
325 Main Street Covenant & Easement Term Discussion

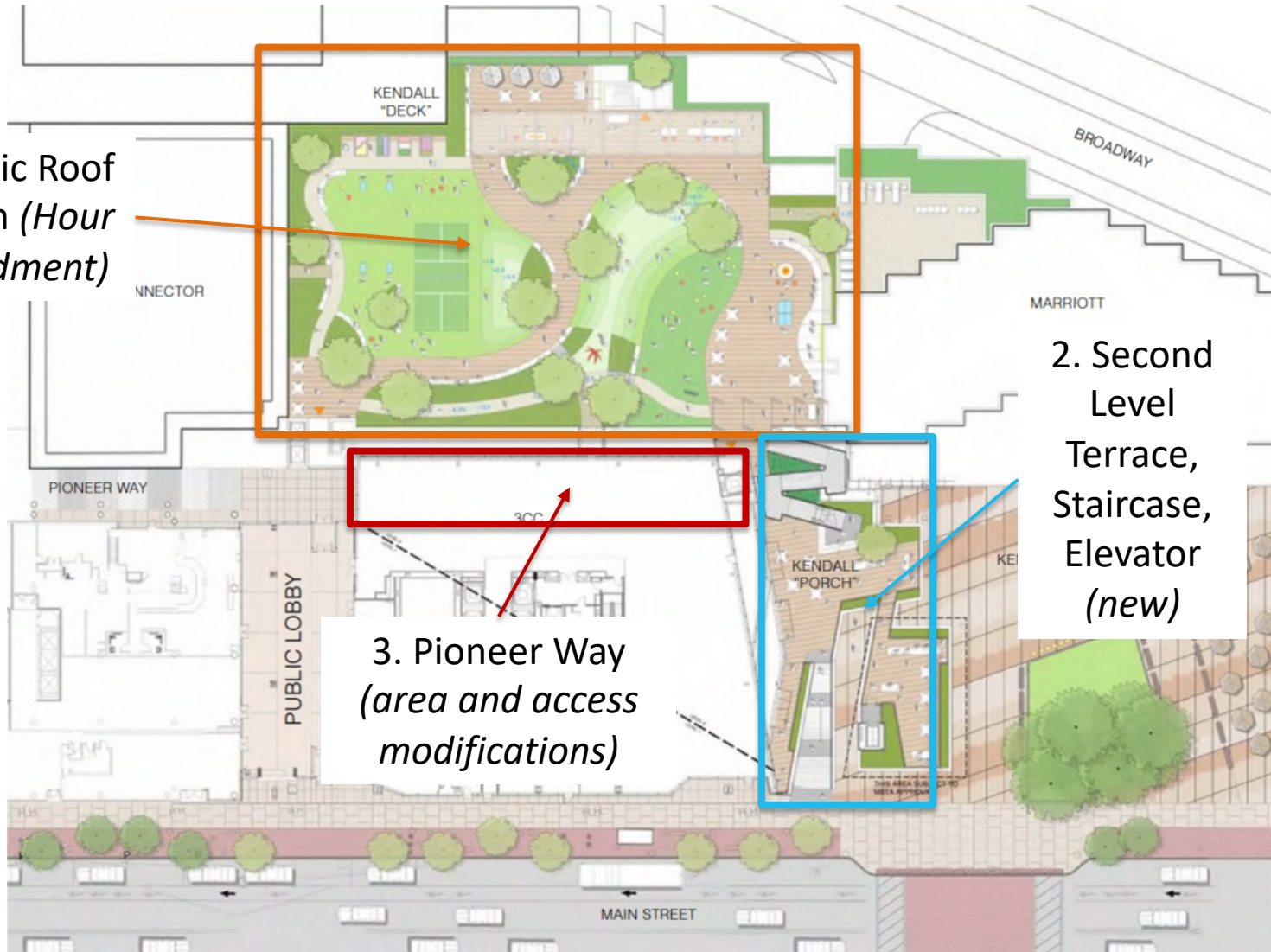
CRA Board Meeting – May 18, 2022





EASEMENT & COVENANT AREAS TO DISCUSS

1. Public Roof Garden (*Hour Amendment*)



2. Second Level Terrace, Staircase, Elevator (*new*)

3. Pioneer Way (*area and access modifications*)



1. PUBLIC ROOF GARDEN

Existing CRA Covenant Details

- Expires June 30, 2115
- Open 7 days a week 1 hour after sunrise and one hour before sunset

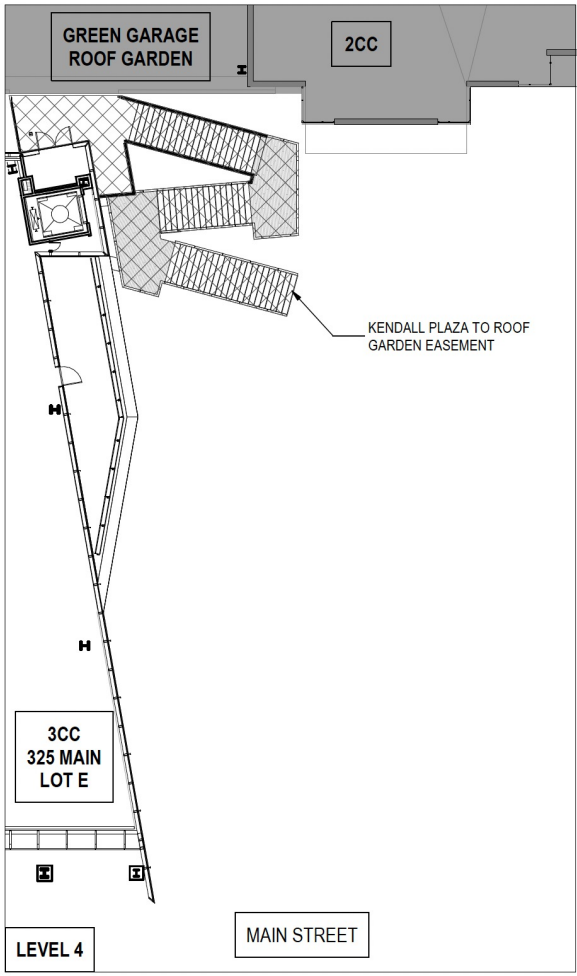
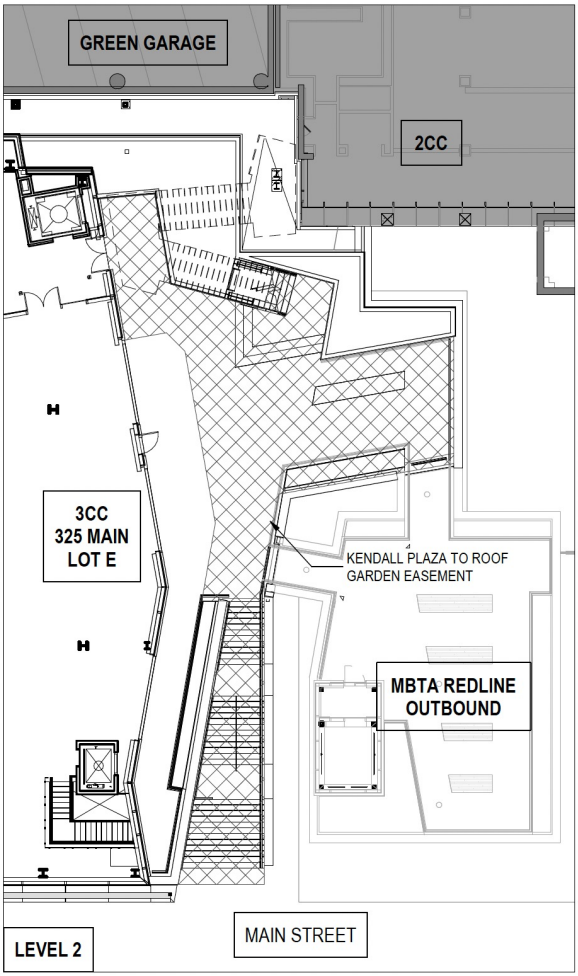
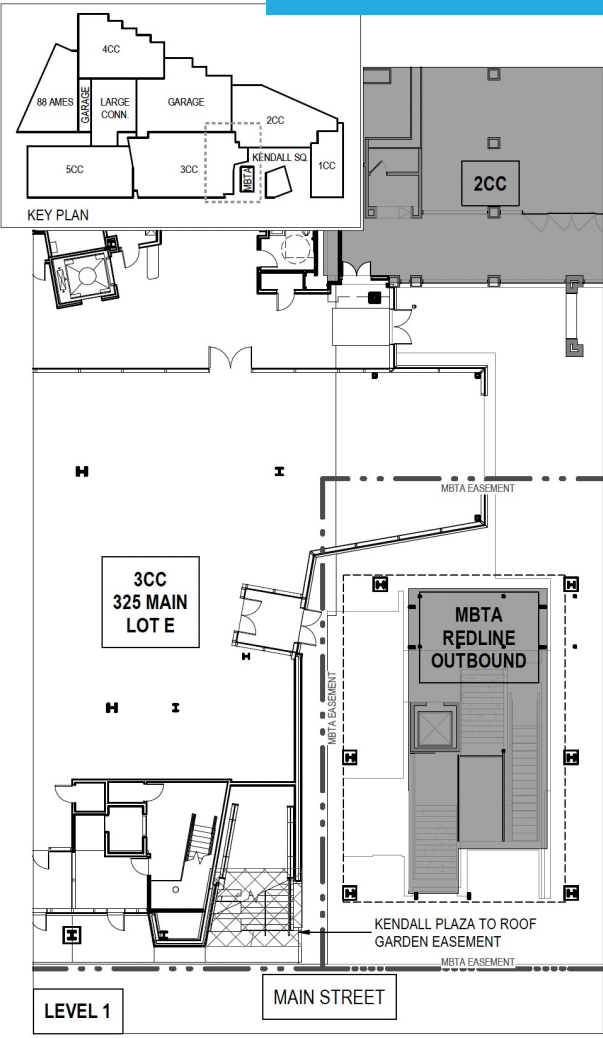
Covenant Update

Hour Modification – As Per IDCP Amendment I Approval Letter

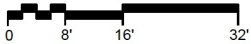
- **Extend Roof Garden operating hours until 11:00PM from June 1 – September 31**



2. SECOND LEVEL TERRACE, STAIRCASE, ELEVATOR EASEMENT



PR-15



Cambridge Redevelopment Authority |

KENDALL PLAZA TO ROOF GARDEN EASEMENT
325 MAIN STREET

04/06/22

2. SECOND LEVEL TERRACE, STAIRCASE, ELEVATOR EASEMENT TERMS

Second Amendment to Operating and Easement Agreement for 1CC, 2CC & 3CC Terms

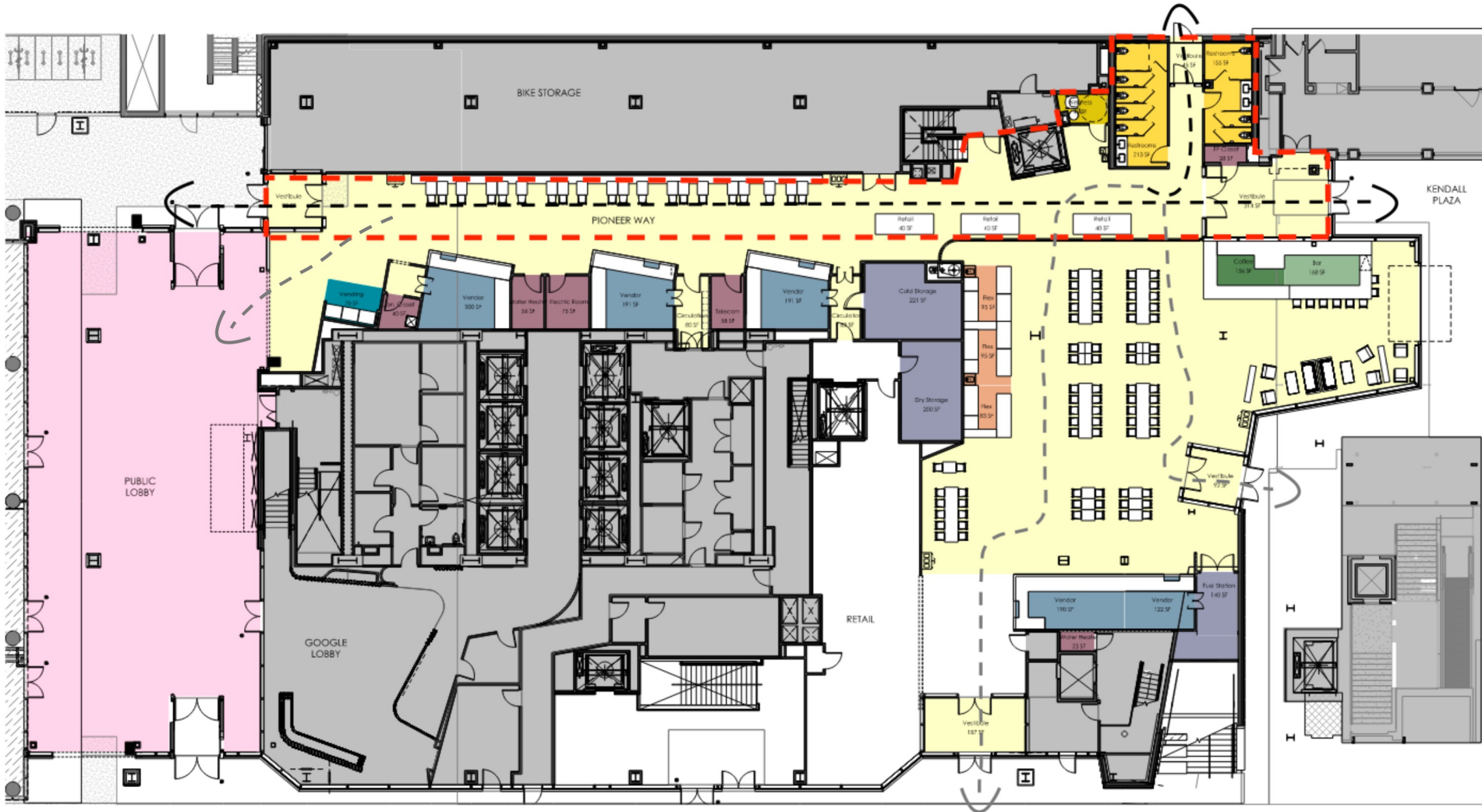
- General public will have full, non-exclusive pedestrian access, ingress and egress in, over, on, across, through the open – air terraces, exterior stairs, elevator and elevator lobbies, public amenity areas and passageways (“public access easement areas”).
- No elevator access to Level 4 of the Public Access Easement Areas will be provided when the Roof Garden Park is closed.
- BXP may make reasonable rules and regulations to protect the safety of persons and property or convenience of the general public in the public access easement areas, subject to approval of the CRA.
- BXP shall be responsible for maintenance, capital repair, restoration, or reconstruction of the public access easement areas.
- Should the public easement areas be damaged or destroyed making reconstruction of them impossible or impractical, BXP shall have the right to seek the CRA’s approval to relocate the easements to a reasonable alternative location.



3. PIONEER WAY LAYOUT



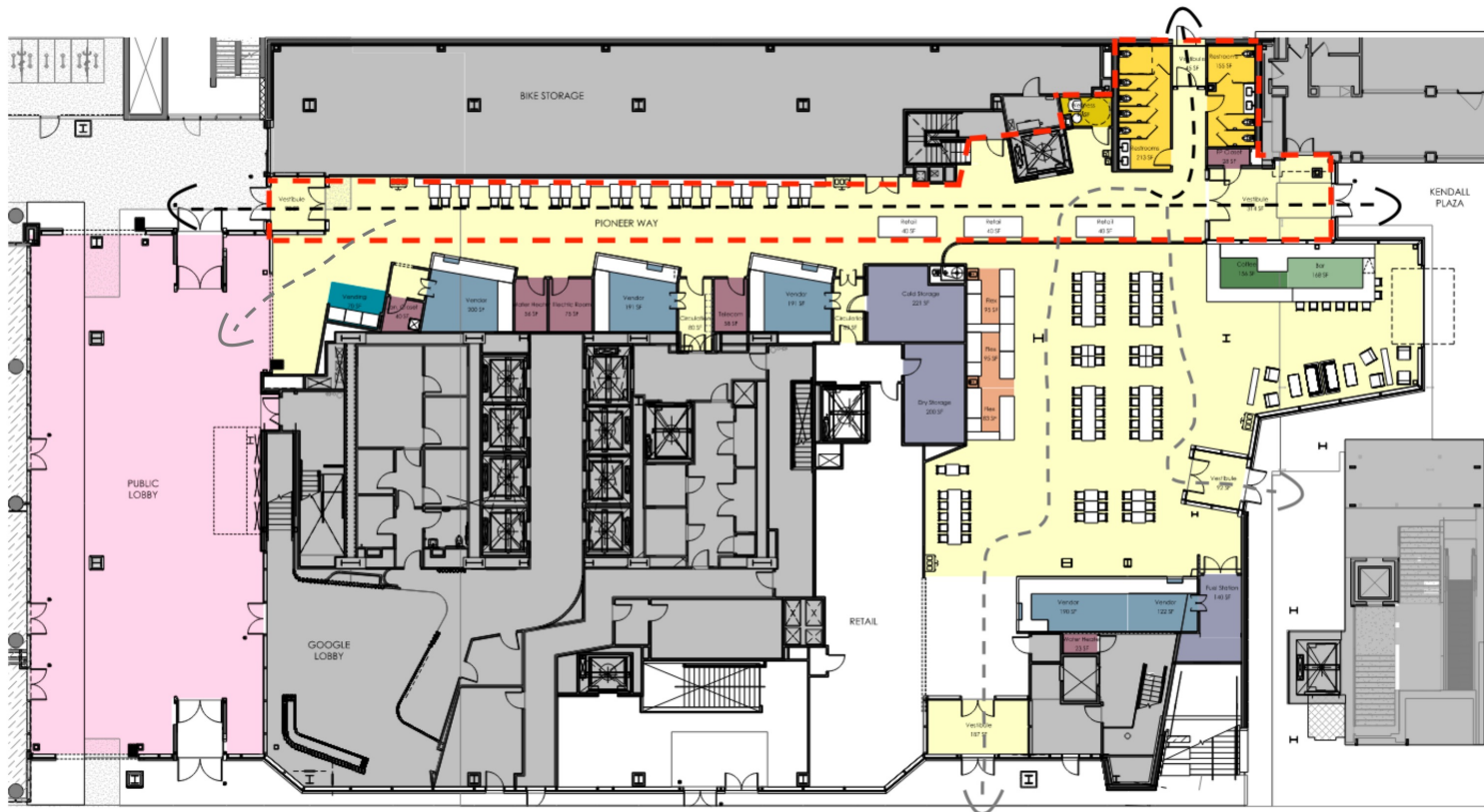
3. PIONEER WAY LAYOUT



New Pioneer Way Easement

Old Pioneer Way Easement

Egress Pathways



Pioneer Way Easement East Proposed Terms

- Maintain duration - in perpetuity
- Maintain hours – open 24/7
- Dimensional modification - shifting the easement south while maintaining public access between Kendall Plaza and Pioneer Way west, and new access to the Green Garage and public amenities.
- Additional Term - The public shall have access from Pioneer Way to Main Street, the MBTA Headhouse and the Public Lobby during open operations of the 325 Main Street ground level retail space that is not less than 7' in width, for a certain duration of agreed upon time.





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