

DIMENSIONAL FORM

Project Address: 325 Main Street

Application Date: 6/25/2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	28,823	N/A	N/A	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	385,423	385,423	N/A	
Residential Base	N/A	0	N/A	
Non-Residential Base	385,423	385,423	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	N/A*	N/A*	N/A*	
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 Dwelling Units	N/A	N/A	N/A	
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 Height(s) (ft)	250'-0"	250'-0"	N/A	
Front Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	See attached	See attached	See attached	
Private Open Space	See attached	See attached	See attached	
Permeable Open Space	See attached	See attached	See attached	
Other Open Space (Specify)	See attached	See attached	See attached	
Off-Street Parking Spaces	See attached	See attached	See attached	
Long-Term Bicycle Parking	See attached	See attached	See attached	
Short-Term Bicycle Parking	See attached	See attached	See attached	
Loading Bays	See attached	See attached	See attached	

Use space below and/or attached pages for additional notes:

* At the time the application for Major Amendment #1 was submitted, it was contemplated that the properties at 90 Broadway, 355 Main Street and 70 Broadway would need to be combined with the 325 Main Street property prior to the completion of Commercial Building B (325 Main Street) in order to satisfy the lot density limitations set forth in Section 14.33 of the Zoning Ordinance. However, the 2021 amendment to Article 14 of the Zoning Ordinance modified Section 14.33 by providing that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA...". Since 325 Main Street utilizes Infill GFA, the lot density limitations no longer apply and accordingly the 90 Broadway, 355 Main Street and 70 Broadway properties are no longer reflected in this Dimensional Form.

DIMENSIONAL FORM

Project Address: 290 Binney Street

Application Date: 6/25/2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	60,548	N/A	N/A	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	0	412,000	412,000	
Residential Base	N/A	0	0	
Non-Residential Base	0	412,000	412,000	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	N/A*	N/A*	N/A*	
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 Dwelling Units	N/A	N/A	N/A	
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	172	
Total Lot Area / Unit (sq ft)	N/A	N/A	172	
Building Height(s) (ft)	±56'-0"	Up to 250'-0"	Up to 250'-0"	
Front Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	See attached	See attached	See attached	
Private Open Space	See attached	See attached	See attached	
Permeable Open Space	See attached	See attached	See attached	
Other Open Space (Specify)	See attached	See attached	See attached	
Off-Street Parking Spaces	See attached	See attached	See attached	
Long-Term Bicycle Parking	See attached	See attached	See attached	
Short-Term Bicycle Parking	See attached	See attached	See attached	
Loading Bays	See attached	See attached	See attached	

Use space below and/or attached pages for additional notes:

* Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)."

DIMENSIONAL FORM

Project Address: 135 Broadway - Residential South

Application Date: 6/25/2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	72,745	N/A	N/A	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	0	420,000	420,000	
Residential Base	0	420,000	420,000	
Non-Residential Base	0	N/A	700	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	N/A*	N/A*	N/A*	
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 Dwelling Units	0	N/A	Up to 465	
Base Units	0	N/A	Up to 465	
Inclusionary Bonus Units	0	N/A	N/A	
Base Lot Area / Unit (sq ft)	0	N/A	205	
Total Lot Area / Unit (sq ft)	0	N/A	205	
Building Height(s) (ft)	±56'-0"	Up to 400'-0"	Up to 400'-0"	
Front Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	See attached	See attached	See attached	
Private Open Space	See attached	See attached	See attached	
Permeable Open Space	See attached	See attached	See attached	
Other Open Space (Specify)	See attached	See attached	See attached	
Off-Street Parking Spaces	See attached	See attached	See attached	
Long-Term Bicycle Parking	See attached	See attached	See attached	
Short-Term Bicycle Parking	See attached	See attached	See attached	
Loading Bays	See attached	See attached	See attached	

Use space below and/or attached pages for additional notes:

* Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)."

DIMENSIONAL FORM

Project Address: 250 Binney Street

Application Date: 6/25/2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	60,548	N/A	N/A	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	62,576	388,000	450,576	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	62,576	388,000	450,576	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	N/A*	N/A*	N/A*	
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 Dwelling Units	N/A	N/A	N/A	
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 Height(s) (ft)	±56'-0"	Up to 250'-0"	Up to 250'-0"	
Front Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	See attached	See attached	See attached	
Private Open Space	See attached	See attached	See attached	
Permeable Open Space	See attached	See attached	See attached	
Other Open Space (Specify)	See attached	See attached	See attached	
Off-Street Parking Spaces	See attached	See attached	See attached	
Long-Term Bicycle Parking	See attached	See attached	See attached	
Short-Term Bicycle Parking	See attached	See attached	See attached	
Loading Bays	See attached	See attached	See attached	

Use space below and/or attached pages for additional notes:

* Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)."

MXD INFILL DEVELOPMENT PLAN
Addendum to Dimensional Form

DEVELOPMENT PROGRAM SUMMARY								
	COMMERCIAL		RESIDENTIAL	COMMERCIAL	COMMERCIAL	PROJECT TOTAL	SCOPE EXCL. FROM PROJECT	TOTAL INCL. BROAD
	PHASE 1	PHASE 2	PHASE 3	PHASE 3	PHASE 4			
Building	Commercial Building A	Commercial Building B	Residential Building	Commercial Building C	Commercial Building D	TOTAL MXD IDCP	Broad Institute Office Conversion ¹	MXD IDCP + BROAD
Address	145 Broadway	325 Main Street	135 Broadway	290 Binney				
Total Building GFA	441,614	385,423	420,700	412,000	450,576	2,110,313	14,000	2,124,313
Existing GFA	78,636	117,201	0	0	62,576	258,413	0	258,413
NET NEW GFA	362,978	268,222	420,700	412,000	388,000	1,851,900	14,000	1,865,900
<i>EXEMPT GFA</i>								
Innovation Space	60,496	44,704	0	0	0	105,200	0	105,200
Middle-Income Housing	0		20,000	0	0	20,000	0	20,000
Retail	0		700	0	0	700	0	700
TOTAL EXEMPT GFA	60,496	44,704	20,700	0	0	125,900	0	125,900
NET NEW INFILL GFA	302,482	223,518	400,000	412,000	388,000	1,726,000	14,000	1,740,000

Existing District Aggregate Infill GFA **3,333,000**
Proposed Additional Infill GFA **1,740,000**
New District Aggregate Infill GFA **5,073,000**

DEVELOPMENT PROGRAM SUMMARY BY USE						
Commercial Existing	78,636	118,965	0	0	62,576	260,177
Commercial - New	354,278	268,222	0	409,500	382,200	1,414,200
Retail	8,700	0	700	2,500	5,800	17,700
Residential	0	0	420,000	0	0	420,000
Total GFA	441,614	387,187	420,700	412,000	450,576	1,591,723

Existing Building Height (FT)	48	59	56	56	32	-
Proposed Building Height (FT)	250	250	400	250	250	-

Lot Area (SF)	N/A ²		N/A ²		N/A ⁺
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Total Proposed FAR	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Residential Base	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Non-Residential Base	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²

DWELLING UNIT SUMMARY						
Total Dwelling Units	-	-	Up to 465	0	0	Up to 465
Lot Area/ Unit (SF)	-	-	N/A	-	-	N/A

PARKING AND LOADING SUMMARY					
Off-Street Parking Spaces**	350 ³	0	0	1584 ³	2041 ³
Accessible Parking Spaces				1	
Long-Term Bicycle Parking	134 ⁴	108 ⁴	20 ⁵	400-610 ⁵	662-872 ⁵
Short-Term Bicycle Parking	34 ⁴	47 ⁴	12 ⁵	12 ⁵	117 ⁵
Loading Bays	3	3	2	2	2

NOTES:

¹ This considers the conversion of existing mechanical space into office use at the Broad Institute. This is not the responsibility of the Applicant and does not fall under the scope of the Project being presented within the MXD infill Development Concept Plan. The GFA is, however, relevant in determining the total GFA assessed against the Aggregate GFA allowable in the District under Section 14.32.1 and therefore this has been shown separately in the above table.

² Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)."

³ The Project Change proposes to relocate the approximately 1,170 existing above-grade parking spaces associated with the Blue Garage below-grade into in two, connected parking garages situated beneath Commercial Building C* and Commercial Building D. The Project Change also proposes an additional 413 net new vehicle parking spaces to be accommodated within the new below-grade garage for a total of 1,558 vehicle spaces that will service Commercial Buildings C and D, and Residential Building South. Two existing above-grade parking garages shall be retained, with modifications as to provide more efficient self-parking striping and the provision of managed/valet spaces as approved by Concept Plan Amendment #1.

⁴ Reflects as-built bicycle parking for Commercial Building A, and approved bicycle parking for Commercial Building B, which is currently under construction.

⁵ The Applicant intends to satisfy bicycle parking demand from the Residential Building South, Commercial Building C and Commercial Building D via a commercial bicycle valet. In accordance with Article 6.108.1 the Applicant therefore intends to seek a modification of bicycle parking requirements via special permit. To complement the services of the envisioned bicycle valet, the Applicant also seeks to deliver approximately 20 traditional long-term bicycle parking spaces within the Residential Building South and 12 short-term bicycle parking spaces for Residential Building South, Commercial Building C, and Commercial Building D. The range of valet spaces illustrated (400-600) conveys the changing maximum capacities of the valet from its temporary premises within Commercial Building C to its permanent location within Commercial Building D. The Applicant also anticipates that the proposed bicycle valet will be able to offer short-term bicycle parking, subject to capacity utilization trends. The implications of applying the minimum bicycle parking requirements established by the City of Cambridge Bicycle Parking Guide to the Project are shown in Table 10 of the TIS Update Memo #2, Appendix B."

3.1 EXISTING OPEN SPACE

EXISTING MXD PARCEL AREAS & OPEN SPACE CALCULATION

EXISTING MXD DEVELOPABLE PARCEL AREA (P)			
	P2		445,825
	P3		229,558
	P4		257,824
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
TOTAL EXISTING MXD AREA (±SF)			1,010,596

EXISTING OPEN SPACE (OS) TOTALS			
	P2		148,825
	P3		77,429
	P4		141,247
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
TOTAL EXISTING MXD OS (±SF)			462,021

EXISTING OPEN SPACE (OS) TOTALS			
	(BROADWAY PARK)@BLUE GARAGE		13,970
	(BINNEY PARK)@BLUE GARAGE		7,815
	KENDALL SQUARE ROOFTOP GARDEN	ASD	25,340
	KENDALL PLAZA	ASD	14,372
	GALAXY PARK	ASD	18,664
	75 AMES ST OPEN SPACE	ASD	6,867
	DANIEL LEWIN PARK (CENTER ONLY)	ASD	5,297
	DANIEL LEWIN PARK (WEST)		4,955
	DANIEL LEWIN PARK (EAST)		7,341
	ORIGINAL BROAD OPEN SPACE (7CC)		5022
	WHITEHEAD PLAZA		10,930
	GRAND JUNCTION		27,300
	BINNEY STREET PARK		50,061
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	LOUGHREY WALKWAY (OUTSIDE OF MXD)		19,790
TOTAL EXISTING PUBLIC OS (±SF)			237,293

REQUIRED

100K
100,000

15% OF TOTAL MXD AREA

151,585

AMES STREET DISTRICT*

53,000

PROVIDED

TOTAL EXISTING PUBLIC OPEN SPACE

237,293±SF

TOTAL EXISTING OPEN SPACE

462,021±SF

OPEN SPACE

70,540±SF

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

SOURCES

1. CAD/Alta survey
2. Exhibit A Development Area Map. CRA Document. March 18, 1982.
3. Exhibit A Development Area Map. CRA Document. May 25, 1979.
4. CRA's KSURP Open Space Accounting. June, 2015
5. Kendall Center Open Space Parcels 2, 3, and 4. July 31, 2015.
6. North Parcel Consolidation Plan. April 11, 2017.
7. Ames Street District Open Space. July 25 2018.
8. CRA Privately Owned Public Spaces in the Kendall Square MXD District
<https://www.cambridgeredevelopment.org/pops/>

3.2 PROPOSED OPEN SPACE

PROPOSED PARCEL AREA AND OPEN SPACES

EXISTING MXD DEVELOPABLE PARCEL AREA (P)			
		P2	445,825
		P3	229,558
		P4	257,824
		LOUGHREY WALKWAY (WITHIN MXD)	19,569
		GRAND JUNCTION + BINNEY ST PARK	77,361
		TOTAL EXISTING MXD AREA (±SF)	1,010,596

PROPOSED OPEN SPACE (OS) TOTALS			
		P2	151,590
		P3	77,429
		P4	141,247
		LOUGHREY WALKWAY (WITHIN MXD)	19,569
		GRAND JUNCTION + BINNEY ST PARK	77,361
		TOTAL EXISTING MXD OS (±SF)	467,196

EXISTING OPEN SPACE (OS) TOTALS			
		(BROADWAY PARK)@BLUE GARAGE	13,970
		(BINNEY PARK)@BLUE GARAGE	7,815
		P2 ENHANCED OPEN SPACE	64,593
			82,011
		KENDALL SQUARE ROOFTOP GARDEN	25,340
	ASD	ROOFTOP CONNECTOR TERRACES	5,400
	ASD	KENDALL PLAZA	14,372
	ASD	GALAXY PARK	18,664
	ASD	75 AMES ST OPEN SPACE	6,867
	ASD	DANIEL LEWIN PARK (CENTER ONLY)	5,297
		DANIEL LEWIN PARK (WEST)	4,955
		DANIEL LEWIN PARK (EAST)	7,341
		ORIGINAL BROAD OPEN SPACE (7CC)	5022
		WHITEHEAD PLAZA	10,930
		GRAND JUNCTION	27,300
		BINNEY STREET PARK	50,061
		LOUGHREY WALKWAY (WITHIN MXD)	19,569
		LOUGHREY WALKWAY (OUTSIDE OF MXD)	19,790

		TOTAL PROPOSED PUBLIC OS (±SF)	301,886 302,919
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REQUIRED

100K
100,000

15% OF TOTAL MXD AREA
151,585

AMES STREET DISTRICT*
53,000

PROVIDED

TOTAL PROPOSED PUBLIC OPEN SPACE
301,886±SF
302,919±SF

TOTAL PROPOSED OPEN SPACE
462,021±SF
467,196±SF

OPEN SPACE
70,540±SF
75,940±SF

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

SOURCES

1. CAD/Alta survey
2. Exhibit A Development Area Map. CRA Document. March 18, 1982.
3. Exhibit A Development Area Map. CRA Document. May 25, 1979.
4. CRA's KSURP Open Space Accounting. June, 2015
5. Kendall Center Open Space Parcels 2, 3, and 4. July 31, 2015.
6. North Parcel Consolidation Plan. April 11, 2017.
7. Ames Street District Open Space. July 25 2018.
8. CRA Privately Owned Public Spaces in the Kendall Square MXD District
<https://www.cambridgeredevelopment.org/pops/>

Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)." All of the GFA reflected in this application is Infill GFA, and therefore there are no maximum floor area ratio requirements for the buildings described herein.

3.2 PROPOSED OPEN SPACE

OPEN SPACE (OS) COMPARISONS AMENDMENT #1 AND AMENDMENT #2

IDCP AMENDMENT #1 OPEN SPACE

(OS) COMMERCIAL BUILDING A (PHASE I)

REQUIRED 35,504 ±SF

PROVIDED 54,801 ±SF

145 BROADWAY (OS) 8,114 ±SF
 (SW) EW CONNECTOR (EASEMENT C) 7,328 ±SF
 6TH ST CONNECTOR (WITHIN MXD) 19,569 ±SF

(OS) COMMERCIAL BUILDING B (PHASE 2)

REQUIRED 0 (ASD)

PROVIDED 27,501 ±SF

KENDALL SQUARE ROOFTOP GARDEN* 18,789 ±SF
 ENHANCED OS PLAZA AREA 2,562 ±SF
 ENHANCED OS TERRACE 4,750 ±SF
 ENHANCED OS TERRACE (PENDING MBTA) 1,400 ±SF

RESIDENTIAL BUILDING SOUTH (PHASE 2)

REQUIRED 28,000 ±SF

PROVIDED* 32,070 ±SF

RESIDENTIAL BUILDING NORTH (PHASE 3)

REQUIRED 5,600 ±SF

PROVIDED* 16,895 ±SF

P2 ENHANCED OPEN SPACE 64,593 ±SF

IDCP AMENDMENT #2 OPEN SPACE

(OS) COMMERCIAL BUILDING A (PHASE I)

PROVIDED 54,801 ±SF

(OS) COMMERCIAL BUILDING B (PHASE 2)

****PROVIDED (UPDATE)** 30,790 ±SF

KENDALL SQUARE ROOFTOP GARDEN 25,340 ±SF
 ROOFTOP CONNECTOR TERRACES 5,450 ±SF

(OS) COMMERCIAL BUILDING C (PHASE 4) (OS) RESIDENTIAL BUILDING SOUTH (PHASE 4)

PROVIDED 30,000 ±SF

CENTER PLAZA 30,000 ±SF

(OS) COMMERCIAL BUILDING D (PHASE 4)

PROVIDED 17,000 ±SF

(NE) EW CONNECTOR 7,000 ±SF
 (SE) EW CONNECTOR 10,000 ±SF

P2 ENHANCED OPEN SPACE 82,011 ±SF

P2 NET NEW OVER AMD#1 17,418 ±SF

* Denotes OS calculations made for IDCP AMENDMENT #1 via Lot calculations

** Denotes OS calculation updates made after IDCP Amendment 2 for 325 Main St Design Review

Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)." All of the GFA reflected in this application is Infill GFA, and therefore there are no maximum floor area ratio requirements for the buildings described herein.

OWNERSHIP CERTIFICATE

Project Address: see attached

Application Date: June 25, 2021

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

I hereby authorize the following Applicant: Boston Properties Limited Partnership
at the following address: 800 Boylston Street, Suite 1900, Boston, MA 02199
to apply for a special permit for: Infill Development Concept Plan
on premises located at: various addresses (see attached)
for which the record title stands in the name of: multiple owners (see attached)
whose address is: 800 Boylston Street, Suite 1900, Boston, MA 02199

by a deed duly recorded in the:

Registry of Deeds of County: see attached Book: _____ Page: _____
OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Boston Properties Limited Partnership
By: Boston Properties, Inc., its General Partner

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



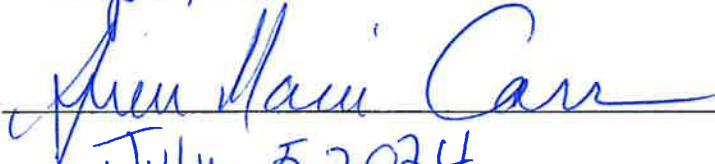
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named David C. Provost personally appeared before me,

on the month, day and year July 28, 2021 and made oath that the above statement is true.

Notary:



My Commission expires:

July 5, 2024



**Boston Properties Major Amendment #2 to Infill Development Concept Plan
Special Permit Application**

Addendum to Cover Sheet and Ownership Certificate

135 Broadway *[note: Residential Building South is located on property that is currently owned by the owners of 105 Broadway and the Cambridge Center “Blue Garage”]*

- **105 Broadway**

Owned by Bryan J. Koop and David C. Provost, Trustees of Ten Cambridge Center Trust under Declaration of Trust dated March 9, 1988, recorded with the Middlesex South Registry of Deeds (the “Registry”) in Book 18921, Page 233, as amended by (i) instrument dated June 2005 recorded with said Registry in Book 45613, Page 355 and (ii) instrument dated February 15, 2019 recorded with said Registry in Book 73659, Page 576.

Deed dated March 19, 1990 recorded with the Registry in 20443, Page 120.

- **Cambridge Center Blue Garage, Broadway**

Owned by Bryan J. Koop and David C. Provost, Trustees of Cambridge Center North Trust under Declaration of Trust dated August 17, 1988, recorded with the Registry in Book 19383, Page 203, as amended by (i) instrument dated June 2005 recorded with said Registry in Book 45613, Page 377 and (ii) instrument dated February 15, 2019 recorded with said Registry in Book 73660, Page 9.

Deed dated March 19, 1990 recorded with the Registry in Book 20443, Page 144.

290 Binney *[note: Commercial Building C is located on property that is currently owned by the owners of 145 Broadway and the Cambridge Center “Blue Garage”]*

- **145 Broadway (formerly Eleven Cambridge Center)** *[note: the 145 Broadway building has been completed pursuant to original Special Permit.]*

Owned by Mortimer B. Zuckerman, Michael A. Cantalupa and Bryan J. Koop, Trustees of Eleven Cambridge Center Trust under Declaration of Trust dated April 15, 1983, recorded with the Registry in Book 15014, Page 396, as amended by (i) instrument dated September 26, 2002 recorded with said Registry in Book 37307, Page 126 and (ii) instrument dated June 2005 recorded with said Registry in Book 45613, Page 311.

Deed dated May 16, 1984 recorded with the Registry in Book 15582, Page 1 and filed with the Middlesex South Registry District of the Land Court (the “Registry District”) as Document No. 660698, Certificate of Title No. 170703.

Deed dated May 25, 2017 recorded with the Registry in Book 69400, Page 87.

- **Cambridge Center Blue Garage, Broadway**

Owned by Bryan J. Koop and David C. Provost, Trustees of Cambridge Center North Trust under Declaration of Trust dated August 17, 1988, recorded with the Registry in Book 19383, Page 203, as amended by (i) instrument dated June 2005 recorded with said Registry in Book 45613, Page 377 and (ii) instrument dated February 15, 2019 recorded with said Registry in Book 73660, Page 9.

Deed dated March 19, 1990 recorded with the Registry in Book 20443, Page 144.

250 Binney Street (formerly Fourteen Cambridge Center)

Owned by Bryan J. Koop and David C. Provost, Trustees of Fourteen Cambridge Center Trust under Declaration of Trust dated February 4, 1982, recorded with the Registry in Book 14707, Page 96, as amended by (i) instrument dated February 3, 2002 recorded with said Registry in Book 37308, Page 244, (ii) instrument dated June 2005 recorded with said Registry in Book 45613, Page 366 and (iii) instrument dated February 15, 2019 recorded with said Registry in Book 73659, Page 584.

Deed dated November 1, 1982 recorded with the Registry in Book 14784, Page 130.

255 Main Street (formerly One Cambridge Center) *[note: this property is the location of certain of the Innovation Space described in the Special Permit]*

Owned by Bryan J. Koop and David C. Provost, Trustees of One Cambridge Center Trust under Declaration of Trust dated May 14, 1985, recorded with the Registry in Book 16221, Page 413, as amended by (i) instrument dated July 31, 1986 recorded with said Registry in Book 17438, Page 23, (ii) instrument dated June 2005 recorded with said Registry in Book 45613, Page 322 and (iii) instrument dated February 15, 2019 recorded with said Registry in Book 73659, Page 592.

Deed dated September 16, 1987 recorded with the Registry in Book 18560, Page 486.

325 Main Street (formerly Three Cambridge Center)* *[note: development on this property is currently underway in accordance with Major Amendment #1 to the Infill Development Concept Plan]*

Owned by Bryan J. Koop and David C. Provost, Trustees of Three Cambridge Center Trust under Declaration of Trust dated May 15, 1985, recorded with Registry in Book 16221, Page 433, as amended by (i) instrument dated July 31, 1986 recorded with said Registry in Book 17438, Page 26, (ii) instrument dated June 2005 recorded with said Registry in Book 45613, Page 344 and (iii) instrument dated February 15, 2019 recorded with said Registry in Book 73659, Page 567.

Deed dated September 24, 1986 recorded with the Registry in Book 17438, Page 104.

* Note that at the time the application for Major Amendment #1 was submitted, it was contemplated that the properties at 90 Broadway, 355 Main Street and 70 Broadway would need to be combined with the 325 Main Street property prior to the completion of Commercial Building B (325 Main Street) in order to satisfy the lot density limitations set forth in Section 14.33 of the Zoning Ordinance. However, the 2021 amendment to Article 14 of the Zoning Ordinance modified Section 14.33 by providing that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA...". Since 325 Main Street utilizes Infill GFA, the lot density limitations no longer apply and accordingly the 90 Broadway, 355 Main Street and 70 Broadway properties and their respective owner entities are no longer listed in this Addendum.

FEE SCHEDULE

Project Address: see attached

Application Date: June 25, 2021

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

New or Substantially Rehabilitated Gross Floor Area (SF):	× \$0.10 =	800,000 SF
Flood Plain Special Permit	Enter \$1,000.00 if applicable:	N/A
Other Special Permit	Enter \$150.00 if no other fee is applicable:	N/A
TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts:	\$80,000

Criteria for Issuance of Special Permits

2.1 Conformance with Article 10.43

The following section demonstrates how the Project conforms with Article 10.43: Criteria for Issuance of Special Permits.

Project-Related Traffic and Access

The Project is not expected to generate traffic or patterns of access or egress that would cause congestion, hazard, or substantial change in established neighborhood character. The Applicant has prepared a TIS Update technical memorandum as an update to the TIS for the Concept Plan Amendment #2. The TIS Update technical memorandum provides an updated trip generation analysis and comparison, as well as an updated parking analysis, to reflect the Project detailed in Chapter 1, Development Plan, and Table 1-1. Refer to Appendix B for a copy of the TIS Update #2.

Impact to Adjacent Uses

Adjacent parcels include predominately office and biotechnology manufacturing uses. The addition of a residential building supports the transformation of the Kendall Square Mixed-Use Development District (the "MXD District") into a 24-hour community. The ground-floor retail uses will provide additional services that support the adjacent office and other nearby lab, research, and hotel uses. The new open space and pedestrian realm improvements will include a new Center Plaza, which will contribute to a vibrant public realm, foster new cross-block connections and promote pedestrian connectivity through the North Parcel, and to the Volpe development to the east.

Health, Safety, and/or Welfare of Occupants and Public

All buildings will be designed to a high level of life safety, accessibility, and sustainability with particular emphasis on internal air quality, health and wellness, sustainable and locally sourced

materials, and energy efficient systems. The Project will be designed in conformance with the current state building code, including the Stretch Energy Code, at the time each Project component is advanced. Additionally, the Project will be operated in compliance with all health and safety regulations of the City of Cambridge.

Project-Related Impacts to the District or Adjoining Districts

The proposed commercial office, residential and retail/active ground floor uses are permitted by Article 14 of the Cambridge Zoning Ordinance and are consistent with the uses of adjacent properties within the MXD District and with neighboring zoning districts.

Consistency with Urban Design Objectives

As proposed, the design of the new buildings and their integration within the MXD District and the existing buildings along Broadway and Binney Street are consistent with design guidelines applied to the adjacent Volpe development project while respecting the aspirations and objectives of the original KSURP Design Guidelines and K2/C2 as incorporated into Amendment #1 to the Infill Development Concept Plan. Please Refer to Section 10, *Design Guidelines*, of this Concept Plan Amendment #2.

Compliance With Specific Special Permit Criteria

The following section demonstrates how the Project conforms with criteria specific to special permits being sought (if any).

Section 6.108.3 Bicycle Parking Reduction Special Permit.

Consistent with the recently enacted changes to Article 14 of the Zoning Ordinance (the "MXD Zoning"), approved by the City Council on February 3, 2021, the Applicant is proposing to implement a commercial bicycle valet to service the majority of anticipated demand for bicycle parking from the Residential Building, as well as Commercial Buildings C and D.

Acknowledging the unique approach to bicycle parking being proposed as part of this plan, in accordance with Article 6.108.1 the Applicant therefore intends to seek a modification of bicycle parking requirements via special permit.

Upon granting a special permit to modify bicycle parking requirements, the Planning Board shall determine that to proposed modifications are consistent with the following:

- a. *Where an alternative design or layout of Bicycle Parking Spaces is proposed, the Planning Board shall determine that such design or layout shall be durable and convenient for the users whom it is intended to serve. Where new technologies are proposed, the Board may require that the Applicant demonstrate such technologies for review by City staff.*
- b. *b. Where modifications to the location or quantity of bicycle parking is proposed, the Planning Board shall determine that the Bicycle Parking Plan will satisfactorily serve the*

needs of all expected users, based on quantitative and/or qualitative evidence provided by the Applicant. Such a modification may be appropriate for a campus master plan or other large development site within which bicycle parking is planned comprehensively across an area instead of on a specific site-by-site basis.

Figures 5.3 and 5.4 of Chapter 5, Transportation, illustrate the potential locations for the proposed bicycle valet. With the delivery of Commercial Building C (Phase 3), the Project will create the temporary capacity to accommodate up to 420 bicycles using the valet system. After completion of Phase 4, the location of the bicycle valet will shift to its permanent location within Commercial Building D, and the capacity of the valet system will expand to accommodate up to 610 bicycles. The Applicant also anticipates that the proposed bicycle valet will be able to offer short-term bicycle parking, subject to capacity utilization trends. The implications of applying the minimum bicycle parking requirements established by the City of Cambridge Bicycle Parking Guide to the Project are shown in Table 10 of the TIS Update Memo #2 (Appendix B), and in Table 5-1 of Chapter 5, Transportation.

To complement the services of the envisioned bicycle valet, the Applicant also seeks to deliver approximately 20 traditional long-term bicycle parking spaces within the Residential Building South and 12 short-term bicycle parking spaces located proximate to Residential Building South, Commercial Building C, and Commercial Building D.

At this stage of the Project's development the layout and operational details of the bicycle valet service are conceptual. As the Project develops further, the design of each of the three remaining Project components will be subject to Design Review. Prior to and during design review of Commercial Building C, the Applicant is committed to working with the City to advance and review the details associated with the dimensions, capacity and operational methodology of the proposed bicycle parking valet.

Section 22.35.3 Green Roof Requirement Reduction Special Permit.

The Applicant recognizes and acknowledges the recently amended Green Roof Ordinance (Section 22.30). The Green Roof Ordinance requires incorporation of green roof or bio-solar coverage on over 80 percent of the available roof area for all non-residential or mixed-use projects pursuing Special Permit approval after June 1, 2021. The Applicant seeks a reduction of the required 80 percent of applicable area. At this stage of the Project's development a preliminary analysis of the rooftop layout has not been performed, and therefore the Applicant is not able to ascertain the exact reduction requested. The Applicant anticipates that the rooftop mechanical needs to support the proposed uses will not allow the Project to achieve the required 80 percent. Therefore, the Applicant requests a Special Permit exemption pursuant to 22.35.3.

As the Project develops further, the design of each of the three remaining Project components will be subject to Design Review. During Design Review, the Applicant will provide specific plans to the City demonstrating roof coverage and the specific reduction requested for each Project component. The Applicant will endeavor to comply with the Ordinance, and to

maximize the green roof or biosolar green roof coverage to establish the highest performing roof possible. Consistent with the Ordinance, the Applicant is committed to providing the required compensation to the Cambridge Affordable Housing Trust commensurate to the final requested reduction for each Project component that does not meet the requirements of Section 22.35.3.

Coordination with City Departments

The Cambridge Planning Board issued Special Permit (PB#315) authorizing the Approved Concept Plan on January 17, 2017. On December 4, 2018 the Applicant received approval of the first Major Amendment to the Original Concept Plan (the "Concept Plan Amendment #1). The Concept Plan Amendment #1 did not request any changes to the amount of approved GFA, the GFA allocation between residential and commercial uses, nor the intent, purpose and substance of the approved Special Permit for phased development of new commercial and residential uses, or new ground floor retail space within the MXD District.

Since the Concept Plan Amendment #1 was issued, the Applicant has worked closely with appropriate various City agencies and staff on the construction of Commercial Building B (Phase 2), also known as 325 Main Street, which is currently under construction and anticipated to be completed in Q2 of 2022.

Before filing this Concept Plan Amendment #2, the Applicant has met with the Department of Transportation, Parking, and Traffic (TP&T) to scope out the revised traffic study. On June 24, 2021 the Proponent submitted a TIS Update technical memorandum to the City's TP&T Department, providing an updated trip generation analysis and comparison, as well as an updated parking analysis, to reflect the current development program as documented in Chapter 1, *Development Plan*, of the Concept Plan Amendment #2.

The Applicant has also met on multiple occasions with the Cambridge Redevelopment Authority (CRA) and the Community Development Department (CDD), regarding the overall Project plan, the community outreach program, and the co-design review process.

The Applicant along with its sustainability and design team also held a meeting with the City's Community Development Department (CDD) Department to discuss the Projects compliance with the City's Article 22 green building requirements.