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February 7, 2020

Erik Servies, AIA  
Senior Project Manager  
Redgate Real Estate Advisors, LLC  
265 Franklin Street, 6th Floor  
Boston, MA 02110

**Re: Pedestrian Wind Assessment  
MIT SOMA Development, Cambridge, MA  
RWDI Project #1502103**

Dear Erik,

RWDI was retained to conduct a Pedestrian Wind assessment for the proposed MIT SOMA development in Cambridge, MA. This assessment was achieved through wind tunnel testing of a 1:300 scale model of the development with a focus on critical pedestrian areas including entrances, public / shared plaza spaces and sidewalks along adjacent and nearby streets. The results of RWDI's assessment of the pedestrian wind conditions were subsequently summarized and discussed in a report dated January 11, 2017.

Since the aforementioned report was submitted, RWDI understands there have been several design changes to the development, including modifications to the design of the MBTA station / headhouse between Buildings 4 and 5. The following document provides RWDI's comments on the influence of these design modifications on the predicted wind conditions obtained from the aforementioned wind tunnel study.

**Image 1** shows a rendering of the updated MBTA station / headhouse while **Image 2** shows a plan view of the MBTA headhouse in relation to Buildings 4 and 5 for reference.



*Image 1: Rendering of Updated MBTA Station / Headhouse (Information Received January 20, 2020)*



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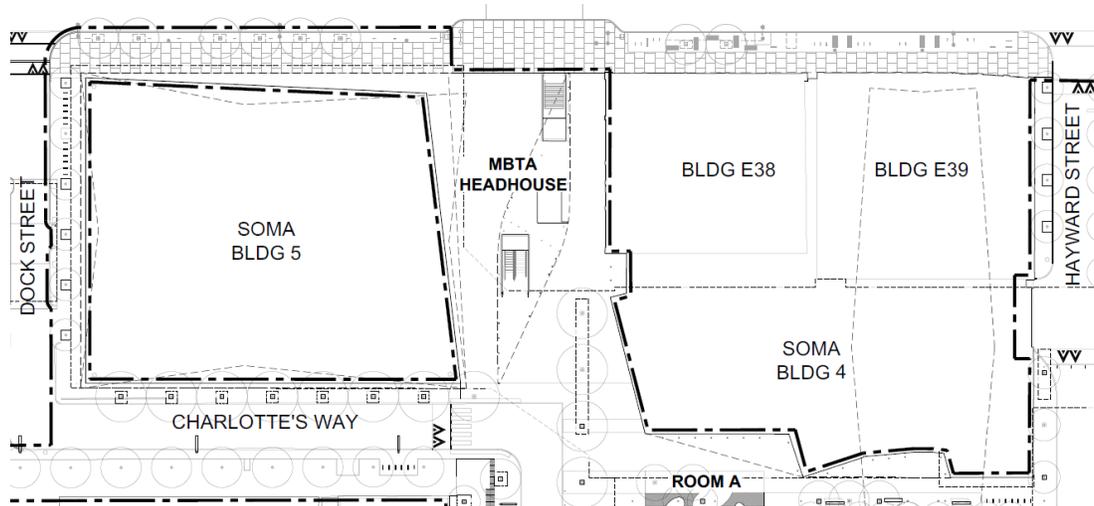


Image 2: Drawing G00-03 - General Site Orientation Plan (Information Received January 20, 2020)

Based on the updated design of the MBTA station, RWDI expects similar wind conditions to those presented in the report dated January 11, 2017 for the MIT SOMA development. It should also be noted, since RWDI's pedestrian wind assessment for the MIT SOMA development, that several additional developments have been approved for construction in the vicinity of the site including the 325 Main Street development on the north side of Main Street across from Building 5 of the MIT SOMA project.

RWDI more recently conducted a detailed wind assessment of this development with the findings summarized in a report dated August 7, 2018. Based on this assessment, the 325 Main Street development is not expected to adversely affect wind conditions at MIT SOMA development along Broadway Street and at the MBTA Headhouse. In fact, as predominant winds in Cambridge occur frequently from the northerly/northwesterly directions, the proposed 325 Main Street development is expected to result in more favorable wind conditions in the vicinity of the MBTA station and may negate the requirement for wind mitigation at the northeast corner of the Site 5 building as wind conditions are expected to be comfortable for the intended use of this area.

We trust this satisfies your current requirements. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

Kevin Bauman, P.Eng.  
Project Engineer

Sonia Beaulieu, M.Sc., P.Eng., ing.  
Senior Project Manager / Principal