



THE ABBOT BUILDINGS

CAMBRIDGE, MA

PLANNING BOARD SPECIAL PERMIT APPLICATION

November 3, 2017

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**Regency
Centers.**

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35 page document



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: 1-7 & 9-11 JFK Street, 18-20 Brattle Street
Zoning District: Business B/Harvard Square Overlay District
Applicant Name: Regency Centers
Applicant Address: c/o James J. Rafferty, 675 Massachusetts Avenue Cambridge MA
Contact Information: 617.492.4100 jr Rafferty@adamsrafferty.com 617.492.3131
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 2.000	Basement GFA
Section 10.40	Special Permit
Section 20.54.2.2	Additional Height
Section 20.54.4	Parking and Loading Requirements

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

Site Plan; Survey; Elevations; Floor Plans; Photographs; Supporting Statements

Signature of Applicant: _____

Krista C. Di Iaconi
Senior Vice President

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

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: The Abbott Buildings Address of Site: 1-7 & 9-11 JFK St, 18-20 Brattle Street Applicant: Regency Centers Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: _____ *

Planning Board 1st Hearing Date: _____ *
(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *
(PUD Development Proposal)

Second Submission Date: _____ *
(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *
(PUD Final Development Plan)

Final Planning Board Action Date: _____ *
(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Special Permit for height, parking, and basement GFA.
- Historical Commission - Certificate of Appropriateness

Project Description

Brief Narrative: Petitioner seeks to renovate the existing Abbott Building at 1-7 JFK Street and the office building at 18-20 Brattle Street, remove the two story retail building at 9-11 JFK Street and construct a new four story building at that location, construct an upper story addition and roof terrace on new building and portion of 18-20 Brattle Street.

Project Size:

- Total GFA: 60,724 sf (Additional 8,347 sq. ft in lower level)
- Non-residential uses GFA: 60,724 sf
- Site Area (acres and SF): 15,850 sf (.363 acres)
- # of Parking Spaces: 0

Proposed Uses:

- # of Dwelling Units: 0
- Other Uses retail and office
- Open Space (% of the site and SF) 0

Proposed Dimensions:

- Height: 65.5'
- FAR: 4.0

PROJECT NARRATIVE

Background

This is an application by Regency Centers to authorize the renovation and construction of the Abbot Building complex at the intersection of JFK Street and Brattle Street in the heart of Harvard Square. The site consists of three existing structures, the most prominent being the flat iron style Abbot Building located at the corner. The building was constructed in 1909 and holds the distinction of being the first commercial Georgian Revival building in Harvard Square. The building contains retail uses on the ground floor with three stories of office above. The applicant intends to restore the facades, modify window openings on the ground floor, and fully renovate the interior, including the removal of the third floor.

The Abbot Building is abutted on both JFK Street and Brattle Street by a two story retail structure presently occupied by the clothing retailer Urban Outfitters. From 1949 through 1987 the building was the home of Corcoran's Department Store. As a result, the building is referred to in this application as the Corcoran building. The applicant has received approval from the Cambridge Historical Commission to demolish the building and replace it with a four story structure containing retail uses on the first and second floor with offices on the upper floors. The replacement building will also contain a pavilion style structure on the fourth floor that is intended for either an office or restaurant use.

Abutting the Corcoran building at 18 Brattle Street is a four story building containing a retail use on the ground floor (Tess) with three stories of office above. The applicant intends to completely renovate the interior of the building, installing all new electrical and mechanical systems. In addition, a portion of the proposed fourth story pavilion will extend over the roof of 18 Brattle Street.

PROCEDURAL HISTORY

The buildings are located in the Business B Zoning District portion of the Harvard Square Overlay District. In addition, the buildings are also located in the Harvard Square Historic Overlay District. Accordingly, any exterior alterations to the structures require the issuance of a Certificate of Appropriateness from the Cambridge Historical Commission.

After four public hearings between September 2016 and May 2017, the Cambridge Historical Commission voted on May 25, 2017 to grant a Certificate of Appropriateness for the work set forth in this Special Permit application, including the demolition of the Corcoran building, the construction of a four story replacement building, and the construction of “an upper story addition and roof terrace on the combined buildings”. The Certificate also authorizes the alteration of storefronts and ground floor openings on the Abbot building. The approval is subject to further review of several design features on all three buildings by the Commission and the “further understanding that the applicant should return to the Historical Commission for final approval when Planning Board review has been substantially completed.”

A copy of the Certificate of Appropriateness is attached hereto and incorporated herein by reference.

REQUESTED RELIEF

The applicant is seeking a Special Permit from the Planning Board pursuant to the following sections of the Historical Square Overlay District

Section 20.54.2 – Building Height Limitations

The “as of right” height in the Overlay District is sixty (60) feet but that height can be increased up to eighty (80) feet upon the issuance of a Special Permit by the Planning Board. The proposed fourth floor/pavilion addition atop the replacement Corcoran building and a portion of 18 Brattle Street is 65.5’. The proposed addition complies with the bulk plane requirements at the 55 foot height.

Section 20.54.4 – Parking and Loading Requirements

The Abbot Building and 18 Brattle Street are exempt from the parking and loading requirements of the Zoning Ordinance because they were both in existence before June 1, 1940. The replacement Corcoran building and the newly constructed fourth floor/pavilion are not exempt. The Overlay District provides for a waiver of the parking and loading requirements upon the issuance of a Special Permit provided a “cash contribution is made to the Harvard Square Improvement Fund” in an amount equal to fifty (50) percent of the cost of construction of the spaces.

The combined square footage of the replacement Corcoran building and the fourth floor/pavilion is 38,529 sf. Given the anticipated mix of ground floor retail and restaurant uses in the Corcoran building (including second floor retail) and the remaining office floors and the likely restaurant use of the fourth floor/pavilion, it is estimated that the parking requirements will be between 43 and 49 spaces, depending on the actual number of restaurant seats.

Section 2.000 Gross Floor Area

Basement space may be exempted from the definition of Gross Floor Area with the issuance of a Special Permit “provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located”.

The applicant is seeking a Special Permit to exempt the existing basements at 18 Brattle Street and the Abbot building from the definition of Gross Floor Area. In

addition, the applicant is also seeking to exempt the basement of the replacement Corcoran building (8,347 sf) from the GFA requirements.

The activation of this space will provide an opportunity for retailers interested in locating in Harvard Square, but not willing or able to pay market rent for ground floor space.

COMPLIANCE WITH CRITERIA FOR SPECIAL PERMITS - SECTION 20.53.2

In reviewing applications for variances, special permits or development consultation reviews, the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines

The District seeks to

1. Preserve and enhance the unique functional environment and visual form of the District;

The proposed design preserves two of the three existing buildings on the site. The third building, which has seen significant alterations in the mid-20th century will be replaced to enhance its ability to house successful retail spaces that contribute to the pedestrian experience. It will accomplish this by providing a modern interior catering to the space, height, systems, and sustainability needs of retailers. The facades will be better able to address the pedestrian with transparent entrances at grade. Storefronts at the Abbot Building that have previously been infilled to above eye level will be restored to their original sill heights, allowing pedestrian views into the retail spaces.

2. Preserve its architecturally and historically significant structures and their settings, and encourage design compatible therewith;

Two of the buildings on the site, the Abbot Building and 18 Brattle Street will be restored and preserved. The new infill between them is architecturally compatible with these buildings and the general character of Harvard Square in materials, massing, and scale. The infill does not try to compete with or outshine either the adjacent by using more simple and clearly contemporary massing and details.

3. Mitigate any adverse impact of new development on adjacent properties and areas; and

The proposed fourth story is set back 13 feet from the street line at both Brattle Street and JFK Street, and 13 feet from the west property line. This story stays completely off the roof of the Abbot Building.

4. Discourage homogeneity by maintaining the present diversity of development and open space patterns and building scales and ages.

The new infill is compatible with, yet clearly new and different from the existing adjacent buildings. Massing, materials, and design are all used to ensure the new construction will read as a contemporary building yet still fit seamlessly into the existing urban fabric.

- 5. The District must remain a pedestrian-friendly, accessible, human-scaled, mixed-use environment that complements nearby neighborhoods and maintains the history and traditions of its location.**

The scale of the ground floor storefronts, along with the restoration of the sidewalk and curbing along Brattle Street, contributes to the pedestrian friendly nature of the streetscape. Moreover, the proposed restoration work will bring back the key historic elements that originally helped make the Abbot building such an important part of Harvard Square. The enlarged storefront openings, for instance, will help provide improved visual interest for pedestrians.

The secondary goals for the District set forth below are intended to provide general guidance in a wide variety of situations, and are not intended to be applied to every project. They are statements of policy, not prescriptive measures that must be applied equally in each situation.

- 1. Preserve historically or architecturally significant buildings and structures as well as those that contribute to the distinctive visual character or historical significance of the District.**

Careful attention has been paid to the restorations of the Abbot Building and 18 Brattle Street. The applicant has included in its design team a historic preservation specialist that will be working closely with the Historical Commission on restoration details. The new building is intentionally recessed in locations where it meets the existing Abbot Building and 18 Brattle Street in order to showcase the existing building corner material and cornice returns.

- 2. Sustain the vitality of the commercial environment by preserving architecturally significant or original building fabric where it currently exists. When this is not possible, support creative, contemporary design for storefront alterations and additions.**

The Abbot Building and 18 Brattle Street will be fully restored and preserved. The new building will be clearly contemporary and consistent with the materials and scale of Harvard Square storefronts.

- 3. Support creative, contemporary design for new construction that complements and contributes to its immediate neighbors and the character of the District. Recognize and respect creativity of design and mitigate the functional impacts of development on adjacent areas.**

The new building contains architectural elements inspired by Harvard Square within a contemporary façade that exhibits openings and ornamentation of a more modern form. Glass setbacks and slots in the new construction help separate new from old and allow historic elements such as metal cornices and brickwork to remain visible.

- 4. Build on and sustain the diversity of existing building form, scale and material. Preserve and encourage flowers, green yards and courtyards and small, free-standing and wood-frame buildings where that character prevails. Encourage street wall buildings where that character has been set. Encourage ground-ground level, small-scale storefronts to preserve the vitality and character of the streets.**

The new building will maintain the street wall established by adjacent buildings. The ground level will contain multiple storefronts, an office entrance in the same location that exists at 18 Brattle Street, and a small area for service in the same location that currently

exists on JFK Street. Materials used throughout local historic buildings, such as brick, metal, and stone, will be incorporated into the new building using modern vocabulary.

- 5. Expand the high quality public environment established in the heart of the District with attractive and compatible materials, lighting, and street furniture.**

The applicant has met with the Cambridge Department of Public Works to receive guidance on appropriate sidewalk material, curb line, and lighting) that is pedestrian friendly, accessible, and safe.

- 6. Expand the network of pedestrian walkways and paths wherever they can conveniently provide alternate routes through the District. Increase public access to alleys and interior spaces where appropriate, and upgrade paving and landscaping of such pathways and spaces. Enhance accessibility and safety for pedestrians throughout the District.**

As noted above, sidewalk design including slope and materials will be informed by Department of Public Works standards.

- 7. Encourage new residential projects in the District, especially in mixed-use buildings, and support existing residential uses.**

The project does not contain any residential uses.

- 8. Encourage projects that will maintain a wide diversity of uses serving the needs of surrounding neighborhoods, students, and visitors from around the world.**

The proposed project upgrades the existing space on the site to facilitate long-term successful office, retail, and restaurant space that contributes to a lively and successful Square. The ground floor emphasis on a range of retail sizes is intended to provide a wide array of consumer services for the full range of visitors and residents.

- 9. Encourage creative solutions to the District's parking and transportation issues, including the problem of on-street deliveries. Discourage loading docks, which do not generally contribute to the historic character of the street.**

The proposed project does not contain a loading dock, but will provide service access from JFK Street. A small service area, approximately 12 feet wide containing one set of decorative metal gates is proposed. This provides access for utilities, loading, and trash without creating significant disruption on the JFK Street sidewalk. The project will have internal trash storage.

CONFORMANCE WITH SPECIAL PERMIT CRITERIA

Section 10.43

Special Permits will normally be granted if...

A) Requirements of the Ordinance can or will be met for the following reason:

The Harvard Square Overlay District allows for the requested Special Permits when, as in this case, the goals of the district's Design Guidelines will be satisfied.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

The overall net increase in Gross Floor Area resulting from the proposed work is 10,227 square feet. There are no proposed curb cuts or driveways that would result in any changes to established traffic patterns or have any effect upon the established neighborhood character of Harvard Square.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed uses represent a modest increase in the size of retail and office uses already existing in the buildings and the surrounding structures.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

There will not be any nuisance or hazard created by the proposed office and retail uses.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:**

The proposed retail and office use is allowed in the underlying Business B District. Moreover, the project is consistent with the goals of the Harvard Square Overlay District as set forth in this application.

- F) The new use or building construction is inconsistent with the Design Objectives set forth in Section 19.30.**

The proposed new construction and restoration is consistent with the Urban Design Objectives set forth in Section 19.30, especially with regard to the Harvard Square Development Guidelines referenced in Section 19.30.

EARLY COMMUNITY ENGAGEMENT MEETING REPORT

The applicant hosted an Early Community Engagement Meeting at the Sheraton Commander Hotel on Wednesday evening, October 11th at 6:00pm. A proposed invitation list was submitted to the Community Development Department in September for review and comment. Three weeks prior to the meeting, Invitations were sent to abutters and area residents, including attendees of meetings of the Historical Commission hearings who provided email addresses, the Harvard Square Neighborhood Association and the Harvard Square Business Association. Notices of the meeting were posted at the buildings, in the Cambridge Chronicle and on social media.

Approximately fifty (50) people were in attendance. The first hour of the meeting was in an Open House style, with attendees able to walk around the room and view plans and images of the proposed renovations. Four architects from Prellwitz Chilinski Associates (PCA) were stationed at locations throughout the room to answer questions and solicit feedback. Similarly, eight representatives from Regency Centers were present in the room to engage in similar dialogue with attendees.

In addition to viewing the proposed plans, attendees were also asked to submit suggestions on Post-It notes about “What they would like to see in Harvard Square”. Guests were also asked to “vote” on which entry to the Abbot Building they preferred.

In the second hour of the meeting, Krista Di Iaconi, Senior Vice President of Regency Centers, welcomed participants and provided some background information on Regency Centers and described their approach to the project, emphasizing Regency’s commitment to creating a dynamic mix of retailers in the buildings.

Sam Stiebel, Vice President of Regency Centers, gave a presentation about the proposed work and opened the meeting to questions from the group. Approximately twenty (20) questions were asked and answered during this portion of the meeting. The meeting concluded shortly after 8:00pm.



Article 22: Preliminary Green Building Narrative

Submitted for Review: October 13, 2017

The Abbot Buildings Harvard Square





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V. Attachments

Appendix A – LEED for Core and Shell v4 Project Scorecard (target)



I. PROJECT DESCRIPTION

The Abbot Block project consists of three buildings located on the triangular parcel created at the junction John F Kennedy Street and Brattle Street in the heart of Harvard Square. The three abutting buildings shall undergo a gut renovation, including the demolition and re-construction of the 'middle' building. The final configuration will be a single building with ground floor retail and upper level lease office space. The project will meet the requirements of Cambridge Zoning code Article 22 'Green Buildings' to be LEED v4 Silver 'certifiable under the LEED for Core and Shell v4 rating system'. The project scorecard will develop over the course of design, possible points may be achieved, and any updates to this report will be included in the Building Permit application.

II. AFFIDAVIT

I, Ryan Montoni, do hereby affirm that I have thoroughly reviewed the supporting documents for LEED for Core and Shell v4 rating system and confirm that core and shell renovation and new building project, The Abbot Block' meets the requirement to be LEED-CS v4 Silver Certifiable with **50** points and an additional **20** possible ('maybe') points. The Abbot Block Buildings team is designing the project to meet the green building requirements under Article 22.20 of the Cambridge Zoning Ordinance.

Ryan Montoni, The Green Engineer, Inc.
LEED Administrator and Sustainability Consultant
Registered 10/24/2012





III. LEEDv4 CORE AND SHELL SCORECARD SUMMARY

- A. Please refer to the LEED credit summary below and the attached LEED for Core and Shell (CS) v4 Project Scorecard in Appendix A.
- B. The Project anticipates exceeding the Silver certifiable threshold by ultimately attempting over 50 credit points. At this point the project has identified 50 credit points as 'yes' with an additional **20** 'maybe' credit points that require further research; these credits will remain under consideration as the design continues to evolve.

LEED CREDIT SUMMARY	Yes	Maybe
Integrative Process	1 point	0 possible points
Location and Transportation	18 points	1 possible points
Sustainable Sites (SS)	5 points	2 possible points
Water Efficiency (WE)	6 points	1 possible points
Energy & Atmosphere (EA)	5 points	9 possible points
Materials & Resources (MR)	5 points	5 possible points
Indoor Environmental Quality (EQ)	4 points	0 possible points
Innovation in Design (ID)	5 points	1 possible points
Regional Priority (RP)	1 points	1 possible points
Total Points	50 points	20 possible points

IV. LEED Credit Narrative

The project meets the LEED for Core and Shell v4 Minimum Program Requirements and each of the required Prerequisites.

General Project Information

SITE AND BUILDING AREA	
Total Site Area within the LEED Project Boundary (LPB)	15,850 sf
Total Gross Square Feet ¹	75,762 gsf
Commercial	23,714sf
Retail	19,643sf
Restaurant	13,879sf
TRANSPORTATION	
Parking Spaces	None
Bike Racks	9+ interior and 7 exterior
OCCUPANCY (Per LEED BD+C Reference Guide, Core & Shell Appendix 1)	
Commercial FTE (250/sf)	95
Commercial Transients (0/sf)	0
Retail FTE (550/sf)	36
Retail Transients (130/sf)	152
Restaurant FTE (435/sf)	32
Restaurant Transients (95/sf)	147



A. Integrative Process (IP)

IP Credit 1 Integrative Process

1 credit point

The project will meet the intent of this credit through identification of cross discipline opportunities to design a sustainable building project. Sustainable design focused meetings were held early and will be ongoing throughout the design process to assist the team in establishing shared sustainable design and energy efficiency goals for the project. Early design phase energy modeling has been conducted to review systems synergies and assess areas where energy loads may be significantly reduced. A water use analysis was conducted to aid in establishing water use reduction targets.

B. Location and Transportation (LT)

LT Credit 2 Sensitive Land Protection

2 credit points

The project will meet the credit requirements by locating the building on land that has been previously developed.

LT Credit 3 High Priority Site

2 credit points

The project is located in the Harvard Square historic district; the site qualifies for Option 1.

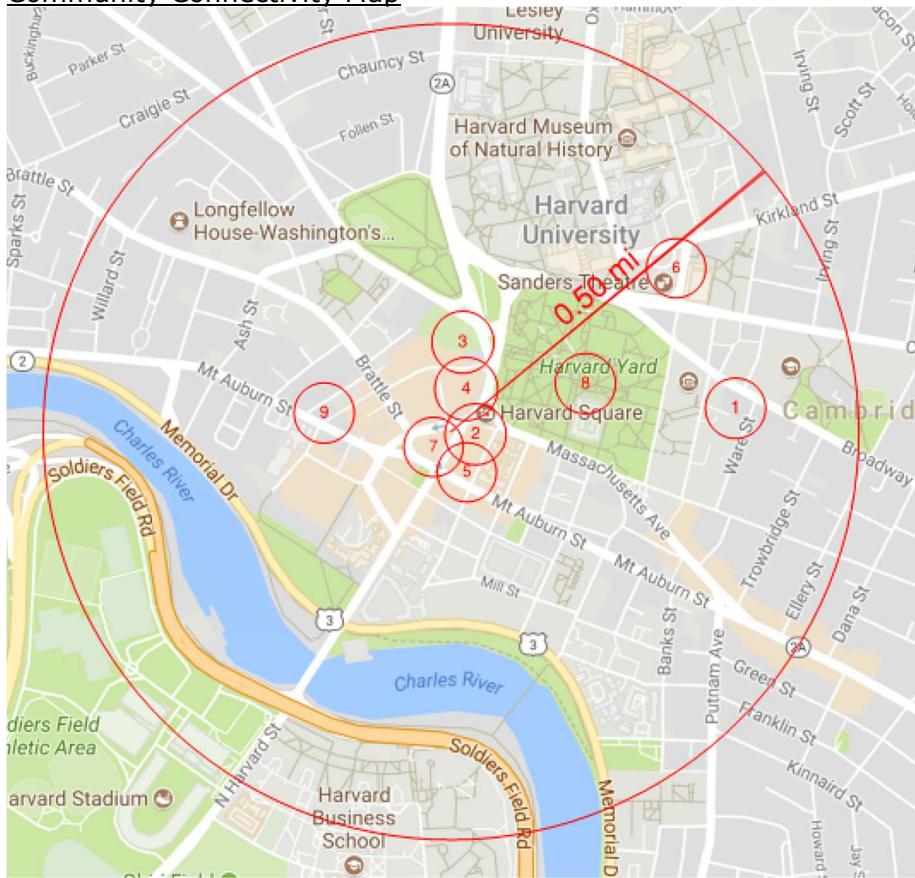
LT Credit 4 Surrounding Density and Diverse Uses

6 credit points

The project meets the requirements for Option 1 for Surrounding Density by being located in an area with an average density greater than 35,000 sf/acre. Additionally, the project meets the requirements for Option 2 for Diverse Uses by being located within 1/2 mile walking distance of at least 8 publically available diverse uses in at least three separate use categories.



Community Connectivity Map



Community Connectivity Calculations Table

Number	Business Name	Use Category	Use Type	Walking Distance (mi)
1	Broadway Marketplace	Food Retail	Food Store	0.4
2	CVS Pharmacy	Community Serving Retail	Pharmacy	0.03
3	The First Parish in Cambridge Unitarian Universalists	Civic and Community Facilities	Place of Worship	0.1
4	Bank of America Financial Center	Services	Bank	0.05
5	Tasty Burger	Services	Restaurant	0.1
6	Sanders Theatre	Civic and Community Facilities	Arts Center	0.4
7	Dickson Bros True Value	Community Serving Retail	Hardware Store	0.07
8	Harvard Yard	Civic and Community Facilities	Public Park	0.2
9	US Postal Service	Civic and Community Facilities	Post Office	0.4

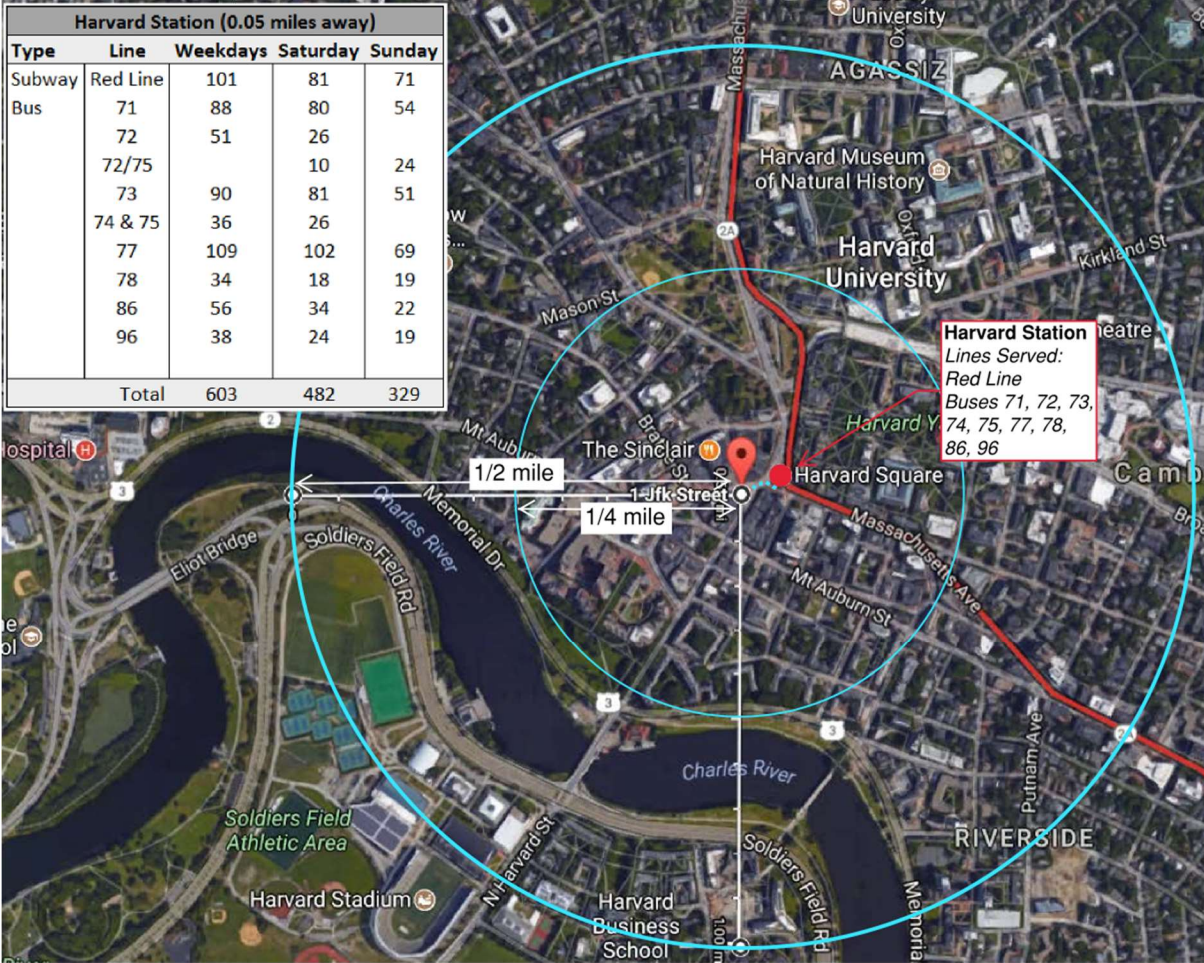


LT Credit 5 Access to Quality Transit 6 credit points

The Harvard Square MBTA Redline subway and Bus station is located 0.1 miles walking distance from the closest functional entry of the project building. In total, the project meets the highest credit point tier of transit service by providing occupants with more than 360 weekday transit rides and 216 weekend transit rides within ¼ mile walking distance.

Public Transit Map and Calculation Table

Harvard Station (0.05 miles away)				
Type	Line	Weekdays	Saturday	Sunday
Subway	Red Line	101	81	71
Bus	71	88	80	54
	72	51	26	
	72/75		10	24
	73	90	81	51
	74 & 75	36	26	
	77	109	102	69
	78	34	18	19
	86	56	34	22
	96	38	24	19
Total		603	482	329



LT Credit 6 Bicycle Facilities

1 credit point

Exterior short-term and covered long-term bicycle storage is planned for visitors and regular occupants of the project. The immediate neighborhood provides a direct connection to a local bicycle network that links to a variety of services with pedestrian and cyclist access.

Based on the current design, the project is planning to provide nine or more long-term bike spaces within the basement of the building and utilize eight exterior short-term bike racks in compliance with the LEED credit and City of Cambridge bike storage requirements. In addition to the bike racks, the base building provides two showers with changing facilities for use by the future ground floor retail & restaurant and office tenant employees.



LT Credit 7 Reduced Parking Footprint 1 credit point
The project complies with the requirements of this credit by not providing any new or existing parking for the future tenants of this building project.

LT Credit 8 Green Vehicles 1 maybe point
The project is researching an alternative compliance path with the USGBC for funding off-site EV charging stations in a public lot.

C. Sustainable Sites (SS)

SS Prerequisite 1: Construction Activity Pollution Prevention Required
The construction manager will be required to submit and implement an applicable Erosion and Sedimentation Control (ESC) Plan for the demolition and construction activities for the project. The ESC Plan will conform to the erosion and sedimentation requirements of the applicable regulations and specific municipal requirements for the City of Cambridge. Additionally, the ESC Plan will address management and containment of dust and particulate matter generated by on site demolition and construction activities. The construction documents will include measures for the implementation of an applicable ESC plan.

SS Credit 1: Site Assessment 1 maybe point
A comprehensive site assessment may be performed as part of the continued planning for the project. The design team will continue to study applicable measures of those identified in the LEED credit requirements; these may include topography, hydrology, climate, vegetation, soils, human use, and human health effects specific to the project to inform the design.

SS Credit 2 Protect or Restore Habitat 1 maybe point
Following the requirements of Option 2, the Owner may choose to provide financial support, equivalent to at least \$0.40 per square foot, to a nationally or locally recognized land trust or conservation organization within Massachusetts.

SS Credit 3 Open Space 1 credit point
The project plans to provide pedestrian friendly sidewalk improvements where applicable, a roof terrace and a green roof accessible to the building occupants. Approximately 5,500 sf of roof area is planned as vegetated and/or open space which represents more than the 30% as per the credit requirement.

SS Credit 5 Heat Island Reduction 2 credit points
The roof and non-roof hardscape materials will include light-colored surfaces to reduce the overall heat island effect impact. Additionally, portions of the roof will be vegetated. The roof membrane will be a high albedo roof product with an initial SRI value of 82 minimum. Paving materials will target an initial SR value of 33 minimum.

SS Credit 6 Light Pollution Reduction 1 credit point
The project plans to meet uplight and light trespass requirements by complying with the City of Cambridge zoning code and the LEED v4 BUG Rating method. The project site is classified under Lighting Zone 3 as per the Illuminating Engineering Society and International Darky Sky Association (IES/IDA) Model Lighting Ordinance User Guide. To meet credit requirements, the site lighting will not exceed the LEED v4 allowable luminaire backlight, uplight and glare ratings for this lighting zone.



SS Credit 7 Tenant Design and Construction Guidelines

1 credit point

Tenant Design and Construction Guidelines will outline the sustainable design and energy efficiency measures in the project and provide detailed guidance for the tenants to design and build in alignment with the project sustainability goals. Information will be included to assist tenants in pursuing LEED certification for their spaces.

D. Water Efficiency (WE)

WE Prerequisite 1 Outdoor Water Use Reduction, 30%

Required

Through the use of native/adaptive plant species selection permanent irrigation systems will not be required. Therefore, the project’s landscape water requirement (as calculated by the EPA WaterSense Water Budget Tool) will be reduced by at least 30% from the calculated baseline for the site’s peak watering month.

WE Prerequisite 1 Water Use Reduction, 20% Reduction

Required

Through the specification of low flush and flow and high efficiency plumbing fixtures, the project will reduce potable water consumption by at least 20% over the baseline calculated for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements. Preliminary water use calculations are provided below.

Flush Fixture Type	Baseline GPF	Design GPF	Uses/Day	Baseline Daily Use (Gallons)	Design Daily Use (Gallons)	% Savings
Water Closet	1.6gpf	1.28gpf	373	596.32	477.05	
Urinal	1.0gpf	.125gpf	179	178.9	22.36	
Sub-TOTAL annual water savings						35.5%
Flow Fixture Type	Baseline GPM/GP C	Design GPM/GPC	Uses/Day	Baseline Daily Use (Gallons)	Design Daily Use (Gallons)	% Savings
Public Lavatory	.5gpm	0.35gpm	551.6	137.9	96.53	
Shower for FTEs	2.5gpm	1.5gpm	16.4	205	123	
FTE Kitchen Sink	2.2gpm	1.5gpm	164	90.2	61.5	
Sub-TOTAL annual water savings						35.1%
TOTAL annual water savings						35.41%

WE Prerequisite 3 Building Level Water Metering

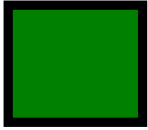
Required

The project will meet the requirements of this prerequisite by installing permanent water meters that measure the total potable water use for the building and associated grounds. In addition to installing the meters, the project will commit to sharing water usage data with the USGBC for a five-year period beginning on the date the project accepts LEED certification or typical occupancy, whichever comes first.

WE Credit 1 Outdoor Water Use Reduction 100%

2 credit points

The landscape design will incorporate native and adaptive plantings, which will not require permanent irrigation beyond the allowable 2-year establishment period. This enables the project to achieve a 100% reduction in potable water use for irrigation.



WE Credit 2 Indoor Water Use Reduction

3 credit points, 1 maybe point

Through the specification of low flow and high efficiency plumbing fixtures, the project will implement water use reduction strategies that target 35% less potable water use annually when compared to EPA baseline fixtures for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements (Refer to the summary water use calculations provided under WE Prerequisite 1 above.). Additionally, the Owner may choose to specify water closets with a flush rate of 1.1gpf to reach a 40% (4 points) indoor water use reduction.

WE Credit 4 Water Metering

1 credit point

The project is planning to install permanent water meters for two water consuming subsystems.

E. Energy and Atmosphere (EA)

EA Prerequisite 1 Fundamental Commissioning and Verification

Required

The owner will contract with a Commissioning Agent to provide fundamental commissioning services for the building energy related systems including HVAC, lighting, domestic hot water systems and building envelope. The CxA will be required to perform the scope of work required to comply with the prerequisite in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007 for HVAC & R systems. Owner's Project Requirements (OPR) and Basis of Design (BOD) documents have been developed.

EA Prerequisite 2 Minimum Energy Performance

Required

To meet the prerequisite, the building performance rating will demonstrate at a minimum, a 3% improvement in energy use by cost when compared to a baseline building performance as calculated using the rating method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2010. A whole building design energy model will demonstrate the expected performance rating of the designed building systems. The project will also meet the 9th Edition of the MA Energy Code and stretch code requirements.

These requirements are met by the selection of efficient building mechanical systems and replacing the existing windows with new windows with high performing glazing. The building roof will be replaced, providing an opportunity to improve the building envelope with increased insulation. The proposed design incorporates mechanical energy efficiency measures including high efficiency condensing boilers, and high efficiency base building equipment. Additionally, lighting power densities will be reduced in the core and shell and allowable lighting power density levels set below code maximums will be included in the tenant lease agreement.

Other energy conservation measures (ECMs) that are being considered and evaluated as the design progresses include but are not limited to the following:

- Energy efficient exterior lighting
- Roof top Photovoltaics

EA Prerequisite 3 Building Level Energy Metering

Required

To meet the requirements of this prerequisite, the project will install whole building energy meters for gas and electricity use by the core and shell project. In addition to installing the meters, the project will commit to sharing energy use data with the USGBC for a five-year period beginning on the date the project accepts LEED certification or typical occupancy, whichever comes first.



EA Prerequisite 4 Fundamental Refrigerant Management Required
CFC based refrigerants will not be used in the building HVAC & R systems. Additionally, depending on use of leasable space, equipment such as walk in freezers and coolers installed by future tenants will be required to meet credit requirements.

EA Credit 1 Enhanced Commissioning 3 maybe credit points
Enhanced Commissioning and Verification requirements may be pursued. The building owner is currently seeking a commissioning agent. The commissioning will review the proposed design to confirm the building systems will be installed and function as intended and desired.

Enhanced commissioning scope includes reviewing the owner's project requirements, and the basis of design, creating, distributing and implementing a commissioning plan, performing a design review of the project documents, witnessing on-site installations and testing and performing commissioning of installed HVAC, lighting, lighting controls and domestic hot water systems.

EA Credit 2 Optimize Energy Performance 3 credit points, 3 maybe points
The project is initiating early energy modeling and when preliminary results are available they will be shared. The project is targeting a minimum 8% energy cost savings, for three (3) points, under LEED v4 (ASHRAE 90.1-2010).

EA Credit 5 Renewable Energy Production 1 maybe credit point
The project is exploring building-mounted solar panels on the roof that will be capable of producing enough energy to equal at least 1% of the project annual energy consumption of the building.

EA Credit 7 Green Power and Carbon Offsets 2 credit points
The owner is currently planning to purchase green power and carbon offsets through a 5-year contract to offset 100% of the building's energy use with renewable sources.

F. Materials and Resources (MR)

MR Prerequisite 1 Storage and Collection of Recyclables Required
Storage of collected recyclables will be accommodated on the ground floor of the project the loading dock area. Recyclable materials collected will include mixed paper, corrugated cardboard, glass, plastics, and metals, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste. Tenants will bring their recyclables to the central storage room. A contracted waste management company will collect the recyclables on a regular basis.

MR Prerequisite 2 Construction and Demolition Waste Management Planning Required
The project will meet the requirements of this prerequisite by including a Construction Waste Management section in Division 1 of the project manual. The specification will include direction for the construction manager to submit and implement a compliant waste management plan for the duration of demolition and construction. A Demolition Waste Management plan has been developed for the construction manager to implement and follow for the duration of the demolition of the existing office building located on the project site. Waste diversion goals for



the entire project will include at least three materials (both structural and nonstructural) targeted for diversion.

MR Credit 1 Building Life Cycle Impact Reduction 2 credit points, 4 maybe points
The project will pursue this credit under Option 3 for building and materials reuse. It is anticipated that a minimum of 25% of the building structure, enclosure and permanently installed interior elements will be re-used. Alternatively, the project may be able to achieve Option1 for historic building reuse if demolition of 'middle building' façade has been reviewed and approved by the local historic preservation review board.

MR Credit 2 Building Product Disclosure and Optimization: Environmental Product Declaration 1 credit point
The project will attempt this credit via Option 1. The technical specifications include direction for the construction manager and their sub-contractors to provide and submit materials and products Environmental Product Declarations that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930 and have at least a cradle to gate scope. The project team will work to provide documentation for 20 different permanently installed products sourced from at least five different manufacturers.

MR Credit 4 Building Product Disclosure and Optimization: Material Ingredients 1 point
The project will attempt this credit via Option 1. The project manual will include the information and direction for the construction manager and their sub-contractors to provide and submit materials and products documentation identifying the chemical make-up. The documentation may be the manufacturer's inventory, Health Product Declarations or Cradle-to-Cradle certification. The project team will work to provide documentation for 20 different permanently installed products sourced from at least five different manufacturers.

MR Credit 5 Construction and Demolition Waste Management 1 credit point, 1 maybe point
The project will meet the requirements of this credit by including a Construction Waste Management section in Division 1 of the project manual. The specification will include direction for the construction manager to divert a minimum of 75% of the demolition and construction waste generated on site from area landfills. Diverted material will include at least three different material waste streams.

G. Indoor Environmental Quality (IEQ)

IEQ Prerequisite 1 Minimum IAQ Performance Required
The building mechanical systems will be designed to meet or exceed the requirements of ASHRAE Standard 62.1-2010, sections 4 through 7, and/or applicable building codes. The mechanical engineer will complete a ventilation rate procedure (VRP) calculator to verify compliance. Outdoor airflow monitors will be included in the project.

IEQ Prerequisite 2 Environmental Tobacco Smoke (ETS) Control Required
Smoking is prohibited in the building and within 25' of the building. Signage will be posted within 10' of all building entrances to indicate the interior and exterior no-smoking policy.

IEQ Credit 1 Enhanced Indoor Air Quality Strategies 1 credit point
The project will include CO2 monitoring in all densely occupied spaces. Tenant fit outs will be required to meet the requirements of this credit.



IEQ Credit 2 Low Emitting Materials 1 credit point
The project will attempt this credit through meeting the compliance criteria for the following compliant categories: interior paints and coatings; interior adhesives and sealants; flooring; composite wood.

IEQ Credit 3 Construction Indoor Air Quality Management Plan 1 credit point
The project manual will include direction for the Construction Manager to develop and implement an Indoor Air Quality Management plan in compliance with applicable control measures as stated in the SMACNA IAQ Guidelines for Occupied Buildings under construction 2nd Edition, 2007 ANSI/SMACNA 008-2008 Chapter 3. Additional measures will be implemented to ensure absorptive materials will be protected from moisture damage.

IEQ Credit 5 Quality Views 1 credit point
A direct line of sight to the outdoors will be provided for 75% of the regularly occupied floor area. 75% of the regularly occupied floor area will also have quality views to the outdoors which may include multiple lines of sight; unobstructed views; views to landscaped areas, sky, pedestrian walkways, and streetscapes. The building will use a test fit tenant layout plan to demonstrate compliance.

H. Innovation (ID)

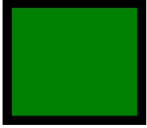
IDc1 Exemplary Performance: Pilot Credit Occupant Comfort survey 1 credit point
The project will pursue the Pilot credit for Occupant Comfort Survey by implementing a survey focused interior thermal comfort and environment 6-18 months post occupancy. The owner will commit to taking corrective action as necessary.

IDc2 Innovation: OM Starter Kit 1 credit point
The Owner will develop and implement a green cleaning plan that focuses on the use of green cleaning products and equipment in the common areas. Tenants will be required to comply with the requirements outlined in the base-building Green Cleaning program.

Additionally, the Owner will develop and implement an integrated pest management (IPM) program. The plan will require routine inspection and monitoring, along with the incorporation of integrated methods, specification of emergency application measures for pesticides, and communication strategies to building occupants. All cleaning products included in the IPM plan will adhere to the requirements listed in the Green Cleaning plan for the project. Tenants will be required to comply with the requirements outlined in the base-building IPM program.

IDc3 Innovation: Lamp Purchasing Policy 1 credit point
The project will achieve one innovation point for complying with LEED Innovation Credit: Purchasing – Lamps, which requires the owner to develop and implement a replacement lamp purchasing policy, the tenants will also comply with the policy.

IDc4 Pilot: WEpc110 Water Restoration Certificates 1 credit point
The Owner will purchase Water Restoration Certificates® (WRCs) to match the building's annual water budget based on WE credit calculations for indoor, outdoor and process water use.



IDc5 Exemplary Performance, 40+ EPDs AND/OR 40+ HPDs 1 maybe point
The project will target specifying and installing 40 or more materials and products with compliant HPDs and/or 40 or more materials and products with compliant EPDs to meet the exemplary performance threshold.

IDc6 LEED Accredited Professional 1 credit point
Many members of the team are LEED Accredited Professionals (AP's).

I. Regional Priority (RP)

Regional Priority Credits (RPCs) are established by the USGBC to have priority for a particular area of the country. When a project team achieves one of the designated RPCs and additional credit is awarded to the project. LEED v4 RPCs applicable to the Cambridge area include: renewable energy production (3%/2 points), optimize energy performance (17%/8 points), high priority site (2 points), building life cycle impact reduction (2 points), rainwater management (2 points), and indoor water use reduction (4 points). This project is tracking the following RPCs:

RPC1 LTc3 High Priority Site (2 points) 1 point
RPC2 WEc2 Indoor Water Use Reduction (4 points) 1 maybe point

END OF DOCUMENT



LEED v4 for Core and Shell Development Project Scorecard

Project Name: **The Abbot Buildings**

Address: 1 JFK Street Cambridge, MA 02138

PROJECT TOTALS

Phase	50	16	4	40
	Yes	M+	M-	No

GENERAL PROJECT DOCUMENTATION

D	Y	PI form 1	Minimum Program Requirements	Req'd	
		Yes	M+	M-	No

INTEGRATIVE PROCESS 1

D	1	0	0	0	Credit 1	Integrative Process	1
	Yes	M+	M-	No			

LOCATION & TRANSPORTATION 20

D				N	Credit 1	LEED for Neighborhood Development Location	20
D	2				Credit 2	Sensitive Land Protection	2
D	2			1	Credit 3	High Priority Site	2-3
D	6				Credit 4	Surrounding Density and Diverse Uses	1-6
D	6				Credit 5	Access to Quality Transit	1-6
D	1				Credit 6	Bicycle Facilities	1
D	1				Credit 7	Reduced Parking Footprint	1
D			1		Credit 8	Green Vehicles	1
	Yes	M+	M-	No			

SUSTAINABLE SITES 11

C	Y				Prereq 1	Construction Activity Pollution Prevention	Req'd
D		1			Credit 1	Site Assessment	1
D		1		1	Credit 2	Site Development - Protect or Restore Habitat	1-2
D	1				Credit 3	Open Space	1
D				3	Credit 4	Rainwater Management	2-3
D	2				Credit 5	Heat Island Reduction	1-2
D	1				Credit 6	Light Pollution Reduction	1
D	1				Credit 7	Tenant Design and Construction Guidelines	1
	Yes	M+	M-	No			

WATER EFFICIENCY 11

D	Y	Prereq 1	Outdoor Water Use Reduction	Req'd
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D	Y				Prereq 2	Indoor Water Use Reduction	Req'd
D	Y				Prereq 3	Building-level Water Metering	Req'd
D	2				Credit 1	Outdoor Water Use Reduction	1-2
D	3	1		2	Credit 2	<u>Indoor Water Use Reduction (TLSA)</u>	1-6
D				2	Credit 3	Cooling Tower Water Use	1-2
D	1				Credit 4	Water Metering	1

Yes M+ M- No

5	7	2	19	ENERGY & ATMOSPHERE			33
C	Y				Prereq 1	Fundamental Commissioning and Verification	Req'd
D	Y				Prereq 2	<i>Minimum Energy Performance (TLSA)</i>	Req'd
D	Y				Prereq 3	Building-level Energy Metering	Req'd
D	Y				Prereq 4	<i>Fundamental Refrigerant Management (TLSA)</i>	Req'd
C		3		3	Credit 1	Enhanced Commissioning	2-6
D	3	3	2	10	Credit 2	<u>Optimize Energy Performance (TLSA)</u>	1-18
D				1	Credit 3	Advanced Energy Metering	1
C				2	Credit 4	Demand Response	1-2
D		1		2	Credit 5	<u>Renewable Energy Production</u>	1-3
D				1	Credit 6	Enhanced Refrigerant Management (TLSA)	1
C	2				Credit 7	Green Power and Carbon Offsets	1-2

Yes M+ M- No

5	5	0	4	MATERIALS & RESOURCES			14
D	Y				Prereq 1	Storage & Collection of Recyclables	Req'd
C	Y				Prereq 2	Construction and Demolition Waste Management Plan	Req'd
C	2	4			Credit 1	<u>Building Life-Cycle Impact Reduction</u>	2-6
C	1			1	Credit 2	Building Product Disclosure & Optimization-EPD's	1-2
C				2	Credit 3	Building Product Disclosure & Optimization-Raw Materials	1-2
C	1			1	Credit 4	Building Product Disclosure & Optimization-Material Ingredients	1-2
C	1	1			Credit 5	Construction and Demolition Waste Management	1-2

Yes M+ M- No

4	0	0	6	INDOOR ENVIRONMENTAL QUALITY			10
D	Y				Prereq 1	<i>Minimum IAQ Performance (TLSA)</i>	Req'd
D	Y				Prereq 2	<i>Environmental Tobacco Smoke (ETS) Control (TLSA)</i>	Req'd
D	1			1	Credit 1	<i>Enhanced IAQ Strategies (TLSA)</i>	1-2
C	1			2	Credit 2	Low-Emitting Materials	1-3
C	1				Credit 3	Construction IAQ Management Plan	1
D				3	Credit 7	Daylight	1-3

D	1				Credit 8	Quality Views	1
	Yes	M+	M-	No			

5	1	0	0	INNOVATION IN DESIGN	6
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D	1				Credit 1	Innovation Credit: Walkable Sites	1
D	1				Credit 2	Innovation Credit: O&M Starter Kit	1
D	1				Credit 3	Innovation Credit: Purchasing, Lamps	1
C	1				Credit 4	Innovation Credit: Pilot Credit WEpc110 Water Restoration Certificates	1
C		1			Credit 5	Innovation Credit: EP 40+ EPD's or 40+ HPD's	1
C	1				Credit 6	LEED Accredited Professional	1
	Yes	M+	M-	No			

1	0	1	2	REGIONAL PRIORITY	4
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02138 - Cambridge, MA: LTc3 (2pts), SSc4 (2 pts), WEc2 (4 pts), EAc2 (8 pts), EAc5 (2 pts)

D			1		Credit 1	<u>EAc2 Optimize Energy Performance (17%/8 pts)</u>	1
D				1	Credit 2	<u>WEc2 Indoor Water Use Reduction (4 pts)</u>	1
D	1				Credit 3	<u>LTc3 High Priority Site (2 pts)</u>	1
D				1	Credit 4	<u>SSc4 Rainwater Management (2 pts)</u>	1
	Yes	M+	M-	No			

50	16	4	40	PROJECT TOTALS (Certification Estimates)	110
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Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

DIMENSIONAL FORM

Project Address: The Abbot Buildings

Application Date: 11.03.2017

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	15,850 sq ft	none	no change	
Lot Width (ft)	151 ft	none	no change	
Total Gross Floor Area (sq ft)		63,400 sf		
Residential Base	-	-	-	
Non-Residential Base	54,747 sq ft	63,400 sq ft	63,400 sq ft	
Inclusionary Housing Bonus	-	-	-	
Total Floor Area Ratio	-	-	-	
Residential Base	-	-	-	
Non-Residential Base	3.45	4.0	4.0	
Inclusionary Housing Bonus	-	-	-	
Total Dwelling Units	None	-	-	
Base Units	-	-	-	
Inclusionary Bonus Units	-	-	-	
Base Lot Area / Unit (sq ft)	-	-	-	
Total Lot Area / Unit (sq ft)	-	-	-	
Building Height(s) (ft)	Existing & 32 ft	60 ft or 80 ft w/ Special Permit	Existing & 65 ft 6 in	
Front Yard Setback (ft)	0 ft	none	0 ft	
Side Yard Setback (ft)	0 ft	none	0 ft to 7 ft 8 in	
Side Yard Setback (ft)	0 ft	none	0 ft	
Rear Yard Setback (ft)	0 ft	none	N/A	
Open Space (% of Lot Area)	0	none	0	
Private Open Space	-	-	-	
Permeable Open Space	-	-	-	
Other Open Space (Specify)	-	-	-	
Off-Street Parking Spaces	0	43	0	
Long-Term Bicycle Parking	0	13	14	
Short-Term Bicycle Parking	0	29	0	
Loading Bays	0	3	0	

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

plus an additional 8,347 sf exempted basement space


OWNERSHIP CERTIFICATE

Project Address: 1-7 & 9-11 JFK St, 18-20 Brattle **Application Date:**

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

I hereby authorize the following Applicant: _____
at the following address: _____
to apply for a special permit for: height, parking & basement GFA
on premises located at: 1-7 & 9-11 JFK Street, 18-20 Brattle Street
for which the record title stands in the name of: Harvard Collection LLC
whose address is: 410 Park Ave, Suite 1220, New York NY

by a deed duly recorded in the:
Registry of Deeds of County: Middlesex Book: 1480 Page: 112
OR Registry District of the Land Court, Book: Page:
Certificate No.: _____



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

Krista C. Di Iaconi
Senior Vice President

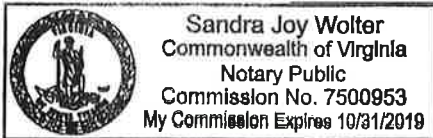
To be completed by Notary Public:

VIRGINIA
Commonwealth of ~~Massachusetts~~, County of FAIRFAX

The above named KRISTA Di Iaconi personally appeared before me,
on the month, day and year SANDRA WALTER and made oath that the above statement is true.

Notary: Sandra Joy Walter
10/31/2019

My Commission expires:





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*; Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet,
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 1-7 & 9-11 JFK Street, 18-20 Brattle Street

Applicant: Harvard Collection, LLC

Attention: c/o James J. Rafferty, Esq.
Adams & Rafferty
675 Massachusetts Avenue, 5th Fl.
Cambridge, Mass. 02139

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Renovate the buildings at 1-7 JFK Street and 18-20 Brattle Street.
2. Demolish the Corcoran's (Urban Outfitters') Building at 9-11 JFK Street and construct new infill building.
3. Alter storefronts, except for the Tess storefront at 18-20 Brattle Street.
4. Construct an upper story addition and roof terrace on the combined buildings.

Approval was granted with respect to the massing, scale, and general exterior design as shown on the plans by Prellwitz Chilinski Associates titled, "The Collection at Harvard Square," and dated April 11, 2017, and plans of the same date described as revised May 25, 2017 and was supported by the following findings,

1. that demolition and replacement of the Corcoran's/Urban Outfitters building conforms to the language of the Harvard Square Conservation District guidelines for demolition, and
2. that the proposed infill replacement building, and the renovations and additions to the other buildings

conform to the guidelines for new construction and additions in such district,

Approval was granted subject to further Commission review and approval of the following features:

1. The entrances of the Abbot Building and 18 Brattle Street;
2. The cornice returns of the Abbot Building;
3. The walled-up window openings in the west elevation of 18 Brattle Street;
4. The number and design of the storefronts and associated signage;
5. The cladding material of the penthouse;
6. The design and material of the rooftop patio railing;
7. Construction materials and details throughout; and
8. Exterior restoration details and methods.

And with the further understanding that the applicant should return to the Historical Commission for final approval when Planning Board review has been substantially completed.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: 3678

Date of Certificate: 8 June 2017

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 8 June 2017.

By William B. King, Chair.

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____. Appeal has been filed _____. Date _____, City Clerk