

IDCP RESPONSE TO COMMENTS APPENDIX LETTERS
November 10, 2016

EXHIBIT A – Lobby Letter

EXHIBIT B – Groundwater letter



Mr. Michael Cantalupa
Sr. Vice President
Boston Properties
800 Boylston St.
Boston, MA 02199

October 26, 2016

Dear Mr. Cantalupa,

We are writing this letter of recommendation in response to your request for an opinion on the viability and marketability of a combined lobby at the Residential South Building, part of the MXD Infill Concept Development Plan. As proposed, the building has a bifurcated use; a portion of the building will be dedicated to condominiums for sale, and a portion will be retained as apartments.

As a leading expert in the Boston residential market, TCC are of the opinion that combining the use of a single lobby across both products will significantly reduce the perceived value and marketability of the condominiums. From our experience in selling condominium product across numerous high profile apartment buildings nationwide, we know that buyers and homeowners demand exclusive use of the areas that they are responsible to maintain. A homeowner's investment in a condominium is a significant personal investment and with that comes a natural and legitimate concern towards maintaining that investment. Blending the use of the lobbies, elevators and access to common hallways also creates security risks, potential liability concerns and excess maintenance requirements. These concerns are also shared by conventional lending institutions. Combining common access becomes a concern with banks and lenders, thereby weakening the ability to provide end loan financing for buyers.

Unequivocally, the marketability of a for sale product is significantly higher when the entries are separate, the concierge services the specific needs of homeowners and the cost of maintaining that space is borne exclusively by them. As a result, TCC strongly recommends maintaining separate lobbies for each respective product type in order to maximize the marketability and success of this project.

If you have any further questions or concerns, please not hesitate to call me.

Thank you.

Regards,

A handwritten signature in cursive script that reads "Sue Hawkes".

Sue Hawkes
Managing Director



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Boston, MA 02129
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2 November 2016
File No. 10083-801

Michael Tilford
Project Manager, Development
Boston Properties
800 Boylston Street, Suite 1900
Boston, MA 02199

Subject: Groundwater Level Impacts from Construction of Below-grade Space
145 Broadway and 250 Binney St Developments
Cambridge, MA

Dear Mr. Tilford:

Per your request, this letter has been prepared to respond to a question raised at a recent City of Cambridge planning board meeting regarding impact of construction to area groundwater levels. In our opinion, area groundwater levels will not be impacted by temporary or permanent construction. Additional information is provided below.

The shallow groundwater table should not be impacted by temporary construction dewatering or by the permanent below-grade garage structure.

Temporary construction dewatering will be conducted after the concrete diaphragm wall ("slurry wall") is built and therefore should have a neutral impact on the shallow groundwater table since the wall will be relatively water tight and will extend below the marine clay unit into the underlying glacial soils and/or bedrock.

In the permanent condition, the presence of below-grade space is not anticipated to alter groundwater levels and will have only a minor influence to area groundwater levels. The projects plan to infiltrate stormwater into the ground adjacent to the buildings which may locally raise the water level in the vicinity of the infiltration system for a short period of time, but in our opinion will not result in adverse effects on area groundwater levels or existing below-grade structures.

Sincerely yours,
HALEY & ALDRICH, INC.

Rebecca B. Higgins, PE (MA)
Senior Associate

Mark X. Haley, PE (MA)
Senior Vice President