

January 7, 2019

VIA Email:

Tom Evans
Cambridge Redevelopment Authority
255 Main Street
Cambridge, MA 02142
tevans@cambridgeredevelopment.org

Re: 325 Main Street – Design Review Submission for DRDAP

Boston

Los Angeles

New York

San Francisco

Washington, DC

Dear Tom:

Pursuant to the requirements of the DRDAP process, I am formally submitting our Schematic Design plans for review and approval. Included in this letter are the current program details of 325 Main Street subject to change from continued review requirements and design evolution. I have sent, via electronic submittal, the design review submission (which is being submitted as the schematic design submission) entitled “325 Main Street Commercial Building B – Design Review Resubmission” dated 1/7/2019.

Please email me at emo@bostonproperties.com or call me at (617) 236-3337 should you have any questions.

Sincerely,



Eric Mo
Project Manager, Development

Enclosure

cc: Melissa Schrock – Vice President, Development
Mark Denman – Vice President, Construction

A. BUILDING PROGRAM SUMMARY

Net New Infill GFA Calculations
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Total GFA	385,423
(Existing GFA - 3CC)	(105,057)
(Existing GFA - Connector)	(12,144)
(Bonus GFA - Innovation Space)	(44,704)
Net New Infill GFA¹	<u>223,518</u>

1. Includes 4,854 GFA for outdoor terraces that will be refined between DD and CD submission.

GFA Calculations by Use

Total Office GFA	343,123
Total Retail GFA	42,300

Open Space Requirements²
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Lot Open Space Requirement³

Office New Infill GFA - Lot Open Space (8:100)	14,497
Office Existing Infill GFA - Lot Open Space (8:100)	8,405
Retail Infill GFA - Lot Open Space (10:100)	4,230
Total Lot Open Space Requirement	<u>27,132</u>

Lot Open Space Provided³

Enhanced Kendall Square Plaza Area	3,087
New Level 2 Terrace	4,068
New Level 2 Terrace (above MBTA ⁴)	1,400
Enhanced Kendall Square Rooftop Garden	18,789

Total Open Space Provided	<u>27,344</u>
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- 2. No open space requirement for individual lots as Ames Street District (ASD) minimum requirement of 53,000 SF has already been met.
- 3. Calculation provided for administrative purposes only since ASD minimum requirement of 53,000 SF has already been met.
- 4. Pending further coordination with MBTA.

Floor Area Ratio

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

Vehicle Parking Program on Net New Infill and Bonus GFA
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New Vehicle Parking Allowable

Max New Allowable Commercial Parking (0.9 Spaces/1,000)	202
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Max New Allowable Retail Parking (0.5 Spaces/1,000)	0
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Max New Allowable Total Parking	202
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Vehicle Parking Provided^{5,6}	0
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5. Consistent with IDCP Amendment and PTDM where parking is measured project-wide.
 6. As shown in the IDCP Amendment, parking for the new 325 Main Street building will be provided in the existing Kendall Center garages.

Bicycle Parking Program on Total GFA (Existing + Net New Infill and Bonus GFA)

Bicycle Parking Required

Long Term Commercial Bike Parking (0.3/1,000)	103
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Long Term Retail Bike Parking (0.1/1,000)	5
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Total Required Long Term	108
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Short Term Commercial Bike Parking (0.06/1,000)	21
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Short Term Retail Bike Parking (0.6/1,000)	26
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Total Required Short Term	47
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Long Term Bicycle Parking Provided	108
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Short Term Bicycle Parking Provided	47
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B. BUILDING PROGRAM SUMMARY

1. 325 Main Street Commercial Building B – Design Review Resubmission dated 1/7/2019 – Sent via electronic submission

C. MATERIAL SAMPLES

A materials board will be provided as a separate cover.

D. SCHEDULE

The following draft schedule is subject change due to permit and approval durations, procurement conditions and project sequencing.

Design Review

Design Development Submission – February 2019

Construction Document Submission – May 2019

Construction Timing

Enabling Work – February 2019

Demolition – May 2019

Foundations – July 2019

Project Completion – 1st Quarter 2022

Public Improvements

Schedule as defined by special permit conditions.

E. STATEMENT OF COMPLIANCE

To the best of Developer's knowledge and belief, the plans as proposed are in compliance with the provision of the Urban Renewal Plan, the Cambridge Zoning Ordinance, and all applicable Federal, State, and local laws and regulations.