CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

To: Planning Board

From: CDD Staff

Date: April 7, 2022

Re: **PB #315 – 135 Broadway Design Review**

The Special Permit for Major Amendment #2 of the Mixed-Use Development: Kendall Center (MXD) was granted by the Planning Board on December 14, 2021. At that time, the Planning Board's review was based on an initial submission of plans and graphics dated July 1st, 2021 and a Response to Comments document dated November 5, 2021.

In Section 1 Approved Development Program, the Special Permit decision authorized additional development on the site in two distinct phases: Phase III consists of 135 Broadway (also known as Residential Building South) and 290 Binney Street (Commercial Building C); Phase IV consists of 250 Binney Street (Commercial Building D) and an interior open space called Center Plaza.

The Applicant has submitted an application for design review and approval of Residential Building South. The Publicly Beneficial Open Space located on a particular building site is included in design review.

Bicycle Valet + Bike Parking Alternatives

The majority of the building's bicycle parking will be provided by the Valet system proposed to be initially located in the ground floor of Commercial Building C on the north side of the Center Plaza, and ultimately located in the ground floor of Commercial Building D at the northeast corner of the site.
In addition to the Valet System, spaces will be provided in the residential building's basement level. Several options are included for their arrangement and bicycle count.

Per the conditions of the special permit, the Permittee has included a bicycle valet monitoring and reporting plan with the design review submission for 135 Broadway. The monitoring and reporting plan includes, among other items, collecting data on the usage and performance of the bike valet system through a combination of automated data collection and user surveys, and would begin one-year post-occupancy of 135 Broadway and occur biannually thereafter. If the results of the survey indicate a deficient system, the Permittee shall work with CDD staff on developing a corrective action plan to bring the valet operation to a satisfactory condition.

Additionally, the Planning Board required that prior to or concurrent with design review for Residential Building South, an alternatives analysis be submitted that evaluates the feasibility of adding additional long-term bicycle parking and/or additional bicycle

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

storage options for future residents. Such an analysis appears in Section 6.2 of the Design Review Submission. The Permittee proposes three alternatives for increasing long-term bicycle parking in the basement of the building, as follows:

- Option 1: Providing the required 20 long-term bike parking spaces and utilizing the remaining basement area for "storage"; though this term is not defined or described.
- Option 2: Providing the required 20 long-term bike parking spaces in addition to seventy (70) additional zoning-compliant long-term bike parking spaces in the basement. This is the preferred option by City staff.
- Option 3: Providing the required 20 long-term bike parking spaces in addition to "high-density" racks that could accommodate an additional 240 bikes for storage. The City does not support the use of "high-density" bike racks.

Thirteen short-term bicycle spaces are provided on the north side of the building, and several are shown in the planting zone of the street trees along Broadway. Note that short-term bicycle parking spaces need to be located on the property, not on the adjoining publicly owned right-of-way.

Green Roofs

Major Amendment #2 to PB-315 included the granting of a special permit for a reduction in required green roofs area for 250 Binney, 290 Binney and 135 Broadway, with the specific quantity of reduced area to be specified at the time of design review.

Section 4.10 of the design review submission includes a roof plan illustrating conformance with the Green Roofs Ordinance. Of the 13,515 square feet of roof area, the Permittee claims 100% of the roof area as exempted space under Section 22.35.a of the Zoning Ordinance; consisting of a combination of amenity terraces, mechanical wells, and a perimeter maintenance catwalk. Further discussion with Inspectional Services and CDD staff should occur to ensure all the claimed exemption areas do in fact qualify under the provisions of the Ordinance.

Planning Board Action

The Planning Board's review of the building and landscape design is guided by the conditions of the special permit, which references the design standards specified in the draft Interim Development Concept Plan (IDCP) Design Guidelines (2021), the Kendall Square Design Guidelines (the "K2 Design Guidelines", 2013), and the Volpe Working Group Planning & Design Principles dated July 20, 2017 (the "Volpe Guidelines").

Review Process

Since December 2021, City staff met with the Permittee and project architect to review the proposed building design. The Permittee also held a joint review session with representatives of CDD, Planning Board, CRA Board, and CRA staff on Wednesday, February 9. The proposed building and landscape design reflects some of the suggestions made in these preliminary discussions.

MXD Urban Design Objectives and Guidelines

The objectives and guidelines most relevant to the review of the building are:

Overall

- Create a complementary mix of uses that contribute to Kendall Square's evolution as a 24/7 Live Work and Play neighborhood.
- Create permeability with pedestrian and bicycle connections through the site blocks within the district especially those routes that strengthen ground floor active use and retail.
- Provide access to outdoor and indoor public spaces that allow people to enjoy them throughout day and evening.
- Make housing available across multiple income spectrums as further defined in the Zoning Ordinance.
- Create buildings of appropriate scale, mass, height, form and texture for their site context on its parcel, the block, and in relation to the width of the street or adjacent open space, with the goal of optimizing light, air and view for all both inside and outside the buildings.

Ground Floor Uses

- Retail and services should serve local communities as well as people who work in the area. Ground floors should help create space at the sidewalk level to allow for interaction between activities on the ground floor of the buildings and the public sidewalk.
- Buildings should be directly engaging to the public and create a well-defined streetwall to help frame Kendall Square's streets and public spaces.
- Design ground floor facades of building to reduce the distinction between exterior and interior space to extend the effective public realm indoors and reveal indoor activity on the street.
- Prioritize small-scale spaces with a range of uses at the ground-floor edges of buildings, particularly along major public routes and open spaces.

Streetscapes & Pathways

- Streets shall be designed to allow for separated circulation paths for pedestrian, bicycles and automobiles to minimize conflict and ensure safety.
- Lighting shall be provided consistent with city standards that balances concerns between light pollution, safety, and the creation of a compelling evening streetscape, outdoor patio, retail, and open space environment.
- Street furnishing shall be included consistent with City Standards to allow for points of gathering, rest, and for public transit uses.
- Design streets and spaces to maximize comfort and safety for people walking, bicycling, and driving.

Landscape Materials

- Locate water features with the landscape zone, building zone, or open space locations. Water features should be kept out of the sidewalk zone of the streetscape, in order not to impede pedestrian movement.
- Design considerations should take into account the appearance during winter months or other periods when the water feature is turned off.

Built Form & Massing

- Use building mass to establish street corners, urban thresholds or create landmarks.
- Design buildings to help create streetwalls, where appropriate, to help frame the sidewalks, plazas, and other public spaces in Kendall Square.
- Create a variety of forms and rhythm, appropriate to urban context and street width.
- Create or support appropriate contextual datum lines to limit sense of height at street level.

- Encourage building forms and site planning that relate to the surrounding context. New buildings should create sensitive transitions to neighboring uses, especially to existing residential buildings, historical structures, and public parks.
- Use recessed or projected entryways, canopies, awnings, etc., to enhance pedestrian experience, and provide weather protection to the sidewalk.
- Residential building architecture will reflect the private nature of individual homes and residential spaces, emphasizing a lower window-to-wall ratio and a diversity of fenestration patterns, responding to unit organization and solar orientation.
- Balconies, whether projecting from the typical plan of the exterior façade or recessed into it, will be utilized to lend scale and variety to the massing and contribute to the language of residential typology.
- Residential architectural character will support urban design objectives by:
    - Providing diversity and variety within a community of buildings
    - Contributing to the definition and beauty of the public realm
    - Relating to human scale and address urban scale at the pedestrian, building, and district levels
    - Responding to the surrounding context of Kendall Square and East Cambridge.
- Buildings over 200 feet tall should be designed with particular attention to the architectural character of the top of the building, which will be visible from significant public spaces and from some distance. Tall buildings could potentially enhance the identity of Kendall Square by defining edges or serving as landmarks.
- The design of rooftops, including mechanical equipment and cellular installations, should be conceived as integral to the rest of the architecture of the building. The tops of buildings should be designed in recognition of their potential to symbolize the building or district.

<u>Residential Building Materials & Façade</u>

- Provide highly transparency glass at the ground floor to highlight the residential lobby and animate the streetscape.
- Design well-lit and welcoming lobbies at the ground floor designed to be the entrance to someone's new home but also enliven the streetscape.
- Employ material changes and various breaks in the building to reduce the scale of the building.
- Employ balconies to create outdoor space for urban living, to humanize the building architecturally, and to add visual interest and relief in large facades.
- Employ punched window openings in the façade as a sustainable design approach that seeks to increase energy efficiency to meet the energy code and LEED requirements while using a combination of window glass and opaque materials to create interesting visual patterns.
- Horizontal spandrels and other pattern facades can be used to accentuate thinner proportions within the building. These strategies work in combination to break down the scale of the mass.

Urban Design Comments

Introduction

As part of the MXD redevelopment of the Blue Garage Eversource site, the residential building will contribute to the transformation of Kendall Square. An urban landmark towering over recently constructed buildings in the area, it will emphasize the growing importance of Kendall Square as an internationally significant center of scientific research. The residential units will complement the existing and proposed office and laboratory buildings of Kendall Square, increasing the 24/7 life of the area.

Based on the Second Amendment package (July 1, 2021) and the Supplemental "Response to Comments" package (November 1, 2021), the Planning Board approved the Special Permit in their December 14, 2021 hearing. The Supplemental Package included both the original rectilinear residential building and an alternative version with more complex massing. The latter has been developed in the current design review package, dated March 15, 2022.

In addition to the Design Guidelines incorporated in the Second Amendment (July 1, 2021), the Kendall Square Design Guidelines (the "K2 Guidelines", 2013) apply to the MXD site, and the Volpe Site Design Guidelines (2017) for the adjoining parcel convey additional information regarding the city's intentions for urban form in the area. These documents stress the importance of the site's contribution to the city's public realm: the creation of active, legible, and memorable urban spaces – streets, parks, and squares – by the harmonious collaboration of architectural form and landscape design, with the goal to not only serve the needs of residents and workers for use, comfort, an enjoyment, but also for a sense of place.

Architectural Massing

As recommended by the design guidelines, the building is conceived in horizontal zones: a base (or podium) with a distinct pedestrian zone at the first and second floors, a middle, and a top. The expression of these facilitates the building's engagement with the varied scales of the urban environment, and by suggesting a general format shared by different buildings, helps them collaborate in addressing and shaping the urban spaces they address, whether they be streets, parks, plazas, or squares.

The podium is roughly similar in height to the adjoining building to the east (105 Broadway) and to other buildings of that period. The ground floor and lobby are highly transparent, as recommended by the Guidelines, and slightly recessed behind the plane of the façade above.

As recommended in the Guidelines, the verticality of the tower's massing, (particularly the narrow vertical edge facing Broadway) and its façade expression emphasize slender vertical proportions. The contrast of the building's vertical massing with the horizontally projecting "Jenga" elements of 145 Broadway will emphasize the building's identity and help clarify the space between the two buildings.

The building's penthouse floors modulate the façade pattern of the residential floors below, and are slightly stepped back from them, giving the building a top that is distinct from, yet related to the tower it caps.

The building's adherence to the base/middle/top format helps relate it to the Kendall Square context. In other respects, however, particularly in its relationship to Broadway, the building tends to read as an independent object, rather than collaborating with nearby buildings to define and shape the adjoining public spaces. In some ways the landscape design reinforces this reading, separating the building from the public realm of the street and sidewalk, rather than bringing them together.

1. To strengthen the building's cooperation with nearby buildings in framing and defining public spaces around it, consideration could be given to adjusting its massing to reinforce the spatial coherence of Broadway and of the site's Broadway Plaza, and to more decisively distinguish between the East and West Plaza Drives.

The building's podium, tower, and penthouse are angled away from Broadway and the West Plaza Drive, creating a triangular plaza in the southwest corner of its site and presenting the "Jenga block" corner of 145 Broadway to distant views from Broadway.

2. To give Broadway greater continuity and to strengthen the relationship of the residential building to its context, consideration could be given to bringing the southeast corner of the building's first floor and streetwall façade out to the plane established by the adjoining buildings.

The east face of the tower is angled in plan: its northern portion overhangs the East Plaza Drive and its southern portion pulls away from it to create a terrace at the 6th floor level. As a result, the building presents a dramatic wedgelike profile to Broadway and to Danny Lewin Park on the opposite side of the street. In prioritizing this view, however, the building downplays the role it could otherwise have played in framing Broadway as civic space.

3. Consideration could be given to rotating the tower's east face counterclockwise in plan so that it is closer to parallel with East Plaza Drive, and to bringing it closer to Broadway to align with the street façades of 145 and 105 Broadway. This would enhance the building's cooperation with the neighboring buildings in framing Broadway and the proposed Broadway Plaza as legible volumetric spaces: the vertical edge of the tower would serve as a kind of gatepost to strengthen the sense of entry from Broadway to the building's Broadway Plaza and on to the MXD's Center Plaza. The views from residential units would be oriented more directly toward the high-rises of downtown Boston instead of toward the Back Bay.
4. In addition, the suggested rotation of the tower's east facade would create a greater separation distance between the proposed building and a potential future new building on the site of 105 Broadway, and would reduce the breadth of the building's shadow on the project's Center Plaza.

In addition to the tower's cantilever over the East Plaza Drive, the east face of the podium cantilevers over its west sidewalk.

5. To enhance the pedestrian experience on the East Plaza Drive, consideration could be given to reducing or eliminating the podium's cantilever.

The building's north facade rises vertically from ground level at the Center Plaza.

6. As recommended by K2 guidelines for buildings facing parks, consideration could be given to providing a stepback on the north side at the level of the top of the podium.

Facades

As seen in the perspective views, the building's lower floors and sitework have a more corporate, rather than residential look. The height of the lobby, the scale of its fenestration, and the visual heaviness of the podium and tower elements cantilevered over the ground floor glazing contribute to this reading.

7. Consideration should be given to adjustments that would give the building's podium and landscape design a more residential feeling.

Extensive glazing is shown at the very tall (approximately 36') lobby.

8. Consideration could be given to providing sun shading devices.

The window-to-wall ratio of the residential floors is relatively low, and solid panels are given textures that will add visual interest.

9. At the podium level, wall panels appear to peel away from the plane of the façade. Consideration could be given to alternative means of enlivening and giving scale to the podium wall, such as balconies (which would enhance the three-bedroom units in this location).

The application indicates that the same glass is used for the ground/lobby floor and the upper/residential floors. Its Visible Light Transmittance (VLT) value is 53%, and its Visible Light Reflectance (VLR) value is 12%.

10. These are good values for upper floor glazing, but staff recommends a higher VLT for ground floor glazing.
11. Consider providing projecting canopies both to shade the extensive amount of south and southwest facing first floor/lobby glazing and to protect pedestrians from wind downdrafts.

Balconies are provided at the tower's northwest and northeast corners, generally on alternating floors.

12. Both as an amenity for residents, and to give the building a stronger residential character, additional balconies could be provided in the tower.

Ground Floor and Lobby

As part of its response to potential flooding, the building's first floor is elevated about 2 ½ feet above the level of the Broadway sidewalk, and about 9 inches above the level of the Center Plaza. Steps and ramps provide access to lobby entrances and to an elevated terrace on the building's Broadway side.

The lobby includes a small mezzanine, noted as a "co-working space". The plans show various features in the lobby, but do not describe their functions.

13. Greater clarity should be provided regarding whether the lobby will be open to the general public or only to residents.
14. As presented in the perspectives, the lobby's height and architectural expression gives it a corporate feeling. More information on the design, character, features, and uses of the lobby and the co-working space would inform the discussion.
15. Consideration could be given to increasing the size of the mezzanine to provide more amenity space and to create a more intimate experience at the lobby's ground level.
16. The plans do not show two sets of doors at each of the entry vestibules. To improve energy performance and reduce drafts for users of the lobby, a second set of doors should be considered.

The ground floor lobby and retail space are recessed to varying degrees behind the facades of the podium above. Portions of the soffit of the undercut area are composed of panels at different levels.

17. The soffit of the undercut area will be critical to one's perceptions of the building's pedestrian zone; its design and material, incorporation of lighting, potential continuity into the building interior, etc., should be carefully considered.

A small retail space faces Broadway and is accessible from the terrace. It is open to the lobby, which will help activate the lobby and suggests that it may be available for after-hours use.

18. Consideration should be given to extending the retail space farther west toward the lobby entry doors.
19. To create a more inviting sense of entry to the retail space, consideration could be given to aligning its entry door from the elevated terrace with the steps that ascend to the terrace.
20. Consider should be given to incorporating art in the space, (beyond a possible art gallery retail use).
21. Clarify if there are any other uses being considered besides an art gallery or café for the retail space.

Housing

The building will provide a mix of unit types and sizes. Twenty percent of the gross floor area will be dedicated to affordable units, and five percent to middle income housing. The three-bedroom units are primarily located on the lower floors, as is often preferred by families.

22. Particularly in the three-bedroom units, consideration could be given to increasing the living space in some of the units and reducing the area dedicated to circulation.
23. Consideration should be given to providing additional balconies.

In addition to the co-working space provided on the lobby's mezzanine, amenity spaces are provided at the sixth floor, where a terrace overlooks the East Drive and Broadway, and on the thirty seventh floor near the top of the building. These will include lounges, meeting rooms, gathering space, fitness, storage, indoor dining areas, party areas, a dog walk, and spas.

24. Consideration should be given to including family friendly amenities.

It is not clear whether the units have in-unit laundries.

25. Consideration should be given to providing them.

Loading

Loading and service is on the east side of the building, accessed from East Plaza Drive. Four loading bays are shown, with depths to accommodate up to a 26.5' moving truck. The northernmost bay also serves as an area for trash pickup.

26. Consideration should be given to accommodating longer trucks.

Architectural Lighting

The building's ground floor will be illuminated by lighting concealed in its soffit and in handrails. As depicted in the renderings, the light levels at the retail façade, terrace, and sidewalk are quite low.

27. Consider outdoor lighting options for the retail that would highlight that the retail space and the adjoining terrace are open in the evening.

Exterior lighting is proposed at the top of the building, with additional vertical strips extending down through the residential floors. The application stresses that lighting will be subtle and controllable, but also refers to the building as a "beacon in Kendall Square and highly visible in the Cambridge Skyline".

28. To reduce the building's dark sky impacts, its visibility from Cambridge's residential neighborhoods, and its interference with bird migration routes, consideration should be given to eliminating lighting above the building's first and second floors, or at least to minimizing its brightness, limiting its hours of illumination, and avoiding its use entirely during peak migration periods.

Site Design

The IDCP, K2, and Volpe Design Guidelines discuss the design of streets, parks, squares, and plazas as fundamental components of the public realm, emphasizing the collaborative role of buildings and landscape in framing and defining public urban space, and providing human comfort, and reinforcing the connectivity of pedestrian and vehicular routes.

The angled southwestern face of the building's podium creates a roughly triangular plaza open to Broadway and overlooked by 145 Broadway's horizontal projections. This space, occupied by a water feature and an elevated terrace with a robust retaining wall with built in benches and planters for low vegetation, intervenes between Broadway and the building's ground floor uses.

As depicted in the perspectives, both the width of the space and the design of its features tend to separate the building's ground floor from the public sidewalk, implying that life in the building's ground floors is more private than is perhaps intended.

29. Consideration could be given to adjusting the Plaza's landscape design to give it and its extension along the building's west face a more regular perimeter and to reducing its disruption by the water feature, by the massive character of the retaining wall/bench/planter that borders the elevated terrace, and by the depth of the terrace itself.
30. If the building was moved slightly south, the building's ground floor spaces would have a more direct relationship to the public sidewalk.

In response to anticipated flooding, the building's first floor is raised above the level of the Broadway sidewalk. The elevated terrace along the building's southwest façade connects to the retail space in this location, offering space for outdoor dining or other uses. It is connected to the grade level sidewalk with steps and a ramp. The design of the elevated terrace, with its retaining wall, massive benches, and planting, seems to create a barrier, unduly separating those on the terrace and the building's ground floor from the public street.

31. Consideration should be given to simplifying and reducing the terrace's width and sense of mass.
32. To reduce the sense that the terrace and its retaining wall is a separating buffer, consideration could be given to reducing the breadth of the planting zone between the terrace and the plaza and sidewalk.
33. To shade the first-floor glazing and the terrace, and to bring the plaza and sidewalk together as ground elements of a more unified space between the building and the street, consideration could be given to providing canopy trees in the planting zone.
34. Consideration could be given to providing wooden seats on benches, rather than stone or concrete.

The water feature in the plaza on Broadway intervenes between the public sidewalk and building, separating the building's elevated terrace and its ground floor life from the public sidewalk, yet it also seems insufficiently assertive to make a clear statement relative to the pavement it is situated within.

35. Staff is concerned that the water feature (along with the elevated terrace) will be perceived as a barrier separating the public sidewalk from the building's ground floor program and activities, reducing their potential to activate Broadway. Consideration should be given to either giving the water feature a more substantial form yet also a less obstructive geometry or to eliminating it.

The site's pedestrian paving extends across the city-owned sidewalk zone.

36. The city's standard sidewalk paving should be used instead to provide continuity.

The cycle track on Broadway is dimensioned at 7' wide.

37. It should be 8'wide to match the track at 145 Broadway and the "Alta" plan.

A continuous curbside planting strip is shown along Broadway.

38. Consideration could be given to interrupting it with pavement to allow for pickup and drop-off along the curb.

On the building's north side, facing the Center Plaza, a bench intervenes between the door at the north end of the building lobby and the Plaza.

39. Consideration could be given to allowing movement from the lobby's north door directly toward the plaza.

The East and West Plaza Drives

While the major portions of the East and West Plaza Drives will be designed and constructed with the project's Center Plaza (which will be reviewed at a future date), the portions of the Drives adjoining the site may set a precedent for dimensions, materials, planting etc.

The West Plaza Drive is shown as 14 feet wide. The street trees on its east side strengthen and humanize the connection between the Broadway Plaza and the Center Plaza.

40. To facilitate vehicular movement should short term drop offs occur on the drive, consideration could be given to widening it to 15 to 16 feet.
41. To provide additional shade in the Broadway Plaza, additional street trees could be considered at the drop-off area.

The west sidewalk of East Plaza Drive fairly narrow (6 feet) and does not have street trees.

42. To enhance the movement and experience of pedestrians and to create a stronger connection to the Center Plaza, consideration could be given to widening the sidewalk and adding trees where not precluded by the loading dock or by access to the second-floor transformer room.

Sustainability and Resilience

The applicant's civil engineer is working with the DPW on the full buildout's plans for Stormwater Mitigation. The Applicant is requesting some relief from meeting the city standards related to water quantity mitigation; the DPW is reviewing the materials submitted to support this request.

It appears that the project addresses the recently published updated flooding information in the Cambridge FloodViewer. The DPW has requested additional information related to how the project will meet the standards, but generally supports the approach as presented, and will work with the Permittee to ensure that the full buildout will meet the standards related to the Flooding Resiliency.

As noted above, the building's first floor is elevated above the Broadway sidewalk by about 2 ½ feet. The 2070 100-year flood level is higher than that, about 4 feet above sidewalk level, but the applicant felt that elevating the floor above that level would be detrimental to the building's relationship to the surrounding site. Deployable flood barriers are included to protect interior spaces. Critical equipment is located above the 2070 100-year level.

43. More information should be provided regarding the treatment of vulnerable below grade spaces and the use of "wet waterproofing" materials.

A preliminary Tree Study of the entire North Parcel has been submitted for DPW review. Staff is working closely with the applicant and their contractor to understand and minimize impacts to street trees and will continue to review on-site tree impacts and mitigation as the design progresses at each of the building sites and the plaza areas.

The project is seeking LEED Gold certification. Heating and cooling will be provided by electric heat pumps, supplemented with electric resistance heating. The heat pumps will facilitate a transition to net zero carbon. The envelope includes triple glazed windows and has a good U value.

44. Greater clarity should be provided on the potential for green roof and on the project's embodied carbon.

Continuing Review:

The following is a summary of issues that staff recommends should be further studied by the Applicant, either in preparing revised materials if the Planning Board continues the discussion to a future date, or as conditions for ongoing design review by staff if the Board decides to grant design approval:

1. Review of a visual mockup and of all exterior building materials and colors, including joints in the panel systems, details at corners, glazing, window mullions, penthouse screening, roofing system, glass specifications for first floor and upper floors, etc.
2. Green Building Review, including green roof and district energy.
3. Review of the long-term bike parking in the basement (1:10 scale drawings)
4. Review of the roof plan to ensure proposed exemptions qualify under the Green Roofs Ordinance
5. Design responses to the different 10-year and 100-year flood levels, including construction materials and means to control flooding.

6. Landscape design, including planting, paving, design of bicycle lanes, curbs and curb cuts, curb radii, etc.
7. Coordination with the ongoing revisions to Broadway.
8. Provisions for retail, potential increase of its size, and programmatic use of the lobby and its mezzanine.
9. Review of types of amenity spaces.
10. Selection of inclusionary and middle-income units will occur with the City, according to its standard process for selecting inclusionary and middle-income units. Project Overview Sheet 1.1 (Unit Mix and Inclusionary Housing Summary) summarizes the type, number, and square feet of units. When the selection and identification of the inclusionary and middle-income units is complete, the results (e.g., square feet and number of units by type) may (and likely will) vary from the tables presented in the application.
11. Updated tree mitigation and protection study.