

80 First Street

Design Review – Condition Response Chart

The following chart identifies where within the enclosed package of materials each of the various Design Review submittal requirements are satisfied, which requirements are set forth in Condition 4 of the PB #364 Decision dated February 17, 2021.

Condition	Requirement	Location within Enclosed Package
4.a.i.	A dimensional form describing the Gross Floor Area, building height, setbacks, size of open space, and vehicular and bicycle parking spaces, as well as cumulative dimensional information for all development approved in this PUD, that has been previously constructed or has received final design review approval from the Planning Board.	See Table 1.
4.a.ii.	A description of all uses intended to be located within the new or renovated buildings.	See Narrative, Project Summary and Ground Floor Uses and Activation (page 2) and Exhibits 5-14.
4.a.iii.	A Site Development Plan, revised as necessary, showing the proposed boundary lines for the subject building site and other building sites within the PUD.	See Exhibit 1.
4.a.iv.	A site plan (or plans) of the entire building site illustrating, in detail: <ul style="list-style-type: none">• Landscape features including hardscape and vegetated surfaces, trees and other plantings, outdoor furniture, outdoor lighting, bicycle parking, activity spaces, public art, signage and wayfinding, and any other design elements.• Conceptual plans for all roadways or sidewalks adjacent to the building site, including any planned changes approved or to be approved in the future by City departments.• Circulation routes to, from and through the site for pedestrians, bicyclists, passenger vehicles and service or delivery vehicles.• The locations of all access and egress points for pedestrians, bicyclists, passenger vehicles and service or delivery vehicles	See Exhibits 4, 39-51, Publicly Beneficial Open Space (page 45) and Parking, Loading and Circulation (page 51).
4.a.v.	Scaled and dimensioned floor plans of each level of the proposed building.	See Exhibits 5-16.

4.a.vi.	A scaled and dimensioned roof plan, illustrating all features proposed to be located on the roof including the arrangement of any rooftop mechanical systems and enclosures, and any proposed lighting that will be visible from outside the building.	See Exhibits 15-17 and 33 and Narrative, Rooftop Penthouse (page 2).
4.a.vii.	Scaled and dimensioned elevations of each side of the proposed building with labels and descriptions of proposed exterior façade materials, which shall include any visible rooftop mechanical equipment, screening devices, exterior vents, lighting fixtures and other appurtenances, as well as focused elevations of each of the ground floor façades.	See Exhibits 20-26 and 28-31 and Narrative, Building Massing and Building Character and Materiality (page 2).
4.a.viii.	A signage plan showing the general locations and areas of all signage visible from the public way, including the general design characteristics of any wayfinding signage intended to serve the PUD as a whole.	See Exhibit 32.
4.a.ix.	A plan showing the locations and describing the general characteristics of proposed art installations.	N/A.
4.a.x.	Perspective views of the building site from significant vantage points, including public streets from which the building will be visible at a distance, as well as pedestrian views from all sides of the building to illustrate how the building will relate to the adjacent public realm.	See Exhibits 28 and 34-38.
4.a.xi.	The Green Building Review materials required to certify compliance with Condition #11 of this Decision, as set forth in that Condition.	See Building Sustainability/Green Building Review (page 62) and Exhibit 52.
4.a.xii.	A Noise Mitigation narrative and acoustical report prepared by a professional acoustical engineer, addressing the requirements in Section 13.107.2 and Condition #9 of this Decision.	See Noise Mitigation Study (pages 92-100).
4.a.xiii.	A Light Mitigation narrative for any building containing laboratory use, addressing the requirements in Section 13.107.3 and Condition #9 of this Decision.	See Narrative, Lighting (page 3) and Exhibit 33.
4.b.	In addition to presenting design drawings and illustrations, the Permittee shall present the following materials to the Planning Board at the design review meeting: <ul style="list-style-type: none"> i. A physical, contextual scale massing model of the proposed building and surrounding buildings. ii. Samples of materials to be employed for major elements of the building façade. 	These materials will be presented to the Planning Board at the design review meeting. Photos of materials are included in Exhibits 24-26.
4.c.	Publicly Beneficial Open Space located on a particular building site shall be reviewed and approved by the	See Exhibits 4-5, 28, and 39-42, and Publicly

	Planning Board as part of the design review process for each individual building site.	Beneficial Open Space (page 45).
4.h.	<p>City Department Review.</p> <p>i. Technical Standards. Design elements on a building site requiring technical review for compliance with City requirements or standards, such as parking facilities, bicycle parking facilities, loading facilities, bicycle and vehicular access and egress, public bicycle sharing stations, stormwater management systems and Green Building materials (per Section 22.20), shall be reviewed by applicable City departments (which may include CDD, TP&T, DPW, Electrical or Water Departments, or others) at a conceptual design stage prior to submission of materials for review by the Planning Board. Final plans shall be reviewed by City departments for compliance with applicable standards and requirements prior to issuance of a Building Permit.</p> <p>ii. Public Improvements. Before submitting a Design Review package to the Planning Board that includes the design of any public improvements, including but not limited to construction of public streets or infrastructure, the Permittee shall submit conceptual design drawings of such public improvements for review and comment by applicable City departments. Subsequent to Planning Board Design Review approval of a building site but prior to completing final construction drawings of any such public improvements, the Permittee shall prepare and submit 75% design drawings of such public improvements for review and comment by applicable City departments. All public improvements on City-owned property shall be subject to final approval by applicable City departments.</p>	See Narrative, Technical Standards and Public Improvement Requirements (page 3).
4.d. – 4.g., 4.i., 4.j.	Such provisions of Condition 4 do not set forth applicable submittal requirements and, therefore, are not detailed on this chart or in the attached package of materials.	N/A