



**OWNERSHIP CERTIFICATE**

**Project Address:** 50 Rogers St./161 First St.

**Application Date:** February \_\_, 2018

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

I hereby authorize the following Applicant: ARE-MA Region No. 21, LLC & ARE-MA Region No. 32, LLC  
at the following address: \_\_\_\_\_  
to apply for a special permit for: Amendment #3 (Major) of PUD and Project Review Special Permits Case No. 243\*  
on premises located at: 50 Rogers Street and 161 First Street  
for which the record title stands in the name of: ARE-MA Region No. 21, LLC and ARE-MA Region No. 32, LLC  
whose address is: c/o Alexandria Real Estate Equities, Inc.  
400 Technology Square, Suite 101  
Cambridge, MA 02139  
by a deed duly recorded in the:  
Registry of Deeds of County: Middlesex South Book: 45147 Page: 477 and (1)  
*OR* Registry District of the Land Court,  
Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

(1) Certificate of Title No. 238095, as to which see Notice of Voluntary Withdrawal of Land from the Registration System filed as Document No. 1529074 and recorded with Middlesex South Registry of Deeds in Book 54504, Page 381.

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

To be completed by Notary Public:

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above named \_\_\_\_\_ personally appeared before me,  
on the month, day and year \_\_\_\_\_ and made oath that the above statement is true.

Notary: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

\* and, Special Permit per Section 6.44.1(b) and (g).

**FEE SCHEDULE**

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**Project Address:** 50 Rogers St./161 First St.

**Application Date:** February \_\_, 2018

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The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

**Fee Calculation**

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New or Substantially Rehabilitated Gross Floor Area (SF): \* 162,550 × \$0.10 = 1,625.50

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Flood Plain Special Permit Enter \$1,000.00 if applicable:

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Other Special Permit Enter \$150.00 if no other fee is applicable:

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**TOTAL SPECIAL PERMIT FEE** Enter Larger of the Above Amounts: 1,625.50

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\* 132,231 SF + 30,319 SF = 162,550 SF



Alexandria Real Estate Equities, Inc.  
Alexandria Center at Kendall Square  
Case Number 243

Memorandum in Support of Application for Amendment #3 (Major) of Planned Unit Development ("PUD") Special Permit and Project Review Special Permit and a Special Permit for Waiver of Five Foot Driveway Setback Under Section 6.44.1(b) and (g)

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Case Number: 243

Address: 161 First Street and 50 Rogers Street

Zoning: Industry A-1/PUD-4C

Applicants/Owners: ARE-MA Region No. 21, LLC and ARE-MA Region No. 32, LLC, c/o Alexandria Real Estate Equities, Inc., 400 Technology Square, Suite 101, Cambridge, MA 02139 ("ARE").

#### Section 1: Relief Sought by the Application.

ARE seeks Amendment #3 (Major) to the PUD Special Permit and Project Review Special Permit (collectively referred to herein as "Special Permit") to allow: (i) relocation of residential Gross Floor Area from the existing 161 First Street building to a modification of a previously approved new residential building on the 161 First Street Development Site; (ii) up to 30,319 square feet ("SF") of non-residential use (as allowed under the Special Permit) for adaptive reuse of the existing building at 161 First Street, which includes up to 10,000 SF of Innovation Space; and (iii) a two level subsurface parking garage for 102 parking spaces at the reconfigured 50 Rogers Street parcel (without increasing the number of project-authorized parking spaces). See Section 12.37.3 of the Zoning Ordinance.

ARE seeks a Special Permit to waive the five-foot driveway setback requirement for 161 First Street because site specific factors favor grant of the waiver. See Sections 6.44.1(b) and (g) and Section 10.45 of the Zoning Ordinance.

ARE also seeks Design Review Approval for 50 Rogers Street. The 50 Rogers Street design review package is submitted concurrently with the Application.

#### Section 2: Background.

In 2010, the Planning Board granted the Special Permit authorizing approximately 1.53 million SF of commercial space and 220,000 SF of residential housing at six development sites as part of a mixed-use development known as Alexandria Center at Kendall Square. The project includes four new state-of-the-art sustainable buildings, two residential buildings, and adaptive reuse of three buildings. ARE and its affiliates also agreed to convey, among other things, land for Rogers Street Park and Triangle Park to the City, contribute \$9.5 million for future development of the parks, and construct improvements to Binney Street.

ARE has substantially completed construction of buildings at 50 Binney Street, 100 Binney Street, 75+125 Binney Street, 225 Binney Street (including adaptive reuse of two buildings) and the residential building at 270 Third Street totaling more than 1.47 million SF of commercial space and 87,799 SF of residential space. ARE also has conveyed to the City land for Rogers Street and Triangle Parks,

contributed \$9.5 million for design and construction of the parks and substantially completed the Binney Street improvements.

Next steps in project implementation include construction of the 132,231 SF of residential housing at 50 Rogers Street and adaptive reuse of 161 First Street, both of which are the subject of this application.

### Section 3: Proposed Changes to Final Development Plan.

The Final Development Plan includes a development site known as 161 First Street and Building Site 6 ("161 First Development Site"). The 161 First Development Site is comprised of Tax Parcel 16-20 (approximately 40,000 SF) and Tax Parcel 16-29 (approximately 10,000 SF). See Exhibit A for figures showing the Tax Parcels.

There is an existing four-story, brick building with a three-story rear annex on Tax Parcel 16-20. Tax Parcel 16-29 is paved and used for surface parking. The Special Permit provides that "[t]he existing commercial building at 161 First Street (excluding the three-story rear addition) shall be adapted for re-use as a residential building, and a new residential-use annex shall be constructed to the west of the existing building." See Special Permit Condition 1(e)(3), page 18. See Exhibit B for the previously approved 161 First Street Site Plan and Conceptual Massing Plan, excerpted from the Final Development Plan.

ARE proposes to create two new lots at the 161 First Development Site. See Exhibit C for the proposed subdivision and consolidation plan. Lot 1 comprises an area of approximately 35,006 SF and is proposed to be known as "50 Rogers Street." Lot 2 comprises 14,921 SF and is proposed to be known as "161 First Street."

Instead of developing residential use on the entire 161 First Development Site, as previously contemplated, ARE proposes to consolidate the balance of the project-related residential development at 50 Rogers Street (Lot 1) and adapt the existing building at 161 First Street (excluding the annex which will be demolished) (Lot 2) for non-residential use as allowed under the Special Permit. A two-level subsurface parking garage for 102 parking spaces also is proposed at 50 Rogers Street. An Updated Site Plan and an Updated Conceptual Massing Plan are attached as Exhibit D.

#### a. 50 Rogers Street

The proposed residential building at 50 Rogers Street will contain 136 units and 132,231 SF of residential housing.<sup>1</sup> The ground floor will be used for the entrance lobby, residential amenity spaces and building services. Six residential units will be located on the first floor and 26 units will be located on floors two through six. Affordable housing requirements will be satisfied without change.

The six-story building will be U-shaped with an interior courtyard. The proposed building will not include cantilevered extensions from the new building to the existing building at 161 First Street as previously proposed. The redesign will create an open interior courtyard and enhance the planned

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<sup>1</sup> The number of units, parking spaces and residential and nonresidential GFA which are the subject of this application are approximate and may shift slightly as the project moves from planning to design and construction. Notwithstanding, the Special Permit requirements will be met, e.g., the Project will have 220,000 SF of residential use, 0.75 parking spaces per residential unit and 1,533,200 on nonresidential GFA.



urban space. See ARE's Design Review Submittal for 50 Rogers Street, submitted concurrently with the application, for details of the 50 Rogers Street design.

A new curb cut is proposed on Rogers Street for access to the subsurface parking garage, which will be dedicated to the 50 Rogers Street building. The parking garage will contain 102 spaces for cars (136 units @ 0.75 spaces per unit) and 142 bicycle parking spaces.

b. 161 First Street

The proposed use of 161 First Street is non-residential. ARE proposes to change the use of 161 First from residential housing to non-residential use. ARE proposes up to 30,319 SF of non-residential use for adaptive reuse of 161 First Street, which includes up to 10,000 SF of Innovation Space.

The lot line separating 50 Rogers Street and 161 First Street will be shifted east, toward First Street. See Exhibit C; see also the Plans at pages 5 and 6 of the Design Review plan set (showing the existing and proposed property lines). The new lot line will be coincident with the edge of driveway improvements for 161 First Street. No set back is proposed between the 161 First Street driveway improvements and the new property line.

Therefore, ARE requests a Special Permit pursuant to Sections 6.44.1(b) and (g) and Section 10.45 of the Zoning Ordinance for waiver of the five-foot setback from the 161 First Street driveway improvements to the property line separating 50 Rogers Street from 161 First Street (from Binney Street to Rogers Street).

The following specific factors warrant grant of the Special Permit waiving the driveway setback: (i) the proposed 50 Rogers building is setback from the property line by approximately 6 feet; (ii) the strip between the property line and the 50 Rogers building will provide an appropriate buffer between the parcels; and (iii) ground floor uses at 50 Rogers Street near the Rogers Street end of property line pertain to building services and are not dwelling units.

Section 4: Key Permit Conditions.

a. Gross Floor Area

220,000 SF of residential Gross Floor Area ("GFA") is required under the Special Permit. The first phase of residential housing was constructed in 2015 at 270 Third Street, which consisted of 87,799 SF of residential GFA.

ARE proposes to construct an additional 136 units and 132,231 SF of residential GFA at 50 Rogers Street which will yield a total of 220,030 SF of residential housing for the project, more than satisfying the housing condition of the Special Permit. Residential housing GFA in excess of 220,000 SF counts against the non-residential GFA cap of 1,533,200 SF. See Special Permit Condition 1(d), at 18. 30 SF of residential GFA counts against the non-residential GFA cap.

The Special Permit allows up to 1,533,200 SF of non-residential GFA. To date, ARE has developed 1,476,458 SF of non-residential GFA.<sup>2</sup> Coupled with the 30 SF of excess residential GFA, 56,712 SF of GFA remain for non-residential development at 161 First Street and 41 Linskey Way.

Up to 30,319 SF of non-residential development is proposed at 161 First Street, which may include up to 10,000 SF of Innovation Space (which is exempt from GFA per Cambridge Zoning Ordinance). Thus, non-residential GFA at 161 First Street will range from 20,319 SF to 30,319 SF depending on the amount of Innovation Space developed at 161 First Street.

Subtracting planned non-residential GFA at 161 First Street from the non-residential GFA balance, yields the remaining available GFA for non-residential development of 41 Linskey Way, which will range from 26,393 SF (assuming no Innovation Space at 161 First Street) to 36,393 SF of non-residential GFA (assuming 10,000 SF of Innovation Space at 161 First Street).

b. Parking.

The changes to the Final Development Plan do not require an increase in parking requirements. The residential parking ratio is 0.75 spaces per dwelling unit and the maximum ratio for non-residential development is 0.9 spaces per one thousand square feet (1,000 SF) of GFA. 136 residential units are proposed at 50 Rogers Street and the required 102 parking spaces are proposed to be provided in the on-site, subsurface garage. Similarly, the changes to the Final Development Plan do not increase non-residential GFA and do not require an increase in the number of parking spaces. Thus, the number of non-residential parking spaces is unchanged. The addition of Innovation Space, which is exempt from non-residential GFA, does not require any parking spaces.

The proposed subsurface parking garage at 50 Rogers Street is new. Garage access is from Rogers Street. See Exhibit D (showing proposed garage access). As part of the earlier Special Permit process, parking for the 161 First Development Site was to be located at the subsurface parking garage at 75/125 Binney Street. Parking for the non-residential uses at 161 First Street are now planned to be located at the subsurface parking garages at 50+60 and 75/125 Binney Street.

VHB has analyzed the changes to the Final Development Plan, including changes in trip generation and parking, and found that the changes do not yield any significant change in traffic conditions or circulation. VHB's conclusion and the shifting of parking is generally consistent with the Special Permit which provides that "tenants and occupants of any of the commercial and residential buildings within the Development Parcel . . . may occupy any of the garages in the Final Development Plan from time to time." Special Permit Condition 3(a)(2), at 22.

The Special Permit requires "a minimum of 435 bicycle parking spaces, including interior parking facilities within buildings and outdoor parking spaces located near entrances to all buildings . . ." See Special Permit Conditions 1(g) and 3(a)(5), pages 18, 22. For the purposes of parking and transportation analysis of the Final Development Plan, 75 bicycle parking spaces were planned for the 161 First Development Site. To date, 513 long term and 178 short term bicycle parking spaces have been constructed throughout the project and an additional 142 long term and 14 short term spaces are proposed at 50 Rogers Street.

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<sup>2</sup> The nonresidential GFA for the other developed site is as follows: 225 Binney (297,687 SF); 75/125 Binney (338,262 SF); 50+60 Binney (467,509 SF); 100 Binney (364,942 SF); 270 Third [non-residential] (8,058 SF).



c. Wastewater and Stormwater Management.

The proposed changes to the Development Plan will reduce wastewater flow and not change the approved storm water management approach. As part of the project planning process, the expected wastewater flow from the 161 First Development Site was 33,000 gallons per day. As proposed, wastewater flow from 50 Rogers Street and 161 First Street is estimated to be 21,440 gallons per day. Kleinfelder has confirmed in its supplemental report, attached as Exhibit D, that: (i) ARE has satisfied infiltration/inflow mitigation requirements for the expected wastewater flow (at a ratio of 4:1); (ii) wastewater infrastructure has been constructed to accommodate the wastewater flow; and (iii) the changes to the Final Development Plan are minor relative to stormwater management and no significant modifications to the stormwater management approach are required owing to the proposed changes to the Final Development Plan.

d. Other Matters.

In the evening of January 10, 2018, ARE met with the East Cambridge Planning Team (“ECPT”) at the East End House, 105 Spring Street, to review and discuss project changes described herein. ARE’s presentation (and most of the discussion) focused on the 50 Rogers Street plans. ARE’s proposal reflects that discussion and ECPT’s feedback.

ARE plans to demolish the three-story annex to the existing building at 161 First Street when it is vacant. ARE plans to start that demolition work in early Spring, subject to obtaining necessary City approvals.

Section 5: Requests for Relief and Conclusion.

ARE seeks Amendment #3 (Major) to the Special Permit to allow: (i) relocation of residential Gross Floor Area from the existing 161 First Street building to a modification of a previously approved new residential building on the 161 First Street Development Site; (ii) up to 30,319 square feet (“SF”) of non-residential use (as allowed under the Special Permit) for adaptive reuse of the existing building at 161 First Street, which includes up to 10,000 SF of Innovation Space; and (iii) a two level subsurface parking garage for 102 parking spaces at the reconfigured 50 Rogers Street parcel (without increasing the number of project-authorized parking spaces). See Section 12.37.3 of the Zoning Ordinance.

Although styled a “Major Amendment,” ARE proposes discrete changes to one of six building sites in the Final Development Plan that fall within the limits of previously approved development criteria relating to approved residential and non-residential GFA and parking. The proposed changes do not yield material additional impacts and do not require changes in proposed infrastructure or mitigation. Moreover, the revised Final Development Plan is in step with the Final Development Plan as approved and advances the City’s development goals of smart, sustainable development, while creating housing and preserving 161 First Street for adaptive reuse. Except as described in the Application and supporting materials, the relief requested does not involve a change in building size, dimension, footprint, floor area, density, height, or location from the approved PUD.

ARE seeks a Special Permit to waive the five-foot driveway setback requirement for 161 First Street because site specific factors favor grant of the waiver. See Sections 6.44.1(b) and (g) and Section 10.45 of the Zoning Ordinance.



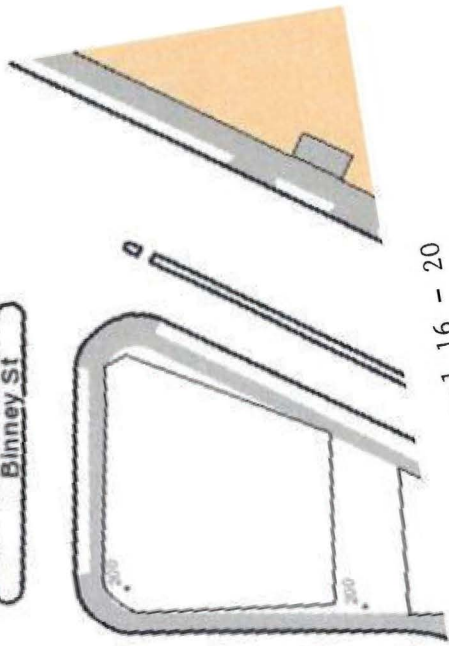
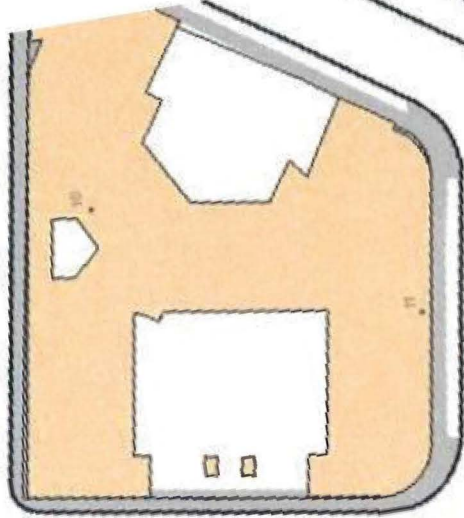
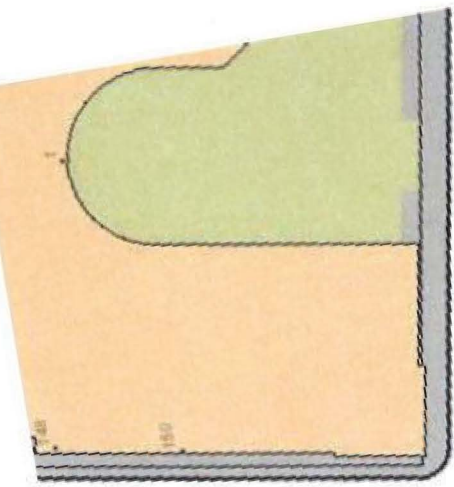
For all the above reasons,<sup>3</sup> ARE requests that the Planning Board GRANT the Special Permit and relief requested and AMEND the Special Permits to approve the revised Final Development Plan as described herein.

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<sup>3</sup> The Application and Supporting Materials for the underlying Special Permits are incorporated herein by reference.

Exhibit A  
Assessor's Map/Lot Information

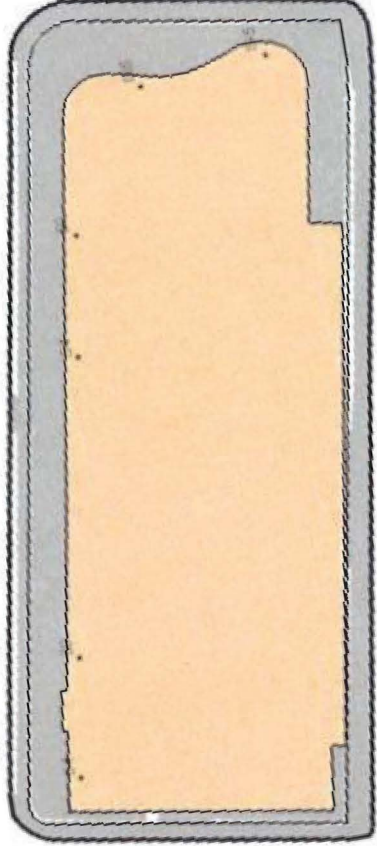
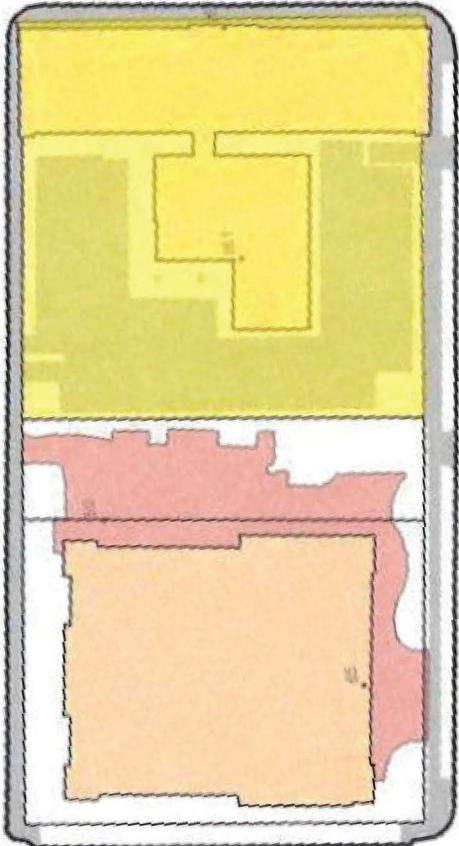
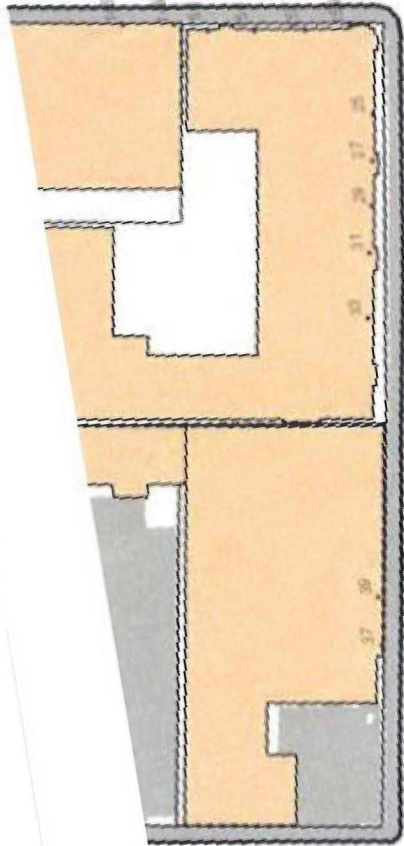




First St

Blinney St

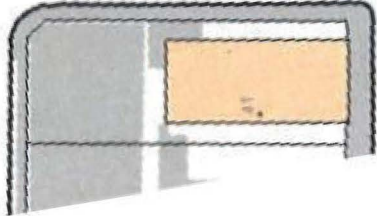
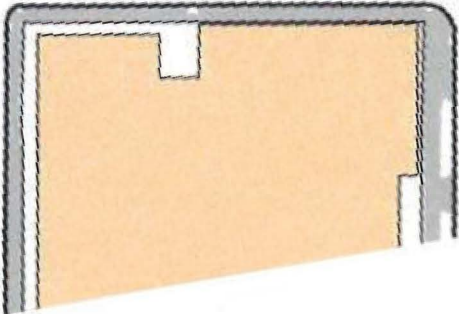
Tax Parcel 16 - 20

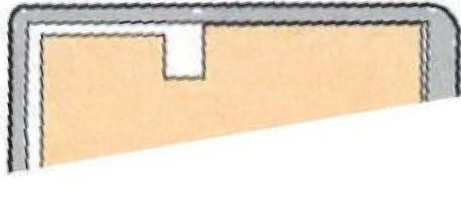
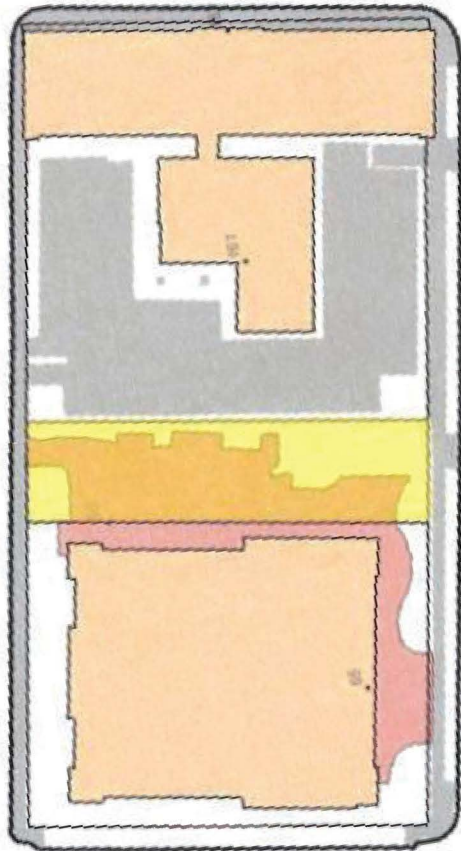
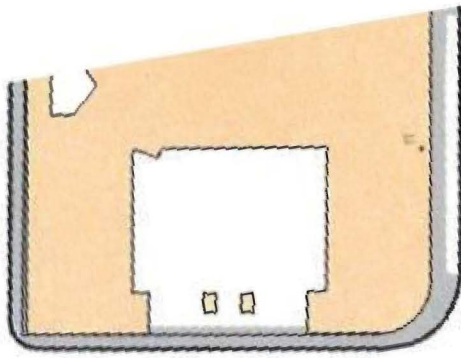
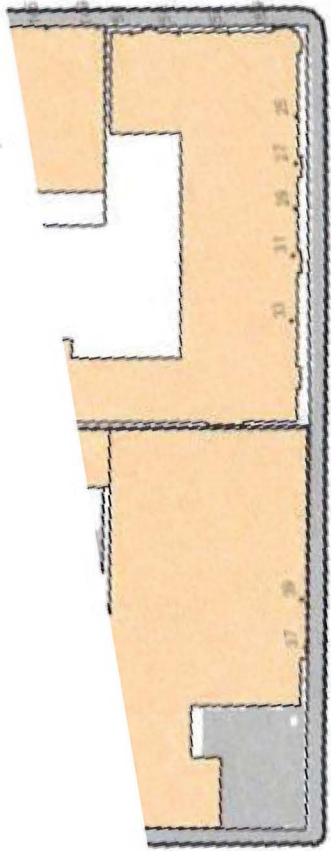
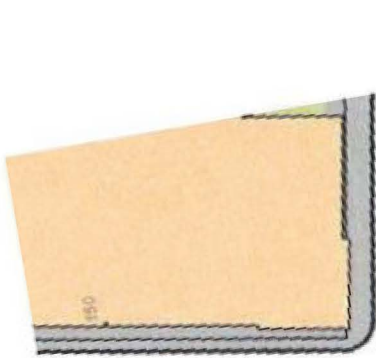


Rogers St

Linskey Way

Second St





Blinney St

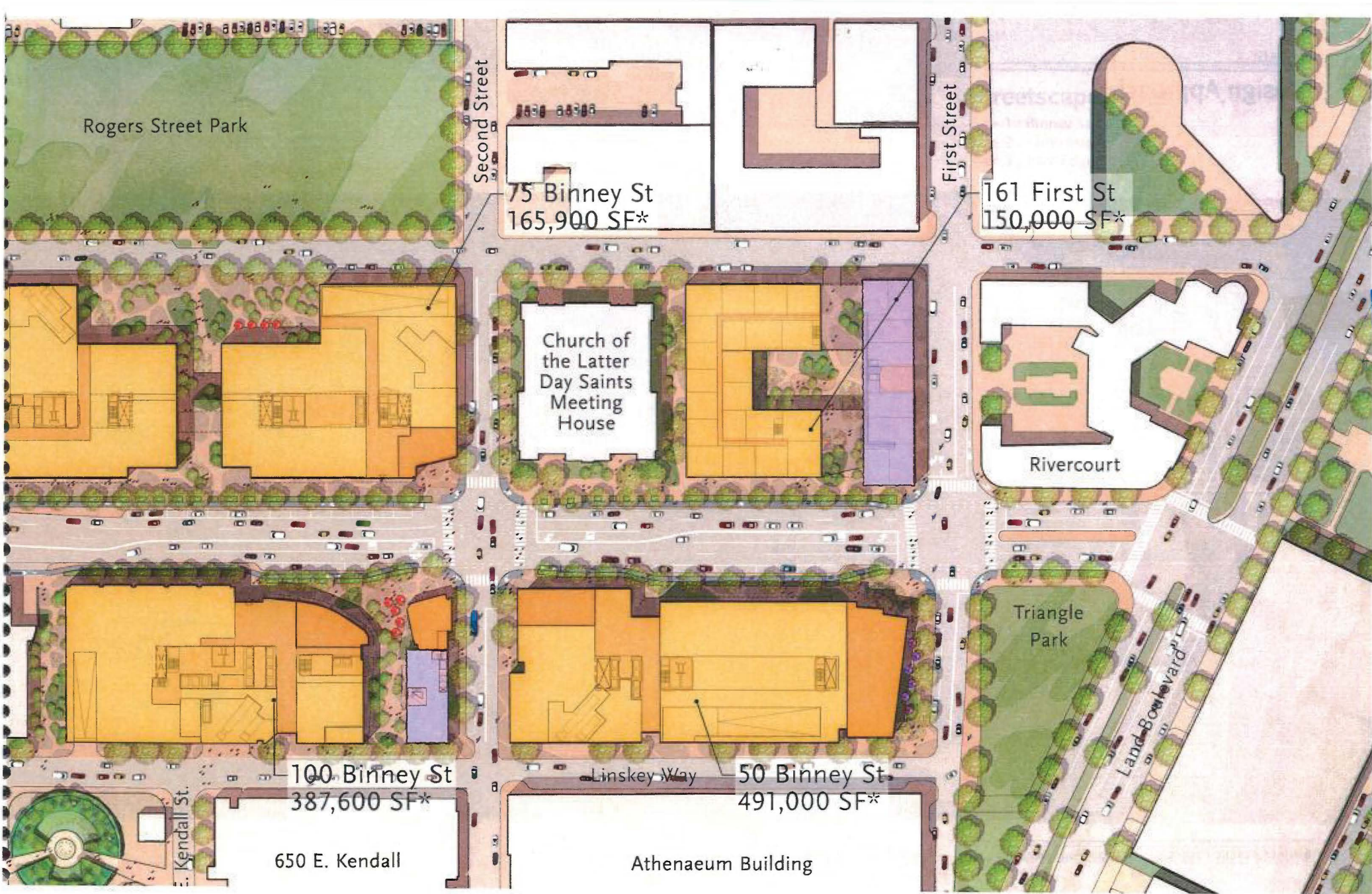


Tax Parcel 16 - 29



Exhibit B

161 First Street Site Plan and Conceptual Massing Plan, excerpted from Final Development Plan

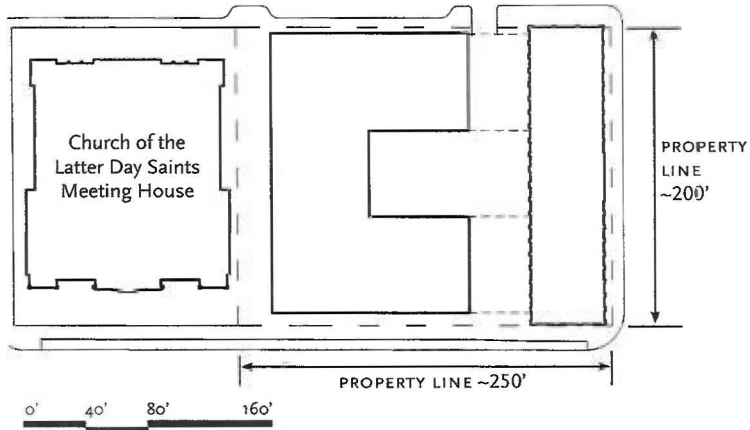


Portion of Figure 9 - Proposed Site Plan, excerpted from March 15, 2010 Graphic Materials for Binney Street Project.

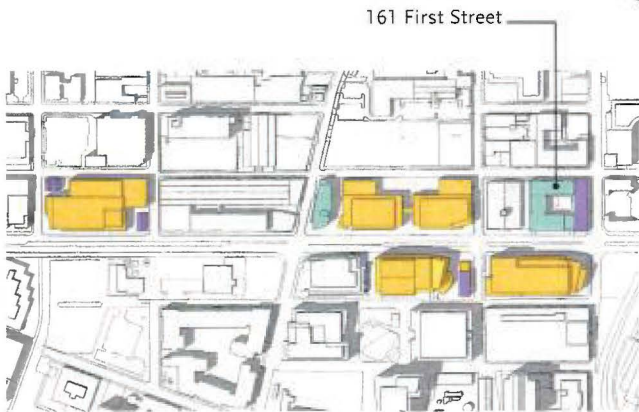


# 161 First Street Conceptual Massing

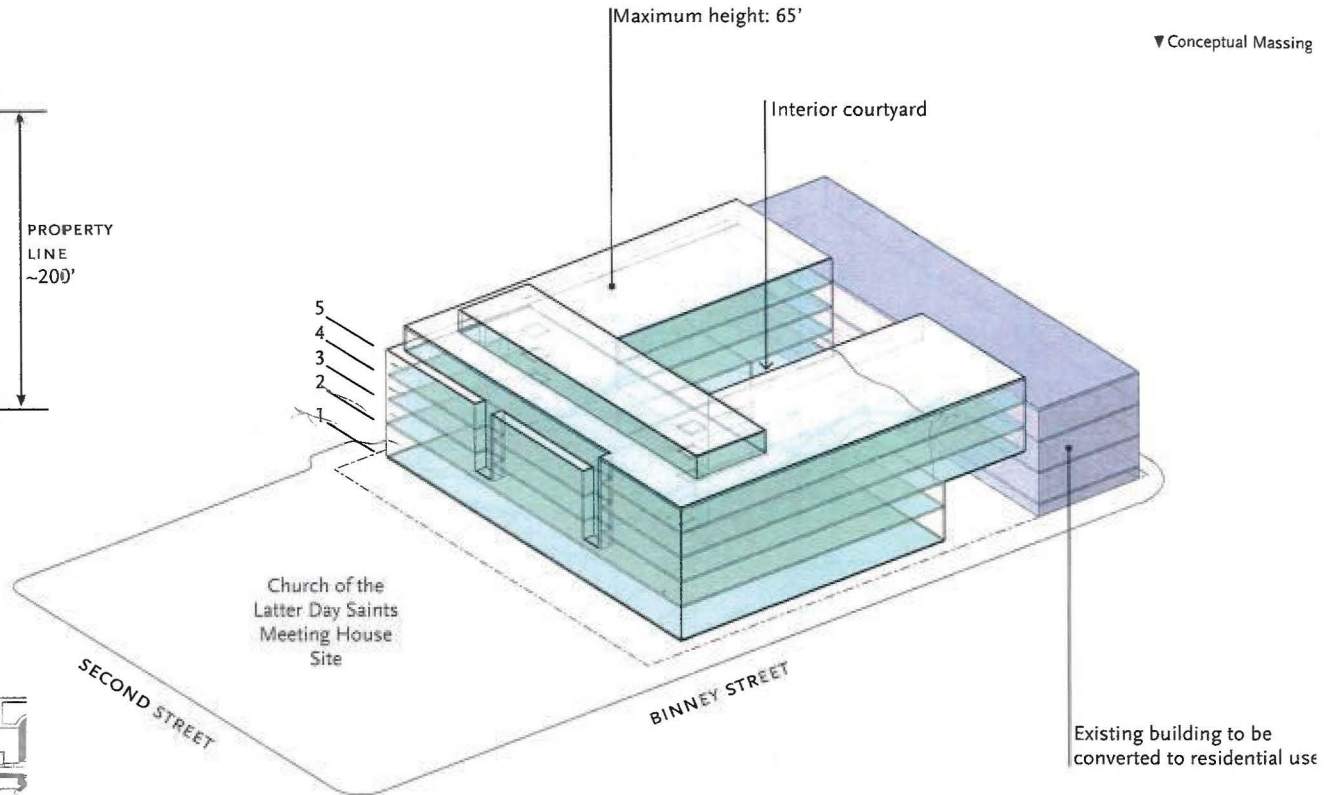
Conceptual Plan ▼



Massing in Context ▼

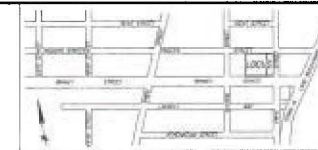


▼ Conceptual Massing



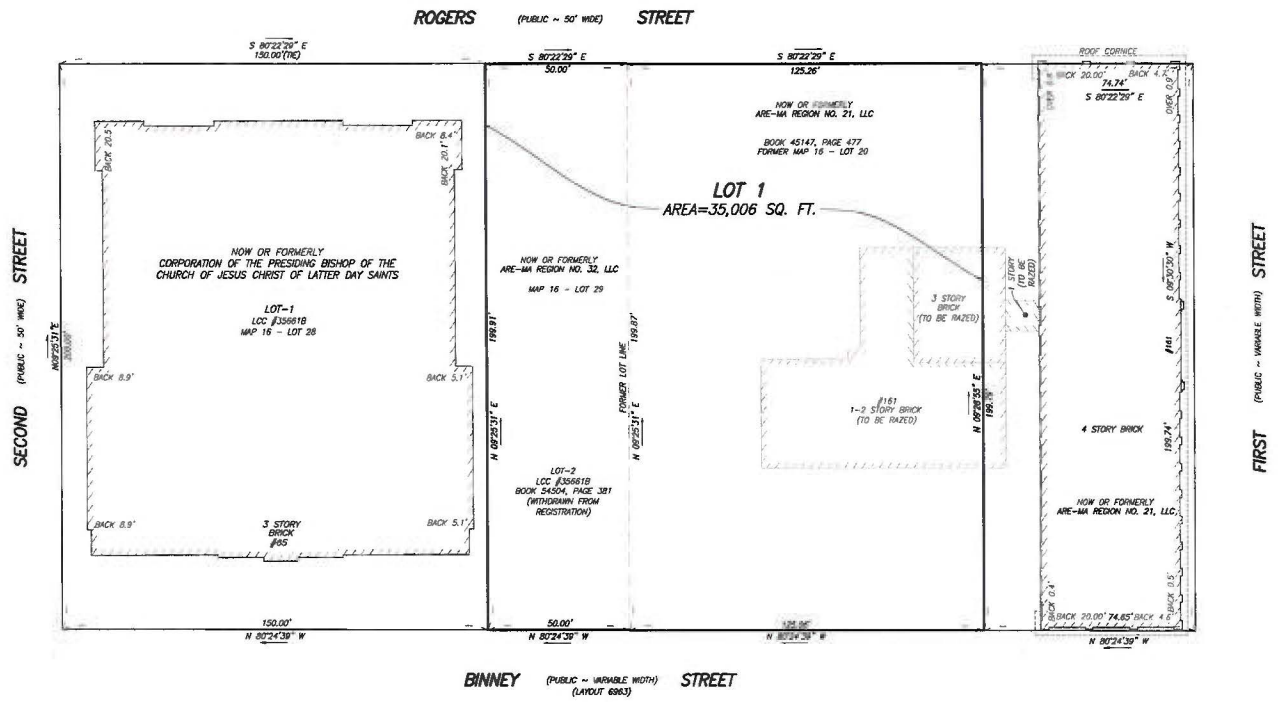
Note: Excerpted from March 15, 2010  
Graphic Materials for Binney Street  
Project.

Exhibit C  
Proposed Consolidation and Subdivision Plan



LOCUS MAP - NOT TO SCALE

RESERVED FOR REGISTRY USE



**NOTE:**  
THE PURPOSE OF THIS PLAN IS TO CORRECT ASSessor'S MAP 15, LOT 29 AND MAP 16, LOT 20 INTO COMMON OWNERSHIP.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORDED PLANS, DEEDS AND CERTIFICATES OF TITLE.

**DRAFT 1-9-2018**

PAUL R. FOLEY, PLS. (MA# 48355) DATE: \_\_\_\_\_  
PRR@FELDMANSURVEYORS.COM

**LOT CONSOLIDATION PLAN OF LAND  
161 FIRST STREET & 50 ROGERS STREET  
CAMBRIDGE, MASS.**

FELDMAN LAND SURVEYORS MARCH 13, 2017  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 www.feldmansurveyors.com



SCALE: 1"=20'

RESEARCH	FIELD CHECK	FIELD MEASUREMENT	APPROVED	SHEET NO. 1 OF 1
CALC.	DRAW TRK.	FIELD CHECKED	DED FILE	JOB NO. 13517

FELDMAN SURVEYORS (12800) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000) (1000)



Exhibit D  
Proposed Updated Site Plan and Massing Plan

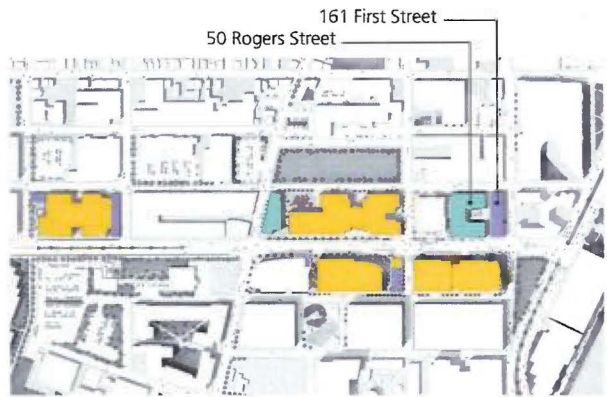
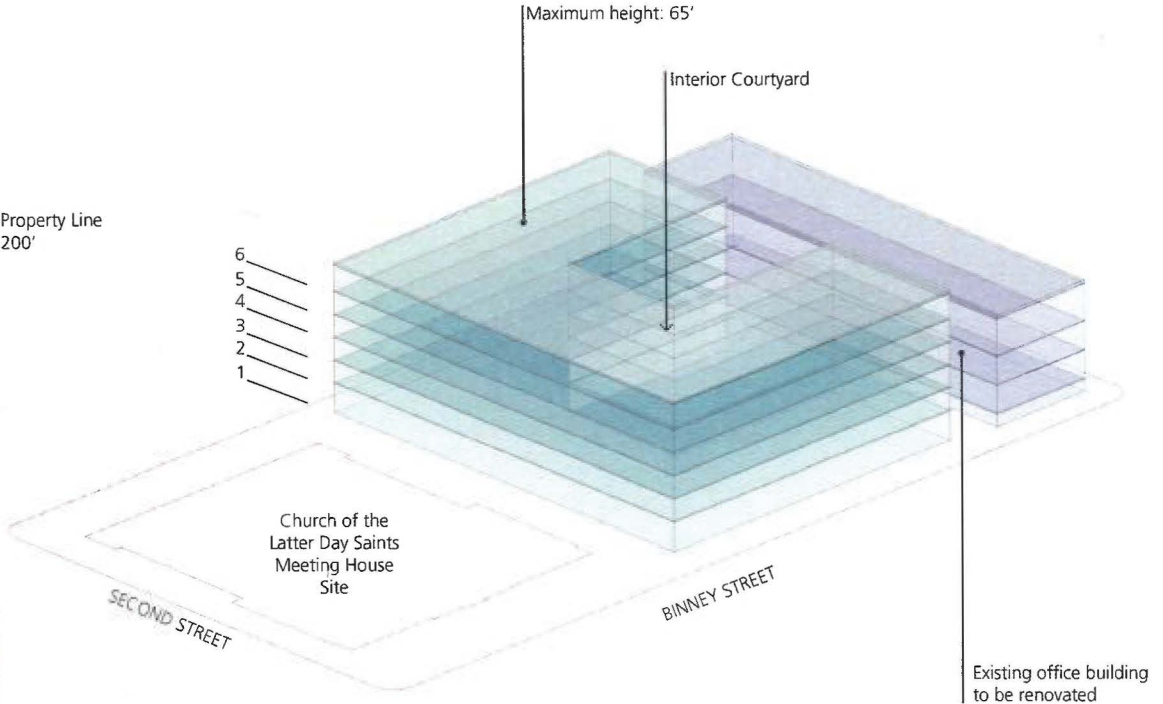
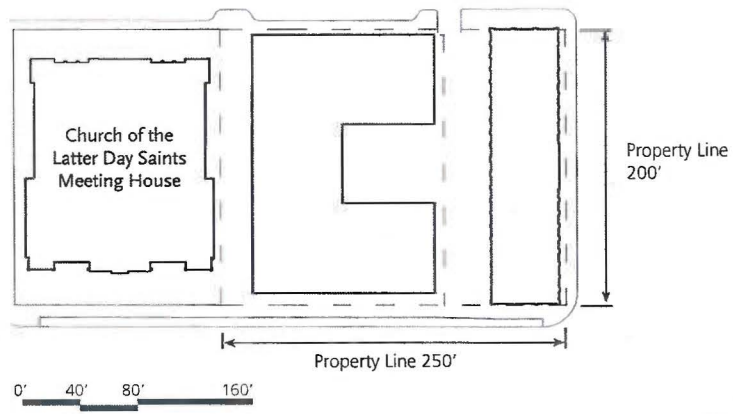
SITE PLAN

ALEXANDRIA CENTER AT KENDALL SQUARE



■ PUD 243 Properties





■ R&D / OFFICE   
 ■ PENTHOUSE   
 ■ RESIDENTIAL   
 ■ RETAIL   
 ■ EXISTING-PRESERVED

Exhibit E  
Kleinfelder's Analysis of Wastewater and Stormwater Matters





January 29, 2018

Mr. William DePippo  
Assistant Vice President  
Real Estate Development and Construction  
Alexandria Real Estate Equities, Inc.  
400 Technology Square, Suite 101  
Cambridge, MA, 02139

RE: Sanitary and Stormwater review for proposed 50 Rogers Street and 161 First Street

Dear Mr. DePippo:

In support of Alexandria Real Estate Equities, Inc.'s (ARE's) effort to amend the special permit with respect to the proposed changes at 161 First Street and 50 Rogers Street, Kleinfelder has completed a comprehensive review of the estimated sanitary flows and the stormwater mitigation including Infiltration/Inflow (I/I) removal.

#### **Sanitary Sewer**

The proposed changes to the Development Plan will reduce wastewater flow. As part of the project planning process, we expected wastewater flow from the 161 First Street Development Site to be 33,000 gallons per day. As proposed, wastewater flow from 50 Rogers Street (169 bedroom residential building) and 161 First Street (office space conservatively assumed to be 38,000 square feet) is estimated to be 21,440 gallons per day. See the calculations below detailing the estimated sanitary flow.

Estimated Sanitary Flow Calculations (based on Massachusetts Title V generation rates):

50 Rogers Street:  
169 bedrooms x 110 gallons/bedroom = 18,590 gallons  
161 First Street:  
38,000 sq. ft. office x 75 gallons/1,000 sq.ft. office = 2,850 gallons  
**Total: 21,440 gallons**

The proposed changes will reduce the net new sanitary flow by over 11,000 gallons when compared to the sanitary flow estimated for the project during the planning process.

The 50 Rogers Street building will make the connection to the 29-inch by 25-inch sewer in Binney Street. Additionally, a sanitary holding tank will be constructed servicing 50 Rogers Street to retain and attenuate sanitary flows and allow reduced but constant discharges of sanitary flows during storm events. The reduced wastewater flow will improve hydraulics in the wastewater collection system.

#### **Stormwater**

The proposed changes to the Development Plan do not alter the approved stormwater management approach. The Project, including 161 First Street and 50 Rogers Street, will infiltrate approximately 53,700 gallons (during a Massachusetts Department of Environmental Protection defined 1-year, 6-hour rainfall [1.72"]) to reduce phosphorus and pathogens in addition to contributing towards the required removal of I/I equal to four times the net anticipated sewer flows from the site. The

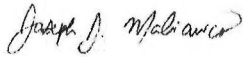
William DePippo  
January 29, 2018  
Page 2

Development is currently in compliance with the required 4:1 I/I removal by over 80,000 gallons based on the completion of 50 & 60 Binney Street, 100 Binney Street, 225 Binney Street, 75 & 125 Binney Street, and 270 Third Street, in addition to I/I mitigation projects completed at Rogers Street Park, Triangle Park, as well as Binney Street, Second Street, Fifth Street and Linskey Way roadway projects. Based on the anticipated on-site infiltration and the estimated net new sanitary flow following the completion of 161 First Street and 50 Rogers Street, the Development will continue to exceed the 4:1 mitigation requirement by over 50,000 gallons.

Stormwater that is discharged from the proposed on-site stormwater collection systems at 161 First Street and 50 Rogers Street will discharge to the 36" Binney Street stormwater trunkline constructed by ARE as part of the previously completed Binney Street Infrastructure Project. A 12" RCP stormwater service lateral was constructed from the stormwater trunkline to the property line and is in place for the proposed 50 Rogers and 161 First Street projects to tie into. There is adequate capacity in this pipe to accommodate proposed project flows.

Sincerely,

**KLEINFELDER**



Joseph J. Maliawco, P.E.  
Project Manager

cc: Robert Fitzpartick (Wilmerhale)  
Terry Tolosko (Bristol)  
Peter DeLuca (Citywide)  
File

## Appendix I: Dimensional Form

	Allowed/Required	Proposed	Permitted
Lot Area (sq ft)	87,120 (2 acres)	491,320	No change
Lot Width (ft)	No requirement	N/A	No change
Total GFA (sq ft)	1,533,406 <sup>1,5</sup>	1,533,200	Consistent with Zoning Ordinance and Final Development Plan
Non-Residential	1,533,406 <sup>1,5</sup>	1,533,200	
Residential	220,000 <sup>2</sup>	220,000	
Total FAR <sup>1</sup>	3.00	3.00	Consistent with Zoning Ordinance and Final Development Plan
Non-Residential	3.00	3.00	
Residential <sup>2</sup>	N/A	N/A	
Lot Area / Dwelling Unit (sq ft)	300 minimum	approx. 2,233	Consistent with Zoning Ordinance and Final Development Plan
Total Dwelling Units	N/A	220	
Inclusionary Units	None <sup>2</sup>	None	None
Range of Building Heights (ft)	45–140 (Detailed in 13.44.4, 13.54.4)	78, 85, 140	Consistent with Zoning Ordinance and Final Development Plan
Range of Yard Setbacks (ft)	0–10 (Detailed in 13.43.41, 13.53.4)	Varies (see Final Development Plan)	Consistent with Zoning Ordinance and Final Development Plan
Total Open Space (acres)	1.7 (Section 13.45) 2.3 (Section 13.59.9)	approx. 3.16	Consistent with Zoning Ordinance and Final Development Plan
Public	2.3 (Section 13.59.9)	approx. 2.57	
Private (Usable)	N/A	approx. 0.59	
Off-Street Parking Spaces	1600 maximum (Section 13.59.5)	1,902 <sup>3</sup>	1,902 <sup>3,6</sup>
Handicapped	Consistent with Zoning Ordinance Section 6.34	Not shown	Consistent with Zoning Ordinance Section 6.34
Bicycle Spaces	247 minimum (Section 6.37)	435	435 (minimum)
Loading Bays	13 (calculated for all buildings per 6.83)	approx. 13 <sup>4</sup>	Consistent with Final Development Plan

<sup>1</sup> The total allowed Gross Floor Area includes GFA allowed at an FAR of 3.0 (491,320 x 3.0 = 1,473,960 square feet) plus additional GFA up to a total of 59,446 square feet allowed if the Permittee transfers to the City of Cambridge the property at 101 Rogers Street and a portion of the property at 249 Third Street in accordance with the requirements of Section 13.59.10 of the Zoning Ordinance.

<sup>2</sup> For a Planned Unit Development meeting all the requirements of Section 13.59, 220,000 square feet of residential uses are allowed and must meet the requirements of 13.59.4. Such residential use is not counted as GFA for the purpose of calculating FAR. Neither the Inclusionary Housing requirements nor the bonuses apply.

<sup>3</sup> The proposed parking includes accessory parking for buildings within the Planned Unit Development as well as the relocation of 302 surface parking spaces serving the Athenaeum Building, as allowed in Section 13.59.52.

<sup>4</sup> Exact number of loading facilities to be specified during design review, per Condition 1(i) of this Decision.

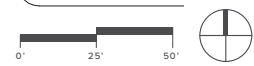
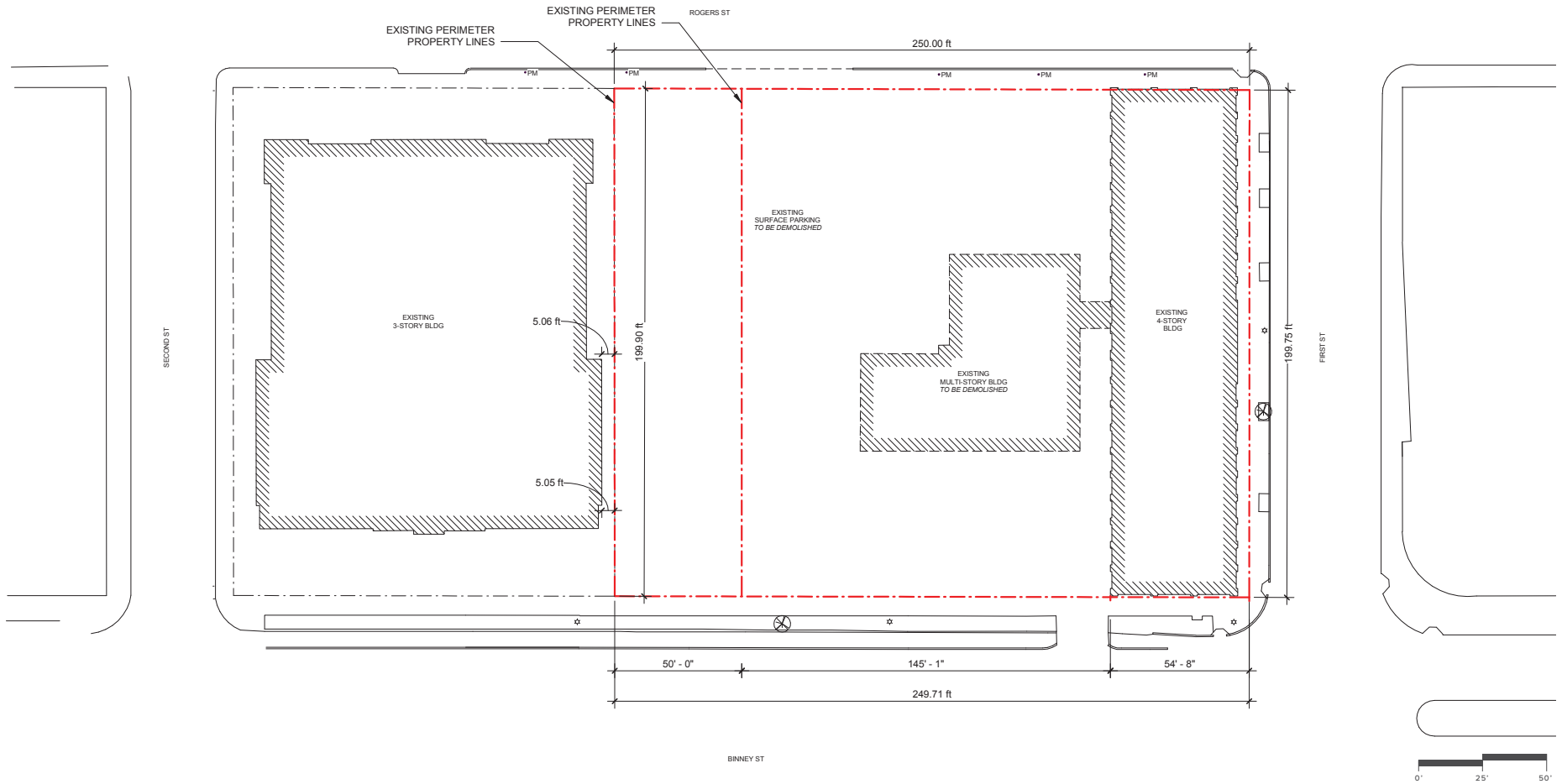


<sup>5</sup> This figure does not include up to 10,000 SF of Innovation Office Space allowed per Section 13.59.11.

<sup>6</sup> April 14, 2015 Amendment #1 (Minor) reduced the number of spaces to 1847, which was calculated as 0.9 spaces per 1,000 SF of commercial use + 0.75 spaces per residential unit (at least 220,000 SF) + 302 spaces for Athenaeum building. As the estimated number of residential units has increased from 220 to 227, the total maximum/required number of spaces is expected to increase from 1847 to 1852.

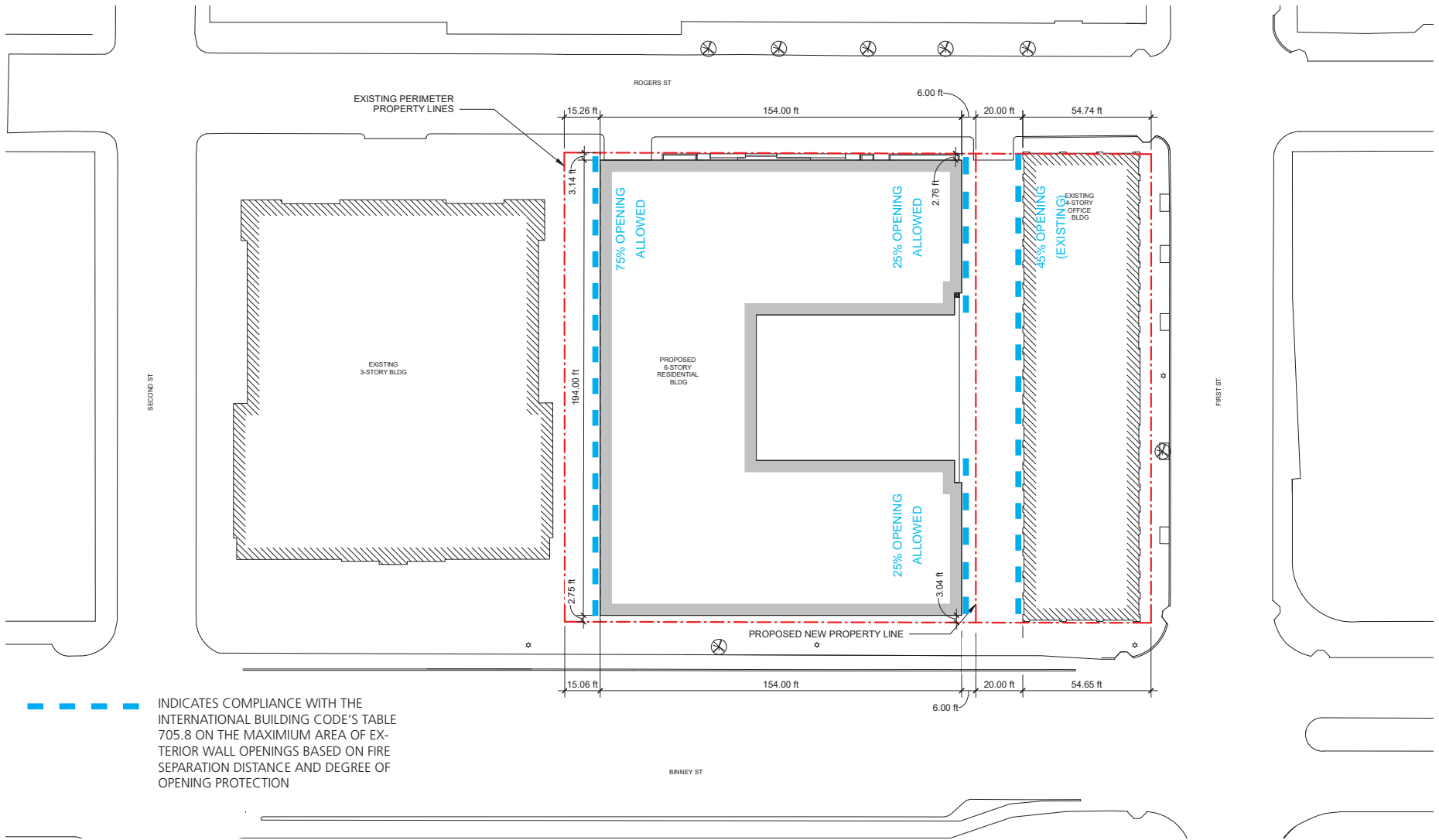
**EXISTING PROPERTY PLAN**

**ALEXANDRIA CENTER AT KENDALL SQUARE**



**NEW PROPERTY PLAN**

**ALEXANDRIA CENTER AT KENDALL SQUARE**



— — — — — INDICATES COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE'S TABLE 705.8 ON THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

