



July 22, 2014

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Re: Planning Board Case # 288 / 40 Thorndike Street

Dear Planning Board Members:

Our project team is looking forward to sharing with you the latest plans for 40 Thorndike Street at your upcoming hearing on July 29. A modified application containing revised plans, renderings and dimensional information are contained in the filing accompanying this correspondence. Also included is a brief memo from our wind consultant (RWDI) summarizing recent findings from wind tunnel tests conducted in June relative to the current design. Nearly all of the project modifications we have made have been the result of ongoing dialogue with members of the East Cambridge Community.

You may recall that when our application was last before the Board on April 29, we mentioned our involvement with the Working Group organized by City Councilor Toomey. The stated goal of Councilor Toomey's initiative was **to moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed**. That process proved to be very productive and allowed for a review of nearly all of the issues associated with this project. I have included a copy of the agendas from each meeting as well as a summary report prepared after the last meeting to provide you with a better understanding of that effort.

The Working Group met five times between April 3rd and May 22nd. At the first meeting, Leggat McCall was asked whether we were prepared to alter the design that we had submitted in our original Special Permit application. Our response was that, in agreeing to participate in the Working Group, we had done so with an "open mind" and that we were prepared to listen and respond to the concerns that were raised by the Group.

One important area of focus for the Working Group was the sharing of information concerning certain economics of the project. The group was fortunate to be assisted by Tod McGrath, Executive Director of the MIT Center for Real Estate. On May 1st, Mr. McGrath met with Working Group members who explained that the Group was interested in hearing from a neutral source about some of the financial factors affecting the redevelopment of the Courthouse and how they might impact potential alternative development scenarios. A central issue of concern was verifying the accuracy of Leggat McCall's assertion that the cost of asbestos abatement for the building was approximately \$35 million. Following the meeting with Working Group members, Leggat McCall invited Mr. McGrath to come to our offices and review the environmental

reports and due diligence materials, qualified subcontractor bids and related financial information that had been compiled by our environmental consultant and General Contractor. I am including a copy of Mr. McGrath's account of his review that was provided to the Working Group.

At the final meeting of the Working Group on May 22nd, we presented revised plans that addressed issues of height, bulk, façade treatment, Spring Street entry and landscape open space. Those revisions include the removal of two floors, the introduction of terra cotta in the office tower, a scaled back entry on Spring Street, and the creation of a garden at the sidewalk level in the proposed open space along Spring Street.

From our perspective, one of the factors that made the Working Group an effective forum for the exchange of information and views was the makeup of its members. The members represented a cross section of the East Cambridge community. Representatives from the East Cambridge Planning Team (ECPT), the newly formed Neighborhood Association of East Cambridge (NAEC), the East Cambridge Business Association (ECBA), and abutters of the Courthouse were invited to participate. As you might expect, opinions varied greatly within the Group and while there was never a vote taken on an official position I have included an email sent to the Group after our last meeting by Chris Matthews, a resident of Sixth Street and a longtime active member of ECPT. I think Chris' email is reflective of the thoughtful discussion and dialogue that occurred during the Working Group process. We are very appreciative of the time and effort expended by all the members of the Working Group.

On a related note, since our last hearing at the Planning Board, the City Solicitor has addressed the question raised by the Board as well as the City Council as to whether the existing building qualifies as a "nonconforming structure" and is thus eligible to apply for a Special Permit pursuant to Section 8.22.2.a. As you may be aware, the Solicitor has opined that the building does indeed qualify as a nonconforming structure eligible for a Special Permit pursuant to Section 8.22.2.a. In addition, the City Solicitor also concluded that there is no limitation on the number of parking spaces that the City Council may lease in the First Street Garage.

With the removal of two floors from the building, the office use in the project has been reduced by nearly 10%. Accordingly, our traffic engineer, Vanasse & Associates, has submitted revised trip generation projections to Traffic, Parking & Transportation reflecting the reduced size of the building.

Please note that in our modified application we have also filed for a Special Permit in accordance with the provisions of Section 6.22.2 to allow for an alternate off-site parking facility within 1,000 feet of 40 Thorndike Street. This is only required in the event that we are unable to secure the necessary lease for parking spaces at the municipal garage on First Street. While we strongly prefer that the First Street Garage serve as the off-site parking facility, if we need to seek parking at the Galleria Mall as an alternative, its location is more than 300 feet from the building (but less than 1,000 feet), thus the requested Special Permit would become necessary.

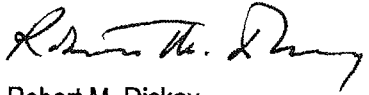
Finally, the Middlesex Sheriff's office removed all of the detainees from the building in early July and no longer operates a jail in the building. The building is now completely unoccupied and DCAMM has erected a chain link fence around its perimeter.

Cambridge Planning Board
July 22, 2014
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We look forward to reviewing our design changes with you on July 29th and addressing your questions and concerns.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert M. Dickey". The signature is fluid and cursive, with a large initial "R" and "D".

Robert M. Dickey
Executive Vice President/Partner

Working Group

Summary & Agendas

Patrick Conte

From: Alves, Jason <jalves@cambridgema.gov>
Sent: Thursday, July 17, 2014 4:26 PM
To: pconte@adamsrafferty.com
Subject: FW: Recap Courthouse Working Group

-----Original Message-----

From: Alves, Jason
Sent: Sunday, May 25, 2014 10:31 PM
To: paul@cambridgeprinting.net; jayrwasdf@gmail.com; 93third@comcast.net; tuyo@tuyo.org; markprogers6@hotmail.com; mltang01@gmail.com; 'Patrick Magee'; calliebeth@comcast.net; cbbook@gmail.com; peteracrawley@gmail.com; tutsgoto@comcast.net; mike@media.mit.edu; cmarquardt2@mac.com; kennedd1@verizon.net; medoran@gmail.com; Seth Teller; nstiening@comcast.net; Barbara Broussard; joseph.aiello@gmail.com; Chris Matthews; Peter.Missouri@mahouse.gov; Toomey, Tim (home); Alves, Jason; William.Sutton@mahouse.gov; bmurpy@cambridgema.gov; robert.dickey@lmp.com
Subject: Recap Courthouse Working Group

Hi All

We decided the best and most impartial way to provide a report would be to re-share all information that was collected and discussed.

We've summarized the attendees and the topic that was discussed at each meeting and provided a brief run down of what Tod McGrath had to say only repeating his words

As a reminder the top of each agenda had Tim's stated goal for the working group which is: To moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed

If people feel there is a document missing then please reply to the appropriate "subject" and attach or share the link. There were a lot of emails and paper work to sift through, so its possible one or two were omitted.

Additionally if you wanted to make some summary on your own you are welcome but we felt is was best to just present the documents and leave out any commentary that could be misinterpreted.

As Tim stated at the close of the meeting the other night feel free to reach out with any questions and we will try to get and answer or clarification. I would also encourage you to reach out directly to Leggat if its a question for them.

Be mindful of dates on the documents since some figures will now be inaccurate due to the changes in height and density.

We would expect that Leggat will be in touch with the community going forward to present the changes and we await news on that along with everyone else.

Enjoy the rest of the weekend
Jason

-----Original Message-----

From: Alves, Jason

Sent: Sunday, May 25, 2014 10:32 PM

To: paul@cambridgeprinting.net; jayrwasdf@gmail.com; 93third@comcast.net; tuyo@tuyo.org; markprogers6@hotmail.com; mltang01@gmail.com; 'Patrick Magee'; calliebeth@comcast.net; cbbook@gmail.com; peteracrawley@gmail.com; tutsgoto@comcast.net; mike@media.mit.edu; cmarquardt2@mac.com; kennedd1@verizon.net; medoran@gmail.com; Seth Teller; nstiening@comcast.net; Barbara Broussard; joseph.aiello@gmail.com; Chris Matthews; Peter.Missouri@mahouse.gov; Toomey, Tim (home); William.Sutton@mahouse.gov; bmurpy@cambridgema.gov; robert.dickey@lmp.com

Subject: Agendas and Summary

Agenda 1 - April 3

Traffic and Parking and MEPA questions were discussed.

Joined by Sue Clippinger and CDD as well as the traffic engineers that did the study for Leggat and their MEPA consultant DCAMM declined attending as well as a rep from the Governors office Discussed the MEPA waiver and the 2 sets of traffic projects and how one is the state numbers and the other is the breakdown of those numbers that the city requires. Also discussed Falcons and temp relocation

Agenda 2 - April 10

MEPA - John Bolduc from CDD explained more of the MEPA process and explained the city's letter to MEPA. There was also a MEPA rep from the state level that discussed the waiver.

We started to discuss the 6 scenarios for review and how we might be able to do that

Agenda 3 - April 16

Met without Leggat. Group had open discussion. Developed a Pro Con list

Tod McGrath Meeting

Discussed the 6 scenarios and independent appraisal

#5 was discarded because of complexity of the idea and it seemed too hypothetical

#6 Verification of remediation costs was agreed to be confirmed pro bono and group agreed

Remaining scenarios were said to be too broad and needed to be refined further and models of proposals would have to be created in order to perform any effective review, there was also no funding for in depth review

Appraisal provided was not useful in the context of this project

Also we should note that Tod would not perform any review that would further divide the group, did not want to have to defend any information in court, and all parties had to agree to the scenario

Agenda 4 May 8

Leggat presented new building concept with changes to height, skin, landscaping

Agenda 5 May 22

Leggat presented refined plans (not yet final) with additional landscape changes and there was discussion about the retail plan and grocer

Sullivan Courthouse Working Group

Agenda: April 3, 2014

Tim's Goals: To moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed

Introductions

ECPT –Joe Aiello, Nancy Steining, Jay Wasserman

NAEC –Seth Teller, Bethany Stevens, Peter Crawley

Original Sub Committee – Charlie Marquardt, Chris Matthews, Carole Bellew, Rhoda Fantasia

ECBA – Patrick Magee, Mark Rogers, Paul Ferreira

Abutters – Mary Ellen Doran, Roberta Goto, Michael Hawley, Michael Tuyo, Mark Tang, Barbara Broussard, David Kennedy

Topics The Group Has Suggested: Traffic, Non-Conforming, MEPA, Light, Glare, Wind, Garage, Assessment of the Land, Falcons, Housing, Bulk and Height, Cost to Remediate, Outside Review of figures, Construction Costs, Asbestos oversight, History of Land, Spring St Entrance, Tenant Leasing, Construction Plan, Servicing the Building

Schedule: Thursday April 3, Thursday April 10, Wednesday April 16, April Vacation Week No meeting, Wednesday April 30

DCAMM and Governors Office

Letter from DCAM

Traffic and MEPA Questions and Concerns

Leggat McCall/Traffic Dept/CDD

Moving Forward:

- **Topics For Next Meeting?:**
 - **Best Way to present Economics of the project: Is a third party desired? City? Funding? Scope of Review? – Chris Matthews (Attached) Peter Crawley –MIT Center For Real Estate**
 - **Light/Glare/Wind**

Sullivan Courthouse Working Group

Agenda: April 10, 2014

Tim's Goals: To moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed

Introductions

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Schedule: Thursday April 10, Wednesday April 16, April Vacation Week No meeting, Wednesday April 30

MEPA

CDD and John Bolduc to answer remaining MEPA questions people may have

Scope of a Construction Review and How to Proceed

Development scenarios to be explored at a schematic level, along with basic financial analysis:

1. Total demolition of the courthouse building and creation of a park, perhaps with underground parking.
2. Total demolition of building and rebuild to comply with underlying zoning (80 foot height limit and 2.75/3.00 FAR).
3. Solve for reduction in floors of building but maintenance of steel superstructure/foundation that solves for a \$0 site value payment to the State (after covering costs of remediation and demolition);
4. Same as #3 above but solves for higher payments to State, say at \$10MM, \$20MM and \$30MM.
5. Combining results of #3 & #4 above with exploration of a transfer of development rights to another site (such as the First Street Garage), and/or the use of Planned Unit Development (PUD) zoning to spread-out and preserve development value of site.
6. Current Leggat development proposal for full height and bulk of building.

The skill-sets (and professionals) needed to perform these studies are:

- Urban master planning/schematics; (Urban Planner/Architect).
- Financial analysis of scenarios; (Real Estate Financial Analyst).
- Construction/remediation/demolition costing; (Contractor/Engineer).

Comments on General Design Improvements

We will go around the room to provide an opportunity to comment on particulars of the proposal that you might feel can be improved on as Leggat refines their plans

Sullivan Courthouse Working Group

Agenda: April 16, 2014

Tim's Goals: To moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed

Introductions

ECPT –Joe Aiello, Nancy Steining, Jay Wasserman
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Schedule: Thursday April 10, Wednesday April 16, April Vacation Week No meeting, Wednesday April 30

Steve Kaiser Meeting - yesterday

Garage Info – forwarded this afternoon

Tod McGrath – Still waiting to hear back on the 22nd meeting

Planning Board April 29 - update

April – 30 meeting

Open Dialogue

Sullivan Courthouse Working Group

Agenda: May 8, 2014

Tim's Goals: To moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed

Introductions

ECPT –Joe Aiello, Nancy Steining, Jay Wasserman
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Original Sub Committee – Charlie Marquardt, Chris Matthews, Carole Bellew, Rhoda Fantasia
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Sullivan Courthouse Redevelopment Pro and Cons from Last meeting

Pros	Cons
Life to Neighborhood	traffic
Housing	light
Retail	wind
Grocery Store	noise
Community space	parking
Wires	trucks loading
Open Space	privacy
Safe streetscape	height bulk
no piledriving/no demo	more people
Tax Revenue	intensity of use
Jobs	precedent
height	
Refurbished garage	
First St Revitalized	
More people	
precedent	

Leggat McCall New Building Concepts

Sullivan Courthouse Working Group

Agenda: May 22, 2014

Tim's Goals: To moderate a civil and respectful conversation between residents and the developer and provide a platform for questions and concerns to be addressed

Introductions

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Leggat McCall Changes and Retail Discussion

Many thanks to everyone for their time and effort during this process

**Tod McGrath's Review
of
Remediation Scope & Bids**

-----Original Message-----

From: Alves, Jason

Sent: Sunday, May 25, 2014 10:33 PM

To: paul@cambridgeprinting.net; jayrwasdf@gmail.com; 93third@comcast.net; tuyo@tuyo.org; markprogers6@hotmail.com; mltang01@gmail.com; 'Patrick Magee'; calliebeth@comcast.net; cbbook@gmail.com; peteracrawley@gmail.com; tutsgoto@comcast.net; mike@media.mit.edu; cmarquardt2@mac.com; kennedd1@verizon.net; medoran@gmail.com; Seth Teller; nstiening@comcast.net; Barbara Broussard; joseph.aiello@gmail.com; Chris Matthews; Peter.Missouri@mahouse.gov; Toomey, Tim (home); William.Sutton@mahouse.gov; bmurpy@cambridgema.gov; robert.dickey@lmp.com

Subject: Tod McGrath comments and meeting material

attached:

independent appraisal showed ot McGrath

McGrath Agenda

Moriarty letter (included because its relevant to the construction cost, but it wasnt attached to the meeting material at the time. It was originally handed out at the first meeting)

Pasted Below: McGrath email confirming Abatement estimates

From: W. Tod McGrath [wtod@advisore.com]

Sent: Tuesday, May 06, 2014 3:36 PM

To: Alves, Jason; Toomey, Tim (home)

Cc: 'Peter Crawley'; 'Dickey, Robert'; 'Birch, Donald'

Subject: Review of LMP Remediation Scope and Bids

Jason, Tim:

As we discussed last week, this morning I spent 2 hours at Leggat MCall Properties (LMP) reviewing the remediation scope and bids for 40 Thorndike Street. Two separate environmental assessments of the building were prepared: one relating to non-liquid PCB contamination (by Woodward & Curran) and one relating to asbestos containing material (ACM), lead, and liquid PCB contamination (by Covino, which used Woodward & Curran as a sub-consultant). Each vendor represented that their assessment was performed in accordance with applicable regulations (e.g., EPA, OSHA, etc.). My understanding is that DCAMM has reviewed both reports.

The Woodward & Curran assessment tested 92 different types of building materials, and found non-liquid PCBs in 79; fortunately, only 11 types of building materials had PCB levels that exceeded regulatory thresholds.

The Covino report, which also referenced a 2005 assessment prepared by ATC Associates, found that:

1. asbestos was directly applied to all structural members (columns and beams);

2. asbestos "overspray" was found on all of the metal decks, concrete façade panels, behind paneling and walls, within concrete block cavities, and within shafts, chases, and conduits;
3. the presence of ACMs has led to contamination of virtually every surface above the ceilings and within the voids of the walls;
4. a licensed asbestos removal contractor should remove all identified ACM from the building prior to demolition or renovation activities;
5. demolition of all walls should be conducted as an asbestos abatement activity since ACM fireproofing is present within the walls; and
6. lead paint which exceeds regulatory thresholds should be removed.

LMP's general contractor, John Moriarty & Associates, issued the above-referenced environmental assessments in conjunction with applicable pan sets to subcontractors to obtain bids for the required remediation. 5 independent bids were received. The bids averaged \$32.8 million; the difference between the high bid and the low bid was 14.5%. The bids from the subcontractors did not include any allowances for general conditions (usually between 6% to 9% on a project of this size), contractor's fee (usually about 3% on a project of this size), liability insurance and subcontractor bonds or "sub-guard" policies (usually about 2% to 3%), building permits (about 1%) or ongoing licensed site professional review/management costs during the period of remediation.

I hope this summary of my review is helpful to you. Thanks.

W. Tod McGrath

Executive Director
MIT Center for Real Estate
617.253.3988

President
advisoRE, LLC
617.283.2338

Email From
Chris Matthews

From: Chris Matthews <cmatthews@mvvainc.com>

Date: May 23, 2014 8:03:00 PM EDT

To: "Alves, Jason" <jalves@cambridgema.gov>, Barbara Broussard <barbarabroussard@gmail.com>, Joseph Aiello <joseph.aiello@gmail.com>

Cc: "Peter Missouri (HOU)" <Peter.Missouri@mahouse.gov>, "paul@cambridgeprinting.net" <paul@cambridgeprinting.net>, Jay Wasserman <jayrwasdf@gmail.com>, Rhoda Fantasia <93third@comcast.net>, "William Sutton (HOU)" <William.Sutton@mahouse.gov>, Mike Tuyo <tuyo@tuyo.org>, "markprogers6@hotmail.com" <markprogers6@hotmail.com>, "M. Tang" <mltang01@gmail.com>, "Murphy, Brian" <bmurphy@cambridgema.gov>, "Patrick Magee" <pmag123@gmail.com>, "Toomey, Tim (home)" <timtoomey@AOL.COM>, Bethany Stevens <calliebeth@comcast.net>, Robert Dickey <robert.dickey@lmp.com>, Carole Bellew <cbbook@gmail.com>, Peter Crawley <peteracrawley@gmail.com>, "Roberta Y. Goto" <tutsgoto@comcast.net>, "Michael Hawley" <mike@media.mit.edu>, Charles Marquardt <cmarquardt2@mac.com>, "David Kennedy" <kennedd1@verizon.net>, Mary Ellen Ellen Doran <medoran@gmail.com>, Seth Teller <teller@csail.mit.edu>, Nancy Stiening <nstiening@comcast.net>

Subject: RE: Change in Location

Dear all,

With the completion of Tim's working group, we have reached another milestone on the journey to redevelop the Sullivan Courthouse. I just wanted to reflect on how my thinking has developed over the past 2 years through hundreds of conversations with neighbors and hundreds of hours of contemplating the future of this building and its immediate surroundings. I speak, of course as a concerned neighbor, but also as a professional and a teacher with around twenty five years of working on complex urban projects around the world behind me. In a way my head is spinning with the range of design, political, economic and legal issues at hand, but I hope that by putting these thoughts on paper it will help clarify things on my mind, and maybe will help do the same for some of you.

From the beginning we could all see this would be a big opportunity for the neighborhood. The two blocks occupied by the courthouse and the city parking garage on First Street are a kind of crossroads between three very different environments, the residential neighborhood to the south and west, the historic courthouse to the north and First Street to the east. I have always felt that this has been a rather flat part of the neighborhood, lacking activity on the street, a kind of no-man's land that could only be revived through a concerted effort and a high density of development supporting a bustling street life. When ECPT asked CBT architects to study the two blocks as a mini master-plan it was with the understanding that only a good density of use could support the clean-up and redevelopment of these sites. The CBT study actually recommended more development on the two sites combined than is now suggested by the LM plan and, while it was very positively received in the planning team, we were never able to find a way to make the idea work. The basic premise was that moving commercial density to First Street and making lower residential buildings on the courthouse site next to the neighborhood would be so appealing to the neighborhood, to the developer and to the city, that it would gain irresistible momentum. That did not happen.

What has happened is something quite different, but something that has exciting potential to act as the kind of active crossroads I had hoped for. I do believe the success of this project hinges on the revitalization of First Street, and that will gather momentum as Lechmere Square is redeveloped and many more vehicles will use First Street, as opposed to Third and Sixth, which are the predominant cut-throughs between McGrath and Kendall right now. Its location between two T stations makes this project a poster child for smart growth, as the senior MEPA staffer told us a couple of meetings ago, and having this buzzing hive of activity visible from Lechmere and Kendall will put this area on the map. Who knows it might even draw a few shoppers to deviate from their beeline between Lechmere and the Galleria – we can only hope.

When I look at the list of tangible public benefits we have discussed in the working group I am excited: The supermarket on First Street; improvements in and around the parking garage; the new retail spilling out onto the sidewalks; the Japanese Garden on Spring Street; the new sidewalks, street trees, benches, lighting; the techniques to reduce glare and wind gusting around the building; the much-needed daycare space for East End House, and of course the reduced height of the building. I can only think that these will be huge improvements from the opaque and fortress-like hulk of the courthouse in its heyday; but more than any of that it is infinitely better than nothing happening here. At ECPT we have a tradition of deferring to direct abutters, and it is striking that (by and large) the closer people live to the courthouse, the more convinced they are that the redevelopment opportunity should be seized with minimum delay. I think I would be of the same mind if I lived directly across the street. We have all seen how North Point was derailed for a long time by disagreements over its future, I was hired in 2001 to work on the master plan, the same year my daughter was born, and she could have left home before the project really starts to become a functioning part of the neighborhood. I am afraid the same could happen here.

I am so proud to live in a city where this type of open process and discussion can happen. I am proud that generally we have been quite civil in our disagreements, and I apologize if my tolerance has reached saturation point a couple of times, but a full and frank exchange of views is always healthy. Thanks Tim for organizing the group, I think we can safely say we all learned a lot about the project and a lot about each other.

Chris Matthews

Revised 7/22/14

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Address of Site: 40 Thorndike Street Applicant: LMP GP Holdings Planning Board Project Number: (CDD) 288

Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Planning Board Special Permits (19.20; 8.22.2.a; 5.28.2 et seq; 10.40; 6.22.2)
- _____

Project Description

Brief Narrative: Petitioner seeks to convert existing non conforming Courthouse Structure to a mixed use office building containing ground floor retail uses, twenty four dwelling units, and below grade parking. Portions of accessory parking will be located off site within 1000' feet of the lot.

Project Size: _____

- Total GFA: 476,303 sf
- Non-residential uses GFA: 452,237 sf
- Site Area (acres and SF): 59,788 sf / 1.37 acres
- # of Parking Spaces: 512

Proposed Uses:

- # of Dwelling Units: 24
- Other Uses: office; retail
- Open Space (% of the site and SF) 1.4% / 837 sf

Proposed Dimensions:

- Height: 258'
- FAR: 7.97

DIMENSIONAL FORM

Project Address: 40 Thorndike Street - Cambridge

Application Date: Revised 7/22/14

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	59,788 sf	5,000 sf	No change	
Lot Width (ft)	297'	none	No change	
Total Gross Floor Area (sq ft)	513,241 sf	164,417 / 179,364	476,303 sf	
Residential Base	n/a	179,364 sf	24,066 sf	
Non-Residential Base	n/a	164,417 sf	452,237 sf	
Inclusionary Housing Bonus	n/a	53,809 sf	0	
Total Floor Area Ratio	8.58	2.75/3.0	7.97	
Residential Base	n/a	3.0	.4	
Non-Residential Base	n/a	2.75	7.56	
Inclusionary Housing Bonus	n/a	.9	0	
Total Dwelling Units	n/a	259	24	
Base Units	n/a	199	20	
Inclusionary Units	n/a	60	4	
Base Lot Area / Unit (sq ft)	n/a	300	n/a	
Total Lot Area / Unit (sq ft)	n/a	230	n/a	
Building Height (ft)	282'-3"	80'	258'-3"	
Front Setback (ft) –Spring St	46'-2"	0	No change	
Front Setback (ft) –Second St	12'-5"	0	No change	
Front Setback (ft) –Thorndike	0	0	No change	
Front Setback (ft) –Third St	12'-2"	0	No change	
Open Space (% of Lot Area)	0%	4.7%	1.4%	
Private Open Space	0%	4.7%	1.4%	
Permeable Open Space	0%	2.0%	1.4%	
Other Open Space (Specify)	0%	n/a	n/a	
Off-Street Parking Spaces	40	387 min / 750 max	512 note 1	
Long-Term Bicycle Parking	0	166	166	
Short-Term Bicycle Parking	10	50	50	
Loading Bays	4	3	3	

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

1. Comprises 512 spaces, 92 on-site and 420 in the First Street Garage (w/i 300') or an alternate commercial parking facility (w/i 1000')

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

**Granting the Special Permit requested for 40 Thorndike Street
(location) would not be a detriment to the public interest because:**

A) Requirements of the Ordinance can or will be met for the following reason:

The alternate parking facility at the Galleria Mall on First Street satisfies the requirements of Section 6.22.2 since it can be conveniently and safely accessed from 40 Thorndike Street and is located within 1,000 feet of the building.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

Vehicular traffic would access the alternate parking facility from First Street and thus would not create a change in the established neighborhood character surrounding 40 Thorndike Street.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

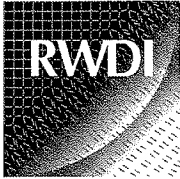
The alternate parking facility has ample capacity to accommodate the 420 parking spaces being sought by the applicant. As a result, the operation of the Galleria Mall and other uses along First Street will not be adversely affected by this use.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The alternate parking facility is an established commercial parking facility that is licensed by the City of Cambridge in accordance with applicable building code and fire safety regulations.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The use of this alternate parking facility for accessory parking for 40 Thorndike Street is far more preferable than locating the parking in the existing building since it will reduce the amount of traffic on nearby residential streets and allow for a more active and pedestrian friendly ground floor at the building.



CONSULTING ENGINEERS
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July 22, 2014

Mark Sardegna AIA LEED AP
Vice President
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cc: Maria Schroeder, mschroeder@elkus-manfredi.com

**Re: Pedestrian Wind Comfort Study
40 Thorndike (Middlesex Courthouse)
Cambridge, Massachusetts
RWDI Project #1302052**

Dear Mark,

RWDI has carried out various wind tunnel tests on the 40 Thorndike Street Development in Cambridge, Massachusetts. Most recently, on June 18, 2014, representatives from Elkus Manfredi and Leggat McCall Properties travelled to our wind tunnel facilities in Guelph, Ontario, Canada to participate in the testing of the revised project plan along with several exploratory schemes of the Development. For comparison purposes, an alternative test was run for a project with massing that would encompass the entire site at a total building height of 80 feet.

Below is a general summary of our findings to date:

- Prevailing winds blowing from the west-northwest and southwest are deflected by the building and cause winds to accelerate down and around the structure and impact the pedestrian environment. The pedestrian environment was determined to be similarly effected in both the proposed project plan and the 80' tall comparative model. To achieve wind conditions on-site similar to the surrounding neighborhood today, the site would need to be leveled or buildings of similar height would need to be built around it. This was demonstrated by testing the site as being completely vacant site, with no building in place.
- Wind conditions in the new open space on Spring Street are expected to be comfortable for its intended use during the seasonal periods when the weather is conducive to outdoor seating and public use of the landscape areas. This would be during the months from May through to the end of September. The addition of trees, trellis work and localized landscaping will help to create a comfortable environment for users of these outdoor spaces.
- The design team intends to mitigate wind conditions by employing localized treatments such as canopies, trellis work, hardscape features and landscaping. RWDI has determined through the several wind tunnel tests completed to date that these measures are the only practical means of improving the wind comfort conditions both on site and the areas immediately adjacent to the development.

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40 Thorndike, Cambridge, MA
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We look forward to working with Leggat McCall and the design team in the future to continue to refine and study the localized treatments that we have recommended and are being incorporated as part of the current design proposal.

If you have any additional questions or concerns please do not hesitate to contact us.

Yours truly,

ROWAN WILLIAMS DAVIES & IRWIN Inc.

Derek Kelly, M.Eng., P.Eng.
Project Manager / Principal

Ray Sinclair, Ph.D.
Project Director / Principal