



MXD
CAMBRIDGE, MA

**INFILL DEVELOPMENT
CONCEPT PLAN
AMENDMENT
RESPONSE TO COMMENTS**

ISSUED NOVEMBER 2, 2018

SASAKI

SUBMITTED TO**Cambridge Community Development Department**

City Hall Annex
344 Broadway
Cambridge, MA 02139

The Cambridge Redevelopment Authority

255 Main Street, 8th Floor
Cambridge, MA 02142

APPLICANT**Boston Properties Limited Partnership**

800 Boylston Street, Suite 1900
Boston, MA

PREPARED BY

SASAKI & VHB in association with: BOSTON PROPERTIES

NOV 2ND 2018

THE CONSULTANT TEAM**Sasaki
VHB**

Master Plan
Permitting

Pickard Chilton

Commercial Building A - 145 Broadway
Commercial Building B - 325 Main Street

Stantec

Residential Buildings North and South (Blue Garage)

Lemon Brooke

Project Landscape Architects 325 Main Street
Project Landscape Architects Residential Buildings North and South
District / Project Landscape Architects 145 Broadway
Traffic Engineering / Civil Engineering

Sasaki
VHB

The Green Engineer
RWDI
Haley & Aldrich

Sustainability
Environmental Science
Geotech

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1. DEVELOPMENT COMPONENTS

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CHAPTER 1 DEVELOPMENT COMPONENTS

R1.1 325 MAIN (COMMERCIAL BUILDING B)

R1.1.1 BUILDING GFA

The Applicant received a request for additional information on the details of occupied outdoor areas and GFA allotment. More detailed information on occupied outdoor terraces will be provided during Design Review of Commercial Building B. All occupied terraces above the building's level 3 have been counted and included in the GFA allotment.

Exhibit Reference: FIG. N/A

Comment Reference: CRA Staff Letter

R1.1.2 BUILDING PLACEMENT/MASSING and BULK

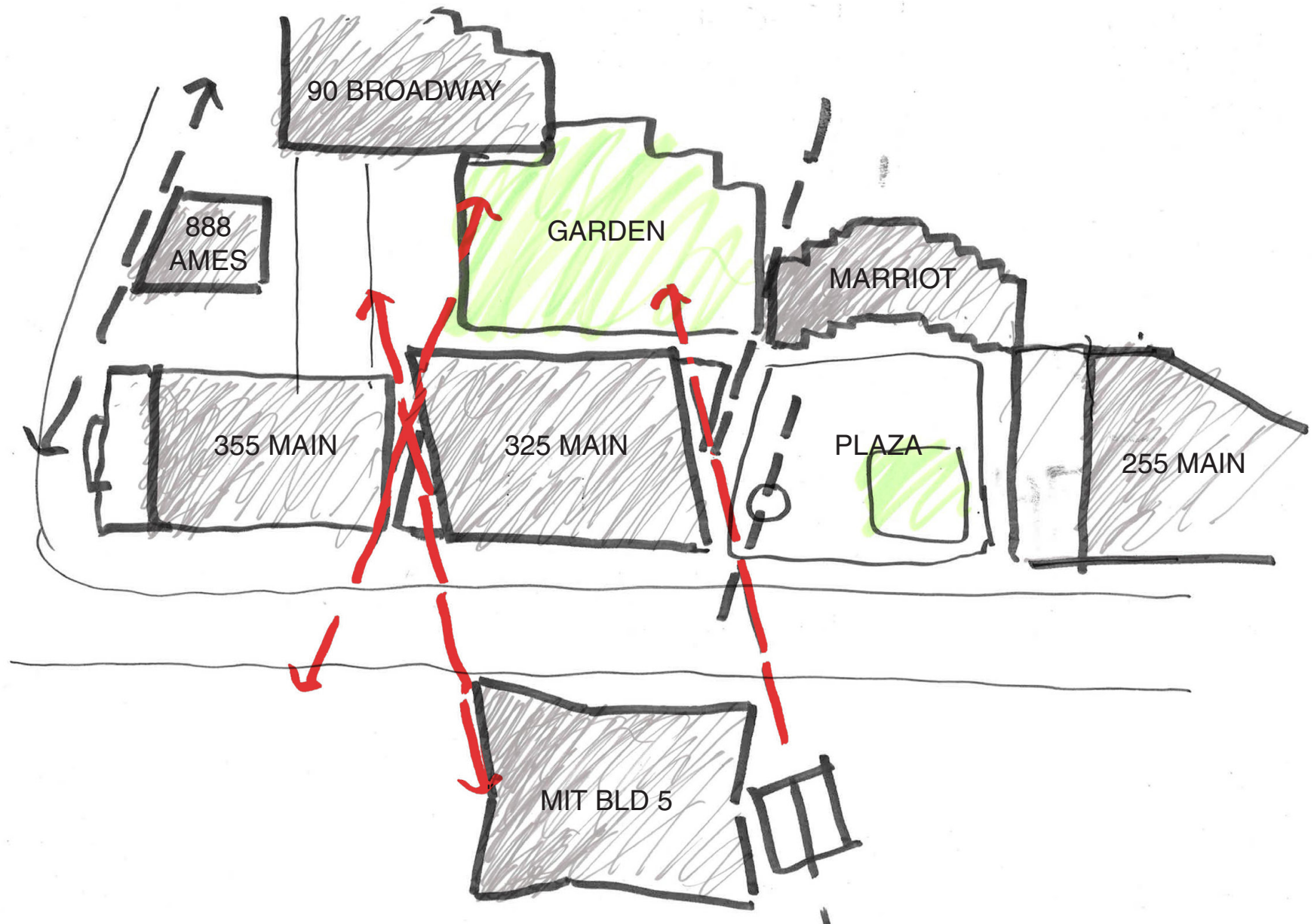
The Applicant received comments and questions about Commercial Building B's scale, massing and bulk and its relationship to adjacent buildings and open space. In response to the feedback received, the Applicant and the design team have made significant changes to the building's massing and its relationship to the Site, drawing on geometries from the surrounding context as shown in R1.1.2 FIG. 1A-1C. The overall massing has been greatly simplified and large portions of mass have been removed from the east and west sides R1.1.2 FIG. 2C, reducing its bulk against the sky plane, providing more separation from adjacent buildings, and creating more visual openness to and from neighboring open spaces. As shown in R1.1.2 FIG. 2A, 2B the main mass is conceived as a parallelogram simultaneously sliding away from the 355 Main Street building and from the Marriott and Kendall Plaza/Kendall Square Roof Garden connector. A "gasket" element has been introduced to create a visual distinction between Commercial Building B and the 355 Main Street, building, preserving the latter's architectural integrity. In addition, along Main Street, the upper floors of Commercial Building B have been pulled approximately 40 feet away from 355 Main Street, separating the 2 buildings distinctly. Furthermore, as shown in R1.1.2 FIG. 3, the average lower level floor plates have been reduced by approximately 2,000 square feet (8%) while the average upper level floor plates have been reduced by approximately 4,000 square feet (15%). This reduces the building's longitudinal dimension by approximately 20 feet on lower levels and 40 feet on upper levels. Lastly, as shown in R1.1.2 FIG. 4, the average floor to floor heights have been reduced by 1'-0", allowing one additional floor to be added while still remaining under the 250-foot height limit and within the allowable GFA limit. The overall effect is to create a building with a much more compact and vertical expression, better suited to the location and scale of the Site.

Exhibit Reference: (R1.1.2 FIG. 1A-1C) (R1.1.2 FIG. 2C) (R1.1.2 FIG. 2A,2B) (R1.1.2 FIG. 3) (R1.1.2 FIG. 4)

Comment Reference: CDD Staff Letter, CRA Staff Letter, Lawrence Bluestone Letter, Hugh Russell Letter, Chuck Redmon Letter

R1.1.2 BUILDING PLACEMENT/MASSING

R1.1.2 FIG. 1A

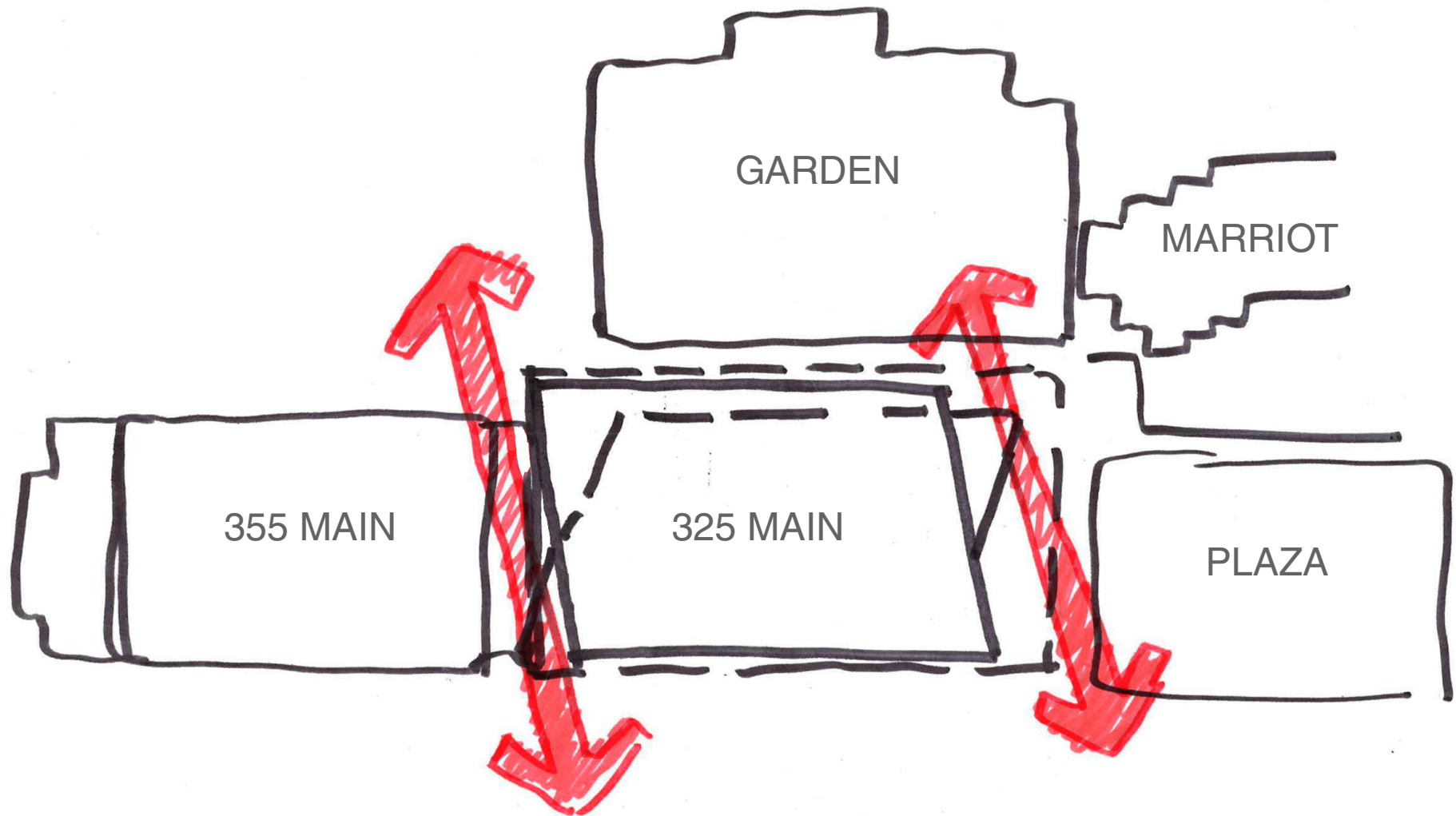


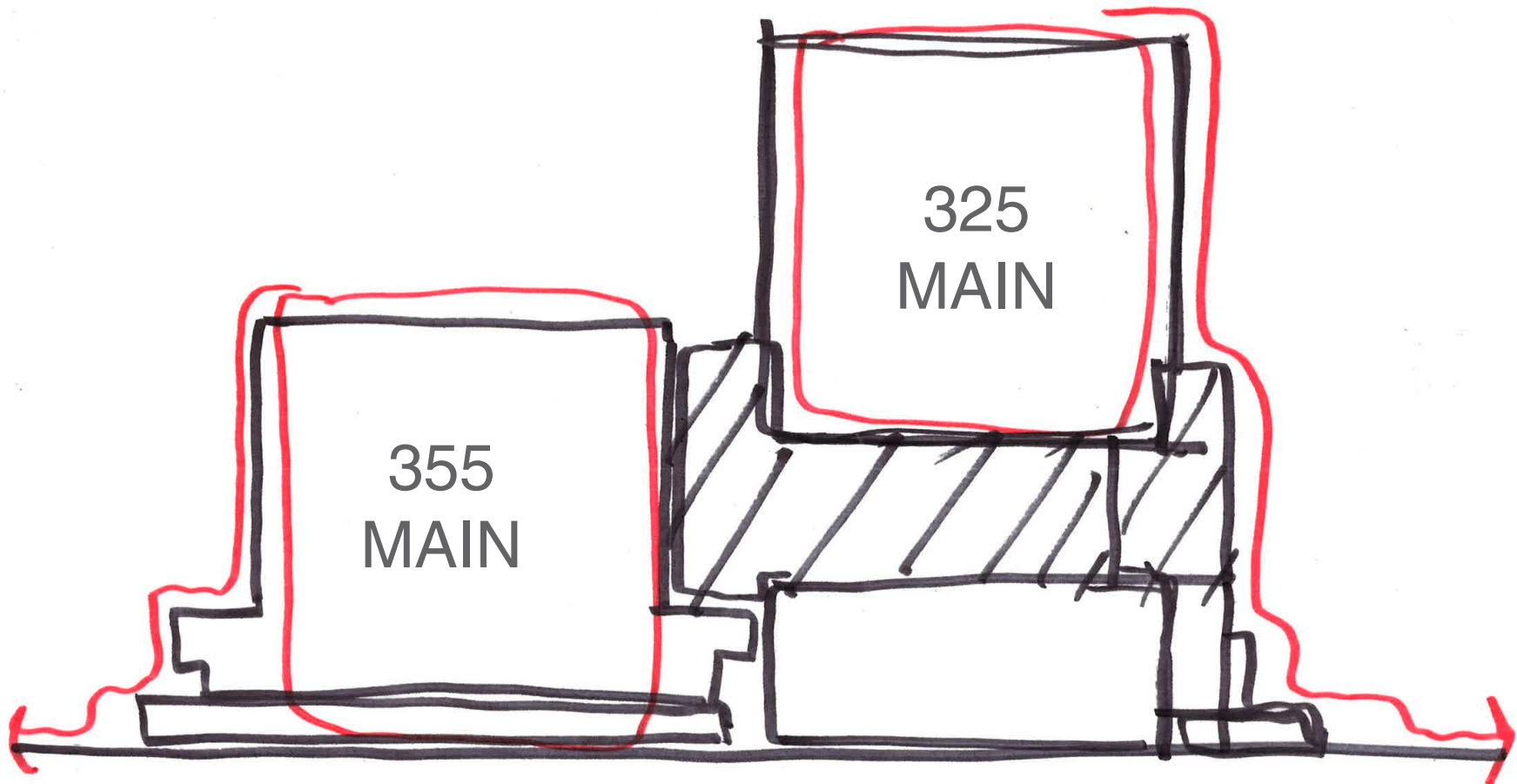
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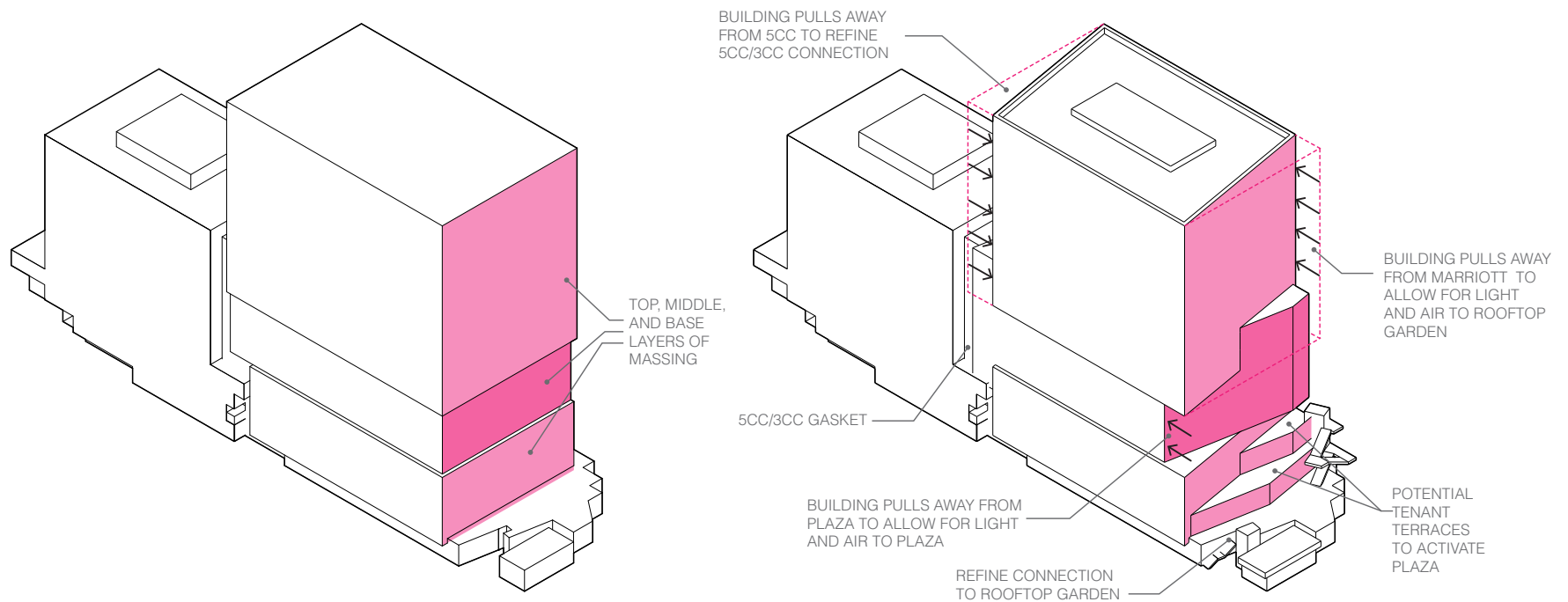




R1.1.2 BUILDING PLACEMENT/MASSING

3D VIEW FROM SOUTH EAST

R1.1.2 FIG. 2A

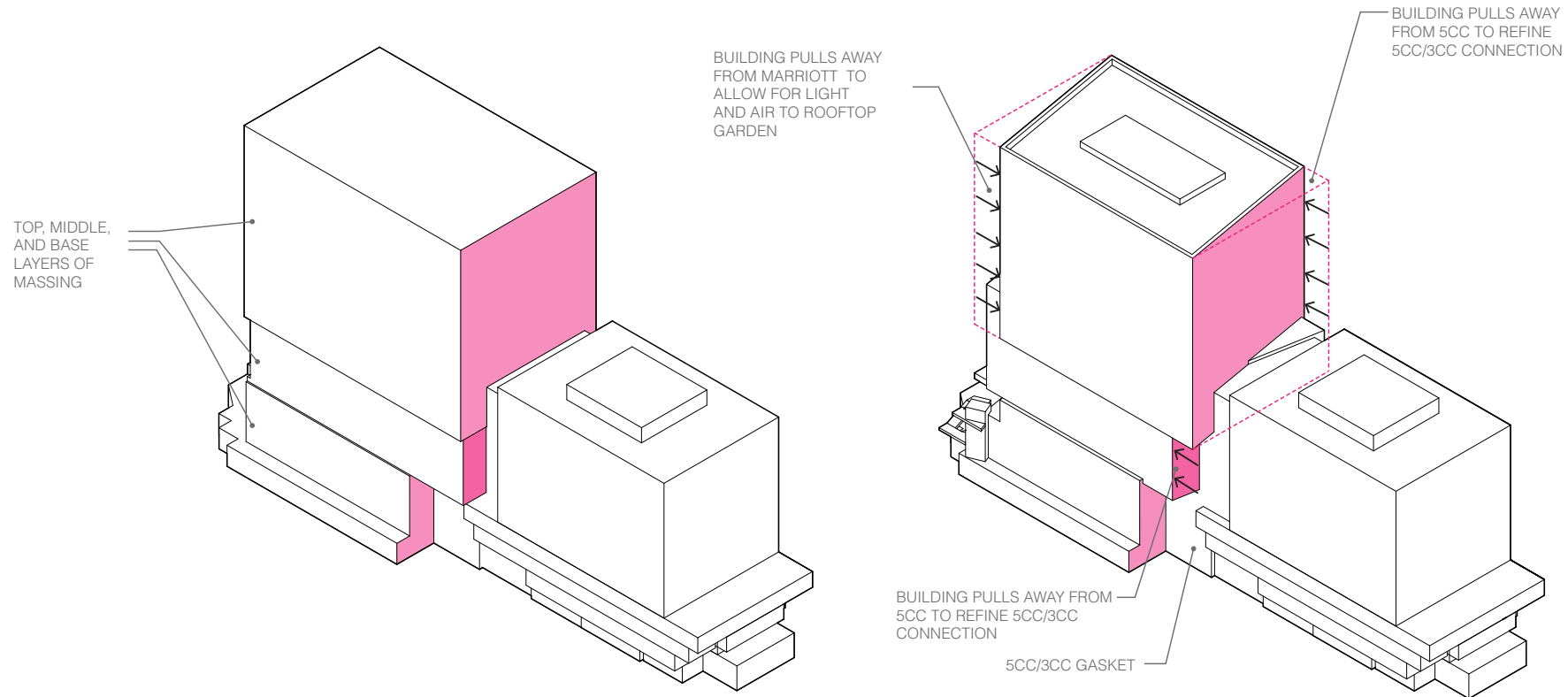


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R1.1.2 BUILDING PLACEMENT/MASSING

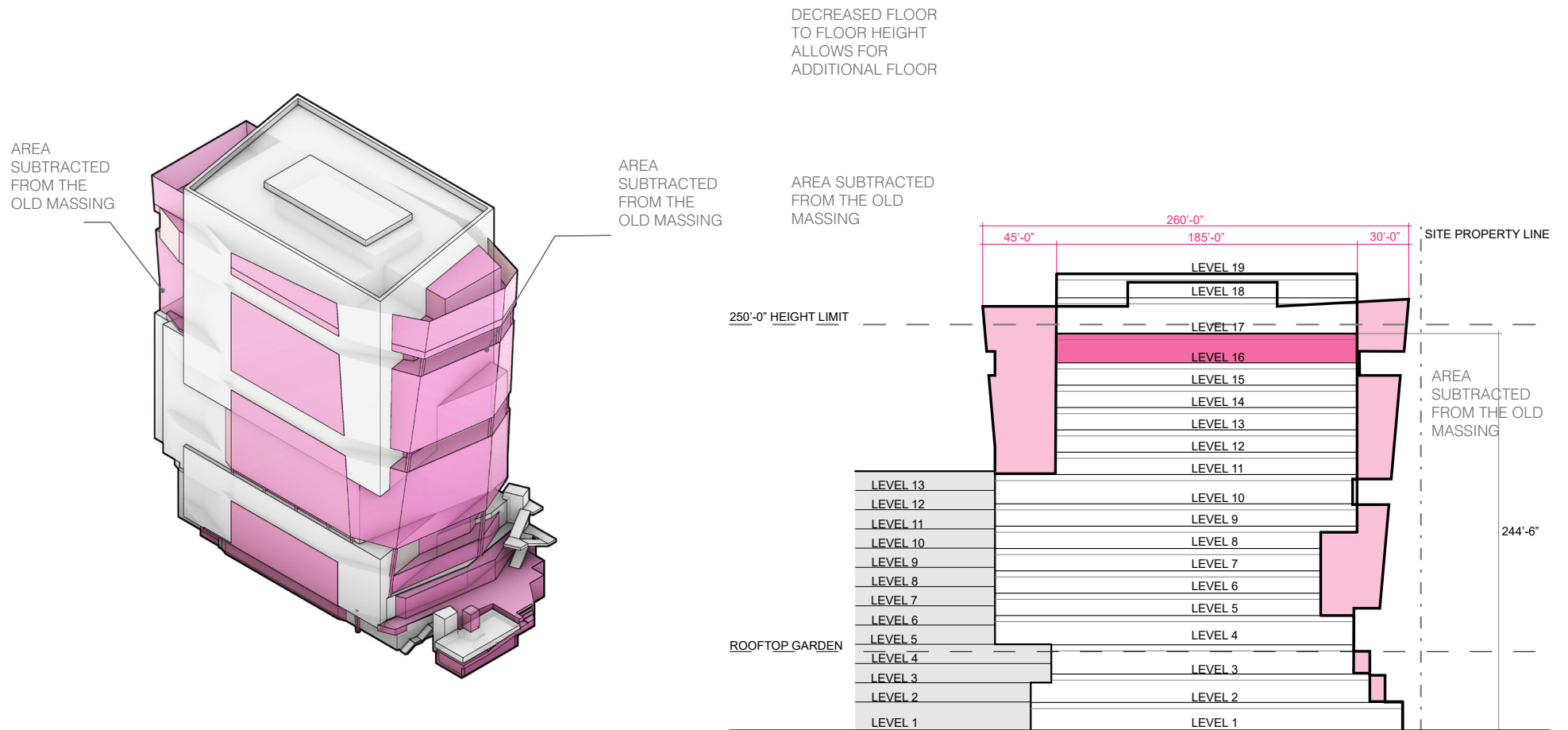
3D VIEW FROM NORTH WEST

R1.1.2 FIG. 2B



R1.1.2 BUILDING PLACEMENT/MASSING SHIFTING GFA

R1.1.2 FIG. 2C

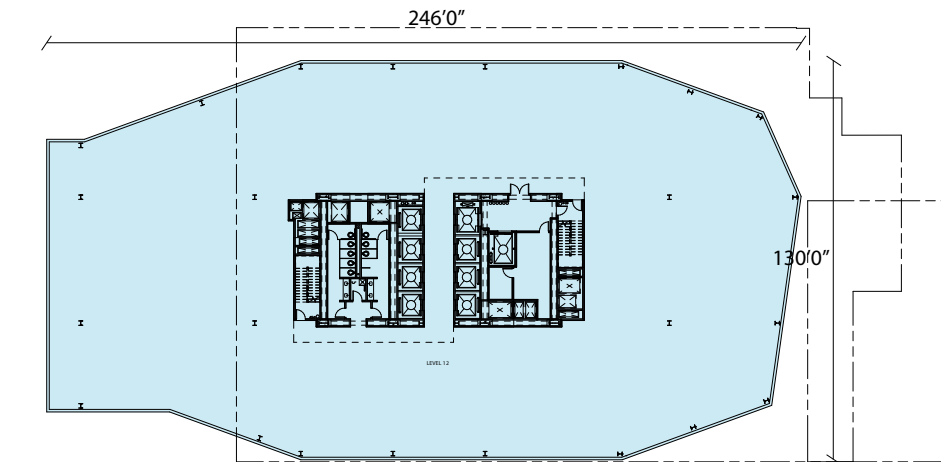


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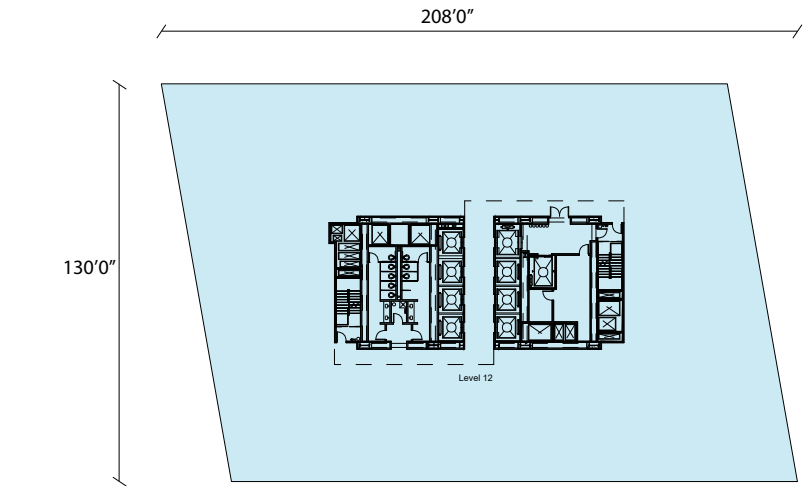
R1.1.2 BUILDING PLACEMENT/MASSING

MASSING REFINEMENTS FLOOR COMPARISONS

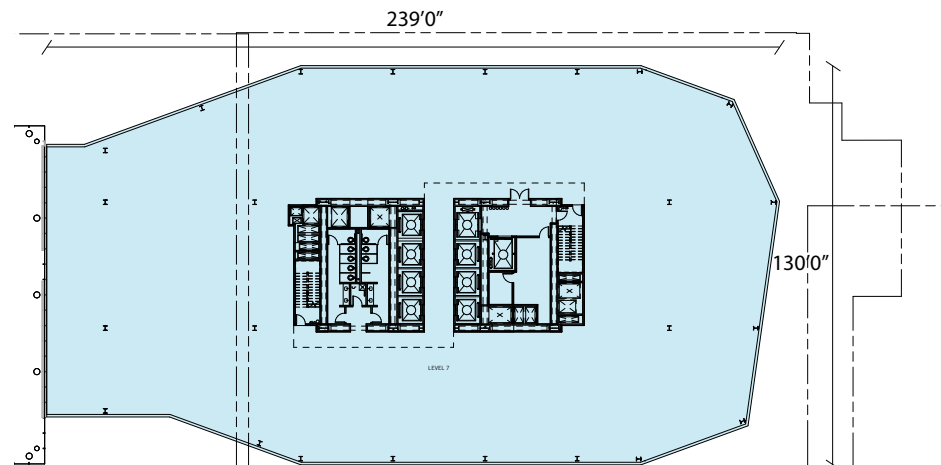
R1.1.2 FIG. 3



Level 12 - 27K GFA Office

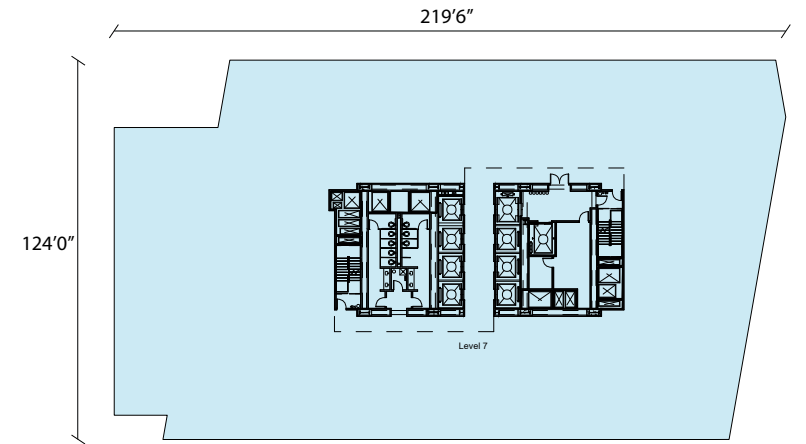


Level 12 - 23K GFA Office



Level 7 - 26K GFA Office

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Level 7 - 24K GFA Office

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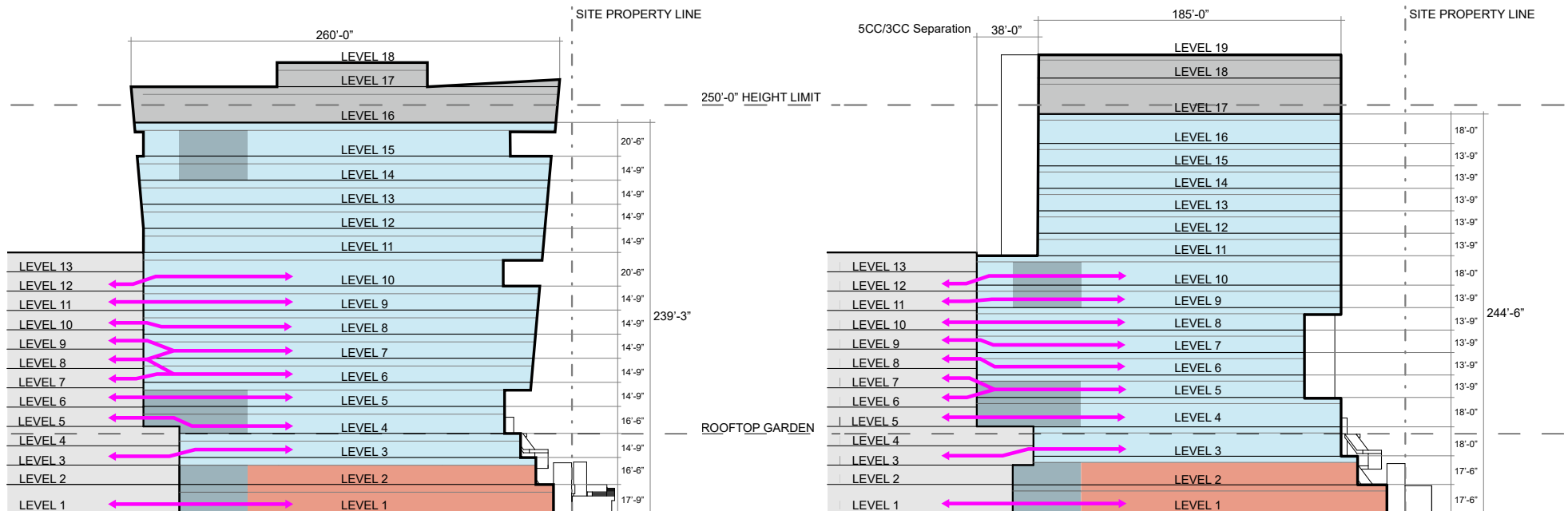
R1.1.2 BUILDING PLACEMENT/MASSING

MASSING REFINEMENT SECTION COMPARISONS

R1.1.2 FIG. 4

14'-9" FLOOR TO FLOOR
10'-0" CEILING
4'-9" FLOOR PLENUM
15 OCCUPIED FLOORS ABOVE GRADE
239'-3" TO MAIN ROOF

13'-9" FLOOR TO FLOOR
10'-0" CEILING
3'-9" FLOOR PLENUM
16 OCCUPIED FLOORS ABOVE GRADE
244'-6" TO MAIN ROOF



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R1.1.3 GROUND FLOOR RETAIL

The Applicant received comments about the ground and second floor retail in the proposed Commercial Building B building at 325 Main Street. Commercial Building B contains approximately 42,300 GFA of retail, the majority of which will be located on the ground and second floors and some of which may be located one level below grade. The space could be subdivided in a variety of ways, accommodating retailers of varying size and type, and one or more two-story retailers may be possible.

As shown in R1.1.3 FIG.1A, the frontage along both Main Street and Kendall Plaza will be activated and offer opportunities for multiple retail entrances, creating the possibility for a variety of pathways through the Site. The existing pedestrian connection from Kendall Plaza to Pioneer Way will be maintained at the ground floor, but could be reimagined if the retail programming follows a more “market-like” permeable model increasingly seen in urban areas.

The retail footprint at the ground and second level north of the MBTA Head House extends toward Kendall Plaza, activating the Plaza, inviting visitors in and providing an interstitial overlook into the Plaza from the second level terrace. As shown in R1.1.3 FIG.1B, this upper level space could also serve to augment the existing programming sponsored by the Applicant in Kendall Plaza, such as concerts, art fairs and farmer’s markets. The use of outdoor seating and/or operable walls may be viable during warmer months.

As shown in R1.1.3 FIG. 2A,2B potential uses could include restaurants, including fast casual dining options, entertainment/sporting venues and/or bars, consumer service retail and dry goods, as well as collaboration spaces such as art galleries that double as coffee shops. The MIT COOP will also return at a reduced size.

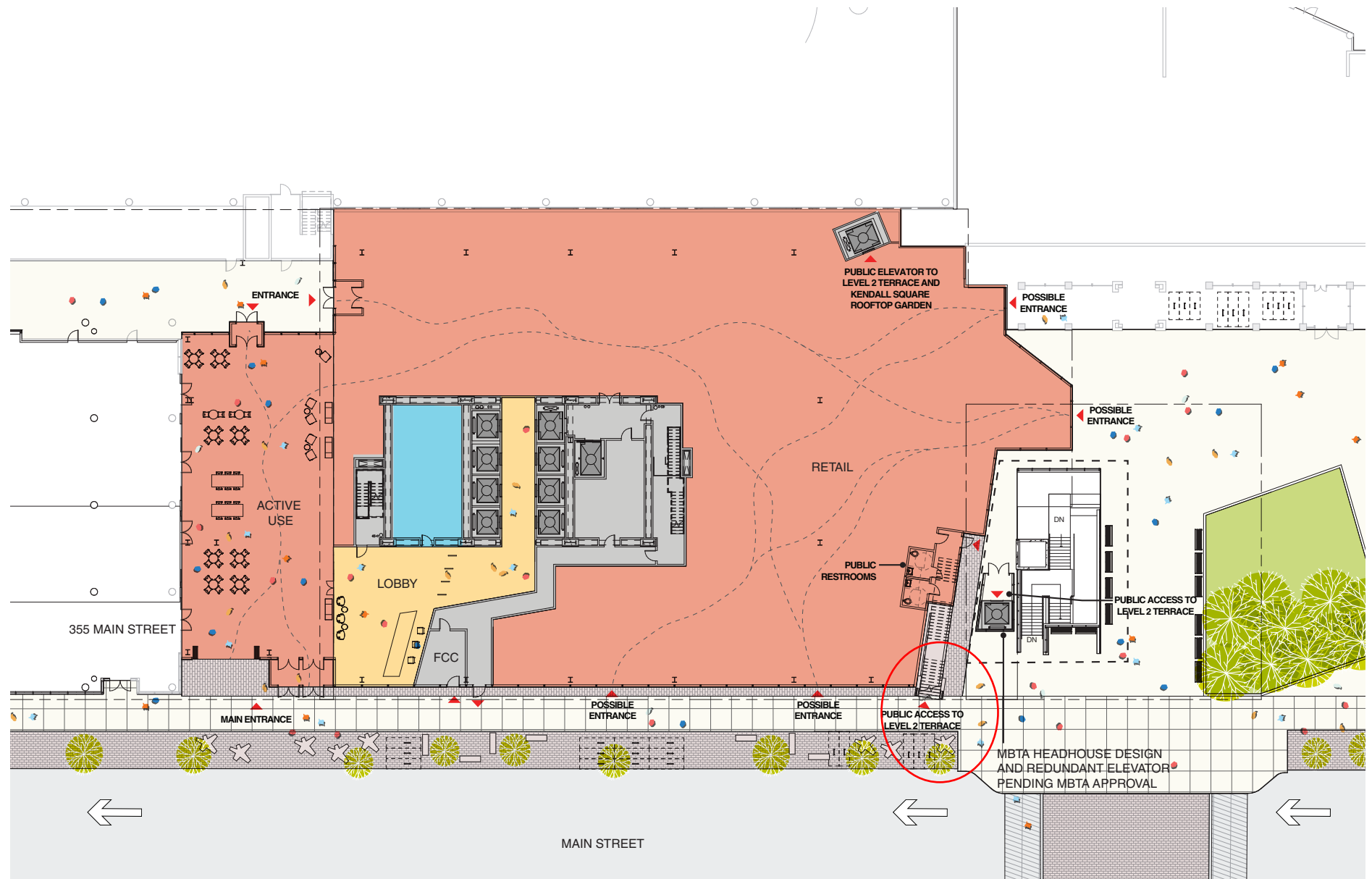
While the exact mix of retailers and uses is yet to be determined, the Applicant is targeting a diverse mix of retailers that will create activation in Kendall Square during both days and evenings as well as weekdays and weekends. The Applicant will meet with the CRA and the City’s Economic Development Department regularly to discuss retail opportunities.

Exhibit Reference: (R1.1.3 FIG. 1A,1B,2A,2B)

Comment Reference: CDD Staff Letter, CRA Staff Letter

R1.1.3 GROUND FLOOR RETAIL

R1.1.3 FIG. 1A



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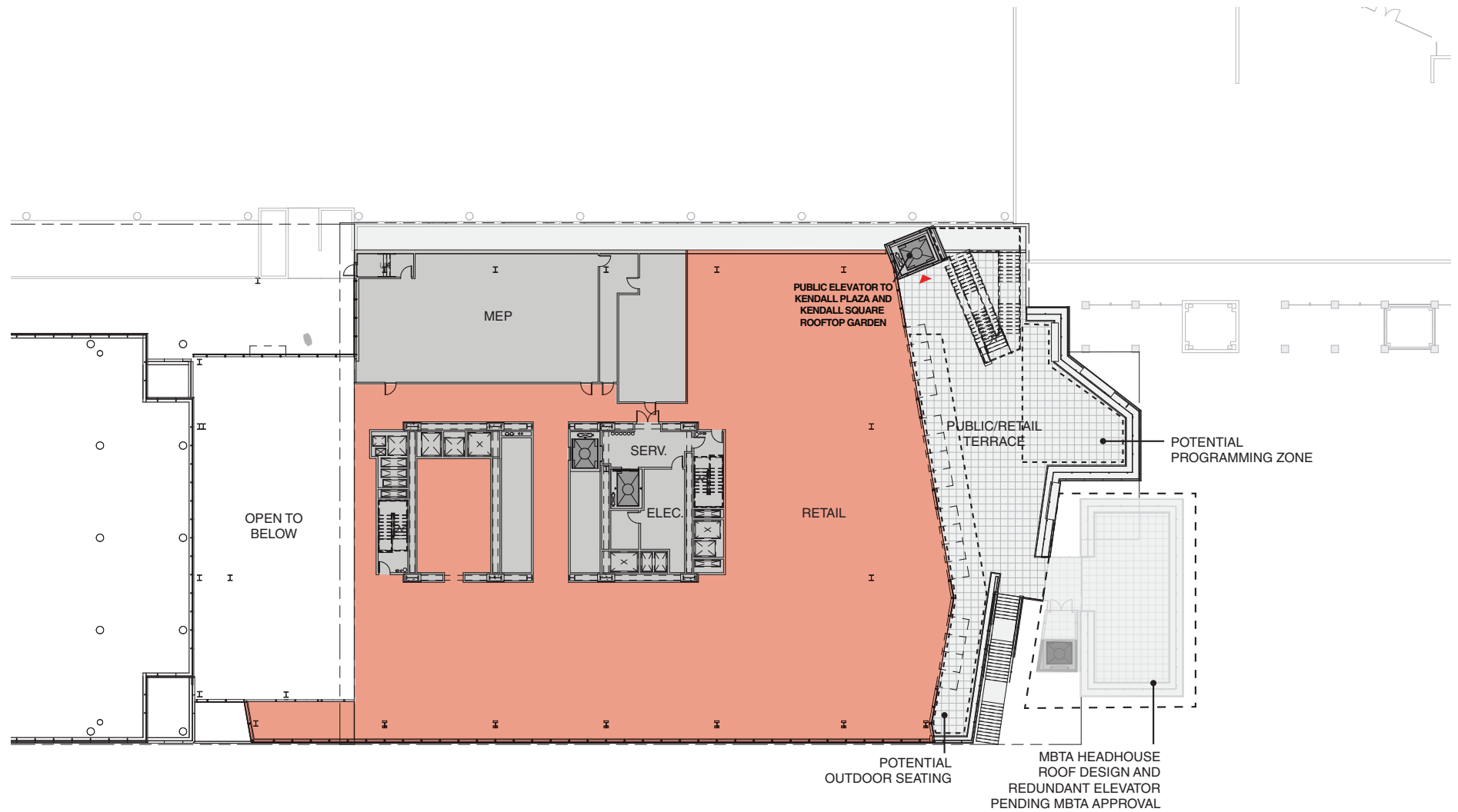
GROUND LEVEL PLAN



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R1.1.3 GROUND FLOOR RETAIL (TERRACE LEVEL)

R1.1.3 FIG. 1B



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LEVEL 2 PLAN



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R1.1.3 GROUND FLOOR RETAIL

R1.1.3 FIG. 2A



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R1.1.3 GROUND FLOOR RETAIL

R1.1.3 FIG. 2B



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R1.2 RESIDENTIAL BUILDINGS

R1.2.1 BLUE GARAGE ROOF

The Applicant received comments about the use on top of the Blue Garage rooftop. The Residential North and South buildings have been designed to, where possible, maximize the outdoor amenity space on top of the Blue Garage, providing for an approximately 9,150 square foot amenity deck at the South Building that will span the western half of the Blue Garage roof up to the existing southern expansion, and an approximately 4,700 square foot amenity deck at the North Building, immediately south of the building as identified in R1.2.1 FIG. 1

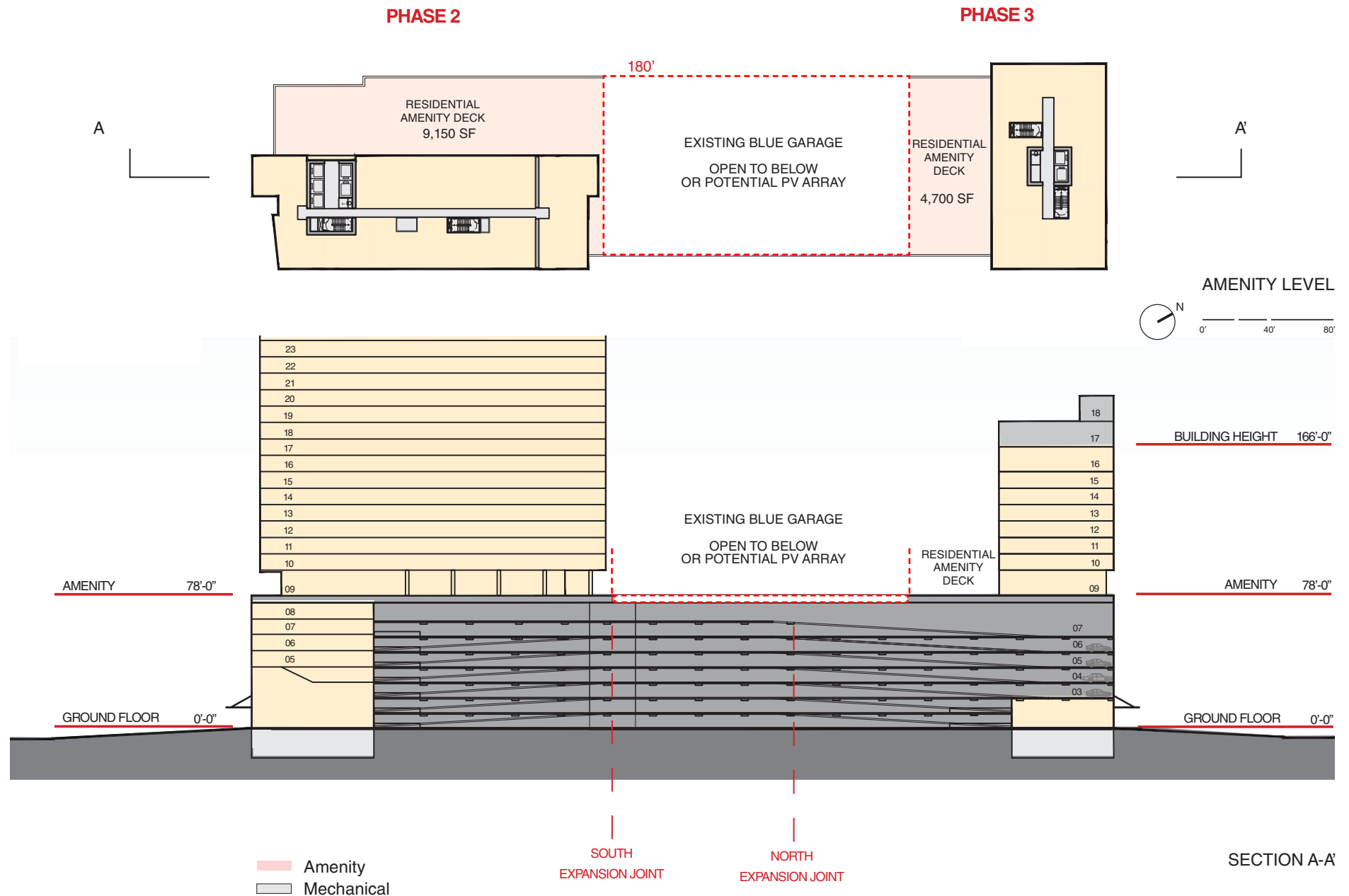
The Applicant has committed to enhancing the northern east/west connector, connecting the East Service Drive to the 6th Street Connector, as part of Phase III. This had originally been tied to Commercial Building B in the Approved Concept Plan, and reinforces the Applicant's efforts to improve the open space across the entire Parcel 2 (2) North and further enhance the connection to the future Volpe site. The updated open space phasing plan is shown in R1.2.1 FIG. 2

Exhibit Reference: (R1.2.1 FIG.1,2)

Comment Reference: CDD Staff Memo

R1.2.1 BLUE GARAGE ROOF

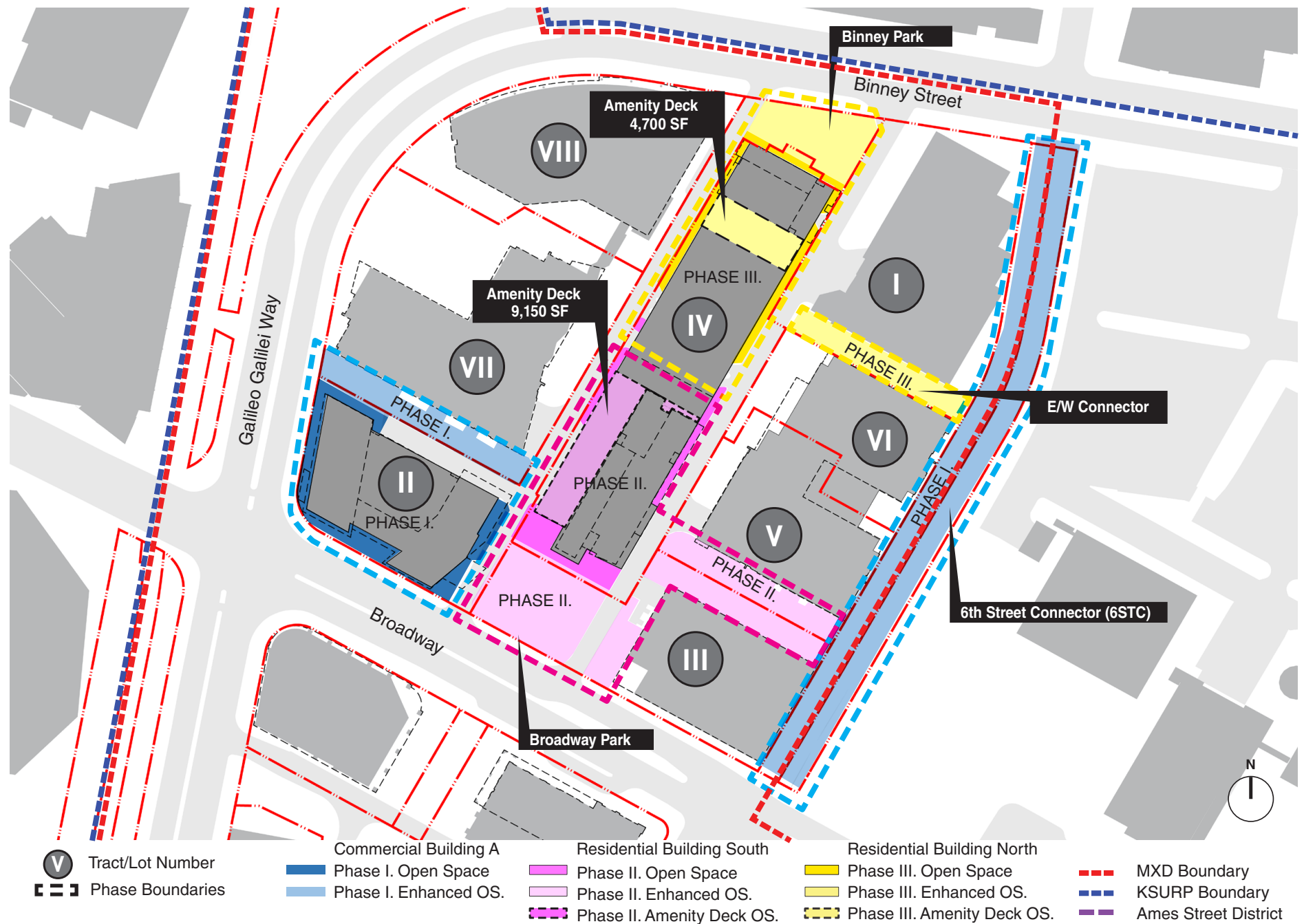
R1.2.1 FIG. 1



R1.2.1 BLUE GARAGE ROOF

PARCEL 2 TRACT (RECONFIGURED TRACT II + TRACT IV)

R1.2.1 FIG. 2



R1.3 INNOVATION SPACE CONVERSION

R1.3.1 INNOVATION SPACE PLAN

Since the initial filing of the Concept Plan Amendment in September 2018, the concept of the Innovation Space at 255 Main Street or “Opportunity Space” has advanced to a higher level of clarity that warrants further definition in the Amendment Response to Comments Document. See (R1.3.1 FIG. 1 for the Innovation Space Conversion Plan).

The provisions of Article 14 and Special Permit PB315 required the creation of innovation space that was defined broadly as co working environment offered at “below market” rates for growing entrepreneurial ventures to stay in Kendall Square. Through close coordination with the CRA, the applicant has redefined and improved upon this requirement as an Opportunity Space that will provide a dynamic co working and shared classroom and event space to non profit providers of tech education who focus on bridging the education gap for underrepresented populations in the tech economy. This space will offer the residents of Cambridge a campus in the heart of Kendall Square populated by non profit tech education providers with successful and developed program offerings to prepare for gainful employment in the ever evolving technology economy. When not directly in use as classrooms, the space will act as a much needed event and community gathering space available to a wider array of non profits and for profit ventures.

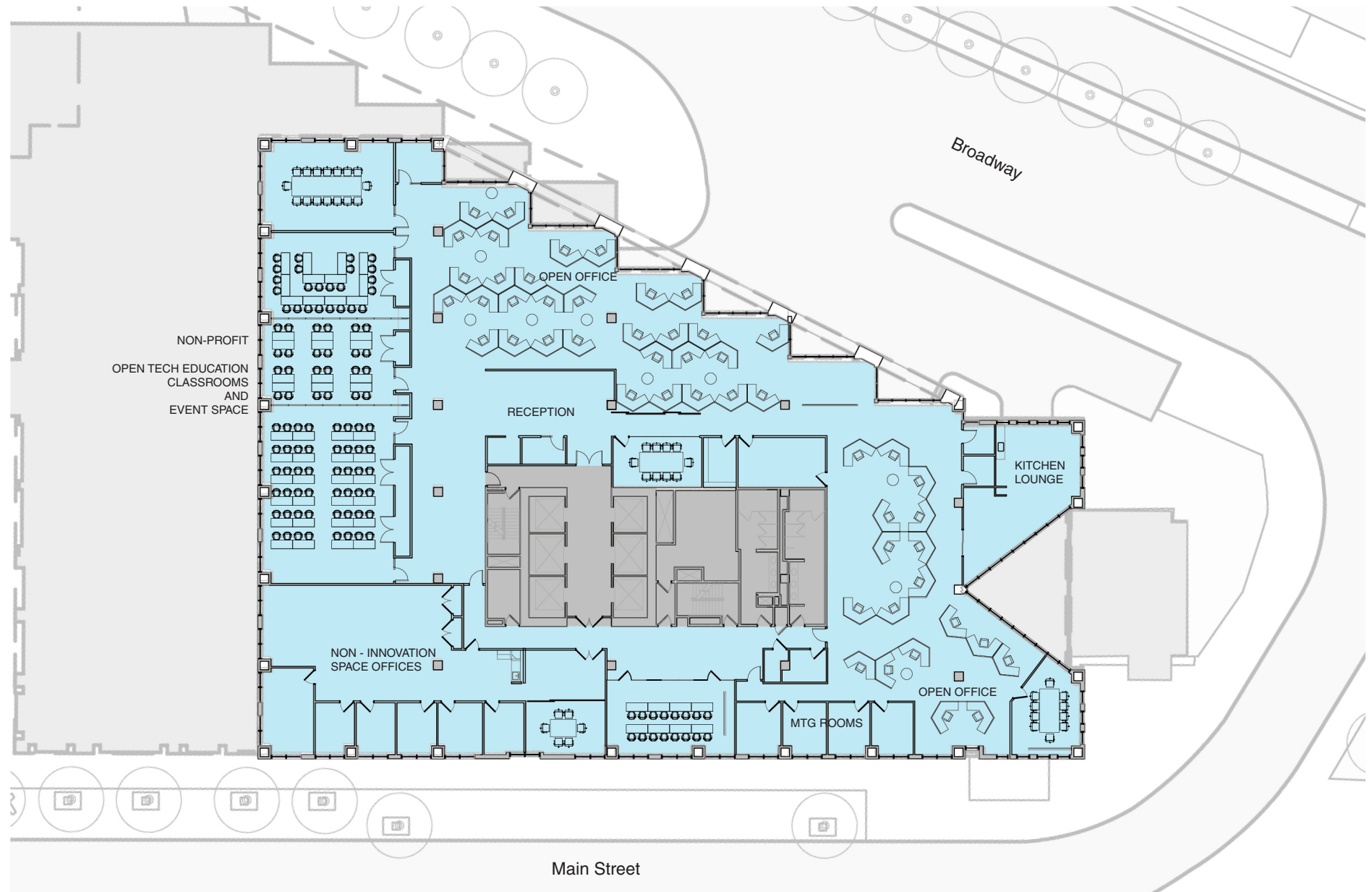
In addition to offering tech education programs, the Opportunity Space will include outreach coordinators to the many global and local technology and biotech firms located in close proximity in Kendall Square to ensure students have exposure to employers and innovators in the tech economy. At the time of this Amendment Response, the CRA has issued a request for qualification through multiple channels and is processing through the responses along with an Advisory Board composed of representatives of Boston Properties, the Non Profit Center, the Cambridge Innovation Center and the Kendall Square Association. Representatives from the Non Profit Center will run daily operations based upon their proven track record of providing non profit co working space in their existing location in Boston’s Leather District. Boston Properties is designing the space with Sasaki and has commenced construction with an anticipated completion in Q1 of 2019 well in advance of the required time frames defined in Article 14. The Applicant has exceeded the financial contribution requirements found in article 14 and is enthused to be working with it’s partners on what is designed to be a meaningful contribution to ensuring growing diversity in the technology workforce.

Exhibit Reference: R1.3.1 FIG. 1

Comment Reference: N/A

R1.3.1 INNOVATION SPACE PLAN

R1.3.1 FIG. 1



TYPICAL FLOOR

0' 20' 40'