



January 23, 2017

Mr. Michael Cantalupa
Senior Vice President
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA 02199-8103

Re: Board Approval of *Infill Development Concept Plan and 145 Broadway Schematic Design*

Dear Mr. Cantalupa,

The Cambridge Redevelopment Authority (CRA) Board voted on January 17, 2017 to approve the Infill Development Concept Plan (IDCP) with a series of conditions detailed below. The motion below passed with a unanimous vote of the Board members present:

Motion: To approve the Infill Development Concept Plan as submitted on August 9, 2016 and revised on November 10, 2016, conditioned on the Schematic Design review of future development phases, future approval of an Innovation Space Operational Plan, and ongoing coordination of transportation, open space and public realm improvements as described in the January 14, 2017 CRA Staff Memorandum.

The CRA Staff Memorandum included the following details regarding the approval conditions incorporated within the motion:

- Future phases of development will undergo design review in accordance with the Design Review and Document Approval Procedures, approved by the CRA Board. Schematic Designs for future buildings will be subject to joint review by the Planning and CRA Board, and shall utilize the Design Review Committee for input before design submissions are formally submitted. The Applicant shall address ongoing design issues raised within this memo at the appropriate point in the design review process for each phase.
- A specific Innovation Space Operational Plan must be presented to the CRA within 12 months after the Construction Documents phase is approved for the 145 Broadway building for CRA Board approval. The Operational Plan should include how the Applicant proposes to operate the Innovation Space including the below market program and annual reporting to the CRA, as well as the design of the Innovation Space including specifics regarding the entry treatments, interior character, layout, identity and any other building renovations.
- The minimum required Innovation Space based on Infill GFA and the Innovation Space providing transferred associated with each commercial building, must be made available for lease before or at the same time as the occupancy of the associated new commercial GFA. Further, the future proposed retail at 255 Main Street as shown in the IDCP section 4, page 164 shall be delivered and available for occupancy at the same time as the initial phase of

required Innovation Space, with the potential to be programmatically part of the Innovation Space function.

- Detailed plans and drawings for the open space associated with a given phase will be provided with or in advance of the associated development phase design review. Thus the schematic design of park areas designated in the IDCP will accompany the schematic design of the corresponding building design.
- Based on the phasing diagrams outlined by the Applicant, any open spaces associated with an individual building project will be substantially completed with, or before, the occupancy date of the associated building.
- The Applicant and their design team will participate in the ongoing streetscape design process with the CRA for the design of Broadway and Galileo Way, and make corresponding modifications to neighboring open space setback areas and inter-connected circulation plans.
- In each phase, parking needs for the associated building and block should be re-evaluated by the Applicant in order to determine if there is an opportunity to reduce parking capacity related to each new building.
- CRA expects the Applicant to continue, or begin, reporting back to the CRA Staff and Board upon approval of the IDCP for the following items on an annual or bi-annual basis:
 - *Open Space Programming*: Continued programming of public open spaces shall include new spaces on the north parcel continuing the established practice for the Plaza, Rooftop Garden, Connector, Galaxy and other spaces around Kendall Center.
 - *Innovation Space*: As described earlier, the Innovation Space Operational Plan should include a proposed format and content for the annual report to the CRA regarding the Innovation Space including the below market innovation space program.
 - *Retail Plan*: The Applicant has committed to providing bi-annual Retail Plan updates to the CRA. The format of this report should include updates to certain retail maps provided in the IDCP documentation, as well as outlines of available opportunities for “start-up” retail uses as an entrepreneurial or developmental stage of business.

As described in the memorandum, none of the conditions set forth are intended to impact the ability to further advance the IDCP approval process or initiate the next phase of design. The CRA intends to work with your office diligently on the design review tasks and the planning for the Innovation Space as outlined above.

At the same meeting the CRA Board, continued its review of the design proposal of 145 Broadway, and unanimously voted to conditionally approve the Schematic Design. The approved motion, as modified by the Chair stated:

Motion: To approve the Schematic Design of 145 Broadway as submitted on August 9, 2016 and revised on November 22, 2016, and further revised in the presentation

materials from January 17, 2017, conditioned on the ongoing review in accordance with the Design Review and Document Approval Procedure with specific review focus on the Sixth Street walkway, façade materials selection, landscaping plans, and Innovation Space design, as described in the January 14, 2017 CRA Staff Memorandum.

The CRA Staff Memorandum had recommended the following conditions, which were incorporated by reference in the approval motion:

- The CRA Board will review and approve final schematic design of the Sixth Street walkway, after consultation with the Department of Public Works and Community Development Department staff regarding the final bike path design.
- The CRA Board will review and approve an Innovation Space Program Plan for the conversion of 255 Main Street to meet the Innovation Space Requirements for the GFA of 250 Binney.
- Staff will conduct ongoing review of the Design Development submissions for consistency with the Schematic Design and resolution of the design details described herein, including treatment of the cantilever areas (glass transparency, soffit, etc.), service road materials, outdoor site furnishings, and entry canopy design.
- Staff will review final materials of the building façade with particular attention to the ground plane, cantilever areas and soffit material treatments.
- Staff will review the selection of landscaping materials for open space around 255 Broadway and will require the coordination of this landscaping treatment and furnishings with the streetscape designs for Broadway and Galileo Galilei Way and proposed wind mitigation at the southwest corner of the building.

We look forward to the ongoing review of this project. Please feel free to contact me if you have any questions as the new phase of development in the Kendall Square Urban Renewal Plan area moves forward.

Sincerely,



Thomas L. Evans

Cc: Iram Farooq, Assistant City Manager for Community Development