



585 Third Street Cambridge, Massachusetts

**PUD Special Permit Submission
Volume 1: Special Permit Narrative**

September 3rd, 2021

A. Volume I

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1. APPLICATION FORMS



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: 330 Third Street and 585 Third Street

Zoning District: PUD-CDK

Applicant Name: BMR - Third LLC

Applicant Address: 4570 Executive Dr, San Diego, CA 92121

Contact Information: 858-663-9372 sal.zinno@biomedrealty.com

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.*

Section 13.202 - PUD-CDK Special Permit
Section 19.20 - Project Review Special Permit
Section 23.35.3 – Special Permit to reduce the required Green Roof Area

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

Volume I: Application forms, project narratives, and project certifications
Volume II: Plans and Illustrations
Volume III: Minor Modification of PUD-141

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: 330 Third St. and 585 Third St.

Application Date: 9/3/2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	N/A	N/A	N/A	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	0	525,000	500,000	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	N/A	N/A	N/A	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
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	NA	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)	0'	250'	250'	
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)	21.7%	20%	23%	
Private Open Space	N/A	N/A	N/A	
Permeable Open Space	N/A	N/A	N/A	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	N/A	N/A	N/A	
Long-Term Bicycle Parking	0	113	136	
Short-Term Bicycle Parking	0	65	66	
Loading Bays	0	4	6	

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

(1) Calculations for minimum bike parking spaces are as follows:
 Long Term: $0.22/1000SF$ for category N2 = $0.22*500,000/1000 = 110$ spaces
 $0.08/1000SF$ for category N5 = $0.08*35,000/1000 = 3$ spaces
 Short Term: $0.06/1000SF$ for category N5 = $0.06*500,000/1000 = 30$ spaces
 $1.0/1000SF$ for category N1 = $1.0*35,000/1000 = 35$ spaces

(2) Calculations for minimum loading requirement is as follows:
 Category F: 2 bays required at 100,000 SF and 1 for every additional 200,000SF
 $535,000SF = 4$ bays

(3) 500,000 GFA proposed consists of 15,000 GFA of ground floor public space and 485,000 GFA of office/laboratory space. Per PUD-CDK zoning any SF associated with the Arts and Culture Center is excluded from the GFA permitted/proposed

FEE SCHEDULE

Project Address: 330 Third St. and 585 Third St.

Application Date: 9/3/2021

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).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 500,000 × \$0.10 = 50,000

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: \$50,000

OWNERSHIP CERTIFICATE

Project Address: 585 Third Street

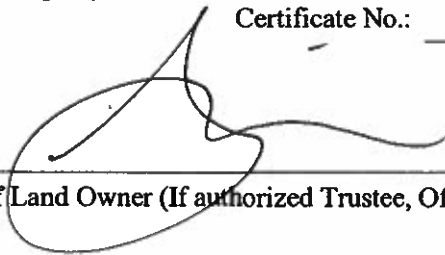
Application Date: 9/3/2021

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

I hereby authorize the following Applicant: BMR - Third LLC
at the following address: 4570 Executive Dr, San Diego, CA 92121
to apply for a special permit for: BMR - Third LLC
on premises located at: 585 Third Street, Cambridge, MA 02142
for which the record title stands in the name of: BMR - Third LLC
whose address is: 4570 Executive Dr, San Diego, CA 92121

by a deed duly recorded in the:


Registry of Deeds of County: Middlesex Book: 71545 Page: 293
OR Registry District of the Land Court, and Book: 78521 Page: 435
Certificate No.: Book: Page:

 , Authorized Signatory
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)


To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Salvatore Zimo personally appeared before me,
on the month, day and year 9-2-21 and made oath that the above statement is true.

Notary: 

My Commission expires: _____

 **JOANNA GIORGIO HILVERT**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 19, 2024



OWNERSHIP CERTIFICATE

Project Address: 330 Third Street

Application Date: 9/3/2021

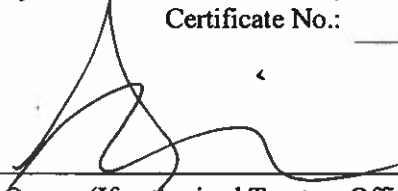
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: BMR - Third LLC
at the following address: 4570 Executive Dr, San Diego, CA 92121
to apply for a special permit for: BMR - Third LLC
on premises located at: 330 Third Street, Cambridge, MA 02142
for which the record title stands in the name of: NSTAR Gas Company
whose address is: 247 Station Drive SE210, Westwood, MA 02090

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 12136 Page: 139

OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

 , Authorized Signatory
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)
Kendall Infrastructure LLC as Agent for NSTAR Gas Company and as holder of an Option to acquire 330 Third Street as recorded in the Middlesex County registry of deeds Book 71779, Page 106 and subsequently assigned to Kendall Infrastructure LLC

To be completed by Notary Public:


Commonwealth of Massachusetts, County of Middlesex

The above named Salvatore Zinno personally appeared before me,

on the month, day and year 9-2-21 and made oath that the above statement is true.

Notary: 

My Commission expires: _____


JOANNA GIORGIO HILVERT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 19, 2024

2. PROJECT OVERVIEW

2. PROJECT OVERVIEW

This is an application by BMR-Third LLC (**the “Applicant”**) for Special Permits to enable the construction of a unique and visually striking 16-story mixed-use building of approximately 500,000 SF gross floor area (GFA) (**the “Building”**) that consists of laboratory and office space, a state-of-the art performance center with up to 385 seats, and a ground level indoor-outdoor public space (**“Ground Floor Public Commons”**), collectively the **“Project”**, the details of which are outlined below.

The proposed Project is located at parcels currently addressed as 585 Third Street (**“Parcel C”**) and 330 Third Street, collectively **“the Site”**, and contains approximately 1.2 acres of land, which includes Parcel C and the current Eversource gas transfer station (**the “GTS”**) site. The Site is located in the center of Canal District Kendall and is surrounded by streets on all four sides with no abutting zero-lot-line conditions. To the west of the Property is Third Street, a public street that is a key throughfare for local vehicular and pedestrian traffic, while the streets surrounding the other three sides of the property – Athenaeum Street and Kendall Street – are private streets that are mainly used to service 675 West Kendall, 500 Kendall, and Watermark Kendall East and Watermark Kendall West. Currently fenced, vacant, and inaccessible, the Site leaves a significant hole in the Kendall Square neighborhood. As one of the last remaining undeveloped parcels in the neighborhood, the Site has the potential to provide multi-faceted benefits to the City, its residents, employees, and visitors alike.

Parcel C was previously included within the area designated for development under Special Permit 141 (**“SP-141”**), which was granted pursuant to PUD-3 on March 16, 1999 and covered most of the approximately 9.8 acre site now known as Canal District Kendall (the **“Canal District”** or **“PUD-CDK”**) (the GTS site is included in Canal District Kendall but is excluded from SP-141).

SP-141 designated Parcel C as a site for a cinema/theater, and the rights to develop the theater were conveyed to the Constellation Charitable Foundation in 2002, at which point an amendment to SP-141 was obtained and the size of the theater was set at a maximum of 85,000 square feet. Unfortunately, the Constellation Charitable Foundation was never able to realize its vision, leaving a gap in the original plan.

PUD-CDK
PARCEL PLAN

NOT TO SCALE

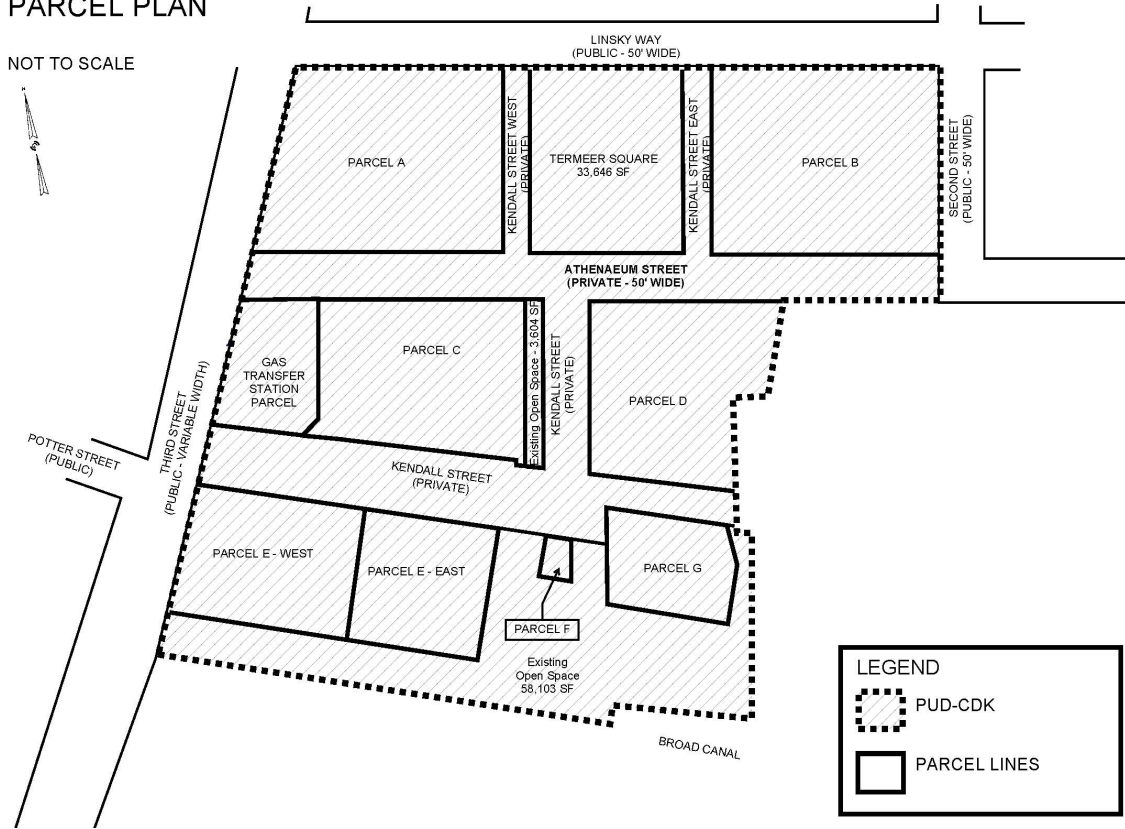


Figure 1 – PUD-CDK Parcel Plan

The opportunity to acquire and relocate the GTS site located adjacent to the area covered by SP-141 has created a unique opportunity for the Applicant to realize the long-held desire to bring a significant arts and culture component to Canal District Kendall and to realize the vision for a more cohesive Third Street experience. The Applicant now seeks to combine the GTS land with Parcel C and is submitting for the Special Permit under PUD-CDK necessary to construct the multi-use building to be known as 585 Third Street.

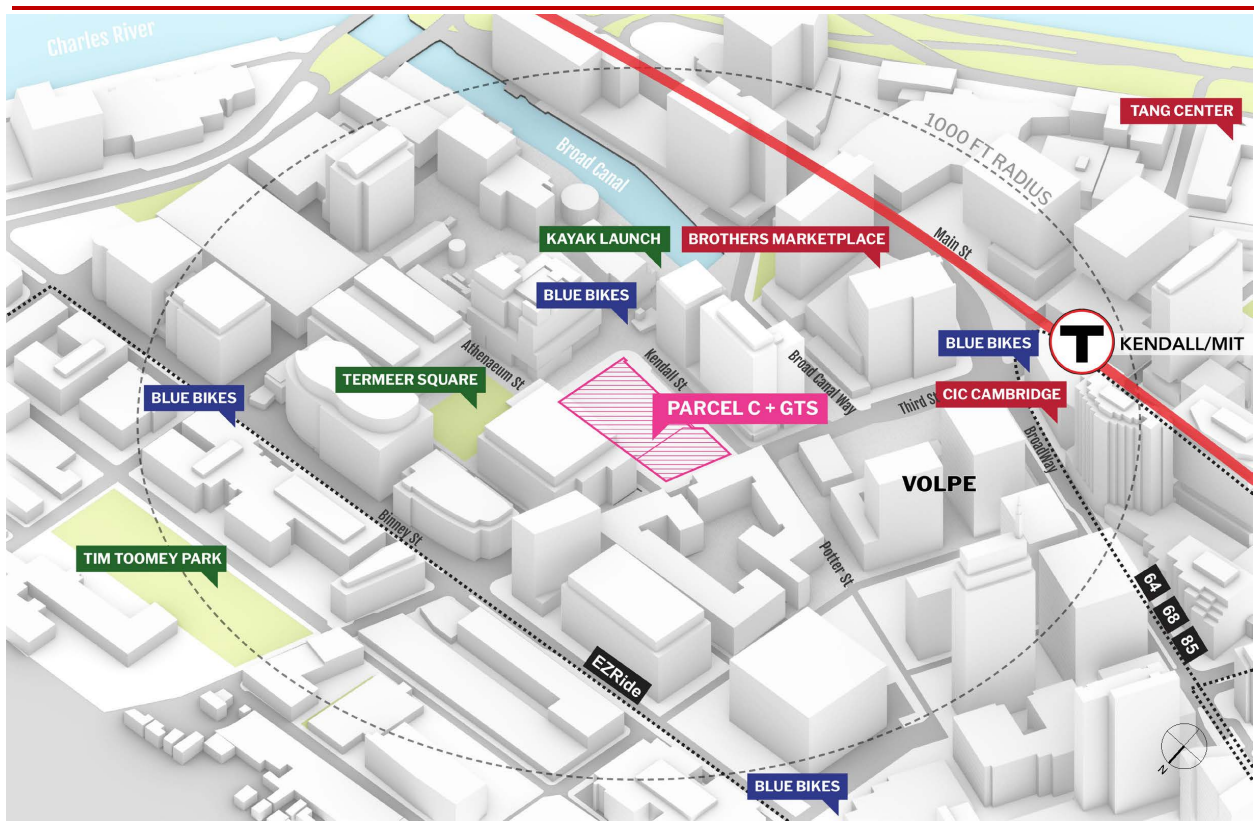


Figure 2 – Existing Site Plan

Project Specifics

The proposed Project consists of Class A laboratory and office, a state-of-the-art Arts and Culture Center including a theater of up to 385 seats, and the ground-floor, indoor-outdoor public realm described above. The Project consists of approximately 500,000 SF gross floor area (GFA), which excludes the approximately 30,000 SF Arts and Culture Center and includes the approximately 15,000 SF Ground Floor Public Commons. In addition, the Project incorporates approximately 11,000 SF of new outdoor open space.

The Project will contain 136 indoor, long-term bicycle parking spaces, located in the basement and accessed at Athenaenum Street next to the lab lobby. There will also be 66 short-term bicycle parking spaces distributed around the Site. Additionally, the Bluebike station currently located on the east side of the Watermark building will be increased to 19 docks. A secondary, 11-dock Bluebike station will be added pursuant to conversations with the City.¹ In total, 30 Bluebike docks will be provided and maintained by the Applicant.

¹ These locations must be carefully selected based upon a detailed shadow study indicating sufficient year-round sunlight (min. 3.5-4.0 hours per day). Both the primary and proposed secondary locations under consider are technically outside of the Project’s parcel boundary, however, they are located in close proximity to the Site and within the rights of way controlled by the Applicant (via the Kendall Square Corporation).

The Kendall/MIT Red Line MBTA station is a short three-minute walk from the Site, and the Kendall Street Garage is located directly to the southeast of the Project; therefore, no additional parking is proposed. One drop-off area is designated along Third Street in front of the entry to the Ground Floor Public Commons and lab/office lobby, while another drop-off area is planned along Kendall Street by the theater entrance. Access to service and loading is consolidated along Athenaeum Street to maximize contiguous and active building frontage.

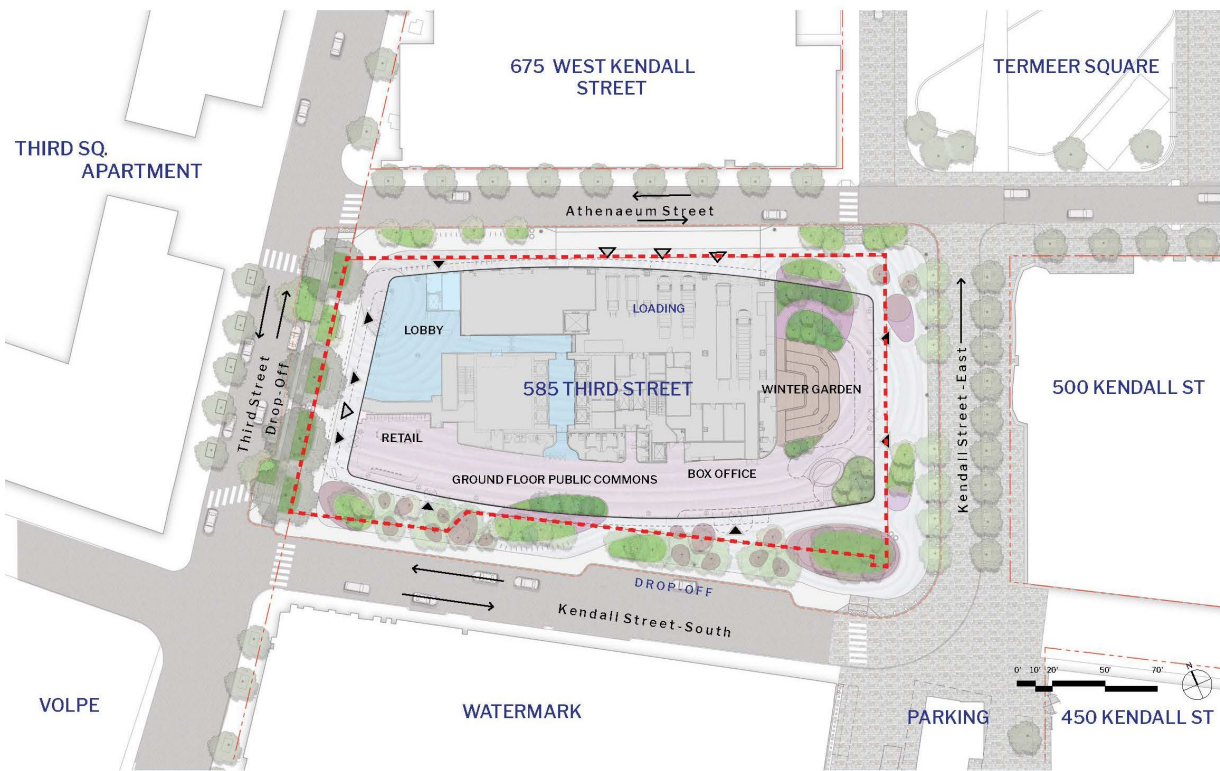


Figure 3 - Proposed Site Plan

Ground Plane

The Project provides unprecedented pedestrian connectivity through the Site. The ground plane is the primary organizer of the building with a highly permeable and welcoming space connecting Third Street to Termeer Square. This space, tentatively named the “**Ground Floor Public Commons**,” provides both indoor and outdoor landscaped venues for visual and performing arts, food, cultural celebrations, exhibitions, festivals, picnics, karaoke, dance, and other gatherings throughout the year, including a four-season “Winter Garden”, unlike any other in Cambridge, that will delightfully complement the Canal District’s ice-skating rink during the winter. The seamless acre-plus indoor and outdoor open space creates a distinctive urban experience that is accessible to all.

In addition to providing the more than 500 contiguous linear feet of public building frontage described above, the Project invites people into the building by having multiple public entry points along Third Street and Kendall Street. The Ground Floor Public Commons spans across three corners of the ground floor and exterior portions of the block. Moreover, it creates a series of diverse experiences as one enters the building at various points along Third Street and Kendall Street, culminating in the Winter Garden and rising to the Arts and Culture Center on the second and third floors.

The Project prioritizes the pedestrian experience throughout the ground plane, indoors and out. Along Third Street, the building frontage sets back 15 feet in addition to the 8-foot sidewalk width, making the total pedestrian walkway width 23 feet. Plant beds and a dedicated bike lane next to this generous walkway create an additional buffer between the vehicular traffic and pedestrians. Sidewalk widths range between 8.5 feet and 17 feet along Athenaeum Street and Kendall Street. On the east side of the Project, the curbless street condition allows the interior Winter Garden to expand to Termeer Square, South Plaza, the Broad Canal, and the new retail on both sides of Broad Canal Way.

The Project fosters a new generation of placemaking in the neighborhood. The Project is intentionally designed without traditional retail, the reason for which is two-fold. First, the area around and adjacent to the Site is already saturated with traditional retail, and up to another 170,000 square feet of retail space is contemplated as part of the Volpe project across the street. Existing retailers, many of which are small, independently owned and tenants in the Applicant's surrounding buildings², already struggle given Kendall Square's lack of nighttime and weekend activity. These retailers are among those who have expressed concern about further saturating the market with additional retail that would compete for business. Adding retail would be a contradiction to the Applicant's ongoing commitment to supporting local and unique retailers and avoiding chains that typically have the ability to support higher rents and increased competition.

Secondly, the community process for this Project has revealed that traditional retail is often seen as a barrier to entry for many marginalized groups (i.e., high-end coffee shops that are prevalent elsewhere and in the surrounding area).

For these reasons, the Project intends to integrate unconventional retail solutions such as art galleries, artisan markets, exhibit sales and various pop-up concepts that allow vendors to test their concepts in a low-risk setting within the Ground Floor Public Commons. Importantly, any retailer leasing space within the Ground Floor Public Commons will be heavily subsidized, including space provided with no fixed-rent. The Applicant will further assist with fit-out of the retailers' space and will fund capital costs.

The Ground Floor Public Commons will include several unique spaces for residents, visitors, and workers to convene, both day and night—without having to spend money. The Project includes many of the attractive aspects of traditional retail without the requirement to “buy your way in.” While traditional retail serves its purpose in activating streets, this Project will amplify the impact that retail can provide

² Already, within just the Canal District, there are 10 restaurants, a daycare, ATM, dry cleaner, café, wine store, dentist, physical therapy studio, and fitness studios. A bike repair “station” is currently being added. These neighborhood amenities complement those that already exist within 1,000 feet, including a grocery store and pharmacy. Therefore, given the retail and services that already exist, the Applicant intends to feature more non-traditional retail concepts (e.g., rotating, small-scale vendors with flexible leases, art galleries, etc.) in the Ground Floor Public Commons.

by animating streets on three sides of the building – a staggering 500 feet worth of frontage (though not all confined to Third Street as originally contemplated in planning documents). Instead, this Project will enliven the area by offering a truly welcoming, inclusive indoor/outdoor public realm in which visitors are empowered to choose whether they eat at or buy from a nearby establishment or pack their own meal. The Ground Floor Public Commons will not be a space with table time-limits, bathroom codes on receipts, or purchase requirements. It will be an indoor/outdoor, all-weather space for everyone; one that is truly accessible to the masses in a way that traditional retail and restaurants are not.

Moreover, the Project’s unconventional approach to retail will help to bolster the retail that already exists. Local retailers have shared their excitement about this approach and have indicated that this Project will instead help to drive more foot traffic to their own establishments. In addition to adding thousands of lab/office workers to the area, the Project’s Arts and Culture Center and Ground Floor Public Commons will draw people during the night and weekend hours that are so crucial for retailers trying to survive.

Landscape

The Project will feature approximately 11,000 SF of new outdoor public space with significant planting, seating, free small-scale arts performances, and more. The outdoor spaces are designed with comfort and versatility in mind, featuring large, sweeping groves of trees that will provide protection and shade in the summer months when the public will gather to enjoy pop-up retail, free artistic and cultural programs, or simply to seek a comfortable place to sit at their leisure.

The landscape flows seamlessly into the building’s Ground Floor Public Commons on the west, south and east sides, including a year-round Winter Garden chock full of cheerful plants that will serve as the backdrop for various events and performances. When the weather allows, building sides will be opened, allowing the interior and exterior landscapes to seamlessly blend into one larger assembly area.

Beyond the Winter Garden, inviting landscape and pavement patterns are designed to encourage the public to come into the building and enjoy the wide array of programming offered at any given time. The permeable pathways between plant beds and fluid pavement pattern flowing into the building provide continuity as visitors transition between the indoor and outdoor areas.

Outside, plant beds with seats are integrated into the sidewalks along all four streets, providing both different and interesting moments to rest and relax.³

Vegetation and plant beds play an important role not only in creating a visually welcoming environment but one that is also thermally comfortable. Several computational wind studies have been performed that analyzed wind models at various times throughout the year. In response to this wind analysis, trees and plant beds have been strategically placed in locations that will either block or allow the flow of wind, creating a thermally comfortable environment for pedestrians outdoors while providing mutual visibility to the activities happening indoors.

³ Applicant has and continues to meet with the City (CDD, TP+T, DPW) and the Cambridge Redevelopment Authority (CRA) to review the proposed Third Street design within the City right-of-way. The remaining abutting roadways are all privately owned, and as such, the landscape scope of work extends to the respective curb lines.

Building Design

The mix of uses featured in this Project – namely, Class A office/lab adjacent to a state-of-the-art Arts and Culture Center – is not only unique; it is unprecedented. Combining these uses into a single building is complicated and in turn, has driven many design decisions. In addition to being responsive to office and lab users’ needs, the heavy emphasis on public space and activity requires a design that is welcoming, inviting and appeals to diverse user groups. Meanwhile, the Applicant strives to design a building that will be an iconic, easily identifiable addition to the city’s skyline, while simultaneously respecting local context.

To that end, the building form and envelope take cues from the sinuous curves and organic patterns that are often found in artistic and public environments; rounded corners and floorplates that gently swing back on the north and the south sides allow more daylight and views for the adjacent buildings, while the massing steps back on the east and the west sides allow for more daylight to flow onto the sidewalks and public spaces. Multiple roof terraces are created with the setback gesture for improved tenant experience and the resulting building massing is a series of soft volumes that are stacked with integrated landscape components. The massing of the building is also designed such that the narrow façade of the building will face Third Street with stepbacks at two levels to create a sense of scale.

The design integrates various setbacks to lessen the perceived presence of the building and provide aesthetic variation from standard “boxy” design. These setbacks respond to and respect the adjacent building heights, thereby reinforcing the district’s pattern of blocks and streets. Curved facades will minimize shadow, boost sunlight, counteract wind corridors, and provide further aesthetic variation. The tapered footprint on the Third Street (west) and Kendall Street (east) ends creates more open space for people to congregate, while simultaneously presenting a much narrower frontage on these streets. Consistent with the Commitment Letter, the Building will not exceed 85 feet in height within 10 feet of the property line nearest Third Street.

A three-story open expression on the east side is created to celebrate the civic function of the Arts and Culture Center and the Winter Garden located within the Ground Floor Public Commons. The theater is suspended in this space with transparent enclosure to create visual engagement with the outdoor area. Similarly, a two-story expression is presented on Third Street, which is another important entry to the Ground Floor Public Commons. This two-story expression of the ground plane, including an overhang canopy and awning, create multiple scales that are important to attract visitors from a distance while still meeting the scale of the individual at the entrance to the building’s public spaces, theater and lab lobby.

The upper levels of the Project are clad with a high-performance facade system that integrates colorful and intricately detailed opaque panels to create a vibrant and dynamic aesthetic. The high-gloss metal panel profiles are abstracted representations of the various pleat patterns found in theatre curtains. The ground level facade incorporates as much glass into the design as possible to highlight the performing art components and public space. Raising the curtain-like façade at the ground-level also allows for visibility across the building and encourages pedestrian movement between the Project’s indoor and outdoor components, as well as connectivity to several open spaces around the site that are now isolated given current site conditions. Fine balance of vibrant colors and transparency makes the building visually compelling both from afar and up close. Design is intended to celebrate the super-hybridity of the building program by providing visual cues through textures, pleats and curves one might expect to find in a theater curtain.

Rooftop mechanical screening is also integrated into the overall design of the building facade and exterior design, and as such, does not stand out distinctly.

The Project will incorporate several innovative sustainability features as summarized in Section 7 of this document and described in greater detail in the Green Building Report. At minimum, it will achieve LEED Gold certification, and with no gas connection, it will consume 65 percent less energy and 85 percent less fossil fuel than other comparable lab buildings in Boston and Cambridge.

Street Character and Ownership

The landscape around 585 Third St. helps to knit together the fabric of the neighborhood while addressing quite different urban conditions on each side of the Building. The Project will reconnect the Site to Third Street, a City-owned street whose streetwall is currently incomplete given the positioning of the GTS facility and fencing around the Site. Proposed changes to Third Street, which are being designed in consultation with the City and CRA, will improve circulation and access by providing wider sidewalks, a raised bike lane and a clear line of sight. The existing trees along Third Street will remain, with new trees added to bolster and provide a more continuous canopy.

Kendall Street-South will serve as an important piece that links the east and west side of the Site through the Ground Floor Public Commons. The retail plaza on the east and the theater entry on the west will activate the street with various programs including a possible picnic grove, power pedestals for temporary art installations, event tents, and outdoor musical events. New plant beds surrounded by wood deck seating are designed to support flexible uses, from sitting to performance staging and more.

Kendall Street-East will have a generous plaza where the performance space can spill out while connecting the Site to the larger context. It will link the existing open space network that stretches from Termeer Square to Broad Canal by expanding the shared street and continuing the sidewalk lined with street trees. The open plaza framed with plant beds is designed to be used for an array of events such as a farmers' market, winter festivals, street fairs and food trucks.

Athenaeum Street will primarily serve as a service street, with a row of street trees added along the northern side of the sidewalk.

Both Kendall Street (to the south and east) and Atheneum Street are private ways operated and maintained by the Kendall Square Corporation ("KSC"), the organization of parcel owners that maintains all of the common areas within the parcels forming the Project and the existing buildings constructed under Special Permit 141. To comply with the terms of Special Permit 141, KSC must continue to provide the general public with access over the private streets so that they can use and enjoy open spaces and other areas that are to be maintained as open to the public under Special Permit 141.

Arts and Culture Center

The approximately 30,000 SF **Arts and Culture Center**, to be located on the second and third floors of the building, will contain a theater with up to 385 seats and will host a diverse range of theater, musical, dance, and other artistic productions. Operations and management of the Arts and Culture Center will be integrated with the back-of-house theater elements on the ground floor. As described in the Applicant's Commitment Letter, dated December 21, 2020 and incorporated into PUD-CDK, the Arts and Culture Center will be delivered fully fitted and equipped with appropriate seating, stage, sound, and lighting technology to support a variety of performances, and will include supporting facilities such as rehearsal space, meeting space, offices, lobbies, and storage areas. Certain supporting facilities, such as

rehearsal space and meeting space, will be made available when not otherwise in use for theater or other performances, at subsidized rates, to local residents, community groups, small businesses, and arts groups for events and activities at the Project.

The Applicant has partnered with Global Arts Live, an arts and cultural organization with more than 30 years' experience in the Greater Boston area, to establish a non-profit organization, **585 Arts, Inc.** (the "**operating entity**"), that will contribute to managing and programming the Project's indoor and outdoor spaces – including the Ground Floor Public Commons and Arts and Culture Center. The operating entity will provide the basis for the Project to accommodate a variety of programmed educational, civic, performance, and cultural experiences throughout the year. Such experiences may include fundraisers for non-profits, indoor and outdoor performances by community artists and performers, a winter market (as further described below), educational activities, cultural activities, and similar events. Portions of the public space within the Project will be available at subsidized rates to local residents, community groups, small businesses, and arts groups for events and activities. The operating entity will help to curate and coordinate with the local arts community to identify opportunities for local artists to perform, display, and/or sell their work at or within the vicinity of the Project. As part of this partnership, Global Arts Live has committed to hosting events in the Arts and Culture Center at least 100 nights per year to ensure ongoing and diverse activation.

The Applicant will encourage a diverse, inclusive, and financially sustainable operating model for the applicable arts programs at the Project through its involvement with the operating entity. As an example, the operator of the Arts and Culture Center, 585 Arts, Inc., will not be required to pay real estate taxes or fund site-wide maintenance. In addition, the Applicant has committed to provide up to \$500,000 towards the start up costs of 585 Arts, Inc. including funding the salary of an executive director retained by the operating entity.

More information about the Arts and Culture Center's operational model is provided in Section 3.ii(C)(j).

In addition, and as set forth in the Commitment Letter, the Applicant will establish an Arts Advisory Committee that will meet at least twice per year to advise with programing and attracting users to the applicable facility. The Applicant will work with the Arts Advisory Committee and the operating entity to establish a Diversity and Inclusion Outreach Program for the performance spaces and indoor/outdoor public space. In furtherance of those goals, at least two performances in the Arts and Cultural Center per year will be offered to Cambridge residents for free.

Additional Public Benefits

Furthermore, as described in the Commitment Letter and the Public Benefits section of this Application, the Applicant has agreed to:

- A.** Relocate the GTS facility and related utility infrastructure at Applicant's sole cost.
- B.** Design and install additional public art within PUD-CDK open space to enhance the pedestrian connection between Third Street, the Broad Canal, and Termeer Square, such as the installation of murals on garage headhouses (already complete).
- C.** Provide an exhibit area for community-sourced art within the Ground Floor Public Commons, to be administered by the Applicant.
- D.** Host community engagement events in or within the vicinity of PUD-CDK on a regular basis, which events or programming shall be held at such time(s) and locations as the Applicant may determine and shall be open to members of the general public.

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- E.** For the first 20 years following the adoption of the PUD-CDK zoning in December 2020, to provide 100 free canoe and kayaking tickets per year for local youth from the Broad Canal boat rental station and 100 free ice-skating tickets (including skate rentals) per year for local youth at the ice-skating rink located within the Canal District through local youth-focused organizations (in addition to the free group rentals for school groups and discounted rates already available at the facility). Similarly, the Applicant will work with local non-profits to offer occasional use of the ice-skating rink for special events at no charge.
 - F.** Host an annual winter market with artisans, food vendors, and music. The winter market will be a minimum of one day in length with opportunities for vendors to sell goods in the Project's public space throughout the winter season. Market opportunities will be advertised throughout Cambridge and vendor selection will give priority to Cambridge artisans.
 - G.** Make a total cash contribution to The Margaret Fuller-Neighborhood House in the amount of \$2,000,000.00, paid in two installments, one of which is already complete.

In addition to the unprecedented focus on providing unique performing arts opportunities to the entire Cambridge community, the Applicant has agreed to further the planning goals of the City of Cambridge by not constructing any new parking as part of the Project and instead, will be taking advantage of shared parking at existing parking facilities within PUD-CDK. Furthermore, in the interest of making all components of the Arts and Culture Center inclusive, the Applicant has committed that parking for events at such facilities outside of normal business hours (i.e., other than 8 a.m. - 6 p.m., Monday - Friday) shall be subsidized for users identified through a coordinated effort with local community groups.

Lastly, the Project will be on the cutting edge of sustainability efforts. The Project will not require a gas connection and instead, will rely on district energy (steam). As previously committed, the Project will incorporate best practices for meeting sustainability goals in areas such as energy, emissions, water, materials, urban site reuse, and landscaping. Additional details are provided in the Project's Green Building Report (see Appendix).

3. ZONING AND CONSISTENCY

3. ZONING AND CONSISTENCY

i. Special Permits Requested

The Applicant respectfully requests that the following special permits be granted to permit the development and construction of the Project:

- PUD-CDK Special Permit pursuant to Section 13.200 of the Ordinance, granted by the Planning Board, to allow for the development of the Site into the Project (as described throughout this narrative) and any applicable waivers required for the Project in the Planning Board's grant of approval of the Final Development Plan for the Project.
- Project Review Special Permit pursuant to Section 19.20 of the Ordinance, granted by the Planning Board, to allow for the construction of the Project consisting of mixed-use building that consists of laboratory and office space, a performance center with up to 385 seats, and a ground-floor, indoor-outdoor public space at 585 Third Street.
- Green Roof Special Permit pursuant to Section 23.35.3 of the Ordinance, granted by the Planning Board, reflecting a reduction of the minimum Green Roof Area from 80% to 21.5% of the roof area of the building as measured in plan view and otherwise in accordance with Section 22.35.2 of the Ordinance. A calculation of the Green Roof Area for the project is provided in Vol. 2, Figure 2.27, together with the plan view of the roof areas, Vol. 2, Figures 2.23 - 2.26. As required by Section 22.35.3, the proponent will make a contribution to the Cambridge Affordable Housing Trust equal to a unit price for each square foot below the 80% Green Roof Area threshold set forth in Section 23.35.3 that actually results from the final approved design of the building, such unit price to be determined by the Cambridge Community Development Department in accordance with such section of the Ordinance.

The basis for the above-listed special permit requests is provided in Section 3.iii of this application.

ii. Compliance with Special Permit Criteria

This section details the Project's compliance with the applicable Ordinance requirements and criteria for the granting of the requested special permits, which requires:

- (A) General Special Permit Criteria (Section 10.43 of the Ordinance);
- (B) General Planned Unit Development (PUD) Development Proposal Criteria (Section 12.35.3 of the Ordinance);
- (C) PUD-CDK Special Permit Requirements (Section 13.202.3 of the Ordinance);
- (D) PUD-CDK Special Permit Criteria (Section 13.202.4 of the Ordinance); and
- (E) Article 19 Special Project Review Special Permit Criteria (Section 19.25).

(A) Compliance with General Special Permit Criteria

According to Section 10.43 of the Ordinance, special permits will normally be granted where specific provisions of the Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public because any of the following items (a) through (f) apply to the proposed project.

The granting of the requested special permits for the Project would not be to the detriment of the public because none of the following is true with respect to the Project:

(a) **“It appears that requirements of this Ordinance cannot or will not be met, or”**

The Project complies with all applicable requirements of the Ordinance related to granting the requested PUD-CDK Special Permit, Article 19 Project Review Special Permit, and Green Roof Special Permit.

(b) **“traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or”**

On behalf of the applicant, VHB has prepared a Transportation Impact Study (“TIS”) for the Project, which was submitted to the Cambridge Department of Traffic, Parking & Transportation (TP&T) on June 24, 2021. VHB developed the TIS in accordance to the City of Cambridge’s Guidelines for Traffic Impact Study for land development projects, the TIS scoping letter from TP&T dated April 16, 2021, and responds to TP&T’s requests for clarification, corrections, and information detailed in its July 9, 2021, letter.

As described in the TIS, the Project is expected to have minimal impacts on traffic and will not cause congestion, hazard or substantial change to the established neighborhood character. The TIS indicated that the Project is expected to have 49 exceedances of Planning Board criteria out of 363 data entries. Most exceedances are due to pedestrian level of service at signalized and unsignalized intersections and most exceedances that have been identified will exist in future conditions regardless of the presence or absence of the Proposed Project.

(c) **“the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or”**

The proposed uses for the Project will not adversely affect the continued operation of or the development of adjacent uses as the Project will provide additional laboratory office space consistent with adjacent uses, expand employment opportunities through tenants of such space, and provide new and unique public realm amenities for both local residents and area employees.

Specifically, the Project will add to the diversity of the area’s amenity offerings through the proposed arts and culture uses, the innovative theater and performance facility, and the Ground Floor Public Commons that will be open to the public free of charge and activated year-round. The Project is designed to be generally consistent with the various policy plans and development guidelines applicable to the site, including the Kendall Square Planning Study and Design Guidelines (2013), the draft Kendall Square Design Guidelines (2016), the Connect Kendall Square Open Space Plan (2015), the Volpe Working Group Planning & Design Principles (2017), and the applicable recommendation from the Mayor’s Arts Task Force Recommendations (2019).

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- (d) **“nuisance or hazard would be created to the detriment of the health and/or welfare of the occupant of the proposed use or the citizens of the City, or”**

The Project will not create a nuisance or hazard to the detriment of the health, safety and/or welfare of occupants of the Project or citizens of the City. During the construction phase, the Applicant will implement a detailed construction management plan that will mitigate dust, erosion, pests and rodent impacts, as well as establish procedures for informing neighbors of regular construction updates. As described herein, the Applicant is diligently working with Eversource Energy to relocate the existing GTS site located along Third Street, which is a remaining vestige of the area’s industrial history and is not consistent with the future vision for Kendall Square, to an area at the back of the Vicinity property, well-removed from public view.

Upon final completion of the Project, the approximately 15,000 SF of interior public space in the Ground Floor Public Commons will accommodate unprogrammed and programmed opportunities for the general public to assemble, and enjoy education, civic, performance, and cultural experiences provided by a variety of diverse groups such as non-profits, street performers, and local vendors and artists.

- (e) **“for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, or”**

The proposed uses for the Project will not impair the integrity of the district or the adjoining district, or otherwise derogate from the intent and purpose of the Ordinance, but rather will contribute to the diversity of Kendall Square and East Cambridge, and as described throughout this narrative, the Project advances the following purposes of the Ordinance: to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other danger; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water supply, drainage, sewerage, schools, parks, open space, and other public requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, the protection of residential neighborhoods from incompatible activities, and including the consideration of plans and policies, if any, adopted by the Cambridge Planning Board and to preserve and increase the amenities of the City.

Specifically, the design, bulk, and scale of the physical structure provides light, air, and view corridors that complement adjacent structures; creatively combines the proposed laboratory, research and development, office, ground-floor public space, and performing arts uses within a singular captivating building; incorporates cutting edge sustainability and resiliency measures; and enhances the existing open space and public amenities network throughout the Canal District. Additionally, the Arts and Culture Center is designed in a manner that will support a diversity of performances and artists, and will include supporting facilities such as rehearsal space, studios, and meeting and storage spaces to meet the needs of the arts and culture community.

- (f) **“the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.”**

As detailed in Section 3.iii, the Project is consistent with the Urban Design Objectives set forth in Section 19.30.

(B) Compliance with General PUD Special Permit Criteria

According to Section 12.35.3 of the Ordinance, approval of a Development Proposal shall be granted only if the Planning Board determines that Development Proposal meets the criteria as set forth in Section 12.35.3. As detailed below, the Project's PUD-CDK Development Proposal submitted herewith meet such criteria as follows:

- (a) **Conforms with the General Development Controls set forth in Section 12.50, and the development controls set forth for the specific PUD district in which the project is located.**

The Project complies with the General Development Controls set forth in Section 12.50. Specifically, (i) the Project has a Development Parcel that is at least 45,000 SF in area and has at least 75 feet of linear frontage on Third Street, as required by Section 12.51 and Section 13.202.1; (ii) any new roadways, or modifications to existing roadways within the PUD made in connection with the development and construction of the Project, shall be constructed in conformance with the standards established by the Department of Traffic and Parking; (iii) all improvements to the Development Parcel with respect to the installation of utilities, public lighting, sewers, and other public works will be constructed in accordance with the criteria established by the Public Works Department, Water Department, Electrical Department, the Planning Board, and other appropriate departments of the City of Cambridge; (iv) all landscaped open areas within the Development Parcel which are not used as driveways, walkways, or parking lots will be landscaped in an appropriate manner utilizing both natural and manmade materials (e.g., grass, trees, shrubs, and seating), and such landscaping will conform to any landscaping criteria or requirements as may be adopted by the Planning Board or the City Council and made effective as of the grant of the special permits requested herein; and (v) the proposed uses for the Project will conform to all applicable federal, state, and local laws and regulations regarding the environment as in effect as of the grant of the special permits requested herein.

- (b) **Conforms with adopted policy plans or development guidelines for the portion of the city in which the PUD district is located.**

In compliance with the development guidelines set forth in Section 13.202.4(k), the Project is designed to be generally consistent with the various policy plans and development guidelines applicable to the site, including the Kendall Square Planning Study and Design Guidelines (2013), the draft Kendall Square Design Guidelines (2016), the Connect Kendall Square Open Space Plan (2015), the Volpe Working Group Planning & Design Principles (2017), and the applicable recommendation from the Mayor's Arts Task Force Recommendations (2019).

- (c) **Provides benefits to the city which outweigh its adverse effects; in making this determination the Planning Board shall consider the following: (1) Quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public; (2) Traffic flow and safety; (3) Adequacy of utilities and other public works; (4) Impact on existing public facilities within the city; and (5) Potential fiscal impact.**

1. **Quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public.**

As further detailed in the Article 19 urban design responses below and the applicable plans attached in Volume 2, the Project proposes the redevelopment of a vacant fenced-off site with an unsightly industrial and utility gas transfer station situated along Third Street, a major and critical neighborhood thoroughfare, into a cutting edge mixed-used building with laboratory, research and development, office, activated public spaces, and performing arts uses that will diversify the Canal District amenity offerings through the Arts and Culture Center and associated programming.

Specifically, (A) the Site Development Plan shows the current development program with a site plan for the new building in context with the existing and proposed development within the district, and how the new building will be divided into use areas; (B) the Open Space Plan illustrates and quantifies the open space areas of the Project; (C) the Ground Floor and Activation Plan illustrates the conceptual arrangement of the publicly accessible functions of the Project's Ground Floor Public Commons, as well as the location and anticipated size of Arts and Culture Center including its theater, and outlines strategies for programming and activating such spaces; (D) the Arts and Culture Operations Plan describes the opportunities and strategies for promoting inclusive engagement of local residents and the general public, for promoting intergenerational interactions through arts and culture programs, and for stimulating community gatherings and interactions for extended hours throughout the day and the seasons; and (E) the Local Retail Plan identifies opportunities and strategies for promoting retail collaboration with local independent artists for the display and/or sale of their work, crafts, or wares.

2. **Traffic flow and safety.**

VHB has prepared a Transportation Impact Study ("TIS") for the Project, which was submitted to the Cambridge Department of Traffic, Parking & Transportation (TP&T) on June 24, 2021. As demonstrated in the TIS, the Project is not anticipated to result in any substantial negative impacts to the streets surrounding the Project. VHB developed the TIS in accordance with the City of Cambridge's Guidelines for Traffic Impact Study for land development projects, the TIS scoping letter from TP&T dated April 16, 2021, and responds to TP&T's requests for clarification, corrections, and information detailed in its July 9, 2021, letter. The TIS was Certified by TP&T on **[FORTHCOMING]**.

3. **Adequacy of utilities and other public works.**

As detailed in the Existing Utilities Plan attached as Appendix A.4, the existing public utilities can adequately accommodate the Project. More specifically, the Applicant has committed to adopting energy conservation strategies for the Project with an emphasis on overall energy (including fossil fuel) and water reduction, and the use of steam as an energy source for the Project. As described in this narrative, the Applicant is diligently working with Eversource Energy to relocate the existing GTS site located along Third Street to an area at the back of the vicinity property, which will accomplish several goals: (1) Remove an unsightly industrial and utility use away from a major and critical neighborhood thoroughfare, which is not the

most rational use of such land area; (2) Relocate such utility infrastructure to an area better suited to support such industrial and utility use; and (3) Reduce the overall land area required to support such industrial and utility use through the implementation of modern construction and utility practices.

4. **Impact on existing public facilities within the city.**

As currently constituted, the Site is a vacant, fenced-off property with an unsightly industrial and utility gas transfer station situated along a major and critical neighborhood thoroughfare within what is considered the most innovative square mile on the planet, and surrounded by buildings with companies conducting lifesaving research and families and residents contributing to vibrancy of the city. If left in its current state, the Site will continue to have an immeasurable adverse impact on the district and the city as a whole.

As further described below, the anticipated tax revenue generated by the Project will be a material net benefit to the City after considering the limited estimated municipal costs generated by the Project. The streets surrounding the Project will continue to be maintained privately but open to public travel, and the Applicant has been diligently working with City planners and the Cambridge Redevelopment Authority on the design and construction of a new cycle track along the Third Street frontage to the Project.

It is anticipated that this cycle track will further enhance the alternative modes of transportation throughout the Kendall Square area and the beyond into other parts of the city. The Project will be serviced by private on-site property management and trash collection services. The vision for the Project's public open space will further enhance pedestrian access to the various existing amenities, such as Termeer Square and the Broad Canal, and will draw the public from Third Street, Main Street, and the boardwalk along Broad Canal.

5. **Potential fiscal impact.**

The Project will have an overall positive fiscal impact on the City. During the construction phase, the Project is anticipated to create more than 350 construction jobs over the full buildout period. Following completion after full buildout, the Project is anticipated to create approximately 2,000 permanent jobs and increase the annual real estate tax revenue for the City by over \$6 million. Furthermore, the approximate cost and expense of the Applicant's efforts to relocate the existing gas transfer station along Third Street is approximately \$30 million, none of which shall be incurred by City.

The Applicant's commitment to provide other public benefits, exceeding \$80 million, include (A) The construction of the Arts and Culture Center and the supporting facilities, which will diversify the Canal District's amenity offerings, as more specifically detailed in the Arts and Culture Operations Plan; (B) Enhancement of the existing community benefits, such as expanding access to the kayak launch at the Broad Canal and the winter ice-skating rink in Termeer Square for local youth and non-profits; and (C) Expanding access to market and vending opportunities as part of the Project, such as hosting market events for local artisans, food vendors, and musicians to sell crafts, goods, and other locally sourced or developed art, to support and highlight the City's rich art and cultural ecosystem, all as more

specifically detailed in the Local Retail Plan.

(C) PUD-CDK Special Permit Requirements (Section 13.202.3 of the Ordinance)

The Final Development Plan for a Development Parcel shall contain the following components:

- (a) Site Development Plan:** a current development program illustrating the size, location and uses of the existing buildings at the time of submission together with a site plan for (1) the new building(s) proposal in context with existing and proposed new development within the district, and (2) how the new building(s) is (are) divided into use areas, including the potential size and location of uses within the building(s). See Volume 2, Sections 1.0 (Existing Conditions) and 2.0 (Proposed Design).
- (b) Building and Massing Plans:** a plan illustrating proposed building scale, height, and massing, including a model and study demonstrating the anticipated shadow and wind impacts of any proposed buildings taller than 100 feet, and a general description of proposed mitigation measures that will be employed. See Volume 2, Section 2.1 (Building and Massing Plan) and Appendices A.1 (Shadow Study) and A.2-3 (Wind Studies).
- (c) Parking and Loading Plan:** identifying the locations of all parking facilities supporting the district, long- and short-term bicycle parking facilities, and facilities for loading or other vehicular service functions serving the proposed building site, the number of new parking spaces proposed delineated by use, if any, and identifying appropriate strategies for the management of parking within such parking facilities. Such a plan shall also describe the anticipated parking and loading needs of the proposed Arts and Culture Center. See Volume 2, Sections 3.19 (Parking and Loading Plan), 3.20 (Long-Term Bike Parking Plan), 3.21 (Short-Term Bike Parking Plan), and 3.22 (Bluebike Plan).
- (d) Connectivity Plan:** illustrating pedestrian, bicycle, and vehicular circulation route connections in the district to the surrounding public transportation infrastructure outside of the Development Parcel, and approximate locations of access and egress points for each building and parking facility within the Development Parcel. See Volume 2, Sections 3.18A-C.
- (e) Street and Public Improvements:** a plan describing street and public improvements to be undertaken in connection with the development, if any, including all proposed water, stormwater, and sewage facilities, which shall also be submitted to the Department of Public Works for review. See Vol. 2, Sec. A.5 (Proposed Utilities Plan) and 3.5 -3.9 (Landscape Plans).
- (f) Open Space Plan:** illustrating and quantifying the areas of all open space areas utilized by the development in satisfaction of Section 13.204.5, including, without limitation, existing open space constructed under a PUD-3 special permit and pedestrian ways providing connectivity to the Broad Canal. See Volume 2, Section 3.1 (Open Space Plan).
- (g) Ground Floor and Activation Plan:** illustrating the conceptual arrangement of functions such as retail establishments and other ground floor uses, and residential and office lobbies at the

ground floor of the building(s) in the Development Parcel, as well as the locations and anticipated sizes of the Arts and Culture Center and strategies for programming and activating such spaces. See Volume 2, Sections 3.2 - 3.3 (Ground Floor and Activation Plan), Section 3.4 (2nd and 3rd Floor Activation Plan). See Arts and Culture Operations Plan, Volume 1, Section 3.ii.(C)(j), for more information regarding strategies for programming and activating spaces.

Ground Floor Activation Plan: Vision and Programming Narrative

While Kendall Square has been substantially developed over the past two decades, it has failed to create a space that is truly welcoming to the area's diverse communities. Part of the problem has been that developers prescribe their ideas of "art and culture" rather than providing space that the community can easily use and adapt for their specific needs. This has left many local residents feeling unwelcome, with no real reason to visit Kendall Square and explore all that it otherwise has to offer.

This Project intends to break that mold. Through a robust, 2+ year community input process, the Applicant has received substantial feedback as to the types of spaces, uses, and programming that would make diverse user groups feel welcome. Moreover, these stakeholders have been actively invited to participate in the design process to ensure their feedback is heard. The resulting "Ground Floor Public Commons" is reflective of the feedback received to date.

The Ground Floor Public Commons, an approximately 15,000 SF all-weather public space, seamlessly blends the indoors and out. The fluid and flexible design of the interior is designed to provide various opportunities for local and community-based arts organizations to create, rehearse, engage and perform in both a formal and informal manner. The Ground Floor Public Commons will be a hub, day and night, for a wide variety of arts and civic experiences that complement the activity happening in the Arts and Cultural Center on the second and third floors above.

To anchor the space along Third Street, a unique, community-oriented coffee/wine bar concept is planned. It will feel and function decidedly differently than traditional, chain-based coffee shops. Instead, it will be inspired by the likes of the Boogie Down Café in the Bronx and more locally, the Black Sheep Bagel Café and 1369 Coffee House. The transparency of the façade will draw in those approaching from Third and Kendall Streets, who will be captivated by the space's bright colors, local art, and fun and flexible seating. Once inside, visitors will be welcomed by upbeat, playful music and other elements that encourage them to stay.

There will be other, rotating kiosks and pop-ups distributed within the Ground Floor Public Commons that highlight the artistic and creative abilities of local entrepreneurs.

The Ground Floor Public Commons will be designed to accommodate a range of events and activities, from large art exhibits to a Winter Farmers' Market and more. One might expect to find various "nooks" for groups of all ages to gather, including but not limited to a children's reading area or gaming lounge for teenagers and young adults. As learned through the Culture

House Kendall experience, area residents are looking for places to “just be” – indoors and out, at all times of year. The Ground Floor Public Commons will provide just that, and will be informed by 585 Arts, Inc.’s engagement with these specific user groups and others.

As one moves through the Ground Floor Public Commons, from Third Street back towards the Winter Garden, they can expect to find additional arts and cultural activities happening within the space. There could be, for example, a TED-talk type presentation happening in the Winter Garden during the morning or a band practicing in the space that afternoon. The space could accommodate senior yoga followed by a “mommy and me” or other parent/guardian meetup for area residents. A portion of the space might then transform in the evening to host a gala for a local nonprofit looking to utilize the indoor/outdoor nature of the space that reconnects visitors to both Termeer Square and the Broad Canal. Alternatively, one might participate in a movie night, “Shakespeare in the Park”-type event, or other activity that would typically occur outside during warm-weather months, but which can now be hosted inside in this truly unique space.

Not only is the size and scale of this public space unprecedented in Kendall Square, so too is its year-round programming. The Ground Floor Public Commons will serve as a hub of activity, built upon the principles of creative placemaking—a process that integrates arts, culture and design activities to strength communities and inject new energy into spaces. This free place to gather, during all four seasons, will continue to evolve based upon community input and specific needs.

As noted in the Arts and Culture Operations Plan and elsewhere herein, the Ground Floor Public Commons will be activated and programmed by the newly established 585 Arts, Inc. nonprofit organization to which the Applicant will provide startup and operational funds. The Applicant has further committed to the regular convening of the 585 Arts Advisory Circle, an informal network of arts, culture and community stakeholders who will continue to inform the vision, direction and utilization of this space.

- (h) Sustainability and Resiliency Plan: describing: (1) how the sustainability requirements set forth in Section 13.206.2 below will be met; (2) how the proposed development will promote best practices for environmental sustainability and resiliency; and (3) how the proposed development serves nearby East Cambridge community-wide needs for emergency refuge or shelter during heat or storm emergencies in coordination with the Cambridge Climate Vulnerability Assessment dated February 2017. See Volume 1, Section 7 (Sustainability Narrative) and Appendix 8.i (Green Building Report).**

- (i) Transportation Plan: incorporating: (1) a Traffic Impact Study as required by Section 19.20 of this Zoning Ordinance; (2) a shared parking study to demonstrate that the district’s parking supply can accommodate future anticipated demands at full build out; (3) a study of the impacts of increased demand on public transportation services in the East Cambridge area; (4) a description of the development’s relationship to future regional rail, bus, pedestrian/bicycle and other transportation system connections in the area; and (5) a Transportation Demand Management and Mitigation program describing measures which may be incorporated by the**

Planning Board into a condition of a PUD-CDK special permit to offset or mitigate the development’s impacts on transportation systems, including measures set forth in this Zoning Ordinance and the City’s planning efforts to be linked to milestones, thresholds or performance standards. See Vol. 1, Appendix iii. Traffic Impact Study and Vol. 2, Sec. 3.18B (Site Access & Connection). The Applicant has initiated mitigation conversations with TP+T; those conversations are ongoing.

- (j) **Arts and Culture Operations Plan: describing opportunities and strategies for promoting inclusive engagement of local residents and the general public, promoting intergenerational interactions through arts and culture programming, and stimulating community gatherings and interactions for extended hours throughout the day and seasons.** See Volume 1, Section 3.ii.(C)(j) – immediately below.

585 Third Street Special Permit Application Operational Model Summary

Introduction

The Applicant has established clear principles for the operating model of the arts and culture component of the Project. These principles, centered on Access and Equity, have derived from extensive community and stakeholder feedback.

Access

At every stage in the discovery process, there has been excitement for the potential that the Project holds for the local arts community, but also concern that the opportunities it will provide could lie out of reach for some. As a result, the Applicant has prioritized access to the proposed theater of up to 385 seats, as well as supplemental resources and support networks for artists and cultural workers. Rental costs to reserve space in the main theater will be offered on a sliding scale. It is anticipated that several weeks’ worth of performance nights each year will be made available at no rental cost for qualified users. Whether fully paid, discounted, or free, all artists will have access to the same high-tech theater equipment, staff support, and performance marketing. Additionally, complementary spaces, such as rehearsal rooms (available for rent at below-market rates) and small-scale performance areas within the Winter Garden (offered entirely for free), will regularly be made available to community artists. Other areas within the Ground Floor Public Commons will also be entirely free for artists to use and enjoy at their leisure, just as it is available to members of the general public. The Applicant hopes and believes that by lowering the barriers to entry as much as possible, the Project will represent an important launching point for a variety of local creatives and up-and-coming performers in Cambridge and beyond.

Equity

Ensuring Equity, Diversity, and Inclusion (EDI) across the Project has been a priority for the Applicant, one whose importance has been borne out by extensive public and community feedback. The Applicant understands the perception that Kendall Square has not always felt like a space for all, and in turn, has designed the Project to be welcoming to those of all backgrounds—particularly communities of color. An equitable operational model for the Project necessitates diversity among performers, audiences, and staff, which in turn necessitates actively recruiting, marketing, and hiring within traditionally underserved communities. The

Applicant has featured a diverse array of voices within the Arts Advisory Circle, a coalition of invested creatives advising the design of the Project on a volunteer basis.

Execution

In order to realize these principles, the Applicant has joined with respected Cambridge performance presenting organization Global Arts Live to launch 585 Arts, Inc., a new non-profit that will lease the Arts and Culture Center for nominal rent and whose charge will be to operate and administer the cultural spaces within and surrounding 585 Third Street. Though in its infancy, 585 Arts, Inc. has already generated excitement since its [announcement earlier this year](#). Drawing initially on the artistic and operational expertise of Global Arts Live, the non-profit is transitioning into a vehicle for cultural communities within and beyond Cambridge to influence how the arts spaces at the Project take shape. The identity of 585 Arts, Inc. will develop further as a fully independent Board of Directors is established, which will in turn be responsible for hiring full-time staff, to oversee operations and ensure that the principles of Access and Equity are achieved.

As part of this strategic partnership with Global Arts Live, an arts and cultural organization with more than 30 years' experience in the Greater Boston area, Global Arts Live has agreed to rent the Arts and Culture Center from 585 Arts, Inc. for at least 100 nights per year. In total, in Year 1, 585 Arts, Inc. has committed to programming the space at least 267 nights per year. In Year 2, it is anticipated that this number will increase to at least 297 nights per year. Many of these nights will feature Cambridge-based organizations who are offered the theater at below-market rates, and occasionally for free. Business plans will be revisited at least every three years to determine whether this frequency is adequate.

Activities and programming within the Ground Floor Public Commons, including the Winter Garden, will complement these events. Activation of the Ground Floor Public Commons will be informed by the 585 Arts Advisory Circle and other community stakeholders, and will then be executed by 585 Arts, Inc. In a non-event state, there will be flexible and soft seating arrangements, rotating art installations, books, games and other elements designed to encourage public use and enjoyment of the year-round space, similar to the Culture House Kendall concept funded by the Applicant at one of its adjacent properties in 2019-2020.

(k) Local Retail Plan: identifying opportunities and strategies for promoting retail collaboration with local independent artists for the display and/or sale of their work, crafts, or wares.

Retail Plan (Inclusive of the Local Retail Plan)

The Project's Retail Plan, as shown in Vol. 2, Sec. 3.2 and 3.3 (Ground Floor Activation Plan), takes advantage of the Site's central location within the Canal District and the transparent, four-season design of the Ground Floor Public Commons. The Plan contemplates having an approximately 1,850 SF area located at the corner of Third Street and Kendall Street that will feature a unique, community-oriented coffee/wine bar concept inspired by the likes of the Boogie Down Café in the Bronx and more locally, the Black Sheep Bagel Café and 1369 Coffee House. Given this prominent location on Third Street, the retail area will intentionally be vibrant, with upbeat music, flexible seating, soft lighting, warm colors and public art. This space will be critical in terms of drawing people into and through the Ground Floor Public Commons, where they will find an expanded public realm available for public use and enjoyment year-round.

In addition to the café area, the Retail Plan will leverage the acre-plus on-site public realm to play host to a shifting and exciting mix of kiosks and small pop-up retail experiences featuring local retailers, including the Winter Market and other rotating exhibitions. The concept fulfills the Applicant's goal of making the Project open and inviting to everyone through the use of small, flexible, and vibrant retail opportunities for local retailers, artisans, and makers to display and sell their goods and services. The Retail Plan can accommodate multiple small-format kiosks or other pop-up vendors at any one time (minimum 2-3 in addition to the more fixed coffee/wine bar concept), with expanded opportunities in warm weather as the Ground Floor Public Commons opens to the surrounding open green spaces and landscaped areas. In addition, the Retail Plan envisions a connection between the Arts and Culture Center located on the second and third floors of the building and the Ground Floor Public Commons, where merchandise for events and performances can be sold, simultaneously promoting the programming in the Arts and Culture Center and increasing activity at the ground floor level.

The Retail Plan will seek to prioritize the above-described small, flexible retail opportunities, rather than traditional storefront spaces. No individual retail storefronts will be demised within the Ground Floor Public Commons; instead, the Applicant will utilize space license agreements to allow vendors to operate within the space. This strategy is the key to supporting and fostering local retailers, especially considering the unfortunate wide-spread impact of the COVID-19 pandemic. The Applicant envisions a broad variety of retail uses taking advantage of the kiosks and pop-up opportunities, including food and beverage vendors (including restaurants in the neighborhood), local artists and artisans, on-line sales points for nearby businesses, the marketing of local experiences (e.g., the canoe and kayak rental service at Broad Canal), a warm gathering and extended visit space complementing the skating rink in Termeer Square in cold months, ticket sales opportunities for Cambridge community events and experiences, and vendors of all types. Throughout, there will be an emphasis on unique and unconventional retail-oriented toward arts and cultural vendors—that supports and promotes local minority and women-owned entrepreneurship.

Importantly, any vendors operating within the Ground Floor Public Commons will be heavily subsidized by the Applicant with no fixed rent, support with tenant fit-out, and funding of other capital costs. This strategy provides maximum flexibility to attract and retain retailers, and will help meet early stage entrepreneurs “where they are” to help increase the chances of their long-term success. Moreover, as noted during meetings with City staff, providing this low-cost, subsidized retail space will help to attract more diversified retail compared to what already exists in the area.

This Retail Plan was informed by an extensive public process in which the community expressed a desire for more flexible, unique and unconventional retail offerings. Entrepreneurs, startup and existing retailers alike, indicated that this vision would serve as a breeding ground for retail innovation while complementing the retail that already exists.⁴ As noted in the City's 2017

⁴ Already, within just the Canal District, there are 10 restaurants, a daycare, ATM, dry cleaner, café, wine store, dentist, physical therapy studio, and fitness studios. A bike repair “station” is currently being added. These

Retail Strategy report prepared by MJB Consulting, more than 212,000 SF of retail was then in the pipeline for Kendall Square, an amount that continues to grow as additional projects have been approved. The Volpe project alone, located directly across the street from this Project, anticipates adding upwards of 170,000 SF of retail. That amount is, by far, the largest amount of incoming retail in the City of Cambridge and serves to emphasize the importance of focusing the Project on small, locally owned and operated retail opportunities, both as a means to curate local retail, artisans, and makers and to fulfill the Project's objectives for equity, diversity, and inclusivity.

The Retail Plan includes, as a central feature in furtherance of the 2017 Strategic Plan recommendations, a Project-wide marketing effort that will include a central website for all Project retailers, providing visitors with an up-to-the minute guide to retailers operating within the Ground Floor Public Space at any given time, and will offer greater visibility to retailers through that site. Retail marketing efforts will be supported by the Applicant's operational/leasing teams as well as 585 Arts, Inc., the nonprofit who will be responsible for the broader programming and activation of the Ground Floor Public Commons and adjacent open space. The Applicant will use special events throughout the Canal District to provide tag-along marketing opportunities for the Project's retailers. The Applicant will work with the City to make small business training opportunities available to the local retailers where needed, including for marketing, and to assist small local retailers with licensing when necessary.

As part of the Retail Plan, the Winter Market and exhibition spaces in the Project's Ground Floor Public Commons will be organized, physically and thematically, to create a diverse, exciting, and innovative local retail experience.

The retailers will be selected and curated according to the following values and principles:

- Emphasis on small, short-term, low-cost occupancies to support a diverse retailer mix and lower barriers for independent businesses.
- Prioritize small, local, owner-operated businesses.
- Emphasis on minority and women-owned businesses where possible.
- Seasonal variation to maximize the four-season nature of the ground plane.
- Emphasis on arts and artists, choosing where possible to match the themes of programming at the Arts and Culture Center and in the performing arts components of the Ground Floor Public Commons.
- Place retail opportunities in areas designed to maximize foot traffic and take advantage of four-season seating.

The Retail Plan will be revisited at least every three years to assess how the strategy is contributing to the vitality of the Ground Floor Public Commons. At all times, the Applicant will lean on its 585 Arts Advisory Circle, programming partners, and relationships with existing retail tenants to inform how the retail area is programmed, activated and demised. Furthermore, the

neighborhood amenities complement those that already exist within 1,000 feet, including a grocery store and pharmacy. Therefore, given the retail and services that already exist, the Applicant intends to feature more non-traditional retail concepts (e.g., rotating, small-scale vendors with flexible leases, art galleries, etc.) in the Ground Floor Public Commons.

Applicant will continue to be an active participant in the Kendall Square Association which provides valuable insight pertaining to local retail needs and leasing strategies.

Lastly, the sheer size and openness of the Ground Floor Public Commons lends itself to the retail and other ground floor areas being reconfigured from time to time. The space will be equipped with proper lighting, power, and other utility connections to provide maximum flexibility regardless of changes to the layout or specific retail users.

(D) Compliance with Criteria Specific to Special Permits (PUD-CDK)

According to Section 13.202.4, the Planning Board, in approving the Final Development Plan under PUD-CDK, shall consider the certain prescribed objectives with respect to the proposed new building and the new Gross Floor Area therein as set forth in Section 13.202.4. As described below and in compliance with Section 13.202.4, this PUD-CDK Development Proposal is consistent with each of the following objectives:

- (a) **Incorporating an Arts and Culture Center that (i) takes into consideration the orientation of the uses, location of building entrances, pedestrian connectivity between such uses and adjacent open space areas, and the ability of such uses to promote diversity and serve all residents of the City of Cambridge, and (ii) creates a facility available for the neighborhood that supports or promotes small arts or theater organizations, independent artists, art co-working opportunities, or partnerships among the foregoing and the local community. Furthermore, the developer of such Arts and Culture Center shall have demonstrated a commitment to establishing an arts and culture operational plan for space within the new building that will be made available for teaching, learning, rehearsing, or idea exchange.**

As shown in Volume 2, Sections 2.6 and 2.7, the Project proposes a +/- 30,000 square foot Arts and Culture Center with a theater of up to 385 seats, together with supporting facilities such as rehearsal space, studios, and meeting and storage spaces to meet the needs of the arts and culture community. At the ground level, the Project proposes a large indoor public hall, the Ground Floor Public Commons, which extends from Third Street along the Project's south side to Kendall Street East and Termeer Square (See Vol. 2, Section 2.5). The Ground Floor Public Commons will be designed and programmed to support activity and use by the whole of the Cambridge community with extensive seating, planting, pop-up markets, performance spaces and public restrooms. The programming and design are intended to be truly public and welcoming to a broad cross-section of the surrounding area.

In furtherance of the foregoing, the Ground Floor and Activation Plan illustrates the pedestrian connectivity between the ground floor uses and adjacent open space, as well as outlines strategies for programming and activating such spaces in a manner that seeks to promote diversity of users and will serve all residents of Cambridge.

Additionally, the Arts and Culture Operations Plan establishes a framework to support and promote small arts or theater organizations, independent artists, art co-working opportunities, and foster partnerships among the foregoing and the local community. The Arts and Culture Operations Plan will continue to evolve as needed, per the direction of 585 Arts, Inc., and feedback from the 585 Arts Advisory Circle, to maintain a continued focus on facilities being available for teaching, learning, rehearsing, and idea exchange.

(b) Contributing to the diversity of East Cambridge and Kendall Square through encouraging innovative uses, activities, programs, or opportunities that will be publicly accessible such as art galleries or community gathering spaces, and considers or incorporates applicable recommendations from the Mayor’s Arts Task Force Recommendations (2019).

The need for additional arts and culture space in Cambridge is vast. The recent closure of numerous beloved cultural institutions in Cambridge, compounded with the stress that the COVID-19 crisis placed on surviving institutions, has made it more important than ever to provide new homes for the arts. This was a clear takeaway from the Mayor’s Arts Task Force, which members of the Applicant’s team attended in order to better understand the arts landscape in Cambridge. In turn, and per feedback from the Mayor’s Arts Task Force, the Project has been designed to contribute to, not compete with, the existing and otherwise planned arts programming in East Cambridge and Kendall Square (such as, but not limited to, the Foundry, MIT Museum and the Volpe entertainment venue proposed by MIT).

Through community input, the space has been designed with flexibility in mind to foster a rich array of uses. The Ground Floor Public Commons will serve as an opportunity to exhibit, gather, create, interact, and otherwise engage with the arts and culture programming and operations coordinated by 585 Arts, Inc. This flexibility will allow for evolution as the needs and wants of the community change over time.

The Arts and Culture Center has distinct components to encourage use by the Cambridge and artist communities. There are a variety of free and ticketed spaces. The Ground Floor Public Commons is designed to be a flexible space for public enjoyment and gatherings. The second and third floors house the Arts and Culture Center, including a theater with up to 385 seats, relevant back-of-house spaces, and a rentable rehearsal studio. The rental structure has been designed to feature a tiered system to encourage use by up-and-coming artists, established non-profits, and the local business community. The Applicant, through 585 Arts, Inc., envisions empowering artists to evolve from using, ground-floor spaces, to a free rental of the theater, to eventually renting the theater at market rates as they grow and become more established.

As learned during this Project’s community process, one downfall of many existing rental spaces is that artists incur additional costs beyond rental of the space alone, such as equipment, specialized lighting, and marketing. This Project’s theater rental fees will provide a state-of-the-art, all-inclusive, one-stop/one-call experience for users.

In furtherance of the Mayor’s Arts Task Force recommendations, the Applicant and its programming partners are considering ways to offer workforce development and internship programs as a means of strengthening the local cultural community, but also as a way of welcoming the Project’s neighbors – many of whom may otherwise feel out of place in Kendall Square – into the building, perhaps for the first time.

(c) Enhancing the Third Street corridor by improving the streetscape through visible activity and publicly accessible elements within and adjacent to the ground floor in place of the existing gas regulator/transfer station equipment currently occupying that frontage on the Gas Transfer Station Parcel.

As shown in attached plans and illustrations, the Project will bring activity and life to a now

dormant section of Third Street currently occupied by the GTS site. Human-scaled public space with active uses, improved tree planting, and pedestrian accommodations will all contribute to a more active and inviting Third Street that will feel more vibrant and complete.

(d) Providing active ground floors that animate streets and open spaces, and add to the vitality of Kendall Square.

As shown on the Ground Floor and Activation Plan (Vol. 2, Sec. 3.2 and 3.3), the Project's Ground Floor Public Commons can support winter markets, community classes, pop-up retail, performance spaces, the entrance to the theater and extensive Winter Garden that are designed to foster an active ground floor that is publicly-accessible during all four seasons, with a highly transparent window and wall system that provides large, revolving entry doors and windows that can open on large pivot hinges to encourage a seamless connection between inside and out. This will allow for open flow between the Ground Floor Public Commons and the outdoor space, which will create unique gathering opportunities and programs to serve the residents, employees, and visitors of the neighborhood.

(e) Integrating development with new and existing open spaces physically and functionally.

As shown on the Open Space Plan (Vol. 2, Sec. 3.1), the Project enhances the existing connection between Termeer Square and Broad Canal Way while providing a new, four-season, publicly accessible Ground Floor Public Commons which connects back to Third Street, as well as the planned arts and cultural component within the Project.

(f) Enhancing the pedestrian connections among Termeer Square, the plaza abutting the Broad Canal, the Broad Canal, and Third Street, and creates publicly accessible interior ground floor pathways to such areas.

The attached Site Connectivity and Circulation Plans (Vol. 2, Sec. 3.18A-C) illustrate the pedestrian and bicycle connections around the Site to adjacent areas such as Termeer Square, the plaza abutting the Broad Canal, the Broad Canal, and Third Street. Additionally, the Project will contain a four-season publicly accessible Ground Floor Public Commons that connects Third Street through the building to Kendall Street, Termeer Square, and adjoining plazas.

(g) Fostering a spirit of inclusiveness and diversity, particularly in the planning and programming of the publicly accessible ground floor elements, community gathering and other open spaces, to draw users and visitors from across the city.

A consistent theme during the Applicant's public outreach has been the desire from people of all ages to have an unprogrammed space to lounge and linger. Having a place to work, people watch, or "just be" is an important aspiration for all visitors, but especially for the communities near Kendall Square that have historically felt unwelcome here. In response to this feedback, the Applicant has since provided various spaces available for free for those simply looking to congregate – a key to creating a welcoming and relaxing environment at the site. The value of free gathering space was reinforced through a partnership with CultureHouse in 2019 and early 2020, in which CultureHouse hosted a "pop-up living room" with programmed and unprogrammed periods for those looking for a "home" in which to gather. The partnership with CultureHouse unfortunately ended prematurely as a result of the COVID-19 pandemic, but nevertheless, served as a model for what might be possible through this Project and at a larger scale.

Still, it is an unfortunate truth that many artists and communities of color do not find Kendall Square to be a welcoming place – even if and when spaces are made available to them at no cost. As a result, the Applicant’s work leading up to the opening of 585 Third Street will be to ensure that these and other under-represented communities know that this Project will be a place for them. The first step to creating an inclusive space is to ensure there is BIPOC representation at all levels of the operating organization. In line with the Project principles, 585 Arts, Inc. was idealized as a BIPOC-centered organization.

Through individual conversations and the engagement of the 585 Arts Advisory Circle, the Applicant has been meeting with the community monthly to promote open communication. This process will help to ensure 585 Arts, Inc. will be BIPOC-centered

- (h) **Demonstrating a commitment to seeking high quality, locally-based retail and restaurant owners or operators where such uses are part of the Final Development Plan, and promotes collaboration between any retail component and the Arts and Culture Uses that are part of the Final Development Plan, taking into consideration applicable components of the Arts Task Force Recommendations with respect to the Arts and Culture Uses.**

The Project intends to highlight unconventional retail uses to foster a more welcoming environment; the Project does not assume that traditional retail is inviting to diverse communities. For example, a café may help to enliven the street, but the storefront itself is not necessarily welcoming to the masses – particularly those who cannot afford to purchase what is being sold. Instead, the Project emphasizes pop-up retail and retail kiosks within the Ground Floor Public Commons rather than traditional storefront retail, which will lower barriers to entry for local retailers, provide for flexibility to react to retail trends, support existing retail throughout the neighborhood who have struggled during the COVID-19 pandemic, and create a varied and vibrant atmosphere throughout all four seasons. The structure of these spaces (i.e., smaller, heavily subsidized including no fixed rent, and with flexible space license agreements) will encourage and help to draw retailers who are reflective and representative of the surrounding community, and as such, who will be able to price their goods in line with what their target demographic can afford. Vendors will intentionally be curated to set an inviting tone, rather than reinforce a feeling of gentrification. The Project will also emphasize creating gathering spaces that are retail-adjacent to allow for optional purchases, while making the public space fully enjoyable without needing to spend money.

Art exhibit spaces will allow for the sale of artwork by independent artists. Furthermore, the annual Winter Market and other forthcoming concepts will provide opportunities for local artists to sell their work.

The Applicant, as owner and landlord to a variety of ground-floor retailers and restaurants throughout the Canal District, has cultivated a long track record of actively seeking unique, high-quality, and local retailers to serve the community. During the COVID-19 crisis, the Applicant worked with retail tenants extensively to help them navigate the pressures the pandemic placed on retailers in Cambridge.

- (i) **Sensitively interfacing with adjacent land uses with respect to use scale, density, setback, bulk, height, landscaping, and screening, while providing integrated pedestrian circulations systems with particularly strong linkages between Broad Canal, Third Street, and Termeer Square.**

As described herein, including the Site Plan (Vol. 2, Sec. 2.2), Building and Massing Plan (Vol. 2, Sec. 2.1), and Site Connectivity and Circulation Plan (Vol. 2, Sec. 3.17), the Project has been designed to sensitively interface with adjacent buildings, such as minimizing obstructions to light and view corridors, while diversifying the architectural fabric of Kendall Square, and most importantly, serving as a catalyst for integrating pedestrian circulation through the neighborhood and improving upon the linkages between Broad Canal, Third Street, and Termeer Square.

- (j) **Sensitively managing the massing of the buildings to minimize the impact of shadows, excessive wind, and obstruction of light and views.**

The Building and Massing Plan (Vol. 2, Sec. 2.1) demonstrates that the Project's curvilinear design creates a visually stunning structure while minimizing the impacts of shadows, excessive wind, and obstruction of light and views.

- (k) **General consistency with the policy objectives set forth in the (i) Kendall Square Planning Study and Design Guidelines (2013) (the "K2 Study"), (ii) the draft Kendall Square Design Guidelines (the "K2 Design Guidelines"), (iii) the Connect Kendall Square Open Space Plan (the "Kendall Square Open Space Plan"), and (iv) the Volpe Working Group Planning & Design Principles dated July 20, 2017 (the "Volpe Guidelines"), while also taking into account the size, shape, and location of the applicable Development Parcel. The planning studies identified above are collectively herein referred to as the "PUD-CDK Guidelines and Principles".**

As described throughout this application, the Project has been designed to be generally consistent with the PUD-CDK Guidelines and Principles in considerations of the size, shape, and location of the Development Parcel. The PUD-CDK Guidelines and Principles set forth the design studies and guidelines framework with respect to scale, active support and improvement of the public realm, and support for the arts.

With respect specifically to the K2 Design Guidelines: the Project substantially complies with most criteria including all items listed under Environmental Quality, Walkability, and Universal Access. As previously discussed with the City and as shown in Vol. 2 plans, there are two minor deviations from the K2 Guidelines, one pertaining to Built Form and the other pertaining to Ground Floor Design.

Within Built Form, the building complies with setback requirement along major public streets, but along the secondary streets of Athenaeum and Kendall, the massing steps and sets back to provide increased access to light and air. However, because this is not a strictly orthogonal building as one might expect to find elsewhere in Kendall Square, it does not comply with the guidelines as this type of unique, truly iconic building was had never before been contemplated.

Secondly, the Project deviates from the K2 Guidelines' Ground Floor Design requirement to provide 75% retail use along major public streets, in this case, Third Street. However, as described elsewhere in this application, this Project is unprecedented in the amount of ground floor public space it provides for the community and further, per extensive community feedback, the space has been designed to be heavily oriented toward arts and cultural instead of traditional retail. In order to accommodate both the 10,000+ SF Ground Floor Public

Commons and the various back-of-house needs for the Arts and Culture Center, there were few options for placement of the lab lobby. The lab lobby, which is only approximately 2,800 SF (below market average), is therefore squeezed into the shown location which requires more than 25% of the frontage on Third Street. That notwithstanding, the collective frontage on Third Street provides transparency and will offer significant programming to help activate Third Street beyond traditional retail hours – particularly at the Third Street entrance to the Ground Floor Public Commons, the direction from which most will be coming if traveling via public transit. The remaining perimeter of the Project provides unprecedented public access that will link the surrounding neighborhood and open spaces, and will far exceed any active building frontage as originally conceived in the K2C2 Guidelines. In short, the building design will offer substantial placemaking benefits using a building design that had never before been contemplated.

(E) Article 19 – Project Review Special Permit

According to Section 19.25 of the Ordinance, the Planning Board must make the following findings to grant a Project Review Special Permit under Section 19.20 of the Ordinance:

- (a) **Traffic Impact Findings. Where a Traffic Study is required as set forth in Section 19.24 (3) above the Planning Board shall grant the special permit only if it finds that the project will have no substantial adverse impact on city traffic within the study area as analyzed in the Traffic Study. Substantial adverse impact on city traffic shall be measured by reference to the traffic impact indicators set forth in Section 19.25.11 below.**

In areas where the Planning Board determines that area-specific traffic guidelines have been established in the Ordinance, the Board recognizes written agreements between project proponents and the City dealing with transportation mitigation strategies.

VHB has prepared a Transportation Impact Study (“TIS”) for the Project, which was submitted to the Cambridge Department of Traffic, Parking & Transportation (TP&T) on June 24, 2021. VHB developed the TIS in accordance with the City of Cambridge’s Guidelines for Traffic Impact Study for land development projects, the TIS scoping letter from TP&T dated April 16, 2021, and responds to TP&T’s requests for clarification, corrections, and information detailed in its July 9, 2021, letter. The TIS was Certified by TP&T on August 4, 2021.

- (b) **Traffic Impact Indicators. In determining whether a proposal has substantial adverse impacts on city traffic the Planning Board shall apply the following indicators. When one or more of the indicators is exceeded, it will be indicative of potentially substantial adverse impact on city traffic. In making its findings, however, the Planning Board shall consider the mitigation efforts proposed, their anticipated effectiveness, and other supplemental information that identifies circumstances or actions that will result in a reduction in adverse traffic impacts. Such efforts and actions may include, but are not limited to, transportation demand management plans; roadway, bicycle and pedestrian facilities improvements; measures to reduce traffic on residential streets; and measures undertaken to improve safety for pedestrians and vehicles, particularly at intersections identified in the Traffic Study as having a history of high crash rates.**

The indicators are: (1) Project vehicle trip generation weekdays and weekends for a twenty-four hour period and A. M. and P.M. peak vehicle trips generated; (2) Change in level of

service at identified signalized intersections; (3) Increased volume of trips on residential streets; (4) Increase of length of vehicle queues at identified signalized intersections; and (5) Lack of sufficient pedestrian and bicycle facilities. The precise numerical values that will be deemed to indicate potentially substantial adverse impact for each of these indicators shall be adopted from time to time by the Planning Board in consultation with the TPTD, published and made available to all applicants.

As described in the TIS, the Project is expected to have minimal impacts on traffic and will not cause congestion, hazard, or substantial change to the established neighborhood character. The TIS indicated that the Project is expected to have 49 exceedances of Planning Board criteria out of 363 data entries. Most exceedances are due to pedestrian level of service at signalized and unsignalized intersections and most exceedances that have been identified will exist in future conditions regardless of the presence or absence of the proposed Project.

- (c) **Urban Design Findings. The Planning Board shall grant the special permit only if it finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30. In making that determination the Board may be guided by or make reference to urban design guidelines or planning reports that may have been developed for specific areas of the city and shall apply the standards herein contained in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to nonprofit religious and educational activities.**

The Project will confirm with the urban design objectives of the City as set forth in Section 19.30 of the Ordinance.

iii. Compliance with Special Permit Urban Design Objectives

Section 19.31: New projects should be responsive to the existing or anticipated pattern of development. Indicators include:

- 1. Heights and setbacks provide suitable transitions to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.**

Massing at Third Street is setback from the street and provides two additional setbacks within the building massing to provide additional scaling elements at the facade closest to the Third Square Apartments, directly across from the Project along Third Street. These setbacks are in excess of what is described in the design guidelines.

- 2. New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.**

The facade at Third Street is aligned to be parallel to Third Street and provides the first setback at a height generally consistent with its neighbors to the north and west. The Gas Transfer Facility has been a major gap in the streetscape of Third Street and this project's facade orientation and massing aims to fill that gap and restore an active and vibrant streetfront and

urban-scale streetwall which aligns with the goals of the guidelines.

3. In mixed use projects, uses are to be located carefully to respect context.

In its extraordinary mix of performing arts, lab, office, and significant public realm, the Project carefully combines the Ground Floor Public Commons area, and second- and third-floor theater to reinforce and enliven the already significant public realm corridor between Termeer Square and the kayak launch at Broad Canal while also making a new and significant public space connection back to Third Street and the main thoroughfare from East Cambridge and the Kendall/MIT MBTA station.

4. Where relevant, historical context are respected, e.g. special considerations should be given to buildings on the site or neighboring buildings that are preferably preserved.

Not relevant; no historic buildings are on site or neighboring the Project.

Section 19.32: Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

1. Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways consist of spaces that are actively inhabited by people.

Over 80 percent of the Project's ground floor facade consists of active and public-facing uses, including over 500 linear feet of active public realm. The large ground floor public area has been carefully considered to connect the already vibrant Termeer Square and Broad Canal Kayak Launch to Third Street and eventually to the open space system within the Volpe redevelopment. These public spaces aim to enhance and enliven the surroundings through increased activity and public use.

2. Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways.

No new parking is proposed or planned as part of this Project.

3. Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.

More than 80 percent of the Ground Floor Public Commons is expected to be transparent, consistent with its intended public use.

4. Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips.

On all sides of the Project, sidewalks have been expanded and enhanced to create a more comfortable and inviting pedestrian experience.

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- 5. Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclist should have secure storage facilities conveniently located on-site and out of the weather.**

Short-term bicycle storage is provided at several points around the site to meet City requirements and are distributed to ensure easy access to entries for the theater, public space, and office lobby. Long-term bicycle storage facilities are located in the basement of the Project with direct elevator access from the sidewalk at the Northwest corner of the site at Third Street and Athenaeum.

- 6. Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.**

Means of serving this policy objective are described above and do not rely on alternate means due to distinctive use or building form.

Section 19.33: The building and site design should mitigate adverse environmental impacts of development upon its neighbors. Indicators Include:

- 1. Mechanical equipment that is carefully designed well organized or visually screened from its surroundings and is acoustically buffered from neighbors.**

Mechanical equipment at the penthouse will be screened visually and acoustically to mitigate for impacts on neighbors and the skyline. The Project is proposing to continue the wall system of the main building to comprise the screenwall at the mechanical penthouse areas to give a positive visual coherence to the Project's impact on the skyline.

- 2. Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. use of trash compactors or containment of all trash storage within a building is encouraged.**

The Project's loading dock is designed to accommodate an enclosed trash room and compactors fully within the building to ensure the handling of trash on-site does not negatively impact neighbors.

- 3. Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.**

The Project's loading dock is designed to be compact, off the major street, and will accommodate all truck traffic to back into the loading dock, such that trucks are entirely off the public street or pedestrian path and overhead doors can be closed to further screen activity from neighbors and passersby.

- 4. Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.**

This Project was designed to minimize runoff and improve water quality through extensive planting that will capture, filter, and reuse stormwater on-site. In addition to adding extensive planting at the ground level, the Project will include planting in green roofs at each of its four setback terraces. The building includes a large stormwater tank at the lowest level along with requisite pumping equipment to reuse this water as cooling tower makeup.

- 5. Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.**

Pre-development conditions are a gravel lot and a gas transfer facility; as described elsewhere in this application, extensive plant beds at ground level, as well as terraces, will be used to reduce the rate and volume of stormwater runoff.

- 6. The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyments of adjacent open spaces.**

The building massing utilizes stepbacks at its east and west facades, as well as a gently curving form on its south and north facades to minimize shadow impacts on adjacent open spaces. Special consideration was given to provide larger stepbacks on the eastern facade to minimize impacts on Termeer Square.

- 7. Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to the property line.**

No retaining walls are proposed as part of this Project.

- 8. Building scale and wall treatment, including provisions of windows, are sensitive to existing residential uses on adjacent lots.**

The building massing and stepbacks referenced in this submission were intentionally designed to minimize impacts on the residential uses to the west and south of the Project. In particular the building massing provides gently sloping curves to increase the distance from the residential building to the south. Through the stepbacks at Third Street the project similarly steps away from the residential use across Third Street.

- 9. Outdoor lighting is designed to provide minimum lighting necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.**

Lighting is employed to ensure acceptable light levels during times of use but also to minimize light pollution. Lighting has been given careful consideration to ensure that site users and the general public feel safe, welcome and allows for nighttime use of the site and its public spaces.

- 10. The creation of a Tree Protection Plan that identifies important trees on site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.**

This is described in the revised Article 19 Tree Protection and Removal Plan as submitted to the City for final consideration on August 10, 2021.

Section 19.34; Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, or sewer system.

- 1. The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.**

As described in Vol. 1, Section 4.i of this application, fixture selection, stormwater tank sizing, and reuse has been implemented to encourage water conservation and employ best practices for stormwater management.

- 2. The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or steps necessary to bring them up to an acceptable level are identified.**

As described in Vol. 1, Section 4.i of this application, drinking water and wastewater infrastructure systems are shown to be adequate.

- 3. Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on the adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environment efficiency standards is encouraged.**

As described more thoroughly in the Project's Green Building Report (Vol. 1, Sec. 8.i), the building is designed to use a minimum of natural and energy resources in construction and operation of the building. Furthermore, the Project intends to achieve LEED Gold certification.

Section 19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:

- 1. New educational institutional construction that is focused within the existing campuses.**

N/A

- 2. Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site.**

N/A

- 3. In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.**

In addition to its office and lab uses, the Project includes a significant arts and culture

component, as well as enhancements to the public realm, which will enable a mix of uses (including accessible retail) that will be welcoming to users of all kinds.

4. Historic structures and environments are preserved.

N/A

5. Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not encouraged.

N/A

Section 19.36: Expansion of the inventory of housing in the city is encouraged.

The Project will promote the expansion of the city's housing inventory through its significant contribution to the City's Affordable Housing Trust.

Section 19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

1. On large-parcel commercial developments, publicly beneficial open space is provided.

The Project provides significant publicly beneficial open space, indoors and out.

2. Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.

As shown elsewhere in this application, the existing connections between pedestrian routes and public spaces have been enhanced and additional routes created.

3. A wider range of open space activities than presently found in the abutting area is provided.

This Project will provide significant publicly accessible indoor public space which will complement and enhance the already successful outdoor public spaces within the Canal District and Kendall Square.

4. INFRASTRUCTURE NARRATIVES

4. INFRASTRUCTURE NARRATIVES

The following narrative describes the existing and proposed infrastructure systems within and surrounding the Project Site and discusses utility requirements for the Project and potential impacts to this infrastructure.

The Project will connect to existing City of Cambridge-owned, and private utility company systems in the adjacent private roadways owned by the owners' association within PUD-CDK. At the time of this filing, the Project does not anticipate making building service connections to the adjacent public street, Third Street. As design progresses, all required engineering analyses will be conducted, and the final design will adhere to all applicable protocols and design standards ensuring that the proposed building is properly supported by this infrastructure. Detailed design of the Project's utility systems will proceed in conjunction with the design of the building and interior mechanical and plumbing systems.

The systems described herein include those owned or managed by affiliates of BMR-Third LLC, the City of Cambridge Department of Public Works (DPW), Cambridge Water Department (CWD), Eversource Electric, Vicinity Steam, private telecommunication systems, and on-site infrastructure. Existing infrastructure systems will be reviewed with the appropriate agencies to ensure that they are adequately sized to accept any increase in demand associated with the Project.

Please reference Vol. 2, Sec. A.4 which depicts the existing utilities within and abutting the Project, and Vol. 2, Sec. A.5 which depicts the schematic utility plan showing the proposed infrastructure serving the proposed building at 585 Third Street.

i. Sewer and Water Infrastructure

Sanitary Sewer Infrastructure

The Project Site is currently bound by the City-owned public roadway to the west, Third Street. Athenaeum Street to the north and Kendall Street to the east and south are all private roadways owned by the owners' association for the Canal District Kendall and managed by affiliates of BioMed Realty. A portion of the Project Site currently hosts the existing 1-story Gas Transfer Station (GTS) building structure fronting Third Street, which is being relocated, along with the associated infrastructure, to a location adjacent to the Vicinity Power Plant, east of the Project Site. At the completion of the GTS relocation, the existing Project Site will be completely vacant of building structures, with the existing GTS building to be demolished.

The proposed building will be a new commercial office and laboratory building, that will include an up to 385-seat performance venue, in addition to a one-level subsurface basement. In the final condition, the sanitary sewage from the building structure will be collected within the Project Site and ultimately discharged into the existing 10-inch diameter privately owned (by the owners' association) sewer main within Kendall Street abutting the Project Site to the east.

This existing 10-inch private sewer main flows via gravity in the northerly direction within Kendall Street and continues in the easterly direction within Athenaeum Street, and discharges into the City of Cambridge owned 10-inch municipal sewer main within Second Street. This municipal sewer main discharges through the CAM017 Regulator structure located at the intersection of Binney Street and

Land Boulevard, and ultimately into the 54-inch by 72-inch MWRA owned infrastructure within Land Boulevard.

During a meeting held virtually with Cambridge DPW on April 13, 2021, it was noted that due to the Project Site discharging through the CAM017 Regulator structure which has known capacity concerns, the proposed building should anticipate holding eight (8) hours of peak sanitary sewer on-site discharge during storm events. The Applicant anticipates close coordination with Cambridge DPW as to how to appropriately size this 8-hour peak sanitary holding tank, which is proposed to be located within the subsurface basement of the building.

The Project’s sanitary sewer generation has been estimated using design sewage flow rates obtained from 310 CMR 15.000: Septic Systems (“Title 5”). The following flow criteria has been evaluated for existing and proposed anticipated gallons per day (GPD) of sanitary sewer usage:

- › 75 GPD per 1,000 SF for Office
- › 75 GPD per 1,000 SF for Back-of-House
- › 200 GPD per 2,000 SF of Lab
 - This is a conservative rate based on similar Cambridge projects
- › 50 GPD per 1,000 SF for Retail
- › 3 GPD per Seat for the Performance Venue

The Project proposes to generate approximately 94,865 GPD of sanitary sewer compared to 244 GPD within the existing condition, totaling a net increase of approximately 94,621 GPD of sanitary sewer generation for the proposed development. The estimated sanitary sewer generation is summarized in Table 4-1 below.

Table 4-1 Preliminary Sanitary Sewer Generation

Proposed Program	Unit / Area	DEP Category	Generation Rate*	Total Generation (GPD)
<u>585 Third Street</u>				
Wet Lab	362,966 SF	Lab**	200 GPD / KSF	72,593
Office	241,977 SF	Office Building	75 GPD / KSF	18,148
Lobby/BOH	39,072 SF	Office Building	75 GPD / KSF	2,930
Retail	771 SF	Retail Store	50 GPD / KSF	39
Performance Venue	385 Seats	Theater, Auditorium	3 GPD / Seat	1,155
585 Third Street Total				94,865
<u>Existing Buildings</u>				
GTS Building	3,250 SF	Office Building	75 GPD / KSF	244
Existing Buildings Total				244

Total New Flow	94,865
Existing Sewer Flow	244
Net New Sewer Flow	94,621
Proposed Water Demand***	104,083
*314 CMR7.00 Sewer System Extension and Connection Permit Program. **Extrapolated lab use rate based upon similar City of Cambridge Projects. ***Proposed water demand based on estimated sewage generation with a factor of 10 percent for consumption.	

The sanitary sewer generation threshold for local Cambridge DPW Inflow/Infiltration (I/I) mitigation is 15,000 GPD. The Project anticipates continued discussions with Cambridge DPW regarding identifying an applicable I/I mitigation project for the development. The Project anticipates identifying the applicable mitigation project during the Stormwater Control Permit (SWCP) process, with the construction of this mitigation project anticipated to be complete prior to issuance of a final Certificate of Occupancy (COO).

Water Service Infrastructure

In the existing condition, the vacant lot does not contain existing domestic water or fire protection services, while the existing GTS site appears to be served by the 16-inch water main within Athenaeum Street based upon available records and City GIS information. These existing services will be discontinued by cutting out the existing anchor tee and valves and replaced with new 16-inch water main, in close coordination with the Cambridge Water Department (CWD).

The Project anticipates the installation of two new 6-inch domestic water services connecting to the existing 12-inch water main within Kendall Street on the southern face of the building. Additionally, the Project anticipates the installation of two new 10-inch fire protection services connecting to the existing 16-inch water main within Athenaeum Street. Mainline gate valves will be provided at all service locations to provide water main redundancy as required by the CWD and Cambridge Fire Department (CFD). Prior to construction, hydrant flow tests will be completed on various fire hydrants adjacent to and within the Project Site to verify adequate flow and pressure for the Project’s sprinkler systems. The Project will provide all new site hydrants in replacement of existing site hydrants, as required by the CWD and CFD.

The estimated domestic water demand for the Project is based on the projected new approximate daily wastewater of for the Project. As shown in Table 4-1 above, the Project’s approximate domestic water demand is 104,083 GPD.

The proposed water meter room location will be closely coordinated with CWD during final design. The water meter room is intended to be located adjacent to the building façade within the building basement, with all new water meters abutting the basement wall, as required by CWD.

The Applicant will work with CWD on the development of the Project design and submit plans for formal approval prior to the issuance of the Building Permit for the Project. Refer to Figures 4.1 and 4.2 for existing and proposed infrastructure for the Project.

Stormwater Management

Under existing conditions, the Site area totals approximately 50,000 SF (SF) and consists of two existing parcels that are mostly vacant and predominantly covered with crushed stone, with some impervious roof area for the existing GTS building. Existing site topography is approximately elevation 22.0 Cambridge City Base (CCB) datum, with stormwater runoff discharging to adjacent catch basin structures within the owners' association-owned roadways. The existing building does not contain any known enclosed roof drain connections and is assumed to discharge directly to the abutting surface topography.

Stormwater is conveyed via enclosed pipe conduit from the private roadway catch basin structures and through an existing 36-inch owners' association-owned storm drain within Kendall Street, ultimately discharging to the association's stormwater outfall at the Broad Canal.

During a meeting held virtually with Cambridge DPW on April 13, 2021, the proposed stormwater management system was discussed as the existing Site discharges into a privately owned and operated stormwater collection system and stormwater outfall operated by the owners' association. Given this baseline, the proposed stormwater management system will be designed to comply with the MassDEP Stormwater Management Policy for new construction projects and does not intend to meet the City of Cambridge '25 to 2' stormwater retention/detention design guideline, provided the proposed stormwater management system does not impact City of Cambridge stormwater infrastructure. This requirement will be coordinated closely with Cambridge DPW, as the proposed design does not intend to impact Cambridge DPW infrastructure.

As a sustainable measure, the Project is considering a stormwater re-use system located within the basement of the building. Stormwater will be collected and treated prior to reuse, with the harvested stormwater intended to be utilized for cooling tower and irrigation demand needs. The size of this tank will be dictated by these anticipated demands and will be coordinated with Cambridge DPW. Downstream of the interior stormwater reuse tank, the Project is proposing facilities to reduce phosphorus on-site by 65 percent compared to the existing conditions, in compliance with MassDEP and DPW standards. These facilities may include added pervious area such as green roofs, and proprietary water quality structures designed to remove total phosphorus from stormwater discharge. The Project will implement stormwater Best Management Practices (BMPs) in conformance with DEP's Stormwater Management Standards.

The Project anticipates evaluating storm events using rainfall volumes based on the National Oceanic and Atmospheric Administration (NOAA) Atlas Type III, 24-hour storm event for Boston (Station – Boston Logan International Airport). Local Cambridge rainfall depths may be evaluated for the year 2030 and/or the year 2070 storm events, as requested by Cambridge DPW.

Under proposed conditions, the Project Site will not produce changes in either the pattern of or rate of stormwater runoff. Stormwater management controls will be established in compliance with MassDEP and DPW standards. The Project is not designed to result in the introduction of any peak flows, pollutants, or sediments that would potentially impact the receiving waters of the local owners' association stormwater drainage system.

The Project's construction documents will include measures and specifications regarding erosion and sediment controls and barriers (e.g. silt fence, silt sacks). Construction dewatering discharges will be

appropriately controlled and discharged in accordance with National Pollutant Discharge Elimination System (NPDES) and state and local dewatering standards.

The Project anticipates detailed design review with DPW throughout the design process. The detailed stormwater management report is anticipated to be coordinated with DPW throughout final design and submitted in part to the SWCP process, prior to Building Permit submission.

Cambridge 2070 Resiliency

The City of Cambridge has developed the Climate Change Preparedness & Resilience Plan (CCPR), which is intended to commit to prepare the community for impacts to anticipated climate change. In part to the CCPR, the City has developed an online FloodViewer (v2.1), which provides anticipated flood event elevations for the year 2070.

The Applicant has reviewed the 2070 resiliency elevations within the Cambridge FloodViewer for both Precipitation and Sea Level Rise / Storm Surge (SLR/SS). In review of the existing Project Site, the projected 2070 10-year and 100-year storm event does not reach the elevation of the Project Site. Based on this existing condition, the Project will be resilient to both the 2070 10-year and 100-year storm events.

In an effort to provide resiliency for the proposed building, the adjacent parcels have been evaluated within the Cambridge FloodViewer. The existing adjacent parcel noted as 21 Athenaeum Street has a projected 2070 100-year Precipitation elevation of 21.9 CCB. Based on this adjacent Parcel elevation, the Project intends to utilize this elevation as the base design elevation for the proposed design.

The Project is designed to set the proposed building Finished Floor Elevation (FFE) to an elevation of 22.25 CCB, allowing for several inches of freeboard above the 2070 100-year elevation of 21.9 CCB. Additionally, critical infrastructure, such as electric switchgear and transformers, will be further raised above elevation 21.9 CCB within the building.

At locations where it will not be feasible for the Project to meet the 2070 100-year flood elevation, such as the proposed loading dock, temporary deployable flood measures will be designed and installed prior to building occupancy to provide additional resiliency at these critical locations.

ii. Other Utilities

In addition to sanitary sewer, water service and stormwater management infrastructure, the Project will also require steam, electrical, and telecommunication services which are available adjacent to the Site.

The Applicant will work with the respective private utility providers on sizing and configuration of services. The design of these utilities will be included on the DPW and CWD permit drawings to ensure that the work is coordinated as part of the public review process.

Natural Gas Service

No natural gas connection is proposed as part of this Project.

Steam Service

The Project proposes to connect to an existing private steam infrastructure system owned and operated by Vicinity Energy, located within the northern sidewalk of Kendall Street, on the southern building face.

The existing gas transfer facility site contains an above-grade steam and condensate line adjacent to Third Street, behind the existing fence line. The Project intends to underground this steam utility, via traditional open cut excavation within the same alignment on private property, adjacent to Third Street.

As the steam system designs for the Project are further developed, the Applicant will coordinate service connection locations and system requirements with steam from Vicinity Energy.

Electrical Service

Electrical service is provided by Eversource Electric near the Project Site. Underground electrical service is available within Athenaeum Street, adjacent to Second Street. A new electrical ductbank will be provided from the intersection of Second Street and Athenaeum Street and run to the northern building face within Athenaeum Street. At this service location, a new electric manhole structure will be provided for future access. This ductbank will continue vertically within the building, until the fourth floor, where the proposed transformer and switchgear will be provided.

As the electric system designs for the Project are further developed, the Applicant will coordinate service connection locations and system requirements with Eversource. On-site transformer facilities are required and will be subject to design and construction approval from Eversource. Final design and installation of electric services and components will similarly be coordinated with Eversource.

Telecommunications

Based on available record information, telecommunication service providers are available immediately adjacent to the Site via existing subsurface infrastructure. Two proposed telecommunication ductbanks and associated manhole structures will be provided at two respective service locations, one on Athenaeum Street and a redundant service located on Kendall Street.

The Applicant will select private telecommunications companies to provide telephone, cable TV and data services. Upon confirmation of providers, the Applicant will coordinate service connection locations and system requirements and obtain appropriate approvals.

5. COMMUNITY OUTREACH

5. COMMUNITY OUTREACH

i. Overview of Community Outreach and Public Input Efforts

Introduction

The Applicant has been engaged in near-constant community outreach and public input efforts since first purchasing 585 Third Street in August 2018. From the outset, the Applicant has understood the significance and expectations for the Site, particularly in the East Cambridge and arts communities, and has endeavored to propose a project that responds to the many aspirations for this unique opportunity. The Applicant has invested significant resources into community outreach and communication, hiring respected public affairs firms Tusk Strategies (initially) and the Belfort Group (since mid-2019) to spearhead and professionalize these efforts.

From an early stage, the Applicant also retained Malia Lazu of The Lazu Group to ensure the Project fully incorporates Equity, Diversity, and Inclusion in its planning and execution. Ms. Lazu has led diversity training sessions for key members of the development team and gone on to become a core part of the outreach for the Project, playing an important role in identifying and connecting with artists and the BIPOC community. Her work has been, and continues to be, vital in ensuring the Project lives up to its goal of being a true home for all, and she has personally pushed the Applicant to continually think of new ways to involve communities of color in the planning process.

In addition, members of the Applicant's development team have been hands-on and proactive in sharing news with community stakeholders and seeking out advice and ideas, to the point where many community members are on a first-name basis with the Applicant's employees and the Project team's consultants. The Project has evolved in accordance with community feedback, as noted by Cambridge City Council Ordinance Committee Co-Chair Marc McGovern, who remarked during a November 12, 2020 Ordinance Committee meeting that "I think it really does demonstrate your willingness to listen to the concerns of not just Council members, but more importantly, to community members, and really adjust your project... you guys have always been cooperative and good community members in these projects."

The Applicant's community engagement efforts can be categorized in two broad areas: Public Input and Arts and Culture.

Public Input

Community meetings have been a cornerstone of the Applicant's public input process since first purchasing the Site. The Applicant hosted its first community meeting on June 27, 2019, at which time the team shared its initial concepts for 585 Third Street. This meeting was used to solicit ideas for community benefits, including the strong arts focus now reflected in this application. During that meeting, which was attended by more than 100 residents, the Applicant also revealed the "Canal District Kendall" concept and introduced online surveys to further tap into the pulse of the community. To date, more than 170 completed surveys have been received by the Applicant and have been a valuable source of additional feedback.

Subsequent community meetings included an event hosted at the Fletcher-Maynard Academy in The Port neighborhood on October 7, 2019. Bringing this community meeting deeper into the neighborhood

helped reach new audiences, including those from historically underrepresented communities. The Applicant seeks to make the Project one where visitors from all backgrounds and neighborhoods in Cambridge feel welcome, especially in light of the perception by some that Kendall Square has not felt like a place for all. Bringing this community meeting directly to The Port — and advertising it through email, social media, and direct mail invitations — helped the Applicant garner input from this neighborhood and from communities of color more broadly.

On February 27, 2020, the Applicant hosted another community meeting at 650 East Kendall Street to reveal updates to the Project, including major new details on size, amenities, design, and operational principles for the both the Arts and Cultural Center and Ground Floor Public Commons. Another 100+ people attended this meeting and feedback was overwhelmingly positive. This would prove to be the Applicant’s final in-person event before the COVID-19 crisis delayed both the Project filing and other in-person community input events.

In large part due to the outpouring of community support for the Project, the Cambridge City Council unanimously voted to adopt the PUD-CDK overlay zoning necessary for the Project to proceed on December 21, 2020.

As part of the following Special Permit process, the Applicant hosted another community meeting on June 3, 2021 using the Zoom platform. More than 60 people attended this event, with a “main session” that provided Project updates before breaking into smaller groups for more intimate conversations with the Project team. The breakout room topics were Ground Floor Design & Activation, Arts and Culture, and a freeform “Ask the Developer” session – structured in a way to mirror the format used at the last in-person community meeting just prior to the onset of the pandemic.

Outside of these tentpole community meetings, the Applicant has engaged in hundreds of conversations with dozens of residents, stakeholders, and community organizations including the East Cambridge Planning Team, East Cambridge Business Association, Central Square Business Association, Margaret Fuller House, East End House, Cambridgeport Neighborhood Association, and many others. The Applicant also kept Cambridge City Councilors updated as to the status of the Project and has solicited their feedback at various points during the design process.

Arts and Culture

The Applicant has placed great emphasis on obtaining feedback from Cambridge’s arts community. Knowing that the cultural component of 585 Third Street would be a keystone in the Project’s public benefits package, the Applicant attended meetings of the Mayor’s Arts Task Force starting in 2019 to understand the challenges and issues facing the arts in Cambridge. Concurrently and subsequently, the Applicant organized an advisory volunteer body of arts and culture stakeholders, termed the Arts Advisory Council, to provide specialized input and ideas for the cultural aspects of the Project, including both the theater and its supporting spaces as well as the Ground Floor Public Commons.

The Arts Advisory Council met five times during the Project’s pre-rezoning phase, with members of the Applicant’s development team always on hand to spur discussion and absorb feedback. The thoughts and ideas of this volunteer body, which included important members of Cambridge’s creative and community/nonprofit industries like The Dance Complex, Community Art Center, Cambridge Community Foundation, East End House, Cambridge Arts Council and others, played an important role in the overall design of 585 Third Street.

Since the Project has entered the Special Permit phase, the Arts Advisory Council was reformed, expanded, and rebranded as the 585 Arts Advisory Circle. This evolution was an effort to bring more artists to the table, especially BIPOC artists (BIPOC membership increased from 30 to 50 percent, including 45 percent of members who identify as BIPOC artists), and to welcome an even more diverse array of voices to the creation process. The Applicant continues to convene this body regularly, most recently on July 28th, 2021, to solicit insight, particularly as it pertains to the launch of the independent 585 Arts, Inc. nonprofit that will lease and manage the facility.

Conclusion

At every step of this Project’s nearly two-year long journey, community outreach has been a focus of the Applicant and has shaped building design and programming in ways large and small. The Applicant continues to rely on the relationships it has built with neighbors, residents, activists, and stakeholders to design a Project that will be not only successful, but which represents the aspirations of the Cambridge community. The depth of the Applicant’s commitment to including all voices in this Project’s design has been reflected in the extensive and overwhelmingly positive public comment periods that have preceded its consideration by the City Council. This broad level of support was noted by Councilor Nolan during a November 12, 2020, Ordinance Committee hearing in which she stated: “I also appreciate the array of community folks who have come out in such strong support of this [Project].”

The *Cambridge Day* reflected this sentiment in a December 22, 2020 [article](#), which declared: “Enthusiasm for a lab building in Kendall Square that includes a \$40 million arts space and additional \$15 million public space and activity area swept the City Council along to a unanimous recommendation Monday... In a city that was not just frustrated over the will-o’-the-wisp Constellation Center but losing stages and arts venues even before the coronavirus crisis, BioMed’s years long support of cultural groups won it among the smoothest confirmation processes of any large project in recent years.”

In summary, the Applicant is proud of the extensive community engagement and public outreach it has conducted on behalf of 585 Third Street and believes its efforts are reflected in the overwhelmingly positive response the Project has received throughout both its rezoning and design processes to date. The Applicant will continue its outreach efforts through the Special Permit process and beyond.

ii. Public Benefits Commitments

As part of the rezoning effort, the Applicant agreed to several public benefits as outlined in the Commitment Letter dated December 21, 2020. The below provides an overview of those public benefit commitments followed by an update as to the status of each.

Public Benefits	Commitments	Updated Status
A. Relocate Gas Transfer Site Facilities and Related Utility Infrastructure (“GTS Facilities”).	Relocate GTS Facilities at BMR’s cost.	Applicant and its affiliate, Kendall Infrastructure LLC, have arranged for the GTS Facilities to be relocated to the back of the Vicinity Energy property, which is shielded from public view.
B. Arts and Culture Component	Develop a comprehensive, sustainable, and inclusive arts	In 2020, the Applicant coordinated the installation of two new murals in Canal District Kendall by local artists in

	<p>and culture program for the Project, including:</p> <ol style="list-style-type: none"> 1. An Arts and Culture Center consisting of approx. 30,000 sq. ft. of space 2. The establishment of an Arts Advisory Committee 3. Operational support by a non-profit organization 4. The design and installation of public art within open space areas 5. An operational system to manage, facilitate and coordinate with the local arts community, described as follows: <ol style="list-style-type: none"> (i) Theater/Performance Spaces (ii) Public Space (iii) Exhibit Area (iv) Public Arts (v) Access to the Arts (vi) Operational Support (vii) Executive Director 	<p>an effort to cultivate a nascent arts and culture ecosystem for the neighborhood.</p> <p>As noted in the special permit application, the Project includes a theater with up to 385 seats. Additionally, the Project plans include a 15,000 sq. ft. Ground Floor Public Commons, which exceeds the Applicant’s commitment to provide 10,000 sq. ft. of interior public space within the Project, that may accommodate a variety of programmed educational, civic, performance and cultural experiences for the community.</p> <p>An Arts Advisory Committee has been organized to draw on current relationships in the 585 Arts Advisory Circle.</p> <p>A new non-profit (585 Arts, Inc.) has been formed to perform the operational support duties as outlined in the Project.</p>
<p>C. Additional Open Space Within the PUD-CDK District</p>	<p>Include as part of the Project designed, landscaped open space outside the Building footprint.</p>	<p>The open space plan considers the site holistically, bearing in mind the flow of pedestrians with its welcoming and comfortable design and creates a cohesive connection between the ground floor interior and exterior open space surrounding the building.</p>
<p>D. Enhancement to Community Benefits in PUD-CDK District</p>	<p>For the first 20 years following the adoption of the PUD-CDK overlay zoning, the Applicant will provide:</p> <ul style="list-style-type: none"> - 100 free canoe and kayaking tickets per year for local youth from the Broad Canal boat rental station - 100 free ice-skating tickets (including skate rentals) per year for local youth at the 	<p>The Project plans to continue and enhance current community offerings. The Applicant will expand on its public programming throughout Canal District Kendall.</p>

	<p>ice-skating rink located within PUD-CDK District</p> <ul style="list-style-type: none"> - Free use of ice-skating facility for local non-profit events - Regularly scheduled community engagement events within the PUD-CDK District, hosted by the Applicant 	
E. Annual Winter Market	<p>Host an annual winter market event with artisans, food vendors, and music that will be a minimum of one day in length with opportunities for vendors to sell goods in the Ground Floor Public Commons and the Arts and Culture Center. Market opportunities will be advertised throughout Cambridge, and local artisans will be given priority.</p>	<p>The first winter market took place in December 2019 with plans to continue as current events allow.</p> <p>The Applicant has partnered with East Cambridge Business Association and GatherHere for support and assistance on developing a comprehensive event and vendor program and network.</p>
F. No New Parking	<p>The Applicant will not construct any new parking as part of the Project and will instead take advantage of shared parking at existing parking facilities within the PUD-CDK District.</p> <p>The Applicant also agrees that parking for events at such facilities outside of normal business hours shall be heavily subsidized for users identified through a coordinated effort with local community groups.</p>	<p>As noted elsewhere in this application, the Project will not construct any new parking.</p> <p><i>Note: This Project falls under the PTDM Plan for K2 Kendall Square, approved on 4/20/99 and amended on 9/24/02.</i></p>
G. Sustainability	<p>Pursuant to the provisions of Section 13.200 of the proposed zoning amendment, the Applicant agrees that the Project will incorporate best practices for meeting sustainability goals in areas such as energy, emissions, water, materials, urban site reuse and landscaping through the following measures:</p> <ul style="list-style-type: none"> (i) Adoption of energy conservation strategies, such as meeting the LEED framework requirements at the Gold level or better. 	<p>As noted elsewhere in this Application, the Project will comply with the applicable sustainability measures set forth in the zoning code, including adopting energy conservation strategies and reducing carbon emissions by eliminating fossil fuel fired equipment within the building.</p>

	(ii) Reduction of carbon emissions by eliminating fossil fuel fired equipment as is feasible and reducing total energy required.	
H. Setbacks/Stepbacks	To the extent that the Project has frontage on Third Street, it will not exceed 85 feet in height within 10 feet of the property line nearest Third Street.	The Project will not have frontage on Third Street that exceeds 85 feet in height within 10 feet of the Third Street property line.
I. Margaret Fuller Neighborhood House	<p>The Applicant agrees to make a total cash contribution to the Margaret Fuller Neighborhood House, Inc. in the amount of \$2,000,000.00 paid in two installments.</p> <p>(1) \$250,000.00 on the first day following the date upon which the appeal period related to the adoption of the PUD-CDK zoning amendment has expired without an appeal being entered.</p> <p>(2) The balance on the later date of September 1, 2022, and the issuance of a building permit for the Project.</p>	Applicant delivered the first installment to the Margaret Fuller Neighborhood House on March 25, 2021.

6. NOISE MITIGATION NARRATIVE



June 25, 2021

Adrian LeBuffe
 CBT Architects
 110 Canal Street
 Boston, MA 02114

Subject: Environmental Noise Mitigation Narrative
 Lab Building at 585 Third Street; Cambridge, MA
 Acentech Project No. 632923

Dear Adrian,

This BioMed Realty project includes the construction of an 18-story lab building with a performing arts center on the lower floors. As part of our scope of work, we have been contracted to conduct an environmental sound analysis and provide design input to the project with respect to outdoor sound.

This letter serves to address the elements of the Cambridge Massachusetts Zoning Ordinance Article 19, *Project Review*. This letter report is based on the guidance presented in §19.24.7, *Noise Mitigation Narrative*, of that zoning ordinance, and addresses applicable elements of this project design.

This report is based upon the community noise survey we performed earlier this month, and our discussions with you and OPM.

ENVIRONMENTAL SOUND REGULATIONS

The City of Cambridge specifies regulations for environmental sound in the City of Cambridge Municipal Code, Chapter 8.16, *Noise Control*. This ordinance specifies sound level limits by Zone and time of day.

The site of this project is in Kendall Square at 585 Third Street, Cambridge, MA 02142. The project is located in a commercial/office area. Sound limits for relevant zones pertaining to this project are shown in Table 1 below.

**Table 1. Maximum Allowable Sound Pressure Levels
 From Cambridge Municipal Code Table 8.16.060E
 Table of Zoning District Noise Standards**

Zoning	Time Period	Single Number Equivalent (dB(A))	Octave Band Center Frequency Measurement (Hz)								
			31.5	63	125	250	500	1000	2000	4000	8000
Commercial Area	Anytime	65	79	78	73	68	62	56	51	47	44

The Commonwealth of Massachusetts evaluates noise as a public health concern that falls within the scope of the Massachusetts Department of Environmental Protection (MassDEP). MassDEP has defined their “Noise Policy” for interpretation of Massachusetts Regulation 310 CMR 7.10 in Division of Air Quality Control (DAQC) Policy 90-001, approved on February 1, 1990. In summary, the Noise Policy states that sound from any source must not increase the overall A-weighted L₉₀ sound level by more than 10 decibels, and cannot generate a ‘pure tone’ condition, as defined in the Policy.

MassDEP may enforce the Noise Policy for this project if it responds to complaints from the public about noise generated from this source after construction. Therefore, it is recommend that this project be designed

to comply with both the Noise Ordinance of the City of Cambridge and with the MassDEP Noise Policy jointly and simultaneously.

MEASUREMENTS OF EXISTING CONDITIONS

Sound Measurements

Acentech conducted a survey of existing sound levels at three representative locations at the project site, as shown in Figure 1. Measurements were conducted from June 10 to June 17, 2021, throughout which sounds were continuously monitored.

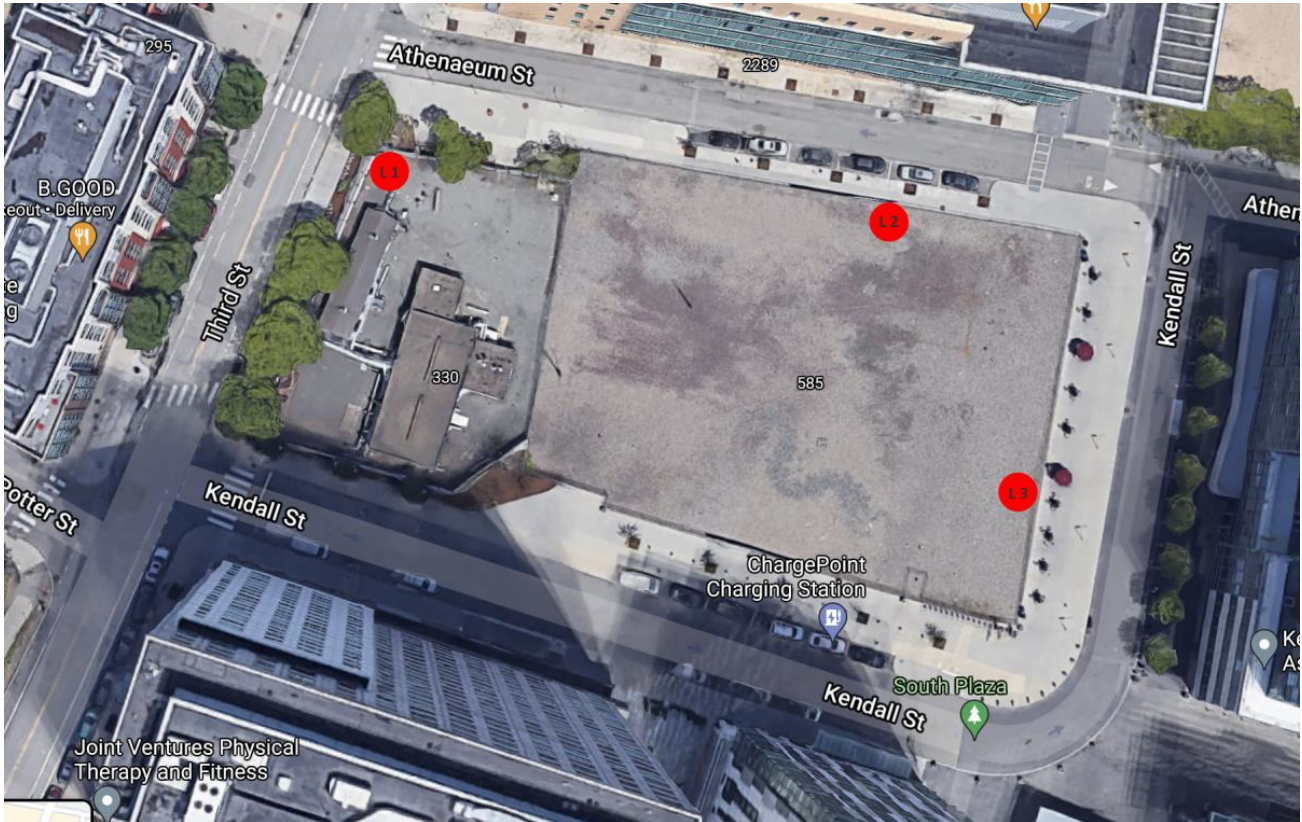


Figure 1: Measurement locations at project site

Acoustic measurements for this project were conducted with Rion NL-52 sound level meters which conform to ANSI S.14-1961 for Type 1 precision sound level meters. All equipment was field-calibrated before and after the measurement period using a Pulsar Model 105 acoustic calibrator. Measurements were conducted at heights of five to eight feet above grade elevation.

Sound level statistics were measured for each five-minute interval throughout the measurement period. The two sound level metrics (also called sound level percentiles) presented herein are the L_{90} and L_{01} levels (see Figures 2 through 4 at the end of this report).

The L_{90} sound level (level exceeded 90% of the time, defined mathematically as the 10th percentile) quantifies the steady-state “background” sounds of an environment. This metric is specified in the MassDEP Noise Policy, and is typically used to evaluate continuous sound sources.

For additional information, we have also presented the L_{01} sound level (level exceeded 1% of the time, defined mathematically as the 99th percentile), and quantifies the loudest short-term events in an environment, while excluding transient and potentially erroneous sounds close to the microphone that are not

representative of the site. This level, however, is just for general information and it does not affect compliance per MA-DEP or local ordinance.

Measurement Results

Sounds on the project site were qualitatively determined to be due to intermittent local traffic, mechanical noise from neighboring buildings and other typical community sounds.

Overall, the sound levels at the site comply with the Cambridge Local Noise Ordinance, which requires a maximum sound level of 65 dBA. At nighttime, the noise is significantly quieter, as low as 52 dBA. The primary goal for this project should be not to exceed the 65 dBA local ordinance. Second, in order to comply with the MA-DEP guideline as well, the noise levels at nighttime should not exceed about 62 dBA.

PROJECT IMPACT

The main mechanical equipment will be located inside the building, in the mechanical penthouse and exposed on the roof. Ventilation to the equipment will be provided through large louvers at the exterior of the building. Sound attenuation measures, including duct sound attenuators, acoustical louvers and rooftop sound barriers may be employed, as necessary to minimize the noise impacts on the community and to comply with the local regulations.

At this time, the design is not sufficiently developed to provide more specific information on the planned noise control measures. We will update this report as the project develops.

* * * * *

Please contact me at 617-499-8069 or ipieleanu@acentech.com to discuss any questions or comments you may have about this letter or our study.

Sincerely,

ACENTECH INCORPORATED



Ioana N. Pieleanu
Principal Consultant

CC: Alex Roehl, Bob Berens (Acentech)

Sound Levels Measured at Eversource Site

Corner of Third and Athenaeum

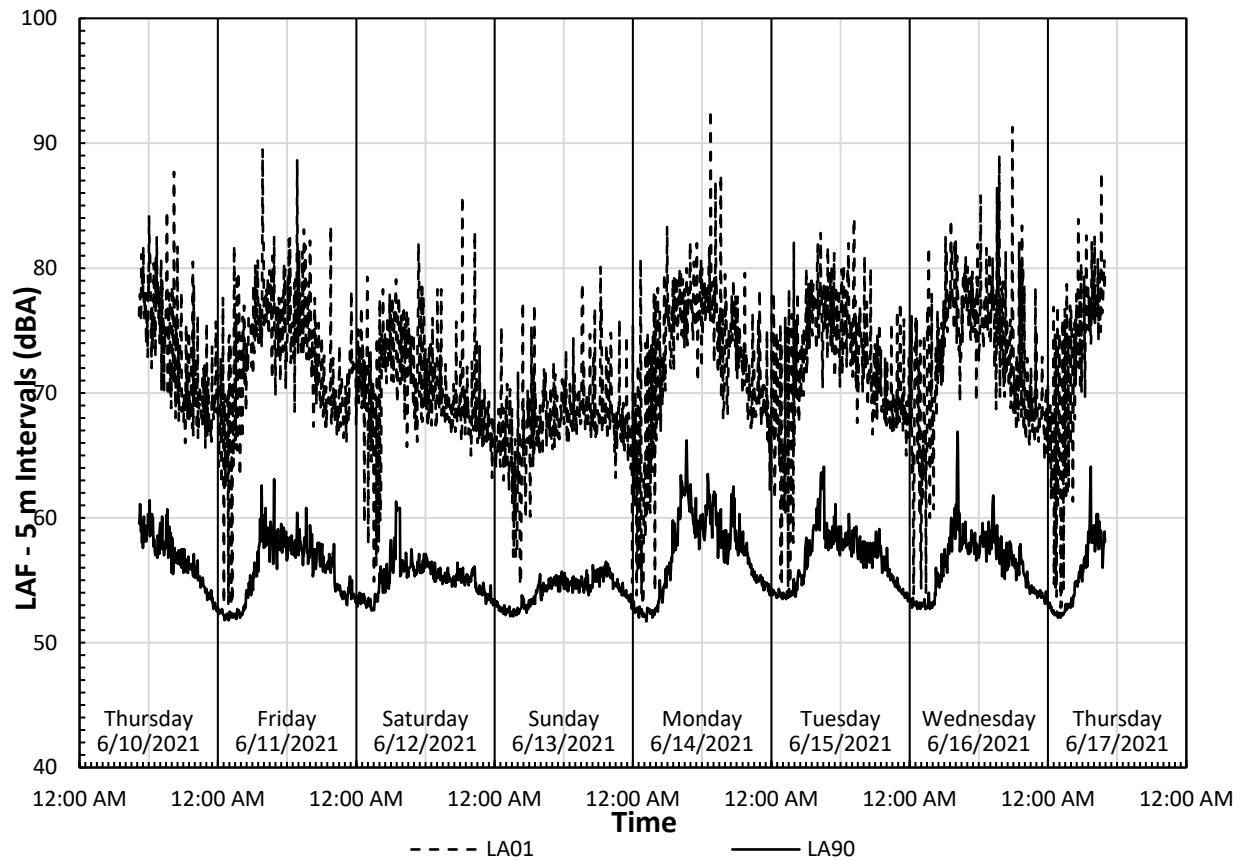


Figure 2: Measurement at Location 1

Sound Levels Measured at North Side of Site

Along Athenaeum St

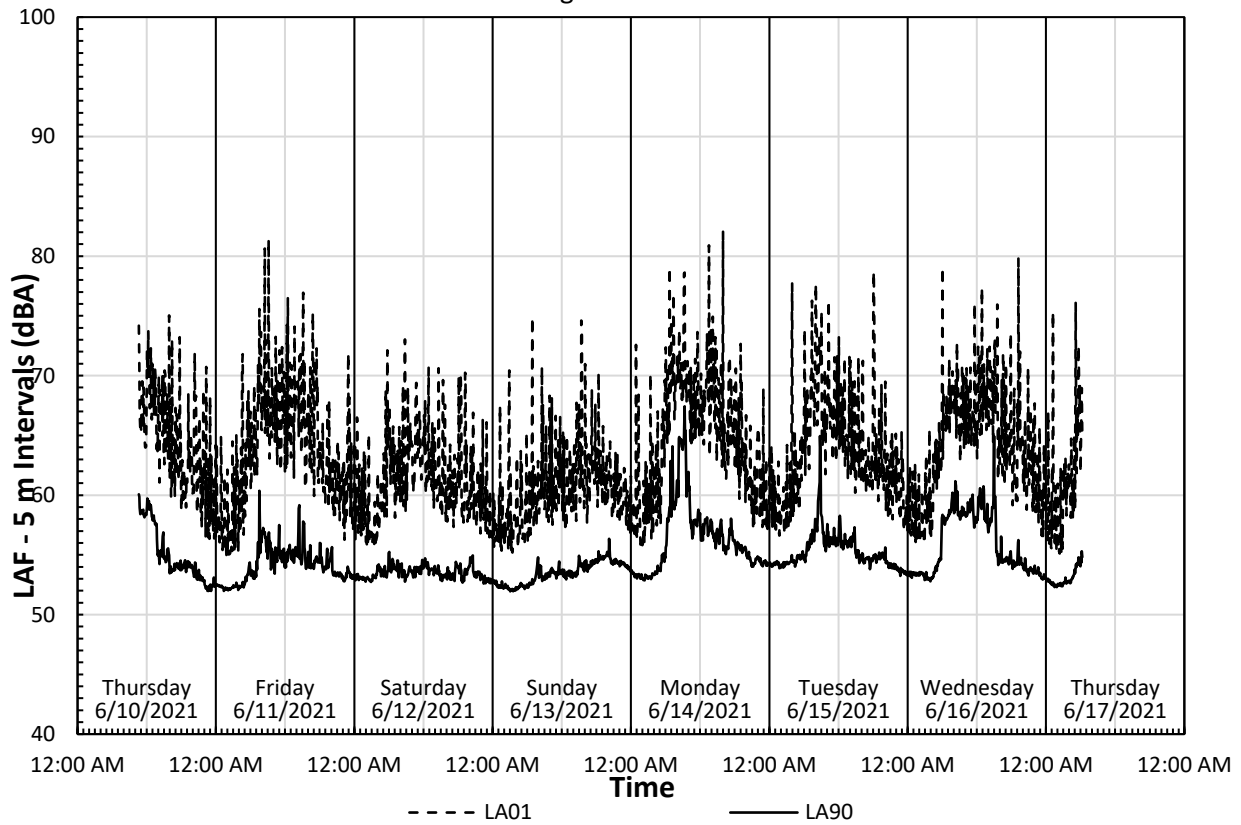


Figure 3: Measurements at Location 2

Sound Levels Measured at West Side of Site

Along Kendall St

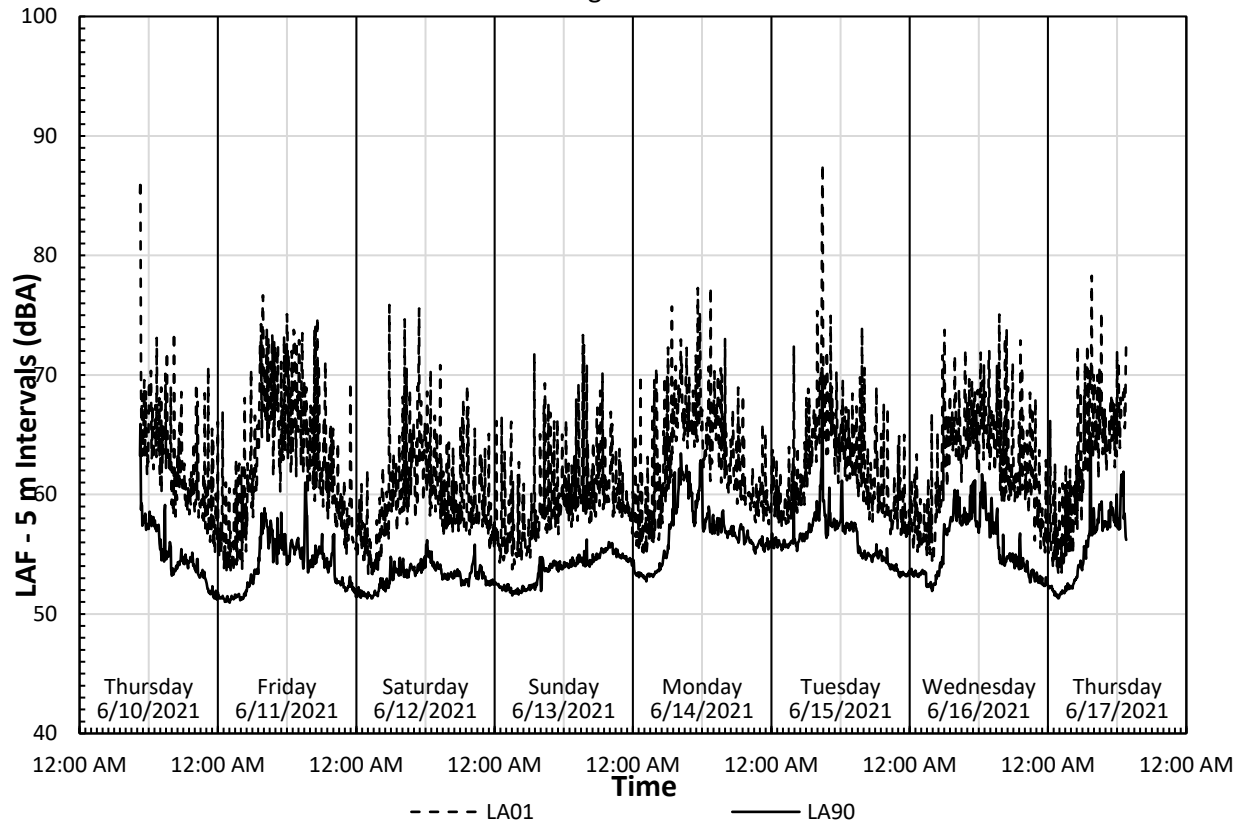


Figure 4: Measurements at Location 3

7. SUSTAINABILITY NARRATIVE

7. SUSTAINABILITY NARRATIVE

As part of the compliance with Article 22 of the Cambridge Zoning Ordinance, the Applicant has submitted a Green Building Report (Vol. 1, Sec. 8.i) that was certified by CDD on July 13, 2021 (Vol. 1, Sec. 8.ii). The following excerpts from the Green Building Report highlight the Project's overall approach and commitment to sustainability.

Introduction

The Project is a 16-story core and shell building of approximately 525,000 GFA. The Project is designed to be a Class A lab and office building with a significant arts and cultural component. Throughout the design of the Project, sustainability has been a key focus. The Applicant has participated in multiple sustainability design workshops which, in turn, helped create the following sustainability framework for the Project:

1. **Experience & Comfort:** Design spaces and places where people are healthier, happier, and more productive.
2. **Resiliency & Efficiency:** Maximize the resource efficiency of the building while enhancing experience. The project is pursuing measures to reduce water and energy consumption
3. **Community & Arts:** Develop a community around where science meets art.

The design team has weighed these objectives with their relationship to LEED and other certification standards. Through these defined objectives, the Applicant will evaluate design decisions against the impact to energy efficiency and resiliency, occupant experience and comfort, and the relationship to the community. Through concerted and coordinated quantitative and qualitative metric tracking, the Applicant will measure efforts to reduce operational and embodied carbon, water consumption, the useful life of building systems and infrastructure, and the burdens imposed by the Project on city services, the environment, and the public health.

The Project is notably targeting 66 LEED Points for LEEDv4 Core & Shell Gold Certification, which is a goal established through the commitment of the Applicant to incorporate enhanced sustainability features. For example, the Project will be able to quantitatively measure the embodied carbon impact of the materials selections through a life cycle assessment (LCA) to achieve points under the LEED Materials and Resources Credit Life Cycle Impact Reduction. Through the evaluation of the foundation, structural, and enclosure elements of design, the LCA will determine feasible optimizations and design recommendations to reduce the Project's embodied carbon footprint.

The Applicant is also evaluating a rainwater capture and reuse system, which will be sized to collect rainwater from at least the 80th percentile storm. Rainwater will likely be reused on site for cooling tower make-up water to reduce potable water consumption.

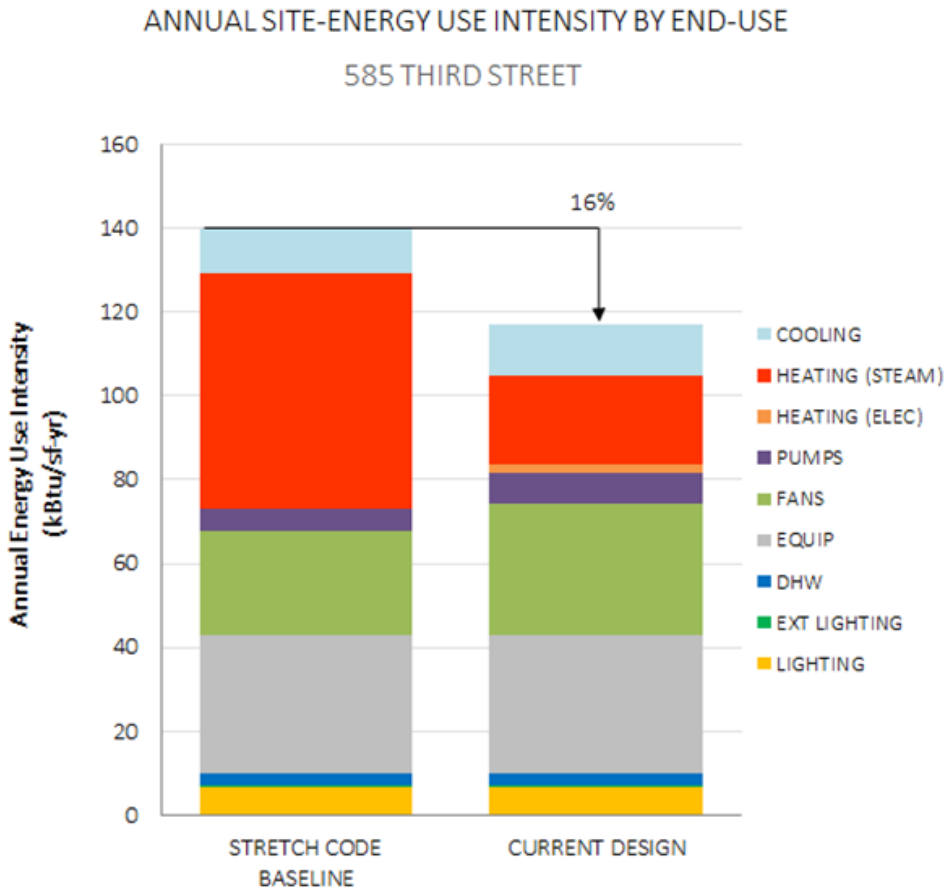
i. Energy Code Compliance

The Project will demonstrate energy code compliance by adhering to the 9th Edition – Revised of the Massachusetts Building Code - 780 CMR, Chapter 13.00 - Energy Efficiency, including Appendix AA (MA Stretch Code). The baseline building is modeled to adhere to the methodology described by ASHRAE 90.1-2013 Appendix G, with MA Amendments. The model considers current design assumptions about occupancy, hours of operation, internal loads, envelope criteria, and mechanical system design. Tenant areas were modeled assuming a 50/50 distribution of office and lab areas with generic space layouts, consistent with the building design criteria.

In addition, to comply with Section C406 of MA Energy Code, the baseline and proposed buildings capture the energy use reductions associated with the following three C406 measures:

- C406.2: More efficient HVAC performance
- C406.3: Reduced Lighting Power Density
- C406.9: Reduced Air-Infiltration

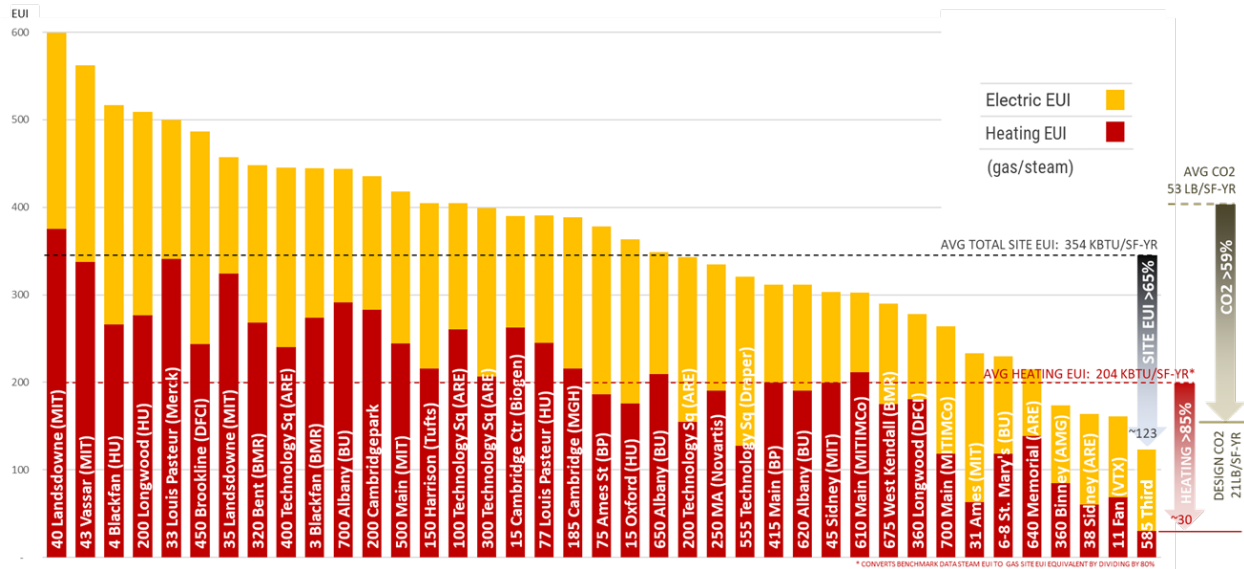
Energy Model Performance Results



In addition to comparing the estimated energy consumption to the current Stretch Code baseline, the Applicant has compared the predicted energy use for the Project to existing lab buildings in Boston and Cambridge. Based on the current energy analysis, the Project is expected to consume 65 percent less energy and 85 percent less fossil fuels than the benchmark average.

BENCHMARK ANALYSIS: 585 THIRD vs. BOSTON + CAMBRIDGE LABS

(2015-2017 average BERDO & 2016 BEUDO data for Labs >150,000 SF and built after 1985)



Envelope Backstop Performance

	Proposed		Baseline	
	Area (sf)	U-value	Area (sf)	U-Value
Window	80,707 SF	0.24	30% (60,530 SF)	U-0.38
Wall	121,060 SF	0.100	70% (141,237 SF)	U-0.064
Roof	41,853 SF	U-0.032	41,853 SF	U-0.032
U*A (BTU/hr-°F)	-	32,815		33,380

ii. Article 22 LEED Compliance

The Project team includes several LEED Accredited Professionals, and the sustainability efforts will be overseen by BuroHappold and enviENERGY Studio.

A LEED checklist is provided below to identify credits that are going to be pursued for this Project. The Project will be registered with USGBC and will follow the requirements of LEEDv4 for Core and Shell program during the design and construction. The Applicant is currently targeting a minimum of LEED Gold certification with a total of 66 out of a possible 110 points in the LEED BD+C rating system. An additional 19 points are under study to determine their feasibility.

LEED checklist summary:

Integrative Process	1 Point	
Location and Transportation	14 Points	
Sustainable Sites	6 Points	4 Potential Points
Water Efficiency	6 Points	5 Potential Points
Energy and Atmosphere	17 Points	5 Potential Points
Materials and Resources	6 Points	2 Potential Points

Indoor Environmental Quality	7 Points	3 Potential Points
Innovation and Design Process	6 Points	
Regional Priority	3 Point	1 Potential Point
Total Points	66 Points	20 Potential Points

iii. Compliance with the Green Roof Ordinance (Section 22.30)

Pursuant to Section 22.35.2 of the Ordinance, 21.5 percent of the roof area measured in plan view shall be devoted to Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems. Excluded from “eligible” green roof area are the following uses:

1. Areas having a slope greater than 3 in 12 or twenty-five percent (25%).
2. Areas designed and managed for use by building occupants or the general public.
3. Vehicular parking decks.
4. Chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators, and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, in addition to conduit, visual and acoustical screening, access routes for maintenance and service, and other areas that must be clear of obstruction to comply with applicable building and safety codes.

As shown in Vol. 2, Sec. 2.22, all available roof area is currently design as occupiable roof terraces, base building mechanical systems, and maintenance platforms. All of these uses are consistent with the definitions in bullets 2 and 4 and therefore all roof area is excluded from the 80 percent Green Roof Area requirement (see Vol. 2, Sec. 2.23). In accordance with the requested Special Permit relief in Section 3 of this Volume 1, the Applicant will make a payment to the Cambridge Affordable Housing Trust equal to a unit price for each square foot below the 80% Green Roof Area threshold set forth in Section 23.35.3 that actually results from the final approved design of the building, such unit price to be determined by the Cambridge Community Development Department in accordance with such section of the Ordinance.

iv. Project Response to Extreme Weather Events

The Project will enhance open spaces surrounding the Site in a way that improve its resilience in extreme heat events, including through the planting of trees, landscaping, and creation of summer shade. The Ground Floor Public Commons will be open to the public, at a minimum, during regular retail hours and will provide refuge to pedestrians in the area from extreme heat events through its available seating, restrooms, public drinking water, and phone charging stations. The Applicant will coordinate with City staff to create an operations plan for heat emergencies, including communication protocols, hours of operation, amenities, and public awareness to maximize the availability of the Ground Floor Public Commons in such situations to the extent practicable, in a manner consistent with non-residential sites.