

Catherine Preston Connolly, Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

December 22, 2022

Dear Chair Connolly, Members of the Planning Board, and  
the Cambridge Community Development Department:

Leighton & Glassworks (MA) Owner LLC is pleased to submit the following to the Planning Board, and  
the Cambridge Community Development Department in our pursuit of

- A minor amendment to existing special permit PB-175 and subsequent amendments 1 through 4 to allow
  - exterior revisions to the grade plane surrounding the building
  - minor changes to the building skin,
  - a relocation and increase in size of the retail offering, and
  - modifications to the existing community use space.

We discussed this project on several occasions with City of Cambridge Community Development Department (CDD) staff and have responded to their questions and concerns within this submittal. We believe the interventions proposed in our redevelopment of the previously approved PB-175 make tangible improvement to the neighborhood and the site, and position us as a more contributive and relevant neighbor by

- Creating a more informal, accessible, and open public realm offering a variety of seating and relaxation venues
- Creating a more convenient and enhanced retail offering
- Improving bicycle parking and access, and
- Reducing delivery congestion along Leighton Street.

We trust that the information presented is sufficient to provide a thorough understanding of what we propose, and approvals required of the City of Cambridge. We look forward to the process to mutually craft a beneficial improvement to the neighborhood.

Sincerely



Joseph Demshar  
Senior Director Redevelopment  
LivCor LLC, on behalf of  
Leighton & Glassworks (MA) Owner LLC

# REDEVELOPMENT OF ONE LEIGHTON STREET

CAMBRIDGE, MA

PB-175



# NARRATIVE VOLUME

DECEMBER 22, 2022



ARROWSTREET

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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: 1 Leighton Street

Zoning District: PUD-6

Applicant Name: Leighton & Glassworks (MA) Owner LLC

Applicant Address: 233 S. Wacker Drive, Ste. 4700, Chicago, IL 60606

Contact Information: 571-271-3795      demshar@livcor.com

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.*

Modification to Special Permit No. PB-175, as further detailed in the attached narrative.

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

Signature of Applicant:

Joseph Demshar

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

**DIMENSIONAL FORM**

Project Address: 1 Leighton Street

Application Date: 12/22/2022

	Existing*	Allowed or Required (max/min)*	Proposed	Permitted
Lot Area (sq ft)	247,431 SF	247,431 SF	247,431 SF	
Lot Width (ft)	450 ft	450 ft	450 ft	
Total Gross Floor Area (sq ft)	870000 SF**	870,000 SF**	889,967 SF**	
Residential Base	859,496 TO 870,000 SF**	859,496 TO 870,000 SF**	859,463 SF**	
Non-Residential Base	4,359 SF TO 10,504 SF	4,359 SF TO 10,504 SF	6,106 SF	
Inclusionary Housing Bonus	215,265 SF	215,265 SF	215,265 SF	
Total Floor Area Ratio	3.52 (3.0 Base)	3.52 (3.0 Base)	3.52 (3.0 Base)	
Residential Base	3.48 to 3.52	3.48 to 3.52	3.52	
Non-Residential Base	0.02 to 0.04	0.02 to 0.04	0.02	
Inclusionary Housing Bonus	0.87	0.87	0.87	
Total Dwelling Units	830 Units	830 Units	829 Units***	
Base Units	466 at Elevate	466 at Elevate	465 at Elevate	
Inclusionary Bonus Units	64 at Elevate	64 at Elevate	64 at Elevate	
Base Lot Area / Unit (sq ft)	298 SF / Unit	298 SF / Unit	298 SF / Unit	
Total Lot Area / Unit (sq ft)	1,048 SF / Unit	1,048 SF / Unit	1,049 SF / Unit	
Building Height(s) (ft)	85-220 FT	70-220 FT	70-220 FT	
Front Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Side Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Side Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Rear Yard Setback (ft)	Per Approved Plans	Per Approved Plans	No Change	
Open Space (% of Lot Area)	20-24%	20-24%	20-24% (No Change)	
Private Open Space	Per Approved Plans	Per Approved Plans	No Change	
Permeable Open Space	11,570 SF****		10,604 SF****	
Other Open Space (Specify)	20-24%	20-24%	20-24% (No Change)	
Off-Street Parking Spaces	Min/Max Resl .8-1.0 / Unit +2 Zip Cars	Min/Max Resl .8-1.0 / Unit +2 Zip Cars	Residential .8 to 1/units	
Long-Term Bicycle Parking	448 Total / 228 at 1 Leighton*****	448 Total / 265 at 1 Leighton*****	532 Total (312 at 1 Leighton)*****	
Short-Term Bicycle Parking	in above*****	in above*****	in above*****	
Loading Bays	4	4	4	

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

\*Existing information Based on Appendix I - Dimensional Form #173 Amendment #4, dated Feb 19, 2015

\*\* GFA calc excludes parking and Bike Parking Areas, because such parking areas are located underground or otherwise excluded per zoning.

\*\*\*Reduce Unit Count by 1 Base Unit (does not reduce inclusionary unit count)

\*\*\*\* For Permeable Area Calculations, 1 Leighton Street Only, See Appendix DD

\*\*\*\*\* Previous Bike Parking Space Counts Do Not distinguish Short-Term and Long Term Bicycle Parking Requirements. See Exhibits B, O, & T.

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



**OWNERSHIP CERTIFICATE**

**Project Address:** 1 Leighton Street

**Application Date:**

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

I hereby authorize the following Applicant: Leighton & Glassworks (MA) Owner LLC  
at the following address: 233 S. Wacker Drive, Ste. 4700, Chicago, IL 60606  
to apply for a special permit for: Modification to special permit PB-175  
on premises located at: 1 Leighton Street  
for which the record title stands in the name of: North Point II Apartments, LLC  
whose address is: AvalonBay Communities, Inc.  
4040 Wilson Blvd., Suite 1000, Arlington, VA 22203

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 67627 Page: 122

**OR** Registry District of the Land Court,  
North Point II Apartments, LLC, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
By North Point II REIT, LLC, a DE limited liability company, its Sole Member  
By Archstone Multifamily Partners AC JV Asset Manager LLC, a DE limited liability company, its Manager  
By AvalonBay Communities, Inc., a Maryland corporation, its Sole Member

By: Stephanie Lessick

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Name: Stephanie Lessick  
Title: VP

To be completed by Notary Public:

Commonwealth of ~~Massachusetts~~ <sup>Pennsylvania</sup>, County of Philadelphia

The above named Stephanie Lessick personally appeared before me,

on the month, day and year 09/22/2022 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: 07/03/2024

Commonwealth of Pennsylvania - Notary Seal  
Trevor Pinto, Notary Public  
Montgomery County  
My commission expires January 3, 2024  
Commission number 1231486  
Member, Pennsylvania Association of Notaries

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

**OWNERSHIP CERTIFICATE**

**Project Address:** 1 Leighton Street

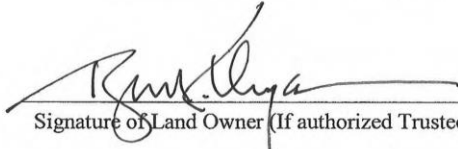
**Application Date:**

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

I hereby authorize the following Applicant: Leighton & Glassworks (MA) Owner LLC  
at the following address: 233 S. Wacker Drive, Ste. 4700, Chicago, IL 60606  
to apply for a special permit for: Modification to special permit PB-175  
on premises located at: 1 Leighton Street  
for which the record title stands in the name of: Leighton & Glassworks (MA) Owner LLC  
whose address is: 233 S. Wacker Drive, Ste. 4700, Chicago, IL 60606

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 78104 Page: 545  
**OR** Registry District of the Land Court,  
Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

State of Illinois  
~~Commonwealth of Massachusetts~~, County of COOK

The above named Brian Klinger personally appeared before me,  
on the month, day and year September 14, 2022 and made oath that the above statement is true.

Notary: Alicia Brooke Simmons

My Commission expires: 5/18/2026



CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

**FEE SCHEDULE**

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**Project Address:**

**Application Date:**

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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**

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New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

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

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

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**TOTAL SPECIAL PERMIT FEE** **Enter Larger of the Above Amounts:**

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CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



# PROJECT OVERVIEW

Leighton & Glassworks (MA) Owner LLC is the new Owner (as of July 2021) of 2 of the 3 phases comprising PB-175 (1-5, 7-13 and 23 East Street) in Cambridge, Massachusetts. We now control the tower at 1 Leighton Street and the residences at the former “Maple Leaf Building” and are seeking a Minor Amendment to amend existing Special Permit PB-175 and subsequent Amendments 1 - 4 to renovate the tower at 1 Leighton Street and surrounding site areas.

The project as proposed includes:

- Revitalization of the entry plaza to our building to include public pedestrian friendly informal seating areas, improved landscaping, and additional bicycle parking. We are also willing to include and sponsor a Blue Bike station as part of our redevelopment if an acceptable location can be found at or adjacent to our property
- Renovation to leasing and resident amenities on the first/street level, the relocation and expansion of the existing convenience store to a location better serving the neighborhood, and the conversion of underutilized space to a dual function leasing lounge and neighborhood meeting venue. The neighborhood meeting venue is being improved and enlarged and we remain committed to making it available for community use upon request
- Complete renovation of all second-floor resident amenities
- Refurbishment of all resident corridors
- The creation of a resident skyline lounge at the 21<sup>st</sup> level adjacent to a revitalized exterior deck area
- The addition of a pet wash amenity, a bicycle repair station and 10 EV charging stations at the top level of the underground parking garage
- Maintaining all current inclusionary housing units, while enhancing the amenity offering to all residents, and
- Replacing existing exterior building lighting with more energy efficient fixtures and luminaires with enhanced control.

To better familiarize recipients of this submission we have included a Site Locus Map, Site Access Diagrams, an Existing Condition Survey and Existing Plans and Views in ***Exhibits A, B, C, and D of the Graphics Volume***.

Specific details of note are described in more detail below

The **GROSS FLOOR AREA** of the project will be reduced by 87 SF, from 478,537 SF to 478,450 SF.

- The addition of a pet wash amenity area on the first level of the parking garage (Level P1) will add 302 SF of occupied GFA and adds 1183 SF for elevators and stairs serving the amenity space resulting in a total add of 1485 SF of GFA.
- Approximately 411 Sf of exterior canopies greater than 3 feet in depth and the elimination of 313 SF of canopy result in the net addition of 98 SF of canopy GFA
- The creation of 1850 SF of bicycle parking on Level 1 accommodating 80 bicycles resulting in the reduction of 1850 SF of GFA.
- The elimination of fireplace and chase on Level 2 reduced GFA by 19 SF

- The addition of a bridge at the 2nd floor and elimination of a fireplace chase will result in a net add of 178 SF of GFA,
- Changes to GFA are documented in **Exhibit F of the Graphics Volume**. A summary of Total Building GFA is shown below

**TOTAL BUILDING GROSS FLOOR AREA**

EXISTING: 478,537 GSF

PROPOSED: 478,450 GSF

(NET REDUCTION OF 87 GSF)

Note: Where we discuss increasing the square footage of retail and the neighborhood meeting venue later in this letter, the additional square footage is not the result of adding additional floor area or converting unused space to usable but results from the efficient reallocation of existing programmed space.

**AUTOMOBILE PARKING:** The existing parking count in the parking garage will not be altered and remains 434 spaces. We understand we are required to provide .8 parking spaces per unit as approved in Amendment 4. We will eliminate one market rate apartment at the 21<sup>st</sup> floor lowering our unit count to 529 units resulting in a parking requirement of 424 parking spaces. We do plan to introduce a minimum of 10 EV parking spaces at the top level of the garage. A prior requirement to provide two (2) Zip-Car spaces (*Amendment 3 – Dimensional Chart and note 4*) was discontinued by the prior operator prior to our purchase of the asset. We are willing to reintroduce this feature in our garage if requested; however, we believe Zip-cars have lost their applicability and ask that the requirement be eliminated. A detail of the current and proposed parking can be found in **Exhibit S of the Graphics Volume**.

**BICYCLE PARKING:** We will add a 302 SF pet wash area to the top level of the garage and add a bicycle repair station to the existing bicycle parking area in the garage. The addition of the pet wash area will eliminate 12 bicycle parking spaces and the addition of the bicycle repair station will result in an elimination of 14 bicycle parking spaces resulting in removal of 26 bicycle spaces from Level P1. However, these will be replaced at the first floor where we will add 80 bicycle spaces. .

Per Amendment 4 to PB-175 we are required to provide .5 bicycle parking spaces per unit resulting in a requirement of 265. We are eliminating 12 spaces at the new pet wash amenity and 14 at the new bike repair station, as discussed above, leaving 188 spaces at Level P1. We propose adding 80 new bicycle parking spaces at Level 1 including 20 tandem spaces, with convenient access to the trail under the Greenline and access to a network of convenient recreational and commuter bicycle trails. The total number of indoor bicycle spaces proposed totals 268, an excess of 3 over our requirement. We do not charge for bicycle spaces, and will not in the future; however, because of this we cannot accurately assess demand, but anecdotally can attest that there is more demand than we currently satisfy, as existing usage is high.

In addition to the 268 indoor bicycle spaces, we plan to provide, we have increased the number of outdoor spaces provided from 14 to 44, We are also willing to sponsor and construct a Blue Bike station at the site and are currently working with the City (Ms. Cara Seiderman) to identify a suitable location.

Please refer to **Exhibit T in the Graphics Package** for detailed drawings of the bicycle parking discussed above.

**Hardscape and Landscape Features** proposed at the entry plaza along Leighton Street, along the extension of Glassworks Avenue onto our site, and along the O'Brien/McGrath Highway and the Greenline ROW are detailed on the plan found in **Exhibits N, O & P of the Graphics Volume**. We propose a more informal public streetscape along Leighton Street with permeable public access and pedestrian seating opportunities. Additional exterior bicycle parking totaling 44 spaces (an increase of 30 new spaces) will be provided, and we propose a Blue Bike station along the Greenline ROW (as discussed in the Bicycle Parking section above).

A **Cool Factor Study** documenting the impact of proposed changes to the grade level area as well as the plaza at Level 21 floor can be found in **Appendix CC** and a comparison of current and proposed pervious vs impervious grade plane can be found in **Appendix DD**. There is a minor increase in non-pervious pavement; however, please note that our modifications occur over structured parking so are all impervious regardless.

**Tree Hierarchy:** Within the limit of work area, there are (3) Existing Significant Trees, all of which will remain in place in the final design, as shown in **Appendix BB** Tree Survey and Tree Protection Plan. Additionally, the proposed plan seeks to preserve as many existing trees as possible, while simultaneously opening the site for enhanced public access and use.

During the duration of construction activity, all existing trees to remain will be protected as per "City of Cambridge Department of Public Works – Division of Urban Forestry, Tree Protection During Construction" and in accordance with Massachusetts State Law Chapter 87 Section 1.

There were no Exceptional Trees identified at the site, and no trees have been removed from the site within the last year.

**Grade Level Exterior Elevations and Perspectives** showing proposed modifications to entrances, window wall features and canopies at the first level can be found in **Exhibits J (Elevations) and Exhibit V (perspectives) of the Graphics Volume**. Our proposed modifications to the built form are minimal and do not degrade from what was previously approved. The less formal public plaza in front of the building mass, a less monumental entrance, and the addition of more generous seating and relaxation venues create a more pleasant pedestrian environment along Leighton Street.

We plan to **Relocate the Retail Space** from its current location facing the Greenline ROW and the Monsignor O'Brien Highway to a location at the intersection of Leighton Street and Glassworks Avenue with an orientation toward Cambridge Crossing.

PB-175 allows the following retail uses: "Store for retail sale of merchandise, Section 4.35 a (1) and (2); Eating and drinking establishment, Section 4.35. e, f and g." The use shall remain convenience retail offering convenience items, groceries including fresh fruits and vegetables, dairy and cheeses, frozen foods, package wine and beer, "grab & go" items and "to-go" coffee. We do wish to provide a coffee barista serviced where customized coffee-based drinks would be provided; we believe this is an acceptable interpretation of convenience retail as the market has evolved over the last decade

allowing on-premises customization of merchandise. Indoor seating is not to be provided. Even though the retail is increasing in size and moving location, we believe this still constitutes a minor amendment as we are maintaining a convenience retail use, and the overall GFA of non-residential use is still well below the threshold noted in the latest Amendment 4 to PB-175 as discussed below.

The current retail is 1,624 SF and the proposed retail is 3,291 SF; therefore, we are increasing retail SF by 1,667 SF. Amendment #4 to the Planning Board Decision PB-175, permits a maximum of 10,504 sf of non-residential use. Our total retail combined with the 2,815 SF restaurant at AVA North Point equals 6,106 SF which is well under the allowable limit. A diagram showing the retail relocation can be found in **Exhibit H of the Graphics Volume**.

Current convenience store staff includes (1) full-time and (1) part-time employee during peak hours. The new venue will be staffed with (3) full-time employees. A **traffic impact letter** prepared by Vanasse & Associates can be found in **Appendix AA**.

We reached out to Pardis Saffari of the Economic Opportunity and Development Division of the CDD; she responded that it appeared the relocation resulted in a better location for the retailer and had no additional questions or comments. She provided small business program information to us that we passed onto our retail tenant (**Appendix EE**).

**A Neighborhood Event Venue** will be retained at the property, which will serve as a waiting lounge for prospective residents during business hours. It will be made available to community groups upon request and will be the venue for neighborhood events hosted by the property. The proposed plan and a comparison to the current multipurpose room can be found in **Exhibit G of the Graphics Volume** as well as a diagram showing a possible furniture arrangement for a community meeting. We will store folding chairs, tables, podium/lectern, and projection screen in a convenient location near the room.

- 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 a neighborhood meeting or event
- We have added a kitchenette in our leasing office which would be available for use during catered events, in addition to a wet bar within the meeting area itself
- 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 have reached out to the East Cambridge Planning Team (ECPT) and the Association of Cambridge Neighborhoods offering the opportunity to review our design and provide comments (**Appendices FF & GG**).

We welcome the pre-scheduled use of our leasing lounge to the greater Cambridge community free of charge. To promote this space, the Greystar management team will proactively reach out to local neighborhood groups to make them aware of the availability and functionality of the space. We welcome these groups to utilize the space for community meetings, functions, and events and look forward to seeing this space serve the greater community

We will implement a **Package Delivery Policy** in which we will no longer receive/accept packages at the concierge desk via the front door facing Leighton Street to mitigate delivery congestion on Leighton Street. We have created convenient access from the loading dock on Glassworks Avenue to the package and mail rooms, refer to **Exhibit R of the Graphics Volume**. Also refer to **Exhibit Q of the Graphics Volume** for a delivery access diagram and turning diagrams for delivery vehicles, moving vans and waste removal trucks using Glassworks Avenue.

We have provided a composite **first level building and site plan** in **Exhibit E of the Graphics Package**, showing the overall relationship and context of the information discussed herein.

**Level 2:** We propose to renovate the amenity spaces on the second level including improvements to the exterior podium deck. The plaza deck and Level 2 exterior door and window modifications are outside of the public view and we plan to place a visual, sound and wind break along the Greenline ROW by placing a row of evergreen trees parallel to the Greenline to mitigate the impact of the trains on our residents who use the podium deck. A composite site and building plan of the second level renovations can be found on page 25 of **Exhibit I of the Graphics Volume**.

At **Level 21** we plan to eliminate one market rate apartment and use the space for a resident lounge adjacent to the 21<sup>st</sup> floor roof deck. Minor exterior modification to this repurposed 21<sup>st</sup> level space include the installation of a wider sliding glass opening, a small canopy, and small HVAC louvers facing to the south toward the Gilmore Bridge). We are also upgrading the 21<sup>st</sup> floor roof deck and are replacing the 42" tall painted metal railing with a 60" tall tempered glass rail, whose added height will mitigate the wind and provide a greater sense of safety and comfort while providing clearer views from the deck.

A composite plan of the proposed 21<sup>st</sup> level resident lounge and roof deck is provided on page 26 of **Exhibit I of the Graphics Volume**. **Exhibit W of the Graphics Volume**, provides exterior perspectives from the south detailing proposed exterior changes

**Lighting:** Several lighting modifications to the building exterior are proposed. These include replacement of all current fixtures with more efficient LED fixtures and the addition of a few select fixtures to correspond with proposed changes to entrances to the building. These modifications can be found on building elevations in the **Graphics Volume**: specifically **Exhibit K** for the crown lighting, **Exhibit L** for general perimeter lighting replacement, and **Exhibit M** for new Entry Lighting. Updated controls to the "crown" lighting which will allow adjustment of color temperature (warm to cool) of the white light is being provided.

In concert with the significant exterior plaza improvements, we are proposing changes to landscape lighting. **Exhibit P of the Graphics Volume** show's locations and example photographs of all proposed exterior lighting as well as cut sheets and description of the proposed lighting temperature and hue control.

Some of the controls referenced above will provide for improved controllability of both white color temperature and in some cases hue. We are happy to work with the City of Cambridge to ensure that any programmed daily or seasonal adjustments adhere to City criteria.



We have included existing condition plans and photographs for your convenience (*Exhibit C, D and U in the Graphics Volume*), as well as our notes from meetings with Community Development Department (CDD) staff prior to this submission. Please refer to *Appendices HH, II & JJ* for records of the meetings held on May 25, July 15, and July 27, 2022.

## COMPLIANCE WITH ZONING

The proposed project constitutes a minor modification to the existing special permit. As set forth in Section 12.37.1 of the Zoning Ordinance, amendments to a Final Development Plan may be considered major or minor.

Section 12.37.2 provides that minor amendments “are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of the elements of the development.” As detailed in the project narrative, the proposed changes do not change the density of the PUD, they do not change the floor area ratio, the land usage, height, or the provision of open space. The proposed changes include exterior revisions to the grade plane surrounding the building to provide more seating options, minor changes to the building skin, a relocation and increase in size of the retail offering to position it in a more convenient location, and modifications to the existing community use space. The project includes improving bicycle parking, and a minor relocation of package delivery to the loading dock area, thereby reducing delivery congestion on Leighton Street. The proposed modifications constitute a minor reduction in gross floor area, but do not change the existing dwelling units or the height of the building. While the convenience store will be relocated, its use will not change.

Further, Section 13.37.3 provides that major amendments represent substantial deviations from the PUD concept, including “large changes in floor space, mix of uses, density, lot coverage, height, setbacks, lot sizes, open space; changes in the location of buildings, open space, or parking; or changes in the circulation system.”

No major amendments are proposed here. The proposed changes do not result in any change in the mix of uses, density, lot coverage, height, setbacks, lot sizes, or open space, nor in the location of buildings or the circulation system. Nor are the proposed changes to the floor space “large” as it is effectively rearranging the ground floor amenity spaces to better position the retail space, with only minor changes in the square footage allocated to each use. We are in compliance with all dimensional requirements previously determined and documented on the current *Dimensional Form*.

With respect to the special permit criteria in Section 10.43 of the Zoning Ordinance, the project received its PUD approval and special permit PB-175 and the Board made all requisite findings for the issuance of a special permit. As further described in the project narrative, none of the minor changes proposed represent substantial deviations from the PUD concept or alter the findings previously made by the Board.

## URBAN DESIGN OBJECTIVE NARRATIVE

The proposed revitalization of the entry plaza to our building along Leighton Street is purposefully more informal with permeable public access and pedestrian seating opportunities. We include significant bench seating along internal pathways and integrates landscape features and plantings throughout the hardscape areas. In addition to the built in benches we will offer outdoor tables and chairs adjacent to the relocated convenience store.

The relocation of the convenience store to the intersection of Leighton Street and Glassworks Avenue enhances the neighborhood by placing it in a more accessible, inviting location with an orientation to the expanding Cambridge Crossing, and the increase in square footage provides an increase in the convenience offering to the neighborhood including expanded fresh produce.

Temporary exterior bicycle parking spaces have increased from 14 to 44 and we are currently working with the City to find an appropriate location for a Blue Bike station. We are committed to sponsoring and installing the station of an acceptable location can be found within our property boundaries or find an abutter who will agree to a license agreement with Blue Bike.

We have addressed the current package delivery congestion along Leighton Street by internally relocating both package storage and the mail room more convenient to an internal route from our loading dock. This will enable policy changes to direct delivery drivers to our loading dock area instead of parking (or double parking) on Leighton Street.

Lighting at the exterior areas is being replaced with more energy efficient fixtures with enhanced controllability creating safer and more palatable lighting that can be tuned to achieve a correct balance. We will work with the City of Cambridge to ensure that any programmed daily or seasonal adjustments adhere to City criteria.

## SUMMARY OF COMMUNITY ENGAGEMENT

We reached out to both the East Cambridge Planning Team (ECPT) and the Association of Cambridge Neighborhoods to inform them of the project and to specifically point out proposed changes to the community meeting room and to restate the availability of the space for public use. Neither group has reached out with questions or asked us to present. The change to the community meeting space was discussed at an ECPT meeting, and we responded to the discussion documented in their meeting minutes.

As noted, neither group has reached out to us directly; however, we remain committed to making the space available for community use upon request and plan to hold periodic property sponsored neighborhood functions there.

## CONCLUSION

We have made surgical improvements to an asset that is already functional and a cornerstone of the neighborhood. We believe that all our interventions are positive and make us a better neighbor and in no way detract from or diminish the urban vitality of the neighborhood.

On behalf of the building owner (Leighton & Glassworks (MA) Owner LLC), our operator Greystar and the design and construction team we have assembled (Arrowstreet, Stoss and Timberline Construction Company), we thank you, and appreciate the opportunity to submit these documents to the City of Cambridge and look forward to working with you to craft a revitalization that will benefit all parties and improve the livability of the Northpoint, East Cambridge, and Cambridge Crossing neighborhoods.