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August 28, 2019

Jeff Roberts
Zoning & Development Director
Cambridge Community Development
344 Broadway
Cambridge, MA 02139

Re: Planning Board Case No. 315
145 Broadway

Dear Mr. Roberts:

Please accept this correspondence as a request from Boston Properties Limited Partnership, the applicant in the above-captioned Special Permit, pursuant to Sections 14.21.8 and 14.38 to approve a yoga studio as an "alternate use" as part of its Infill Development Concept Plan.

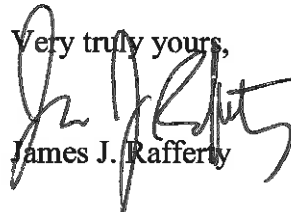
The proposed studio is located on the ground floor of 145 Broadway, on the section of the building directly facing Galileo Way. The operator intends to offer classes between 6:30am and 9:00pm as demand supports, with membership and 'drop-in' opportunities available.

Delivered herewith, please find renderings of the building, along with a floor plan and an elevation depicting the storefront and associated signage. The glass façade is consistent with the other ground floor establishments in the building.

The yoga studio use is consistent with, and not dissimilar to, the health club use set forth in the Recreational Uses allowed in Section 14.21.5.

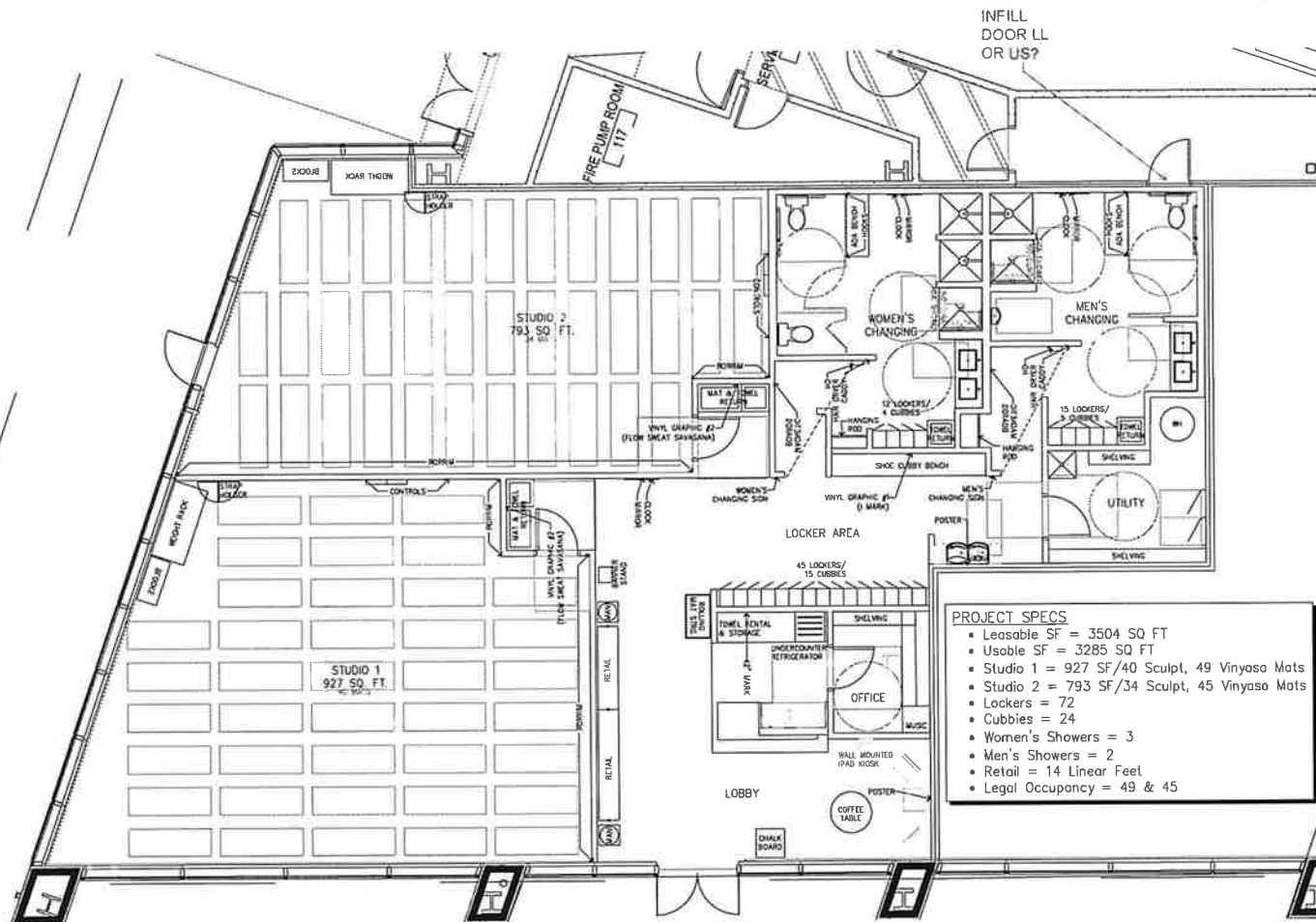
Please contact me at your earliest convenience if any additional information is needed to present this request to the Planning Board.

Thank you for your cooperation and assistance.

Very truly yours,

James J. Rafferty

Cc: Michael Tilford, Senior Project Manager, Boston Properties

**not a partnership*



PROJECT SPECS

- Leasable SF = 3504 SQ FT
- Usable SF = 3285 SQ FT
- Studio 1 = 927 SF/40 Sculpt, 49 Vinyasa Mats
- Studio 2 = 793 SF/34 Sculpt, 45 Vinyasa Mats
- Lockers = 72
- Cubbies = 24
- Women's Showers = 3
- Men's Showers = 2
- Retail = 14 Linear Feet
- Legal Occupancy = 49 & 45

⊙ FLOOR PLAN - MARCH PreREC
1/4" = 1'-0"

CONTRACTOR

ARCHITECT

CONSULTANT

CLIENT

corepower
YOG.

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PROJECT
COREPOWER YOGA
145 BROADWAY
BOSTON, MA











MA-CAMBRIDGE (KENDALL SQUARE)

TENANT SIGNAGE: **East**

