



41 LINSKEY | PLANNING BOARD CASE 243

DESIGN REVIEW NON-GRAPHIC MATERIAL | JULY 05, 2017

PROJECT ADDRESS
41 Linskey Way
Cambridge, MA

OWNER
Alexandria Real Estate Equities
400 Technology Square, Suite 101
Cambridge, MA 02139





ALEXANDRIA®

July 6, 2017

Mr. H. Theodore Cohen
Chair
Cambridge Planning Board
341 Broadway
Cambridge, MA 02139

**Re: Planning Board Case No. 243
41 Linskey Way Design Review**

Dear Mr. Cohen:

Pursuant to the provisions of the above-captioned PUD Special Permit, Alexandria Real Estate Equities, Inc. (ARE) is pleased to submit the enclosed material for Design Review of 41 Linskey Way.

The Final Development Plan approved by the Board on June 1, 2010 states that “The existing building at 41 Linskey Street shall be adapted for re-use as a commercial building, with a new annex constructed on the building’s north side to include Active Uses as defined in Section 13.59.31 of the Zoning Ordinance”.

As depicted in the submitted material, the Mixed-Mode Transportation Hub referred to in the Special Permit Decision and the Zoning Ordinance will be located on the ground floor of the new annex. The remainder of the space will be occupied entirely by active uses including a multi-level conference center and a full-service restaurant.

We look forward to our appearance before the Board at your August 8, 2017 meeting.

Thank you for your time and effort in this matter.

Very truly yours,

Thomas J. Andrews
Executive Vice President – Regional Market Director
Alexandria Real Estate Equities, Inc.

41 LINSKEY WAY – DESIGN REVIEW

SITE CHARACTERISTICS AND IMPROVEMENTS

The 41 Linskey site is currently comprised of an existing three story masonry building originally constructed circa 1907 for factory and warehouse uses located at the southeast corner of the parcel and which covers the majority of the site. The existing building includes a partially below-grade basement story and is bounded closely by sidewalks on two sides along Linskey Way and Second Street. The existing building will be adapted for reuse as a conference center with a ground floor transportation center. The building will be expanded horizontally with a new addition to the north toward Binney Street as well as a vertical addition to provide a new fourth floor with a mechanical roof penthouse above.

The proposed expanded footprint will be set back from the northern property line to accommodate the Binney Street cycle-track, a tree buffer and a generous open space for active uses. This work will be consistent with Streetscape Type 1 (Binney Street) articulated in the Final Development Plan. A Mixed-Mode Transportation Center / Mobility Hub is included in the building program and will be positioned at the corner of Binney Street and Second Street to be in a centralized location.

The western edge of the site has been given special consideration through the design process. This space is of significant importance as it contains a through block passage between the buildings at 100 Binney and 41 Linskey providing connectivity to Binney Street from Kendall Square. The open space will accommodate multiple active uses while the designed landscape will act as a softened backdrop against the existing structures. The design of this area will be consistent with Urban Space Type 2 (Through-Block Connectors) as defined in the Binney Street Final Development Plan.

The proposed design at the southern and eastern edge, along Linskey Way and Second Street respectively, will accommodate several public realm improvements including a new sidewalk, bicycle parking, curb and street tree zone. The design for both of these areas the length of the street along Linskey Way, as well as the design for the east edge of the site along Second Street, will be consistent with Streetscape Type 2 (Local Streets) as defined in the Binney Street Final Development Plan.

BUILDING DESIGN

The design of 41 Linskey adaptively reuses the small yet dignified existing three-story brick building currently on the site by incorporating it into the overall four-story composition of the new annex/addition. The existing building, a former maple syrup canning facility erected more than a hundred years ago, exudes a simple and strong forthrightness in its shape, material, and detail - qualities that the proposed new addition emulates out of respect for, and in deference to, the original. Each of the major materials in the simple palette of the exterior of the annex/addition - granite, weathering wood and metal, blackened steel, board-formed concrete, and black-framed windows - is detailed plainly and intended to age with the same grace that has benefitted the existing brick building. The design of the overall project purposely retains exterior views of the existing building on each of its four sides. Where the existing building is veiled by the annex/addition on the exterior, it remains fully visible on the interior.

The arrangement of the forms and functions of the proposed new annex/addition take their cues from the exterior organization of the existing building. For instance, just as the large doors and windows on the east and west elevations of the public restaurant in the existing building create an impression of openness and welcome on that level, the first floor of the new annex/addition continues that welcoming openness by virtue of floor-to-ceiling glass on the north, west, and east sides of the mixed-mode transportation hub near Binney Street. The windows of the meeting rooms on the second and third floors of the existing building are smaller and more uniform than those on the first floor, a characteristic that is referenced by the steady rhythm of vertical weathered wood fins in the windows of the meeting rooms on the second and third floor of the new annex/addition. The rhythm and spacing of the brick piers of the existing building carry across the verticals of the windows on all sides of the annex/addition and especially in the colonnade of round three-story tall columns that celebrate the main entrance porch on the west through-block passage side of the project. The double-height windows of the fourth floor of the annex/addition extend the rhythm of the existing piers across the entire composition. The faces of the fourth floor windows to the north and west are set back from the edges of the weathering metal skin roof in order to create sheltered outdoor terraces for seasonal enjoyment. At the south end of the fourth floor, staff areas for food preparation and service, along with mechanical equipment, are clad in weathered wood planks arranged in horizontal bands to reflect the height of the windows of the existing building below.

As a means to bind the existing building and the new annex/addition together visually, an intermittently open rain-screen skin of weathering metal along the east side of the existing and new portions of the building rises from dark granite bases at street level to the roof without touching the existing building. Large openings in the skin allow ample views of the existing building, while two new staircases for patrons and staff ascend between the new metal skin and existing brick wall. The north and south walls of these stair halls are fully glazed from street to roof to allow unimpeded views of the east side of the existing building. While the weathering metal skin complements the color of the existing brick without imitating it, it specifically refers to the weathered metal roofs of maple "sugar houses" of New Hampshire and Vermont where sap would have been boiled down to syrup and then shipped to the existing building for canning.

Modifications to the existing building include new historically-correct windows, new roof, repair and repointing of existing masonry, new interior structure, replacement of the existing raised first floor with a new on-grade floor, and lowering of the first floor window and door sills in select areas to align with the new floor level and exterior grade.

RETAIL AND ACTIVE USES

A primary design consideration in making adaptive re-use of the building more conducive to retail and active uses is the proposed lowering of the entire existing first floor structure, currently elevated approximately four feet, to meet surrounding grade. This floor relocation also allows planned active uses for the first floor, namely a Transportation Center / Mobility Hub, lobby and restaurant, to take advantage of the resulting increased floor-to-floor heights thereby making these spaces feel open and inviting to pedestrians from outside and to patrons within. Several first floor window openings within the existing building façade will be lowered to grade for new door and window openings to further connect interior activities to the surrounding site. The new horizontal and vertical building additions include extensive areas of all-glass exterior walls so that activities within the building are perceived from surroundings.

The building program includes the aforementioned Transportation Center / Mobility Hub, lobby and restaurant on the first floor, conferencing & meeting spaces on the second and third floors, and a restaurant / lounge on the fourth floor with balcony seating. Back of house kitchen and mechanical functions are located primarily in a new below-grade basement level or the roof penthouse in order to maximize active use spaces on the first through fourth floors. To further enhance the public realm, outdoor dining is envisioned in portions of the open space on the west side of the building as part of the pedestrian experience consistent with Urban Space Type 2 (Through Block Connectors) and Type 3 (Active Gathering Areas) as described in the Binney Street Final Development Plan.

ARTICLE 22

SCHEMATIC DESIGN SUSTAINABILITY INITIATIVES NARRATIVE

41 LINSKEY WAY

ALEXANDRIA STREET AT KENDALL SQUARE

CAMBRIDGE, MASSACHUSETTS

ALEXANDRIA REAL ESTATE EQUITIES, INC.



July 5, 2017

41 Linskey Way

I. Project Description

The 41 Linskey Way project, which is part of the Alexandria Center at Kendall Square planned urban development master plan, is being designed under the guidelines of the LEED Green Building Design and Construction for New Construction Version 2009 of the U.S. Green Building Council. The project is registered with the United States Green Building Council and is pursuing a Silver Certification. This means that the 41 Linskey Way project is being designed and will be built to a level of efficiency and sustainability above and beyond standard practice. Specifically, the 41 Linskey Way project is being designed for high levels of energy efficiency, occupant comfort, and environmental responsiveness.

II. AFFIDAVIT

As the LEED Project Administrator, I have reviewed the project documents and consulted with the Owner and Design and Construction team to address LEED-related issues and will be compiling LEED Documentation that meets the review requirements stated in the LEED Reference Guide for Green Building Design and Construction 2009 Edition to qualify the project for a minimum of a Silver Certification. A LEED Silver Certification meets the requirements of the green building requirement under Article 22.20 of the Cambridge Zoning Ordinance. A copy of my LEED AP EB:O&M Certificate can be found in Appendix A.



Heather Payson, LEED AP EB: O&M
Project Manager

Vidaris, Inc.
hpayson@vidaris.com
www.vidaris.com

New York (HQ)
360 Park Avenue South, 15th Floor
New York, New York 10010
T: 212.689.5389 x 204

41 Linskey Way

III. LEED v2009 CORE & SHELL SCORECARD

Sustainable Sites	19 points
Water Efficiency	6 points
Energy & Atmosphere	8 points
Materials & Resources	5 points
Indoor Environmental Quality	8 points
Innovation & Design Process	6 points
<u>Regional Priorities</u>	<u>3 points</u>
	55 points

A copy of the LEED Scorecard can be found in Appendix B.

IV. LEED CREDIT NARRATIVES

A. SUSTAINABLE SITES

SSp1 Construction Activity Pollution Prevention

[Required]

The 41 Linskey Way Construction Documents will include a Soil Erosion Sedimentation Control Plan developed in accordance with the EPA Construction General Permit of the NPDES. A Stormwater Pollution Prevention Plan (SWPPP) will also be developed for the site in accordance with the requirements of the US EPA's National Pollutant Discharge Elimination System Construction General Permit. These documents will be used to document compliance with this prerequisite.

SSc1 Site Selection

[1 point]

The 41 Linskey Way project is a dense urban location on an infill site that translates into lower environmental impact than a similar development on an undeveloped site or Greenfield. In addition, the development continues the rejuvenation of the surrounding neighborhoods.

SSc2 Development Density

[5 points]

The high density of construction on the site will support greater levels of mass transit use and will support increased neighborhood amenities. In contrast to ex-urban sites, the 41 Linskey Way project is located to take advantage of the existing infrastructure, will not increase urban sprawl, and will not displace natural habitats with new road and infrastructure construction.

SSc3 Brownfield Redevelopment

[1 point]

The project is located on a previously developed site that was determined to be a Brownfield by a local government agency. A site survey was performed and site remediation efforts will be undertaken to determine the site clean prior to demolition and new construction activities taking place.

SSc4.1: Alternative Transportation Access – Public Transportation Access

[6 points]

The Alexandria Center at Kendall Square project will be a model for alternative transportation by creating a comprehensive transportation plan. The plan will aim to reduce pollution from single-occupancy-vehicles, encourage cycling and the use of mass transportation. 41 Linskey Way is located within half a mile walking distance to the Red Line MBTA at Kendall Square and the Green Line at Lechmere Station. Additionally, Alexandria, the developer, is providing a Shuttle bus to North Station and to the Red and Green MBTA lines.

41 Linskey Way

SSc4.2: Alternative Transportation Access – Bicycle Storage & Changing Rooms [1 point]

All 41 Linskey Way staff will be provided access to the bicycle storage, showers, and changing rooms located at the neighboring building, 100 Binney Street. Visitors to 41 Linskey Way will also be provided access to the bicycle storage 100 Binney Street.

SSc4.4: Alternative Transportation Access – Parking Capacity [2 points]

The 41 Linskey Way project will not include construction of any new parking thereby satisfying the requirements of this credit.

SSc6.1 Storm Water Design - Quality Control [1 point]

The Alexandria Center at Kendall Square development has an extensive new stormwater infrastructure in addition to site-specific measures. Site landscaping will also help reduce run off by infiltrating storm water onsite. Through these combined strategies the project will satisfy the requirements of this credit.

SSc6.1 Storm Water Design - Quantity Control [1 point]

The Alexandria Center at Kendall Square development has an extensive new stormwater infrastructure in addition to site-specific measures. Site landscaping will also help reduce run off by infiltrating storm water onsite. Through these combined strategies the project will satisfy the requirements of this credit.

SSc7.1 Heat Island Effect, Non-Roof [1 point]

Hardscape design at 41 Linskey way will include gray concrete, light pavers, and exposed aggregate. These material types are anticipated to satisfy the hardscape SRI requirements of this credit.

B. WATER EFFICIENCY

WEp1 & WEc3 Water Use Reduction [2 points]

The plumbing fixture selection will implement strategies to reduce water consumption by 30% when compared to a conventional design. The specified plumbing fixtures include 1.28 gpf water closets, 0.13 gpf urinals, 0.5 gpm lavatories, and 1.5 gpm pantry sinks for the front of house spaces. Fixture selection for the back of house spaces includes 1.28 gpf water closets, 0.13 gpf urinals, 0.1 gpc lavatories, and 1.5 gpm pantry sinks. Any pre-rinse spray valves used in the commercial kitchen space will have a flow rate of 1.6 gpm or less.

WEc1 Water Efficient Landscaping [4 points]

The landscape design at 41 Linskey Way will implement strategies to reduce potable water for irrigation. Careful selection of native/adaptive and drought tolerant plant species combined with efficient irrigation techniques will be combined to yield water savings. Additionally, collected stormwater will be used to meet all irrigation demand. The irrigation system for 41 Linskey Way shall be supplied by the non-potable, reclaimed water supply at 100 Binney Street, located adjacent to the project site, just to the west.

C. ENERGY & ATMOSPHERE

EAp1 & EAc3 Commissioning of Building Energy Systems [2 points]

To ensure that all heating, cooling, ventilation systems and associated controls, lighting and domestic hot water function correctly, 41 Linskey Way will be commissioned. The Commissioning Agent will review the project documents, develop the applicable Specification Sections and Commissioning Plan, review the Owner's Project Requirements and Basis of Design, review contractor submittals, develop

41 Linskey Way

a Systems Manual, and train the O&M Staff. A commissioning Report will be issued once the Commissioning Tasks are completed.

EAp2 & EAc1 Optimized Energy Performance

[3 points]

41 Linskey Way will meet or exceed the requirements of the energy code referenced in the Massachusetts State Building Code, 8th Edition and improve the efficiency of the facility.

EAp3: Fundamental Refrigerant Management

[Required]

41 Linskey Way is a new building with all new HVAC&R equipment; no CFC-based refrigerants will be used in the HVAC systems

EAc6 Measurement & Verification

[1 Points]

41 Linskey Way design will include permanently installed energy and water meters. Ownership will track energy consumption through Energy Star Portfolio Manager and will share the tracked data with the USGBC.

EAc6 Green Power

[2 Points]

Ownership will purchase Renewable Energy Credits (RECs) equal to 35% of the building's electricity consumption for 2 years. The quantity of RECs purchased will be determined based on the outputs of the energy model completed under EAp2 & EAc1.

D. MATERIALS & ATMOSPHERE

MRp1 Storage & Collection of Recycling

[Required]

In an effort to reduce the amount of waste material that ends up in the already over-burdened landfills, the 41 Linskey Way project will implement a building wide recycling program. Easily accessible areas will be dedicated for recyclable waste materials. At a minimum, all clean paper, corrugated cardboard, glass, plastics, and metals will be collected in separate bins labeled accordingly located within the building.

MRc2 Construction Waste Management

[2 points]

Project Specification Section 017418 Construction Waste Management will provide detailed information regarding LEED requirements for the project goal to divert 75% or more of site generated construction and demolition waste from landfills. A Construction Waste Management Plan will be developed for the project. Materials will be recycled, salvaged, or where feasible, re-used on site.

MRc4 Recycled Content

[1 point]

Project Specifications will be written to maximize the amount of building materials with recycled content. Major building components containing recycled content that will be targeted include concrete with fly ash, structural and reinforcing steel, metal decking, hollow metal doors and frames, and gypsum board.

MRc5 Regional Content

[1 point]

Project Specifications will be written to maximize the amount of building materials that are considered regional materials. To the greatest extent possible, the CM will be asked to give preference to building materials that have been locally manufactured, as well as extracted, harvested or recovered within 500 miles. These materials typically include concrete components and structural and reinforcing steel.

41 Linskey Way

MRC6 Certified Wood

[1 point]

Project Specifications will be written to maximize the amount of building materials that are FSC certified. To the greatest extent possible, the CM will be asked to give preference to building materials that are FSC certified to fulfill credit.

E. INDOOR ENVIRONMENTAL QUALITY

IEQp1 Minimum IAQ Performance

[Required]

41 Linskey Way will be designed to meet ASHRAE 62.1-2007 standards for outdoor air requirements.

EQp2: Environmental Tobacco Smoke (ETS) Control

[Required]

Smoking is prohibited within the building and within 25 feet of entry doors, operable windows and air intakes. Signage will be installed at all regularly used entrances clearly indicating the smoking is prohibited within 25 feet.

IEQc1 Outdoor Air Delivery Monitoring

[1 point]

The ventilation system will have outdoor airflow measurement devices for all systems where 20% or more of the design supply airflow serves non-densely occupied spaces. These devices will be programmed to generate an alarm when the conditions vary by 10% or more from the design value. Additionally, CO2 sensors will be installed in all densely occupied space, the sensors will be installed between 3' & 6' above the finished floor and will be programmed to generate an alarm when the conditions vary by 10% or more from the design value

IEQc3 Construction IAQ Management Plan - During Construction

[1 point]

Project Specification Section 018119 Construction Indoor Air Quality Management will provide detailed information regarding LEED requirements for the development and implementation of the IAQ Plan. A Construction Indoor Air Quality Management Plan (IAQ Plan) will be developed for the project to protect absorptive building materials and ventilation systems from moisture, damage, and debris in an effort to improve the interior environment for future building occupants. Ductwork will be wrapped in plastic sheeting and high efficiency filtration media will be installed if mechanical systems are used during construction. All filtration media will be replaced immediately prior to occupancy.

EQc4.1: Low-Emitting Materials – Adhesives and Sealants

[1 point]

Project Specification Section 018123 Volatile Organic Compound Limits will provide detailed information regarding LEED requirements for allowable VOC limits for all interior, field-applied products. All adhesives and sealants will be thoroughly reviewed during the contractor submittal process prior to installation on the job.

EQc4.2: Low-Emitting Materials – Paints and Coatings

[1 point]

Project Specification Section 018123 Volatile Organic Compound Limits will provide detailed information regarding LEED requirements for allowable VOC limits for all interior, field-applied products. All paints and coatings will be thoroughly reviewed during the contractor submittal process prior to installation on the job.

EQc4.3: Low-Emitting Materials – Flooring Systems

[1 point]

Project specifications will be crafted to include detailed information regarding LEED requirements for LEED compliant flooring products and adhesives. All flooring products and adhesives will be thoroughly reviewed during the contractor submittal process prior to installation on the job.

EQc4.4: Composite Wood and Agrifiber

[1 point]

Project specifications will be crafted to include detailed information regarding LEED requirements for all interior applied composite wood and agrifiber products. All wood products will be thoroughly reviewed during the contractor submittal process prior to installation on the job.

IEQc7 Thermal comfort

[1 point]

The heating and cooling systems will be designed in accordance with ASHRAE Standard 55-2004 Thermal Environmental Conditions for Human Occupancy. This standard considers multiple parameters that affect comfort, including temperature, thermal radiation, air speed, humidity, clothing insulation, and metabolic rate.

EQc8.2: Daylight and Views – Views

[1 point]

The building has been designed to maximize views for all regularly occupied spaces. Credit documentation will be based on tenant test-fits to demonstrate that 95% of seated, regularly occupied spaces have access to views.

F. INNOVATION IN DESIGN

IDc1.1 Innovation in Design, Exemplary Performance Development Density

[1 point]

The project is developed in a previously developed, dense urban area with an existing infrastructure having a development density twice that of the average property density within the surrounding neighborhood.

IDc1.2 Innovation in Design, Exemplary Public Transportation Access

[1 point]

41 Linskey Way will earn an Innovation credit for locating the project near public transportation that offers more than 200 rides per day between 2 or more subway lines.

IDc1.3 Innovation in Design, Low Mercury Lighting

[1 point]

All mercury containing lamps installed at the project will have a mercury content below 80 picograms per lumen hour of light output, on a weighted average basis. Ownership will commit to maintaining this program (for any lamp replacements) for at least the first 2 years of the project

IDc1.4 Innovation in Design, Exemplary Performance Green Power

[1 point]

Ownership will double the green power purchase quantity required under EAc4. The quantity to be purchased will be determined based on the energy model.

IDc1.4 Innovation in Design, Green Housekeeping

[1 point]

Ownership will develop and implement a comprehensive Green Housekeeping Plan that will protect the improved IAQ established during the design and construction process. The plan will establish standard procedures, protocols, and training to reduce the quantity and toxicity of products using in building cleaning. The plan will also provide O&M personnel guidance in procuring appropriate chemicals and cleaning equipment to both reduce evaporative VOCs/ residues, and protect building hygiene and safety.

IDc2 LEED Accredited Professional

[1 point]

Several team members on the Project Team are LEED APs and qualify to fulfill this role. As the LEED Project Administrator, a professional from Vidaris, Inc. will sign this LEED Credit Form.

G. REGIONAL PRIORITY

Ssc3: Brownfield Redevelopment

[1 point]

This credit has been identified as a unique environmental issue for the region; the project will earn an additional point for achieving this point.

Ssc6.1: Stormwater Design – Quantity Control

[1 point]

This credit has been identified as a unique environmental issue for the region; the project will earn an additional point for achieving this point.

Ssc7.1: Heat Island Effect – Non-Roof

[1 point]

This credit has been identified as a unique environmental issue for the region; the project will earn an additional credit for achieving this point.

V. VI. REGULATORY REQUIREMENTS FOR SUSTAINABLE DESIGN

A. Vehicle Trip Reduction Commitments

Landlord commitments:

- Promote employee participation to on-site amenities such as ATM's, retail, and restaurants
- Promote employee and patron participation in alternative transportation by creating a comprehensive transportation plan. The plan includes a mixed-mode transportation hub with a waiting area for shuttle bus service, information on car-sharing programs and mass transit and pedestrian accessibility to the Red Line MBTA at Kendall Square and the Green Line at Lechmere Station.

B. Sustainable Construction Commitments

Landlord commitments:

- Landlord has committed to designing and building 41 Linskey Way under the guidelines of the U.S. Green Building Council's LEED Green Building Design and Construction Version 2009 to a minimum of a Silver level.

C. Recycling Commitments

Landlord commitments:

- Landlord has committed to providing areas for storage and collection of recycling.

APPENDIX A

LEED AP O+M CERTIFICATE



10561183-AP-O+M

CREDENTIAL ID

13 MAR 2014

ISSUED

13 MAR 2018

VALID THROUGH

GREEN BUILDING CERTIFICATION INSTITUTE CERTIFIES THAT

Heather Payson

HAS ATTAINED THE DESIGNATION OF

LEED ACCREDITED PROFESSIONAL

with a Building Operations + Maintenance
Specialty

by demonstrating the knowledge and
understanding of green building practices and
principles needed to support the use of the LEED®
Green Building Rating System™.

Handwritten signature of Gail Vittori in black ink.

GAIL VITTORI, GBCI CHAIRPERSON

Handwritten signature of Mahesh Ramanujam in black ink.

MAHESH RAMANUJAM, GBCI PRESIDENT

APPENDIX B

LEED SCORECARD &
USGBC LEED PROJECT REGISTRATION RECEIPT

110 55 15 8 32 Total Project Score

Certified 40 points
Silver 50 points
Gold 60 points
Platinum 80 points

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
26	19	3	1	3		Sustainable Sites 26 Possible Points
Av	E	L	P	LL	NV	
Y						Prereq 1 Construction Activity Pollution Prevention
1	1					SS 1 Site Selection
5	5					SS 2 Development Density & Community Connectivity
1	1					SS 3 Brownfield Redevelopment
6	6					SS 4.1 Alternative Transportation - Public Transportation
1	1					SS 4.2 Alternative Transportation - Bicycle and Changing Rooms
3			3			SS 4.3 Alternative Transportation - Fuel Efficient Vehicles
2	2					SS 4.4 Alternative Transportation - Parking Capacity
1					1	SS 5.1 Site Development - Protect or Restore Habitat
1					1	SS 5.2 Site Development- Maximize Open Space
1	1					SS 6.1 Stormwater Design, Quantity Control
1	1					SS 6.2 Stormwater Design, Quality Control
1	1					SS 7.1 Heat Island Effect, Non Roof
1				1		SS 7.2 Heat Island Effect, Roof
1					1	SS 8 Light Pollution Reduction

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
10	6	1		3		Water Efficiency 10 Possible Points
Av	E	L	P	LL	NV	
Y						Prereq 1 Water - Use Reduction - (20%)
4	4					WE 1.1-1.2 Water Efficient Landscaping - (50% and 100%)
2					2	WE 2 Innovative Wastewater Technologies - (50%)
4	2	1			1	WE 3 Water Use Reduction - (30%, 35%, 40%)

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
35	8	5	3	19		EA Totals 35 Possible Points
Av	E	L	P	LL	NV	
Y						Prereq 1 Fundamental Commissioning
Y						Prereq 2 Minimum Energy Performance
Y						Prereq 3 Fundamental Refrigerant Management
19	3	1	2	13		EA 1 Optimize Energy Performance
7				6		EA 2 On Site Renewable Energy
2	2					EA 3 Enhanced Commissioning
2			2			EA 4 Enhanced Refrigerant Management
3	1	2				EA 5 Measurement & Verification
2	2					EA 6 Green Power

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
14	5	2		7		Materials & Resources 14 Possible Points
Av	E	L	P	LL	NV	
Y						Prereq 1 Storage & Collection of Recyclables
3					3	MR 1.1 Building Reuse - Keep Existing Walls, Floors & Roof
1					1	MR 1.2 Building Reuse - Keep Interior Non-Structural Elements
2	2					MR 2 Construction Waste Management - (50%, 75%)
2					2	MR 3 Materials Reuse - Reuse building materials and products
2	1	1				MR 4 Recycled Content - (10%, 20%)
2	1	1				MR 5 Regional Materials - (10%, 20%)
1					1	MR 6 Rapidly Renewable Materials - (2.5%)
1	1					MR 7 Certified Wood - (50%)

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
15	8	4	3			Indoor Environmental Quality 15 Possible Points
Av	E	L	P	LL	NV	
Y						Prereq 1 Minimum IAQ Performance
Y						Prereq 2 Environmental Tobacco Smoke (ETS) Control
1	1					EQ 1 Outdoor Air Delivery Monitoring
1			1			EQ 2 Increased Ventilation - (30%)
1	1					EQ 3.1 Construction IAQ Management Plan - During Construction
1				1		EQ 3.2 Construction IAQ Management Plan - Before Occupancy
1	1					EQ 4.1 Low Emitting Materials - Adhesives & Sealants
1	1					EQ 4.2 Low Emitting Materials - Paints & Coatings
1	1					EQ 4.3 Low Emitting Materials - Flooring Systems
1	1					EQ 4.4 Low Emitting Materials - Composite Wood
1				1		EQ 5 Indoor Chemical & Pollutant Source Control
1			1			EQ 6.1 Controllability of Systems Lighting
1			1			EQ 6.2 Controllability of Systems Thermal Comfort
1	1					EQ 7.1 Thermal Comfort Design
1			1			EQ 7.2 Thermal Comfort Verification
1				1		EQ 8.1 Daylight & Views - Daylight for 75% Spaces
1	1					EQ 8.2 Daylight & Views - Views for 90% of Spaces

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
6	6					Innovation & Design Process 6 Possible Points
Av	E	L	P	LL	NV	
1	1					ID 1.1 Maximum of 3 Exemplary Performance
1	1					ID 1.2 Development Density
1	1					ID 1.3 Public Transportation Access / Transportation Hub
1	1					ID 1.4 Low Mercury Lighting or Other
1	1					ID 1.5 Green Power or Other
1	1					ID 2 Green Housekeeping or Integrated Pest Mgmt. LEED Accredited Professional

Available Pts.	Earned	Likely	Possible	Less Likely	Not Viable	
4	3			1		Regional Priorities 4 Possible Points
Av	E	L	P	LL	NV	
1	1					RPC1 SSc3: Brownfield Redevelopment
1	1					RPC2 SSc6.1: Stormwater Design - Quantity Control
1	1					RPC3 SSc7.1: Heat Island Effect, Non-Roof
1				1		RPC4 SSc7.2: Heat Island Effect, Roof
1					X	RPC5 EAc2: On-Site Renewable Energy
1					X	RPC6 MRc1.1: Building Reuse

GREEN BUILDING CERTIFICATION INSTITUTE

Payment Receipt

Dear Jessica Kenny,

Thank you for your order. Please print or save this email for your records. Your payment has been received.

Invoice Date : 08/12/2010
Invoice # : 90501852
Order # : 11034715
Credit Card # : *****138
Please see below for your order details:

Block Name : Alexandria Center at Kendall Square
Project Name : 100 Binney
Project Name : 50 Binney Street
Project Name : 41 Linskey Way
Project Name : 75 Binney Street
Project Name : 125 Binney Street
Project Name : 225 Binney Street
Project Name : 270 Third Street
Project Name : 161 First Street

Product Description	Order Quantity	Shipping Handling	List Price	Sales Tax	Total Price
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
LEED-CS v2009 Registration	1 EA	0.00	900.00	0.00	900.00
Total Invoice (7,200.00)

Thank you,

GBCI

2101 L Street NW
Suite 650
Washington, DC 20037
202-742-3232



July 5, 2017

Eric Svahn, AIA
Spagnolo Gisness & Associates
200 High Street
Boston, MA 02110
esvahn@sqa-arch.com

Subject Predicted Noise Emissions to Community
41 Linksey Way
Cambridge, MA
Acentech Project 629015

Dear Eric:

This letter presents our initial predictions regarding noise emissions to the surrounding community from planned mechanical equipment at 41 Linksey Way.

ZONING AND NOISE EMISSIONS CRITERIA

Per the June 2016 update of the City of Cambridge Zoning Districts map,¹ the project site is zoned Industrial, as are its immediate neighbor properties to the west, north, and east. Neighbor properties to the south are zoned Commercial. The nearest residential use occurs at the northeast corner of the intersection of Binney and 3rd Streets, to the west and slightly north of the site; this property is a residential use within an industrial zone.

Table 1 below summarizes the noise emissions limits to each category of neighbor property, based on Table 8.16.060E of the City of Cambridge Noise Control Ordinance.²

Table 1. Summary of Zoning District Noise Standards (dBA, by receiving property type)

Residential in Industrial		Commercial	Industrial
<i>Daytime</i>	<i>Other times</i>	<i>Anytime</i>	<i>Anytime</i>
65 dBA	55 dBA	65 dBA	70 dBA

PREDICTION OF NOISE EMISSIONS

We modeled the site and its neighbor properties using the commercially available software CadnaA by Datakustik. This software uses methods defined in the international standard ISO 9613-2.

Our model included buildings that are existing or under construction within the area bounded by Rogers, 1st, Atheneum, and 3rd Streets.

¹ <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Maps>

² https://library.municode.com/ma/cambridge/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.16NOCO

We modeled two possible mechanical systems that are currently under consideration.

System 1 includes the following noise emitting equipment:

- Chillers (2)
- Energy Recovery Unit
- Kitchen Exhaust Fans (6)
- Exhaust Fan
- Make-up Air Unit

System 2 includes the following noise emitting equipment:

- Packaged Rooftop Units (2)
- Exhaust Fans (6)

We modeled all equipment as located on the rooftop without any sound attenuating barriers that may be planned. In this respect, our predictions are conservative and may over-estimate noise levels emitted.

RESULTS OF PREDICTION

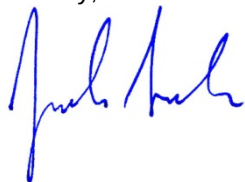
We predict the following noise levels at surrounding neighbor properties resulting from planned equipment at 41 Linskey Way, for both mechanical systems considered:

- Less than 65 dBA at all neighbor locations
- Less than 55 dBA at all residential use locations (such as on the north side of Binney at 3rd)

We find that the planned equipment, for either of the systems under consideration, complies with the requirements of the City of Cambridge Noise Control Ordinance.

I trust this letter provides the information you need at this time. Please contact me with questions at 617-499-8079 or jsacks@acentech.com.

Sincerely,



Jonah Sacks
Senior Consultant

cc: Ryan Edwards (Acentech)

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

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

41 LINSKEY WAY – DESIGN REVIEW

ADDITIONAL NOTES TO DIMENSIONAL FORM:

*	Address	GFA
	225 Binney Street	297,687
	75/125 Binney Street	338,262
	50/60 Binney Street	467,509
	100 Binney Street	364,942

** Per CZO 13.43.2, the lot size requirement applies to the development parcel, in which these buildings are contained.

*** Per CZO 13.43.41, On Binney Street: A setback of 10'-0" from the street line.

**** See CZO 13.45 for notes regarding this requirement.

***** Exterior bicycle parking spaces:
100 Binney Street, 17 bicycle racks (34 Bicycle parking spaces)
41 Linskey Way, 4 Bicycle racks (8 Bicycle parking spaces)