

October 14, 2014

Hugh Russell, Chairman
Planning Board – City of Cambridge
344 Broadway
Cambridge, MA 02139

Re: Major Amendment – PUD Special Permit #175

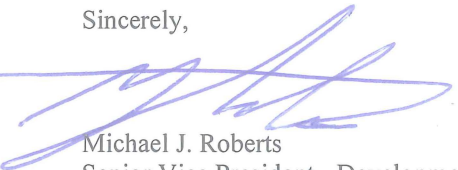
Dear Chariman Russell and Members of the Planning Board,

AvalonBay Communities is pleased to submit the enclosed updated material in relation to our Major Amendment request for PUD Special Permit #175. As you are aware, the first phase of the project (Avalon North Point) and the conversion of the Maple Leaf building (Avalon North Point Lofts) have both been completed. The current request pertains to the “Phase Two” development land parcel and primarily seeks to reduce the maximum height of the Phase Two building from 143 feet to 70, and maximum number of residential units from 341 to 300.

This updated submittal is in response to the valuable input that we have received from both the Members of the Planning Board and the Cambridge Community Development Department since our original submittal. It is because of this input and our desire to make sure we are being as responsive as possible that we have taken two important steps worth noting. First, in an effort to step back and take a fresh look at our development concept we have engaged Kyu Sung Woo Architects, a Cambridge based architectural firm with over 30 years of experience, to provide design input. Thier direction has been to acknowledge the key planning elements pertaining to the site and its important place within the North Point Master Plan while also taking a fresh look at massing and the overall development from both a residential and public realm experience. Second, as a result of these efforts, you will see an updated plan that separates our prior single building and arch concept into two separate and distinct buildings. Not only do we believe that this separation provides an opportunity to create a more dynamic design aesthetic, we also believe it helps improve the public connectivey of the site to its immediate surroundings.

Thank you for reviewing the enclosed updated materials. We also plan on providing more advanced submission materials within the next week and we will look forward to presenting the proposed design alterations to the Phase Two project on October 28, 2014.

Sincerely,



Michael J. Roberts
Senior Vice President - Development
AvalonBay Communities, Inc.

Enclosures

Cc: Liza Paden, Cambridge Community Development Department
Jeff Roberts, Cambridge Community Development Department
Richard McKinnon, Mckinnon Company
Brian O'Connor, Cube3 Studio
Kevin Renna, Goulston & Storrs PC
Steve Gorning, AvalonBay Communities, Inc.

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ARCHITECTS

Hugh Russell, Chairman
Planning Board, City of Cambridge
344 Broadway
Cambridge, MA 02139

Re: Major Amendment – PUD Special Permit #175

Dear Chairman Russell and Members of the Planning Board,

We are respectfully submitting the attached information regarding the Major Amendment request for PUD Special Permit #175. Avalon Bay Communities has retained Kyu Sung Woo Architects to work with Cube 3 Studios on the design of the site and buildings of the Avalon Bay, Phase II Development in North Point. We have been asked to take a step back and re-assess the site and the program for Phase II. As part of this process, we have studied the history of the project, including the previous comments from the public and the Planning Board, and we are proposing some changes to the building massing and site use that we feel will allow the Phase II Development to better achieve the urban design objectives of the North Point Development.

We see Phase II as enacting the final steps that will serve to help define the North Point Neighborhood and, at street level, strengthen the links between Phase II and the recently completed green spaces to the North, the pedestrian pathway along Monsignor O'Brien Highway, the future Green Line Station and, by extension, the established green spaces along the Lechmere Canal, to the south. We are supporting the request to reduce the scale and the mass of the of the buildings along Glassworks Street to no more than 70 feet, creating a more pedestrian friendly scale to the street that is one of the central features of the neighborhood. We will also be proposing to further modify the scale and definition of the building along Glassworks Avenue – breaking it into two separate buildings – and modifying the scale and refining the definition of the south-facing green spaces, to provide more clarity to how they fit their urban context.

We attach some images of our in-house model, which we are using in our preliminary study of the site and building massing. We also attach a preliminary site plan, that we feel illustrates the direction we are currently heading. We are looking forward to presenting the revised proposal and reviewing it with the Planning Board in much more detail at the end of this month.

Sincerely,



Kyu Sung Woo, FAIA

