

# Archstone

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Final Development Plan for Major Amendment to PUD Special Permit and Amendment to Article 19 Special Permit

Maple Leaf Building - Change in Use

Applicant: ASN Maple Leaf (Office) LLC, Archstone North Point II LLC & North Point Apartments Limited Partnership

October 13, 2011



ARCHSTONE



**MC** The McKinnon Co.  
Complex Urban Development



**VA** Vanasse & Associates, Inc.



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**Part I – Letter to the Planning Board Letter to the  
Planning Board - Responses to Decision on  
Development Proposal**

October 13, 2011

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

Re: Archstone North Point -- Major Amendment to PUD Special Permit and Project Review Special Permit, Final Development Plan (PB #175)

Dear Mr. Chairman and Planning Board Members:

This submission constitutes Archstone's Final Development Plan for the above-referenced application for Major Amendment to the PUD Special Permit and Project Review Special Permit (PB #175) to permit the change in use of the Maple Leaf Building from office use to multifamily residential use.

In response to the Planning Board's Decision with Requests for Modification on the Planned Unit Development Proposal for this Application, the following additional or modified material is included with the Final Development Plan:

- Revised and Expanded Context Plan (labeled "Site Overview" in the enclosed plan set)
- Roof Plan (labeled "Roof Plan" in the enclosed plan set) together with a Mechanical Equipment Narrative
- Plans showing the Building with and without Signage
- LEED Checklist and Narrative
- TPTD Certification of Traffic Impact Study

We look forward to discussing the Final Development Plan with the Planning Board.

## **Part II – Application Form, Fee Schedule and Ownership Certificate**

**City of Cambridge, Massachusetts**  
**Planning Board**  
City Hall Annex, 344 Broadway, Cambridge, MA 02139

**a. SPECIAL PERMIT APPLICATION – COVER SHEET**

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

1. Section 13.70 PUD Special Permit
2. Section 19.20 Project Review Special Permit
3. \_\_\_\_\_
4. \_\_\_\_\_

Applicant: ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership

Address: 1250 Broadway, 12<sup>th</sup> Floor, New York, NY 10001

Telephone: (212) 915-3814 FAX: (212) 915-3801

Location of Premises: 1-5, 7-13 and 23 East Street, One Leighton Street, Cambridge, MA

Zoning District: North Point PUD – 6 District

Submitted Materials: Letter to Planning Board, Application Form, Fee Schedule,

Ownership Certificate, Narrative in Support of Special Permit Application, Dimensional

Form, Mechanical Equipment Narrative, LEED Checklist and Narrative, TPTD

Certification of Traffic Impact Study, and 2011 Graphical Plan Set (including Revised

and Expanded Context Plan, Roof Plan and Plans showing Building with and without

Signage)

Signature of Applicant: \_\_\_\_\_

*Victoria Spolito, attorney for Applicant*

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of CDD Staff

**b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION**

**Project Name:** Residential Conversion of the Maple Leaf Building  
**Address of Site:** 1-5, 7-13 and 23 East Street, One Leighton Street, Cambridge, MA  
**Applicant:** ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership  
**Planning Board Project Number:** (CDD)

**Hearing Timeline** (CDD)

Application Date:  
Planning Board 1<sup>st</sup> Hearing Date: September 20, 2011 \*  
(PUD Development Proposal, other special permit)  
Planning Board Preliminary Determination: October 5, 2011 \*  
(PUD Development Proposal)  
Second Submission Date: October 13, 2011 \*  
(PUD Final Development Plan)  
Planning Board 2<sup>nd</sup> Hearing Date: November 1, 2011 \*  
(PUD Final Development Plan)  
Final Planning Board Action Date: \_\_\_\_\_ \*  
(PUD Final Development Plan, other special permit)  
Deadline for Filing Decision: \_\_\_\_\_ \*  
*\*Subject to extension by mutual agreement of the Applicant and the Planning Board*

**Requested Relief: (include other boards and commissions)**

- Major Amendment to PUD Special Permit (PB #175) pursuant to Section 12.37.3
- Amendment to existing Project Review Special Permit pursuant to Section 19.25
- Potential Signage Variance from BZA

**Project Description**

*The Applicant seeks approval of the final development plan for the major amendment to PUD Special Permit (PB #175) to change the use of the Maple Leaf Building from office to multifamily residential pursuant to Section 12.37.3 and Section 19.25 of the Ordinance.*

***Project Size:***

- Total GFA: 932,815 SF (Maple Leaf Building – 61,251 SF)
- Non-residential uses GFA: 4,359 SF to 10,504 SF
- Site Area (acres and SF): 247,431 SF
- # of Parking Spaces: Min of .8/unit to Max of 1/unit

***Proposed Uses:***

- # of Dwelling Units: 871 units (Maple Leaf Building - 104 units)
- Other Uses: retail, leasing office
- Open Space (% of the site and SF): 20-24% of the site

***Proposed Dimensions:***

- Height: 85 - 220 ft. (Maple Leaf Building approximately 67 ft. at roof)
- FAR: 3.77

## Planning Board Fee Schedule

*Fees shall be based on the Gross Floor Area proposed in the application, as determined by the Cambridge Zoning Ordinance.*

1. Special Permit applications involving construction of new and substantially rehabilitated floor or a change of use as required subject to Section 19.20:

**Ten cents (\$0.10) per square foot of Gross Floor Area. Minimum fee of \$150.00. (Revised March 30, 2004)**

The Gross Floor Area of the Maple Leaf Building is 61,251 SF.  
 $(\$0.10) \times 61,251 = \$6,125.10$

A check for \$6,125.10 accompanied the special permit application submitted for the preliminary determination hearing on August 30, 2011. We have been advised by the Cambridge Community Development staff that a further fee is not required for the final development plan application.



**OWNERSHIP CERTIFICATE – PLANNING BOARD SPECIAL PERMIT**

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: **ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership**  
(Petitioner)

Address: **1250 Broadway, 12<sup>th</sup> Floor, New York, NY 10001**

to apply for a special permit for: **Major Modification to PUD Special Permit (PB #175) and Amendment to Article 19 Special Permit for Change of Use of Maple Leaf Building**  
(type of development)

on premises located at: **1-5, 7-13, and 23 East Street, One Leighton Street, Cambridge, MA**

for which the record title stands in the name of: **ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership**

whose address is: **c/o Archstone, 1250 Broadway, 12<sup>th</sup> Floor, New York, NY 10001**

by a deed duly recorded in the: **Middlesex South County Registry of Deeds in Book**

Book: 3521 Page: 586 – ASN Maple Leaf (Office) LLC  
Book: 57238 Page: 245 - North Point Apartments Limited Partnership  
Book: 56009 Page: 206 – Archstone North Point II LLC

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

*Deborah S. Horwitz, Attorney for Applicant*

Commonwealth of Massachusetts, County of Suffolk

The above named *Deborah S. Horwitz* personally appeared before me,

This *31<sup>st</sup>* of *Aug.*, 20 *11* and made oath that the above statement is true.

Notary: *E. M. Victoria Ippolito*

My Commission expires: *August 11, 2017*



## **Part III – Narrative**

NARRATIVE IN SUPPORT OF  
APPLICATION FOR MAJOR AMENDMENT  
PUD SPECIAL PERMIT AND PROJECT REVIEW SPECIAL PERMIT (PB #175)  
1-5, 7-13 AND 23 EAST STREET, ONE LEIGHTON STREET

**History**

The Planning Board issued its Decision approving the Final Development Plan for the project then known as Charles E. Smith Residential—Cambridge on September 10, 2002. The Decision granted a PUD Special Permit under Section 13.70 of the City of Cambridge Zoning Ordinance (the “Ordinance”) and a simultaneously issued Project Review Special Permit under Section 19.20 of the Ordinance (together, the “PUD Special Permit #175”). The approved Final Development Plan included a 2-phased development consisting of 767 residential units and a maximum 71,755 square feet of gross floor area of retail use. The Final Development Approval also contemplated the continued occupancy of the existing Maple Leaf office building on the development site (61,251 square feet of gross floor area). The first phase of the project (“Phase I”) has been completed, including 426 residential units, 434 parking spaces in an underground garage, construction of Glassworks Avenue and Leighton Street (including a new signature landscaped entrance to the entire North Point Area off of Msgr. O’Brien Highway), construction of the access ramp from the site at the corner of Msgr. O’Brien and Charlestown Avenue directly onto the Gilmore Bridge, as well as the off-site traffic work required in connection with Phase I.

On December 26, 2007, the Planning Board issued a Decision approving Minor Amendment #1 to the PUD Special Permit #175 to permit the subdivision of the Development Parcel.

On May 4, 2010, the Planning Board issued a Decision approving a Major Amendment to the PUD Special Permit #175 to permit the reduction of the required minimum number of parking spaces and allow reconfiguration of the parking area. The parking requirements were modified as follows: 1) the parking ratio for all residential units in the Project was reduced to a minimum of .8 spaces and a maximum of 1.0 space per dwelling unit; 2) required parking for office uses reduced to minimum of zero spaces and a maximum of 1 space per 1,000 square feet of gross floor area; and 3) sharing of up to 40% of the residential spaces on the Development Parcel with the office uses on the Parcel was permitted.

The Phase I building has become a benefit to the neighborhood by greatly improving on the previous industrial condition. It has become a hub of activity for the neighborhood as a whole including serving as a location for East Cambridge Planning Team meetings, community meetings about the proposed relocation of the Lechmere MBTA station, and the Annual Meeting of the Association of Cambridge Neighborhoods. However, the Maple Leaf office building has not been able to be renovated and re-leased as expected. After the last office tenants vacated the Maple Leaf building during the early phases of construction of Phase I, the office space has remained largely vacant despite consistent efforts by the Applicant and its advisors to attract prospective tenants.

Since 2007, the Applicant has sought to attract office tenants for the 61,251 square foot Maple Leaf building. Unfortunately due to changing office user preferences and a global recession, the market reception of the Maple Leaf building as a viable office choice has been limited. Therefore, the Applicant has been unable to lease the building. The Applicant now seeks to reposition and renovate the Maple Leaf building for multifamily dwelling use to help meet the growing need for residential housing in the area and return the building to productive use.

The current owner of the Phase I parcel and improvements is North Point Apartments Limited Partnership. The current owner of the Phase II development parcel is Archstone North Point II LLC, and the current owner of the Maple Leaf building and land is still ASN Maple Leaf (Office) LLC. ASN Maple Leaf (Office) LLC, Archstone North Point II LLC and North Point Apartments Limited Partnership are together the Applicant for this Major Modification. ASN Maple Leaf (Office) LLC is anticipated to continue to be the owner/developer of the Maple Leaf building.

### **Project Description**

The Applicant proposes to change the use of the existing Maple Leaf building from a general office use to a multifamily dwelling with 104 units (the “Project”). The Project includes a mix of high-finish, micro-loft units ranging in size from 318 square feet to 665 square feet. All of the units will be studio or 1-bedroom units, but will vary in size and floor plan. The Applicant further proposes to re-design the exterior of the existing Maple Leaf building by incorporating graphic window design elements, a 3-story grand entrance from Leighton Street, improved exterior lighting and landscaping, and modern, corner signage clearly identifying the building.

### **Zoning Relief Sought**

The Applicant respectfully requests that the following zoning relief be granted to permit the change in use of the Maple Leaf building from general office to multifamily dwelling use:

- Major Amendment to PUD Special Permit (PB #175) pursuant to Section 12.37.3 of the Ordinance by the Planning Board, permitting the use of the Maple Leaf building to be changed from general office to multifamily dwelling use containing 104 units.
- Amendment to the Project Review Special Permit pursuant to Section 19.25 of the Ordinance permitting the use of the 61,251 square foot Maple Leaf building to be changed from general office to multifamily dwelling use containing 104 units.

### **Zoning Requirements for Granting Requested Relief**

#### **Major Amendment to PUD Special Permit (PB #175) pursuant to Section 12.37.3 of the Ordinance**

- A. 12.37.3 – Pursuant to the Ordinance, Major amendments represent substantial deviations from the PUD concept approved by the Planning Board. Major amendments include large changes in mix of uses or parking.

*The Applicant seeks a change in use from office to multifamily dwelling for the Maple Leaf building.*

- B. 12.37.1 - Major amendments, as specified in Section 12.37.3, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Section 12.34 through 12.36. The Planning Board shall decide whether proposed changes are major or minor.

*According to Section 12.37.1, a major amendment to a PUD is subject to the procedures for a Development Proposal specified in Section 12.34 through 12.36 for initial PUD Special Permit Application. This application, therefore, complies with the requirements for a Development Proposal. The Project's compliance with specific requirements for the granting of a major amendment to the PUD are set forth in the paragraphs below.*

- C. 12.35.3 – Approval of the Development Proposal shall be granted only upon determination by the Planning Board that the Development Proposal:

- (1) Conforms with the General Development Controls set forth in Section 12.50, and the development controls set forth for the specific PUD district in which the project is located.

*The Project conforms to the General Development Controls set forth in Section 12.50.*

- a. 12.51 - Conformance to existing policy plans

*In the September 10, 2002 Special Permit, the Planning Board stated that "the development is consistent with the Eastern Cambridge Development Guidelines and the Eastern Cambridge Planning Study." The change in use of the Maple Leaf building from general office to multifamily residential furthers the goal of having a predominantly residential use in the PUD in the North Point Residence District and does not frustrate any of the goals of the Eastern Cambridge Development Guidelines or the Eastern Cambridge Planning Study.*

- b. 12.52 - Minimum Development Parcel size

*As set forth in the September 10, 2002 special permit, the full development parcel size is 247,431 square feet and exceeds the minimum parcel size of 100,000 as set forth in Section 13.70.*

- c. 12.53 - Standards for Construction of Roadways

*The Project does not include any construction of roadways.*

- d. 12.54 – Standards for Construction of Utilities and Public Works

*The Project will not require any construction of utilities or public works other than connection to existing utilities already in the street adjacent to the Maple Leaf building.*

e. 12.55 – Landscaping

*In compliance with the September 10, 2002 special permit, all portions of the site not devoted to roadways and buildings will be suitably landscaped.*

f. 12.56 – Environmental Performance Standards

*In compliance with the September 10, 2002 special permit, all applicable environmental regulations shall be met. Furthermore, the renovations will comply with the recently adopted Cambridge Stretch Energy Code.*

- (2) Conforms with the adopted policy plans or development guidelines for the portion of the city in which the PUD district is located;

*The Project is located in the North Point PUD-6 District. Development Controls applicable to the North Point Residence District are set forth in Section 13.70. The proposed changes to the Project conform to the specific Development controls set forth in Section 13.70 as shown on the Dimensional Form submitted with this application.*

- (3) Provides benefits to the city which outweigh its adverse effects; in making this determination, the Planning Board shall consider the following:

*The proposed changes to the Project provide benefits to the city which outweigh its adverse effects as detailed in the paragraphs below.*

- a. Quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public;

*The proposed change in use conforms with the goals of the North Point PUD -6 district, which was implemented to create a new residential area of the City. Converting the Maple Leaf building to a residential use is compatible with the existing adjacent residential developments as well as the other largely residential uses previously permitted for the area. The existing Maple Leaf building will be retained, thereby maintaining the variety of building types and the distinct streetscape of the district, but the exterior will be renovated. The upgraded exterior façade will enhance the design of the neighborhood by replacing the existing, tired exterior with an*

*attractive modern design that gives the Maple Leaf building its own identity while complementing the adjacent residential buildings. The existing open spaces, street furniture and lighting amenities, landscaped pedestrian and bicycle corridors, and improvements to the MBTA viaduct area designed to benefit the general public will be maintained to the current standard providing neighborhood residents and the general public with the standard of maintenance they have come to expect.*

b. Traffic flow and safety;

*The prior completion of the traffic mitigation required for Phase I (including construction of Glassworks Avenue and Leighton Street, a new signature landscaped entrance to the entire North Point Area off of Msgr. O'Brien Highway, construction of the access ramp from the site at the corner of Msgr. O'Brien and Charlestown Avenue directly onto the Gilmore Bridge, as well as off-site work) has improved the traffic flow and safety in and to the North Point district. As stated in the September 10, 2002 special permit findings, the mitigation measures undertaken "will have positive impacts, particularly for pedestrians negotiating passage through this area."*

*Furthermore, the updated TIS ("TIS") completed by Vanasse and Associates, Inc. and sent to the Cambridge Traffic, Parking & Transportation Department ("TPTD") demonstrates that based on actual trip counts of the existing Archstone facility, the conversion of the Maple Leaf building to a residential use is expected to "result in a decrease in traffic generation as compared with the previous use of between 76 and 79 percent." The TIS also found that the improvements made by Phase 1 of the Archstone development and the larger North Point neighborhood have adequately addressed the safety of the surrounding pedestrian and bicycle facilities. The conclusion of the TIS is that conversion to a residential use shall have a "negligible impact on the adjacent street system."*

c. Adequacy of utilities and other public works;

*The existing utility connections located in Leighton Street and Glassworks Avenue near the Maple Leaf building and to the Maple Leaf office building are sufficient to meet the needs of the Maple Leaf building with 104 residential units. The Applicant will work with the appropriate city departments to ensure regulatory compliance and a continuation of services during the renovation and residential conversion.*

d. Impact on existing public facilities within the city; and

*As noted in the TIS, the traffic impacts of residential use of the Maple Leaf building will be less than the traffic impacts of re-occupancy of the building for office use. The Article 19 Large Project Review Special Permit Criteria consists of five measures as indicators to evaluate project impacts, none of which are exceeded by the proposed change in use as further described below. In addition, City water, sewer and drainage infrastructure are available for the proposed residential use of the Maple Leaf building.*

e. Potential fiscal impact.

*The Project is expected to have a positive fiscal impact. The planned improvements and return of the Maple Leaf building to a productive use will increase the value of the building, thereby increasing the taxable value to the City. The addition of 104 dwelling units to the Cambridge housing stock will attract new residents to Cambridge who will shop in the City and take advantage of the nearby cultural opportunities. The development of 104 studio and single-bedroom units will not have a significant impact on the City's school system.*

**Amendment to the existing Project Review Special Permit pursuant to Section 19.25 of the Ordinance**

- A. 19.25.1 – Traffic Impact Findings. Where a Traffic Study is required as set forth in Section 19.24(3) above the Planning Board shall grant the special permit only if it finds that the project will have no substantial adverse impact on city traffic within the study area as analyzed in the Traffic Study. Substantial adverse impact on city traffic shall be measured by reference to the traffic impact indicators set forth in Section 19.25.11 below.

*The Applicant's traffic consultant, Vanasse & Associates, Inc. ("VAI") worked with the TPTD to determine the scope of the traffic study required in connection with the proposed change of use. As described below, there are no exceedances reflected in the study.*

In areas where the Planning Board determines that area-specific traffic guidelines have been established in the Ordinance, the Board recognizes written agreements between project proponents and the City dealing with transportation mitigation strategies.

*As described above, the Applicant is committed to implementing the traffic mitigation and TDM measures required for the existing permit, and will extend those measures to the residential use of the Maple Leaf building as well as complying with the TDM mitigation set forth in the TIS.*

- B. 19.25.11 - Traffic Impact Indicators. In determining whether a proposal has substantial adverse impacts on city traffic the Planning Board shall apply the following indicators. When one or more of the indicators is exceeded, it will be indicative of potentially substantial adverse impact on city traffic. In making its findings, however, the Planning Board shall consider the mitigation efforts proposed, their anticipated effectiveness, and



other supplemental information that identifies circumstances or actions that will result in a reduction in adverse traffic impacts. Such efforts and actions may include, but are not limited to, transportation demand management plans; roadway, bicycle and pedestrian facilities improvements; measures to reduce traffic on residential streets; and measures undertaken to improve safety for pedestrians and vehicles, particularly at intersections identified in the Traffic Study as having a history of high crash rates.

The indicators are: (1) Project vehicle trip generation weekdays and weekends for a twenty-four hour period and A. M. and P.M. peak vehicle trips generated; (2) Change in level of service at identified signalized intersections; (3) Increased volume of trips on residential streets; (4) Increase of length of vehicle queues at identified signalized intersections; and (5) Lack of sufficient pedestrian and bicycle facilities. The precise numerical values that will be deemed to indicate potentially substantial adverse impact for each of these indicators shall be adopted from time to time by the Planning Board in consultation with the TPTD, published and made available to all applicants.

*According to the TIS, the conversion to a residential use from an office use will result in a decrease in vehicle trip generation from the Maple Leaf building. The Maple Leaf building is well-served by public transportation services and has numerous connections to pedestrian and bicycle pathways along the Charles River and the yet to be developed Somerville Community Path. The Maple Leaf building is in close proximity to several stops on the MBTA subway system and many bus routes, which reduce the need for residents to rely on automobiles. The Museum of Science and Lechmere Station stops on the MBTA Green Line and Bunker Hill stop on the MBTA Orange Line subway system are within a 10 minute walk from the Maple Leaf building, and Lechmere Station is also the terminating bus station for the MBTA Bus Route 69, 80, 87 and 88. In addition to the MBTA, the EZRide Shuttle Bus that circulates between Cambridgeport and North Station in Boston via the Kendall Square Red Line station has a stop close to the Archstone building.*

*The proposed change in use of the Maple Leaf building does not exceed any of the five criteria listed in the Ordinance and provided above. Based on actual trip rates identified through counts of the existing Archstone residential building, the residential conversion will result in a decrease in traffic compared to traffic counts of the Maple Leaf building as an office use. The trip generation thresholds of 2,000 daily trips and 240 peak-hour trips are not triggered by the residential conversion, since the trip totals are expected to be well below the threshold with 144 daily trips and 12 peak-hour trips during each of the morning and evening peak-hours. The addition of the project trip generation from the Maple Leaf residential building added to either of the two adjacent intersections would result in traffic increases of less than 0.5 percent. Finally, under the existing special permit, Archstone along with the larger North Point development have already improved the pedestrian and bicycle facilities to a safe level by widening the sidewalks, installing wheelchair ramps, and marking intersections with ladder-type pedestrian crosswalks.*

- C. 19.25.2 Urban Design Findings. The Planning Board shall grant the special permit only if it finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30. In making that determination the Board may be guided by or make

reference to urban design guidelines or planning reports that may have been developed for specific areas of the city and shall apply the standards herein contained in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to nonprofit religious and educational activities.

*The Project will conform with the urban design objectives of the City as set forth in Section 19.30.*

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

*The change in use of the existing Maple Leaf building from general office use to multifamily dwelling is consistent with the existing and planned largely residential neighborhood mandated by the Ordinance in the North Point district.*

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

*The location of the Maple Leaf residential building in close proximity to multiple bus stops, the Lechmere Station and Science Park Station, and the Rose Kennedy Greenway encourages automotive-free travel. 213 bike parking spaces in separate bicycle rooms are currently provided at the Project and an additional 59 bicycle spaces will be constructed, in excess of the number required under the Ordinance. In accordance with the September 10, 2002 special permit, significant improvements including bicycle and pedestrian connections have already been made to the Gilmore Bridge and the PUD as a whole. The majority of streets within the North Point district provide bicycle lanes on either one or both sides of the street, including East Street, Museum Way, and North Point Boulevard. Glassworks Avenue and Leighton Street do not provide designated bicycle lanes, but are between 22 and 24 feet in width with sidewalks that are generally eight to ten feet wide, which is ample for safe and easy pedestrian and bicycle passage. The improvements to the MBTA viaduct and the creation of landscaped pedestrian and bicycle connections to the Charles River waterfront and surrounding pathways make non-automotive travel an attractive alternative. In addition, the proposed Somerville Community Path and connections to the North Point Parks will be within one block of the site, allowing easy access for pedestrians and bicyclists to the Charles River, Charlestown, and waterfront areas.*

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

*The redesign of the Maple Leaf exterior will mitigate adverse environmental impacts of the development upon its neighbors. Strategic screening will be placed on the roof to shield the mechanical equipment from the view of passersby on the city streets and enhance the overall design of the building. Trash will be managed through an internal trash chute with a rolling metal door shielding the*

*trash area within the building from the street. At least six new wooden planters with year-round plantings will be placed in front of the building on Glassworks Avenue to provide visual amenities to the surrounding neighborhood as well as enhancing the entrance of the Maple Leaf residential building. The new exterior light fixtures are designed to provide the minimum lighting necessary to ensure adequate safety, night vision, highlighting of the architectural features of the building, and comfort. The new facade treatment with extensive areas of curtain wall and architectural louvers will renew this solid structure with a fresh expression while retaining its compatibility within the North Point district.*

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

*As noted earlier, the VAI TIS concludes that the change in use will have a “negligible impact on the adjacent street system.” Likewise, the city water supply, sewer system and other infrastructure services will not be negatively impacted by the conversion of the Maple Leaf building to residential use.*

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

*The Project will require minimal construction to renovate the exterior façade of the Maple Leaf building. The Project will retain the building structure and site location of the former Maple Leaf Hot Dog factory, which is representative of this area of Cambridge as it has developed historically. The modern renovation of the building including a 3-story signature entrance, vertical corner signage, and replacement geometric windows will enhance the complex urban aspects of Cambridge by integrating the Maple Leaf building with the modern developments in the neighborhood while still retaining some of the building’s original character.*

- f. 19.36 – Expansion of the inventory of housing in the city is encouraged.

*The change in use from general office to multifamily dwelling will add an additional 104 dwelling units to the housing inventory of the City. The micro-loft units will meet a unique housing niche in the city not met by the neighboring residential developments. Of course, 15% of the units will be designated affordable consistent with the requirements of Section 11.200 of the Ordinance.*

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

*The Project will continue to provide the expansive open space amenities including re-affirming its commitment to provide 23%-24% open space on the site in excess of the required 20% under the Ordinance. The Applicant will continue to maintain existing street furniture, lighting amenities, street landscaping and improvements to the MBTA viaduct at their current levels to encourage*

*pedestrian and cycle activity. Furthermore, existing play spaces, gardens, terraces and plazas will be maintained for the benefit of neighborhood residents and the general public. The pathways and pedestrian improvements constructed during Phase 1 of the Archstone development connecting to the Gilmore Bridge, the adjacent North Point Park and to the Charles River waterfront will continue to make the North Point district a pedestrian-friendly urban neighborhood for all citizens eager to enjoy this part of the City.*

## **Conclusion**

As described above, the change in use and exterior renovation of the Maple Leaf building is appropriate to the site and surroundings, has a minimal transportation impact on the district roadways, integrates with and enhances adjacent properties, provides a needed addition to the Cambridge housing inventory, and is consistent with the Citywide Urban Design Objectives. Accordingly, for the reasons set forth above, the Applicant respectfully requests that the PUD Special Permit (PB #175) and the Project Review Special Permit be amended to permit a change in use of the Maple Leaf building from general office to multifamily dwelling.

## **Part IV – Dimensional Form**

**Appendix I – Dimensional Form: #175 Archstone North Point**

**Special Permit #175**

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

	Previously Approved	Proposed	Granted
<b>Total FAR***</b>	3.77 (2.9 base)	3.77 (3.0 base)	
<b>Residential</b>	3.48 to 3.77	3.73 to 3.77	
<b>Non-Residential</b>	0.27 to 0.29	0.02 to 0.04	
<b>Inclusionary Bonus</b>	0.87	0.9	
<b>Total GFA in Sq. Ft.</b>	932,815 sf*	932,815 sf	
<b>Residential</b>	797,850 sf to 932,815 sf*	859,101 sf to 932,815 sf	
<b>Non-Residential</b>	65,610 sf to 71,755 sf*	4,359 sf to 10,504 sf	
<b>Inclusionary Bonus</b>	215,265 sf	222,688 sf	
<b>Max. Height</b>	85 – 220 ft.	85 – 220 ft.	
<b>Range of heights</b>	85 – 220 ft.	85 – 220 ft.	
<b>Lot Size***</b>	247,431 sf	247,431 sf	
<b>Lot area/du</b>	323 sf***	284 sf	
<b>Total Dwelling Units</b>	767 units	871 units	
<b>Base units</b>	To be calculated	To be calculated	
<b>Inclusionary units</b>	To be calculated	To be calculated	
<b>Min. Lot Width</b>	450 ft.	450 ft.	
<b>Min. Yard Setbacks</b>	Per approved plans	Per approved plans	
<b>Total % Open Space</b>	20-24%	20-24%	
<b>Usable</b>	0%	0%	
<b>Other</b>	20-24%	20-24%	
<b>Off Street Parking</b>			
<b>Min #**</b>	Residential .8/unit Office 0 2 ZipCars	Residential .8/unit 2 ZipCars	
<b>Max #**</b>	Residential 1/unit Office 1/1,000 sf 2 ZipCars	Residential 1/unit 2 ZipCars	
<b>Handicapped</b>	18	18	
<b>Bicycle Spaces</b>	389	448	
<b>Loading Bays</b>	4	4	

\*Subject to total GFA permitted and maximum non-residential GFA of 71,755. Retail activity subject to the limitations set in Section 13.70

\*\*Subject to permitted shared parking of up to 40% of the residential spaces for office use

\*\*\*Modified as necessary to reflect Minor Modification #1 (Subdivision) dated 12/26/07

## **Part V – Mechanical Equipment Narrative**

**MAPLE LEAF MICRO LOFTS**  
**MECHANICAL EQUIPMENT NARRATIVE**

As reflected on the Final Development Plans, the Maple Leaf Micro Lofts will have two RTUs on the roof and multiple outlets of Packaged Terminal Heat Pumps (PTHP) in each façade. The sound from the proposed mechanical equipment will be attenuated to at least meet the Cambridge Noise Ordinance. Specifically, a visual and sound barrier will be provided around the rooftop units. The barrier will have an inner sound absorptive surface and will extend down close to the roof surface. Most importantly, however, the equipment specified will be specially quieted units. The Project's sound consultant is in the process of putting together a proposal for the specific equipment to be used. This may include low noise condenser fans, scroll compressors, perhaps internal compressor wrap treatment. The individual PTHP units which are being evaluated are typically sufficiently quiet to meet the Ordinance requirements without further measures. The consultant is aware of the Noise Ordinance as well as the proximity of residential abutters on both sides of the Maple Leaf building, which includes the existing One Leighton owned by the same Applicant.



## **Part VI – LEED Checklist and Narrative**

# Maple Leaf Micro Lofts

Cambridge, MA



## Green Building Requirements

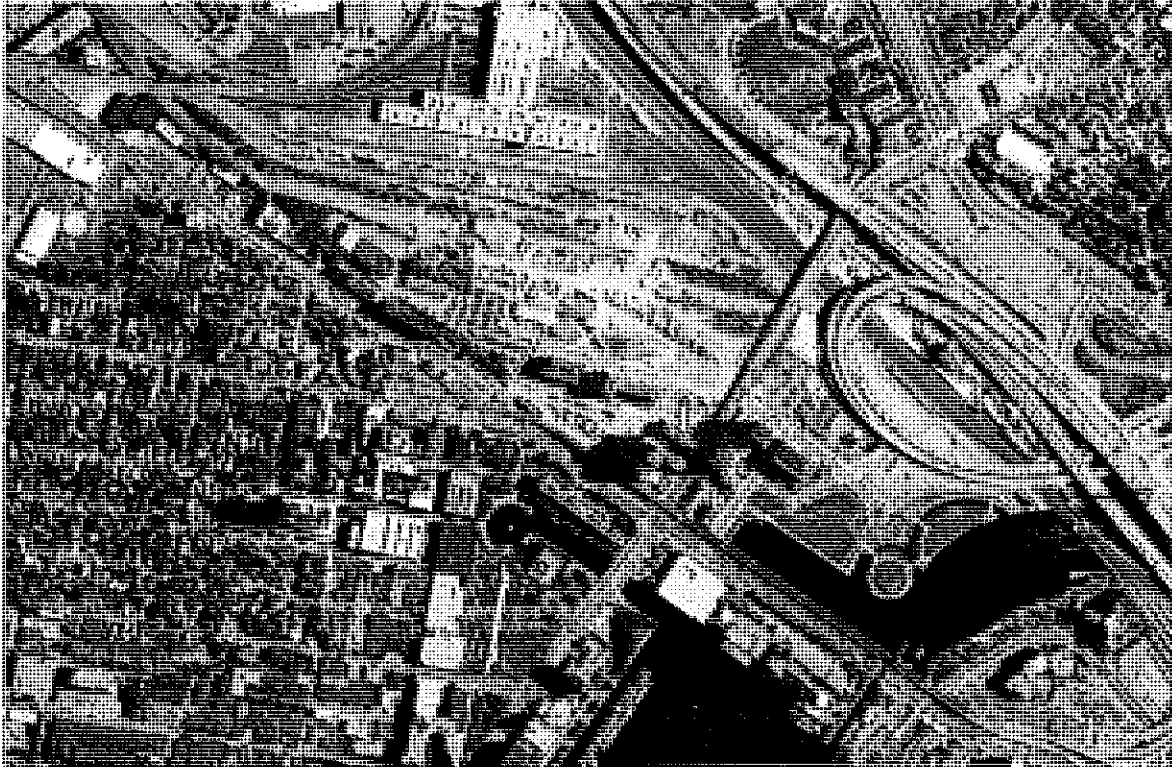
### LEED-NC narrative

October 2011



# Maple Leaf Micro Lofts

Cambridge, MA



Locus Firm

## **Project Description**

The Maple Leaf Micro Lofts Renovation project transforms 61,104 GSF within a six-story, concrete-framed building originally constructed as a meat processing plant into residential use. The re-use of the existing 1926 Maple Leaf Building is at the core of sustainable design.

Major sustainable design elements of the overall project include:

- The Site offers advantageous community connectivity to green open space including the North Point central park; and offers a number of transit options for residents.
- The Re-use of the existing structure benefits the community by conserving resources, retaining cultural resources, reducing waste and reducing the broader environmental impacts of new building relating to manufacturing and transportation of building materials.
- High thermally performing fenestration contributes significantly to the overall improvement of energy consumption over the existing building baseline.

## **LEED Narrative**

Projected Rating: able to be certified at the 'Silver' level

The Maple Leaf project, as a substantial rehabilitation of an existing building of over 50,000 SF, is required by the Cambridge Zoning Ordinance Article 22.20, "to meet the requirements of the most current applicable LEED building rating system at the level 'Silver' or better. The LEED 2009 Rating System for New Construction and Major Renovations is the program used for this project. The required points for a silver rating vary from 50.0 to 59.0 points.

The LEED-NC level of Silver certify-ability is targeted, the threshold of which is 50. In reviewing the attached LEED -NC Project Checklist a cautious calculation can be made that the building will result in a projection of 58 points at this stage of the design. As the design and engineering of the project progresses, the checklist can be refined.

## **SUSTAINABLE SITES (SS)**

**20 points expected**

SS PreReq 1 Construction Activity Pollution Prevention (prerequisite)  
Erosion and Sedimentation Control Plan.

### **SS 1. Site Selection (1 pt)**

Avoid the development of inappropriate sites and reduce the environmental impact from the location of a building on a site.

### **SS 2 Development Density (5 pts)**

The renovation of the existing building is within a community of minimum density of 60,000 square feet per acre net.

### **SS 4.1 Alternative Transportation- Public Transportation Access (6 pts)**

The MLB is located within 1/2-mile of the Lechmere Green line station and the Community College orange line station.

### **SS 4.2 Alternative Transportation- Bicycle Storage and Changing Rooms (6 pts)**

Covered storage is provided for 59 bicycles [28% building occupants].

### **SS 4.3 Alternative Transportation- Low-Emitting and Fuel Efficient Vehicles (3 pts)**

A number of alternatives are being explored- One option would provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site or alternatively another option would offer a discounted parking rate for preferred parking for low-emitting/fuel-efficient vehicles.

### **SS 4.4 Alternative Transportation- Parking Capacity (2 pts)**

As a Residential Project, the parking capacity meets without exceeding minimum local zoning requirements at .8 spaces / unit. Additionally, an E-Z ride shuttle service by CRTMA is provided to mass transit at North Station in Boston via the Kendall Square Red Line station.

### **SS 7.1 Heat Island Effect—Non-roof (1 pt)**

All parking spaces are provided under cover in the North Point garage.

### **SS 7.2 Heat Island Effect—Roof (1 pt)**

Roofing materials are specified with a solar reflectance index (SRI) equal to or greater than a value of 78 for a minimum of 75% of the roof surface.

## **WATER EFFICIENCY (WE)**

**6 points expected**

WE PreReq Water Use Reduction – 20% Reduction

### **WE 1 Water Efficient Landscaping (4 pts)**

The landscaping will be designed to not require permanent irrigation systems.

WE 3 Water Use Reduction (2 pts)

An additional reduction to 30% achieved with 1.28 gpf toilets, 1.0 gpm lav and 1.75 gpm showers

**ENERGY AND ATMOSPHERE (EA)**

**9 points expected**

EA Prereq 1 .Fundamental Commissioning of Building Energy Systems (prerequisite)

EA Prereq 2 Minimum Energy Performance

EA Prereq 3 Fundamental Refrigerant Management

EA 1 Optimize Energy Performance (7 pts)

The proposed building performance is modeled to show a 20% improvement over the baseline.

EA 4 Enhanced Refrigerant Maintenance Test (2 pts)

**MATERIALS AND RESOURCES (MR)**

**5 points expected**

MR Prereq 1 Storage and Collection of Recyclables

As required by Cambridge, Recyclable collection provided at grade.

MR 1.1 Building Reuse – Maintain Existing Walls, Floors and Roof (3 pts)

95% of the existing structure will be re-used

MR 2 Construction Waste Management documents (1 pts)

All contractors being considered for the project have an in-place construction waste management plan. These plans typically include knowledge of local options for diversion and a program of documenting the diversion rate for construction waste.

MR 7 Certified Wood (1 pts)

This project will not be using Tropical Woods. The following notice will be sent to potential wood product suppliers, "Notice to Vendors: [The company] prefers to purchase products that contain tropical wood only if they are certified according to the guidelines of the Forest Stewardship Council (FSC). Please provide the country of manufacture of each product you expect to supply to us."

**INDOOR ENVIRONMENTAL QUALITY (IEQ)**

**12 points expected**

IEQ Prereq 1 Minimum Indoor Air Quality Performance

IEQ Prereq 2 Environmental Tobacco Smoke (ETS) Control

The project will be designated NO SMOKING

IEQ 3.1 Construction IAQ Management Plan—During Construction (1 pt)

IEQ 3.2 Construction IAQ Management Plan—Before Occupancy (1 pt)

IEQ 4.1 Low-Emitting Materials—Adhesives and Sealants (1 pt)

IEQ 4.2 Low-Emitting Materials—Paints and Coatings (1 pt)

IEQ 4.3 Low-Emitting Materials—Flooring Systems (1 pt)

**IEQ 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products (1 pt)**

The project will strive to integrate to the maximum extent possible products that meet the above criteria.

**IEQ 5 Indoor Chemical and Pollutant Source Control**

**IEQ 6.1 Controllability of Systems—Lighting**

**IEQ 6.2 Controllability of Systems—Thermal Comfort**

Each Unit will benefit by Owner control of lighting

**IEQ 7.1 Thermal Comfort—Design**

Each Unit will benefit by Owner control of thermal systems

**IEQ 8.1 Daylight and Views—Daylight**

Due to the existing narrow footprint and expanse of windows, daylighting will penetrate more than 75% of the occupied space.

**IEQ 8.2 Daylight and Views—Views**

Due to the existing narrow footprint and expanse of windows, units will have direct lines of sight to the outdoors in 90% of occupied areas.

**INNOVATION AND DESIGN PROCESS (ID)**

**4 points expected**

**ID 1.1 Compact Development**

**ID 1.2 Training for residents in Green Building.** A resident manual will be provided with required LEED materials, and a one hour walkthrough will be provided to familiarize management staff with equipment including operations and maintenance.

**ID 1.3 Exemplary Performance Transit Oriented Development**

**ID 2 LEED Accredited Professional (1 pt)**

**REGIONAL PRIORITY CREDITS**

**2 points expected**

**1.1 Regional Priority: MRc1.1 Building Re-Use over 55%**

An additional point is achieved for re-use of the existing structure as a regional bonus

**1.2 Regional Priority: SSC7.1 Heat Island Effect- roof**

An additional point is achieved for the hi-albedo roof.



# LEED 2009 for New Construction and Major Renovations

## Project Checklist

Maple Leaf Micro Lofts

29-Sep-11

20 0 1

### Sustainable Sites Possible Points: 26

Y	?	N
Y		
1		
5		
		1
6		
1		
3		
2		
1		
1		

- Prereq 1 Construction Activity Pollution Prevention
- Credit 1 Site Selection 1
- Credit 2 Development Density and Community Connectivity 5
- Credit 3 Brownfield Redevelopment 1
- Credit 4.1 Alternative Transportation—Public Transportation Access 6
- Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms 1
- Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
- Credit 4.4 Alternative Transportation—Parking Capacity 2
- Credit 5.1 Site Development—Protect or Restore Habitat 1
- Credit 5.2 Site Development—Maximize Open Space 1
- Credit 6.1 Stormwater Design—Quantity Control 1
- Credit 6.2 Stormwater Design—Quality Control 1
- Credit 7.1 Heat Island Effect—Non-roof 1
- Credit 7.2 Heat Island Effect—Roof 1
- Credit 8 Light Pollution Reduction 1

6 0 2

### Water Efficiency Possible Points: 10

Y	?	N
Y		
4		
		2
2		

- Prereq 1 Water Use Reduction—20% Reduction
- Credit 1 Water Efficient Landscaping 2 to 4
  - Reduce by 50% 2
  - No Potable Water Use or Irrigation 4
- Credit 2 Innovative Wastewater Technologies 2
- Credit 3 Water Use Reduction 2 to 4
  - Reduce by 30% 2
  - Reduce by 35% 3
  - Reduce by 40% 4



9		6
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**Energy and Atmosphere** Possible Points: 35

Y ? N

Y		
Y		
Y		
7		

<input type="checkbox"/>	Prereq 1	Fundamental Commissioning of Building Energy Systems	
<input type="checkbox"/>	Prereq 2	Minimum Energy Performance	
<input type="checkbox"/>	Prereq 3	Fundamental Refrigerant Management	
<input type="checkbox"/>	Credit 1	Optimize Energy Performance	1 to 19
<input type="checkbox"/>		Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
<input type="checkbox"/>		Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
<input type="checkbox"/>		Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
<input type="checkbox"/>		Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
<input type="checkbox"/>		Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
<input type="checkbox"/>		Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
<input checked="" type="checkbox"/>		Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
<input type="checkbox"/>		Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
<input type="checkbox"/>		Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
<input type="checkbox"/>		Improve by 30% for New Buildings or 26% for Existing Building Renovations	10
<input type="checkbox"/>		Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
<input type="checkbox"/>		Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
<input type="checkbox"/>		Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
<input type="checkbox"/>		Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
<input type="checkbox"/>		Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
<input type="checkbox"/>		Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
<input type="checkbox"/>		Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
<input type="checkbox"/>		Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
<input type="checkbox"/>		Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
<input type="checkbox"/>	Credit 2	On-Site Renewable Energy	1 to 7
<input type="checkbox"/>		1% Renewable Energy	1
<input type="checkbox"/>		3% Renewable Energy	2
<input type="checkbox"/>		5% Renewable Energy	3
<input type="checkbox"/>		7% Renewable Energy	4
<input type="checkbox"/>		9% Renewable Energy	5
<input type="checkbox"/>		11% Renewable Energy	6
<input type="checkbox"/>		13% Renewable Energy	7
<input type="checkbox"/>	Credit 3	Enhanced Commissioning	2
<input type="checkbox"/>	Credit 4	Enhanced Refrigerant Management	2
<input type="checkbox"/>	Credit 5	Measurement and Verification	3
<input type="checkbox"/>	Credit 6	Green Power	2

		1
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		2
2		
		3
	2	

5	2	0
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Y ? N

Y		
3		

**Materials and Resources** Possible Points: 14

		X
1		

		X
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	1	
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	1	
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1		

- Prereq 1 Storage and Collection of Recyclables 1 to 3
- Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 3
  - Reuse 55% 1
  - Reuse 75% 2
  - 3 Reuse 95% 3
- Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements 1
- Credit 2 Construction Waste Management 1 to 2
  - 1 50% Recycled or Salvaged 1
  - 75% Recycled or Salvaged 2
- Credit 3 Materials Reuse 1 to 2
  - Reuse 5% 1
  - Reuse 10% 2
- Credit 4 Recycled Content 1 to 2
  - 10% of Content 1
  - 20% of Content 2
- Credit 5 Regional Materials 1 to 2
  - 1 10% of Materials 1
  - 20% of Materials 2
- Credit 6 Rapidly Renewable Materials 1
- Credit 7 Certified Wood 1

12	1	2
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### Indoor Environmental Quality

Possible Points: 15

Y	?	N
Y		
Y		
	1	
		1
1		
1		
1		
1		
1		
1		
1		
1		
1		
1		
		1
1		
1		

- Prereq 1 Minimum Indoor Air Quality Performance
- Prereq 2 Environmental Tobacco Smoke (ETS) Control
- Credit 1 Outdoor Air Delivery Monitoring 1
- Credit 2 Increased Ventilation 1
- Credit 3.1 Construction IAQ Management Plan—During Construction 1
- Credit 3.2 Construction IAQ Management Plan—Before Occupancy 1
- Credit 4.1 Low-Emitting Materials—Adhesives and Sealants 1
- Credit 4.2 Low-Emitting Materials—Paints and Coatings 1
- Credit 4.3 Low-Emitting Materials—Flooring Systems 1
- Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1
- Credit 5 Indoor Chemical and Pollutant Source Control 1
- Credit 6.1 Controllability of Systems—Lighting 1
- Credit 6.2 Controllability of Systems—Thermal Comfort 1
- Credit 7.1 Thermal Comfort—Design 1
- Credit 7.2 Thermal Comfort—Verification 1
- Credit 8.1 Daylight and Views—Daylight 1
- Credit 8.2 Daylight and Views—Views 1

4	0	0
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### Innovation and Design Process

Possible Points: 6

Y	?	N
1		
1		
1		
1		

- Credit 1.1 Innovation in Design: Specific Title 1
- Credit 1.2 Innovation in Design: Specific Title 1
- Credit 1.3 Innovation in Design: Specific Title 1
- Credit 1.4 Innovation in Design: Specific Title 1
- Credit 1.5 Innovation in Design: Specific Title 1
- Credit 2 LEED Accredited Professional 1

2	0	2
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### Regional Priority Credits

Possible Points: 4

Y	?	N
1		
		1
		1
1		

- Credit 1.1 Regional Priority: Specific Credit 1
- Credit 1.2 Regional Priority: Specific Credit 1
- Credit 1.3 Regional Priority: Specific Credit 1
- Credit 1.4 Regional Priority: Specific Credit 1

58	3	13
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### Total

Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

# **Part VII – TPTD Certification of Traffic Impact Study**



**CITY OF CAMBRIDGE**  
**Traffic, Parking and Transportation**  
344 Broadway  
Cambridge, Massachusetts 02139

[www.cambridgema.gov/traffic](http://www.cambridgema.gov/traffic)

Susan E. Clippinger, Director  
Brad Gerratt, Deputy Director

Phone: (617) 349-4700  
Fax: (617) 349-4747

September 7, 2011

Scott Thornton  
Yanasse & Associates  
10 New England Business Center Drive, Suite 314  
Andover, MA 01810-1006


RE: Maple Leaf Residential Project

Dear Scott,

We have reviewed your Traffic Impact Study (TIS) for the Maple Leaf Residential project submitted August 30, 2011. We certify the TIS as complete and reliable.

Please call Adam Shulman at 617-349-4745 if you have any questions.

Sincerely,

  
Susan E. Clippinger  
Director

cc: Brian Murphy, CDD  
Susan Glazer,  
Liza Paden, CDD  
Roger Boothe, CDD  
Susanne Rasmussen, CDD  
Cara Seiderman, CDD  
Adam J. Shulman, TP&T  
Rich McKinnon, McKinnon Company