guests.

Upon conversion to a dormitory, 1201 Massachusetts Avenue will accommodate 70 residential suites to house up to 134 students and 5 Resident Tutors. The Resident Tutors, who live on-site and are directly responsible for maintaining a safe and livable environment, will have suites that are distributed in proximity to the community of students he /she oversees. The first and second floors will undergo substantial renovation to create the dining, meeting, social and academic spaces that are a part of every House. This site will be the home of meeting rooms, seminar rooms, multipurpose rooms, House offices, and the House dining hall. The third and fourth floors will require few changes from the current hotel layout as it will provide almost exclusively student and Resident Tutor bedrooms. The basement level will continue to serve as an underground parking garage with additional bicycle parking.

Exterior Modifications

The project contemplates only a few minor changes to the building's exterior. Functionally, the main entrance of the dormitory will shift to the entry overlooking Quincy Square Park given its orientation to the campus and Harvard Yard, though this will not result in any physical changes. Harvard plans to install bicycle parking adjacent to each entrance to accommodate a total of 48 exterior bikes. Two small sections of green space (~300 square feet) will need to be converted to brick hardscape to house the racks at the west entry. In addition, Harvard will replace the current revolving door at the east entry facing the driveway with a traditional door and metal storefront infill accessible to residents by card swipe. Harvard will repair rotted window frames in kind as necessary. The current hotel signage will need to be removed and Harvard is planning to install limited new signage for the dormitory use. At this time, the signage plan has not yet been developed and will need to be permitted later in the process. Beyond these changes, Harvard is intending to maintain the exterior presentation including the walls, windows, doorways, roofscape, and landscape the same as they are currently and the exterior will appear as it does today. The Cambridge Historical Commission approved the above-mentioned minor changes (bike racks, door, window repairs) at a public hearing on May 2, 2013.

During the construction project, all work will be contained on site with the access driveway used as a staging area. No sidewalk closures are envisioned during construction.

Parking and Loading

The Inn currently has a 58 space below-grade parking garage used by hotel staff and guests in a valet arrangement. The garage is accessed from a driveway off of Massachusetts Avenue. The driveway is designed with a turnaround loop that allows hotel patrons to check in with the garage valet. Under Harvard's Parking Inventory, the garage currently has 8 institutional supporting spaces and 50 commercial spaces. The proposed dormitory will maintain the 50 commercial spaces and relocate 8 spaces to allow the creation of safe, secure interior bicycle parking and support building operations.

Overall, Harvard will provide bicycle storage for 89 bikes on site. As stated earlier, 48 of these spaces will be located on the exterior adjacent to each entrance. Harvard will dedicate space in the parking garage for bike parking for an additional 41 bikes.

1201 Massachusetts Avenue has one loading area located on the surface driveway adjacent to the valet area. Deliveries enter the building via a door along the east façade next to the driveway. No changes are planned to the loading facilities upon the conversion to a dormitory.

Schedule

The current schedule calls for the hotel to close in July 2013 and the renovation to commence in August 2013 with a projected completion by summer 2014. This schedule will allow the first students to move into the building for the 2014-2015 academic year, permitting the renewal of the first full House, Dunster House, at that time.

Outreach

Harvard has discussed this matter with direct abutters and area stakeholders including the Old Cambridge Baptist Church, the Harvard Square Defense Fund and the Harvard Square Business Association to describe the project, answer questions, and address concerns. Harvard provided the Mid-Cambridge Neighborhood Association (MCNA) with a written update in late April and Harvard representatives are planning to attend the MCNA annual meeting on May 15th to provide information on the project.

2. Urban Design Objectives (CZO § 19.30)

1201 Massachusetts Avenue is pedestrian and bicycle friendly, with a positive relationship to its surroundings. (CZO 19.32)

With its location close to classes in Harvard Yard and the North Campus, Harvard anticipates that nearly all members of the swing house community will arrive to 1201 Massachusetts Avenue on foot or bike consistent with existing circulation patterns. This site is very well connected to pedestrian, bicycling, Harvard shuttle, and MBTA bus and transit infrastructure. Its main entrance overlooking Quincy Square is close to major crosswalks connecting Massachusetts Avenue, Harvard Street, Quincy Street, and Bow Street.

Harvard will provide bike parking for 89 bikes through the installation of inverted U style racks on the exterior and interior:

- At the west entry overlooking Quincy Square, 8 racks will be installed, accommodating 16 Short-Term bike spaces. The Cambridge Historical Commission advised that this would be the maximum area approve for bike parking, so as to maintain the existing character of open space that seamlessly contributes to Quincy Square.
- At the east entry, another 16 racks will be added under an overhang that will provide weather protection, accommodating 32 bikes. Twenty (20) spaces will be Long-Term bike spaces as they will be located fully underneath the overhang and therefore weather-protected and monitored by security cameras. The remaining 12 spaces will be Short-Term spaces.
- On the interior, Harvard will dedicate space in the parking garage for bike parking for 41 bikes. This secure bike parking area will be accessed via the building's elevators, which are located directly next to the bicycle parking area in the garage. Bicyclists will wheel their bikes from the building's east entrance a short distance to the elevators, which provide close access the bike storage area in the lower level garage. The pathway to this bike parking area meets the 5' width requirements.

The overall number of bike spaces to be provided (89) exceeds the total number of bike parking spaces required in the proposed Bicycle Parking requirements for dormitories (77). Harvard's proposal calls for an adjusted ratio of Short- and Long-term spaces. Harvard is proposing 28 Short-Term bicycle spaces and 61 Long-Term spaces. The proposed zoning requires 7 Short-Term bicycle spaces and 70 Long-Term spaces.

Harvard's proposed plan is informed by bicycle rack usage at the other Harvard Houses. The University consistently sees a higher demand for convenient, short term bicycle spaces by undergraduate students than for interior, secure, long-term spaces. While the exterior bike racks at many of the Houses are fully utilized, the interior bike storage areas, which have much smaller capacity, are often underutilized. Furthermore, bike usage is higher among undergraduates living in Houses farther away from Harvard Yard, such as Dunster House and Mather House along the River, and the Quad Houses along Garden Street. In contrast, the bike usage at Houses located closer to Harvard Square such as Adams House is markedly less, as more students walk instead of bike on a regular basis. As the facility at 1201 Massachusetts Avenue is directly adjacent to Harvard Yard and Harvard Square, Harvard expects that the primary mode of

campus circulation for residents of this facility will be walking. Nevertheless, the University is committed to providing ample bike parking to ensure all needs are met. To more satisfactorily serve the needs of the future residents of the swing house, Harvard proposes a higher proportion of Short-Term bicycle spaces and fewer Long-Term spaces than set out in the proposed zoning.

This site is also steps away from stops for two Harvard shuttle lines (Mather Express, Allston Campus Express) that will allow residents to reach farther points of the campus. The MBTA has bus stops for its No. 1 bus at Quincy Square and at the corner of Quincy Street and Harvard Street, also steps away. The MBTA Red Line trains at Harvard Station are a 3-5 minute walk away.

All parking associated at this facility will be located in the existing underground garage with access off of Massachusetts Avenue as it does currently. All of the loading will continue to take place off-street in the driveway. The project proposes no changes to on-street parking, loading, or curb cuts.

1201 Massachusetts Avenue mitigates adverse environmental impacts upon its neighbors. (CZO 19.33)

Existing mechanical equipment has been carefully designed, well organized, visually screened from the surroundings, and acoustically buffered from neighbors. The building makes use of basement space to house mechanical equipment. The equipment that is not located in the basement is in existing rooftop bulkheads to provide visual and acoustic screening for mechanical equipment. The project will only add two low profile exhaust fans on the roof behind an existing bulkhead and will not be visible from the street. The existing penthouse bulkheads will be maintained in their current function, housing heating equipment, air handling units, emergency generator, and building exhaust fans.

All trash and recycling storage will occur within the building in the basement and on the ground floor next to the loading doors, consistent with the hotel's operation. Trash and recycling will continue to be removed via the loading doors with no impact to neighbors.

Existing outdoor lighting will provide adequate safety and night vision while minimizing light pollution.

As the project does not call for the removal of any trees, the City Arborist has signed off on the project and did not require Harvard to submit a Tree Study. Existing trees will be carefully preserved and protected during construction of the project.

The dormitory use will not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system. (CZO 19.34)

The buildings existing stormwater systems will not be modified as part of this project. The proposed building will relocate considerable student activity from older buildings to a modern facility with state-of-the-art water conserving plumbing fixtures where fixtures are replaced, utilize existing stormwater control, and an energy efficient mechanical system.

The capacity and condition of drinking water and wastewater infrastructure systems are adequate, or the steps necessary to bring them up to an acceptable level will be identified.

The conversion from a hotel use to a dormitory use will result in a decrease in vehicular traffic to and from the site. This is due to the reduction in parking spaces on the site (58 to 50 spaces) and the change in use from hotel to dormitory which has a lower traffic generation rate and higher non-automobile mode share. Specifically, the traffic generation from hotel-related taxicabs, shuttles, and drop-off/pick-up activity will no longer occur.

From a service and loading perspective, no changes are planned to the existing operations - all activity will continue to take place off-street in the existing driveway. Because hotel and dormitory uses are similar, the type of loading activity for the dormitory is not expected to change from the current operation. All trash and recycling storage will occur within the building in the basement and on the ground floor next to the loading doors, consistent with the hotel's current operation. Trash and recycling will continue to be removed via the loading doors with no impact to neighbors.

Harvard is committed to environmentally sustainable practices and efficient use of energy and natural resources in the design, construction, maintenance, and long-term operation of 1201 Massachusetts Avenue. The project will be LEED Certified and will comply with the standards associated with that certification. Consistent with this certification, and Harvard's sustainability principles, the project includes the following measures:

- The project has upgraded the lighting controls package with occupancy and day-lighting sensors such that many spaces are on dimmers that automatically dim the lights when the spaces are both occupied and day-lit. This reduces electric powered lighting without compromising on interior lighting standards.
- All renovated spaces including the dining hall, servery, offices, and commons spaces will have lighting occupancy sensors, in order to reduce lighting loads when those spaces are not in use.
- Harvard will invest in variable air volume kitchen supply and exhaust systems to optimize kitchen facility energy use. These systems reduce the airflow used in the kitchen by reducing rates based upon kitchen cooking use.
- Harvard is utilizing a Dedicated Outdoor Air System (DOAS) for all low to medium occupancy spaces. This system will reduce the energy consumption with terminal heating and cooling units located in the spaces. The terminal units will also allow for the central systems to be turned off during un-occupied hours saving further energy.
- Selected spaces in the building will have carbon dioxide occupancy sensors, which modulate the amount of outdoor air at the zone and central system levels to reduce energy consumption.
- Consistent with Harvard practice on other projects, the building includes exterior and interior bicycle parking, all part of Harvard's effort to encourage use of alternative forms of transportation.

The proposed dormitory will reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. (CZO 19.35)

Harvard University's residential and academic buildings have historically framed this section of Massachusetts Avenue and Harvard Street in Harvard Square. 1201 Massachusetts Avenue is located adjacent to Harvard Yard, the heart of Harvard University, and as one travels westward on Massachusetts Avenue, the dormitory at 1201 Massachusetts Avenue is followed directly by the libraries and dormitories in Harvard Yard. Harvard University has owned this property at 1201 Massachusetts Avenue since 1979, and developed it in 1991. At the time of the development, Harvard clearly stated that the building was intended to be used only temporarily as a hotel until it was converted to University use.

As this dormitory will accommodate the dining and House life spaces used by all House residents, some of whom will live in other nearby buildings, there will be an active pedestrian environment during the academic year. While the dormitory will not be accessible to the general public, it will encourage active pedestrian and bicycle flow to and from the site and add to the vibrancy of Harvard Square.

Expansion of the inventory of housing in the city is encouraged. (CZO 19.36)

This renovation project itself will not add to the inventory of housing in Cambridge because all of the dormitory beds created at this building will be offset by those taken temporarily off-line to be renovated in the Harvard Houses. However the project is instrumental in supporting the long-term viability of Harvard's residential system that accommodates the undergraduate population at Harvard College. Many of Harvard's Houses, most of which are 80 or more years old, have never been fully renovated. The use of 1201 Massachusetts Avenue as a swing dormitory to accommodate student beds and key House life functions is essential to allowing the House Renewal projects to go to construction.

3. Conformance with CZO §10.43 Special Permit Criteria

a. The requirements of this Ordinance can and will be met.

This project has been designed to meet the applicable sections of the Cambridge Zoning Ordinance and is consistent with the urban design objectives outlined in Section 19.30 of the CZO, as described in the preceding urban design narrative. Other than the above-noted proposal to adjust the required ratio of Short- and Long-Term bicycle spaces, the project meets all other requirements of the proposed Bicycle Parking Zoning petition.

b. The traffic generated and patterns of access or egress will not cause congestion, hazard, or substantial change in established neighborhood character.

The Inn at Harvard currently has a 58 space below-grade parking garage used by hotel staff and guests in a valet arrangement. The garage is accessed from a driveway off of Massachusetts Avenue. The driveway is designed with a turnaround loop that allows arriving hotel patrons to check in with the garage valet. Under Harvard's Parking Inventory, the garage currently has 8 institutional supporting spaces and 50 commercial spaces.

Of the 58-spaces in the garage, Harvard plans to maintain the 50 commercial spaces on site, using a combination of a self-park and valet arrangement. The 8 spaces will be relocated within Harvard's parking inventory to another campus location to provide expanded bicycle parking and building operations at 1201 Mass Ave. Harvard will meet the dormitory's zoning requirements for 18 institutional parking spaces by allocating them to another Harvard parking facility as allowed in the Cambridge Zoning Ordinance for institutional uses.

Harvard engaged the services of transportation consultants, VHB, to quantify traffic patterns. Utilizing traffic data VHB collected in April 2013, the volume of traffic generated by the site is expected to decrease due to several factors. The reduction in parking spaces on the site will decrease vehicle trips. In addition, the change in use from hotel to dormitory will yield a lower traffic generation rate and higher non-automobile mode share. Specifically, the traffic generation from hotel-related taxicabs, shuttles, and drop-off/pick-up activity will no longer occur.

1201 Massachusetts Avenue has one loading area located on the surface driveway. Deliveries enter the building via a door along the east façade next to the driveway. No changes are planned to the loading facilities upon the conversion to a dormitory. On average, the hotel has five deliveries per day including trash, food service, and linens. The dormitory is expected to have a similar volume of deliveries per day. All vehicles will use the loading driveway.

c. The continued operation of the development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by the nature of the proposed use.

The continued operation of the institutional, commercial, and residential adjacent uses will not be adversely affected by this change of use. The project is located on Massachusetts Avenue in Harvard Square where institutional, residential, and retail uses converge. The symbiotic relationship between these three uses will allow this project and adjacent uses to thrive. This project has been designed to have little or no impact on adjacent uses.

d. Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City.

No nuisance or hazard will occur as a result of the proposed project. The project has been designed and will be constructed in compliance with the applicable health, safety, and noise standards.

E. The proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance.

The proposed conversion to dormitory use will not change the integrity of the surrounding zoning districts or derogate from the intent or purpose of the Cambridge Zoning Ordinance.

HARVARD

CAMPUS SERVICES



1201 Massachusetts Avenue

LEED Certification Affidavit and Narrative

05.09.13

Harvard Green Building Services has been contracted to perform, among other duties, LEED certification administration for the 1201 Massachusetts Avenue project. This project is registered with the Green Building Certification Institute as a LEED for Commercial Interiors (LEED-CI) Version 3 project and has been assigned a Project ID number of 1000032489. The project is also currently in compliance with the Harvard Green Building Standards, which is a set of process oriented requirements that go above and beyond those of LEED certification. The target LEED rating for this project is Gold, and the project is on track to achieve that goal.

As the attached scorecard shows, we are anticipating earning at least 56 points based on the design of this renovation project, which is more than the 40 required to earn the Certified level of the LEED standard. There are an additional 26 points in the "Maybe" column, and the design team anticipates that many of these credits will be earned in addition to the 56 points listed in the "Yes" column. As a result, we are confident at this time that the project is on track to reach our certification goal.

In support of the above statements, the following pages list a point by point narrative of the status of each LEED credit. Credits not anticipated to be earned are not included. Additionally, my LEED AP certificate is attached on the following page.

I, Joel McKellar, affirm that all information stated within this document has been thoroughly reviewed and that the conclusions drawn from that review are accurate. The total building has 57,403 square foot of Gross Floor Area, but only approximately 35,000 square feet are undergoing substantial rehabilitation. 1201 Massachusetts Avenue meets the Cambridge Zoning Ordinance requirement with regard to the LEED Certified level standard for construction of facilities of at least 25,000 but not more than 50,000 of gross floor area.

JOEL MCKELLAR

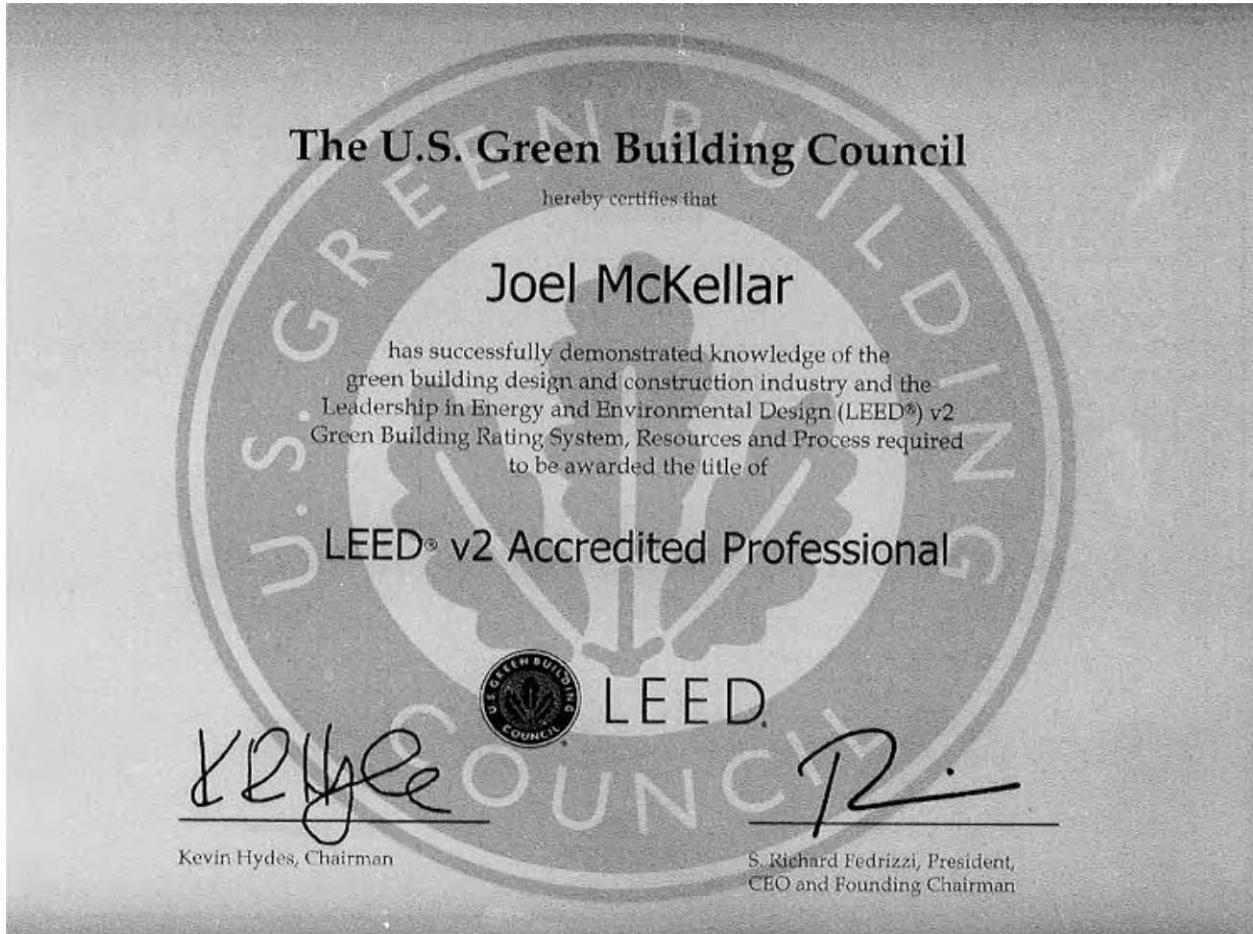
Joel McKellar, CBCP, LEED AP
Assistant Program Manager – Harvard Green Building Services
GBCI Number 87902 – Accredited since 06.15.2006

HARVARD

CAMPUS SERVICES



LEED Accreditation Certificate



HARVARD

CAMPUS SERVICES



Anticipated LEED Credits

These are credits listed in the “Yes” column of the project scorecard, meaning credit achievement is either certain or extremely likely based on the current design. All prerequisites are met, and the total number of points associated with these credits, 56, is more than enough to meet the LEED Certified level of 40 points that the Cambridge Zoning Ordinance requires.

PIf1 – Minimum Program Requirements

This property meets all LEED minimum program requirements. Harvard has committed to sharing utility data. The project complies with all environmental laws and other occupancy and site size requirements listed in this form.

PIf2 – Project Summary Details

PIf3 – Occupant and Usage Data

PIf4 – Schedule and Overview Documents

These are informational submittals and will be completed. A LEED project boundary, occupancy information, and area information is being finalized and loaded this week.

SSc2 – Development Density and Community Connectivity – 6 points

Being located in the heart of Harvard Square, this site greatly exceeds the requirements of the community connectivity compliance option. A sampling of businesses and institutions is available [here](#).

SSc3.1 – Alternative Transportation, Public Transportation – 6 points

Extensive public transportation in the area (Red Line, 1, 68, 69, M2, and Harvard campus bus lines) vastly exceeds the requirements for this credit. The service levels are high enough to meet the 200 trips per day requirement for Exemplary Performance under IDc1.3.

SSc3.3 – Alternative Transportation, Parking Availability – 2 points

This project complies under the option where no additional parking is provided.

WEp1 – Water Use Reduction, 20% - Prerequisite

WEc1 – Water Use Reduction, 30%-40% - 11 points

Design flow rates are as follows, which result in a 44.3% reduction overall based on the LEED credit form calculations:

- 1.28 gpf for toilets in residential and public spaces
- .5 gpf for urinals in public spaces
- 1.5 gpm for showers
- .5 gpm lavatory faucets for residential rooms
- .1 gallon per cycle metering lavatory faucets for public spaces (.5 gpm at 12 seconds minimum cycle)

EAp1 – Fundamental Commissioning - Prerequisite

Harvard Planning and Project Management (HPPM) is currently in the process of selecting a third party commissioning authority for this project.

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EAp2 – Minimum Energy Performance – Prerequisite

100% of EnergyStar eligible equipment is specified to meet the EnergyStar certification requirements. Current lighting plans are designed to achieve an approximately 25% reduction in lighting power density compared to the ASHRAE baseline standard.

EAp3 – Fundamental Refrigerant Management – Prerequisite

Cooling for this space is provided via the Harvard district chilled water network, which is CFC free. Cooling for process uses (e.g. kitchen refrigeration units) is also CFC free.

EAc1.1 – Optimize Energy Performance: Lighting Power – 3 points

Based on a 25% lighting power reduction, three points are anticipated in the base credit, with an additional Regional Priority point expected.

EAc1.3 – Optimize Energy Performance: HVAC – 5 points

This project complies with the Appropriate Zoning and Controls option in that every solar exposure has a separate control zone, interior spaces are separately zoned, and private offices and special occupancies have active controls (i.e. thermostats). It is possible that the project will earn an additional 5 points for the Equipment Efficiency option, but it's unclear if the project scope is sufficient to cover the multiple pieces of equipment referenced in the standard.

EAc1.4 – Optimize Energy Performance: Equipment/Appliances – 4 points

100% of equipment eligible for EnergyStar is specified to meet Energy Star certification standards.

MRp1 – Storage and Collection of Recyclables - Prerequisite

Appropriately sized commingled recycling bins will be provided in all student rooms, offices, the kitchen, and all shared spaces. The volume of this storage vastly exceeds the calculated recycling generation rate that is developed from Harvard annual trash, recycling, and composting rates.

MRC1.1 – Tenant Space, Long Term Commitment – 1 point

This project is to be used as a dormitory space for the duration of the House Renewal program, which is planned to last ten years.

MRC2 – Construction Waste Management – 2 points

With 85 LEED certifications to date at Harvard, only one has received lower than a 75% diversion rate. Even with the use of commingled recycling bins, typical diversion rates exceed 85% on a routine basis. The goal for this project is to achieve a 95% diversion rate by weight.

MRC4 – Recycled Content – 1 point

MRC5 – Regional Materials – 1 point

Project specifications require products to be purchased locally and contain recycled content where applicable. All of our recent projects have earned at least one point in each category, and our goal is to meet the two point threshold for each.

EQp1 – Minimum Indoor Air Quality – Prerequisite

BR+A is ensuring the design of the ventilation system exceeds the ASHRAE 62.1 standards.

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EQp2 – Environmental Smoke Control – Prerequisite

No smoking is permitted in the building or within 25 feet of doors, windows and outdoor air intakes. Appropriate signage will be installed.

EQc3.1 – Construction IAQ Management Plan, During Construction – 1 point

Project specifications require the contractor to comply with the appropriate SMACNA standards for managing IAQ during construction.

EQc4.1 – Low-Emitting Materials, Adhesives and Sealants – 1 point

EQc4.2 – Low-Emitting Materials, Paints and Coatings – 1 point

EQc4.4 – Low-Emitting Materials, Composite Wood & Laminate Adhesives – 1 point

Project specifications require the purchase of low-VOC or no-added urea formaldehyde products where applicable. We anticipate earning EQc4.3 and EQc4.5, but final selections for flooring and systems furniture have not yet been reviewed for compliance.

EQc6.1 – Controllability of Systems, Lighting – 1 point

All individual workspaces in the offices within the project feature individual lighting controls, typically provided via desk lamp. Shared spaces including common rooms, study rooms, and other ancillary spaces feature adjustable lighting meeting credit requirements.

EQc7.1 – Thermal Comfort, Design – 1 point

The project HVAC system is designed to meet all requirements of ASHRAE 55, and full heating and cooling is provided to all necessary spaces in the building.

EQc7.2 – Thermal Comfort, Verification – 1 point

Harvard Green Building Services has developed a standard electronic survey that is aligned with the LEED credit requirements. Harvard Faculty of Arts and Sciences has agreed to implement this survey at the appropriate time and provide corrective action as required based on the survey results.

IDc1.1 – Occupant Education w/ Case Study – 1 point

As part of the Harvard Green Building Standards, all LEED projects are required to complete and publish a comprehensive [case study](#), and either (A) provide regular tours or (B) provide educational signage highlighting the LEED and sustainability features of the project. This project plans to incorporate option B through the use of digital signage in public spaces of the project.

IDc1.2 – Low Mercury Lighting – 1 point

All fluorescent lighting is required via the project specifications to meet low-mercury requirements. This is submitted to LEED using the *MRC4, Sustainable Purchasing – Reduced Mercury in Lamps, 90 pg/lum-hr* credit as provided in the LEED-EBOM rating system. This strategy has been used successfully on multiple projects on campus, with many projects reducing mercury below 70 pg/lum-hr.

IDc1.3 – Exemplary Performance: Alternative Transportation – 1 point

See SSc3.1 for compliance information.

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IDc2 – LEED Accredited Professional – 1 point

Joel McKellar, CBCP, LEED AP is on the project team and meets the requirements of this credit.

RP1 – RP Credit – EAc1.1 – 1 point

RP2 – RP Credit – MRc5.1 – 1 point

RP3 – RP Credit – WEc1 – 1 point

These credits are designated as a Regional Priority based on the zip code of this project. They are earned automatically as a result of earning EAc1.1, MRc5.1, and WEc1.

Potential Credits

These are credits listed in the “Maybe” column in the project scorecard, meaning credit achievement is possible but requires additional investigation or is based on construction practices that are difficult to estimate in the design phase. Extensive prior experience indicates that at least half to two-thirds of these credits will be earned at the completion of construction, and we currently have 26 total points in this classification, resulting in a low-end of 66 points (Gold: $56 + (26 \times 50\%) = 69$) anticipated overall. This is likely a conservative estimate of the total points the project will achieve. As many of these credits require additional investigation or cannot be calculated, justifications for their achievement are not provided.



POINTS			POSSIBLE POINTS	CREDIT NUMBER	CREDIT NAME
Y	?+	N			
				PI1	Minimum Program Requirements
				PI2	Project Summary Details
				PI3	Occupant and Usage Data
				PI4	Schedule and Overview Documents
14	2	5	21 Points		
				SSc1	<u>Site Selection</u>
				Option 1	Select a LEED Certified Building
			3	Option 2	<i>Credits for building-wide strategies - can attempt max 5 points from Paths 1-12 below)</i>
			up to 5*	Path 1	Brownfield Redevelopment
			1	Path 2	Stormwater Design, Quantity Control
			1	Path 3	Stormwater Design, Quality Control
			1	Path 4	Heat Island Effect, Non-Roof
			1	Path 5	Heat Island Effect, Roof
			1	Path 6	Light Pollution Reduction
			1	Path 7	Water Efficient Landscaping, Reduce by 50%
			2	Path 8	Water Efficient Landscaping, No Potable Use
			2	Path 9	Innovative Wastewater Technologies
			1	Path 10	Water Use Reduction, 30% Reduction
			2	Path 11	On-Site Renewable Energy
			1	Path 12	Other Quantifiable Environmental Performance
6			6	SSc2	Dev. Density & Community Connectivity
6			6	SSc3.1	Alt. Transportation, Public Transportation
		2	2	SSc3.2	Alt. Transportation, Bicycles (RP)
2			2	SSc3.3	Alt. Transportation, Parking Availability
11	0	0	11 Points		
Y			Required	WEp1	Water Use Reduction, 20% Reduction
			6 to 11	WEc1	Water Use Reduction, 30%, 35%, 40%
6					30% Reduction
2					35% Reduction
3					40% Reduction (RP)
12	14	11	37 Points		
Y			Required	EA prereq 1	Fundamental Commissioning
					Minimum Energy Performance
Y			Required	EA prereq 2	10% Reduction in lighting power density from ASHRAE 90.1-2007 AND 50% Energy Star qualified equipment (by rated power)
Y			Required	EA prereq 3	Fundamental Refrigerant Management
			1 to 5	EAc1.1	Optimize Energy Performance: Lighting Power
1					Reduce power density to 15% below Standard
1					Reduce power density to 20% below Standard
1					Reduce power density to 25% below Standard (RP)
	1				Reduce power density to 30% below Standard
	1				Reduce power density to 35% below Standard
			1 to 3	EAc1.2	Optimize Energy Performance: Light Controls
	1				Option A - Daylight responsive controls within 15' of windows
	1				Option B - Daylight responsive controls for 50% of load
		1			Option C - Occupancy controls for 75% of load
			5 to 10	EAc1.3	Optimize Energy Performance: HVAC
5	5				Option A - Equipment Efficiency and Zoning & Controls (RP) - 5 or 10 points
					Option B - Reduce Design Energy Cost (RP) - 5 or 10 points
			1 to 4	EAc1.4	Optimize Energy Performance: Equipment/Appliances
1					70% of eligible equipment is ENERGY STAR
1					77% of eligible equipment is ENERGY STAR
1					84% of eligible equipment is ENERGY STAR
1					90% of eligible equipment is ENERGY STAR
			5	EAc2	Enhanced Commissioning
			2 to 5	EAc3	Measurement & Verification
		2			Case 1 - Install Sub-Metering Equipment (2 pts)
		3			Case 1 - Tenant Pays for Energy (3 pts)
					Case 2 - Continuous Metering (5 pts.)
	5		5	EAc4	Green Power

POINTS			POSSIBLE POINTS	CREDIT NUMBER	CREDIT NAME
Y	?+	N			
5	4	5	14 Points		
	Y		Required	MR prereq 1	Storage & Collection of Recyclables
1			1	MRC1.1	Tenant Space, Long Term Commitment
		1	2	MRC1.2	Building Reuse, Maintain 40% Interior Non-Structural Components
		1		MRC1.3	Building Reuse, Maintain 60% Interior Non-Structural Components
1			2	MRC2.1	Construction Waste Management, Divert 50% from Landfill
1				MRC2.2	Construction Waste Management, Divert 75% from Landfill
		3	3	MRC3.1 - 3.2	Materials Reuse, Furniture and Furnishings
1			1	MRC4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
	1		1	MRC4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
1			1	MRC5.1	Regional Materials, 20% Manufactured Regionally (RP)
	1		1	MRC5.2	Regional Materials, 10% Extracted and Manufactured Regionally
	1		1	MRC6	Rapidly Renewable Materials, 5%
	1		1	MRC7	Certified Wood, 50%
7	4	6	17 Points		
	Y		Required	EQ prereq 1	Minimum IAQ Performance
	Y		Required	EQ prereq 2	Environmental Tobacco Smoke Control
		1	1	EQc1	Outside Air Delivery Monitoring
		1	1	EQc2	Increased Ventilation
1			1	EQc3.1	Construction IAQ Management Plan, During Construction
		1	1	EQc3.2	Construction IAQ Management Plan, Before Occupancy
1			1	EQc4.1	Low-Emitting Materials, Adhesives and Sealants
1			1	EQc4.2	Low-Emitting Materials, Paints and Coatings
	1		1	EQc4.3	Low-Emitting Materials, Flooring Systems
1			1	EQc4.4	Low-Emitting Materials, Composite Wood & Laminate Adhesives
	1		1	EQc4.5	Low-Emitting Materials, Systems Furniture and Seating
	1		1	EQc5	Indoor Chemical and Pollutant Source Control
1			1	EQc6.1	Controllability of Systems, Lighting
	1		1	EQc6.2	Controllability of Systems, Thermal Comfort
1			1	EQc7.1	Thermal Comfort, Design
1			1	EQc7.2	Thermal Comfort, Verification
		1	1	EQc8.1	Daylight and Views, Daylight
		2	up to 2	EQc8.2	Daylight and Views, Views for Seated Spaces
4	2	0	6 Points		
1			1	IDc1.1	IDc1.1: Occupant Education w/ Case Study
1			1	IDc1.2	IDc1.2: Low-Mercury Lighting
1			1	IDc1.3	IDc1.3 EP Alternative Transportation
	1		1	IDc1.4	IDc1.4 Green Kitchen
	1		1	IDc1.5	IDc1.5 Innovation in Design
1			1	IDc2	IDc2 LEED AP
3	0	1	4 Points		
1			1	RP	Regional Priority Credit: EAc1.1
1			1	RP	Regional Priority Credit: MRc5.1
1			1	RP	Regional Priority Credit: WEc1
		1	1	RP	Regional Priority Credit: SSc3.2
56	26	28			

HARVARD
PLANNING & PROJECT MANAGEMENT



March 11, 2013

Mr. David Lefcourt, City Arborist
Parks and Urban Forestry Division
Cambridge Department of Public Works
147 Hampshire Street
Cambridge, MA 02139

RE: 1201 Massachusetts Avenue, Cambridge, MA

Dear Mr. Lefcourt,

Harvard University will be seeking a Project Review Special Permit (CZO 19.20) from the Cambridge Planning Board related to the proposed change of use of 1201 Massachusetts Avenue from hotel to dormitory use. The application requirements for this Special Permit include the submission of a Tree Study certified by your office per CZO 19.24 (3).

Harvard's proposed renovation of 1201 Massachusetts Avenue is almost entirely focused on the building's interior and will not affect any trees. All of the existing trees along Massachusetts Avenue and Harvard Street, and those overlooking Quincy Square Park will remain and no additional trees will be planted.

As this project will have no impact on the site's trees, you had indicated that it would not be necessary to submit a Tree Study. I would greatly appreciate it if you could confirm this understanding in a written response to me that can be included in our Special Permit application to demonstrate our compliance with the City's Tree Protection Ordinance.

If you have any questions or require additional information, please contact me at 617-384-8155.

Sincerely,

A handwritten signature in blue ink that reads 'Alexandra Offiong'.

Alexandra Offiong
Director of Planning Services

Enclosures

cc: Merle Bicknell, FAS
Richard Picott, FAS
Brad Seamans, HPPM
Tanya Iatridis, HPPM

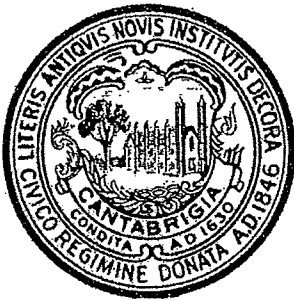
From: Lefcourt, David [dlefcourt@cambridgema.gov]
Sent: Thursday, April 04, 2013 12:27 PM
To: Offiong, Alexandra Jacobson
Cc: Paden, Liza
Subject: RE: 1201 Mass Ave.

Hi Alexandra,

Harvard has satisfied the requirements of the tree ordinance for 1201 Mass Ave. There are no significant trees that will be impacted by the project. Please let me know if you have any other questions.

Thanks,

David Lefcourt
ISA Certified Municipal Specialist, MCA, MCLP
City Arborist/Tree Warden
City of Cambridge DPW
147 Hampshire Street
Cambridge, MA 02139
617-349-6433 - Desk
617-349-4881 - Fax



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office: Cambridge Traffic, Parking & Transportation

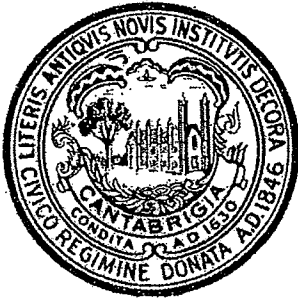
Project Address: 1201 Massachusetts Avenue

Applicant Name: President and Fellows of Harvard College, c/o Alexandra Offiong

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office: Cambridge Department of Public Works

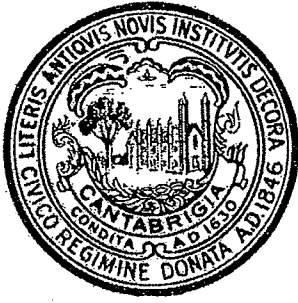
Project Address: 1201 Massachusetts Avenue

Applicant Name: President and Fellows of Harvard College

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office: Cambridge Tree Arborist

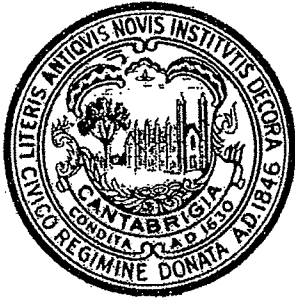
Project Address: 1201 Massachusetts Avenue

Applicant Name: President and Fellows of Harvard College

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office: Cambridge Water Department

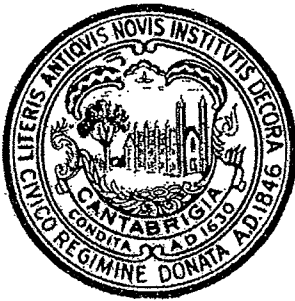
Project Address: 1201 Massachusetts Avenue

Applicant Name: President and Fellows of Harvard College

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office: Cambridge Community Development

Project Address: 1201 Massachusetts Avenue

Applicant Name: President and Fellows of Harvard College

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date