

November 10, 2016

VIA EMAIL

Ms. Liza Paden
Community Development Department
344 Broadway
Cambridge, MA
02139

RE: MXD IDCP Response to Comments Submission

Ms. Paden,

Please find enclosed the Response to Comments submission for Boston Properties proposed MXD IDCP project in Kendall Square. Since 2015, Boston Properties has been engaged in a planning, public outreach and permitting effort for the MXD in Kendall Square involving numerous public meetings and presentations.

Boston Properties submitted a formal Article 14 filing entitled the MXD Infill Development Concept Plan and the associated 145 Broadway Design Review submission on August 9th, 2016. Boston properties made a presentation to a joint meeting of the Cambridge Planning Board and the Cambridge Redevelopment Authority (CRA) Board on September 20th, 2016.

After the August 9th, 2016 submission date, Boston Properties received numerous letters, comments and inquires about the project that were compiled and summarized by Cambridge Redevelopment Authority staff as the IDCP Consolidated Comments list.

The purpose of the list was to delineate and organize all recorded feedback on the IDCP and 145 Broadway Design Review submissions in order to facilitate organizing, consolidating and responding to the numerous comments, suggestions and inquires about the project.

Comments were summarized and then given a code that identified their origin (CDD1, CRA1, etc). The complete list of comments was then organized based upon chapter and topic to create the IDCP Consolidated Comments list which forms the basis of the Response to Comments.

The IDCP Consolidated Comments List was based upon the following sources:

- CDD# : Comments from the Community Development Department memo dated 9/14/2016
- CRA#: Comments first from the Cambridge Redevelopment Authority memo from Tom Evans dated 9/16/2016, the Cambridge Redevelopment Authority's consultant memo from Larry Bluestone dated 9/12/2016 and the Cambridge Redevelopment Authority's consultant memo from Charles Redmon dated 9/2/2016
- PLNBoard#: Verbal comments captured via meeting notes by various Planning Board members at the 9/20/2016 hearing
- CRABoard#: Verbal comments captured via meeting notes by various CRA Board members at the 9/20/2016 hearing
- Public#: Verbal comments captured via meeting notes by members of the public during the public comment portion of the 9/20/2016 hearing
- TPT#: Comments from the Traffic Parking and Transportation memo dated 9/14/2016
- DPW#: Comments from the Department of Public Works memo dated 9/13/201

The Response to Comments submission is divided into the following components:

1. Cover letter
2. A list of Special Permit conditions requested by Boston Properties based on the current understanding of the MXD Infill Development Concept Plan and related zoning.
3. IDCP Consolidated Comments list
4. Book A - MXD IDCP Response to Comments: Related Text and Figures
5. Book B - MXD IDCP Revisions: Updates to the IDCP Submitted on August 9th, 2016
6. Appendix Materials

Independent of this submission, Boston Properties is actively working with the Community Development Department staff on the Transportation Demand Management Plan and a trip generation update memo as requested by the Transportation Parking and Transit department.

Our plan has benefited from the numerous workshops and meetings with CDD and CRA staff through the preparation of our initial August 9 2016 MXD IDCP submission and the subsequent meetings about this Response to Comments.

We believe that our response represents a thorough consideration of the many different comments, questions and inquires that have been received and look forward to an approval of the MXD Infill Development Concept plan.

Please contact me with any questions or clarifications.

Thank you,

Michael Tilford
Project Manager – Development Boston Properties