

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2017 OCT -4 PM 3:18
CAMBRIDGE, MASSACHUSETTS

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	179 Amendment #7 (Minor)
Location of Premises:	O'Brien Highway at First and East Streets in the North Point District and the MBTA Green Line Lechmere Station at Cambridge Street and O'Brien Highway
Zoning:	North Point Residence District / PUD-6 Residence C-2B District / PUD-4A
Applicant:	DW NP Property, LLC
Owners:	DW NP Property, LLC c/o Divco West Real Estate Services One Kendall Square, Ste. B3201 Cambridge, MA 02139 Massachusetts Bay Transportation Authority 10 Park Plaza, Boston, MA 02116
Application Date:	June 26, 2017
Date of Determination:	July 11, 2017
Summary of Proposal:	Minor Amendment to Final Development Plan to modify the boundaries of parcels Q1, Q2 and R, the allowable GFA for parcel Q1, and the phasing of traffic mitigation requirements.
Determination:	APPROVED AS MINOR AMENDMENT.

Copies of this Written Determination and plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this Written Determination, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Documents Submitted by Permittee

1. Request for Minor Amendment to PUD Development Plan from Beals and Thomas, Inc. on behalf of DW NP Property, LLC, dated June 26, 2017, including summary letter, revised master plan dated July 5, 2016, revised through June 26, 2017, and revised statistical summary of the approved master plan.
2. Revised statistical summary of the approved master plan received on July 5, 2017.

Other Documents

3. Memo to the Planning Board from Community Development Department Staff, dated July 6, 2017.
4. Memo to the Planning Board from Joseph Barr, Director of Traffic, Parking and Transportation, dated July 7, 2017.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit #179 first issued on March 11, 2003 and subsequently amended through Minor Amendments granted on March 6, 2007, November 18, 2008, and July 30, 2015 and Major Amendments granted on November 16, 2012, February 13, 2015, and September 2, 2016.

The requested Minor Amendment would include the following:

1. Changes to the parcel lines demarcating Parcels Q1, Q2, and R, giving each a more regular shape (as shown in the Revised Master Plan).
2. Increase in the permitted gross floor area (GFA) on Parcel Q1 from 14,000 square feet to 17,675 square feet. The increase will be offset by changes to the GFA on other sites and will not result in a change to the retail, commercial, or total GFA in the PUD as a whole.
3. Delaying the phasing of some transportation mitigation requirements, contained in “Appendix II: Traffic and Transportation Mitigation Requirements” in the Special Permit Decision, from completion prior to occupancy of the first building in Phase 1B to completion prior to occupancy of the first building in Phase 2. The rationale provided is that the improvements will require the approval of state agencies, that will not authorize the work due to the roads being used as construction detours while other state infrastructure projects are ongoing.

FINDINGS

1. Minor Amendment to Planned Unit Development Special Permit (Section 12.37)

The following standards are set forth in the Zoning Ordinance regarding Minor Amendments to Planned Unit Development Special Permits.

12.37.1 Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 12.37.2 shall be authorized by written approval of the Planning Board. 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.

12.37.2 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 elements of the development. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.

The Board concluded that various conditions of PB-179 Special Permit Amendment #6 (major), provide some guidance to determine what changes would constitute minor amendments, some of which relate to the requested amendments.

1. Condition 10-b. provides that the “metes and bounds” of each parcel shall be established at the time of design review. Minor variations in parcel boundaries, provided that they are generally consistent with the approved development plan as a whole, are typically approved as part of the design review process, though a revised master plan may be accepted to ensure consistency in future phases of development.
2. Condition 12-c.(i) provides that variations of less than 10% in the GFA of a “Block” may be approved through design review. While the proposed change is approximately 26% of the approved GFA on parcel Q1, it is still a relatively small amount of GFA given that Q1 is much smaller than most development sites, and only about 2% of the total approved GFA on the “block” containing sites Q1 and Q2. Therefore, the Board concluded that it would be within reason to consider the change to be minor. The main consideration related to Q1, set forth in Condition 12-c.(iv) is that the allowed 75,000 square feet of retail GFA on sites I, N, Q1, R and W may not be eliminated or relocated from those sites without a major amendment.
3. Condition 12-e. provides that changes to the phasing of the development plan may be approved as minor amendments. Since this request is to amend the phasing of required mitigation relative to the phasing of the development, the Board considered the potential impact on earlier phases of development if those transportation improvements are not

completed. The Board accepted the phasing requirements of the required mitigation subject to the conditions in the memo from the Traffic, Parking and Transportation Department, dated July 7, 2017.

The Board finds that sufficient information has been provided as set forth above in the Request for a Minor Amendment, to determine that the proposed changes qualify as a Minor Amendment, and the Board has received reports from the Community Development Department (CDD) and Traffic, Parking and Transportation Department (TP & T) indicating support for the proposed minor amendment. The Board also finds that the proposal continues to advance the intent and objectives of previous Planning Board decisions in this case.

DETERMINATION

Based on a review of the documents submitted and the above Findings, the Planning Board hereby approves the requested changes as a Minor Amendment to the Planned Unit Development (PUD) Final Development Plan authorized by Planning Board Special Permit #179, incorporating the recommended changes set forth in the Community Development Department report dated July 6, 2017 and the conditions set forth in the Traffic, Parking and Transportation memo dated July 7, 2017. Appendix I attached to this determination summarizes the dimensional characteristics of the project as modified by this Minor Amendment. The Board accepted the revised master plan (Exhibit A) attached to this determination to ensure consistency in future phases of development. The phasing requirements for the required traffic mitigation measures set forth in Appendix II of the Special Permit shall proceed in accordance with the following conditions:

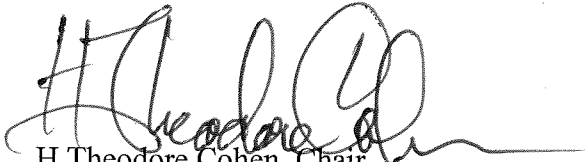
1. Improvements to the O'Brien/Land Blvd and O'Brien/Museum Way intersections required by Sections 6.c.(i) and 6.c.(iii)(a) of Appendix II to the Special Permit Amendment #6 (major) may only be undertaken when the detour route ends and reconstruction of the intersections are permitted by the Massachusetts Department of Transportation (MassDOT) and/or the Department of Conservation and Recreation (DCR), which own those intersections.
2. The improvements referenced above shall be completed prior to the issuance of the first Certificate of Occupancy for Phase 2 of the NorthPoint project, unless such improvements are not permitted to occur by MassDOT and/or DCR prior to the issuance of such first Certificate of Occupancy, in which case the Applicant may satisfy these mitigation requirements as set forth below.
3. If improvements to the intersections are not permitted by MassDOT and/or DCR when the applicant seeks a permit to undertake intersection improvements (for example, if a bridge construction detour is still in place), the Planning Board authorizes that:
 - a. The Applicant may satisfy the requirement set forth in Section 6.c.(i) of Appendix II of the Special Permit Amendment #6 (major) by funding a Force account in the amount necessary to pay for the cost of the improvements. Such amount, if not already determined by MassDOT and/or DCR, shall be determined by TP&T in consultation with the Department of Public Works.
 - b. To satisfy the requirement set forth in Section 6.c.(iii)(a) of Appendix II of the Special Permit Amendment #6 (major), TP&T may designate one or more different intersection(s) in which the Applicant shall make comparable intersection improvements, which may include but shall not be limited to pavement markings, signal timing changes, and equipment improvements at different intersections, subject to review and approval by TP&T.

Except as explicitly set forth in the attached modifications, the Conditions of Special Permit #179 and all subsequent amendments shall continue to be in effect.

City of Cambridge, MA • Planning Board Written Determination
PB # 179 Amendment #7 (Minor) – NorthPoint PUD

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, H Theodore Cohen, Steven Cohen, Tom Sieniewicz, Mary Flynn, and Hugh Russell, and Associate Member Thacher Tiffany, appointed by the Chair to act on the case.

For the Planning Board,



H Theodore Cohen, Chair.

A copy of this determination approving Amendment #7 (Minor) to Planning Board Special Permit #179 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and accurate copy of the above decision has been filed on October 4, 2017, with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or

_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk

Appendix I: Revised Statistical Summary of the Approved Master Plan

I. Project as a Whole

A. Three City Summary

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Minimum residential:	0.5-1.0 spaces/unit for each building Average of 0.75/unit for the entire project at full build-out
g. Dwelling Units	Proposed Number:	3,177 units

B. Development in Cambridge

a. Parcel Area	Total Area in Acres:	38.77 acres
	Square Feet:	1,690,276 square feet
	Area at North Point in Acres:	37.1 acres
	Square Feet:	1,617,534 square feet
	Area at Lechmere in Acres:	1.67 acres
	Square Feet:	72,742 square feet
b. Floor Area	FAR at North Point:	2.51
	FAR at Lechmere:	2.75
	GFA at North Point:	4,058,997 square feet
	GFA at Lechmere:	199,855 square feet
	Total GFA:	4,258,852 square feet
c. Non-Residential	Maximum FAR at North Point:	TBD
	Maximum FAR at Lechmere:	TBD
	Approved GFA at North Point:	1,399,613 square feet
	Approved GFA at Lechmere:	TBD (Retail Only)
d. Residential	Minimum FAR at North Point:	TBD
	Minimum FAR at Lechmere:	TBD
	Approved GFA at North Point:	2,652,304 square feet
	Approved GFA at Lechmere:	181,855 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided at North Point:	323,507 square feet
	at Lechmere:	11,000 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point:	See Special Permit
	at Lechmere:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all municipalities
g. Dwelling Units	Proposed Number:	TBD

C. Development in Somerville

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

D. Development in Boston

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.44
	Total GFA	987,000 square feet
c. Non-Residential	Maximum FAR	2.66
	GFA	761,000 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD

II. PHASES

A. Statistical Summary - Phase 1A

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,034,992 square feet ¹
c. Non-Residential	GFA	454,000 square feet
	Retail GFA	TBD
d. Residential	GFA	1,580,992 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

¹ This revision removes the GFA from the interim condition previously planned for Block H from the total GFA associated with the build-out of Phase 1A. See footnote #2 to this Appendix I below.

2. Dimensional Limits on Individual Parcels

Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	0 square feet ²
	c. Use:	Commercial
	d. Non-Residential GFA:	0 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	390,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail:	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	370,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	370,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

² Appendix I attached to the Special Permit Decision included a temporary 30,000 GFA of commercial use on Block H during Phase 1A of the Project. This temporary use was to be removed in connection with the redevelopment on the site of 345,000 sf of GFA during Phase 1B of the NorthPoint Project. Developer no longer plans to locate a temporary structure on Block H, so it has deleted the GFA associated with it from Phase 1A.

Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet
Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	286,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	286,000 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	208,400 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel Q1	a. Total Parcel Area:	11,584 square feet
	b. Total GFA:	17,675 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	17,675 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	18,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,000 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

B. Statistical Summary - Phase 1B

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,823,000 square feet
c. Non-Residential	GFA:	1,475,000 square feet
	Retail GFA:	TBD
d. Residential	GFA:	348,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 1B

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	348,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	400,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	400,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	410,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	410,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	345,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	345,000 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	320,000 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	320,000 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

C. Statistical Summary - Phase 2

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,387,862 square feet
c. Non-Residential	Maximum GFA:	256,062 square feet
	Retail GFA:	76,000 square feet
d. Residential	Minimum GFA:	1,131,800 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Minimum residential:	TBD 0.5 – 1.0 spaces/unit for each building - Average of 0.75/unit at full build-out for all phases
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	175,000 square feet ³
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	175,000 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

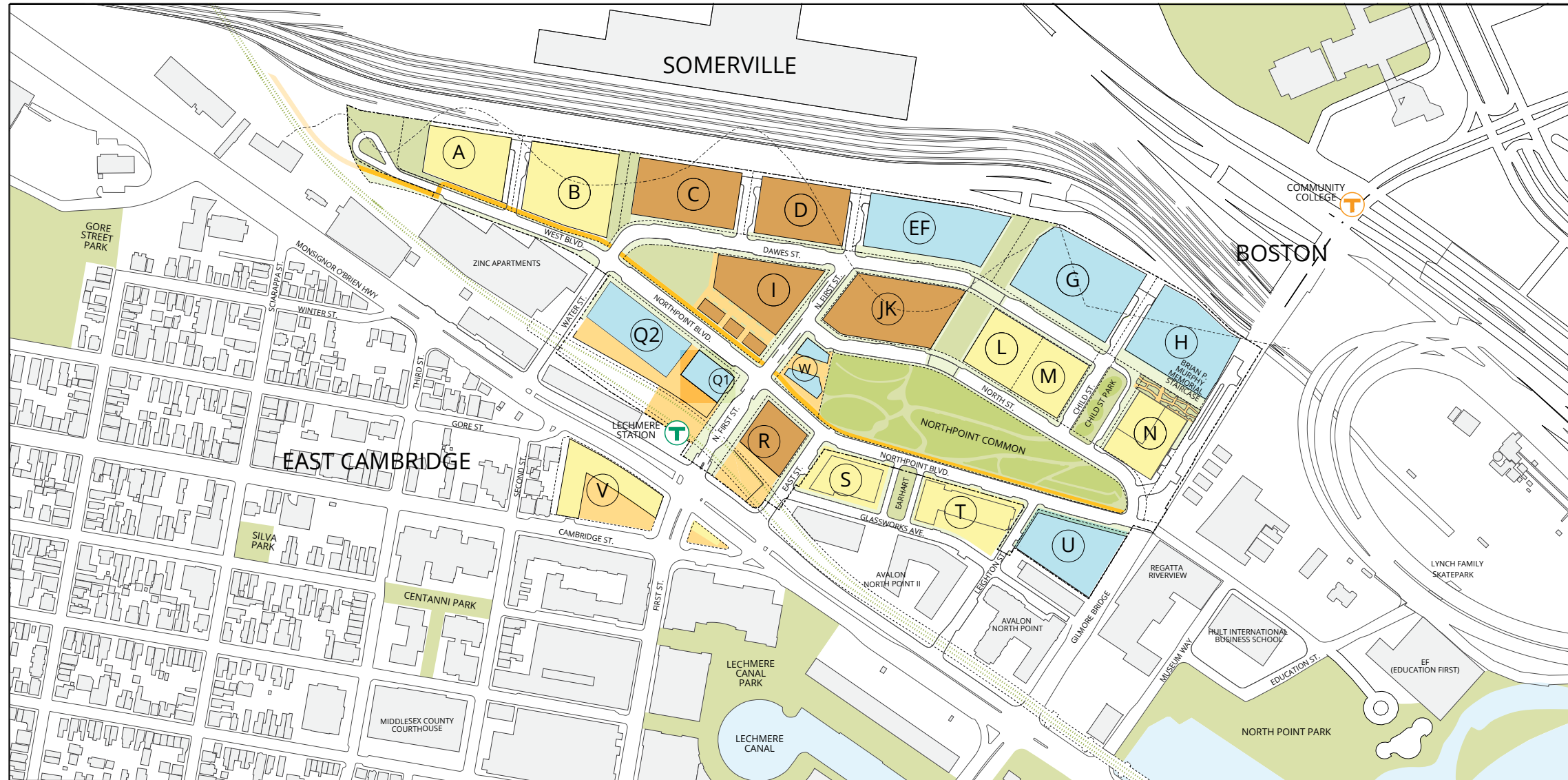
³ The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	373,000 square feet ⁴
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	340,000 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	114,928 square feet
	b. Total GFA:	147,387 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	147,387 square feet
	e. Retail:	Required, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	148,945 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

⁴ The revision to the GFA square footage from Appendix I to Major Amendment No. 6 to the Special Permit fixes a typographical error and is consistent with the GFA square footages set forth on Exhibit A to the Special Permit. This revision does not change the overall GFA square footage of Phase 2 of the NorthPoint Development.

Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	199,855 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

NORTHPOINT



LEGEND

- Residential
- Commercial
- Residential, Commercial or Mixed-Use

Table 1:
GFA by Block

	GFA	USE
A	175,000 gfa	RESIDENTIAL
B	373,000 gfa	RESIDENTIAL
C	348,000 gfa	MIXED-USE
D	340,000 gfa	MIXED-USE
EF	400,000 gfa	COMMERCIAL
G	410,000 gfa	COMMERCIAL
H	345,000 gfa	COMMERCIAL
I	390,000 gfa	MIXED-USE
JK	370,000 gfa	MIXED-USE
L	286,000 gfa	RESIDENTIAL
M	208,400 gfa	RESIDENTIAL
N	394,000 gfa	RESIDENTIAL
Q1	17,675 gfa	COMMERCIAL
Q2	147,387 gfa	COMMERCIAL
R	148,945 gfa	MIXED-USE
S	112,398 gfa	RESIDENTIAL
T	242,194 gfa	RESIDENTIAL
U	320,000 gfa	COMMERCIAL
V	199,855 gfa	RESIDENTIAL
W	18,000 gfa	COMMERCIAL
	5,245,854 gfa	

Table 2:
Special Permit Approved GFA (Entire Master Plan)

Maximum Non Residential:	2,185,062 gfa
Minimum Residential:	3,060,792 gfa
Maximum Total:	5,245,854 gfa