

August 31, 2016

SENT VIA EMAIL

Ms. Liza Paden  
Cambridge Community Development Department (CDD)  
344 Broadway  
Cambridge, MA 02139

RE: MXD Infill Development Concept Plan – Section 1.6.4 Supplementary Information

Dear Ms. Paden,

As requested by CDD Staff, the following letter supplements Section 1.6.4 of the MXD Infill Development Concept Plan submitted on August, 09 of 2016. Specifically, this letter presents A). The locations of select meetings detailed on page 40 of the MXD Infill Development Concept Plan and 2). Offers additional summary information of how the project has responded to the feedback obtained during the multiple public presentations and workshops conducted since the Fall of 2015.

#### **A. Supplementary Meeting Location Information**

April 13, 2016	East Cambridge Planning Team (ECPT) – Open Space Concepts and Program	East End House – 105 Spring Street, Cambridge, MA
June 8, 2016	East Cambridge Planning Team (ECPT) – Massing and Sustainability	East End House – 105 Spring Street, Cambridge, MA
June 23, 2016	Cambridge Bicycle and Pedestrian Committee Meeting – Bicycle and pedestrian circulation and parking	City hall Annex - 344 Broadway, Cambridge MA
July 19, 2016	Public Open House and Workshop on Concept Plan	Boston Marriott Cambridge (2nd Floor) – 50 Broadway, Cambridge, MA

In addition to the multiple meetings detailed on page 40 of the MXD Infill Development Concept Plan, Boston Properties has maintained a continuous and active online dialogue through the use of the CoUrbanize website. Through the CoUrbanize tool, we have maintained a publicly accessible website consisting of a comprehensive list of meetings, archive of presentations, provided project updates and we have received over 275 comments to date ranging across a broad range of topics.

For further information, please log onto: <http://courbanize.com/projects/kendall-sq-urban-renewal/information>

## **B. Project Response to Feedback**

The following list presents a consolidated summary of how the project team has addressed suggestions and feedback.

*Affordable Housing* – Based upon strong feedback from the community and City Council the projects affordable housing component was expanded to 20% of residential Infill GFA, the highest affordable housing ratio of any project in Cambridge, MA.

*Middle Income Units* - In response to community concerns about workforce housing or middle income housing, 5% of the residential Infill GFA will be composed of Middle Income units.

*Home Ownership* – In response to feedback about providing a mixture of housing opportunities, the project includes 20% of the residential GFA as home ownership units.

*Housing Opportunities for Families* – In response to feedback about a lack of family housing options, 5% of the residential Infill GFA will be allocated to three bedroom units.

*Consistency with K2 and Urban Renewal Plan* – The initial proposal showed a concentrated commercial program above the existing garage and concerns were raised about the massing, program location and scale in relation to the K2 and Urban Renewal Plans. The massing and program locations presented in the MXD Infill Development Concept Plan are more consistent with these existing planning studies.

*Preservation of Open Space* – In earlier version of the proposal, a publicly accessible but enclosed “Winter Garden” was shown on top of the Broadway Park. In many instances, we received feedback that the preservation of open space was an important priority. The project no longer includes a Winter Garden and instead plans to enhance the existing Open Space along Broadway by making it more porous and accessible and creating a larger plaza area through the use of flush, uniform paving.

*6th Street Connector* – The existing 6th Street Connector is a popular and well traveled path by Pedestrians and Bicyclists alike. In response to public feedback, the enhancement plan calls for the expansion of the connector and separation of bicycle and pedestrian traffic to ensure a safer and more comfortable path of travel for both pedestrians and bicycles.

*Health of 6th Street Trees* – Concerns were raised about the health of the existing trees along the 6th Street Connector should a bicycle path be located immediately adjacent to the existing path. The MXD Infill Development Concept Plan included an arborists evaluation and a Tree Mitigation and Protection Plan in Section 3.4 page 141.

Lighting – Community concern about building lighting was raised in multiple conversations. The MXD Infill Development Concept Plan team has been directed to review the draft Cambridge Outdoor Lighting Ordinance and design in anticipation of it’s potential adoption.

Building Massing – Questions have been raised about the design of 250 Binney (Commercial Building B in Phase 2) as it relates to the 6th Street Connector and associated pedestrian experience and articulation of the Binney Street elevation. Three conceptual configurations have been explored and presented in an effort to study the building in context.

Community Charter School of Cambridge – At the suggestion of a Cambridge resident, a representative of the Project team met with a representative of the Community Charter School of Cambridge about the project. In response to the meeting the proposed Park space on Binney Street has been designed with multi generational use in mind and may accommodate some of the Community Charter School’s need for lunchtime congregation space. Additional information can be found in the MXD Infill Development Concept Plan in Section 3 page 115.

Need for Public Gathering Space – The project team noted the desire for public gathering spaces for community meetings and events. The proposed Broadway Park was designed with flexibility and gathering in mind and includes a large gathering table that can be used for outdoor meetings and the broader park space was designed to accommodate flexibility in programmatic uses including larger gatherings.

East West Pedestrian Circulation – The desire for enhanced East West connection through the site has been noted by the project team. Pedestrian paths of travel have been designed to direct pedestrians along safe paths of travel that minimize conflicts with loading activities, anticipate desire lines associated with destinations and points of connection to the broader area (such as major intersections) and serve to reinforce the proposed retail and active use spaces to help ensure their viability. In response to comments about East West connections, the project team will conduct further study on how to strengthen the existing signage and markings for the pedestrian connection through the Blue Garage.

Please contact me if you have any questions about this information.

Thank you,

Michael B. Tilford  
Project Manager - Development

Enclosure

cc: Jeff Roberts – CDD  
Suzannah Bigolin – CDD

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Tom Evans – Cambridge Redevelopment Authority