

# 300 Massachusetts Avenue Cambridge, MA

**Volume 1:** Special Permit Application

June 10, 2013



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June 10, 2013

Hugh Russell, Chairman, and  
Members of the Planning Board  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

RE: Special Permit Application  
300 Massachusetts Avenue

Dear Mr. Russell,

I am pleased to submit to the Planning Board of the City of Cambridge, on behalf of Mass Ave 300 Block West LLC, this Special Permit application for a new research, office and retail building to be constructed at 300 Massachusetts Avenue, Cambridge, Massachusetts.

This Project will bring new life and vigor to an important stretch of Cambridge's most prominent avenue, while facilitating further expansion within the life science industry that is so important to the economic health of the City. Our approach to the massing and overall design strategies for the Project have evolved over the course of the zoning amendment process, in response to comments from a broad range of stakeholders including City Council and the Planning Board, and we are confident that the building presented herein will be a very successful addition to the urban environment of this dynamic city.

In addition to supporting further growth and innovation for Millennium Pharmaceuticals, a long-time mainstay of the Cambridge life science industry which has leased all of the research and office space in the building for a minimum of 15 years, the proposed building includes more than 15,000 square feet of retail space fronting directly on Massachusetts Avenue. Our intention is to populate this space with smaller, independently operated retailers and restaurateurs who embody the best of the vitality that Cambridge is known for.

300 Massachusetts Avenue is located within the amended CRDD and hence will become an integral part of University Park at MIT. Parking for the building will be provided by utilizing capacity that exists within our system of garages, with no need for the construction of additional parking spaces. In addition to respecting the University

Park Design Guidelines, the design of the Project is highly consistent with the goals and objectives that form the basis of the Central Square Advisory Committee's recommendations for a new Central Square Plan 2012, and the companion Design Guidelines, as presented to City Council and the Planning Board late last year. We are confident that the Board will find that our proposed project at 300 Massachusetts Avenue complies with all of the criteria to warrant the granting Project Review Special Permit.

We look forward to the opportunity to present and discuss our plans for 300 Massachusetts Avenue with you at your meeting on July 16, 2013.

Sincerely,



Peter Calkins  
EVP and COO  
Forest City Commercial Development, Inc.

cc: Mr. Brian Murphy, Assistant City Manager for Community Development

## **PROJECT TEAM**

### **APPLICANT / DEVELOPER**

Forest City Commercial Development, on behalf of Mass Ave 300 Block West LLC  
38 Sidney Street  
Cambridge, MA 02039  
617-225-0311

### **ARCHITECT**

Kling Stubbins  
One Broadway  
Cambridge, MA 02142  
617.250.4910

### **MEP/FP ENGINEER**

AHA Consulting Engineers  
24 Hartwell Avenue  
Lexington, MA 02121  
781.372.3000

### **STRUCTURAL ENGINEER**

McNamara Salvia  
160 Federal Street  
Boston, MA 0211  
617.737.0040

### **CIVIL ENGINEER**

Kleinfelder  
215 First street Suite 320  
Cambridge, MA 02142  
617.497.7800

### **LEGAL**

James Rafferty, Esq.  
130 Bishop Allen Drive  
Cambridge, MA 02139  
617.492.4900

### **TRANSPORTATION ENGINEER**

VHB / Vanasse Hangen Brustlin  
99 High street, 10<sup>th</sup> Floor  
Boston, MA 02110  
617.492.7777

### **ACOUSTICAL CONSULTANT**

Cavanaugh Tocci Associates  
327 F Boston Post Road  
Sudbury, MA 01776  
978.443.7871

### **SUSTAINABILITY CONSULTANT**

Paladino and Company  
51 Monroe Street, Suite 402  
Rockville, MD 20850  
240.403.0953



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: 300 MASSACHUSETTS AVENUE

Zoning District: CRDD

Applicant Name: MASS AVE 300 BLOCK WEST LLC

Applicant Address: C/O FOREST CITY COMMERCIAL GROUP, INC., 38 SIDNEY STREET, SUITE 180, CAMBRIDGE, MA 02139

Contact Information: 617-225-0310 Telephone# kathrynbrown@forestcity.net Email Address 617-225-0311 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.*

Section 10.40 – Special Permit  
Section 19.20 – Project Review

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

Volume I – Project Team, Application Form, Ownership Certificates, Dimensional Form, Project Narratives, Urban Design Narrative, Sewer Service Infrastructure Narrative, Water Service Infrastructure Narrative, Noise Mitigation Narrative, LEED Narrative, Tree Study, Traffic Study Summary (submitted separately to Cambridge Traffic, Parking and Transportation Department)

Volume II – Neighborhood/Context Plans, Illustrative Site Plan, Transit & Access Plan, Contextual Elevations, Sections, Perspective Renderings, Floor Plans, Elevations, Infrastructure Services, Shadow Studies

Signature of Applicant: 

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

**OWNERSHIP CERTIFICATE**

**Project Address: 300 Massachusetts Avenue**

**Application Date: June 10, 2013**

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

I hereby authorize the following Applicant: MASS AVE 300 BLOCK WEST LLC

at the following address: C/O FOREST CITY COMMERCIAL GROUP, INC., 38 SIDNEY STREET,  
SUITE 180, CAMBRIDGE, MA 02139  
to apply for a special permit for: Article 19.20 – PROJECT REVIEW

on premises located at: 300 MASSACHUSETTS AVENUE, CAMBRIDGE

for which the record title stands in the name of: ZEVART M. HOLLISIAN, TRUSTEE OF GARABED B. HOLLISIAN  
TRUST AND L-Z REALTY TRUST

whose address is: 435 MOUNT AUBURN STREET, WATERTOWN, MA

by a deed duly recorded in the:

Registry of Deeds of County: MIDDLESEX

OR Registry District of the Land Court,  
Certificate No.:

Book: 32197 Page: 187

Book: 10755 Page: 433

Zevart M. Hollisian

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

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Zevart Hollisian personally appeared before me,

on the month, day and year June 10, 2013 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: February 2, 2018

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

**OWNERSHIP CERTIFICATE**

**Project Address: 300 Massachusetts Avenue**

**Application Date: June 10, 2013**

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

I hereby authorize the following Applicant: MASS AVE 300 BLOCK WEST LLC

at the following address: C/O FOREST CITY COMMERCIAL GROUP, INC., 38 SIDNEY STREET, SUITE 180, CAMBRIDGE, MA 02139

to apply for a special permit for: Article 19.20 - PROJECT REVIEW

on premises located at: 300 MASSACHUSETTS AVENUE, CAMBRIDGE

for which the record title stands in the name of: MASSACHUSETTS INSTITUTE OF TECHNOLOGY

whose address is: MA

by a deed duly recorded in the:

Registry of Deeds of County: MIDDLESEX

OR Registry District of the Land Court,  
Certificate No.:

Book: 929 Page: 84

Book: 13859 Page: 562

Seth A

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

**Seth D. Alexander  
President**

To be completed by Notary Public:

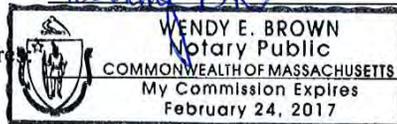
Commonwealth of Massachusetts, County of Middlesex

The above named Seth Alexander personally appeared before me,

on the month, day and year 6-7-2013 and made oath that the above statement is true.

Notary: Wendy E. Brown

My Commission expires



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

**FEE SCHEDULE**

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**Project Address: 300 Massachusetts Avenue**

**Application Date: June 10, 2013**

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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): 227,500      x \$0.10 = \$22,750.00

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Flood Plain Special Permit      Enter \$1,000.00 if applicable: 0

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Other Special Permit      Enter \$150.00 if no other fee is applicable: 0

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**TOTAL SPECIAL PERMIT FEE      Enter Larger of the Above Amounts: \$22,750.00**

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## DIMENSIONAL FORM

	Existing	Allowed or Required (Max/min)	Proposed	Permitted
Lot Area (sq ft)	50,634	N.A. in CRDD	50,634	
Lot Width (ft)	283	N.A. in CRDD	283	
Total Gross Floor Area (sq ft)	63,240	246,716	227,500 (1)	
Residential Base	N.A.	N.A.	N.A.	
Non-Residential Base	N.A.	N.A.	N.A.	
Inclusionary Housing Bonus	N.A.	N.A.	N.A.	
Total Floor Area Ratio	1.25	N.A. in CRDD	N.A. in CRDD	
Residential Base	N.A.	N.A.	N.A.	
Non-Residential Bas	N.A.	N.A.	N.A.	
Inclusionary Housing Bonus	N.A.	N.A.	N.A.	
Total Dwelling units	0	0	0	
Base units	N.A.	N.A.	N.A.	
Inclusionary Bonus Units	N.A.	N.A.	N.A.	
Base Lot Area / Unit (sq ft)	N.A.	N.A.	N.A.	
Total Lot Area / Unit (sq ft)	N.A.	N.A.	N.A.	
Building Heights(s) (ft)	13.1' - 34.6'	95'	94.25'	
Front Yard Setback (ft)	2'	N.A. in CRDD	3' to 8'	
Side Yard Setback - Side (ft)	0'	N.A. in CRDD	2.5'	
Side Yard Setback - Side (ft)	0'	N.A. in CRDD	0'	
Rear Yard Setback (ft)	0'	N.A. in CRDD	5.75' to 27'	
Open Space (% of lot area)	0	N.A. in CRDD	10.5% (2)	
Private Open Space (sf)	0	N.A. in CRDD	0	
Permeable Open Space (sf)	0	N.A. in CRDD	1,000	
Other Open Space	1,178	N.A. in CRDD	4,330	
Off-Street Parking Spaces	28	227 (3)	227 (3)	
Bicycle Parking Spaces	0	23	73	
Loading Bays	2	2	3	

- (1) Total GFA proposed includes maximum potential "tenant option" roof terrace on floor 6 of 4,700 GFA, with the final GFA allocation yet to be established.
- (2) Open Space requirements in CRDD are not site-specific, and the overall requirement project-wide has been more than achieved.
- (3) Parking will be provided by using existing University Park system capacity, with spaces for this building located in the 55 Franklin Street Garage, just across Green Street with parking for 300 Mass Ave designated for the 55 Franklin Garage.

# NARRATIVES

## I. PROJECT DESCRIPTION

Forest City Commercial Development, as developer on behalf of Mass Ave 300 Block West LLC, proposes to construct a new office, research lab, and retail building on a 50,634 square foot parcel comprising the western portion of the block bounded by Massachusetts Avenue, Blanche Street, Green Street, and Landsdowne Street (“300 Massachusetts Avenue” or “the Project”). On February 25, 2013, the Cambridge City Council voted unanimously to incorporate this parcel into the existing Cambridgeport Revitalization Development District (“CRDD”) and amend Article 15 of the Cambridge Zoning Ordinance (the “Ordinance”), which sets forth the requirements applicable to the CRDD, in a manner that enables development of the Project presented herein.

The office and research lab portions of the building have been leased to Millennium: the Takeda Oncology Company, and will support the expansion and growth of this important Cambridge-based life science company, whose mission is to cure cancer. Millennium has been headquartered at University Park since 1999, has expanded within the Park a number of times over the years, and now serves as the world-wide center for oncology-related research for Takeda Pharmaceuticals.

We are pleased that 300 Massachusetts Avenue will also provide us with the opportunity to substantially enhance the retail activity and “street presence” of University Park. This mixed use infill development, which we launched in partnership with MIT back in 1982, has been recognized as a model of urban planning, integrating commercial, residential, hospitality and retail uses together in an environment that is very much “city-block” scale, organized around a series of parks, open spaces and connective pedestrian links. Because only a small portion of University Park’s footprint touches Massachusetts Avenue, and most of the 27 acre district is set back at least a block, University Park is perceived by many as a place apart from the street-life and urban activity of Massachusetts Avenue and Central Square. Nearly the entire Massachusetts Avenue frontage will accommodate approximately 15,000 square feet of new retail activity. We intend to include a range of small, independently run retailers and restaurateurs, with a mix that will appeal to both local residents and the employees and guests of University Park and surrounding businesses. In addition, developing 300 Massachusetts Avenue will enhance Blanche Street by making it a true shared-use street, providing opportunity for a welcoming pedestrian connection towards Green Street, Star Market and the Meridien Hotel.

The design of 300 Massachusetts Avenue is highly consistent with the conceptual diagrams that were presented as part of our application for a zoning amendment. Height is varied along all three street walls, and different materials are used to help break down the scale and establish a massing that is contemporary yet consistent with the contextual pattern of Massachusetts Avenue. The building entries for the upper floor business uses are relatively small and the lobby is internalized, which enables nearly all of the street face along Massachusetts Avenue to be dedicated to active retail uses. Setbacks of the building façade provide generous areas, separate from the public way, for outdoor seating that will help to enliven street life and vibrancy while also supporting the success of the retail and restaurant businesses.

## II. ZONING APPROVALS REQUESTED

Through the adoption of the amendment to the Zoning Ordinance in February 2013, the 300 Massachusetts Avenue site now lies within the CRDD district, the requirements for which are set forth in Section 15.000 of the Zoning Ordinance of the City of Cambridge (the “Ordinance”). Office, R&D and retail uses are permitted as of right, and the Project fully complies with the dimensional constraints of the amended CRDD applicable to this parcel. This parcel also lies within the Central Square Overlay District. The building as proposed complies with all of the dimensional requirements of the CRDD District and the Central Square Overlay District. Pursuant to the Land Use threshold of Section 19.23 a Project Review Special Permit is required.

## III. SECTION 10.43 SPECIAL PERMIT GENERAL CRITERIA

Section 10.43 of the Ordinance contains criteria concerning the granting of a special permit. Set forth below are the instructions as set forth in Section 10.43, together with a narrative response that describes why none of the conditions that might be regarded as cause for denial of a special permit applies in the case of the Project.

*Special permits will normally be granted where specific provisions of the Ordinance are met, except when particulars of the location or use, not generally true of the district or the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

*(a) It appears that the requirements of the Ordinance cannot or will not be met.*

With the requested Special Permit, the Project will meet all other requirements of the Ordinance.

*(b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.*

The applicant has completed a detailed analysis of the traffic impacts associated with the Project, as set forth in the Transportation Impact Study (the “TIS”) prepared by Vanasse, Hangen Brustlin, Inc. and certified by the City of Cambridge Traffic, Parking and Transportation (“TPT”) Department as having been prepared in accordance with the City’s guidelines for TIS. The TIS finds that traffic generated in connection with the Project will not cause congestion, hazard or a substantial change in the established neighborhood character.

*(c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.*

Adjacent uses will not be adversely affected. The two directly adjacent uses are institutional dormitories, the function of which will not be affected by the Project. Several nearby uses,

including the Star Market supermarket located just across Green Street, will be positively affected by the enhanced treatment of Blanche Street that is included within the scope of the Project.

- (d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.*

The Project will not create any nuisance or hazard to the detriment of the health, safety or welfare of the occupants of the Project or the citizens of Cambridge. The office, research lab and retail uses this project includes are all well understood and well regulated in the City of Cambridge. The structures currently on this parcel are generally in poor condition, and the improvements the Project will bring will be recognized as a significant improvement to the immediate environs.

- (e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.*

300 Massachusetts Avenue will enhance, rather than impair, the integrity of the district within which it lies, as well as the adjoining districts, and is fully consistent with the intent and purpose of the Zoning Ordinance. The Project will bring life and vitality to this stretch of Massachusetts Avenue, replacing prior uses such as a fleet service garage and an auto glass shop with a diverse mix of pedestrian-friendly retail and restaurant uses. The office and research lab uses on the upper floors of the building are in fact integral to the goals and objectives that led to the original creation of the CRDD district.

- (f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

This Project is fully consistent with, and will significantly advance the implementation of, the Urban Design Objectives set forth in Section 19.30, as evidenced by the narrative discussion provided in Section V of this application.

#### **IV. SECTION 19.25 PROJECT REVIEW SPECIAL PERMIT CRITERIA**

In granting a special permit under Section 19.200, the Planning Board is required to make the following findings:

- a) The Project is not expected to have substantial adverse impacts on the City's transportation network within the study area as analyzed in the required Transportation Impact Study (TIS).*

As described in the Project's TIS submitted to TP&T on May 20, 2013, the Project is expected to have minimal impacts on traffic and will not cause congestion, hazard or substantial change to

the established neighborhood character. The TIS indicated that the Project is expected to have 6 exceedences of Planning Board criteria out of 239 total data entries.

In addition to the criteria typically considered by the Planning Board in connection with special permit applications, the TIS also includes analysis conducted in accordance with 1988 “Agreement for Traffic Mitigation” between the City of Cambridge and Forest City. This agreement established a 1,700 trip evening peak hour vehicle trip threshold for the full build-out of University Park. As the 300 Massachusetts Avenue Project site is now included within CRDD, TP&T requested that the Mitigation Agreement analysis be updated to demonstrate that the current uses at University Park and the projected uses at 300 Massachusetts Avenue will not generate more than 1,700 evening peak hour vehicle trips. The analysis undertaken in May, 2013 indicates that taken together, the existing University Park uses and the projected uses at 300 Massachusetts Avenue will result in 1,148 vehicle trips in the evening peak hour, far less than the 1,700 evening peak hour trip threshold.

- b) *The Project is consistent with the urban design objectives of the city as set forth in Section 19.30 of the Ordinance.*

A narrative describing the consistency of the Project with the urban design objectives of the City, as set forth in sections 19.31 through 19.37 of the Ordinance, is provided below in Section V of this application.

## **V. URBAN DESIGN NARRATIVE, SECTIONS 19.31 THROUGH 19.37**

*Section 19.31: New projects should be responsive to the existing or anticipated pattern of development. Indicators include:*

- (1) *Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.*

The 300 Massachusetts Avenue Building is not adjacent or proximate to a residential zoning district. Two other buildings on the same block are used for transient residential uses; Random Hall, located at 282 Massachusetts Avenue, is an MIT undergraduate dormitory, and the buildings located at 11-15 Green Street serve as dormitory facilities for an English Language school in Harvard Square. The design of 300 Massachusetts Avenue acknowledges the presence of Random Hall on Massachusetts Avenue by stepping down to a lower height, holding its facade back to a concurrent plane, where it abuts this building.

- (2) *New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.*

The Project design recalls and respects the contextual pattern of varied height buildings and architectural elements that define the streetscape of Massachusetts Avenue. Consistent with the recently ordained zoning requirements, more than 2/3 of the length of 300 Massachusetts maintains a Building Height at the streetwall of no more than 65'-0" above the sidewalk. A taller (95' above the sidewalk) and much more visually slender element with only 43 feet of frontage marks the corner of Massachusetts Avenue and Blanche Street. Other portions of the Building that reach this same height are set back 24 feet from the property line.

Moving south on Blanche Street, and turning onto Green Street, the predominant façade of the building is again held to 65 feet in height, with the 95 foot high building elements set back from this façade. The intersection of Green and Blanche Streets also features an open space that provides enhanced access to light and sky at this intersection, which is shared by the entrance to the Star Market supermarket and the Meridien Hotel. The Green Street entry to the building is marked with a distinctive architectural element, and only opposite the garage does the streetwall rise to the full entitled height of 95 feet.

- (3) *In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc.*

This building is primarily dedicated to office and research lab uses, but nearly all of the ground floor area fronting on Massachusetts Avenue is reserved for approximately 15,000 square feet of retail and restaurant space. The sidewalk zones have been enhanced with setbacks to provide ample opportunity for outdoor seating.

- (4) *Where relevant, historical contexts are respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.*

300 Massachusetts Avenue replaces older buildings of no historical significance. The massing is organized so that the height steps down in the vicinity of Random Hall.

**19.32: Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings. Indicators include:**

- (1) *Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways. In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b)*

*consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.*

The most important public street is Massachusetts Avenue, and nearly the entire ground floor of the project fronting this street is activated with retail or restaurant space opening directly onto the sidewalk. The main entrance to the building has been kept relatively small, and the lobby areas are set well back into the building so that the street frontage can be as active and public as possible. The retail / restaurant storefronts are intended to be varied in character. Most of the space adjacent to Green Street and its new pocket park is also dedicated to active uses, including the secondary building entry and office space to be used by the primary building tenant.

- (2) *Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways.*

The 300 Massachusetts Avenue project includes no new parking, as this function will be accommodated in the existing 55 Franklin Street Garage located directly across Green Street.

- (3) *Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.*

The facades of the Ground Floor fronting the Massachusetts Avenue, Blanche Street, and Green Street sidewalks are greater than 50% transparent for a combination of retail, restaurant, and office use.

- (4) *Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.*

300 Massachusetts Avenue includes two building entrances. The primary entrance is located on Massachusetts Avenue, convenient to public transit and for employees and visitors who arrive as pedestrians. An additional building entrance is on Green Street, with direct cross-walk access to the 55 Franklin Street Garage, Star Market and the Meridien Hotel. In addition, Blanche Street will be enhanced as a shared-use street, greatly improving the pedestrian experience from Massachusetts Avenue toward the hotel and supermarket entrances on Green Street.

- (5) *Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have, secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be paid to providing safe access to the facilities from the outside.*

The 300 Massachusetts Avenue site is located near Lafayette Square, within close walking and cycling distance to surrounding residential neighborhoods, retail, restaurants, and other services. The Project includes a total of 73 new bicycle spaces. For the office/lab tenants, 49 spaces are located inside the building in a secure bicycle storage room adjacent to lockers and changing rooms with six showers. In addition, for building visitors and retail/restaurant customers, 24 bicycle spaces are provided in close proximity to building and retail entrances.

*(6) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.*

Alternative means of serving these objectives are not necessary.

***Section 19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:***

*(1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:*

*(a) Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets. Among the techniques that might be considered are the inclusion of screens or a parapet around the roof of the building to shield low ducts and other equipment on the roof from view.*

Most of the building's mechanical equipment, including air handling units, chillers, boilers, emergency and stand-by power generators, and elevator machine rooms, is located inside the enclosed two-story penthouse, which provides both visual and acoustical buffering from any adjacent buildings. Cooling towers are located on the roof in an outdoor well that is integrated into the penthouse design, shielded behind a screen wall. Primary exhaust fans, which need access to free flow of air, are located on the upper roof in an architecturally organized manner. Any additional or supplemental equipment that needs to be provided to meet tenant requirements will be located near the center of the penthouse roof, effectively screened from view by the building geometry and height.

*(b) Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale and character of the building.*

The massing design and cladding materials of the penthouse and roof-top screen walls are carefully composed to integrate with the building massing while stepping back from the street walls to minimize the perception of the building height.

*(c) Placement of mechanical equipment at locations on the site other than on the rooftop (such as in the basement), which reduces the bulk of elements located on the roof; however, at-grade locations external to the building should not be viewed as desirable alternatives.*

300 Massachusetts Avenue includes no mechanical equipment placed at grade external to the Building. The building electrical vault, to which ready access is required by the electrical utility company, is located so as to minimize its impact on any public street, with the primary points of access located adjacent to a private alley. In a similar manner, the water entrance room is located behind the fire pump room, both of which are located on the least important public way, Blanche Street. The Project does not have a basement.

*(d) Tall elements, such as chimneys and air exhaust stacks, which are typically carried above screening devices for functioning reasons, are carefully designed as features of the building, thus creating interest on the skyline.*

Only exhaust stacks and chimneys, which must functionally extend higher, rise above the penthouse and screen walls. The major building exhaust fans are architecturally organized in relation to the building and penthouse massing. Other smaller exhaust fans and chimneys will be located close to the middle of the penthouse roof where they will generally be visually screened from view from the street and sidewalks below.

*(e) All aspects of the mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas.*

See (d) above.

*(2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.*

All building dumpsters will be located within the building. The primary compactor serving office and R&D uses is in the primary loading dock, which is located on Blanche Street. Dumpsters for the retail areas will be stored within the building, and brought to Blanche street or to a service alley only for pick-up.

*(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.*

The primary building loading dock is fully enclosed and is located on Blanche Street, the most lightly travelled street abutting the project, and as far from nearby residential uses as possible.

Retail loading is provided on Blanche Street for the retail zone located on the west side of the Building, and accessed from a private alley system for the retail zone on the eastern side of the Building.

- (4) *Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.*

The proposed storm water management system has been designed to comply with the City of Cambridge standards and the MA DEP Stormwater Management Policy for a new construction project. The stormwater from the Project will be collected on the roof of the building and catch basins and landscape drains. The stormwater collected on the roof will be detained on the roof using a “blue roof” system. This system temporarily detains a portion of the stormwater on the roof of the building to reduce the peak rate of stormwater flow into the City’s stormwater system. In addition to the detention, the stormwater from the roof is directed to two underground infiltration systems to recharge the groundwater and to provide a 65% reduction in phosphorus. The infiltration system consists of pre-cast concrete chambers located under two exterior plaza areas.

- (5) *Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.*

The open space at Green and Blanche Streets is designed with a combination of hardscape and green landscape materials, providing visual amenity as well as an active seating area, but also serves as the primary location for the phosphorus reduction infiltration systems located below the surface.

- 6) *The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.*

As demonstrated by the shadow studies included in Volume 2 of this application, shadows cast by 300 Massachusetts Avenue will generally fall onto Massachusetts Avenue, and in the cooler months onto buildings located across the street. The highest levels of the building are set back from the streetwall on all sides to mitigate and minimize shadow impacts as much as possible. No shadows will be cast by this building onto Jill Brown Rhone Park.

- (7) *Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.*

The 300 Massachusetts Avenue site is relatively flat. Interior ground floor levels follow the grade around Massachusetts Avenue, Blanche Street, and Green Street. In order to maintain and enhance the existing access rights of other property owners on the block to the shared

interior alley system, a low retaining wall will be installed at the rear service alley that enables the grade of this alley, which will be widened and improved as compared to its current condition, to meet the grade of the service court.

- (8) *Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.*

The only directly adjacent residential uses are dormitories for students of two educational institutions. In the case of Random Hall, the buildings will effectively share a party wall, and the Green Street dormitories have no fenestration on the side that is most proximate to 300 Massachusetts Avenue.

- (9) *Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.*

Outdoor lighting on the sidewalks and open spaces will be designed to provide adequate safety, night vision, and comfort, while minimizing light pollution.

- (10) *The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.*

No important trees are currently on the 300 Massachusetts Avenue site. The Project will include new street trees along Massachusetts Avenue and Green Street and new trees in the open space at the corner of Blanche and Green Streets. More information is provided in the Tree Study that is included as Section X of this application narrative.

**19.34: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system. Indicators include:**

- (1) *The building and site improvements are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.*

Water efficient plumbing fixtures will reduce domestic water consumption by at least 30% below the LEED water-use baseline. Plant selection and an efficient irrigation system will reduce potable water used for irrigation by at least 50% from a mid-summer baseline. We are currently evaluating whether captured rainwater and/or condensate could also be efficiently utilized. Stormwater will be captured and temporarily detained on the roof, and then directed to two underground infiltration systems that will recharge the groundwater and provide a 65% reduction in phosphorus, before the balance is released to the city stormwater system.

- (2) *The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.*

The existing water service and sanitary waste capacities in the vicinity of 300 Massachusetts Avenue are adequate for the building's requirements. Please see the Water and Sewer Service narratives provided in Section VI and Section VII of this application narrative for further information.

- (3) *Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.*

The 300 Massachusetts Avenue building is planned to achieve LEED Gold Certification. See attached LEED Narrative and Scorecard for additional detail.

**19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:**

- (1) *New educational institutional construction that is focused within the existing campuses.*

300 Massachusetts Avenue does not comprise an educational or institutional use.

- (2) *Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site.*

300 Massachusetts Avenue does not comprise an educational or institutional use, although the intent of this objective is addressed through the provision of 15,000 square feet of retail and restaurant services fronting on Massachusetts Avenue.

- 3) *In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.*

300 Massachusetts Avenue represents an expansion of the University Park at MIT mixed use campus that was developed by Forest City in the balance of the CRDD. The original master plan provide for a broad range of uses, including office, R&D, residential, retail and hotel, all of which have been in place for some time. The ultimate development mix was shifted from the approved master plan to include more residential uses and less non-residential (commercial) uses than originally programmed, and 300 Massachusetts Avenue will effectively restore some of the non-residential use that was originally programmed but not constructed. In addition, the 15,000 square feet of retail and restaurant uses that this building will provide, all of which is supported by zones of outdoor space (on private land) for outdoor seating and similar casual

activity, will extend the period of time that this area remains active well into the evenings and weekends.

(4) *Historic structures and environments are preserved.*

300 Massachusetts Avenue replaces older buildings of no historical significance.

(5) *Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.*

300 Massachusetts Avenue is a part of the larger University Park mixed use campus, a development that for more than 25 years has provided a wealth of opportunities for start-up companies and a range of employment paths for Cambridge residents.

**19.36: Expansion of the inventory of housing in the city is encouraged. Indicators include:**

(1) *Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.*

University Park already includes 674 residential housing units, 274 more than were originally programmed and required, and the 300 Massachusetts Avenue building is essentially replacing non-residential entitlements that were given up to support this expanded program. The Project site does not abut a residential zoning district, and does not include the construction of additional housing on-site. As noted in item (2) below, however, 300 Massachusetts Avenue will still generate a number of benefits related to affordable housing in the City of Cambridge.

(2) *Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle income units is encouraged.*

The original University Park entitlements called for 150 low and moderate income units within the 400 units programmed for the project as a whole. University Park today includes 168 low and moderate income units, so this objective has already been achieved. In connection with the approval of the zoning amendment incorporating the 300 Massachusetts Avenue site into the CRDD, the proponent made a number of additional commitments related to affordable housing, including:

- a) An extension of the time period that the existing affordable units – including the 18 units that are over and above the original baseline requirement - will remain affordable from the original 30 year commitment to the expiration of the ground leases by which Forest City controls the land (approximately 75 years in total);

- b) An agreement to administer the existing University Park affordable units in accordance with the standards currently applicable in the City of Cambridge as set forth in Section 11.200 of the zoning ordinance, which standards were not in place when the units were originally developed; and
- c) A commitment to construct or cause the creation of an additional twenty five (25) units of affordable housing in the City of Cambridge within seven (7) years of securing a certificate of occupancy for 300 Massachusetts Avenue.

***19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:***

*(1) On large-parcel commercial developments, publicly beneficial open space is provided.*

300 Massachusetts Avenue is a part of University Park at MIT, an expansive mixed use campus that was developed with approximately 180,000 square feet of open space, including more than 100,000 square feet that is formally dedicated as Publicly Beneficial Open Space, fully available to and for the benefit of residents of the City of Cambridge.

*(2) Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.*

300 Massachusetts Avenue will itself provide or enhance several kinds of open space, including:

- a) A new pocket park at the corner of Green and Blanche Streets, which will enhance the entries of all the adjacent uses including Star Market, the Meridien Hotel and 300 Massachusetts Avenue itself;
- b) An enhanced pedestrian experience for Blanche Street, which is a public way that will be converted into a shared street providing enhanced pedestrian and bicycle access from Massachusetts Avenue to Star Market and the Meridien Hotel, while also supporting the service requirements of the two adjacent buildings in the most discrete manner and location possible.
- b) An outdoor seating area of roughly 1,000 square feet associated with the retail/restaurant space at Massachusetts Avenue and Blanche Street, which will provide three-season vitality both day and night and enables a more visually interesting streetscape year-round;
- c) A five foot set-back of the retail storefronts along the entire eastern end of the building, which will enable outdoor seating of a more casual nature to support these retail establishments as well; and

*(3) A wider range of open space activities than presently found in the abutting area is provided.*

As noted above, the open spaces to be provided with 300 Massachusetts Avenue will support a wider range of space activities than is currently found on this site at present.

## **Supplemental Guidance Regarding Area-Specific Urban Design Guidelines**

Section 15.37 of the Ordinance contains language offering guidance to the Planning Board with respect to certain Area-specific urban design guideline documents that may be considered in conducting a Large Project Review for a site that falls within both CRDD and the Central Square Overlay District, which reads as follows:

*Where applicable, the Planning Board shall be guided by the objectives and criteria contained in the publications “Central Square Action Plan”, City of Cambridge, November 1987, and “Central Square Development Guidelines”, June 1989, and by any relevant zoning or planning studies subsequently undertaken by or on behalf of the City. To the extent any provision in these documents is in conflict with the Design Guidelines for the Cambridgeport Revitalization Development District (“CRDD”) the Planning Board shall determine which guideline is the most appropriate to be considered in the Large Project Development Consultation.*

In addition to the three documents referenced above, on November 28, 2012, the City received from the Central Square Advisory Committee (the “C2A”, a 21 member committee appointed by the City Manager and comprised of residents, property owners, business owners, institutions, non-profits and individuals who care greatly about the future of Central Square) a new design review tool entitled “Central Square Design Guidelines” together with a companion planning document, the “Central Square Plan 2012” According to the “Purpose” section of the Design Guidelines document:

*The Central Square Design Guidelines have been compiled to assist residents, property owners, developers, businesses, the City and other stakeholders in reviewing proposed development projects within the Central Square Overlay District. These Guidelines, in conjunction with the Central Square Plan, 2012, will establish the criteria by which development consultation review and review of applications for special permits and variances will be conducted.*

While all of the various design guideline tools developed over time may have continued relevance, we suggest that the two documents that are most directly on point today include the Central Square Design Guidelines 2012, which reflect the most current assessment of planning objectives for this district, and the original CRDD Design Guidelines that have helped shape development throughout University Park since this award-winning urban campus was launched. While it is impractical in this narrative to replicate the entire text of these design guidelines, we are summarizing below some of the key relevant objectives of each tool, and briefly highlighting how the design of 300 Massachusetts Avenue addresses the goal.

### **Central Square Design Guidelines 2012**

#### *a. Streets and Sidewalks*

- a) Goal: Establish Massachusetts Avenue as a great public space through the uses of active ground floor uses. Nearly the entire length of the Project along Massachusetts Avenue is dedicated to retail and other active uses.*

b) *Goal: Enhance the street network to make walking more convenient, safe and fun.* This stretch of Massachusetts Avenue, and the adjacent Blanche Street, is currently populated by old and fairly decrepit buildings, including several service uses that bring no activity to the pedestrian realm. The Project will substantially enhance the pedestrian experience along both of these streets, with new retail uses, street furniture, an improved pedestrian link back to Green Street and Star Market. Storefronts will generally be highly transparent to lend light and vitality to the streetscape.

b. *Integrating Buildings with Public Places*

a) *Goal: Create new outdoor and/or indoor gathering places.* 300 Massachusetts Ave will create a new public place at the intersection of Green and Blanche Streets, where a new pocket park will enliven and soften the immediate area for all patrons of Star Market, the Meridien Hotel and the Project itself.

c. *Active Ground Floor*

a) *Goal: Expand the public realm by expanding publicly accessible private spaces along sidewalks.* All of the retail space will feature transparent glazing and well-designed lighting to enliven the adjacent sidewalks. At Mass Ave and Blanche, an outdoor seating area will provide outdoor dining options for what is envisioned to be a restaurant in the adjacent retail space, bringing three-season life and vitality to the adjacent public sidewalks. An extra-wide storefront zone along the retail spaces on the east side of the building will bring similar benefits in a more casual manner along this stretch of sidewalk.

d. *Built Form*

a) *Height Goal: Variation of height within the height range of the overall context of surrounding properties is encouraged.* This goal is a key design principle for 300 Massachusetts Avenue, as much of the streetwall is maintained at a 65' building height that is slightly below the height of the adjacent building at 350 Massachusetts Avenue, while the important "feature corner" and other stepped-back areas of the building are at 95', just below the height of the historic NECCO building half a block away. These heights are consistent with the diagrams provided within the Design Guidelines document.

b) *Massing Goal: Building fronts should maintain a strong linear edge along Massachusetts Avenue, building to an adjacent common wall with adjacent structures, while occasional setbacks to accommodate outdoor dining or retail sales are encouraged.* 300 Massachusetts Avenue accomplishes all of these objectives, with a strong linear presence, a common party wall that by design is set back from the street to match the existing façade of Random Hall, and spaces designed to accommodate outdoor dining and/or features that could enhance retail sales.

c) *Building Façade Goal: New projects should be conceived with enduring and durable qualities, as strong contributors to the liveliness of the Square with ground floors that engage the interest of pedestrians, and in such a manner that the Square will reflect a diverse set of architectural statements presented over a century or more.* 300

Massachusetts Avenue seeks to achieve all of these objectives, presenting a clean, crisp design integrating high quality materials in a well-conceived manner. The ground floor is designed to engage the interest of pedestrians, and this will be reinforced by flexibility granted to different retailers to help shape their individual storefronts. The building entry is presented as a two story element, reinforcing it's different role relative to the retail spaces and enhancing the variety of the streetwall.

e. *Parking and Service Areas*

a) *Goal: Screen off-street parking and service areas wherever possible.* Off Street parking for 300 Massachusetts will be provided in an existing and well-screened parking garage, meaning that no portion of this building need be given over to parking or parking access. All service areas are contained within the building, and have been laid out in a manner that minimizes their impact on the public street-walls to the greatest degree possible.

**University Park at MIT (CRDD) Urban Design Guidelines, 1988**

This document has been the “design bible” that has guided Forest City, its architects and planners, and the Planning Board in shaping the campus and its buildings since the enabling documents were established in 1988. Much of the document is devoted to the implementation of the Park master plan at a broader scale, which is now complete, and this discussion will be limited to assessing some of the key building design elements in the Guidelines that may still have relevance, particularly those related to the Building Wall. Streetscape treatments for 300 Massachusetts Avenue will be designed to be consistent with the patterns established by these Guidelines, and by the City CDD and DPW through their improvement program along Massachusetts Avenue. It should be noted that as University Park reached its later stages of development, some of the specific requirements for building wall treatments were “relaxed” through the informal consensus of the developer, the architects and the Planning Board, to enable more diversity in architectural style and treatment as a counterpoint to the fairly traditional context established by the earlier buildings.

a. *Façade Guidelines: Facades should generally be composed with a “base, middle, top” hierarchy, while distinctive corner and entry treatments may differ from these guidelines in enhance the building façade.* 300 Massachusetts Avenue respects this philosophy, with a base element that is focused on creating an active, lively and generally glassy zone, a middle that is mostly terracotta with discrete window openings, and a top that in most areas is set back and again composed of glass to lighten the overall effect. The corner at Massachusetts Avenue and Blanche, which is the building component that is most visible from Lafayette Square, and the building entries receive a distinctive treatment designed to enhance their unique importance and enhance the rich complexity of the massing.

- b. *Windows Guideline: The interplay of walls and windows help define space, and therefore windows should be discrete rather than linear and “strip” windows should be avoided. Glazed curtainwall with strong surface quality and vertical continuity can also be incorporated.* The design of 300 Massachusetts Avenue is strongly rooted in the interplay between more solid “punched opening” wall surfaces and glass curtainwall, with the former used to shape the facades that primarily define the streetwall, within the 65 foot contextual datum of Central Square, and the latter used to highlight important elements and differentiate the expression of the building above the 65 foot datum.
- a. *Materials Guideline: Brick or stone masonry shall be used as a major façade material.* 300 Massachusetts Avenue seeks to respect and interpret this guideline in a contemporary manner, using terra cotta as the primary “solid” element against which curtainwall is used as a counterpoint.

## **VI. SEWER SERVICE INFRASTRUCTURE NARRATIVE**

The sanitary sewage from the Project will be collected and discharged into existing sewer mains on Massachusetts Ave and Blanche Street. The Applicant and its design team are working with the City to coordinate the new sanitary connections and locations.

The project will generate more wastewater flow than the businesses that currently operate in the seven (7) separate buildings that make up the project site. Based on 314 CMR7.00, the Commonwealth’s Sewer System Extension and Connection Permit Program, the proposed building and uses will generate approximately 34,032 gallons per day (GPD) as shown in the table provided on the following page. The existing buildings and uses generate approximately 13,707 GPD, which is a net increase of 20,325 GPD. The threshold for a MA DEP Sewer Connection permit is 50,000 GPD, so no state permit is required.

	Unit Area (SF)	DEP Category	Rate* (GPD/SF)	Total GPDs
Office\Lab	264,837	Office/Lab	0.075	19,863
Retail A	3,016	Dry Goods	0.050	151
Retail B	1,779	Dry Goods	0.050	89
Office First Floor	3,529	Office	0.075	<u>265</u>
				<b>20,367</b>
	Unit Seats	DEP Category	Rate (GPD/Seat)	Totals
Restaurant A	183	Restaurant	35	6,405
Restaurant B	132	Restaurant	35	4,620
Restaurant C	132	Restaurant, fast Food	20	2,640
				<b>13,665</b>
			<b>New Flow</b>	<b>34,032</b>
			<b>Existing Sewer Flow</b>	<b>13,707</b>
			<b>Net New Sewer Flow</b>	<b>20,325</b>
<b>* 314 CMR7.00 Sewer System Extension and Connection Permit Program</b>				

The City's inflow/infiltration (I/I) mitigation requirements do not apply to this Project because it does not require a Sewer Connection permit and it is not located within either of the two City areas, where mitigation is required.

The proposed storm water management system has been designed to comply with the City of Cambridge standards and the MA DEP Stormwater Management Policy for a new construction project. The stormwater from the project will be collected on the roof of the building and catch basins and landscape drains. The stormwater collected on the roof will be detained on the roof using a "blue roof" system. This system temporarily detains a portion of the stormwater on the roof of the building to reduce the peak rate of stormwater to the City's stormwater system. In addition to the detention, the stormwater from the roof is directed to two underground infiltration systems to recharge the

groundwater and to provide a 65% reduction in phosphorus. The infiltration system consists of pre-cast concrete chambers located under two exterior plaza areas.

## **VII. WATER SERVICE INFRASTRUCTURE NARRATIVE**

The domestic water estimate for the Project is based on the projected approximate daily wastewater flow for the project. Per 314 CMR7.00, wastewater flow for office/lab and retail is based on area (square feet) and restaurants are based on the number of seats. As shown in Table XX above the approximate demand for water is 34,032 gallons per day (GPD). The existing buildings use approximately 13,707 GPD, which is a net increase of 20,325 GPD of water demand.

Based on record plans and discussions with the Cambridge Water Department, water to the site is to be provided by new services to a 12" main in Massachusetts Avenue and a 12" main in Green Street. Prior to construction hydrant flow tests will be completed to verify adequate flow and pressure for the building's sprinkler system.

## **VIII. NOISE MITIGATION NARRATIVE**

300 Massachusetts Avenue will be designed to meet two separate sets of noise mitigation criteria: the Cambridge Noise Control Ordinance, and the separate (and generally more stringent) requirement applicable in the CRDD as set forth in Section 15.23.2 of the Zoning Ordinance, which requires that *"Any noise, vibration or flashing shall not be normally perceptible without instruments at a distance of one hundred (100) feet from the premises"*. To address these standards, sound emanating from the Project's mechanical equipment will be managed and minimized by adopting the best available and feasible practices regarding the location and sizing of equipment, selecting appropriate equipment, and implementing sound attenuation measures as needed to meet the requirements identified above.

Most of the building mechanical equipment, including air handling units, chillers, boilers and emergency or stand by generators, will be located inside an enclosed mechanical penthouse. The cooling towers, which must be outdoors and do require access to air flow, have been intentionally located on the side of the building proximate to an adjacent commercial use, the office building at 350 Massachusetts Avenue, and will be shielded behind a louvered screen wall. Exhaust fans, which also require access to free air flow in order to ensure proper disbursement, will be located on the upper penthouse roof and will be fitted with appropriate noise attenuators. Other sorts of mitigation strategies, such as baffles and non-line-of-site air flow design, will be employed as necessary to ensure compliance.

## IX. LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) NARRATIVE

300 Massachusetts Avenue is registered in the U.S. Green Building Council's LEED 2009 Core & Shell (LEED-CS) program and is planned to achieve LEED Gold Certification.

The project team anticipates filing for a Preliminary Design Review with the U.S. Green Building Council in the fall of 2013 and Final Design and Construction Review after completion of construction in late 2015.

The LEED-CS scorecard found below, and the narrative descriptions of each anticipated credit sought or under consideration that follow, document a preliminary analysis of the LEED prerequisites and credits anticipated based on the design at the Design Development Phase. Those credits listed in the "???" column represent objectives that we are still exploring or evaluating, and the final scorecard may indicate a slightly different allocation, but we are committed to securing sufficient credits to achieve a LEED Gold certification.

LEED 2009 for Core and Shell Development		Project Checklist		300 Massachusetts Avenue 5/3/2013				
<b>22</b>	<b>6</b>	<b>Sustainable Sites</b>	Possible Points: <b>28</b>	<b>6</b>	<b>1</b>	<b>Materials and Resources</b>	Possible Points: <b>13</b>	
Y	H	T		Y	H	T		
1			Prereq 1 Construction Activity Pollution Prevention	1	5		Prereq 1 Storage and Collection of Recyclables	
5			Credit 1 Site Selection	2			Credit 1 Building Reuse—Maintain Existing Walls, Floors, and Roof	
1			Credit 2 Development Density and Community Connectivity	1	1		Credit 2 Construction Waste Management	
6			Credit 3 Brownfield Redevelopment	2			Credit 3 Materials Reuse	
2			Credit 4.1 Alternative Transportation—Public Transportation Access	1	1		Credit 4 Recycled Content	
3			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1	1		Credit 5 Regional Materials	
2			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	1			Credit 6 Certified Wood	
1			Credit 4.4 Alternative Transportation—Parking Capacity					
1			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			Credit 9 Tenant Design and Construction Guidelines					
<b>4</b>	<b>4</b>	<b>2</b>	<b>Water Efficiency</b>	Possible Points: <b>10</b>	<b>10</b>	<b>2</b>	<b>Indoor Environmental Quality</b>	Possible Points: <b>12</b>
Y	H	T		Y	H	T		
2	2		Prereq 1 Water Use Reduction—20% Reduction	1			Prereq 1 Minimum Indoor Air Quality Performance	
2	2		Credit 1 Water Efficient Landscaping	1			Prereq 2 Environmental Tobacco Smoke (ETS) Control	
2	2		Credit 2 Innovative Wastewater Technologies	1			Credit 1 Outdoor Air Delivery Monitoring	
2	2		Credit 3 Water Use Reduction	1			Credit 2 Increased Ventilation	
				1			Credit 3 Construction IAQ Management Plan—During Construction	
				1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants	
				1			Credit 4.2 Low-Emitting Materials—Paints and Sealants	
				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 Controllability of Systems—Thermal Comfort	
				1			Credit 7 Thermal Comfort—Design	
				1			Credit 8.1 Daylight and Views—Daylight	
				1			Credit 8.2 Daylight and Views—Views	
<b>14</b>	<b>14</b>	<b>9</b>	<b>Energy and Atmosphere</b>	Possible Points: <b>37</b>	<b>6</b>	<b>0</b>	<b>Innovation and Design Process</b>	Possible Points: <b>6</b>
Y	H	T		Y	H	T		
7	10	4	Prereq 1 Fundamental Commissioning of Building Energy Systems	1			Credit 1.1 Exemplary Performance	
4			Prereq 2 Minimum Energy Performance	1			Credit 1.2 Exemplary Performance	
2			Prereq 3 Fundamental Refrigerant Management	1			Credit 1.3 Exemplary Performance	
4			Credit 1 Optimize Energy Performance	1			Credit 1.4 Innovation in Design	
2			Credit 2 On-Site Renewable Energy	1			Credit 1.5 Innovation in Design	
2			Credit 3 Enhanced Commissioning	1			Credit 2 LEED Accredited Professional	
2			Credit 4 Enhanced Refrigerant Management					
3			Credit 5.1 Measurement and Verification—Base Building					
3			Credit 5.2 Measurement and Verification—Tenant Submetering					
2			Credit 6 Green Power					
<b>3</b>	<b>1</b>	<b>0</b>	<b>Regional Priority Credits</b>	Possible Points: <b>4</b>				
1			Credit 1.1 S503 Brownfield Redevelopment					
1			Credit 1.2 S506.1 Stormwater Design - Quantity Control					
1			Credit 1.3 S507.2 Heat Island Effect Roof					
1			Credit 1.4					
<b>65</b>	<b>33</b>	<b>12</b>	<b>Total</b>	Possible Points: <b>110</b>				
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110								

## Sustainable Sites

SSp1	Construction Activity Pollution Prevention	A project-specific erosion and sedimentation control plan will be created and monitored with the objective of preventing loss of soil during construction, sedimentation of storm sewers, and pollution of the air with dust and particulate matter.
SSc1	Site Selection	The 300 Massachusetts Avenue site is not Prime Farmland, not less than five feet above the FEMA 100-year floodplain, not designated as habitat for endangered species, and not in proximity to wetlands or water bodies, or parkland.
SSc2	Development Density and Community Connectivity	The 300 Massachusetts Avenue site is in a dense urban Cambridge neighborhood, was previously developed, is adjacent to residential areas, and is close to many basic services, all connected with pedestrian and bicycle access. This project has a walk score of 85 which is “Very Walkable”.
SSc3	Brownfield Development	An ASTM E1903-97 Phase II Environmental Site Assessment will confirm specific contamination present on site. Remediation efforts will be documented.
SSc4.1	Alternative Transportation - Public Transportation Analysis	The 300 Massachusetts Avenue site 0.3 miles from the Central Square MBTA station, and near many bus lines.
SSc4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	A secure bicycle storage room inside the building (see Transit, ACCESS & Service plan at Volume 2 page 6) will provide 49 secure bicycle rack spaces for full-time building occupants. Locker/changing rooms, with a total of six showers, are immediately adjacent to the bicycle storage room. In addition, bike racks on the sidewalk directly in front of the building and retail store entrances will provide 25 secure bicycle rack spaces for transient building users.
SSc4.4	Alternative Transportation - Parking Capacity	No new parking will be constructed for this project, which will utilize existing capacity.
SSc6.1	Stormwater Design – Quantity Control	The proposed stormwater management design will reduce the 2-year runoff volume from the project site by no less than 25% as required. This is achieved through increased pervious area, and two underground infiltration systems. Our calculations indicate that the current design would provide a 34% volume reduction (0.195 acre-feet as compared to the 2-year pre-

development runoff volume of 0.297 acre-feet).

SSc6.2	Stormwater Design – Quality Control	The proposed storm water management design will remove a minimum 80% of total suspended solids, and will provide 65% reduction of total phosphorus in compliance with the total maximum daily load requirements for the Lower Charles River Basin as adopted by the USEPA. The design will collect and treat 100% of runoff from the site. Water treatment will be provided by deep-sump pretreatment manholes and routing through one of two infiltration systems prior to discharge from the property.
SSc7.2	Heat Island Effect – Roof	The solar reflectance index on the light-colored and reflective low low-sloped roofing, which cover more than 75% of the overall building roof surface, will exceed 78. The roofs will be designed so that tenants can potentially later install vegetated roofs.
SSc8	Light Pollution Reduction	Input power to all nonemergency interior light fixtures will be reduced by at least 50% between 11PM and 5AM (with the exception of an allowable 30 minute override). Exterior lighting power densities will be below the ASSI/ASHRAE/IESNA Standard 90.1-2007 for Lighting Zone 4 (high-activity commercial districts in major metropolitan areas) considering allowable light trespass on the three sides of the site abutting public ways.
SSc9	Tenant Design and Construction Guidelines	Tenant design and construction guidelines – differentiated by use for office/lab and for retail - will be issued to all building tenants to educate tenants about implementing sustainable design and construction features in their tenant improvement fit-out. These guidelines will encourage building tenants to earn LEED-CI Certification for their interior fit-out.

### **Water Efficiency**

WEp1	Water Use Reduction – 20% Reduction	Water-efficient plumbing fixtures will reduce domestic water use by at least 30% below the LEED water use baseline. (In addition, see WEc3 below.)
WEc1	Water Efficient Landscaping	Plant selection and an efficient irrigation system will reduce the potable water used for irrigation by at least 50% from a calculated midsummer baseline case. Forest City is also considering options to capture rainwater and/or condensate for all irrigation water.

WEc3 Water use Reduction Water-efficient plumbing fixtures will reduce domestic water use by at least 30% below the LEED water use baseline.

### Energy and Atmosphere

EAP1 Fundamental Commissioning of Building Energy Systems A Third-party Commissioning Agent will review and comment on the project Owner’s Requirements, Basis of Design, and draft Construction Documents, develop and implement a Commissioning Plan for the building HVAC, plumbing, and lighting systems, review construction submittals, and then issue a summary Commissioning Report. In addition, the Commissioning Agent will participate in training for the building operational staff. (See EAc3 below.)

EAP2 Minimum Energy Performance An energy model (calculated according to the building performance method described in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007) will describe how an energy-efficient building envelope and base building mechanical systems will reduce the building performance rating by at least 20% below the baseline building performance rating. (See EAc1 below.) Forest City is also working with the building tenant and exploring additional energy conservation measures for the tenant fit-out.

EAP3 Fundamental Refrigerant Management Building refrigerants will be selected to minimize the emission of compounds that contribute to ozone depletion and global climate change. Building refrigerants will not exceed maximum threshold allowances for contributions to ozone depletion and global warming potential. (See EAc4 below.)

EAC1 Optimize Energy Performance An energy model (calculated according to the building performance method described in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007) will describe how an energy-efficient building envelope and base building mechanical systems will reduce the building performance rating by at least 20% below the baseline building performance rating. Forest City is also working with the building tenant and exploring additional energy conservation measures for the tenant fit-out.

EAc3 Enhanced Commissioning A Third-party Commissioning Agent will review and comment on the project Owner’s Requirements, Basis of Design, and draft Construction Documents, develop and implement a Commissioning Plan for the building HVAC, plumbing, and lighting systems, review construction submittals, and then issue

a summary Commissioning Report. In addition, the Commissioning Agent will participate in training for the building operational staff.

EAC4	Enhanced Refrigerant Management	Building refrigerants will be selected to minimize the emission of compounds that contribute to ozone depletion and global climate change. Building refrigerants will not exceed maximum threshold allowances for contributions to ozone depletion and global warming potential.
EAC5.1	Measurement and Verification – Base Building	A measurement and verification plan will assist Forest City with efficiently operating base building systems.
EAC5.2	Measurement and Verification – Tenant Sub-metering	Forest City is working with the building tenant and exploring options for tenant sub-metering.
EAC6	Green Power	Forest City will engage in a contract to provide at least 35% of the building’s electricity from renewable sources for at least two years, or to purchase an equivalent amount of Renewable Energy Credits.

#### **Materials and Resources**

MRp1	Storage and Collection of Recyclables	A 500 SF Recycling Staging Room at the building loading dock (see Transit, Access & Services plan at volume 2 page 6) will support a building-wide recycling program for paper, corrugated cardboard, glass, plastic, and metal.
MRC2	Construction Waste Management	At least 75% of the construction and demolition debris will be diverted from landfill and incineration facilities and redirected instead for recycling to the manufacturing process and reusable materials to appropriate sites.
MRC4	Recycled Content	The project will be constructed with at least 20% recycled content. The specific procurement plan to achieve this goal will be developed in conjunction with our contractor. Based on past similar project experience we expect that construction materials with recycled content may include concrete, steel, and glass and aluminum curtain wall components.
MRC5	Regional Materials	The project will be constructed with at least 10% regional materials. The specific procurement plan to achieve this goal will be developed in conjunction with our contractor. Based on past similar project experience expect that regional construction materials may include concrete, steel, and glass and aluminum

curtain wall components, and others yet to be determined.

MRc6 Certified Wood

At least 50% of the wood products use in the construction of the building will be certified in accordance with the Forest Stewardship Council's Principles and Criteria for Wood Building Components.

### Indoor Environmental Quality

IEQp1 Minimum Indoor Air Quality Performance

Building HVAC systems will meet the minimum requirements of Sections 4 through 7 of ASHRAE Standard 62.1-2007 - Ventilation for Acceptable Indoor Air Quality, based on anticipated future tenant requirements.

IEQp2 Environmental Tobacco Smoke (ETS) Control

Smoking will be prohibited inside the building and within 25 feet of building entrances and outdoor air intakes.

IEQc1 Outdoor Air Delivery Monitoring

HVAC systems will include permanent CO2 level monitoring systems.

IEQc2 Increased Ventilation

Building HVAC systems will provide breathing zone outdoor ventilation rates at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007 - Ventilation for Acceptable Indoor Air Quality.

IEQc3 Construction IAQ Management Plan – During Construction

An indoor air quality plan during construction will require the builder to follow industry best-practices such as SMACNA IAQ Guidelines for Occupied Buildings Under Construction, protecting absorptive materials stored on site from moisture damage, and replacing air-handling equipment media prior to occupancy.

IEQc4.1 Low Emitting Materials - Adhesives and Sealants

Low-emitting adhesives and sealants will be specified.

IEQc4.2 Low Emitting Materials - Paints and Coatings

Low-emitting paints and coatings will be specified.

IEQc4.3 Low Emitting Materials - Flooring Systems

Low-emitting flooring systems will be specified.

IEQc4.4 Low Emitting Materials - Composite Wood and

Low-emitting composite wood and agrifiber products will be specified.

Agrifiber Products

IEQc5	Indoor Chemical and Pollutant Source control	The building design will minimize the entry of pollutants into the building with 10' long permanent entryway walk-off systems at all regularly used building entrances, full height partitions, door closers, and appropriate ventilation at all spaces where hazardous chemical or gasses may be present, and filtration media of MERV 13 or higher on all air-handling equipment.
IEQc7	Thermal Comfort - Design	The design of the building envelope and HVAC systems will allow tenants to meet the requirements of ASHRAE 55-2004 – Thermal Environmental Conditions for Human Occupancy.
IEQc8.2	Daylight and Views - Views	The design of the building envelope and floor plate will allow tenants to design their fit-out with a direct line of sight to the outdoors for as much as 98% of all regularly occupied interior areas. Tenants will be encouraged, via the Tenant Design and Construction Guidelines (see Credits SSc9) to design their interior spaces with minimal partitioning separating occupants from the windows, interior glass partitions, and low furniture and workstations.

**Innovation and Design Process**

IDPc1.1 1.2&1.3	Exemplary Performance	<p>The project will target three points for Exemplary Performance.</p> <p>Options under consideration include:</p> <ul style="list-style-type: none"><li>• SSc2 - The density within this area = 131,628 sf/acre which exceeds the 120,000 sf/acre required for Exemplary Performance.</li><li>• SSc4.1 - Comprehensive Transportation Management Plan</li><li>• SSc6.1 &amp; 6.2 - Comprehensive approach to and elevated performance in the capture and treatment of stormwater runoff</li><li>• EAc6 - Purchase 70% (vs 35% for EAc6) from renewable sources for at least two years.</li><li>• MRc2- Divert 95% (vs 75% for MRc2) of C&amp;D debris for recycling.</li></ul>
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- MRc6 – Build with 95% (vs 50% for MRc6) Certified Wood products.

IDPc1.4 Innovation in Design  
& 1.5

The project will target two points for Innovation in Design. Options under consideration include:

- Building Envelope Commissioning with a third-party commissioning agent to verify the performance of the building envelope
- Creation of an Educational Outreach Program that will educate tenants and future building visitors about the sustainability design program.

IDPc2

The project team includes several LEED Accredited Professionals.

**Regional Priority Credits**

RPc1.1 Regional Priority Credit SSc3 Earned with SSc3.

RPc1.2 Regional Priority Credit SSc1 Earned with SSc6.1.

RPc1.3 Regional Priority Credit SSc7.2 Earned with SSc7.2.

**X. TREE STUDY**

A Tree Study, included herein on the following pages, has been prepared and submitted in accordance with the requirements of the Tree Protection Ordinance of the City of Cambridge, and as confirmed below, has been accepted and certified as complete by the City Arborist.

**Calkins, Peter**

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**Subject:** RE: 300 Massachusetts Ave. Project  
**Expires:** Sunday, November 17, 2013 12:00 AM

**From:** "Lefcourt, David" <dlefcourt@cambridgema.gov>  
**To:** Joseph Oliveira <joo@sherwoodcd.com>  
**Cc:** "Paden, Liza" <lpaden@cambridgema.gov>  
**Sent:** Wednesday, May 8, 2013 7:46 PM  
**Subject:** RE: 300 Massachusetts Ave. Project

Hi Joseph,

Based on the plans you submitted to me, you have satisfied the requirements of the Tree Ordinance.

In regards to the proposed street tree plantings, can we meet to discuss? I have a couple questions. We can meet on site. Please let me know what your availability is for this week and next.

Thanks,

David Lefcourt  
ISA Certified Municipal Specialist, MCA, MCLP  
City Arborist/Tree Warden  
City of Cambridge DPW  
147 Hampshire Street  
Cambridge, MA 02139  
617-349-6433 - Desk  
617-349-4881 - Fax

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**From:** Joseph Oliveira [<mailto:joo@sherwoodcd.com>]  
**Sent:** Monday, May 06, 2013 2:53 PM  
**To:** Lefcourt, David  
**Subject:** 300 Massachusetts Ave. Project

Hi David,

I'm just following up to make sure that the Tree Study package I dropped off last week had everything that you needed. If there's anything more that you need on that, please let me know so that I can get it over to you ASAP. I don't want to hold up the Chapt. 19 Zoning process.

Thanks

Joseph Oliveira, P.E., LEED AP  
Civil Engineer, Certified Arborist - MCA, ISA  
Sherwood Consulting & Design, LLC  
(617)960-6096



April 30, 2013

David Lefcourt, City Arborist  
Cambridge Department of Public Works  
147 Hampshire Street  
Cambridge, MA 02139

Re: Tree Study - 300 Massachusetts Avenue building development project

Dear David:

As follow up to our previous discussions about this project, we are now submitting this letter with enclosed plans in compliance with the Tree Study requirement of the Chapt. 19 Zoning Ordinance. The Chapt. 19 zoning application for the project is scheduled to be submitted within the next two weeks, and so we would like to request your review of this material and written certification of compliance with the Cambridge Tree Protection Ordinance.

We have performed a survey within the existing property boundary (see Figure 1 enclosed), and determined that there is a single 22" DBH Tree of Heaven located on the property. This is a weed tree growing from a crack in the pavement up against an existing building in the alley directly behind the Thailand Café. This tree will be removed during construction. In order to mitigate the removal of the existing tree, the project proposes to install five River Birches and one Kousa Dogwood at a planted plaza at the corner of Blanche and Green Street as shown on the enclosed Planting Plan L-102. The sum of proposed DBH's in the proposed design is more than 29" (5 River Birches at 5.25" Min. plus 1 Kousa Dogwood at 3" Min.).

Additional plantings on the project, not counting towards the matching DBH requirement, include numerous shrub beds and planters, 3 new street trees on Green Street, and replacing 4 existing small challenged street trees on Massachusetts Avenue with 8 larger new Red Maples with greatly improved planting bed details.

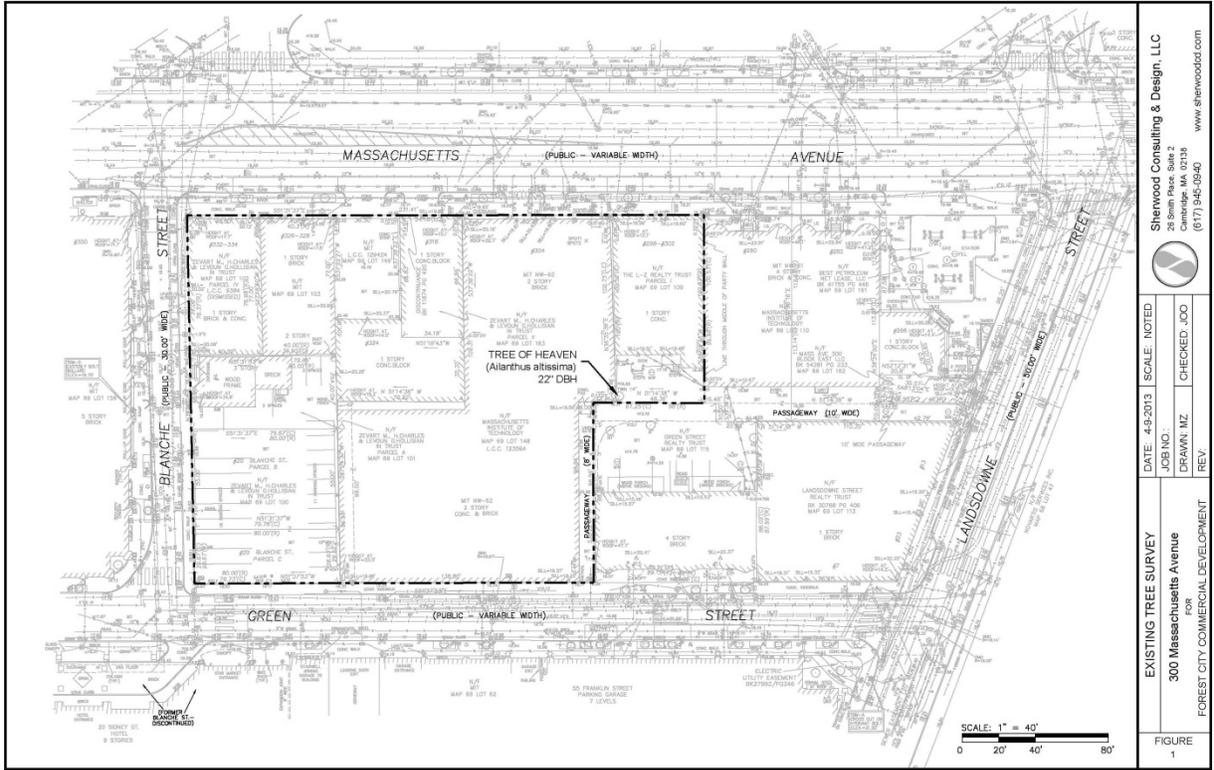
Please contact me at (617) 960-6096 with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "JOSEPH OLIVEIRA".

Joseph Oliveira, MCA, ISA  
Certified Arborist



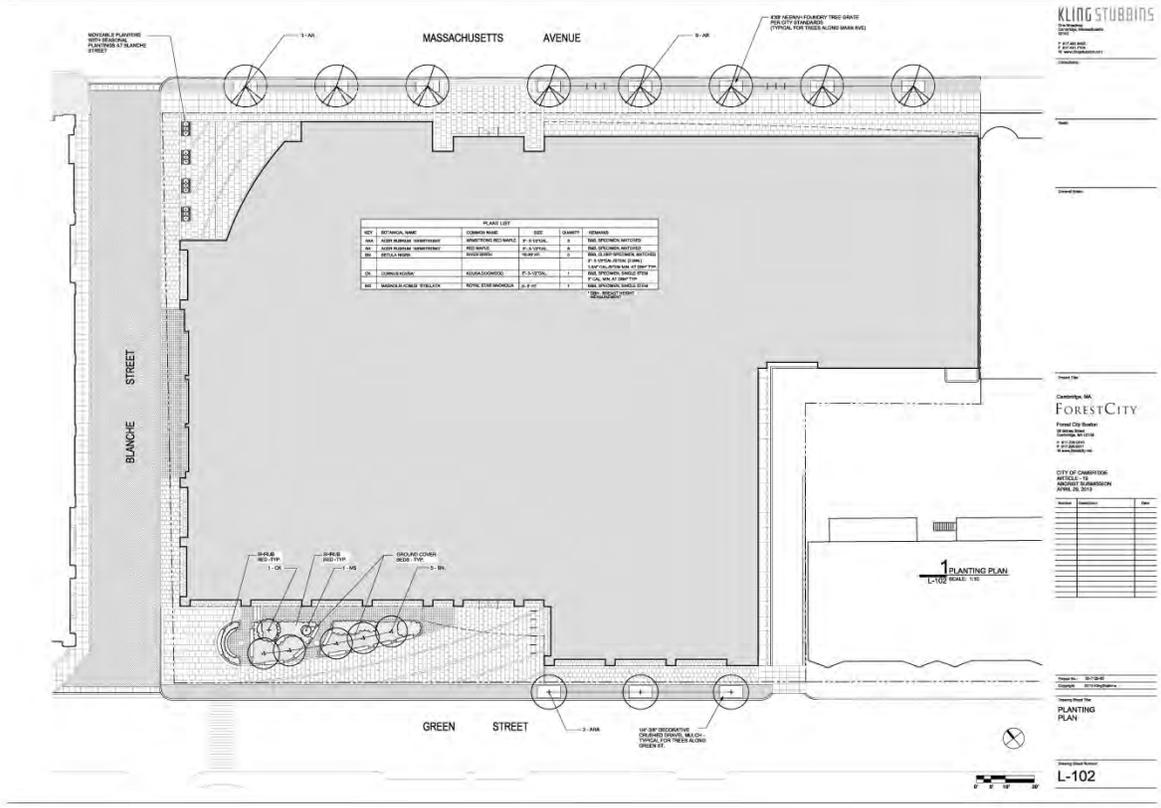


**Sherwood Consulting & Design, LLC**  
 28 Smith Place, Suite 2  
 Cambridge, MA 02138  
 (617) 542-0840  
 www.sherwood.com

DATE: 4-9-2013	SCALE: NOTED
JOB NO.:	CHECKED: JCO
DRAWN: MZ	REV:

**EXISTING TREE SURVEY**  
 FOR  
**300 Massachusetts Avenue**  
 FOREST CITY COMMERCIAL DEVELOPMENT

FIGURE  
 1



## **XI. TRAFFIC IMPACT STUDY**

A Traffic Impact Study (“TIS”) for the Project has been prepared on behalf of the applicant by VHB / Vanasse Hangen Brustlin, Inc. and submitted to the Cambridge Department of Traffic, Parking & Transportation on May 20, 2013. As described in the Project’s TIS submitted to TP&T, the Project is expected to have minimal impacts on traffic and will not cause congestion, hazard or substantial change to the established neighborhood character. The TIS indicated that the Project is expected to have 6 exceedences of Planning Board criteria out of 239 data entries.

In addition to the criteria typically considered by the Planning Board in connection with special permit applications, the TIS also includes analysis conducted in accordance with 1988 “Agreement for Traffic Mitigation” between the City of Cambridge and Forest City. This agreement established a 1,700 trip evening peak hour vehicle trip threshold for the full build-out of University Park. As the 300 Massachusetts Avenue Project site is now included within CRDD, TP&T requested that the Mitigation Agreement analysis be updated to demonstrate that the current uses at University Park and the projected uses at 300 Massachusetts Avenue will not generate more than 1,700 evening peak hour vehicle trips. The analysis undertaken in May, 2013 indicates that taken together, the existing University Park uses and the projected uses at 300 Massachusetts Avenue will result in 1,148 vehicle trips in the evening peak hour, far less than the 1,700 evening peak hour trip threshold.

## **XI. CONCLUSION**

As the information presented above demonstrates, this Project is an important and urbanistically appropriate building that will bring substantial benefits to this important but historically neglected stretch of the Massachusetts Avenue corridor east of Lafayette Square. It brings new retail activity and street life, while supporting job creation and the continued growth of the life science industry, which is so vitally important to the Cambridge economy. The design of the Project is highly compliant with the recently-developed Central Square Design Guidelines, and will enhance one of the important pedestrian access routes to the Star Market supermarket. The Project will utilize existing parking capacity with no need to construct new parking spaces, and will have no material adverse impact on traffic patterns within the City. The construction of 300 Massachusetts Avenue will enhance stormwater management while not adding undue burden to the City’s sanitary or water systems, will be designed to very high standards of noise mitigation, and from a sustainability perspective will be the first building in the Central Square area to be certified LEED Gold.

In short, 300 Massachusetts Avenue furthers the objectives of the Zoning Ordinance and applicable area planning studies in a number of significant ways. Accordingly, the Applicant respectfully requests that the Planning Board find that the Project satisfies all applicable requirements of the Ordinance with the granting of the requested Large Project Review Special Permit.