



ALEXANDRIA®

Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Re: Planning Board Case No. 243
Amendment #3 - 161 First Street

Dear Chairman Cohen and Members of the Planning Board:

On behalf of Alexandria Real Estate Equities, Inc. and its subsidiaries ("ARE"), please find delivered herewith an amended a Final Development Plan in regards to the above-captioned PUD Special Permit.

Please feel free to contact me if you have any questions or if I can be of assistance in your review of our Final Development Plan.

Thank you for your continued consideration of this project.

Very truly yours,

Joseph Maguire
Senior Vice President – Real Estate Development & Asset Services
Alexandria Real Estate Equities, Inc.

FINAL DEVELOPMENT PLAN

Response to Request for Additional Information

Introduction

On April 17, 2018 the Planning Board issued a Preliminary Determination pursuant to Section 12.35.2 of the Zoning Ordinance approving the Development Proposal for a Major Amendment (#3) to PUD Special Permit #243 filed by Alexandria Real Estate Equities (ARE). In its Determination, the Board requested that the following requests and comments be addressed in the Final Development Plan.

1. The Final Development Plan should provide more detail for the proposed driveway, including all the additional information requested in Traffic, Parking and Transportation's 4/12/2018 memorandum, expected loading operations and their potential impacts on adjacent residents at 50 Rogers Street, and a conceptual rendering of the west façade of the renovated building at 161 First Street to illustrate the quality of the proposed interior residential courtyard and the patterns of access and egress.

Additional details of the proposed driveway are included in this Final Development Plan ("Exhibit A"). The driveway between 161 First Street and 50 Rogers will only serve the 161 First Street building. This will be an office building with minimal loading requirements (UPS, FedEx, trash removal etc.) during business hours. The driveway will include "vehicle exiting" warning signals and sight triangle analysis does not show an impact to exiting drivers and the landscaping will be low to the ground to allow for full visibility. A rendered view of the west façade of 161 First Street showing the view from the interior courtyard of 50 Rogers Street has been included ("Exhibit B").

2. The Final Development Plan should discuss the intended program for Innovation Office Space at 161 First Street, including potential guidelines for allocating the required 25% below market Innovation Office Space.

161 First Street will be converted from a building containing laboratory and life science uses to an office building for innovation and startup companies. Pursuant to the provisions of Section 13.89.3 of the Zoning Ordinance, up to 25% of the space will be made available at below-market rents for qualified tenants.

It is anticipated that the process for determining eligibility for the below market space will be made in a manner that is consistent with how similar programs are being operated in the two adjacent Kendall Square Zoning Districts. The applicant will be seeking input and guidance from the Economic Development Department at CDD as well as the Kendall Square Association (KSA).

Additional details will be informed by the proposed layout and design of the building's interior and will be more firmly established during the design review approval process for 161 First Street.

3. The Final Development Plan should discuss how the development has been designed to mitigate the potential for impact to the site from surface flooding to the anticipated 2070 10-year storm-event flood depths as well as how it will recover from a surface flooding event consistent with the potential 2070 100-year storm-event flood depths indicated in the memorandum from the Department of Public Works dated 3/27/2018.

The first floor of the building and the entrances to the garage and the building have been set at elevation 21.25, approximately 9-inches above the projected 2070 100-year precipitation event. The floor of the main electrical room has also been set at elevation 21.25. Therefore, the building should be adequately protected from any future, projected flood events. Based on entry elevations above the 2070 100-year precipitation event, a recovery plan will not be required for this project. Design consideration has been made to ensure all doorways,

Window sills and the garage ramp have been designed to be above the 2070 10-year event. The garage ramp at the back-of-sidewalk will be set at elevation 21.25; above the 2070 10-year elevation of 20.0. Additionally, entry door thresholds will also be set at elevation 21.25. Architectural elevations of the building are attached.

4. The Board requested some additional explanation of community engagement efforts that have been made for this project, including outreach to low-income community members, with the understanding that this PUD has undergone extensive public discussion previously for more than a decade.

As noted above in comment 4, over the life of PUD 243 spanning the past decade, the Alexandria Real Estate team has been actively engaged with the East Cambridge Planning Team (ECPT) attending and presenting at numerous meetings. Since its inception in 2012, we have also engaged the East Cambridge Business Association (ECBA) with outreach and presentations for our projects. The Alexandria team is an active neighbor and community member by maintaining regular contact with East Cambridge community members through informal meetings, gatherings, volunteering, and celebrations including events supporting local non-profits like the East End House, Breakthrough Greater Boston, VinFen, Margaret Fuller House, and RibFest.

Exhibit A

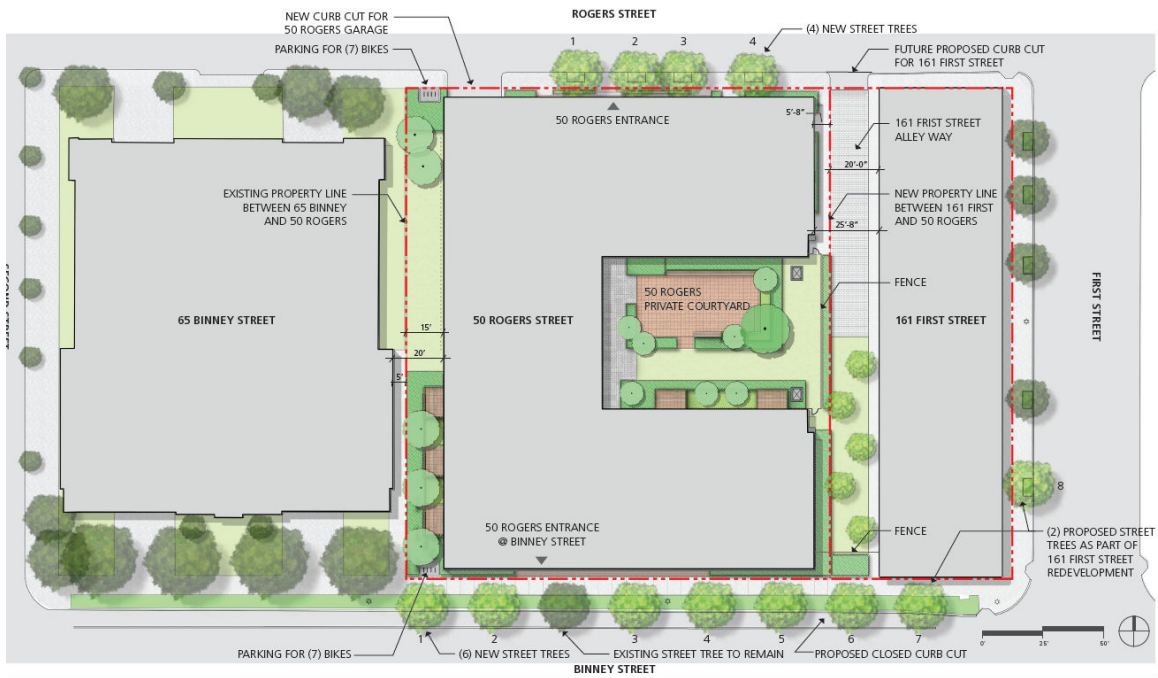


Exhibit B

COURTYARD | VIEW LOOKING EAST TOWARD THE EXISTING 161 FIRST STREET BUILDING

ALEXANDRIA CENTER AT KENDALL SQUARE



SITE PLAN

ALEXANDRIA CENTER AT KENDALL SQUARE

