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January 11, 2017

H. Theodore Cohen  
Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

**Re: Planning Board Case No. 315**  
**MXD Infill Development Plan**

Dear Chairman Cohen and Members of the Planning Board:

Please be advised that since the Planning Board hearing on this matter on December 20, 2016, the applicant has met with representatives from the Community Development Department and the Traffic, Parking and Transportation Department to reach conclusion on outstanding issues. Memoranda from both departments are being sent to the Board summarizing the conclusions of those meetings.

As you are aware, this application seeks the issuance of a Special Permit approving the Infill Concept Development Plan and Design Review for the building at 145 Broadway. Section 14.32.2 of the Ordinance directs the Board to apply the criteria for PUD Special Permit applications set forth in Section 12.35.3(3) in its deliberations. That section requires that a finding be made that the project "provide benefits which outweigh its adverse effects". In order to assist the Board in its review of that criteria, attached hereto is a summary of the Public Benefits associated with the Project.

The applicant has provided an update from its solar power consultant, PSM Clean Energy, reaffirming that the proposed location of the solar installation will generate material amounts of energy.

*\*not a partnership*

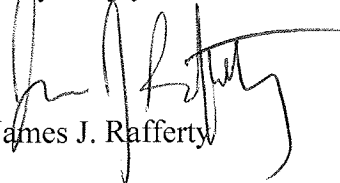
An area of concern noted by the Board and explored further with CDD was to determine the feasibility of various opportunities for the use of the roof of the Blue Garage. Since modifications to the garage are not proposed until the construction of Phase II of the Project, the applicant concurs with the recommendation made by CDD staff that a conclusion on this issue be deferred until the commencement of construction of Phase II.

Similarly, the question of mitigation opportunities for pedestrian wind conditions at the corner of Broadway and Galileo Way will also be further explored. The applicant is in the process of wind tunnel testing two potential mitigation scenarios involving the placement of semi porous monument signage or public art installations for the one pedestrian comfort exceedance found in the most recent wind tunnel study. The applicant agrees with the CDD suggestion that the size, placement and composition of the mitigating installation be reviewed by CDD and CRA staff as part of the ongoing Design Review for 145 Broadway.

Finally, details of the final design for the Sixth Street Connector will require continued evaluation by the City Arborist and the City Engineer to ensure the continued health of the existing trees. The Connector is actually owned and controlled by the Cambridge Redevelopment Authority. Thus, the applicant suggests that the approval for the final details of the Connector would be best determined by the CRA. The Connector has been the focus of significant attention by the CRA in public hearings for more than a year, including direct input by the City Arborist.

Thank you for your attention to this matter.

Very truly yours,



James J. Rafferty

cc: Michael Cantalupa, Senior Vice President  
Michael Tilford, Project Manager  
Thomas Evans, Executive Director, CRA

## **PUBLIC BENEFITS**

The Project will construct over 1 million new square feet of mixed-use infill development contributing to the overall vitality of the Kendall Square neighborhood by bringing new and complementary uses, creating additional housing, and enhancing the urban environment. The Project will deliver numerous public benefits, including considerable urban design and public realm improvements, a mix of new residential units, job opportunities and new tax revenues.

Public benefits to be delivered as part of the Project include:

### **ADDITIONAL HOUSING**

The delivery of 420,000 GFA of housing that will significantly contribute to the housing needs of the City of Cambridge through the offering of a broad spectrum of residential units ranging in size, type and affordability across both rental and home ownership product types. More information can be found about the housing program in Section 2.1.1.

### **AFFORDABLE HOUSING**

Twenty percent (20%) of the residential Infill GFA will be dedicated affordable housing units, equal to 80,000 GFA. This is estimated to contribute approximately 80-85 affordable units, depending on the final building design, which will be proportionately distributed across the two residential buildings based on twenty percent (20%) of dedicated GFA.

### **MIDDLE INCOME HOUSING**

Five percent (5%) of the residential Infill GFA will be dedicated to middle-income housing units, equal to 20,000 GFA. This is estimated to contribute approximately 20-25 middle-income units, depending on the final building design, which will be proportionately distributed across the two residential buildings based on five percent (5%) of dedicated GFA.

### **HOME OWNERSHIP UNITS**

A minimum of twenty percent (20%) of the residential Infill GFA will be dedicated to home ownership units, equal to 80,000 GFA. This is estimated to contribute approximately 70-75 home ownership units. It is proposed that 100% of these units will be delivered in the Residential South Building which is scheduled for Phase II of the Concept Plan and is the first of the two residential buildings to be delivered. This will ensure the Concept Plan will meet its goal of delivering a minimum of twenty percent (20%) home ownership GFA in as short a time frame as possible.

### **THREE BEDROOM UNITS**

A minimum of five percent (5%) of the residential Infill GFA will be dedicated to larger, three-bedroom units, equal to 20,000 GFA, of which all GFA up the minimum five percent (5%) threshold will be devoted to middle-income and affordable uses. These units will be designed to accommodate families intended to further the City's goal of providing large, family-sized housing across varied income levels.

### **EARLY DELIVERY OF THE MAJORITY OF HOUSING**

350,000 GFA of housing will be delivered in the Residential Building South, which will be the first of the two residential buildings to be delivered and scheduled for Phase II of the Concept Plan. This represents a significant majority of the total residential GFA, far in excess of the minimum 200,000

GFA of housing necessary to complete Phase II of the commercial development as required by Section 14.32.1 of the Zoning Ordinance. In addition to delivering a significant majority of the residential GFA, the Residential Building South will deliver the proportionate majority of the affordable housing GFA, middle-income housing GFA and three-bedroom GFA, in addition to one-hundred percent (100%) of the minimum home ownership GFA.

### **INNOVATION SPACE**

The Concept Plan will deliver 105,200 GFA of Innovation Space. The Innovation Space is proposed to be located at 255 Main Street at the front door to Kendall Square. That existing building is proposed to be repurposed in accordance with the requirements of Article 14.32.5 and will offer 25% of the space at below market rates. The anticipated uses include business incubators, small research laboratories, office space for startups and entrepreneurs and facilities necessary for testing early stage products and prototypes. The prominent location, repurposed space and below market rent will help facilitate and ensure the future of the innovation that has contributed to success and vitality of Cambridge.

### **HIGH QUALITY URBAN DESIGN**

In response to the City's stated planning principles and goals outlined in the K2 plan, the Applicant is committed to delivering high-quality architecture and has engaged a selection of world-class architecture, landscape architecture and planning firms to design the Project. The resulting development will greatly contribute to the architectural diversity of the City, reinforcing the Applicant's commitment to creating a high quality built environment.

### **IMPROVED PUBLIC REALM AND CONNECTIVITY**

Through a combination of new active ground floor uses and high-level streetscape design, the public realm will be greatly enhanced from existing conditions. Pedestrian and bicycle connectivity will be enhanced by significant improvements to the 6th Street Connector (described below) and the three East-West Connectors between the buildings. Further, pedestrian safety will be improved by enhancing lighting along sidewalks and pathways for safer pedestrian accommodations.

### **ENHANCEMENT OF THE 6TH STREET CONNECTOR**

The existing 6th Street connector is a pedestrian and bicycle path that is an important north/south arterial for alternative transportation. The Project will enhance the connector by creating a new, bi-directional separated two-way bicycle to the west of the existing path. This will align with the newly constructed Ames Street Cycle Track to provide an additional link in a broader bicycle path infrastructure that runs throughout the district and beyond. The new pedestrian path will be constructed of porous and visually interesting paving and will include new landscaping and pedestrian amenities. Both the newly constructed bicycle path and enhanced pedestrian path will be served by LED lighting fixtures that will replace the existing fixtures.

### **BROADWAY PARK**

The open space immediately in front of the Blue Garage is defined by brick walls and trees intended to screen the facade of the existing garage structure. While the design may have been appropriate for past conditions, it now appears restrictive and private. The newly enhanced Broadway Park will be defined by porosity, openness and programmatic flexibility to accommodate multiple potential uses. In addition to removing the walls, the park will feature architectural seating, enhanced paving that is flush with the surrounding service streets to create a the feel of an open plaza, a community table and new landscaping.

## **HUBWAY STATIONS**

The MXD IDCP project will provide for a new, 27 dock Hubway station located near Broadway and 6<sup>th</sup> Street Connector and expand the existing Hubway Station at 6<sup>th</sup> and Gallielo.

## **JOB CREATION**

Creation of innovative new workplace opportunities for a variety of business types that will lead to approximately 4,500 permanent jobs in the City, and approximately 2,600 construction jobs. The new buildings and the uses therein will attract new workers and residents to Cambridge who will shop in the City and take advantage of the nearby cultural opportunities.

## **TAX REVENUE GENERATION**

Generate an estimated \$12 million in new annual real estate tax revenue for the City of Cambridge, along with additional tax and sales revenues tied directly to the influx of new workers and residents.