

APPENDIX AA: TRANSPORTATION IMPACT STUDY (TIS)

APPENDIX AA

TRANSPORTATION IMPACT SURVEY (TIS)



35 New England Business Center Drive
Suite 140
Andover, MA 01810

Mr. Joseph E. Barr and Mr. Adam Shulman
September 20, 2022
Page 2 of 3

Ref: 9451

September 20, 2022

Mr. Joseph E. Barr, Director and
Adam Shulman, AICP, Transportation Planner
City of Cambridge
Department of Traffic, Parking, and Transportation
344 Broadway
Cambridge, MA 02139

Re: Proposed Amenities Improvements - Elevate
Cambridge, Massachusetts

Dear Joe and Adam:

Vanasse & Associates, Inc (VAI) has prepared this letter to identify potential traffic impact associated with proposed changes to the amenities spaces of the ELEVATE (formerly Avalon Northpoint) building (hereafter referred to as the "Project") located at 1 Leighton Street in Cambridge, Massachusetts. As proposed, the project entails modifications to the interior space of the existing building and the addition of approximately 84 new bicycle parking spaces (long-term and short-term).

The first floor of the building will be redesigned, and the existing retail/convenience space will be relocated to the northeast corner of the site at Glassworks Avenue and Leighton Street, which were the former leasing management office space. With the redesign, the new retail space will increase in area from approximately 1,600 square feet (sf) to approximately 2,800 sf, with another 400 sf designated as storage. The new retail/convenience area will change its use from convenience retail to more of a hybrid fast food/deli with tables and convenience space. No parking is proposed with this new space, as it is intended as an amenity to the residents and staff of the complex and would function as accessory to the complex. It is not expected that the space will be a destination for customers outside of the complex.

The leasing management office will be relocated to the southeast corner of the building facing the Monsignor O'Brien Highway, which were the former retail/convenience store and multipurpose room. The Leasing management office will decrease in size; however, the staff size will remain unchanged. A total of 312 bicycle spaces will be provided on site including 188 long-term bicycle spaces to remain at the parking garage, a total of 80 new long-term bicycle spaces to be located in the first-floor level at the former storage area and a total of 44 new short-term bike spaces which will be located along the site frontage in a visible and accessible location.

Additional interior changes in the building are expected. As part of this project, the pool area and one apartment unit will be removed and replaced by clubroom/lounge areas. These areas are for exclusive use by residents and guests and will not be open to the public.

Table 1 outlines the existing and proposed characteristics of the Project.

Table 1
PROJECT CHARACTERISTICS

Characteristics	Existing Site	Proposed Redesigned Interior
Leasable Retail Space	1,600 sf	2,800 sf
Storage	--	400 sf
Multipurpose Room	914 sf	--
Leasing management office	3,200 sf	2,514 sf
Residential Units	465 units	464 units
Bicycle Spaces		
Long Term (Ground Floor)	214	188
Long Term (First Floor)	--	80
Short Term	--	44
Total	214	312

PROJECT-GENERATED TRAFFIC

It should be noted that the existing convenience store and the proposed changes are both expected to serve as accessory uses to the residential space. Customers are likely to be made up of residents, staff, and employees of the building and others within walking distance. As with the existing space, the proposed space is not intended to be a destination for customers to come from long distances to patronize. Additional business may come from other pedestrians or bicyclists passing through the site on their way to other locations in the North Point or East Cambridge neighborhood.

City staff were contacted to identify trip generation rates for similar uses; unfortunately, the data in the City's files is not similar to the unique situation presented by the Project. Retail uses are of a large scale (Twin City Plaza, Cambridgeside Galleria), are located in an auto-centric area (Twin City Plaza) or are too specific and not accessory to a specific residential project (Sira Naturals). To provide a conservative treatment of project vehicle trip generation, trip-generation statistics published by the Institute of Transportation Engineers¹ (ITE) for similar land uses as those proposed were reviewed. Specifically, trip generation data published for ITE Land Use Codes (LUCs) 851 – *Convenience Store* and 933 – *Fast Food Restaurant without Drive-Through Window*, were used to develop the traffic characteristics of the Project. While these uses are not directly applicable to the uses in question, they are the most similar uses to those existing and proposed.

The trips developed using the ITE methodology were then adjusted for mode split. Given the high volumes of non-vehicular traffic documented at the site in the past, and since the proposed project is accessory to the residential uses, it is appropriate to use the residential mode splits obtained at the ELEVATE site. These were most recently collected as part of the Avalon North Point monitoring effort conducted in 2019.

¹ *Trip Generation*, 11th Edition; Institute of Transportation Engineers; Washington, DC; 2021.



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Trip generation projections are provided for a typical weekday as well as the peak periods of roadway and Project-generated traffic. Specifically, trip generation estimates are provided for the weekday morning and weekday evening time periods, which represents peak hours of commuter traffic. The results of the trip generation calculations are summarized in Table 2.

Table 2
TRIP GENERATION SUMMARY

Time Period/Direction	(A) Existing Convenience Store Space ^a	(B) Fast Food w/o Drive Through Space ^b	(C) Delta (B-A)	(D=C*f _{ms}) Vehicle Trips, Adjusted for Mode Split ^c
Average Weekday Daily:	1,220	1,262	42	16
<i>Weekday Morning Peak Hour:</i>				
Entering	50	70	20	8
Exiting	<u>50</u>	<u>51</u>	<u>1</u>	<u>0</u>
Total	100	121	21	8
<i>Weekday Evening Peak Hour:</i>				
Entering	40	47	7	3
Exiting	<u>39</u>	<u>46</u>	<u>7</u>	<u>3</u>
Total	79	93	14	6

^aBased on ITE LUC 851, Convenience Store and 1,600 sf.

^bBased on ITE LUC 933, Fast Food Restaurant without Drive-Through Window and 2,800 sf.

^cBased on mode splits from 2019 Monitoring Reports for Avalon North Point, Avalon Lofts, and AVA North Point.

While the vehicle trips shown in Table 2 would be minimal under this conservative analysis scenario, we would expect actual vehicle trip generation to be even lower, given the typical situation that ITE trip rates are much higher than actual trip generation in Cambridge. As noted, the intent of the space is to serve the existing complex's residents, staff, and others within walking distance. Limited parking and site location should encourage the facility's use as accessory to the residential building and will not draw customers that need to drive to the site.

We trust that this information is helpful in establishing an estimation of the Project impacts. If you should have any questions or would like to discuss our estimates in more detail, please feel free to contact me directly.

Sincerely,

VANASSE & ASSOCIATES, INC.

Scott W. Thornton, P.E.
 Principal

Enclosure: Technical Appendix



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TECHNICAL APPENDIX

LivCor												
Trip Generation, Proposed Interior Space Modifications												
Time Period	ITE Vehicle Trips			Person Trips								
Directional	Conv Store	Fast Food	Total			Drive Alone	Ridesharing	Transit	Pedestrian	Bicycle	Other	Automobile
Distribution	Existing Trips	Proposed Trips	Trips		Total	Trips	Trips	Trips	Trips	Trips	Trips	Trips
Daily	1,220	1,262	42		49	13	6	16	3	12	0	16
Weekday Morning:												
Entering	50	70	20		24	6	3	8	1	6	0	8
Exiting	50	51	1		1	0	0	0	0	0	0	0
Total	100	121	21		25	6	3	8	2	6	0	8
Weekday Evening:												
Entering	40	47	7		8	2	1	3	1	2	0	3
Exiting	39	46	7		8	2	1	3	1	2	0	3
Total	79	93	14		16	4	2	5	1	4	0	6
Drive Alone	26%	Land Use Codes from ITE 11th Edition, LUC 760:										
Rideshare	12%	851, Convenience Store, 1.6 ksf										
Transit	32%	933, Fast Food without Drive Through, 2.8 ksf										
Pedestrian	6%											
Bicycle	24%	Mode Splits and VOR from 2019 TDM Monitoring Reports for AVA North Point, North Point Lofts, and Avalon North Point										
Other	0%											
Total	100%											
VOR, ITE - Person	1.17											
VOR, Person - Veh	1.17											

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Institute of Transportation Engineers (ITE)
Trip Generation, 11th Edition
Land Use Code (LUC) 851 - Convenience Market

Average Vehicle Trips Ends vs: 1000 Sq. Feet Gross Floor Area
 Independent Variable (X): 1.6

AVERAGE WEEKDAY DAILY

T = 762.28 (X)
 T = 762.28 * 1.6
 T = 1219.65
 T = 1,220 vehicle trips
 with 50% (610 vpd) entering and 50% (610 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 62.54 (X)
 T = 62.54 * 1.6
 T = 100.06
 T = 100
 T = 100 vehicle trips
 with 50% (50 vph) entering and 50% (50 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 49.11 (X)
 T = 49.11 * 1.6
 T = 78.58
 T = 79
 T = 79 vehicle trips
 with 51% (40 vph) entering and 49% (39 vph) exiting.

SATURDAY DAILY

T = 1084.17 * (X)
 T = 1084.17 * 1.6
 T = 1734.67
 T = 1,734 vehicle trips
 with 50% (867 vpd) entering and 50% (867 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 79.12 * (X)
 T = 79.12 * 1.6
 T = 126.59
 T = 126
 T = 126 vehicle trips
 with 50% (63 vph) entering and 49% (63 vph) exiting.

Institute of Transportation Engineers (ITE)
Trip Generation, 11th Edition
Land Use Code (LUC) 933 - Fast-Food Restaurant without Drive-Through Window

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
 Independent Variable (X): 2.800

AVERAGE WEEKDAY DAILY

T = 450.49 * (X)
 T = 450.49 * 2.800
 T = 1,261.37
 T = 1,262 vehicle trips
 with 50% (631 vpd) entering and 50% (631 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 43.18 * (X)
 T = 43.18 * 2.800
 T = 120.90
 T = 121 vehicle trips
 with 58% (70 vph) entering and 42% (51 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 33.21 * (X)
 T = 33.21 * 2.800
 T = 92.99
 T = 93 vehicle trips
 with 50% (47 vph) entering and 50% (46 vph) exiting.

SATURDAY DAILY

T = 696.00 * (X)
 T = 696.00 * 2.800
 T = 1,948.80
 T = 1,948 vehicle trips
 with 50% (974 vpd) entering and 50% (974 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 54.60 * (X)
 T = 54.60 * 2.800
 T = 152.88
 T = 153 vehicle trips
 with 49% (75 vph) entering and 51% (78 vph) exiting.

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PB 175 - Avalon North
Point, 1 Leighton St
Year: 2019

INSTRUCTIONS: Fill in ONLY yellow cells with data, and percents/counts will be calculated for you.

1. Please indicate how many people in each age range live in your household, including yourself:

Answer Options	Response Total	Response Percent
0-5	89	14%
6-17	73	11%
18-24	171	26%
25-34	105	16%
35-44	73	11%
45-64	73	11%
65 or older	67	10%
Total:	651	100%

2. What is the work or school zip code for each adult in your household?

Please complete worksheet on next tab labeled, "Individual Responses Q2 & Q5".

3. How many trips of each type did your household (all adults) take during the survey week?

Answer Options	Type of Trip:	Work/School	Response Percent	Shopping	Response Percent	Personal Errands	Response Percent	Medical	Response Percent	Entertainment / Social	Response Percent	Other	Response Percent	Total by Mode	Response Percent
Drive alone		414	17%	109	14%	161	16%	14	9%	70	12%	31	20%	799	16%
MBTA subway		664	27%	129	17%	154	15%	15	9%	115	19%	4	3%	1081	21%
MBTA bus		111	5%	56	7%	58	6%	16	10%	37	6%	3	2%	281	5%
Shuttle (TransAction, EZRide, Rt 128, etc.)		84	3%	22	3%	22	2%	5	3%	8	1%	7	5%	148	3%
Personal bicycle		88	4%	13	2%	40	4%	7	4%	23	4%	1	1%	172	3%
Bikeshare		13	1%	10	1%	35	3%	5	3%	7	1%	1	1%	71	1%
Walk		361	15%	157	21%	245	24%	9	6%	86	14%	34	22%	892	17%
Carpool		154	6%	36	5%	30	3%	9	6%	20	3%	2	1%	251	5%
Carshare (such as Zipcar)		17	1%	13	2%	11	1%	9	6%	15	2%	10	6%	75	1%
Taxi/Uber/Lyft by yourself		298	12%	106	14%	161	16%	40	25%	91	15%	30	19%	726	14%
Taxi/Uber/Lyft with other passengers		166	7%	72	10%	74	7%	10	1%	103	17%	6	4%	431	8%
Personal scooter / small mobility device		9	0%	16	2%	14	1%	9	1%	16	3%	7	5%	71	1%
Shared scooter / small mobility service		12	0%	9	1%	7	1%	7	1%	8	1%	10	6%	53	1%
Other mode of transportation		31	1%	7	1%	7	1%	5	3%	6	1%	9	6%	65	1%
Total:		2422	100%	755	100%	1019	100%	160	86%	605	100%	155	100%	5116	100%

All Trips	Number	Percent
Drive Alone	799	16%
MBTA	1081	22%
MBTA Bus	281	6%
Shuttle	148	3%
Personal	172	3%
Hubway/Bike	71	1%
Walk	892	18%
Carpool	251	5%
Carshare	75	2%
Taxi/Uber/Lyf	726	15%
Taxi/Uber/Lyf	431	9%
	4927	100%

Category	Mode	Response Percent
Drive Alone		31.0%
Carpool/		15.4%
Transit		30.6%
Bicycled		4.9%
Walked		18.1%
Total		100%

Persons/Veh	Persons	Vehicles	VOR
1	1525	1525	
2	682	341	
	2207	1866	1.1827

APPENDIX AA

TRANSPORTATION IMPACT SURVEY (TIS)

PB 175 - AVA North Point, 2
Leighton St
Year: 2019

INSTRUCTIONS: Fill in ONLY yellow cells with data, and percents/counts will be calculated for you.

1. Please indicate how many people in each age range live in your household, including yourself:

Answer Options	Response Total	Response Percent
0-5	39	10%
6-17	28	7%
18-24	67	18%
25-34	125	33%
35-44	47	13%
45-64	39	10%
65 or older	29	8%
Total:	374	100%

2. What is the work or school zip code for each adult in your household?

Please complete worksheet on next tab labeled, "Individual Responses Q2 & Q5".

3. How many trips of each type did your household (all adults) take during the survey week?

Answer Options	Type of Trip:	Work/School	Response Percent	Shopping	Response Percent	Personal Errands	Response Percent	Medical	Response Percent	Entertainment / Social	Response Percent	Other	Response Percent	Total by Mode	Response Percent
Drive alone		264	13%	143	27%	129	16%	7	7%	56	9%	16	14%	615	14%
MBTA subway		568	27%	79	15%	90	11%	20	19%	93	16%	10	9%	860	20%
MBTA bus		88	4%	15	3%	63	8%	10	10%	18	3%	6	5%	200	5%
Shuttle (TransAction, EZRide, Rt 128, etc.)		136	6%	4	1%	10	1%	1	1%	3	1%	5	5%	159	4%
Personal bicycle		88	4%	6	1%	13	2%	3	3%	9	2%	6	5%	125	3%
Bikeshare		116	6%	27	5%	29	4%	3	3%	25	4%	6	5%	206	5%
Walk		629	30%	162	30%	296	36%	22	21%	164	28%	31	28%	1304	31%
Carpool		19	1%	11	2%	14	2%	6	6%	22	4%	4	4%	76	2%
Carshare (such as Zipcar)		6	0%	7	1%	3	0%	2	2%	5	1%	3	3%	26	1%
Taxi/Uber/Lyft by yourself		113	5%	35	7%	102	13%	16	15%	94	16%	12	11%	372	9%
Taxi/Uber/Lyft with other passengers		63	3%	38	7%	50	6%	3	0%	100	17%	4	4%	258	6%
Personal scooter / small mobility device		4	0%	3	1%	5	1%	7	1%	2	0%	3	3%	24	1%
Shared scooter / small mobility service		3	0%	3	1%	3	0%	1	0%	2	0%	2	2%	14	0%
Other mode of transportation		2	0%	3	1%	6	1%	3	3%	2	0%	3	3%	19	0%
Total:		2099	100%	536	100%	813	100%	104	91%	595	100%	111	100%	4258	100%

All Trips	Number	Percent
Drive Alone	615	15%
MBTA	860	20%
MBTA Bus	200	5%
Shuttle	159	4%
Personal	125	3%
Hubway/Bike	206	5%
Walk	1304	31%
Carpool	76	2%
Carshare	26	1%
Taxi/Uber/Lyf	372	9%
Taxi/Uber/Lyf	258	6%
Total	4201	100%

Category	Mode
Drive Alone	23%
Carpool/	9%
Transit	29%
Bicycled	8%
Walked	31%
Total	100%

Persons/Veh	Persons	Vehicles	VOR
1	987	987	
2	334	167	
	1321	1154	1.14471404

APPENDIX AA

TRANSPORTATION IMPACT SURVEY (TIS)

PB 175 - Avalon Lofts, 10
Glassworks Ave.
Year: 2019

INSTRUCTIONS: Fill in ONLY yellow cells with data, and percents/counts will be calculated for you.

1. Please indicate how many people in each age range live in your household, including yourself:

Answer Options	Response Total	Response Percent
0-5	18	13%
6-17	14	10%
18-24	27	19%
25-34	36	25%
35-44	16	11%
45-64	17	12%
65 or older	15	10%
Total:	143	100%

2. What is the work or school zip code for each adult in your household?

Please complete worksheet on next tab labeled, "Individual Responses Q2 & Q5".

3. How many trips of each type did your household (all adults) take during the survey week?

Answer Options	Type of Trip:	Work/School	Response Percent	Shopping	Response Percent	Personal Errands	Response Percent	Medical	Response Percent	Entertainment / Social	Response Percent	Other	Response Percent	Total by Mode	Response Percent
Drive alone		84	14%	44	18%	53	19%	4	8%	21	9%	6	7%	212	14%
MBTA subway		196	34%	54	22%	58	21%	9	19%	55	24%	12	15%	384	26%
MBTA bus		18	3%	18	7%	16	6%	3	6%	8	3%	6	7%	69	5%
Shuttle (TransAction, EZRide, Rt 128, etc.)		55	9%	6	2%	3	1%	2	4%	5	2%	2	2%	73	5%
Personal bicycle		21	4%	5	2%	6	2%	2	4%	5	2%	3	4%	42	3%
Bikeshare		26	4%	2	1%	2	1%	3	6%	9	4%	2	2%	44	3%
Walk		115	20%	77	31%	76	27%	3	6%	31	13%	23	28%	325	22%
Carpool		11	2%	9	4%	8	3%	3	6%	15	6%	5	6%	51	3%
Carshare (such as Zipcar)		3	1%	4	2%	7	2%	3	6%	2	1%	1	1%	20	1%
Taxi/Uber/Lyft by yourself		30	5%	15	6%	32	11%	2	4%	31	13%	10	12%	120	8%
Taxi/Uber/Lyft with other passengers		14	2%	8	3%	15	5%	5	2%	43	18%	4	5%	89	6%
Personal scooter / small mobility device		1	0%	2	1%	1	0%	2	1%	2	1%	2	2%	10	1%
Shared scooter / small mobility service		3	1%	2	1%	3	1%	4	1%	3	1%	4	5%	19	1%
Other mode of transportation		3	1%	3	1%	2	1%	3	6%	3	1%	1	1%	15	1%
Total:		580	100%	249	100%	282	100%	48	81%	233	100%	81	100%	1473	100%

All Trips	Number	Percent
Drive Alone	212	15%
MBTA Subway	384	27%
MBTA Bus	69	5%
Shuttle (TransAction, EZRide,	73	5%
Personal Bicycle	42	3%
Hubway/Bikeshare	44	3%
Walk	325	23%
Carpool	51	3%
Carshare (such as Zipcar)	20	1%
Taxi/Uber/Lyft (by yourself)	120	8%
Taxi/Uber/Lyft (with other	89	6%
	1429	100%

Category	Mode
Drive Alone	23.2%
Carpool/	11.2%
Transit	36.8%
Bicycled	6.0%
Walked	22.7%
Total	100%


Persons/Veh	Persons	Vehicles	VOR
1	332	332	
2	140	70	
	472	402	1.17412935

APPENDIX BB: TREE STUDY

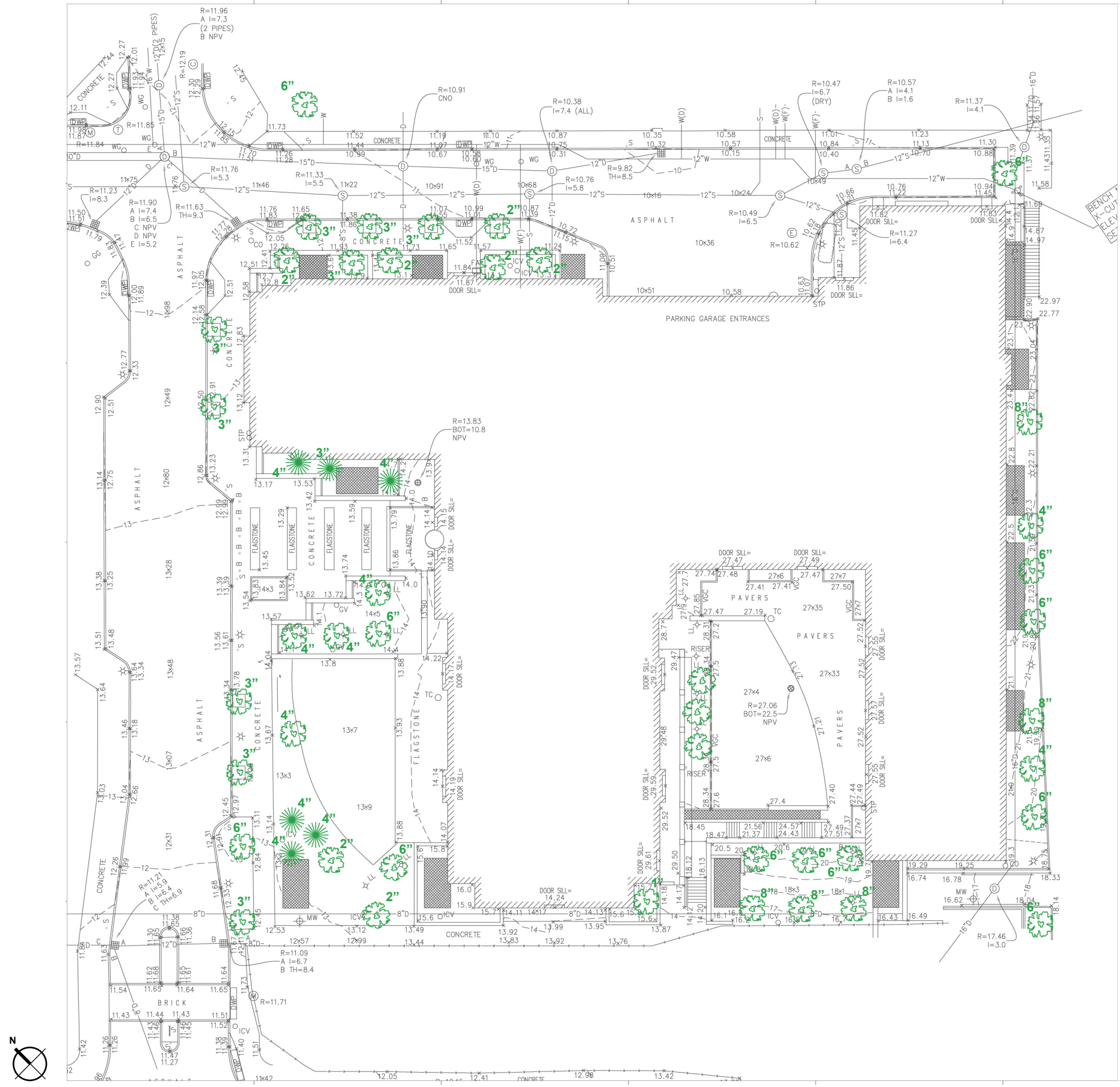
APPENDIX BB

TREE HIERARCHY: TREE SURVEY

Trees

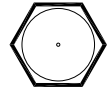
12"  Deciduous Tree with Trunk Diameter

12"  Coniferous Tree with Trunk Diameter



APPENDIX BB

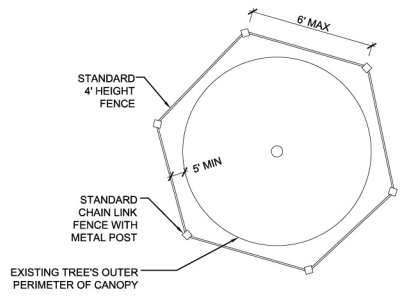
TREE HIERARCHY: TREE PROTECTION PLAN



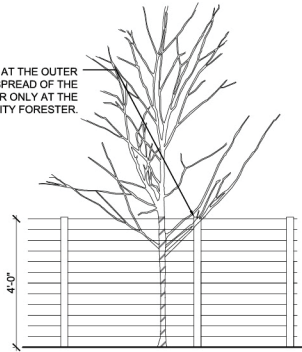
TREE TO BE RETAINED.
TREE PROTECTIVE
FENCING TO EXTENT OF
CANOPY



TREE TO BE REMOVED
BY OWNER.
CONTRACTOR TO
REMOVED STUMP



FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES OR CLOSER ONLY AT THE DIRECTION OF THE CITY FORESTER.




1 TREE PROTECTION FENCE
3/16" = 1'-0"






APPENDIX BB

TREE HIERARCHY: PROPOSED

Planting

-  Existing Trees
-  Freeman Maple
-  American Hornbeam
-  Allegheny Serviceberry
-  Sweetbay Magnolia
-  Allegheny Service Multistem
-  Balsam Fir
-  Fluffy Western Arborvitae
-  King's Gold False Cypress
-  Forsythia Show Off
-  Sod
-  No Mow Grass To Landforms



Groundcover

-  Gladiator Flowering Onion
-  New England Asters
-  Black Eyed Susan

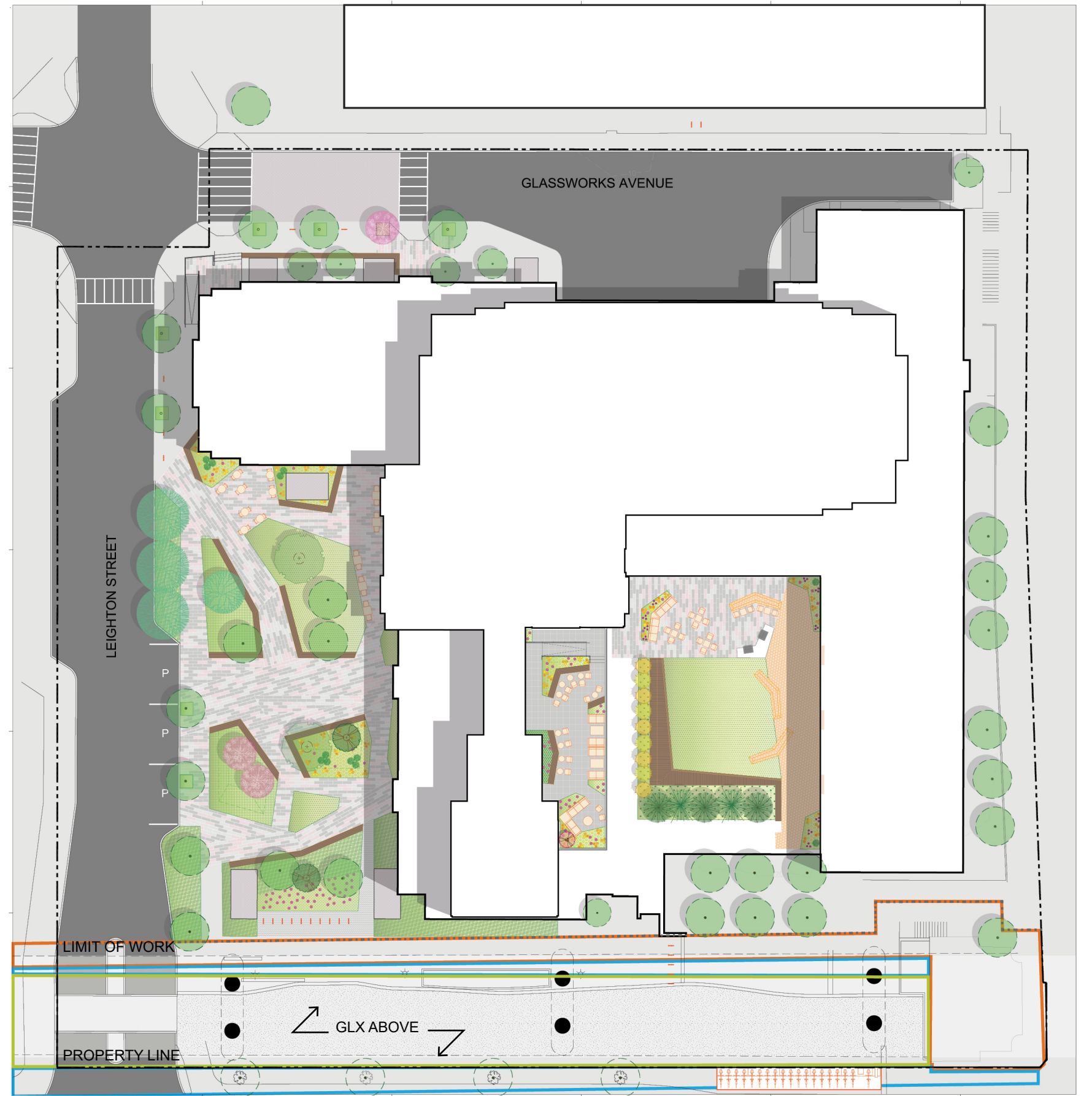
Ornamental Grasses

-  Ornamental Grass 01: Karl Forester
-  Ornamental Grass 02: Tufted Hair Grass
-  Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'

Shrubs

-  White Mugwort
-  Gro-Low Fragrant Sumac

-  TEMPORARY EASEMENT
-  PERMENANT EASEMENT
-  MBTA OWNED PROPERTY
-  PERMENANT EASEMENT



APPENDIX CC: COOL FACTOR

APPENDIX CC

COOL FACTOR STUDY

City of
Cambridge

Cool Factor Score Sheet

8/5/2022

Project Address 1 LEIGHTON STREET	Special Permit Number PB-175 as-amended	Total Lot Area (SF) 75300	
Applicant Name Leighton & Glassworks (MA) Owner, LLC	Phone Number 571-271-3795	Open Space Requirement (%) 20%	Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here. Low slope roofs (i.e. ≤ 2:12) must have a minimum SRI of 82. Steep slope roofs (i.e. > 2:12) must have a minimum SRI of 39.
Applicant Contact / Address 233 S. Wacker Drive, Ste. 4700, Chicago IL 60606	Email Address demshar@livcor.com	Includes High SRI Roof <input checked="" type="checkbox"/> Yes	
Project Description Interior and Landscape Improvements as further detailed in the cover letter		Result Pass	

		Outside 20' of PROW	Value Factor		Within 20' of PROW	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees							
	A1	Understory tree currently <10' canopy spread		0.80	+		-	
	A2	Understory tree currently >10' canopy spread		1.00	+	4	1,200	
	A3	Canopy tree currently <15' canopy spread	5	0.80	+	1	3,920	
	A4	Canopy tree currently between 15' and 25' canopy spread		1.00	+		-	
	A5	Canopy tree currently >25' canopy spread		1.20	+		-	
	New or Transplanted Trees							
A6	Understory tree	13	0.60	+	5	2,070		
A7	Canopy tree	7	0.70	+	4	7,350		
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn	3430	0.30	+	1300	1,809	
	B2	Low Planting		0.40	+		-	
	B3	Planting		0.50	+		-	
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+		-	
	C2	Living Wall	0	0.30	+		-	
	C3	Green Roof	0	0.30	+		-	
	C4	Short Intensive Green Roof	0	0.50	+		-	
	C5	Intensive Green Roof	2290	0.60	+		1,374	
Paving & Structures	D1	High-SRI Roof	Required	N/A				
	D2	High-SRI Paving	5400	0.1			540	
	D3	High-SRI Shade Structure		0.2	+		0.40	
Project Summary	<i>Portion of lot area utilizing green strategies</i> 24%						Total Contributing Area	18,263
	<i>Portion of score from green strategies</i> 97%						Total Area Goal	15,060
	<i>Portion of score from trees</i> 80%						COOL FACTOR SCORE	1.21
	<i>Portion of score contributing to public realm cooling</i> 43%							

When entering strategies that are within 20' of the public right of way (column L), do not also enter them in column H.

High-SRI roofs are a prerequisite of the Cool Factor and therefore are not assigned a point value.

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

APPENDIX DD: PERVIOUS VS IMPERVIOUS SURFACE STUDY

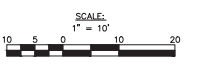
APPENDIX DD

PERVIOUS SURFACES (EXISTING)

Existing Total Impervious =	63,428 sf
Existing Total Pervious =	11,570 sf
Proposed Total Impervious =	64,394 sf
Proposed Total Pervious =	10,604 sf
Net Impervious Delta =	+966 sf
Net Pervious Delta =	-966 sf







Legend		
Description	Quantity	Unit
Building	32,867	sf
Building	561	sf
Landscape	11,769	sf
Roadway	23,959	sf
Sidewalk	19,144	sf
Total Impervious =		76,531 sf
Total Pervious =		11,863 sf

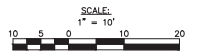


APPENDIX DD

PERVIOUS SURFACES (PROPOSED)

Existing Total Impervious =	63,428 sf
Existing Total Pervious =	11,570 sf
Proposed Total Impervious =	64,394 sf
Proposed Total Pervious =	10,604 sf
Net Impervious Delta =	+966 sf
Net Pervious Delta =	-966 sf

Legend		
Description	Quantity	Unit
 Building	33,819	sf
 Landscape	11,625	sf
 Roadway	23,605	sf
 Sidewalk	19,251	sf
Total Impervious = 76,675 sf		
Total Pervious = 11,625 sf		



APPENDIX EE: RETAIL SUPPORT LETTER

APPENDIX EE

RETAIL SUPPORT LETTER

From: [Saffari, Pardis](#)
To: [Joe Demshar](#)
Cc: [James Ward](#); [Valerie Moore](#); [Colin Green](#); [Zach Bracken](#)
Subject: RE: Redevelopment of Elevate, the former Avalon North Point.
Date: Monday, August 15, 2022 9:06:11 AM
Attachments: [EDDFlyer_WholePacket_brochure-style.pdf](#)

[EXTERNAL EMAIL]

Hi Joe,

Thank you for reaching out. This seems to be a better location for this retailer and I have no additional questions or comments.

You may want to pass along to your tenant information on our small business programs. I have attached a filer here.

Best,
Pardis

Pardis Saffari, She/Her/Hers
Director of Economic Opportunity and Development
Economic Opportunity and Development Division
Cambridge Community Development Department
344 Broadway, 3rd floor Cambridge, M.A. 02139
<https://www.cambridgema.gov/CDD/economicopportunityanddevelopment>
psaffari@cambridgema.gov 617/349-4654
M: 8:30-8:00PM T-Th: 8:30-5:00PM F: 8:30-Noon 617/349-4638 FAX
617/349-4621 TTY

[Sign up for the EDD E-Newsletter here!](#)

From: Joe Demshar <demshar@livcor.com>
Sent: Wednesday, August 10, 2022 11:11 AM
To: Saffari, Pardis <psaffari@cambridgema.gov>
Cc: James Ward <JWard@nutter.com>; Valerie Moore <VMoore@nutter.com>; Colin Green <green@livcor.com>; Zach Bracken <bracken@livcor.com>
Subject: Redevelopment of Elevate, the former Avalon North Point.

Dear Ms. Saffari,

LivCor is the new owner of Elevate at 1 Leighton Street in Cambridge. We purchased the property from AvalonBay in mid-2021.

We are planning to redevelop the asset to modernize the amenity offering to our residents and

thoroughly upgrade the property.

Part of our effort includes relocating the existing retail (Boston Convenience) from its current location facing the O'Brien Highway and hidden under the Greenline Right of Way to a more prominent location at the corner of Leighton Street add Glassworks Avenue facing the CX neighborhood.

At a meeting with other CDD staff, it was suggested we introduce you to our plans.

We have been working with the current tenant – Mr. Paramjit Singh – to relocate his current convenience store to the new locations which also increases its size from approximately 1600 SF to approximately 3200 SF. He also plans to slightly expand the convenience offering to include an expanded ready to eat menu and providing some limited table seating for customers.

A drawing is attached.

Let me know if you would like to discuss in more detail. and if you have any concerns. .
Our plan is to retain the existing tenant.

Thank you, Joe

JOE DEMSHAR
ROI/REDEV
O 571.271.3795 | C 571.271.3795

[Smart with heart? We need you! | LivCor Careers](#)
[Join our fight to end childhood food insecurity | CoreGiving](#)

This e-mail communication is intended only for the addressee(s) named above and any others who have been specifically authorized to receive it. This e-mail may contain information that is privileged, confidential or otherwise protected from disclosure. If you are not the intended recipient of this e-mail communication, please do not copy, use or disclose to others the contents of this communication. Please notify the sender that you have received this e-mail in error by replying to this e-mail. Please then delete the e-mail from your system and any copies of it. No confidentiality or privilege is waived or lost by any transmission errors.

APPENDIX FF: ASSOCIATION OF CAMBRIDGE NEIGHBORHOODS OUTREACH LETTER

APPENDIX FF

ASSOCIATION OF CAMBRIDGE NEIGHBORHOODS OUTREACH LETTER

From: Joe Demshar
 To: cambridgenighborhoods@gmail.com
 Cc: Zach Bracken; Colin Green; Mike Conlan; Sallyann Thomas Farnum; Ryan Moschella; Laura Preble; Joseph Swaathi; Wells, Mason; James Ward
 Subject: Community Use room at the former Avalon North Point
 Date: Thursday, July 28, 2022 11:42:00 AM
 Attachments: Cambridge Room Modifications.pdf
 image002.png

Dear members of the Association of Cambridge Neighborhoods,

Hello,

I represent LivCor LLC the new owner of the former Avalon North Point, now renamed **Elevate** by us.

The property has an area that was designated for public/neighborhood use. We are planning a significant redevelopment to modernize the property and would like to propose a modification to this area.

Our proposed plan is to use the space as a lounge for our prospective residents as they enter the leasing area. However, our intent is to maintain its availability for neighborhood use.

The purpose of this email is to introduce you to the idea, solicit your comments and reiterate the opportunity for you or other Cambridge groups to use the space now or in the future.

The proposed plan is shown below, as well as in the attached document.

- The available space has increased in size by 307 SF (34%)
- The entrance to the space remains in the same location and will avoid confusion for former users; however, we have added a vestibule for energy conservation reasons
- With reasonable notice, the space can easily be prepared for your needs and any current functions can be temporarily relocated
- We have added a full kitchen in our leasing office which would be available for use in the event of catered events, in addition, the actual space includes a wet bar counter
- We will store more appropriate meeting furnishings (folding chairs and tables) in a storage area in our back-of-house area
- In the event there is a request to use the space, we can relocate current soft seating as necessary and bring in the stored meeting furniture.

We are open to any suggestions you may have to make the space more usable for your use. We are still in the design phase and can tailor the space to increase its usability for your use.

The current space remains available for your use.

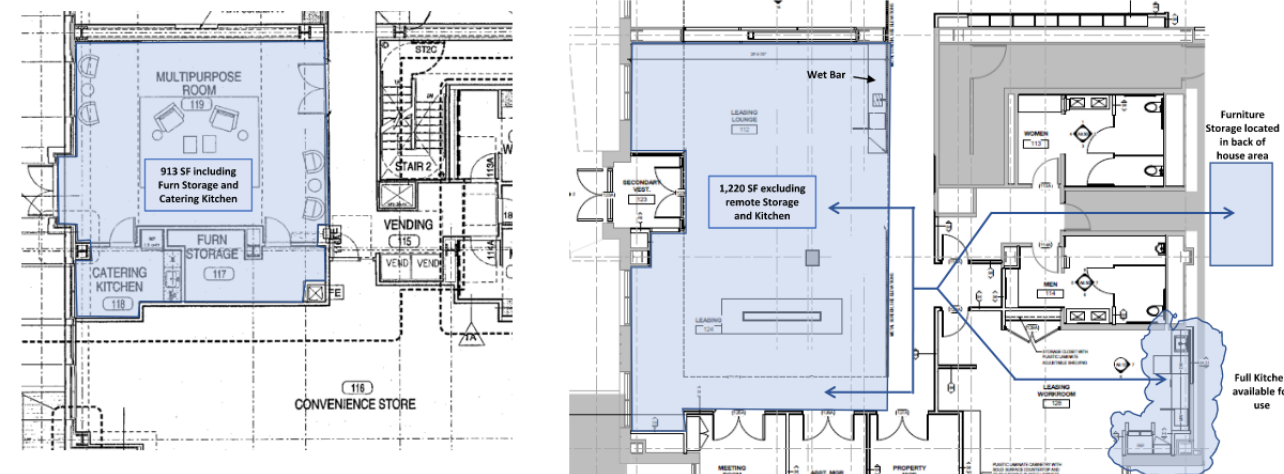
Construction will likely occur between January 2023 and September of 2023 at which time the space will not be available; however the new space will again be available to you when complete.

Please let us know at your earliest convenience if you have any concerns, and if you would like to meet to review our plans in more detail and provide any suggestions to the design.

Thanks you,

Joe Demshar
 Senior Director of Redevelopment
 LivCor LLC

571-271-3795
demshar@livcor.com



EXISTING CAMBRIDGE ROOM

PROPOSED LEASING LOUNGE

From: Joe Demshar
 To: cambridgenighborhoods@gmail.com
 Subject: Community Use room at the former Avalon North Point
 Date: Monday, August 29, 2022 7:58:00 AM
 Attachments: Cambridge Room Modifications.pdf
 image001.png

Good morning,

We reached out in late July to ask if the Association wanted to review our plans in more detail.

We have not heard back, but reiterate our offer to meet with you prior to our submission to the City CDD for planning and zoning review, and/or at any future time.

As noted below, the space will be available for community use upon request.

Thank you
 Joe Demshar

From: Joe Demshar
 Sent: Thursday, July 28, 2022 11:42 AM
 To: cambridgenighborhoods@gmail.com
 Cc: Zach Bracken <bracken@livcor.com>; Colin Green <green@LIVCOR.COM>; Mike Conlan <Conlan@arrowstreet.com>; Sallyann Thomas Farnum <thomasfarnum@Arrowstreet.com>; Ryan Moschella <ryan.moschella@greystar.com>; Laura Preble <laura.preble@greystar.com>; Joseph Swaathi <sjoseph@cambridgema.gov>; Wells, Mason <mwells@cambridgema.gov>; James Ward <JWard@nutter.com>
 Subject: Community Use room at the former Avalon North Point

Dear members of the Association of Cambridge Neighborhoods,

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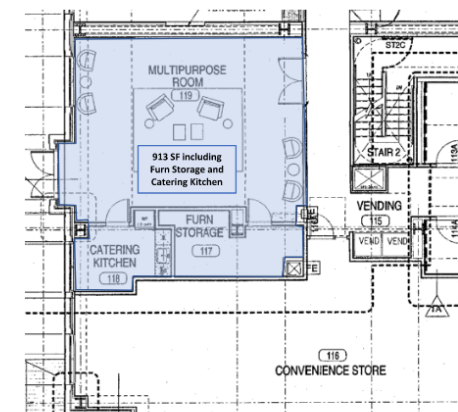
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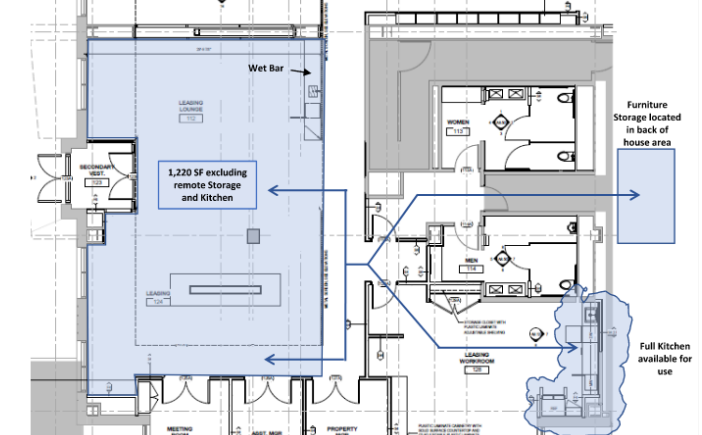
Thanks you,

Joe Demshar
 Senior Director of Redevelopment
 LivCor LLC

571-271-3795
demshar@livcor.com



EXISTING CAMBRIDGE ROOM



PROPOSED LEASING LOUNGE

APPENDIX GG: EAST CAMBRIDGE PLANNING TEAM (ECPT) OUTREACH LETTERS

APPENDIX GG

EAST CAMBRIDGE PLANNING TEAM (ECPT) LETTER JULY 28, 2022

From: Joe Demshar
To: board@ECPT.groups.io
Cc: Zach Bracken; Colin Green; Mike Conlan; Sallyann Thomas Farnum; Ryan Moschella; Laura Preble; Joseph Swaath; Wells, Mason; James Ward
Subject: Community Use room at the former Avalon North Point
Date: Thursday, July 28, 2022 11:39:00 AM
Attachments: Cambridge Room Modifications.pdf
 image002.png

Dear East Cambridge Planning Team board members,

Hello,

I represent LivCor LLC the new owner of the former Avalon North Point, now renamed **Elevate** by us.

The property has an area that was designated for public/neighborhood use. We are planning a significant redevelopment to modernize the property and would like to propose a modification to this area.

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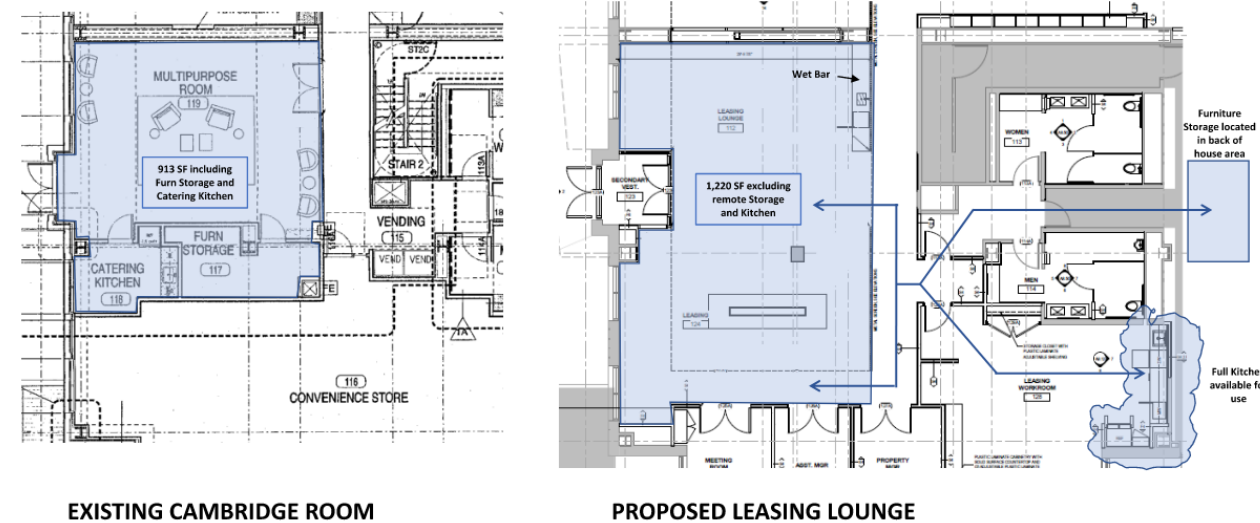
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Thanks you,

Joe Demshar
 Senior Director of Redevelopment
 LivCor LLC

571-271-3795
 demshar@livcor.com



From: Joe Demshar
To: board+subscribe@ECPT.groups.io
Subject: Community Use room at the former Avalon North Point
Date: Thursday, July 28, 2022 3:40:00 PM
Attachments: Cambridge Room Modifications.pdf
 image002.png

The email

I sent below to the address provided to me was kicked back.

Can you please forward the message below and the attachment to the proper people – thank you, and

As we are a new property owner in East Cambridge, can I subscribe to the organization.

Thank you,

Joe Demshar

demshar@livcor.com

571-271-3795

From: Joe Demshar
Sent: Thursday, July 28, 2022 11:39 AM
To: board@ECPT.groups.io

Cc: Zach Bracken <bracken@livcor.com>; Colin Green <green@LIVCOR.COM>; Mike Conlan <Conlan@arrowstreet.com>; Sallyann Thomas Farnum <thomasfarnum@Arrowstreet.com>; Ryan Moschella <ryan.moschella@greystar.com>; Laura Preble <laura.preble@greystar.com>; Joseph Swaath <sjoeph@cambridgema.gov>; Wells, Mason <mwells@cambridgema.gov>; James Ward <JWard@nutter.com>

Subject: Community Use room at the former Avalon North Point

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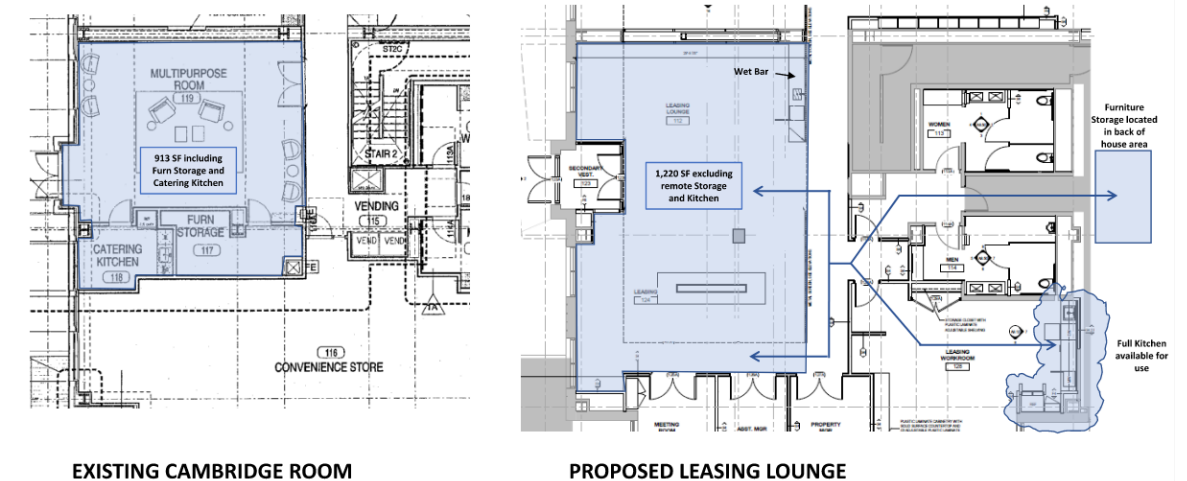
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Thanks you,

Joe Demshar
 Senior Director of Redevelopment
 LivCor LLC

571-271-3795
 demshar@livcor.com



APPENDIX GG

EAST CAMBRIDGE PLANNING TEAM (ECPT) OUTREACH LETTER JULY 29, 2022

From: Peter Crawley
To: Joe Demshar
Subject: Re: Community Use room at the former Avalon North Point
Date: Friday, July 29, 2022 5:05:52 PM
Attachments: image002.png
Cambridge Room Modifications.pdf

EXTERNAL EMAIL

Hi Mr. Demshar,
I forwarded your letter to Chuck Hinds, President of ECPT. I'm not sure why you are unable to submit directly. (I am no longer on the ECPT Board.)

My guess is that Mr. Hinds will want you to present your proposal to ECPT membership during one of its September meetings. (There are no meetings in August.)

Hope this helps and LMK if you don't hear from Mr. Hinds after 3-4 days.

Best,
Peter

Peter A. Crawley

On Jul 29, 2022, at 3:32 PM, Joe Demshar <demshar@livcor.com> wrote:

Dear Mr. Crawley,

I tried to send this email below and the attached PDF to the Board at ECPT earlier this week, but I received a notice that I needed to subscribe. I then subscribed as we are a new property owner in East Cambridge and thought subscribing was a great idea.

Once subscribed I resent, but was again informed I did not have rights to send to "Board".

I did however receive the Foundry notice so saw your email.

Can you advise if there is a better email for his distribution.
I did not want to send it as a general emails to a much larger group.

Thank you and have a great weekend,

Joe Demshar
LivCor LLC

JOE DEMSHAR
ROI/REDEV
O 571.271.3795 | C 571.271.3795

Smart with heart? We need you! | LivCor Careers
Join our fight to end childhood food insecurity | CoreGiving

From: Joe Demshar
Sent: Thursday, July 28, 2022 11:39 AM
To: board@ECPT.groups.io
Cc: Zach Bracken <bracken@livcor.com>; Colin Green <green@LIVCOR.COM>; Mike Conlan <Conlan@arrowstreet.com>; Sallyann Thomas Farnum <thomasfarnum@Arrowstreet.com>; Ryan Moschella <ryan.moschella@greystar.com>; Laura Preble <laura.preble@greystar.com>; Joseph, Swaathi <joseph@cambridgema.gov>; Wells, Mason <mwells@cambridgema.gov>; James Ward <JWard@nutter.com>
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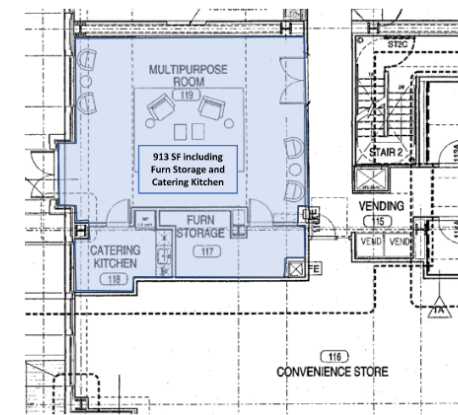
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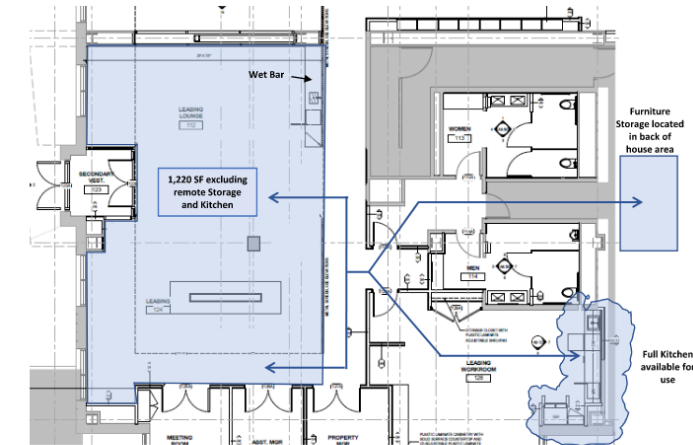
Joe Demshar

Senior Director of Redevelopment
LivCor LLC

571-271-3795
demshar@livcor.com



EXISTING CAMBRIDGE ROOM



PROPOSED LEASING LOUNGE

This e-mail communication is intended only for the addressee(s) named above and any others who have been specifically authorized to receive it. This e-mail may contain information that is privileged, confidential or otherwise protected from disclosure. If you are not the intended recipient of this e-mail communication, please do not copy, use or disclose to others the contents of this communication. Please notify the sender that you have received this e-mail in error by replying to this e-mail. Please then delete the e-mail from your system and any copies of it. No confidentiality or privilege is waived or lost by any transmission errors.

APPENDIX GG

EAST CAMBRIDGE PLANNING TEAM (ECPT) OUTREACH LETTER AUGUST 29, 2022

From: Joe Demshar
 To: Chuck Hinds via groups.io
 Subject: FW: Community Use room at the former Avalon North Point
 Date: Monday, August 29, 2022 7:37:00 AM
 Attachments: image002.png
 Cambridge Room Modifications.pdf

Mr. Hinds,
 Hopefully this reaches you.

Dear East Cambridge Planning Team board members,

Hello,

I represent LivCor LLC the new owner of the former Avalon North Point, now renamed **Elevate** by us.

The property has an area that was designated for public/neighborhood use. We are planning a significant redevelopment to modernize the property and would like to propose a modification to this area.
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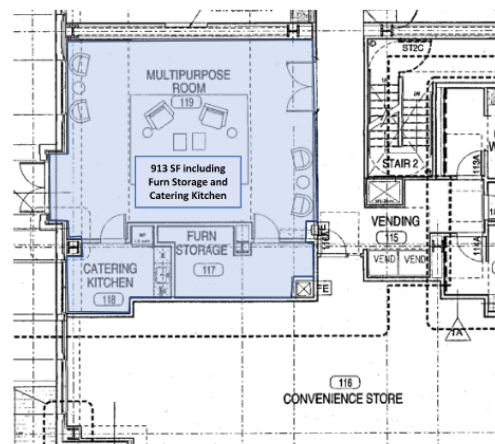
The current space remains available for your use.
 Construction will likely occur between January 2023 and September of 2023 at which time the space will not be available; however the new space will again be available to you when complete.

Please let us know at your earliest convenience if you have any concerns, and if you would like to meet to review our plans in more detail and provide any suggestions to the design.

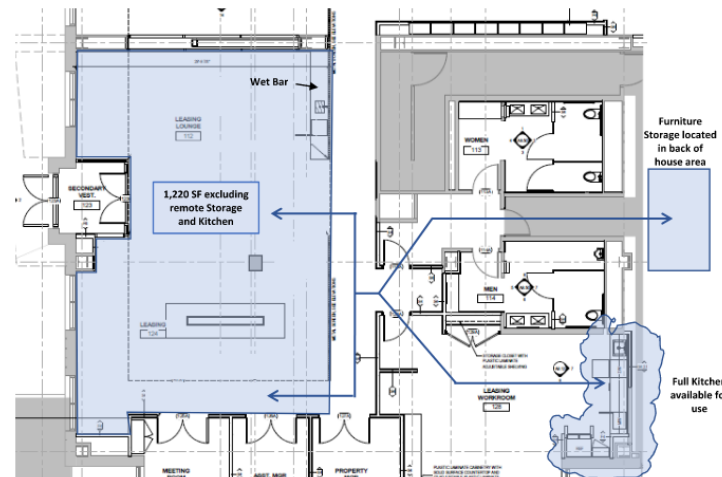
Thanks you,

Joe Demshar
 Senior Director of Redevelopment
 LivCor LLC

571-271-3795
demshar@livcor.com



EXISTING CAMBRIDGE ROOM



PROPOSED LEASING LOUNGE

From: Joe Demshar
 To: Peter Crawley
 Subject: FW: Community Use room at the former Avalon North Point
 Date: Monday, August 29, 2022 7:53:00 AM
 Attachments: image002.png
 Cambridge Room Modifications.pdf

Peter,
 Chuck Hinds nor anyone from ECPT ever responded.
 We plan to submit our preliminary application to CDD for planning/zoning review in mid-September. However, I suspect it will be a 3 month or longer process, so are happy to meet and discuss any concerns ECPT may have.
 Thanks and apologize for asking you to assist in making a connection.
 Joe

Dear East Cambridge Planning Team board members,

Hello,

I represent LivCor LLC the new owner of the former Avalon North Point, now renamed **Elevate** by us.

The property has an area that was designated for public/neighborhood use. We are planning a significant redevelopment to modernize the property and would like to propose a modification to this area.
 Our proposed plan is to use the space as a lounge for our prospective residents as they enter the leasing area. However, our intent is to maintain its availability for neighborhood use.

The purpose of this email is to introduce you to the idea, solicit your comments and reiterate the opportunity for you or other Cambridge groups to use the space now or in the future.

The proposed plan is shown below, as well as in the attached document.

- The available space has increased in size by 307 SF (34%)
- The entrance to the space remains in the same location and will avoid confusion for former users; however, we have added a vestibule for energy conservation reasons
- With reasonable notice, the space can easily be prepared for your needs and any current functions can be temporarily relocated
- We have added a full kitchen in our leasing office which would be available for use in the event of catered events, in addition, the actual space includes a wet bar counter
- We will store more appropriate meeting furnishings (folding chairs and tables) in a storage area in our back-of-house area
- In the event there is a request to use the space, we can relocate current soft seating as necessary and bring in the stored meeting furniture.

We are open to any suggestions you may have to make the space more usable for your use. We are still in the design phase and can tailor the space to increase its usability for your use.

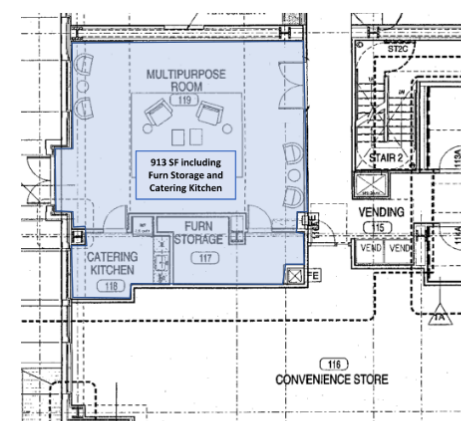
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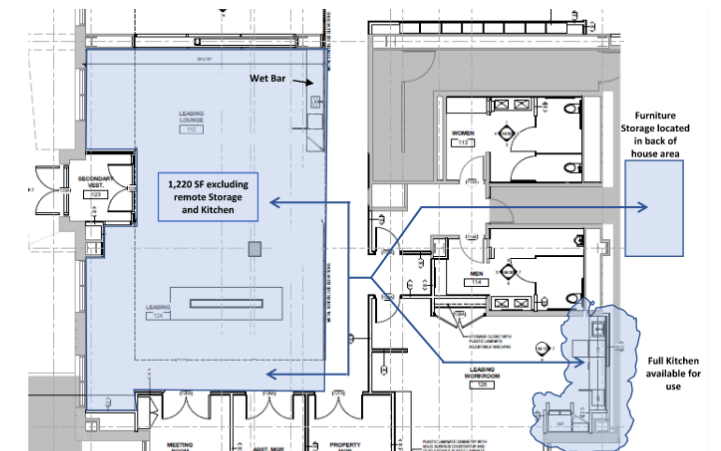
Thanks you,

Joe Demshar
 Senior Director of Redevelopment
 LivCor LLC

571-271-3795
demshar@livcor.com



EXISTING CAMBRIDGE ROOM



PROPOSED LEASING LOUNGE

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APPENDIX GG

EAST CAMBRIDGE PLANNING TEAM (ECPT) OUTREACH LETTER NOVEMBER 8, 2022

From: [Joe Demshar](#)
To: [Ron Peeples via groups.io](#)
Subject: FW: [ECPT-Announcements] Meeting Minutes Oct 12, 2022
Date: Tuesday, November 8, 2022 10:53:34 AM
Attachments: [ECPT Minutes 101222.pdf](#)

Ron
The message below did not appear to reach its recipient (announcements) so I am resending to you
Hope this works
Thanks

JOE DEMSHAR
ROI/REDEV
O 571.271.3795 | C 571.271.3795

Leaving people and places better than we found them. | [LivCor](#)

From: Joe Demshar <demshar@livcor.com>
Sent: Tuesday, November 8, 2022 10:50 AM
To: announcements@ECPT.groups.io
Cc: James Ward <JWard@nutter.com>; Valerie Moore <VMoore@nutter.com>; Emily Carmody <Emily_Carmody@avalonbay.com>; Ryan Moschella <ryan.moschella@greystar.com>; Laura Preble <laura.preble@greystar.com>
Subject: RE: [ECPT-Announcements] Meeting Minutes Oct 12, 2022

Ron et all,

In regard to the item in the Oct. 12 minutes stating:

In response to a letter from Avalon regarding loss of a community meeting room, there was a discussion about the overall loss of promised public meeting spaces throughout the community, e.g. MMAC and EC Savings Bank.
A list of available public meeting spaces will be compiled.

The letter came from LivCor, representing the new property owner as its redevelopment manager. Avalon no longer owns the property.
We/LivCor are not proposing to eliminate the space, but are proposing that we use it as a leasing lobby during business hours. However, it will remain open for public use upon request at any time (business hours or not) as long as reasonable notice is provided.
The space remains in the same location but has been expanded in size slightly and will continue to have access to a kitchenette as well as storage space where we will store tables and chairs appropriate for a public meeting

Hope this clarifies our request. LivCor and Greystar – our property operator - are committed to being great neighbors and East Cambridge community members.
Please feel free to reach out to me directly at 571-271-3795 or demshar@livcor.com with any questions or concerns.

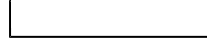
Thanks
Joe Demshar

JOE DEMSHAR
ROI/REDEV
O 571.271.3795 | C 571.271.3795

Leaving people and places better than we found them. | [LivCor](#)

From: [announcements@ECPT.groups.io](#) <[announcements@ECPT.groups.io](#)> **On Behalf Of** Ron Peeples via groups.io
Sent: Tuesday, November 8, 2022 10:14 AM
To: [announcements@ECPT.groups.io](#)
Subject: [ECPT-Announcements] Meeting Minutes Oct 12, 2022

[EXTERNAL EMAIL]


Dear ECPT members,

Attached are the minutes from the 10/12/22 meeting. Please let me know if you have any questions or corrections.

Best,

Ron Peeples
Secretary, ECPT