



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: Kendall Center -- various addresses (see attached addendum)

Zoning District: Mixed Use Development (MXD District)

Applicant Name: Boston Properties Limited Partnership

Applicant Address: 800 Boylston Street, Suite 1900, Boston, MA 02199

Contact Information: 617-236-3329 mtilford@bostonproperties.com

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Infill Development Concept Plan Special Permit (Section 14.32.2)

List all submitted materials (include document titles and volume numbers where applicable) below.

Infill Development Concept Plan Special Permit Application

MXD Infill Development Concept Plan Narrative and Graphics Package

Signature of Applicant

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

DIMENSIONAL FORM

Project Address: 250 Binney Street

Application Date: 08/09/2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	60,622	N/A	60,622	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	62,576	484,976	318,643	
Residential Base	N/A	0	N/A	
Non-Residential Base	62,576	484,976	318,643	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	1.03	8	5.25	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	1.03	8	5.25	
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)	±32'-0"	Up to 200'-0"	Up to 200'-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	0	230	up to 650	
Long-Term Bicycle Parking	0	78	78	
Short-Term Bicycle Parking	0	23	23	
Loading Bays	2	N/A	3	

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

DIMENSIONAL FORM

Project Address: 145 Broadway - Tract II

Application Date: 08/09/2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	37,862	N/A	56,760	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	78,636	302,896	454,080	
Residential Base	0	N/A	N/A	
Non-Residential Base	78,636	302,896	453,768	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	3.8	8	8	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	3.8	8	8	
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)	±48'-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	2	N/A	3	

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

DIMENSIONAL FORM

Project Address: 135 Broadway - Residential North

Application Date: 08/09/2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	91,848	N/A	72,950	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	0	734,784	71,300	
Residential Base	0	734,784	70,000	
Non-Residential Base	0	734,784	1,300	
Inclusionary Housing Bonus	0	N/A	N/A	
Total Floor Area Ratio	0	8	5.78	
Residential Base	N/A	8	5.76	
Non-Residential Base	N/A	8	0.02	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	0	N/A	Up to 425	
Base Units	0	N/A	Up to 425	
Inclusionary Bonus Units	0	N/A	N/A	
Base Lot Area / Unit (sq ft)	0	N/A	172	
Total Lot Area / Unit (sq ft)	0	N/A	172	
Building Height(s) (ft)	±56'-0"	Up to 200'-0"	170'-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	0	N/A	1	

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

DIMENSIONAL FORM

Project Address: 135 Broadway - Residential South

Application Date: 08/09/2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	91,848	N/A	72,950	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	0	734,784	350,000	
Residential Base	0	734,784	350,000	
Non-Residential Base	0	734,784	N/A	
Inclusionary Housing Bonus	0	N/A	N/A	
Total Floor Area Ratio	0	8	4.8	
Residential Base	0	8	4.8	
Non-Residential Base	0	8	0	
Inclusionary Housing Bonus	0	N/A	N/A	
Total Dwelling Units	0	N/A	Up to 355	
Base Units	0	N/A	Up to 355	
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 350'-0"	350'-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	0	N/A	4	

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

3.1 EXISTING OPEN SPACE

EXISTING MXD PARCEL AREAS & OPEN SPACE CALCULATION

EXISTING MXD DEVELOPABLE PARCEL AREA	
P2	445,825
P3	229,558
P4	257,824
GRAND JUNCTION + BINNEY	79,611
TOTAL EXST MXD AREA (±SF)	1,012,817

EXISTING OPEN SPACE (OS) TOTALS	
P2	148,825
P3	77,429
P4	141,247
GRAND JUNCTION. + BINNEY	79,611
TOTAL EXISTING MXD OS (±SF)	447,112

TOTAL EXISTING MXD PUBLIC OS	
GARAGE ROOF GARDEN	25,798
MARIOTT PLAZA	14,372
POINT PARK	22,933
DANIEL LEWIN PARK (CENTER STRIP ONLY)	5,297
ORIGINAL BROAD OPEN SPACE (7CC)	5,022
WHITEHEAD PLAZA	10,930
GRAND JUNCTION	32,611
BINNEY STREET PARK	47,000
6TH STREET WALKWAY	19,569
TOTAL EXST PUBLIC OS (±SF)	183,532

REQUIRED	PROVIDED
100K 100,000 ±SF	TOTAL EXISTING PUBLIC OPEN SPACE 183,532 ±SF
15% OF TOTAL MXD AREA 151,923 ±SF	TOTAL EXISTING OPEN SPACE 466,681 ±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.

3.2 PROPOSED OPEN SPACE

PROPOSED PARCEL AREA AND OPEN SPACES

EXISTING MXD DEVELOPABLE PARCEL AREA	
P2	445,825
P3	229,558
P4	257,824
GRAND JUNCTION + BINNEY	79,611
TOTAL EXST MXD AREA (±SF)	1,012,817

PROPOSED OPEN SPACE (OS) TOTALS	
P2	155,605
P3	77,429
P4	141,247
GRAND JUNCTION + BINNEY	79,611
TOTAL PRPSD MXD OS (±SF)	453,892

TOTAL PROPOSED MXD PUBLIC OS	
TRACT III (BROADWAY PARK)	11,674
TRACT II (BINNEY PARK)	7,793
6TH STREET WALKWAY	19,569
P2 ENHANCED OPEN SPACE	73,290
GRAND JUNCTION	32,611
BINNEY ST. PARK	47,000
GARAGE ROOF GARDEN	25,798
MARIOTT PLAZA	14,372
POINT PARK	22,933
DANIEL LEWIN PARK (CENTER STRIP ONLY)	5,297
ORIGINAL BROAD OPEN SPACE (7CC)	5,022
WHITEHEAD PLAZA	10,930
TOTAL PRPSD PUBLIC OS (±SF)	276,289

TOTAL EXISTING MXD PUBLIC OS	
GARAGE ROOF GARDEN	25,798
MARIOTT PLAZA	14,372
POINT PARK	22,933
DANIEL LEWIN PARK (CENTER STRIP ONLY)	5,297
ORIGINAL BROAD OPEN SPACE (7CC)	5,022
WHITEHEAD PLAZA	10,930
GRAND JUNCTION	32,611
BINNEY STREET PARK	47,000
6TH STREET WALKWAY	19,569
TOTAL EXST PUBLIC OS (±SF)	183,532

REQUIRED	PROVIDED
100K 100,000 ±SF	TOTAL PROPOSED PUBLIC OPEN SPACE 276,289 ±SF
15% OF TOTAL MXD AREA 151,923 ±SF	TOTAL PROPOSED OPEN SPACE 473,546 ±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. Article 14. July 31, 2015.

OWNERSHIP CERTIFICATE

Project Address: see attached

Application Date: August 9, 2016

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: _____

[Handwritten signature in blue ink]

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 Michael A. Cantalupa personally appeared before me,

on the month, day and year August 9, 2016 and made oath that the above statement is true.



Notary: _____

[Handwritten signature of Elaine Tveekrem]

Commission expires: _____

3/21/19

Boston Properties Infill Development Concept Plan Special Permit Application
Addendum to Cover Sheet and Ownership Certificate

145 Broadway (formerly Eleven Cambridge Center)

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 Middlesex South Registry of Deeds (the "Registry") in Book 15014, Page 396, as amended by instrument dated September 26, 2002 recorded with said Registry in Book 37307, Page 126 and 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.

Cambridge Center Blue Garage, Broadway

Owned by Mortimer B. Zuckerman and Michael A. Cantalupa, Trustees of Cambridge Center North Trust under Declaration of Trust dated August 17, 1988, recorded with Registry in Book 19383, Page 203, as amended by instrument dated June 2005 recorded with said Registry in Book 45613, Page 377.

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

250 Binney Street (formerly Fourteen Cambridge Center)

Owned by Mortimer B. Zuckerman, Michael A. Cantalupa and Bryan J. Koop, Trustees of Fourteen Cambridge Center Trust under Declaration of Trust dated February 4, 1982, recorded with Registry in Book 14707, Page 96, as amended by instrument dated February 3, 2002 recorded with said Registry in Book 37308, Page 244 and instrument dated June 2005 recorded with said Registry in Book 45613, Page 366.

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

255 Main Street (formerly One Cambridge Center)

Owned by Mortimer B. Zuckerman, Michael A. Cantalupa and Bryan J. Koop, Trustees of One Cambridge Center Trust under Declaration of Trust dated May 14, 1985, recorded with Registry in Book 16221, Page 413, as amended by instrument dated July 31, 1986 recorded with said Registry in Book 17438, Page 23 and instrument dated June 2005 recorded with said Registry in Book 45613, Page 322.

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

FEE SCHEDULE

Project Address: see attached

Application Date: August 9, 2016

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): 1,066,500 × \$0.10 = \$106,650

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: \$106,650

Criteria for Issuance of Special Permits (Article 10.43)

The following section provides supplemental information to support the Special Permit Application Form. It demonstrates how the Project conforms with Article 10.43: Criteria for Issuance of Special Permits and describes coordination of proposed plans with city departments (in place of signed Certification of Receipt of Plans forms by each department).

Conformance with Article 10.43

Project-Related Traffic and Access

As demonstrated by the Certified TIS provided in Appendix B, 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.

Impact to Adjacent Uses

Adjacent parcels include predominately office and biotechnology manufacturing uses. The addition of residential buildings supports the transformation of Kendall Center 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.

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 has been designed in conformance with the current state building code, including the Stretch Energy Code. 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, research laboratory, 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 northeast quadrant of the MXD District in Kendall Square and the existing buildings between Broadway and Binney Street is consistent with the Urban Design Objectives addressed in Section 2, *Citywide Urban Design Objectives* of this application.

Coordination with City Departments

Together, the Applicant and CRA have coordinated with the City planning, environmental, public works and transportation departments throughout the MEPA review process. All city departments have also had the opportunity to review the Project as part of the state review process, specifically the most recent NPC filed in June 2016.

The Applicant along with its site civil engineering team held meetings with the City's Department of Public Works and Cambridge Water Department to discuss the infrastructure anticipated to serve the Project, as well as stormwater measures pursuing onsite and neighborhood solutions. The Applicant along with its transportation planners held multiple sessions with the Department of Transportation, Parking, and Traffic to confirm the Transportation Impact Study (TIS) and, more specifically, bike parking, and building service and loading design. A copy of the TIS and TP&T certification letter is provided in Appendix B of the Concept Plan.

The Applicant retained an arborist to conduct a tree study for the Project, which is described further in Section 3 of the Concept Plan.

Together, the Applicant and CRA have met on several occasions with the Community Development Department (CDD) regarding the overall Project, Concept Plan content, including sustainability approach, the community outreach program and the combined design review process. Initial design review sessions have also taken place with CDD to evaluate proposed building massing and initial building design.