



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

Telephone #	Email Address	Fax #

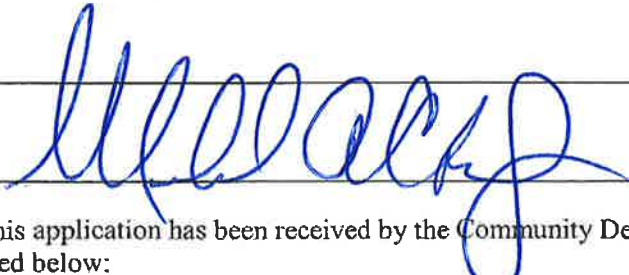
List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Major Amendment to the Infill Development Concept Plan Special Permit and Notice of Decision #317 (March 17, 2017) pursuant (Section 14.32.2.5)

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

Major Amendment to the Infill Concept Plan Special Permit Application

Consolidated 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: 325 Main Street - Consolidated lots A-1,B-1,E * **Application Date:** 9/6/2018

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	122,911	N/A	122,911	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	598,681	983,288	866,903	
Residential Base	N/A	0	N/A	
Non-Residential Base	598,681	983,288	866,903	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	4.87	8	7.05	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	4.87	8	7.05	
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)	See the reference below **	250'-0"	See the reference below ***	
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	See attached	See attached	See attached	

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

* Prior to building competition, the 325 Main Street lot will be combined with adjacent lots owned by Applicant and its affiliates such that the Total Floor Area Ratio requirements of the Zoning Ordinance will be met for all buildings on such combined lot.

** Lot A-1: ±157'-2"; Lot B-1: ±159'-9"; Lot E: ±59'-8";

*** Lot A-1: ±157'-2"; Lot B-1: ±159'-9"; Lot E: Up to 250'-0";

DIMENSIONAL FORM**Project Address:** 145 Broadway - Tract II**Application Date:** 9/4/2018

	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	302,482	441,614	
Residential Base	0	N/A	N/A	
Non-Residential Base	78,636	302,842	441,614	
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:** 9/4/2018

	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	421,300	
Residential Base	0	734,784	420,000	
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	425	
Base Units	0	N/A	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:** 9/4/2018

	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:

MXD INFILL DEVELOPMENT CONCEPT PLAN AMENDMENT
Addendum to Dimensional Form

DEVELOPMENT PROGRAM SUMMARY							
	COMMERCIAL		RESIDENTIAL				
	PHASE 1	PHASE 2	PHASE 2	PHASE 3	TOTAL RESI ⁽¹⁾	PROJECT TOTAL	SCOPE EXCL. FROM PROJECT
Building	Commercial Building A	Commercial Building B	Residential Building South	Residential Building North	Resi Bldg Sth + Resi Bldg Nth	TOTAL MXD IDCP	Broad Institute Office Conversion ⁽²⁾
Address	145 Broadway	325 Main Street	135 Broadway	135 Broadway	135 Broadway		
Total Building GFA	441,614	387,187	350,000	71,300	421,300	1,250,101	14,000
Existing GFA	78,636	118,965	0	0	0	197,601	0
NET NEW GFA	362,978	268,222	350,000	71,300	421,300	1,052,500	14,000
EXEMPT GFA							
Innovation Space	60,496	44,704	0	0	0	105,200	0
Middle-Income Housing	0		16,667	3,333	20,000	20,000	0
Retail	0		0	1,300	1,300	1,300	0
TOTAL EXEMPT GFA	60,496	44,704	16,667	4,633	21,300	126,500	0
NET NEW INFILL GFA	302,482	223,518	333,333	66,667	400,000	926,000	14,000

Existing District Aggregate Infill GFA 3,333,000
Proposed Additional Infill GFA 940,000
New District Aggregate Infill GFA 4,273,000

DEVELOPMENT PROGRAM SUMMARY BY USE						
Commercial Existing	78,636	118,965	0	0	0	197,601
Commercial - New	354,278	268,222	0	0	0	622,500
Retail	8,700	0	0	1,300	1,300	10,000
Residential	0	0	350,000	70,000	420,000	420,000
Total GFA	441,614	387,187	350,000	71,300	421,300	1,250,101

Existing Building Height (FT)	48	59	56	56	56
Proposed Building Height (FT)	250	250	350	170	350

Lot Area (SF)	57,097	122911 ⁽³⁾	72,613	72,613
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FAR SUMMARY					
Total Proposed FAR	8.00	7.05	4.80	0.98	5.78
Residential Base	-	-	4.80	0.96	5.76
Non-Residential Base	8.00	7.05	0.00	0.02	0.02

DWELLING UNIT SUMMARY				
Total Dwelling Units	-	-	355	70
Lot Area/ Unit (SF)	-	-	205	1042

PARKING AND LOADING SUMMARY						
Off-Street Parking Spaces ⁽⁴⁾	350	0	(215)	0	(215)	413
Long-Term Bicycle Parking	131	108	372	74	446	685
Short-Term Bicycle Parking	32	47	35	8	43	122
Loading Bays	3	3	4	1	5	11

NOTES:

¹ Represents the combined total of Residential Building North. It is anticipated that these buildings will be phased, the Residential Building South being completed prior to the Residential Building North. The two buildings share the same lot and therefore certain information is more relevant presented as the final condition with the two buildings as a total than as the Residential Building North being presented individually.

² This considers the conversion of existing mechanical space into office use at the Broad Institute. This is not the responsibility of the Applicant and does not fall under the scope of the Project being presented within the MXD infill Development Concept Plan. The GFA is, however, relevant in determining the total GFA assesed against the Aggregate GFA allowable in the District under Section 14.32.1 and therefore this has been shown seperately in the above table.

³ Prior to building completion, the 325 Main Street lot will be combined with adjacent lots owned by Applicant and its affiliates such that the Total Floor Area Ratio requirements of the Zoning Ordinance will be met for all buildings on such combined lot.

⁴ The Applicant is proposing to accommodate these spaces across Commercial Building A and the existing Green, Yellow and Blue Garages in order to compensate for the loss of spaces in the Blue Garage due to construction of Residential Buildings North and South. Commercial Building A is currently being constructed with 350 parking spaces and as part of this update the Proponent is seeking approval to add 107 spaces (457 total spaces) to this garage through more efficient self-parking striping and provision of managed/valet parking spaces. The Blue Garage will lose approximately 215 spaces, the Green Garage will gain back approximately 20 spaces lost due to the construction of the 88 Ames Residential Building, and the Yellow garage will gain approximately 151 spaces through more efficient self-parking and the provision of managed/valet parking spaces, for a net addition of 413 spaces.

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)		1,012,818

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 EXSTING MXD PUBLIC OS		
(BROADWAY PARK)		11,485
(BINNEY PARK)		7,898
KENDALL SQUARE ROOFTOP GARDEN	ASD	24,881
KENDALL PLAZA	ASD	12,727
GALAXY PARK (POINT PARK)	ASD	20,159
DANIEL LEWIN PARK (CENTER STRIP ONLY)	ASD	5,297
ORIGINAL BROAD OPEN SPACE (7CC)		5,022
WHITEHEAD PLAZA		10,930
GRAND JUNCTION		32,611
BINNEY STREET PARK		47,000
(withing lot) 6TH STREET WALKWAY		19,569
(outside lot) 6TH STREET WALKWAY		19,790
TOTAL EXST PUBLIC OS (±SF)		217,369

REQUIRED

100K

100,000

15% OF TOTAL MXD AREA

151,923

AMES STREET DISTRICT

53,000

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

PROVIDED

TOTAL EXISTING PUBLIC OPEN SPACE

217,369 ±SF

TOTAL EXISTING OPEN SPACE

447,112±SF

OPEN SPACE

63,064 ±SF

SOURCES Survey for :

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 KSRP Open Space Accounting. June, 2015.
5. Kendall Center Open Space Parcels 2, 3, and 4. July 31, 2015.
6. North Parcel Consolidation Plan. April 11, 2017.
7. Ames Street District Open Space. July 25 2018.

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)		1,012,818
PROPOSED OPEN SPACE (OS) TOTALS		
P2		158,817
P3		77,429
P4		141,247
GRAND JUNCTION + BINNEY		79,611
TOTAL PRPSD MXD OS (±SF)		457,104
TOTAL PROPOSED MXD PUBLIC OS		
(BROADWAY PARK)		11,485
(BINNEY PARK)		7,898
P2 ENHANCED OPEN SPACE		60,243
KENDALL SQUARE ROOFTOP GARDEN	ASD	24,881
KENDALL PLAZA	ASD	12,727
GALAXY PARK (POINT PARK)	ASD	20,159
DANIEL LEWIN PARK (CENTER STRIP ONLY)	ASD	5,297
ORIGINAL BROAD OPEN SPACE (7CC)		5,022
WHITEHEAD PLAZA		10,930
GRAND JUNCTION		32,611
BINNEY STREET PARK		47,000
(withing lot) 6TH STREET WALKWAY		19,569
(outside lot) 6TH STREET WALKWAY		19,790

REQUIRED

100K

100,000

15% OF TOTAL MXD AREA

151,923

AMES STREET DISTRICT

53,000

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

PROVIDED

TOTAL PROPOSED PUBLIC OPEN SPACE

277,612±SF

TOTAL PROPOSED OPEN SPACE

457,104±SF

OPEN SPACE

63,064±SF

SOURCES Survey for :

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.
6. Appendix: North Parcel Consolidation Plan. April 11, 2017.
7. Appendix: Ames Street District Open Space. July 25 2018.

OWNERSHIP CERTIFICATE

Project Address: see attached

Application Date: August 9, 2018

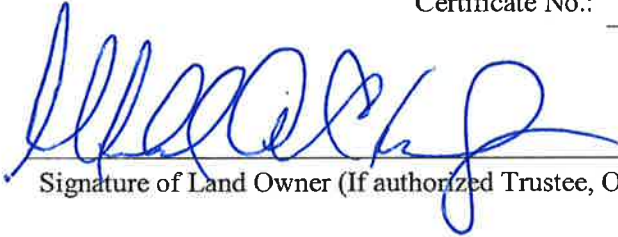
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

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: _____



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 9/6/18 and made oath that the above statement is true.

Notary: _____



My Commission expires: _____

3/21/19



Boston Properties Major Amendment to 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.

Deed dated May 25, 2017 recorded with the Registry in Book 69400, Page 87.

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) **[note: development on this property is no longer contemplated by the proposed amendment to the Infill Development Concept Plan]**

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.

325 Main Street (formerly Three Cambridge Center) **[note: development on this property is now contemplated by the proposed amendment to the Infill Development Concept Plan]***

Owned by Mortimer B. Zuckerman, Michael A. Cantalupa and Bryan J. Koop, Trustees of Three Cambridge Center Trust under Declaration of Trust dated May 15 1985, recorded with Registry in Book 16221, Page 433, as amended by instrument dated July 31, 1986 recorded with said Registry in Book 17438, Page 26 and instrument dated June 2005 recorded with said Registry in Book 45613, Page 344.

Deed dated September 24, 1986 recorded with the Registry in Book 17438, Page 104.

90 Broadway (formerly Four Cambridge Center) **[note: development on this property is now contemplated by the proposed amendment to the Infill Development Concept Plan]***

Owned by BP Four CC LLC, a Delaware limited liability company.

Deed dated November 29, 2006 recorded with the Registry in Book 48591, Page 8.

Deed dated June 3, 2013 recorded with the Registry in Book 61956, Page 112.

Deed dated May 1, 2018 recorded with the Registry in Book 70957, Page 59.

355 Main Street (formerly Five Cambridge Center) **[note: development on this property is now contemplated by the proposed amendment to the Infill Development Concept Plan]***

Owned by BP Five CC LLC, a Delaware limited liability company.

Deed dated November 29, 2006 recorded with the Registry in Book 48590, Page 597.

Deed dated June 3, 2013 recorded with the Registry in Book 61956, Page 114.

Deed dated May 1, 2018 recorded with the Registry in Book 70957, Page 54.

70 Broadway (formerly Cambridge Center East Garage) **[note: development on this property is now contemplated by the proposed amendment to the Infill Development Concept Plan]***

Ground leased by BP East Garage LLC, a Delaware limited liability company.

Assignment of Ground Lease and Quitclaim Deed dated November 30, 2006, recorded with the Registry of Deeds in Book 48591, Page 2 and filed with the Registry District as Document No.

1428738.

* Lots to be combined prior to completion of Commercial Building B.

FEE SCHEDULE

Project Address: see attached

Application Date: September 6, 2018

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).

Not Applicable for an Amendment

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF):	× \$0.10 =
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Flood Plain Special Permit	Enter \$1,000.00 if applicable:
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Other Special Permit	Enter \$150.00 if no other fee is applicable:
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TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts:
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Criteria for Issuance of Special Permits (Article 10.43)

The following section demonstrates how the Project conforms with Article 10.43: Criteria for Issuance of Special Permits.

Conformance with Article 10.43

Project-Related Traffic and Access

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. Refer to Appendix B for a copy of the TIS Certification, Special Permit TP&T Approval and most recent TIS Tech Update Memo from July 16th, 2018.

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, 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 MXD District in Kendall Square and the existing buildings along Broadway, Binney Street and Main Street is consistent with the Urban Design Objectives addressed in Section 2, *Citywide Urban Design Objectives* of this application. Please Refer to Section 10, *Design Guidelines*, of this Concept Plan Amendment.

Coordination with City Departments

The Cambridge Planning Board issued Special Permit (PB#315) authorizing the Approved Concept Plan on January 17, 2017. Since the original Special Permit was issued, the Applicant has worked closely with appropriate various City agencies and staff on the construction of Commercial Building A, which broke ground on July 18, 2017.

Before filing this Concept Plan Amendment, the Applicant has held multiple sessions with the Department of Transportation, Parking, and Traffic (TP&T) to scope out the revised traffic study along with bike parking and loading design. On July 16, 2018 the Proponent submitted a TIS technical memorandum ("Tech Memo") to the City's TP&T Department, providing an updated trip generation analysis and comparison, as well as an updated parking analysis, to reflect the current development program as documented in Chapter 1, *Development Plan*, of the Approved Concept Plan.

The Applicant has also met on multiple occasions with the Cambridge Redevelopment Authority (CRA) and the Community Development Department (CDD), regarding the overall Project plan, the community outreach program, and the co-design review process. Additionally, initial design review sessions have taken place to evaluate the revised building massing and initial building design.

The Applicant along with its site civil engineering team also held meetings with the City's Department of Public Works to discuss the infrastructure anticipated to serve the Project, as well as stormwater measures pursuing onsite and neighborhood solutions.