

41 LINSKEY, PLANNING BOARD CASE 243
DESIGN REVIEW NON - GRAPHIC MATERIAL SUBMISSION,
MAY , 2019



ALEXANDRIA®

May 3, 2019

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 "The existing building at 41 Linskey Way 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 proposal is to include 3,400 SF of Active Use on the ground floor, including a Mixed-Mode Transportation Hub with a café. Part of the first floor and the upper floors are planned for office use.

We look forward to an upcoming appearance before the Board to review the Design Review material.

Thank you for your time and effort in this matter.

Very truly yours,

Thomas J. Andrews
Co-President & Regional Market Director - Greater Boston
Alexandria Real Estate Equities, Inc.

SITE CHARACTERISTICS AND IMPROVEMENTS

41 Linskey Way is an existing, underutilized three-story brick building, with a partial below-grade basement, planned for adaptive reuse as part of PUD Special Permit #243. Constructed circa 1907 for factory and warehouse uses, the historic structure will be completely renovated, including a new three-story annex on the building's north side, to include 3,400 SF of Active Use on the ground floor (per Section 13.59.31 of the Zoning Ordinance), including a Mixed-Mode Transportation Hub or Mobility Hub (The Hub); with upper floors planned for office use.

The proposed expanded building footprint will be set back from the northern property line to accommodate the Binney Street cycle-track, a generous pedestrian sidewalk to enhance the pedestrian experience, and public realm spaces suitable for sitting and passive uses. The Hub, referenced earlier, will be positioned at Binney and Second Streets in a highly visible, accessible location that will contribute to the project's objective to provide "*an interesting, lively, and active presence at street level*".

The western edge of the site contains a publicly accessible through block passage between 41 Linskey Way and the adjacent 100 Binney Street providing visual enjoyment; pedestrian connectivity to Binney Street from Kendall Square, the Charles River, and other neighborhood amenities; short term bicycle storage; frontage to the Active Use spaces; and outdoor seating. A portion of this through block passage was constructed with the recently completed 100 Binney Street.

The experience at the eastern and southern edges of the site is limited by the proximity of the existing building to Second Street and Linskey Way, but will be dedicated to welcoming pedestrian sidewalks and a street tree buffer. Additionally, the eastern edge will include a small building addition to provide secondary means of egress from the building and a bike sharing station.

BUILDING DESIGN

The juxtaposition of the proposed contemporary addition with the preservation of the original brick facade will blend characteristics of the nearby, recently completed, modern laboratory and technical office buildings with architecture reflective of the neighborhood's former manufacturing era. The proposed addition will employ floor to floor glazing that will complement the existing masonry expression. Each floor of the addition will rotate, relative to the floor below, to keep the scale of the exterior glass walls to read as single floor increments. The third floor roof will slope upwards in the north direction (towards Binney Street) to activate the roof line and allow more daylight into the upper floor. The proposed egress stair addition, along Second Street, will be designed to allow daylight into the stairwell interior and "back light" the exterior glass to keep it as transparent as possible.

MIXED MODE TRANSPORTATION HUB / MOBILITY HUB

Centrally located between the MBTA Red Line Kendall Square and Green Line Lechmere Stations (both approximately a 5 to 10 minute walk from the building), the Hub will provide area residents, commuters, and visitors with a more efficient transfer between transit modes. Real time information on schedules for MBTA transit and local shuttles, as well as availability of ride-hailing, and car and bike sharing services, will be displayed on digital signage. Hub users will enjoy a tempered shelter with the conveniences of interior seating arrangements, seating spilling outside into the through block passage, restrooms, free wifi, and charging stations for electronic devices.

Pedestrian and bicycle improvements implemented by ARE in connection with Special Permit 243 include pedestrian crossings, generous sidewalks, a dedicated cycle track and more than 700 short and long term bicycle parking spaces compare to the 435 required spaces.

ARTICLE 22

CONCEPT SUSTAINABILITY INITIATIVES NARRATIVE

41 LINSKEY WAY

CAMBRIDGE, MASSACHUSETTS

ALEXANDRIA REAL ESTATE EQUITIES, INC.



1 February, 2019

41 Linskey

I. PROJECT DESCRIPTION

The 41 Linskey project, which is part of the Binney Street Development planned urban development master plan, is being designed under the guidelines of the LEED Green Building Design and Construction for Core & Shell Version 4 rating system of the U.S. Green Building Council.

The project is currently pursuing the Silver level of Certification. This means that the 41 Linskey project is being designed and will be built to a level of efficiency and sustainability above and beyond standard practice. Specifically, the 41 Linskey 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, Version 4 Edition to qualify the project for a minimum of a Silver level of Certification. A Silver level of Certification meets the requirements of the green building requirement under Article 22.20 of the Cambridge Zoning Ordinance. A copy of my LEED AP BD&C Certificate can be found in Appendix A.



Heather Payson, LEED AP: BD+C, EB:O&M
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IV. LEED v4 NEW CONSTRUCTION SCORECARD

Integrative Process	1 points
Location & Transportation	17 points
Sustainable Sites	3 point
Water Efficiency	5 points
Energy & Atmosphere	15 points
Materials & Resources	2 points
Indoor Environmental Quality	5 points
Innovation & Design Process	5 points
<u>Regional Priorities</u>	<u>2 point</u>
	55 points

The point tally shown above, and credit narratives provided below, reflect credits that are currently targeted as “Likely” for this project. A copy of the current LEED Scorecard can be found in Appendix B of this document. The current point count of 55 points demonstrates a path to achieve LEED Version 4 Silver certification based on the project design as it currently stands.

As the project design further develops opportunities to target additional credits and achieve points above and beyond 55 will be evaluated. Credits that will continue to be evaluated fall into one of the following three categories:

- Credits that require more detailed design elements to be developed to understand credit feasibility.
- Credits that were considered unachievable under LEEDv4, but the project team believes may be achievable, or that a higher level of performance may be achievable, under the LEEDv4.1 framework. In order to understand credit feasibility, an assessment of the updated credit requirements must be conducted, and market response must be monitored and evaluated. Please see the “LEED Version 4 vs. LEED Version 4.1” section below for context.
- Credits that will not yield improved sustainability performance for the project building but can be achieved via financial outlay if the points are determined to be necessary to achieve the target level of certification.

At this time the project team has identified 23 additional points that will continue to be evaluated and targeted as determined feasible. These points are currently shown in the “Possible” category on the preliminary LEED Scorecard that has been included in this package.

LEED Version 4 vs. LEED Version 4.1

This project is currently registered under LEED Version 4. On 22 January, 2019 the USGBC released the BETA of LEED Version 4.1. Projects are now able to register under version 4.1 of the rating system or, for projects that are already registered under Version 4, the beta allows projects to upgrade individual credits to the LEED Version 4.1 framework.

V. LEED CREDIT NARRATIVES

A. INTEGRATIVE PROCESS

IPc1 Integrative Process

[1 point]

The 41 Linskey Way design team will take an integrative approach in an effort to enhance the efficiency of all systems serving the building. This effort will commence in the early design stages of the project and will include a goal setting workshop with all relevant parties, completion of a “simple box energy model”, and completion of a full building water budget. Through these efforts, the design team will identify the project goals and determine how those goals can be achieved while also optimizing individual system operation and interactive system operation. Design changes implemented as a result of this early analysis will be documented in the Owner’s Project Requirements and the Basis of Design for the project.

B. LOCATION AND TRANSPORTATION

LTc2 Sensitive Land Protection

[2 points]

The 41 Linskey project is located in a dense urban area and also on an infill site, both features translate 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.

LTc3 High Priority Site

[3 points]

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 that the site is clean prior to commencement of demolition and new construction activities.

LTc4 Surrounding Density and Diverse Uses

[6 points]

The 41 Linskey project is located on a site with existing surrounding density which will be able to demonstrate a combined density of 35,000 sf/acre of buildable land. The project’s main entrance will also be located within a half mile walking distance of at least (8) publically available diverse uses. A map showing the diverse uses as well as a list of the uses has been included in Appendix C for reference. Building the project in a densely developed area with publically available services in close proximity achieves efficient land use, promotes preservation of wildlife habitat, and promotes walkability which both reduces pollution from transportation and encourages healthy occupant activity.

LTc5 Access to Quality Transit

[6 points]

The Binney Street Development will be a model for alternative transportation through creation and implementation of a comprehensive transportation plan. The plan aims to reduce pollution from single-occupancy-vehicles and also encourage cycling and the use of mass transportation. 41 Linskey will act as a recognizable manifestation of this plan through the Mobility Hub located on the first floor which features a bike shop, bike storage, shower and locker room facilities, as well as a café and lounge space. 41 Linskey is also located within half a mile walking distance to

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the Red Line MBTA at Kendall Square and the Green Line at Lechmere Station. Lastly, Alexandria, the developer, provides a shuttle bus to North Station and to the Red and Green MBTA lines, the shuttle pickup location will be located within ¼ mile of a functional building entry at 41 Linskey.

C. SUSTAINABLE SITES

SSp1 Construction Activity Pollution Prevention

[Required]

The 41 Linskey Construction Documents will include a Soil Erosion Sedimentation Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) developed in accordance with the EPA 2012 Construction General Permit of the National Pollutant Discharge Elimination System. These documents will be used to document compliance with this prerequisite.

SSc6 Light Pollution Reduction

[1 point]

In order to improve nighttime visibility and reduce the consequences of development on wildlife, the site lighting design will meet uplight and light trespass requirements demonstrated through calculations or the BUG (backlight-uplight-glare) method. Additionally, the façade lighting will have automated shut off between midnight and 6:00 am.

SSc7 Tenant Design & Construction Guidelines

[1 point]

Alexandria, the developer, will develop Tenant Guidelines that include a description of the sustainable design and construction features of the core & shell building, the project's sustainability goals and objectives, and information on LEED for Commercial Interiors. Collectively this information will enable tenants to coordinate the design and construction of their space(s) with the core and shell building design in a manner that optimizes environmental performance and/or achieves a Commercial Interiors LEED Certification.

D. WATER EFFICIENCY

WEp1 & WEc1 Outdoor Water Use Reduction

[Required & 2 points]

The landscape design at 41 Linskey will implement strategies to reduce potable water for irrigation. Careful selection of native/adaptive and drought tolerant plant species combined with efficient irrigation technology will yield a minimum 30% water savings over the LEED baseline. The remaining water demand after these initial efforts will be satisfied 100% via the reclaimed water supply at 100 Binney Street, located adjacent to the 41 Linskey project site.

WEp2 & WEc2 Indoor Water Use Reduction

[Required & 2 points]

The plumbing fixture selection at 41 Linskey will reduce water consumption by at least 30% when compared to a conventional design. The specified plumbing fixtures will be WaterSense Labeled where applicable and will be specified to be low flush / flow fixtures. Specified fixtures will include 1.28 / 0.9 dual water closets, 0.125 gpf urinals, 1.75 gpm showers, and 0.5 gpm lavatories.

In addition to plumbing fixtures, water consuming appliances will contribute to the project's indoor water consumption. The 41 Linskey project will reduce this impact via selection of efficient appliances holding applicable certifications such as ENERGY STAR qualified dishwashers and icemakers.

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A third area of concern related in indoor water consumption is process water used in heat rejection. This category of water use is not relevant to this particular project because design does not incorporate water in heat rejection processes.

WEp3 & WEc3 Water Metering

[Required & 1 Point]

The total potable water for the building will be continuously tracked and monitored via one permanently installed water meter for the total potable water use for the building and grounds. Readings from the meter can be compiled into monthly and annual summaries which allow building operations staff to evaluate actual water consumption against the anticipated design water consumption, and to identify unexpected peaks in usage.

In addition to the whole building water metering, submetering will also be installed to track water used for irrigation and boiler operation. This metering will achieve goals similar to the whole building metering but will allow system operation to be evaluated on a more granular level.

E. ENERGY AND ATMOSPHERE

EAp1 & EAc1 Commissioning of Building Energy Systems

[Required & 6 points]

To ensure that all heating, cooling, ventilation systems and associated controls, lighting systems, domestic hot water systems, and building's thermal envelope function correctly, 41 Linskey will be commissioned in accordance with the Fundamental, Enhanced Commissioning & Monitoring Based Commissioning, and Envelope Commissioning requirements. 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 a Systems Manual, train the O&M Staff, and develop an Ongoing Commissioning Plan. A commissioning Report will be issued once the Commissioning Tasks are completed.

Monitoring Based Commissioning will be integrated into the commissioning strategy for this project. This additional layer of commissioning will allow ongoing monitoring of system performance and real time identification of operational issues. The Monitoring Based Commissioning activities will be integrated into the Fundamental and Enhanced Commissioning activities discussed above, but will also involve the Commissioning Agent working with the project team to establish measurement requirements appropriate to the project, determining acceptable levels of performance, creating an action plan for identifying and correcting operational errors and deficiencies in real time, training operations personnel for ongoing activities, and establishing a plan for the frequency of ongoing analysis. All commissioning agents will be engaged before the end of Design Development.

EAp2 & EAc2 Building Energy Performance

[Required & 7 points]

Preliminary energy modeling has been performed based on the building systems currently reflected in the design. Based on this modeling, it is anticipated that building will meet or exceed the requirements of the IECC 2015 / ASHRAE 90.1-2013 and improve the efficiency of the facility by at least 15% above ASHRAE 90.1-2010. The energy model being used to estimate annual energy use for the project has been created using the software program eQuest 3-64. The inputs for the

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program have been determined based on the anticipated building geometry, materials and systems, occupancy, and building schedules.

The electrical system will feature an LED based lighting design with dimming controls and occupancy sensors. The mechanical systems are being designed with a gas-fired high-efficiency condensing hot water boiler, packaged dedicated outdoor air handling unit, variable refrigerant flow (VRF) fan coil units (FCU) and condensers and fin tube radiation for perimeter heating. Multiple air-cooled condenser systems consisting of one (1) two (2) or three (3) modules will be provided. Each module requires its own power connection. Each air-cooled condenser system will utilize two-pipe refrigerant piping mains that branch to the heat recovery branch circuit controllers. The branch circuit controller allows simultaneous cooling and heating of the indoor evaporator systems by connecting several indoor units to one outdoor unit. Each branch circuit controller requires dedicated power connection and means for condensate removal. Each indoor evaporator unit will have dedicated refrigerant piping from the branch circuit controller. The spaces will utilize concealed ducted FCUs, low pressure supply and return ductwork to supply diffusers and return grilles. Careful design consideration of the refrigerant piping system must be adhered to for compliance with ASHRAE and LEED Requirements. Each FCU will be equipped with an R410a coil, a fan with an electronically commutated motor (ECM), condensate drain pan with secondary connection, and filter. Refrigerant piping will be distributed horizontally from the associated zone branch control circuit.

Table: Indoor Design Conditions												
Room Type	Summer				Winter			Temperature Control Range	Lighting Heat Gain (watts/sf)	Equipment Heat Gain (watts/sf)	Occupant Heat Gain (BTUH/person)	
	Temp DB	Maximum Relative Humidity (%)	Temp WB	Enthalpy (Btuh/ lb)	Temp	Minimum Relative Humidity (%)	Specific Humidity (gr/lb)				Sensible	Latent
	(°F)	(%)	(°F)	(Btuh/ lb)	(°F)	(%)	(gr/lb)				(°F)	(watts/sf)
Locker/dressing rooms	75	55	64	29.31	70	-	-	2	0.9	-	-	-
Conference rooms	75	55	64	29.31	70	-	-	2	2.0	2.0	245	155
Office spaces	75	55	64	29.31	70	-	-	2	2.0	2.2	245	155
Main entry lobbies	75	55	64	29.31	70	-	-	2	2.0	0.5	250	250
Corridors	75	55	64	29.31	70	-	-	2	0.8	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-

EAp3 & EAc3 Energy Metering

[Required & 1 Point]

Base building-level energy meters will be installed to capture and monitor full building energy consumption for all energy sources serving the building. In addition, submetering will be installed to monitor all individual energy end uses that represent 10% or more of the total annual consumption of the building. End uses that constitute more than 10% of the total energy consumption will be identified based on the outputs of the energy model generated under EAp2 & EAc2.

All meters and submeters will be permanently installed and capable of transmitting data to a remote location. The meters will record at intervals of one hour or less, and will be capable of reporting hourly, daily, monthly, and annual energy use. Electricity meters will record both consumption and demand, and whole-building electricity meters will record the power factor. All metered data will be collected via the building automation system which will be remotely

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accessible and capable of storing data for at least 36 months. This level of metering will allow the building operations team to track energy use over time, compare actual performance against expected performance, identify abnormal peaks in usage and the cause of these peaks, and to develop ongoing strategies for energy conservation.

EAp4 & EAc6 Refrigerant Management

[Required & 1 point]

41 Linskey is a new building with all new HVAC&R equipment; no CFC-based refrigerants will be used in the HVAC&R systems. In addition, all HVAC&R equipment will be designed to have a weighted average refrigerant impact of less than 100. Refrigerant impact calculations will account for all equipment with 0.5 lbs. of refrigerant or more and will be determined via the following formula:

$$(LCGWP + LCODP \times 10^5) = \text{Refrigerant Impact}$$

LCODP: Lifecycle Ozone Depletion Potential (lb CFC 11/Ton-Year)

LCGWP: Lifecycle Direct Global Warming Potential (lb CO₂ /Ton-Year)

F. MATERIALS AND RESOURCES

MRp1 Storage & Collection of Recyclables

[Required]

In an effort to reduce the amount of waste material that ends up in the already over-burdened landfills, the 41 Linskey 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 which will be located within the building.

Beyond basic recycling, the waste management program will address hazardous waste streams with significant environmental impact which are commonly overlooked in conventional programs. The hazardous waste management effort will address at least 2 of the following streams: batteries, e-waste, and mercury containing lamps. The two streams to be addressed will be determined as the building program is further developed and the opportunities to have the greatest impact are identified.

MRp2 - Construction & Demolition Waste Management Planning

[Required]

Project Specification Section 017419 will be issued which requires the project to develop and implement a comprehensive Construction & Demolition Waste Management Plan (C&DWMP) which establishes landfill diversion goals for site generated construction and demolition waste. The C&DWMP will identify at least five (5) material streams for diversion from landfill. Materials will be recycled, salvaged, or where feasible, re-used on site. Please note that to satisfy the prerequisite, a plan must be established and implemented; however, no minimum level of performance is required.

MRC2 Building Product Disclosure and Optimization – EPD

[1 point]

In an effort to achieve a greater understanding of the environmental impacts of the products installed at 41 Linskey and to promote increased transparency in the industry, project specifications will be written to maximize the quantity of building materials installed which hold an Environmental Product Declaration (EPD). At a minimum, twenty (20) different permanently

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installed products sourced from at least five (5) different manufacturers which have an EPD will be selected for installation on the project. 41 Linskey will achieve this credit through active engagement between the design and construction teams.

MRC4 Building Product Disclosure and Optimization – Material Ingredients [1 point]

In an effort to achieve a greater understanding of the chemical ingredients in the products installed at 41 Linskey and to promote increased transparency in the industry, project specifications will be written to maximize the quantity of building materials installed which use approved programs and methodologies to disclose the chemical inventory of the product to at least 1,000 ppm. Approved programs and disclosure mechanisms will include, but not necessarily be limited to, Health Product Declarations, Cradle to Cradle, Declare, ANSI/BIFMA e3 Furniture Sustainability Standard, Product Lens Certification, and Facts Sustainability Certification. At a minimum, twenty (20) different permanently installed products sourced from at least five (5) different manufacturers which achieve the targeted level of chemical inventory disclosure through accepted programs or methodologies will be selected for installation on the project. 41 Linskey will achieve this credit through active engagement between the design and construction teams.

G. INDOOR ENVIRONMENTAL QUALITY

EQp1 Minimum Indoor Air Quality Performance

[Required]

41 Linskey will be designed to meet or exceed the ASHRAE 62.1-2010 standards for outdoor air requirements and the requirements of Sections 4–7, Ventilation for Acceptable Indoor Air Quality (with errata) and the International Mechanical Code (IMC) Required Outdoor Ventilation Air.

Air intake flow will be monitored for all mechanically ventilated spaces per the following:

- All Constant Volume (CV) Systems providing outside supply air will be equipped with a current transducer on the supply fan, airflow switch, pressure transducer, or similar device. These monitoring mechanisms will sound an alarm when the system is detected to not be operating as designed.
- Outdoor air will be provided to the building via a dedicated outdoor air system (DOAS) to provide the required ventilation. Outside air will be equipped with a direct outdoor airflow measurement device to measure the outdoor air intake flow. These monitoring mechanisms will sound an alarm when the outdoor air flow value varies by 15% or more from the outside air setpoint which shall be determined per the ventilation requirements of ASHRAE 62.1-2010 and the IMC. The device will measure the minimum outdoor air intake flow with an accuracy of +/- 10%.

2009/2012/2015 International Mechanical Code			
Table: Required Outdoor Ventilation Air			
Room Type	SF per Person	CFM/ person	CFM/ SF
Locker/dressing rooms	-	-	-
Conference rooms	20	5	0.06
Office spaces	200	5	0.06
Main entry lobbies	100	5	0.06
Corridors	-	-	0.06
-	-	-	-

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EQp2 Environmental Tobacco Smoke Control

[Required]

Smoking is prohibited within the building, on all terraces, and within 25 feet of entry doors, operable windows, and air intakes. The no-smoking policy will be conveyed via signage installed within 10 feet of all building entries except emergency exits equipped with alarms.

EQc1 Enhanced Indoor Air Quality Strategies

[2 Points]

To achieve a high level of indoor air quality, the 41 Linskey design will include the following:

- Installation of CO2 sensors between 3' & 6' above the finish floor in all densely occupied spaces to monitor CO2 concentrations in the breathing zone. The installed sensors will be configured to have an audible or visual indicator, or to alert the building automation system if the sensed CO2 concentration exceeds the setpoint by more than 10%. Appropriate CO2 setpoints will be calculated via the methodology stated in ASHRAE 62.1–2010, Appendix C.
- 10 foot walk-off systems at all primary points of entry.
- MERV 13 Filtration on all air handling units supplying outdoor air in accordance with ASHRAE Standard 52.2–2007
- Isolation of all areas where hazardous gases or chemicals may be present (e.g. janitorial closets, copying & print areas, etc.) via the following:
 - Deck-to-deck partitions
 - Self-closing doors
 - Direct exhaust with exhaust rates dictated by ASHRAE 62.1–2010 or a minimum of 0.50 cfm per square foot (whichever is greater) to create negative pressure with respect to adjacent spaces when the doors to the room are closed.

EQc2 Low Emitting Materials

[2 Points]

Project Specification Sections 018113 & 018123 will be issued with detailed requirements for the following:

- VOC Content Limits for all adhesives, sealants, paints, and coatings wet applied within the project interior.
- Emissions Testing Requirements for all adhesives, sealants, paints, and coatings used within the project interior, whether wet applied on site or off-site. At a minimum, 90% of such products used on site will be required to demonstrate that they have been tested and determined compliant per the California Department of Public Health Standard Method v1.1-2010 under the private office scenario.
- Emissions Testing Requirements for flooring used within the project interior. 100% of such products used on site will be required to demonstrate that they have been tested and determined compliant per the California Department of Public Health Standard Method v1.1-2010 under the private office scenario.
- Formaldehyde Content Requirements for all composite wood and agrifiber products used within the project interior. 100% of such products will be required to demonstrate that they have low formaldehyde emissions that meet the California Air Resources Board ATCM for formaldehyde requirements for ultra-low-emitting formaldehyde (ULEF) resins or no added formaldehyde (NAF) resins.

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All products and materials subject to the requirements of this credit will be thoroughly reviewed during the design process and also during the contractor submittal process prior to installation on the job.

EQc3 Construction Indoor Air Quality Management Plan

[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 Construction Indoor Air Quality Management Plan (CIAQ) Plan. A CIAQ 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. Use of tobacco products will be prohibited inside the building and within 25' of the building entrances at all times during construction.

H. INNOVATION AND DESIGN PROCESS

IDc1.2 LEED O&M Starter Kit

[1 points]

The project will earn 1 Innovation in Design point via the LEED O&M Starter Kit path which allows projects to satisfy the "Establishment" requirements of two (2) LEED O&M credits that are not already addressed by the LEED BD&C rating system. 41 Linskey will satisfy the requirements by establishing and implementing a Green Cleaning Policy and an Integrated Pest Management Policy for the project site and the project area.

The Green Cleaning Policy will cover green cleaning procedures, materials, and services that are within the building and site management's control, and will include indication of the organizations responsible for cleaning the building and building site.

The Integrated Pest Management Plan will identify the Integrated Pest Management Team and the most likely pests to be encountered in the building, and will establish action thresholds for different pest types, pest monitoring, prevention and control measure, documentation requirements, and a formal communication strategy.

IDc1.3 Low Mercury Lighting

[1 point]

The project will earn 1 Innovation in Design point by installing interior and exterior lighting that does not exceed an average mercury content of 35 picograms per lumen hour and implementing a Reduced Mercury Purchasing Plan that ensures performance will be maintained for at least 2 years.

IDc1.5 Pilot Credit (TBD)

[1 point]

The project will earn at least one Pilot Credit. The specific Pilot Credit(s) targeted will be determined as design progresses and the most beneficial option can be identified. Potential pilot credits being considered include SSp75: Clean Construction, MRpc87: Verified Construction & Demolition Recycling Rates; WEpc110: Water Restoration Certificates; and WEpc115: Whole Building Water Use Reduction.

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IDc2 LEED Accredited Professional

[1 point]

This credit requires at least one principal participant of the project team to be a LEED Accredited Professional with a New Construction specialty. 41 Linskey will achieve this credit as many of the Vidaris team members have a LEED AP in New Construction.

I. REGIONAL PRIORITIES

RPc2 High Priority Site

[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.

RPc3 Optimize Energy Performance

[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.

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 under the guidelines of the U.S. Green Building Council's LEED Green Building Design and Construction for New Construction Version 4 to a Silver level.

C. Recycling Commitments

Landlord commitments:

- Landlord has committed to providing areas for storage and collection of recycling within the project space.

APPENDIX A

LEED AP CERTIFICATE



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Heather Payson

HAS ATTAINED THE DESIGNATION OF

LEED AP[®] Building Design + Construction

by demonstrating the knowledge and understanding of
green building practices and principles needed to support
the use of the LEED green building program.

10561183-AP-BD+C

CREDENTIAL ID

24 MAR 2018

ISSUED

12 MAR 2020

VALID THROUGH

A handwritten signature in black ink that reads "Mahesh Ramanujan".

MAHESH RAMANUJAN
PRESIDENT & CEO, U.S. GREEN BUILDING COUNCIL
PRESIDENT & CEO, GREEN BUSINESS CERTIFICATION INC.

APPENDIX B

LEED SCORECARD &
USGBC LEED PROJECT REGISTRATION RECEIPT

110 55 23 32 Project Totals (Pre-certification estimates)

Available Pts.	Likely	Possible	Not Viable	
				Certified 40 points Silver 50 points Gold 60 points Platinum 80 points
1	1			Integrative Process 1 Possible Points

20	17	2	1	
Av	L	LL	NV	
20				20
2	2			LT 1 LEED for Neighborhood Development Location
3	3			LT 2 Sensitive Land Protection
6	6			LT 3 High Priority Site
6	6			LT 4 Surrounding Density and Diverse Uses
1			1	LT 5 Access to Quality Transit
1		1		LT 6 Bicycle Facilities
1		1		LT 7 Reduced Parking Footprint
1		1		LT 8 Green Vehicles

11	3	2	6	
Av	L	LL	NV	
Y				
1			1	SSp1 Construction Activity Pollution Prevention
2	1		1	SS 1 Site Assessment
1			1	SS 2 Site Development - Protect or Restore Habitat
3			3	SS 3 Open Space
2		2		SS 4 Rainwater Management
1	1			SS 5 Heat Island Reduction
1	1			SS 6 Light Pollution Reduction
1	1			SS 7 Tenant Design & Construction Guidelines

11	5	1	5	
Av	L	LL	NV	
Y				
Y				WEp1 Outdoor Water Use Reduction
Y				WEp2 Indoor Water Use Reduction
2	2			WEp3 Building-Level Water Metering
6	2	1	3	WE 1 Outdoor Water Use Reduction
2			2	WE 2 Indoor Water Use Reduction
1	1			WE 3 Cooling Tower Water Use
1	1			WE 4 Water Metering

33	15	3	15	
Av	L	LL	NV	
Y				
Y				Prereq 1 Fundamental Commissioning and Verification
Y				Prereq 2 Minimum Energy Performance
Y				Prereq 3 Building-Level Energy Metering
Y				Prereq 4 Fundamental Refrigerant Management
6	6			EA 1 Enhanced Commissioning
18	7	1	10	EA 2 Optimize Energy Performance
1	1			EA 3 Advanced Energy Metering
2			2	EA 4 Demand Response
3			3	EA 5 Renewable Energy Production
1	1			EA 6 Enhanced Refrigerant Management
2		2		EA 7 Green Power and Carbon Offsets

Available Pts.	Likely	Possible	Not Viable	
14	2	9	3	Materials & Resources 13 Possible Points
Av	L	LL	NV	

Y				Prereq 1 Storage and Collection of Recyclables
Y				Prereq 2 Construction and Demolition Waste Management Planning
6		3	3	MR 1 Building Life-Cycle Impact Reduction
2	1	1		MR 2 Building Product Disclosure & Optimization (BPD&O) - EPD
2		2		MR 3 BPD&O - Sourcing of Raw Materials
2	1	1		MR 4 BPD&O - Material Ingredients
2		2		MR 5 Construction and Demolition Waste Management

10	5	4	1	
Av	L	LL	NV	
Y				
Y				Prereq 1 Minimum Indoor Air Quality Performance
2	2			Prereq 2 Environmental Tobacco Smoke Control
3	2	1		EQ 1 Enhanced Indoor Air Quality Strategies
1	1			EQ 2 Low-Emitting Materials
3		2	1	EQ 3 Construction Indoor Air Quality Management Plan
1		1		EQ 4 Daylight
1		1		EQ 5 Quality Views

6	5	1		
Av	L	LL	NV	
1		1		Innovation & Design Process 6 Possible Points
1	1			Maximum of 2 Exemplary Performance
1	1			ID 1.1 Exemplary Performance - Protect & Restore Habitat
1	1			ID 1.2 Innovation: Integrated Pest Mgmt. & Grn Housekeeping
1	1			ID 1.3 Innovation: Low Mercury Lighting
1	1			ID 1.4 Innovation or Exemplary Performance - TBD
1	1			ID 1.5 Pilot - TBD
1	1			ID 2 LEED™ Accredited Professional

4	2	1	1	
Av	L	LL	NV	
1			1	Regional Priorities 4 Possible Points
1	1			RPC1 Rainwater Management (2 pts)
1	1			RPC2 High Priority Site (2 pts)
1	1			RPC3 Optimize Energy Performance (8 Pts.)
1		1		RPC4 EAc5 (2 pts), MRc1 (2 pts), WEC2 (4 pts)

February 1, 2019





RECEIPT

Invoice # : 91113787
Order # : 12148447
Invoice Date : Aug 25, 2017

Green Business Certification, Inc
1-800-795-1746
202-828-1145
www.gbci.org/contact

Paid By:
Vidaris, Inc.
360 Park Avenue South
NEW YORK , NY 10010
jreyes@vidaris.com

Paid To:
Green Business Certification, Inc
PO Box 822964
Philadelphia, PA 19182-2964

Payment Method	Payment Date
Credit Card: XXXX XXXX XXXX1009	Aug 25, 2017

Project ID: 1000101732
Project Name: 41 Linskey
USGBC Member Company : Vidaris, Inc.

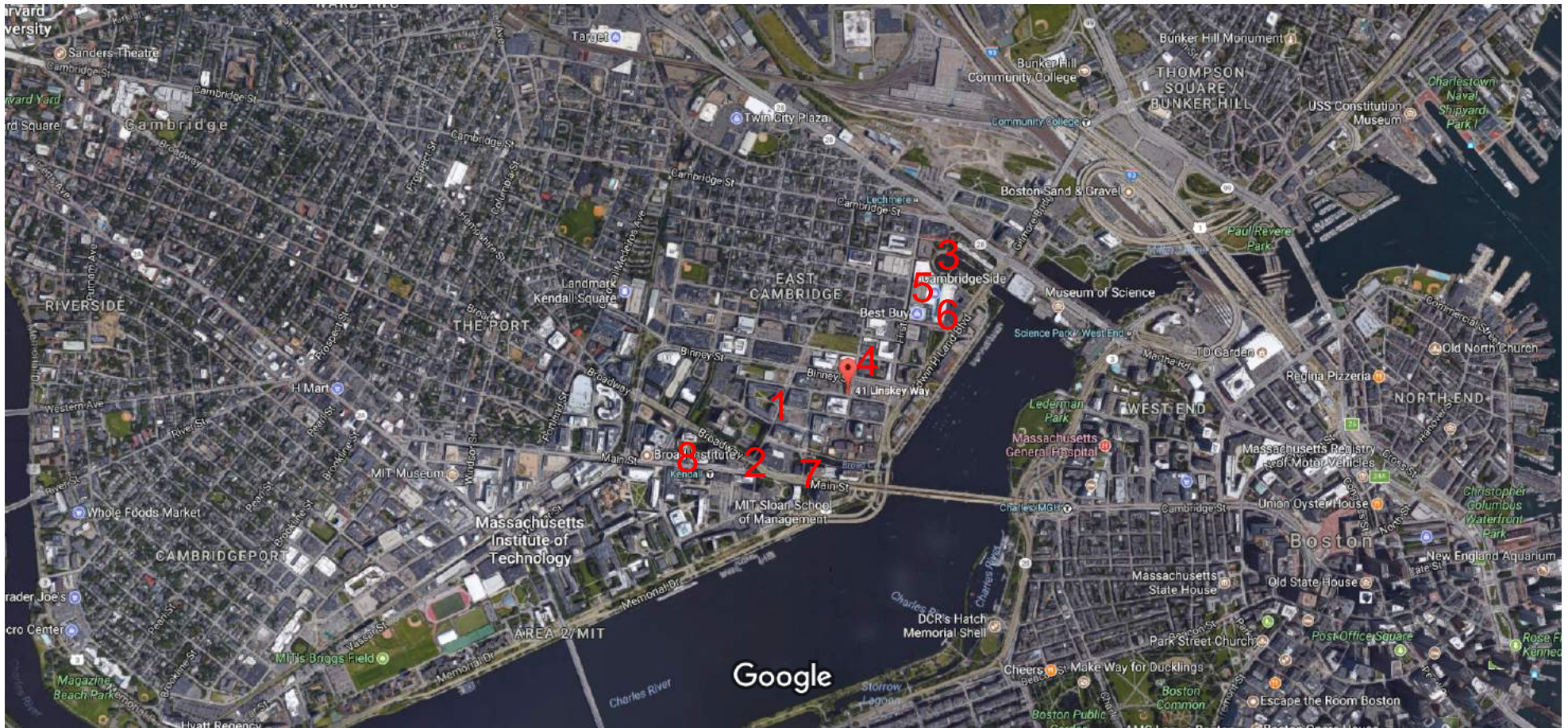
Item Description	Quantity	List Price/Unit	Discount (If applicable)	Amount
LEED-NC Registration	1	\$ 1,200.00	(\$ 0.00)	\$ 1,200.00
			Shipping/Handling	\$ 0.00
			Sales Tax	\$ 0.00
			Total Paid	\$ 1,200.00

LEED v4 PROJECT REGISTRATION

Thank you for your payment.
Please keep this receipt for your records.

APPENDIX C

SUPPORTING DOCUMENTATION



Imagery ©2017 Google, Map data ©2017 Google United States 1000 ft

1. Abigail's Restaurant

2. Bank of America

3. Lechmere Canal Park

4. Church of Jesus Christ of Latter-day Saints

5. CVS

6. Macy's

7. Amazon

8. Google

Services (Restaurant)

Services (Bank)

Civic & Community Facilities (Park)

Civic & Community Facilities (Church)

Community-serving Retail (Pharmacy)

Community-serving Retail (Shop)

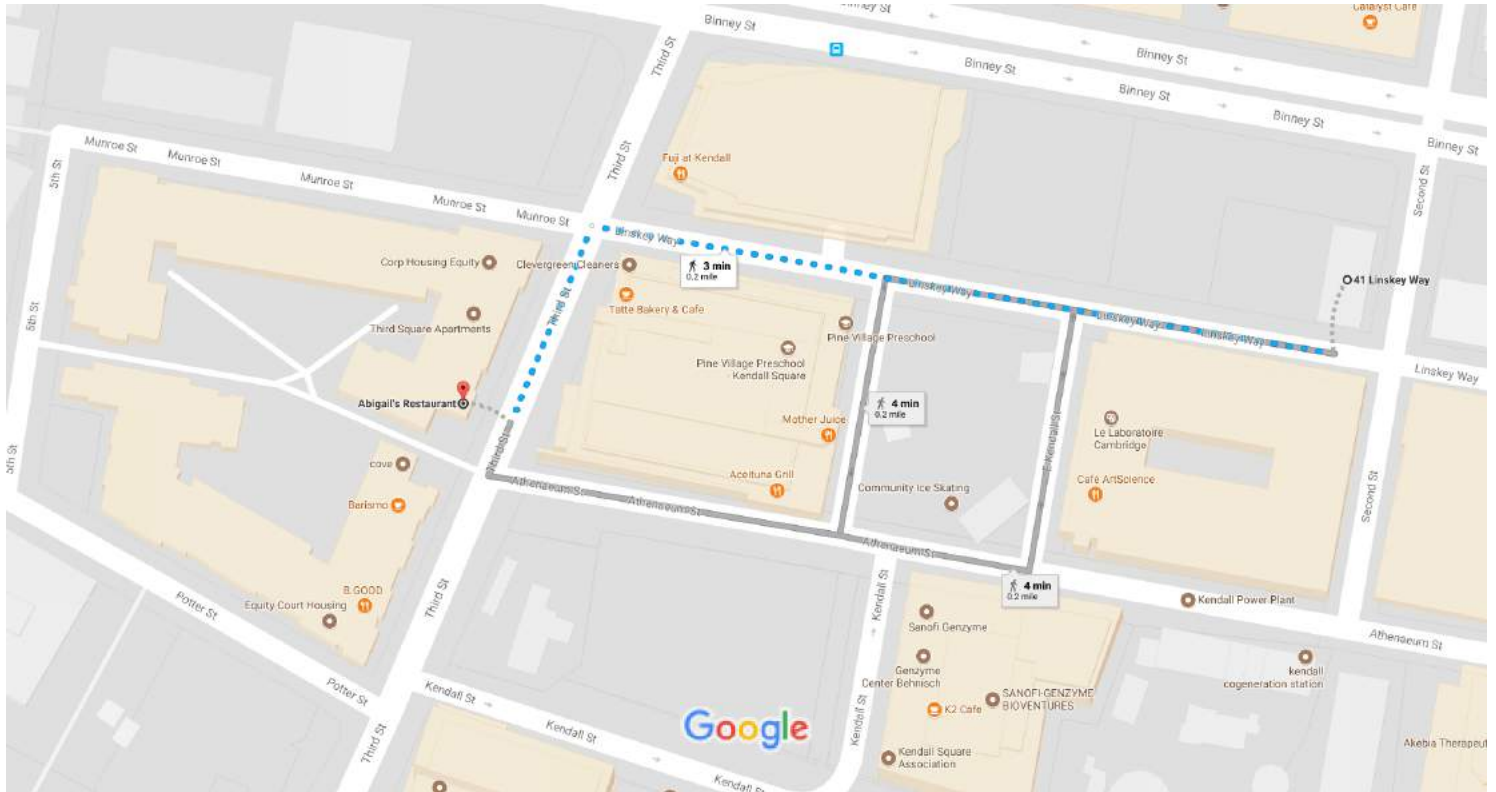
Community Anchor Uses (Commercial Office)

Community Anchor Uses (Commercial Office)



41 Linskey Way, Cambridge, MA 02142 to Abigail's Restaurant

Walk 0.2 mile, 3 min



Map data ©2017 Google United States 50 ft



via Linskey Way
Mostly flat

3 min
0.2 mile



via Linskey Way and Athenaeum St

4 min
0.2 mile



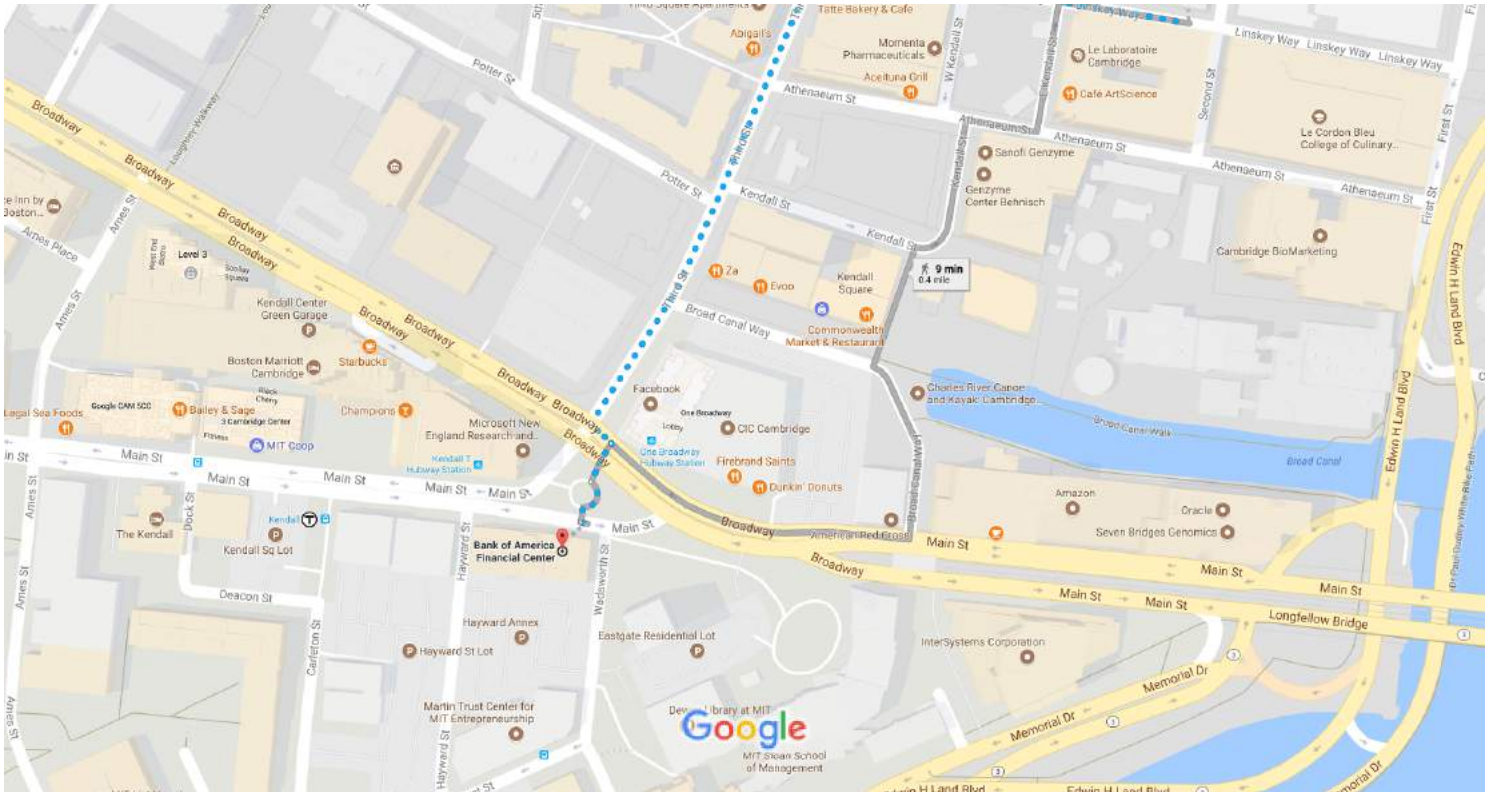
via Athenaeum St

4 min
0.2 mile



41 Linskey Way, Cambridge, MA 02142 to Bank of America Financial Center

Walk 0.4 mile, 8 min



Map data ©2017 Google United States 100 ft



via Linskey Way and Third St
Mostly flat

8 min
0.4 mile



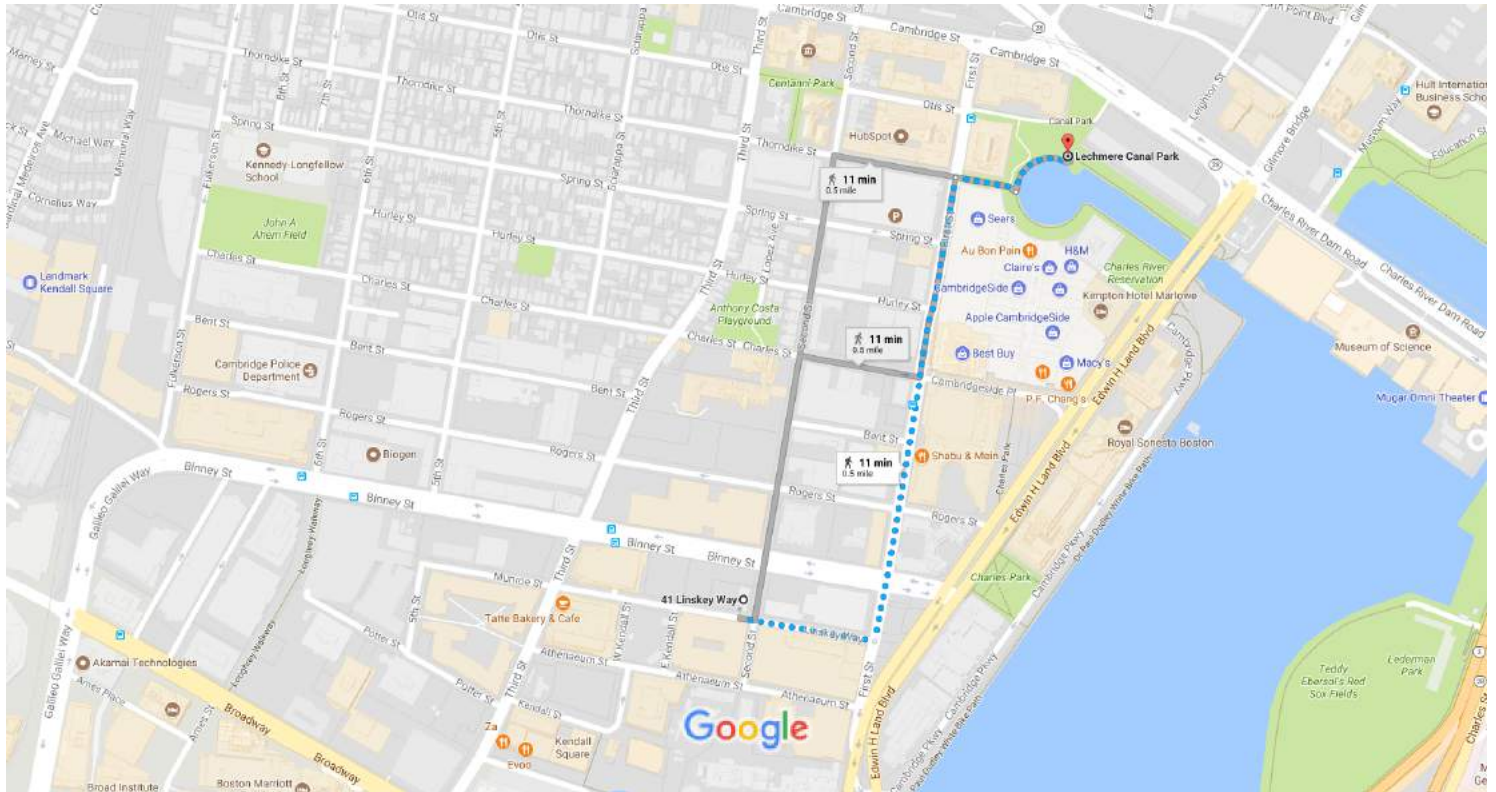
via Broadway/Main St

9 min
0.4 mile



41 Linskey Way, Cambridge, MA 02142 to Lechmere Canal Park, Cambridge, MA

Walk 0.5 mile, 11 min



Map data ©2017 Google United States 200 ft



via First St
Mostly flat

11 min
0.5 mile



via Second St

11 min
0.5 mile



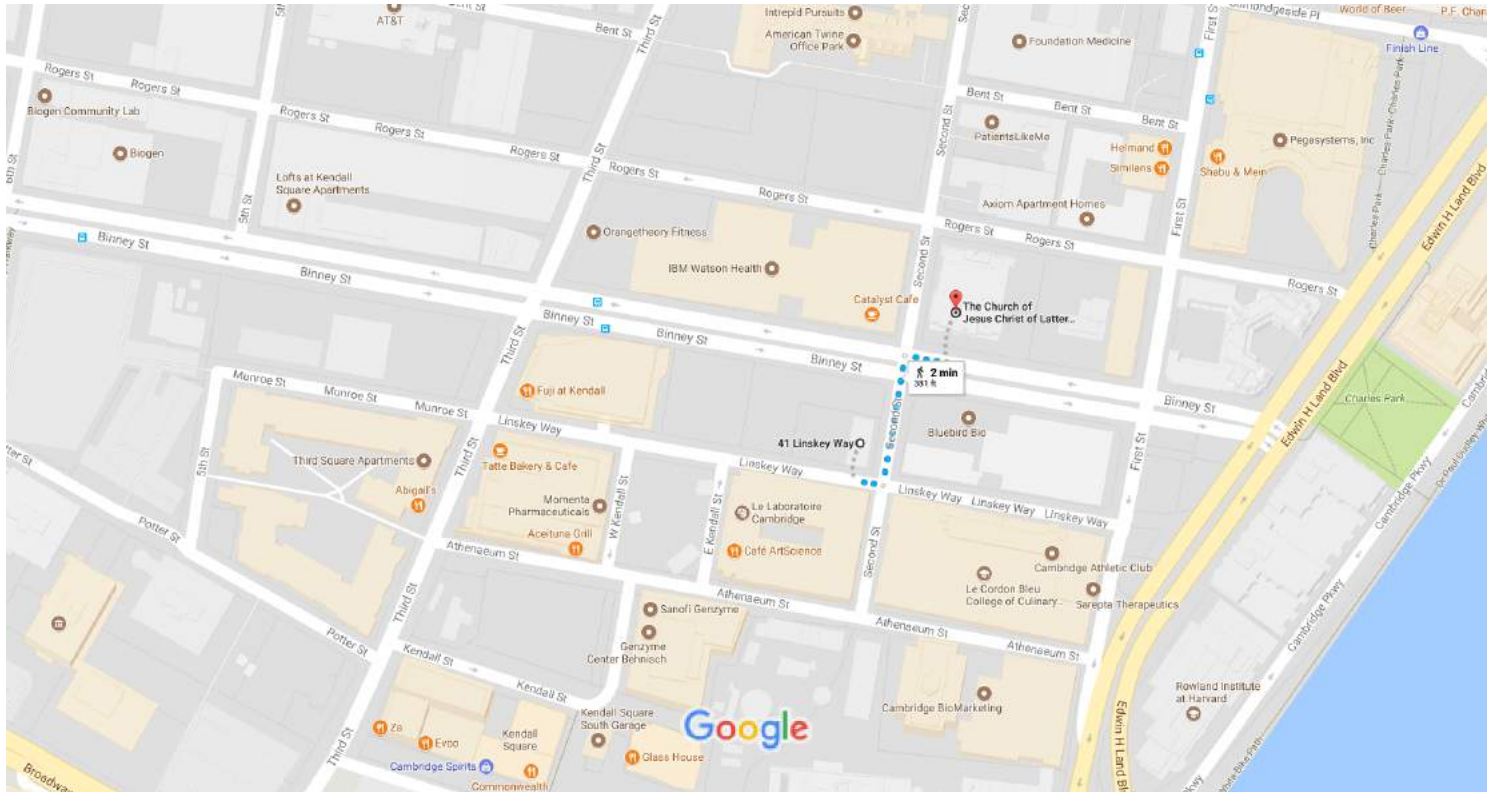
via Second St and First St

11 min
0.5 mile



41 Linskey Way, Cambridge, MA 02142 to The Church of Jesus Christ of Latter-day Saints

Walk 381 ft, 2 min



Map data ©2017 Google United States 100 ft



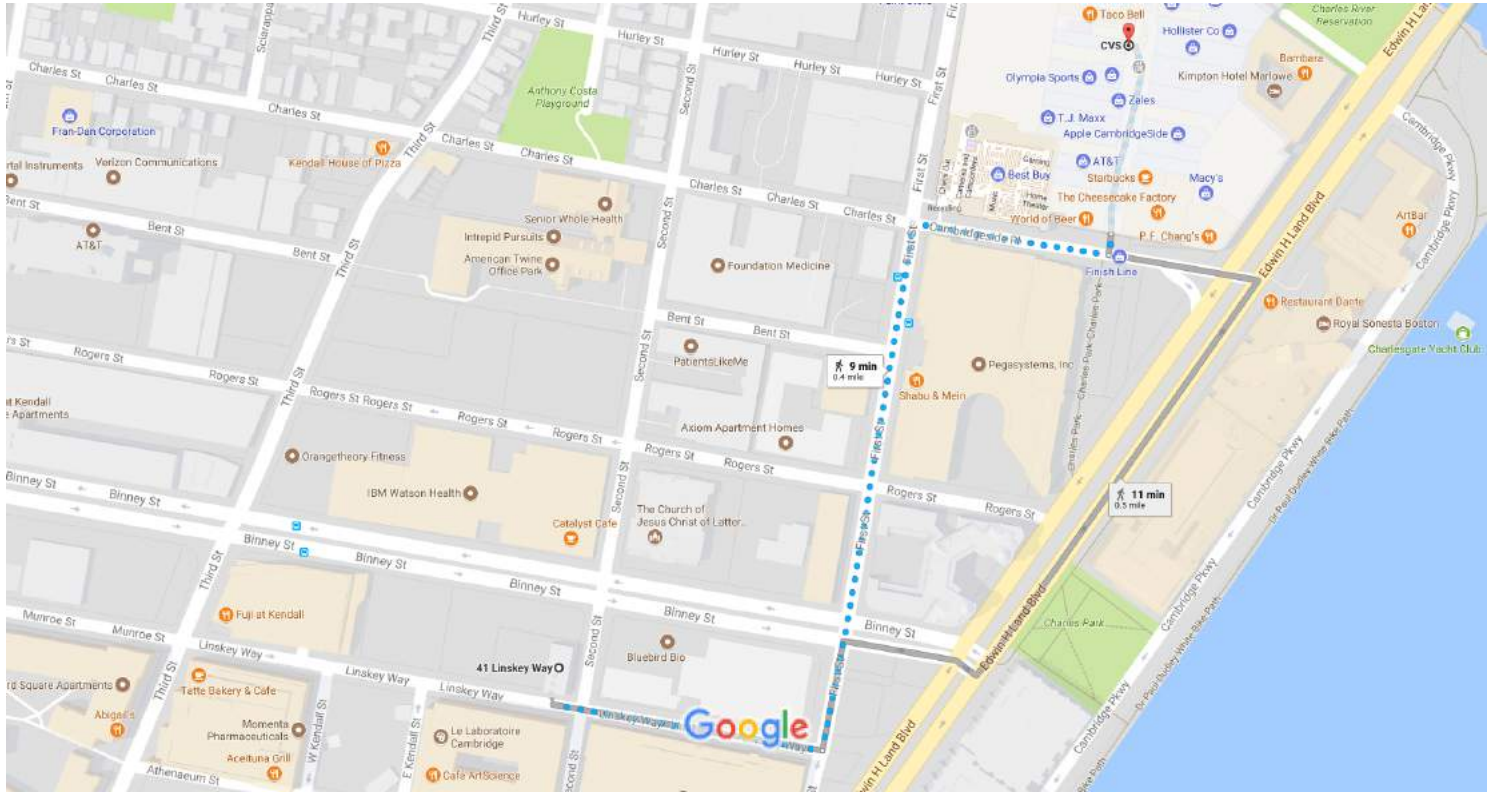
via Second St
Mostly flat

2 min
381 ft



41 Linskey Way, Cambridge, MA 02142 to CVS

Walk 0.4 mile, 9 min



Map data ©2017 Google United States 100 ft



via First St
Mostly flat

9 min
0.4 mile



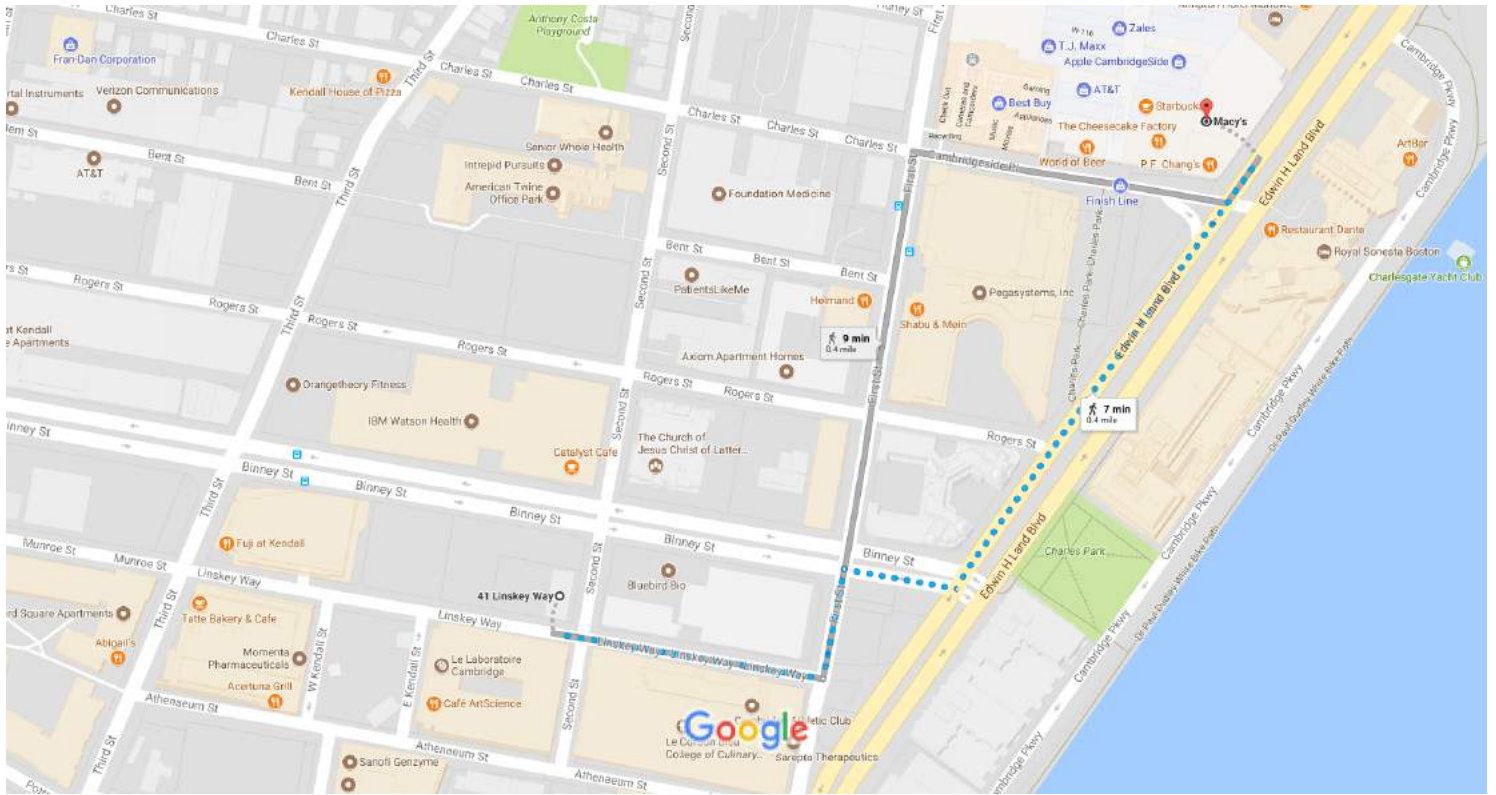
via Commercial Ave/Edwin H Land Blvd

11 min
0.5 mile



41 Linskey Way, Cambridge, MA 02142 to Macy's

Walk 0.4 mile, 7 min



Map data ©2017 Google United States 100 ft



via Linskey Way and Commercial Ave/Edwin H Land Blvd
Mostly flat

7 min
0.4 mile

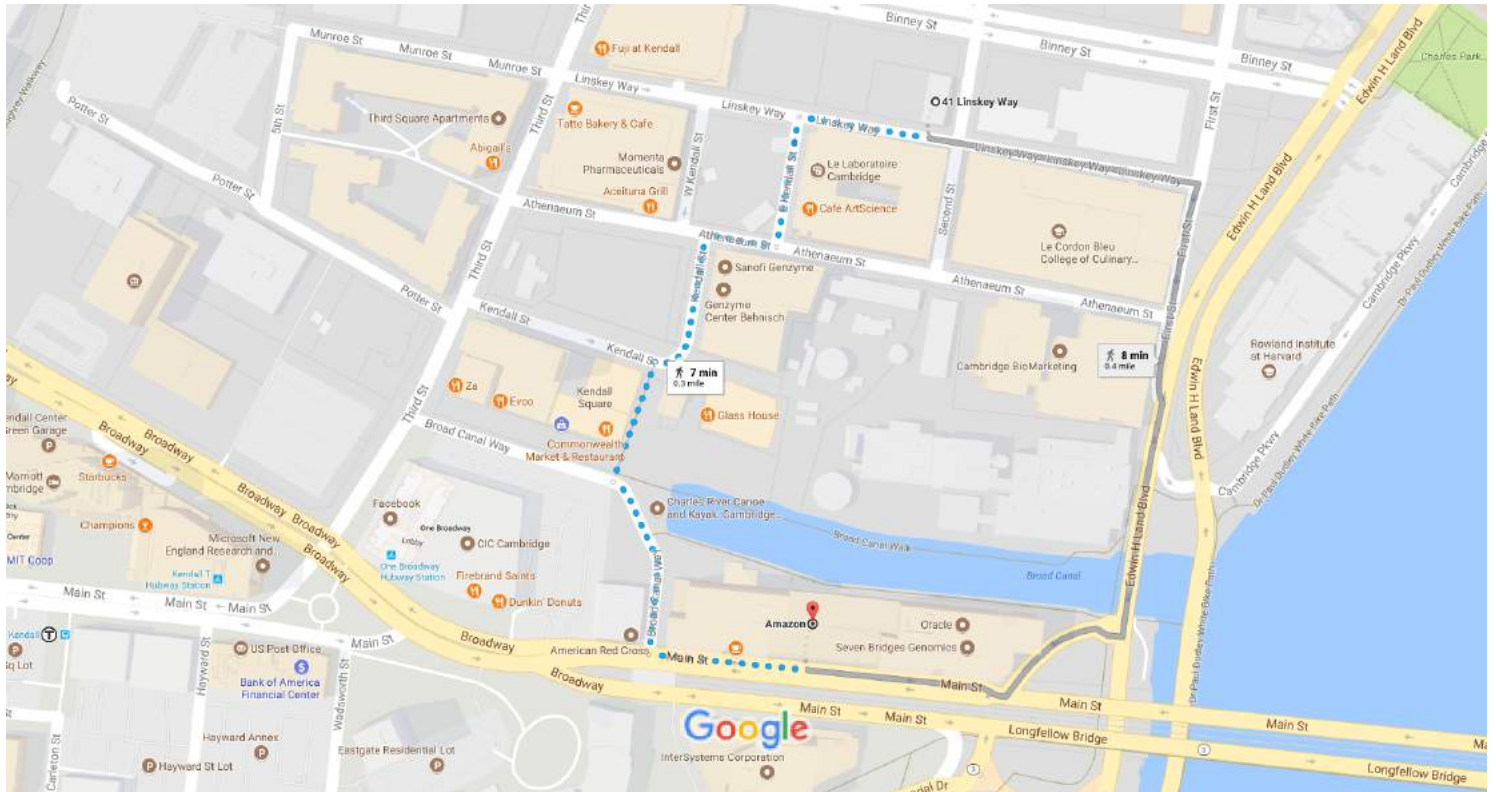


via First St and Cambridgeside Pl

9 min
0.4 mile



41 Linskey Way, Cambridge, MA 02142 to Amazon, 101 Main St, Cambridge, MA 02142 Walk 0.3 mile, 7 min



Map data ©2017 Google United States 100 ft



via Broad Canal Way
Mostly flat

7 min
0.3 mile

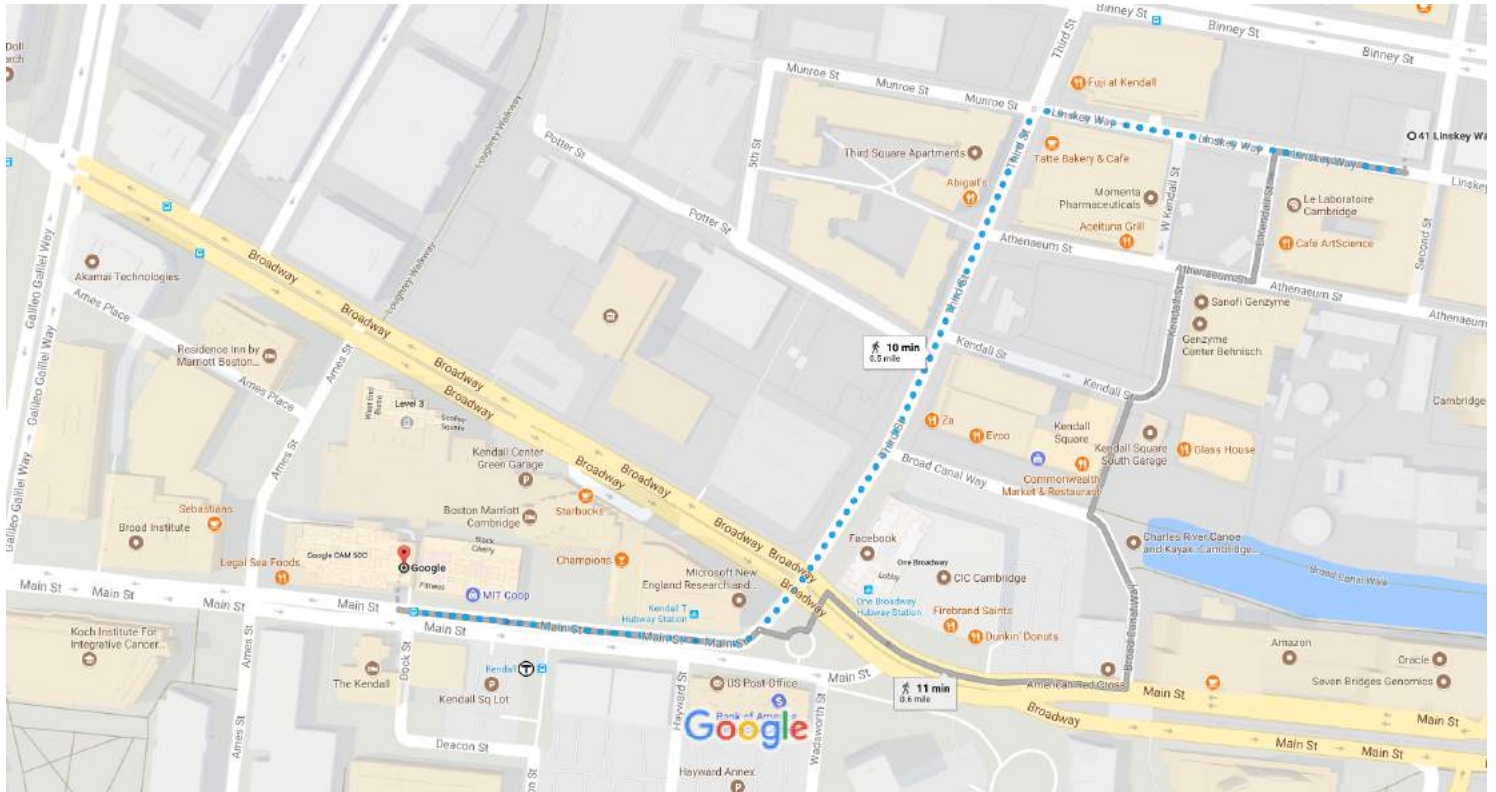


via Linskey Way and First St

8 min
0.4 mile



41 Linskey Way, Cambridge, MA 02142 to Google, 355 Main St, Cambridge, MA 02142 Walk 0.5 mile, 10 min



Map data ©2017 Google United States 100 ft



via Linskey Way, Third St and Main St
Mostly flat

10 min
0.5 mile



via Main St

11 min
0.6 mile



December 18, 2018

Mr. Kent Knight
Elkus Manfredi Architects
25 Drydock Ave.
Boston, MA 02210
kknight@elkus-manfredi.com

Subject Predicted Noise Emissions to Community
41 Linksey Way
Cambridge, MA
Acentech Project 630044

Dear Kent:

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 all equipment as located on the rooftop (DOAS, VRF, generator) 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,



Ryan Edwards
Consultant

cc: Jonah Sacks (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:

DIMENSIONAL FORM

Project Address: 41 Linskey Way

Application Date: May, 2019

ADDITIONAL NOTES TO DIMENSIONAL FORM:

*	Address	GFA
	225 Binney Street	297,187
	75/125 Binney Street	338,262
	50/60 Binney Street	467,509
	100 Binney Street	367,992

** 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 & 41 Linskey Way, 17 bicycle racks (34 bicycle parking spaces)

END