

To the Members of the Cambridge Planning Board,

Thank you for taking the time to consider our proposal for 585 Third Street. In addition to the material we plan to discuss during our formal presentation, we have prepared some supplementary information for you to review at your convenience. We would be happy to discuss any of these items should you have questions or comments.

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Zoning Petition Summary Page 9
Guest Column: Creatively Saving the Arts in Cambridge, *Cambridge Chronicle* Page 28
Letters of Support Page 31

Thank you for your consideration,

Salvatore Zinno

Vice President, Development

BioMed Realty

BMR–Third LLC
c/o BioMed Realty, L.P.
101 Main Street, 16th Floor
Cambridge, MA 02142

July 13, 2020

Mayor Sumbul Siddiqui
Vice Mayor Alanna M. Mallon
Ordinance Committee Co-Chair Dennis J. Carlone
Ordinance Committee Co-Chair Marc C. McGovern
City Councilor Patricia M. Nolan
City Councilor E. Denise Simmons
City Councilor Jivan Sobrinho-Wheeler
City Councilor Timothy J. Toomey, Jr.
City Councilor Quinton Y. Zondervan
Cambridge City Hall
795 Massachusetts Ave., 2nd Floor
Cambridge, MA 02139

Re: Commitment Letter to accompany zoning amendment petition (the “**PUD-CDK Zoning**”) for PUD-CDK District (the “**PUD-CDK District**”)

Dear Mayor Siddiqui, Vice Mayor Mallon, Ordinance Committee Co-Chair Carlone, Ordinance Committee Co-Chair McGovern, and Councilors Nolan, Simmons, Sobrinho-Wheeler, Toomey, and Zondervan:

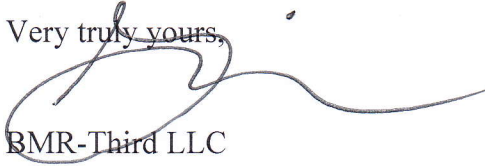
Following up on our July 9 re-submission of a petition to amend the City of Cambridge Zoning Code, we are pleased to enclose a proposed draft commitment letter that evidences our intent to move forward with specific public benefits we have described, more generally, in our pre-submission meetings with stakeholders in the community. If approved by the City Council in connection with the consideration of our petition, the letter will be executed and referenced in the final amendment.

As you know, on March 13, 2020 we submitted a draft commitment letter in connection with the March 11, 2020 rezoning petition, which was withdrawn with our re-submission of the rezoning petition on July 9. The enclosed draft commitment letter is exactly the same as the March 13, 2020 draft commitment letter other than any revised dates or references to this re-submission, as the case may be.

[continues on following page]

If there are any questions, the appropriate City staff are welcome to contact us ahead of any hearings on the petition. Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Salvatore Zinno', written over the typed name 'BMR-Third LLC'.

BMR-Third LLC

Salvatore Zinno
Vice President, Development

Enclosure

BMR–Third LLC
 c/o BioMed Realty, L.P.
 101 Main Street, 16th Floor
 Cambridge, MA 02142

_____, 2020

Mayor Sumbul Siddiqui
 Vice Mayor Alanna M. Mallon
 Ordinance Committee Co-Chair Dennis J. Carlone
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 City Councilor Quinton Y. Zondervan
 Cambridge City Hall
 795 Massachusetts Ave., 2nd Floor
 Cambridge, MA 02139

Re: Commitments and conditions accompanying the zoning amendment petition (the “**PUD-CDK Zoning**”) for PUD-CDK District (the “**PUD-CDK District**”) attached as Attachment A

Dear Mayor Siddiqui, Vice Mayor Mallon, Ordinance Committee Co-Chair Carlone, Ordinance Committee Co-Chair McGovern, and Councilors Nolan, Simmons, Sobrinho-Wheeler, Toomey, and Zondervan:

The purpose of this letter is to describe commitments and benefits that BMR-Third LLC (“**BMR**”), a subsidiary of BioMed Realty, L.P., is prepared to offer the City of Cambridge to facilitate and enable BMR to develop and vitalize the vacant parcel at 585 Third Street (also known as “**Parcel C**”), and, potentially, the adjacent Eversource gas regulator/transfer station site at 330 Third Street (the “**GTS Site**”) through the construction of a new mixed-use building (collectively, the “**Project**”), subject to the satisfaction of the “**Conditions**” set forth below. Certain commitments specifically identified below are contingent upon our ability to include the GTS Site in our development plans (e.g., as further described in the paragraph lettered “**A**” below).

Capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to them in Article 13.200 of the City of Cambridge Zoning Ordinance.

BMR’s Commitments

A. Relocating GTS Facilities and Related Utility Infrastructure. BMR agrees that it will use commercially reasonable efforts to (i) reach agreement with Eversource Energy and the owner of another non-residential property in the area to relocate the gas regulator/transfer

station located at the GTS Site and related utility infrastructure (collectively, the “**GTS Facilities**”) to an appropriate location for utility equipment and facilities that is reasonably acceptable to BMR, Eversource, and the City of Cambridge Community Development Department and (ii) commence, or cause to be commenced, activities necessary to facilitate such relocation following the day that PUD-CDK Zoning becomes effective beyond applicable appeals periods (and in any event prior to obtaining the first building permit for the Project), at BMR’s cost. If despite such reasonable efforts BMR is unable to cause the relocation of the GTS Facilities, BMR may elect to pursue permits and approvals for a Project located on Parcel C without the GTS Site.

B. Arts and Culture Component. BMR agrees that no later than the issuance of the final certificate of occupancy for the Project it shall develop a comprehensive, sustainable, and inclusive arts and culture program for the Project and associated open space areas, which program shall benefit Cambridge as a whole and include (1) an Arts and Culture Center (as defined in the proposed zoning amendment) consisting of approximately 30,000 square feet of space, if the GTS Site is included in the Project, or a Community Arts Facility (as defined in the proposed zoning amendment) of approximately 15,000 square feet of space if the GTS Site is not included, (2) the establishment of an Arts Advisory Committee that will meet at least twice a year to assist with programing, planning implementation, and developing an operating plan for arts and culture events and attracting users to the applicable facility, (3) operational support of arts and culture activities within the applicable areas of the Project by a non-profit organization (the “**Operating Entity**”), (4) the design and installation of additional public art within the open space areas of the PUD-CDK District to enhance the pedestrian connection between Third Street, the Broad Canal, and Termeer Square, and (5) an operational system that facilitates coordination with the local arts community to identify opportunities for local artists to perform, display and/or sell their work at or within the vicinity of the Project, each as further described below where applicable.

(i) **Theater/Performance Spaces.** If BMR is able to include the GTS Site in the Project, BMR agrees that upon the issuance of the final certificate of occupancy it shall provide a significant performance space containing approximately 250-300 seats within the Project (the “**Theater**”) as part of the Arts and Culture Center referenced above. The Theater space will be delivered fully fitted and equipped with appropriate seating, stage, sound, and lighting technology to support a variety of performances, and will include supporting facilities such as rehearsal space, studios, meeting space, offices, lobbies, and storage areas (“**Supporting Facilities**”). If, despite its reasonable efforts, BMR is not able to include the GTS Site in the Project, then the Project will contain smaller performance spaces with more limited Supporting Facilities within the Community Arts Facility referenced above. In any event, the operational model of the performance space, in either scenario, shall be formulated by the Operating Entity in a manner that suits the needs of local residents, community groups, small businesses, and performing arts groups.

Certain Supporting Facilities, such as rehearsal space, studies, and meeting space, will be made available when not otherwise in use for Theater or other performances in the Project, at subsidized rates, to local residents, community groups, small businesses, and arts groups for events and activities at the Project.

(ii) **Public Space.** BMR agrees that upon issuance of the final certificate of occupancy for the Project it shall provide approximately 10,000 square feet of interior public space within the Project (“**Public Space**”) (which is in addition to the Arts and Culture Center or Community Arts Facility space, as applicable, noted above), and BMR shall provide the basis for the Project to accommodate a variety of programmed educational, civic, performance, and cultural experiences coordinated by the Operating Entity throughout the year. Such experiences may include fundraisers for non-profits, indoor performances by street performers, a winter market (as further described below), educational activities, cultural activities, and similar events. Portions of the Public Space shall be available at subsidized rates to local residents, community groups, small businesses, and arts groups for events and activities. If BMR is able to include the GTS Site in the Project, such Public Space shall span the length of the building to facilitate an all-weather pedestrian connection from the west end of the site to Termeer Square and encourage the community to experience the activities available to them in the PUD-CDK District.

(iii) **Exhibit Area.** BMR agrees that upon issuance of the final certificate of occupancy for the Project it shall provide an exhibit area for community-sourced art within the Public Space, to be administered by the Operating Entity.

(iv) **Public Arts.** BMR agrees to install a second mural by a local artist on the vent shaft located along Broad Canal Way, and to seek opportunities to further incorporate the work of local artists into the open spaces described below.

(v) **Access to the Arts.** BMR will work with the Arts Advisory Committee and the Operating Entity to establish a Diversity and Inclusion Outreach Program for the performance spaces and Public Space. In addition, BMR will ensure that a minimum of two performances each year in the performance spaces are made free to Cambridge residents.

(vi) **Operational Support.** BMR will provide operational support via the Operating Entity to encourage a diverse, inclusive, and sustainable operating model for the applicable arts programs at the Project. BMR specifically agrees that the operator of the performance space shall not be required to pay for any share of the landlord’s costs attributable to real estate taxes or site-wide maintenance.

(vii) **Executive Director.** BMR agrees to provide up to \$500,000 towards the salary and benefits of an executive director retained by the Operating Entity to support the initial establishment of a sustainable operating model.

C. Additional Open Space Within the PUD-CDK District. BMR agrees that, on or before the issuance of the final certificate of occupancy for the Project, and provided that the Project includes the GTS Site, it shall cause a portion of Parcel C and the GTS Site located outside of the building footprint, and proximate to existing open space and pedestrian areas, to be designed as landscaped open space.

D. Enhancement to Community Benefits in PUD-CDK District. For the first 20 years following adoption of the PUD-CDK zoning, BMR will provide 100 free canoe and

kayaking tickets per year for local youth from the Broad Canal boat rental station and 100 free ice skating tickets (including skate rentals) per year for local youth at the ice skating rink located within the PUD-CDK District through local youth-focused organizations (in addition to the free group rentals for school groups and discounted rates already available at the facility). Similarly, local non-profits will be given the opportunity to use the ice skating facility for special events at no charge, on a schedule determined by BMR to avoid high use periods by the general public. In addition, BMR agrees that it shall host community engagement events in or within the vicinity of the PUD-CDK District on a regular basis, which events or programming shall be held at such time(s) and locations as BMR may determine and shall be open to members of the general public.

- E. Annual Winter Market.** BMR agrees to host an annual winter market event with artisans, food vendors, and music. The winter market will be a minimum of one day in length with opportunities for vendors to sell goods in the Public Space of the Arts and Culture Center, if applicable, throughout the winter season. Market opportunities will be advertised throughout Cambridge and vendor selection will give priority to Cambridge and local artisans.
- F. No New Parking.** BMR agrees to further the planning goals of the City of Cambridge by not constructing any new parking as part of the Project and taking advantage of shared parking at existing parking facilities within the PUD-CDK District. Furthermore, in the interest of making all components of the Arts and Culture Center or Community Arts Facility, as applicable, inclusive, BMR agrees that parking for events at such facilities outside of normal business hours (i.e., other than 8 a.m.-6 p.m., Monday-Friday) shall be heavily subsidized for users identified through a coordinated effort with local community groups.
- G. Sustainability.** Pursuant to the provisions of Section 13.200 of the proposed zoning amendment, BMR agrees that the Project will incorporate best practices for meeting sustainability goals in areas such as energy, emissions, water, materials, urban site reuse and landscaping. BMR proposes a comprehensive design approach to meet such goals, including through implementation of the following measures:
- (i) Adoption of energy conservation strategies. For example, core and shell of the Project will meet the LEED framework requirements at the Gold level or better, with an emphasis on overall energy (including fossil fuels) and water reduction; and
 - (ii) Reduction of carbon emissions by eliminating fossil fuel fired equipment as is feasible and reducing total energy required, including through use of steam as an energy source and the incorporation of the following to the maximum extent practicable: high efficiency building systems; improved building envelope with reduced air infiltration; and lighting reduction through usage of LED and smart lighting controls.
- H. Setbacks/Stepbacks.** To the extent that the Project has frontage on Third Street it will not exceed 85 feet in height within 10 feet of the property line nearest Third Street.

Conditions to BMR's Commitments

Notwithstanding anything to the contrary in the foregoing, BMR's commitments set forth above are offered only if the following conditions (the "**Conditions**") are met:

1. The amendments to the Cambridge Zoning Ordinance set forth in Attachment A are duly adopted in the form attached hereto as Attachment A, and no challenge to the validity of the same shall have been made (or in the event of any challenge, such challenge shall have been finally resolved in favor of such validity).
2. With regard to any commitments outstanding as of the date that BMR applies for PUD and/or Article 19 Special Permits for the Project, BMR shall have received such Special Permits, including, without limitation, PUD Special Permits and Article 19 Special Permits, from the City of Cambridge Planning Board, and such other permits and approvals as may be necessary to allow for the build-out of the maximum Gross Floor Area contemplated for the Project site by and in accordance with the attached PUD-CDK Zoning, and no challenge to the validity of any such permits or approvals shall have been made (or in the event of any challenge, such challenge shall have been finally resolved in favor of such validity) and a building permit for the Project shall have been issued.

In addition to meeting the requirements and conditions of any required permits or approval for the Project (and the payment of any and all fees associated with the issuance of such permits or approvals), BMR is making these commitments and providing the other mitigation referenced above to the City to provide the City with resources to mitigate impacts that might result from the Project as a result of the rezoning and any special permit issued under PUD-CDK Zoning.

Very truly yours,

BMR-Third LLC

Salvatore Zinno
Vice President, Development

BMR-Third LLC
c/o BioMed Realty, L.P.
101 Main Street, 16th Floor
Cambridge, MA 02142

September 10, 2020

Mayor Sumbul Siddiqui
Vice Mayor Alanna M. Mallon
Ordinance Committee Co-Chair Dennis J. Carlone
Ordinance Committee Co-Chair Marc C. McGovern
City Councilor Patricia M. Nolan
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City Councilor Jivan Sobrinho-Wheeler
City Councilor Timothy J. Toomey, Jr.
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Cambridge City Hall
795 Massachusetts Ave., 2nd Floor
Cambridge, MA 02139

Re: Re-Submission of Zoning Amendment Petition

Dear Mayor Siddiqui, Vice Mayor Mallon, Ordinance Committee Co-Chair Carlone, Ordinance Committee Co-Chair McGovern, and Councilors Nolan, Simmons, Sobrinho-Wheeler, Toomey, and Zondervan:

On behalf of BMR-Third LLC, a subsidiary of BioMed Realty, L.P., we are pleased to re-submit for your review the enclosed rezoning petition for a proposed amendment to the Zoning Ordinance and the Zoning Map of the City of Cambridge, which, upon adoption, would result in a new Planned Unit Development (“PUD”) District CDK. As you know, on March 11, 2020 we submitted the enclosed rezoning petition to the City Clerk, and the City Council referred the rezoning petition to the Planning Board and the Ordinance Committee at the March 16, 2020 City Council meeting. Due to the COVID-19 pandemic, the Planning Board cancelled its meetings for the months of April, May and early June, and has since re-commenced remote meetings on June 16, 2020. Accordingly, in July we re-submitted the PUD-CDK rezoning petition but due to certain scheduling constraints we are re-submitting the enclosed rezoning petition. The enclosed rezoning petition is exactly the same as the March and July petitions other than any revised dates or references to this re-submission, as the case may be.

As you know, we have worked closely with the City to see to the stewardship of what is now branded as Canal District Kendall (formerly Kendall Square and Cambridge Research Park) since completing the acquisition of the former Lyme Properties portfolio in 2007. Specific stewardship projects include ongoing improvements to the public realm (including renovation of the plaza abutting the Broad Canal, the introduction of public art, improvements to the ice

skating rink and boat launch, a commitment to local retail, and the on-going redevelopment and dedication of Termeer Square) and the development of 450 Kendall Street. We now come to you with what we hope is the final step in finishing what Lyme Properties started in 1999 by realizing on the longstanding goal of having a significant arts and culture facility in the neighborhood. At the same time, we hope to replace the Eversource gas facility located along Third Street to make way for an iconic architectural building that enhances the public realm and the connections among surrounding open spaces. As you will see in the enclosed proposed Zoning Map amendment, the new overlay district covers the portion of the Canal District Kendall that was originally developed as Kendall Square plus the Eversource site (referred to here as the gas transfer station site, or “GTS Site,” for ease of reference).

A. Background. We submit this petition after soliciting extensive public feedback through community open houses, surveys, deeply engaging with the arts community, and other means to determine what type of arts and culture facility the City wants to see at 585 Third Street, the former Constellation Center site (also known as “Parcel C”). As you know, Constellation acquired the site in 2002 and spent over 15 years trying to raise the capital for a theater complex at the location. In the interim, the rest of the area within the proposed PUD-CDK has been improved to now include approximately 757,970 square feet of office and laboratory space, 75,500 square feet of retail and restaurant uses, and 465 residential units. Unfortunately, a standalone theater proved not to be economically viable on Parcel C. We acquired Parcel C in 2018, and have subsequently entered into an option agreement with Eversource that creates the possibility of combining Parcel C with the abutting GTS Site. The finite duration of the option agreement and the unique ability to relocate the GTS in coordination with a development spanning both parcels makes this a one-in-a-generation opportunity. We continue to work diligently on establishing a new location for the GTS facility, and are nearer than ever to achieving our goal, but have not yet completed that effort.

We and our affiliates are the owners of abutting first class laboratory facilities that serve as key locations for companies like Takeda, Alnylam, and Eli Lilly; the success of development on Parcel C was and is highly important to us and our shareholders. As majority owners in the association that manages the public realm of the Canal District Kendall, the public realm is also essential to us and to our tenants – both biotech and retailers alike. We are convinced that we can make a significant impact with an arts and culture facility in a way that fits into the neighborhood, is attractive to a diverse set of Cambridge residents and visitors, enhances the public realm, is economically viable, and otherwise furthers the development goals of the community, while being within the guidelines of our mission as a real estate investment company focusing on high quality life sciences space.

B. Summary of Petition. Our zoning petition memorializes the previously approved and constructed density at each site within the proposed PUD-CDK, and allows for additional development on Parcel C and the GTS Site to achieve the project concept described below. The proposed amendment permits a mixed use development project that is a new building containing an arts, culture, and public space component that complements the existing 465 apartments and commercial space, and, as noted above, creates incentives for incorporating the GTS Site by allowing for greater bulk and height, and public realm amenities, if the GTS Site is included. The height and floor area, under a scenario where the GTS facility is removed from Third Street,

would be 250 feet and up to 550,000 gross square feet, respectively. The proposed amendment does not grant further development potential to the existing buildings constructed within PUD-CDK.

C. Project Concept. Since acquiring Parcel C, we have worked tirelessly with our consultant team to unlock the full potential of the site. The renderings enclosed show the fruits of our labor. To accommodate the building and concepts shown, the proposed PUD-CDK allows us to combine Parcel C with the GTS Site and construct mixed use laboratory and office above approximately 40,000 square feet of arts, culture, and public space, all in a striking 21st-century building consistent with existing and other proposed building heights in the vicinity. This building will significantly enhance the open spaces surrounding it, and will help strengthen the pedestrian corridor that ties together Termeer Square to the north, the Broad Canal and Broad Canal Way retail to the south, and the future Volpe Center project to the west (across Third Street). All of this can be done in a manner that meets the sustainability practices of modern construction and caters to a community as economically and culturally diverse as Cambridge.

Compare the renderings of our proposed project to the existing condition, also shown in the enclosed renderings. Parcel C is the “missing tooth” in the Canal District Kendall, and the location of the GTS Site (the last remnant of an industrial zone on Third Street) exacerbates the problem from an urban planning perspective. We believe that the project facilitated by the enclosed rezoning is a massive improvement, and a welcome addition, to the Cambridge pedestrian environment.

We note that we have every intention of including the GTS Site in our proposed project. Although the ability to move the GTS facilities is not entirely within our control, we have been working continuously with Eversource and others to reach agreements that are necessary for the exercise of our option to acquire the GTS Site and move its facilities to a non-residential location. However, some details remain to be worked out and, out of an abundance of caution, we have drafted the petition allowing for the possibility that the project might not include the GTS Site by providing for a more limited scope of improvements utilizing only Parcel C to advance the vision of a community arts facility on the ground floor of a mixed use building. While not our preference because its impact would be less transformative and enriching for the neighborhood, we believe it is a viable alternative project.

D. Benefits. Our preferred proposed project, utilizing the GTS Site, will result in many benefits for the East Cambridge community, and the community close to PUD-CKD in particular. Those benefits, many of which will be memorialized in a commitment letter to be submitted to City Council, have an approximate value of at least Sixty Million Dollars (\$60,000,000), and include the following:

- A commitment to use reasonable efforts to relocate the existing utility facilities from the GTS Site to a non-residential location.
- An arts and culture component of 30,000 square feet, inclusive of a 250-300 seat state-of-the-art theater, if the GTS Site is included (and, in any event, arts and culture space of at least 15,000 square feet).
- 10,000 square feet of indoor all-season public space.

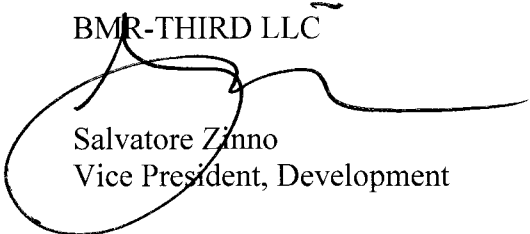
- Practical measures to support a diverse, inclusive, and sustainable operating model for the arts and culture component.
- No new parking.
- Use of best practices for meeting sustainability goals in areas such as energy, emissions, water, materials, urban site reuse, and landscaping.
- No new gas connection.

Our proposal is the end result of many community meetings and public presentations with neighbors, neighborhood stakeholders, and with stakeholders at City Hall, including three open houses, multiple meetings with an Arts Advisory Committee comprised of community arts advocates, a public survey, and solicitations for public comment on presentation boards that we displayed at our open houses. Key takeaways from the public process included a focus on the need for flexible performing arts spaces for small and larger productions, community arts spaces (such as classrooms for learning art and exhibit space), public gathering spaces available across all four seasons, and relocating the GTS facility away from Third Street. Our proposed zoning overlay text and map encourages achievement of these goals, with the publicly accessible facilities within and commanding the lower levels of a unique and beautiful commercial building that will provide over an acre of new landscaped area (indoors and outdoors), subject to further detailed review by the Planning Board under the contemplated special permit process.

We are excited to work with you in the formal review process for the zoning amendment and again upon submission of an application for a PUD-CDK special permit. We are committed to East Cambridge and to doing all that we can to make Canal District Kendall a shining example of the best of mixed-use transit-oriented development for the 21st century.

Very truly yours,

BMR-THIRD LLC



Salvatore Zinno
Vice President, Development

Enclosures

The owner of land to be affected by this petition hereby petitions the City Council of the City of Cambridge to amend the Cambridge Zoning Ordinance and the Cambridge Zoning Map, both as most recently amended, as follows:

Add a new Section 13.200 to Article 13.000 of the Zoning Ordinance of the City of Cambridge as set forth in the attached document.

Amend the Zoning Map of the City of Cambridge to add a new PUD-CDK District overlaying that certain area (which includes parcels and portions of private ways) labeled as “PUD-CDK” on the attached map entitled “PUD-CDK Plan”.

13.200 Planned Unit Development at Canal District Kendall

13.201 Purpose. The PUD-CDK District is intended to provide for a mixed-use district that is comprised of high quality general and technical office and labs with diverse active commercial and community uses (including retail and restaurant uses, and arts and cultural uses), all of which promote, create corridors among, and enhance the existing open space network within and surrounding the district, and provide benefits to the surrounding community through community arts and publicly accessible interior gathering space. In particular, the district facilitates strengthening the public open space connections among Termeer Square, the plaza abutting the Broad Canal, the Broad Canal, public recreation pathways leading towards the Charles River, and future open space west of Third Street. The PUD-CDK District creates incentives to (A) incorporate a high-caliber arts and culture facility that will further diversify the mix of uses within the neighborhood, and (B) remove the existing above-grade utility and industrial facilities located at the existing gas transfer station on Third Street to enhance the streetscape experience along Third Street and provide an attractive connector corridor between the district and the East Cambridge neighborhood. The parcel on which the existing gas regulator/transfer station is located is referred to herein as the “Gas Transfer Station Parcel”.

13.202 PUD-CDK Special Permit

13.202.1 Eligible Development Parcel. To further the purpose of this Section 13.200, an applicant may submit a Development Proposal and obtain a special permit from the Planning Board approving a Final Development Plan for a Development Parcel located within the PUD-CDK District that, at the time of application for a PUD-CDK special permit, consists of at least 30,000 square feet in area. In addition to the foregoing, the Final Development Plan for a currently vacant or undeveloped Development Parcel under this PUD-CDK overlay zoning shall include either an Arts and Culture Center or Community Arts Facility, as further provided in Section 13.204.1(b) below.

13.202.2 PUD-CDK Special Permit Approval. The Planning Board may grant a PUD-CDK special permit approving a Final Development Plan for a Development Parcel upon finding that the Final Development Plan is consistent with the criteria set forth below, and all other criteria applicable to approval of any other special permits being sought.

13.202.3 PUD-CDK Special Permit Requirements. Within the Development Parcel the locations of the open spaces, the quantities of proposed land uses, the building envelope, and heights shall be indicated in sufficient detail that the Planning Board can reasonably assess the impact of the PUD-CDK special permit and its general consistency with the PUD-CDK Special Permit Criteria set forth in Section 13.202.4 below. At a minimum, a Development Proposal and subsequent Final Development Plan must contain the following components:

(a) *Site Development Plan:* describing how the Development Parcel is divided into use areas and their development characteristics, including potential uses and Gross Floor Area.

(b) *Site Massing Plan*: illustrating the height and massing of building volumes for each proposed building site, including representative ground-level views from selected vantage points, and studies of anticipated shadow and wind impacts resulting from building mass.

(c) *Parking and Loading Plan*: identifying the locations of all parking facilities supporting the district, long- and short-term bicycle parking facilities, and facilities for loading or other vehicular service functions serving the proposed building site, the number of new parking spaces proposed, if any, and identifying appropriate strategies for the management of parking within such parking facilities.

(d) *Connectivity Plan*: illustrating pedestrian, bicycle and vehicular circulation route connections in the district to the surrounding public transportation infrastructure outside of the Development Parcel, and approximate locations of access and egress points for each building and parking facility within the Development Parcel.

(e) *Open Space Plan*: illustrating and quantifying the areas of all open space areas utilized by the development in satisfaction of Section 13.204.5, including, without limitation, existing open space constructed under a PUD-3 special permit and pedestrian ways providing connectivity to the Broad Canal.

(f) *Ground Floor and Activation Plan*: illustrating the conceptual arrangement of functions such as retail establishments and other ground floor uses, and residential and office lobbies at the ground floor of the building(s) in the Development Parcel, as well as the locations and anticipated sizes of any Community Arts Facility or Arts and Culture Center that may be required by Section 13.204.1(b) and strategies for programming and activating such spaces.

(g) *Sustainability and Resiliency Plan*: describing: (1) how the sustainability requirements set forth in Section 13.206.2 below will be met; (2) how the proposed development will promote best practices for environmental sustainability and resiliency; and (3) how the proposed development serves nearby East Cambridge community-wide needs for emergency refuge or shelter during heat or storm emergencies in coordination with the Cambridge Climate Vulnerability Assessment dated February 2017.

(h) *Transportation Plan*: incorporating: (1) a Traffic Study as required by Section 19.20 of this Zoning Ordinance or a Transportation Assessment pursuant to Section 13.205.2; (2) a shared parking study to demonstrate that the district's parking supply can accommodate future anticipated demands at full build out; (3) a study of the impacts of increased demand on public transportation services in the East Cambridge area; (4) a description of the development's relationship to future regional rail, bus, pedestrian/bicycle and other transportation system connections in the area; and (5) a Transportation Demand Management and Mitigation program describing measures which may be incorporated by the Planning Board into a condition of a PUD-CDK special permit to offset or mitigate the development's impacts on transportation systems, including measures set forth in this Zoning Ordinance and the City's planning efforts to be linked to milestones, thresholds or performance standards.

(i) *Arts and Culture Operations Plan*: To the extent a Community Arts Facility or an Arts and Culture Center is required by Section 13.204.1(b) of this PUD-CDK overlay zoning or the proposed development project will include Arts and Culture Uses, identifies opportunities and strategies for promoting inclusive engagement of local residents and the general public, promoting intergenerational interactions through arts and culture programming, and stimulating community gatherings and interactions for extended hours throughout the day and seasons.

(j) *Local Retail Plan*: identifies opportunities and strategies for promoting retail collaboration with local independent artists for the display and/or sale of their work, crafts, or wares.

13.202.4 PUD-CDK Special Permit Criteria. In approving a Final Development Plan, the Planning Board shall consider the following objectives with respect to any new Gross Floor Area or the construction of a new building:

(a) If Section 13.204.1(b) of this PUD-CDK overlay zoning requires a Community Arts Facility or an Arts and Culture Center, such Community Arts Facility or Arts and Culture Center (i) takes into consideration the orientation of the uses, location of building entrances, pedestrian connectivity between such uses and adjacent open space areas, and the ability of such uses to promote diversity and serve all residents of the City of Cambridge; and (ii) creates a facility available for the neighborhood that supports or promotes small arts or theater organizations, independent artists, art co-working opportunities, or partnerships among the foregoing and the local community. Furthermore, the developer of such Community Arts Facility or Arts and Culture Center shall have demonstrated a commitment to establishing an arts and culture operational plan for space within the new building that will be made available for teaching, learning, rehearsing, or idea exchange.

(b) Contributes to the diversity of East Cambridge and Kendall Square through encouraging innovative uses, activities, programs, or opportunities that will be publicly accessible such as art galleries or community gathering spaces.

(c) Enhances the Third Street corridor by improving the streetscape through visible activity and publicly accessible elements within and adjacent to the ground floor if the Development Parcel includes the Gas Transfer Station Parcel; or otherwise enhances ground floor connectivity to the adjacent streetscape by use of publicly accessible interior ground floor areas or spaces if the Development Parcel does not include the Gas Transfer Station Parcel.

(d) Integrates development with new and existing open spaces physically and functionally.

(e) Enhances the pedestrian connections among Termeer Square, the plaza abutting the Broad Canal, the Broad Canal, and Third Street, and creates publicly accessible interior ground floor pathways to such areas to the extent feasible if the Development Parcel includes the Gas Transfer Station Parcel; or otherwise enhances ground floor connectivity to open space areas proximately located to the Development Parcel (e.g., Termeer Square, the plaza abutting the Broad Canal, or the

Broad Canal) by use of publicly accessible interior ground floor areas or spaces if the Development Parcel does not include the Gas Transfer Station Parcel.

(f) The developer shall have demonstrated a commitment to seeking solutions to relocate applicable above-grade utility infrastructure on the Gas Transfer Station Parcel to other appropriate locations and away from key streetscape corridors if Section 13.204.1(b) of this PUD-CDK overlay zoning requires an Arts and Culture Center.

(g) Demonstrates a commitment to seeking high quality, locally-based retail and restaurant owners or operators where such uses are part of the Final Development Plan, and promotes collaboration between any retail component and the Arts and Culture Uses that are part of the Final Development Plan.

13.202.5 Condominium Property Regime. A developer may submit a building subject to PUD-CDK to a condominium property regime. A violation of one or more conditions of a PUD-CDK special permit by one condominium unit owner (or its occupant) shall not be deemed to be a violation by another condominium unit owner (or its occupant).

13.202.6 Applicability of Requirements to Development Parcel. A violation, with respect to an individual PUD-CDK lot or ownership unit within the Development Parcel, of any provision of this Section 13.200 shall not constitute a violation with respect to any other individual PUD-CDK lot or ownership unit within the Development Parcel. A PUD-CDK special permit may specify that certain modifications to the Final Development Plan do not alter the concept of the PUD and such modifications shall be considered minor amendments under Section 12.37 of this Zoning Ordinance subject only to written approval of the Planning Board if the developer demonstrates that such modification(s): (i) constitute a reallocation or reconfiguration of Gross Floor Area among uses in the Final Development Plan or otherwise allowed in the PUD-CDK District, (ii) do not require a new type of zoning relief (other than the categories of relief previously granted for the proposed development project, whether by existing PUD special permits or otherwise), and (iii) maintain the same percentage of Minimum Open Space as approved by the PUD-CDK special permit.

13.202.7 Pre-Application Conference. In the course of preparing a development proposal for a Development Parcel, the developer shall be required to participate in at least one PUD Pre-Application Conference as established in Section 12.33 of this Zoning Ordinance. The purpose of the conference will be to discuss the conceptual alternatives for site arrangement, building massing, and public space arrangement, as well as general approaches to architectural and landscape design, and for the Planning Board to provide the developer informal feedback prior to preparing the Final Development Plan materials. As set forth in Section 12.33.2 of this Zoning Ordinance, any statement made by the Planning Board or the developer at the Pre-Application Conference shall not be legally binding. Notwithstanding Section 12.33.3 of this Zoning Ordinance, the developer shall present graphic and written materials as needed to illustrate and describe conceptual development alternatives.

13.203 **Allowed Uses within the PUD-CDK District.**

(a) Office and Laboratory Uses. All uses listed in Section 4.34 of this Zoning Ordinance.

(b) Residential Uses.

1. Multifamily dwellings.
2. Hotels or motels.

(c) Retail Business and Consumer Service Establishments.

1. Store for retail sale of merchandise provided that no manufacturing, assembly, or packaging of such merchandise shall occur on the premises.
2. Barber shop, beauty shop, laundry and dry cleaning pickup agency, tailoring shop, shoe repair, self-service laundry, or other similar consumer service establishment.
3. Theater or hall for public gatherings listed under Subsection 4.35h of this Zoning Ordinance.
4. Restaurants or other eating and drinking establishments listed in Subsection 4.35e, f, g, o, and r of this Zoning Ordinance.
5. Arts, crafts, or media studio, including print shop and photographer's studio.
6. Commercial recreation including bowling alley, skating rink, tennis center, fitness studio, or other commercial recreation establishment.

(d) Arts and Culture Uses.

1. Community Arts Uses: uses dedicated to arts creation, exhibition, and education, which may be programmed with or by community arts organizations.
2. Performing Arts Uses: a facility (e.g., forum, theater, hall, or other space), or multiple facilities operated under agreements with building ownership or management, which may be sited within a mixed-use building, providing space for music, performing arts, visual arts, and private or public gatherings or assembly.
3. All-Season Public Gathering Uses: indoor-outdoor public gathering spaces (including any gallery, hall, or other space for private and/or public gatherings or assembly, and any programmable outdoor landscaped areas), open to the general public, which may be programmed to provide educational or recreational services to the community and may or may not be accessory to Performing Arts Uses.
4. Indoor Public Gathering Uses: indoor public gathering spaces open to the general public (including any gallery, hall, or other space for private and/or public gatherings or assembly), which may be programmed to provide educational or recreational services to the community and may or may not be accessory to Community Arts Uses.

5. Together with such uses customarily accessory to any of the foregoing, such as, but not limited to, stage, backstage, rehearsal or practice, studio, classroom, storage, mechanical, dressing room, green room, lobby shop and/or store for goods and/or food and beverage, ticketing, restaurant and/or lounge or other eating and drinking establishment, community meeting space, and accessory office uses.

(e) Open Air or Drive-in Retail & Services.

1. Sales place for flowers, plants, arts and crafts, merchandise, or agricultural produce conducted partly or wholly outdoors.
2. Commercial greenhouse or warehouse.
3. Open air place of entertainment or public gatherings.

(f) Transportation, Communication, and Utility Uses. All uses listed in Section 4.32 of this Zoning Ordinance.

(g) Other Uses. any uses not listed above shall be allowed upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-CDK District and is useful to support the predominant uses in the district.

13.204 **Dimensional Regulations.**

13.204.1 Permitted Gross Floor Area. The following shall be permitted within the PUD-CDK District:

(a) Existing Gross Floor Area. The Gross Floor Area that exists on a lot(s), which shall be calculated in accordance with the definition of Gross Floor Area, excluding permitted exemptions, under the Zoning Ordinance in effect at the time of adoption of this Section 13.200. The permitted, existing Gross Floor Area allocations for each lot under this PUD-CDK overlay zoning are shown in the following table:

Lot Note: each as approximately shown on the PUD-CDK overlay zoning map of even date.	Street Address	Permitted Gross Floor Area Allocation
Parcel A	675 West Kendall Street	245,125 sf
Parcel B	650 East Kendall Street	217,398 sf
Parcel C	585 Third Street	undeveloped
Parcel D	500 Kendall Street	280,021 sf
Parcel E – West	350 Third Street	357,000 sf
Parcel E – East	250 Kendall Street	135,530 sf
Parcel F	350 Kendall Street	144 sf
Parcel G	450 Kendall Street	53,000 sf

Termeer Square (f/k/a Open Space 3)	300 Athenaeum Street	2,782 sf
Gas Transfer Station Parcel	330 Third Street	n/a

(b) Required Community Arts Facility or Arts and Culture Center. The Final Development Plan for a currently vacant or undeveloped Development Parcel under this PUD-CDK overlay zoning shall include an Arts and Culture Center containing not less than 30,000 square feet of Gross Floor Area as otherwise measured under this Zoning Code comprised of Performing Arts Uses, Community Arts Uses, and All-Season Public Gathering Uses if the Planning Board allows the maximum 550,000 square feet of Gross Floor Area under Section 13.204.1(c) below. The term “Arts and Culture Center” shall mean a facility comprised of Performing Arts Uses, Community Arts Uses, and All-Season Public Gathering Uses. In all other events, the Final Development Plan shall otherwise include a Community Arts Facility containing not less than 15,000 square feet of Gross Floor Area as otherwise measured under this Zoning Code comprised of Community Arts Uses and Indoor Public Gathering Uses. The term “Community Arts Facility” shall mean a facility comprised of Community Arts Uses and Indoor Public Gathering Uses.

(c) Permitted New Gross Floor Area. Any planned Development Parcel within the PUD-CDK District that is currently vacant or undeveloped shall be permitted to have a maximum of 450,000 square feet of Gross Floor Area in the aggregate, excluding any Gross Floor Area for the Community Arts Facility as described in Section 13.204.1(b) above. However, the Planning Board, in its review of a special permit application under this Section 13.204.1(c), may allow a planned development within the PUD-CDK District to have a maximum of 550,000 square feet of new Gross Floor Area, excluding any Gross Floor Area for the Arts and Culture Center as described in Section 13.204.1(b) above, if the proposed development project will abut and/or have frontage along at least 75 linear feet of Third Street or otherwise, at the developer’s option, provide an appropriate pedestrian corridor between the existing or planned open space in the PUD-CDK District and open space to the west of Third Street.

- 13.204.2 Residential Density: There shall be no required minimum lot area for Dwelling Units in the PUD-CDK District.
- 13.204.3 Maximum Building Height: The maximum height of any building within the PUD-CDK District shall be 230 feet measured as the vertical distance from the grade of the ground adjoining the building to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding belfries, cupolas, domes, monuments, church spires, water, observation, radio and transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator and mechanical penthouses, water tanks, monitors, signs, air conditioning equipment, ventilators, or other roof structures or penthouses and screening therefor normally built above the roof and not used or designed to be used for human occupancy, except, however, such maximum building height may be

increased to 250 feet if the proposed development project will abut and/or have frontage along at least 75 linear feet of Third Street or otherwise, at the developer's option, provide an appropriate pedestrian corridor between the existing or planned open space in the PUD-CDK District and open space to the west of Third Street. In addition to the foregoing, the Planning Board, in its review of a special permit application under this Section 13.204.3, may except from the calculation of the height of buildings and structures in the PUD-CDK District chimneys, water towers, air conditioning equipment, ventilators, and other necessary features appurtenant to buildings which are otherwise typically carried above roofs and are not used for human occupancy, including mechanical floors within a building where for functional or aesthetic reasons such equipment, structures, or features are on above-grade levels of the building other than the roof level or above.

- 13.204.4 Other Dimensional Requirements: There shall be no minimum lot area, no minimum lot width, no minimum frontage, and no minimum front, side or rear yard requirements for the Development Parcel or any lot within the PUD-CDK District. There shall be no minimum building setbacks or other minimum or maximum building dimensional requirements other than as provided by this Section 13.204.
- 13.204.5 Open Space: Any Final Development Plan within the PUD-CDK District shall demonstrate that, following completion of such development, there shall be not less than fifteen percent (15%) open space as defined in Article 2.000 and Section 5.22 in the PUD-CDK District except as modified below.
- 13.204.5.1 The Planning Board, in its review of any special permit application for a development containing a Community Arts Facility or an Arts and Culture Center, may consider indoor or covered pedestrian ways, decks, arcades, loggias, and gallerias appurtenant to the Community Arts Facility or Arts and Culture Center, even if located on a different Development Parcel in the PUD-CDK District, to be open space provided that the same is publicly accessible during normal business hours. The Planning Board, through its approval of a Final Development Plan, shall make a finding that there is no net-loss of open space already existing within the PUD-CDK District (other than within any previously undeveloped or vacant Development Parcel).
- 13.204.5.2 Open space, whether already existing within the PUD-CDK District or to be constructed by the developer or its affiliate, shall include, without limitation, the following: parks; plazas; lawns; landscaped areas substantially open to the sky; playgrounds; balconies; roofs developed for recreational or leisure usage; pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board; and such other areas or spaces determined, or approved, by the Planning Board to be open space.
- 13.204.6 Perimeter and Transition: Any part of the perimeter of a PUD which fronts on an existing street or Public Open Space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening. Development in the PUD-CDK District should provide integrated pedestrian circulation systems, particularly strong linkages between the Broad Canal and Kendall Square.

13.205 **Parking and Loading Requirements.**

- 13.205.1 Generally: Development in the PUD-CDK District shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.205.
- 13.205.2 Parking:
- 13.205.2.1 Minimum Parking. There shall be no minimum parking requirements within the PUD-CDK District; provided, however, the Planning Board in approving a Final Development Plan may specify a minimum parking requirement based on review and analysis of Transportation Assessments and other relevant information on parking demand provided in application documents, and with the guidance of City agencies.
- 13.205.2.2 The Planning Board, through its approval of a Final Development Plan, shall make a finding that that the Final Development Plan provides adequate parking for the proposed uses and that the Final Development Plan does not substantially increase net-new off-street parking spaces within the PUD-CDK District.
- 13.205.2.3 The parking requirements of this Section 13.205.2 may be satisfied (a) anywhere in the PUD-CDK District, or if located outside of the PUD-CDK District, within 2,000 feet of the use being served, notwithstanding anything to the contrary contained in Article 6.000; and (b) in total or in part by an easement, lease agreement, occupancy agreement, license or other comparable legal instrument between the developer and the City, other public entity or private owner or consortium for use of parking spaces in the public or shared parking facilities within said area.
- 13.205.2.4 Notwithstanding anything to the contrary in Article 6.000, this Zoning Ordinance shall not restrict the management and assignment of parking spaces in a way that will most efficiently utilize the existing and proposed parking spaces to serve all approved uses.
- 13.205.2.5 Notwithstanding anything to the contrary in Section 19.20, the Planning Board may permit the Developer to substitute a Transportation Assessment in form and substance acceptable to the Traffic, Parking and Transportation Department if the Planning Board otherwise determines that the materials submitted with the Final Development Plan adequately describe the impacts of traffic and parking on the area surrounding the Development Parcel.
- 13.205.3 Loading: The Planning Board, in its approval of a Final Development Plan, may waive any requirements for the amount, location and design of loading facilities within the PUD-CDK District, and may permit loading facilities to be shared across various uses within the PUD-CDK District or the adjacent PUD-3 District.
- 13.205.4 Bicycle Parking: Bicycle parking shall be provided in accordance with Section 6.100 of this Zoning Ordinance, provided that, in accordance with Section 6.108, any of the requirements in Section 6.100 may be modified by the Planning Board through its approval of a Final Development Plan.

13.206 **Special Requirements, Standards, and Provisions Applicable to Development Authorized by the Planning Board in the PUD-CDK District.**

13.206.1 Relationship to PUD-3. The previously issued PUD-3 special permit(s) shall remain valid and in full force and effect for, and govern with respect to, all development projects constructed pursuant thereto and existing prior to the enactment date of this Section 13.200 for the PUD-CDK District, including without limitation with respect to rebuilding due to casualty. Rights granted pursuant to a PUD-CDK special permit shall be in addition to any rights previously granted under a PUD-3 special permit, and the PUD-CDK zoning shall govern with respect to such additional rights, except however any rights granted pursuant to a PUD-CDK special permit shall automatically supersede any undeveloped rights for the applicable development parcel as provided for under the PUD-3 zoning. Such undeveloped rights, and any associated outstanding obligations with respect to such rights, under a previously issued PUD-3 special permit shall be deemed automatically extinguished as of the date that the subsequent PUD-CDK special permit becomes valid and effective, and such automatic extinguishment shall be deemed to be a minor amendment of such previously issued special permit under PUD-3 under Section 12.37.2 of this Zoning Ordinance. To the extent a Development Parcel is subject to the provisions of one or more special permit(s), site plan approval(s) and/or variance(s) issued prior to the issuance date of a PUD-CDK special permit granted hereunder and the provisions of such existing approval(s) conflict or are inconsistent with the PUD-CDK special permit, the provisions of the PUD-CDK special permit shall govern.

13.206.2 Sustainability. New buildings constructed within the PUD-CDK District shall comply with the Green Building Requirements set forth in Section 22.20 of this Zoning Ordinance. The Development Proposal shall contain documentation showing how the development at an aggregate level will comply with the requirements of Section 22.20. The conditions of a PUD special permit shall set forth procedures to meet the requirements of Section 22.20.

The Sustainability and Resiliency Plan component of a Development Proposal shall describe how new buildings in the PUD-CDK District will incorporate a comprehensive design approach and incorporate the best practices for meeting sustainability as outlined in the City's Net Zero Action Plan, Climate Change Preparedness and Resilience Plan, and other sustainability plans and guidelines promulgated by the City at the time the Development Proposal is submitted. The conditions of a PUD special permit shall set forth sustainability guidelines to be reviewed as part of any continuing design review procedure for individual buildings within an approved Final Development Plan. At a minimum, buildings shall incorporate best practices in the following areas:

(a) *Energy and Emissions; Steam.* A new building must conserve building energy and, to the extent practicable, reduce carbon/GHG emissions. The developer of a new building within the PUD-CDK District will evaluate the potential for implementation of net zero ready measures and on-site energy generation (which may include rooftop solar pv) within the PUD-CDK District in the context of ownership, economic viability and phasing constraints. The Developer will conduct a greenhouse gas emissions analysis for such new building and will implement energy efficiency

mitigation for such building to achieve the maximum energy reductions possible identified in such analysis. The Development Proposal for a new commercial building shall include a study, prepared by the developer, considering the feasibility of connecting the proposed building to the existing district steam system, if available.

(b) *Urban Site and Landscaping; Water Management.* The developer of a new building must explore opportunities for potable water use reductions and the ability to enhance indigenous plantings in and around the development site.

(c) *Cool Roofs.* All new buildings approved in the PUD-CDK District must employ Functional Green Roofs (as such term is defined in Article 22.000 of this Zoning Ordinance), high-albedo “white” roofs, or a functionally equivalent roofing system.

(d) *Monitoring.* All new buildings in the PUD-CDK District shall be required to conform to the requirements of the Cambridge Building Energy Use Disclosure Ordinance, Chapter 8.67 of the Municipal Code.

(e) *Healthy Living and Working.* All new buildings in the PUD-CDK District shall provide people with access to daylight and enhance the visual and thermal comfort of people living within the PUD-CDK District.

(f) *Transportation.* A Final Development Plan within the PUD-CDK District shall encourage multimodal transportation, provide facilities for cyclists and provide an infrastructure to support alternative energy vehicles.

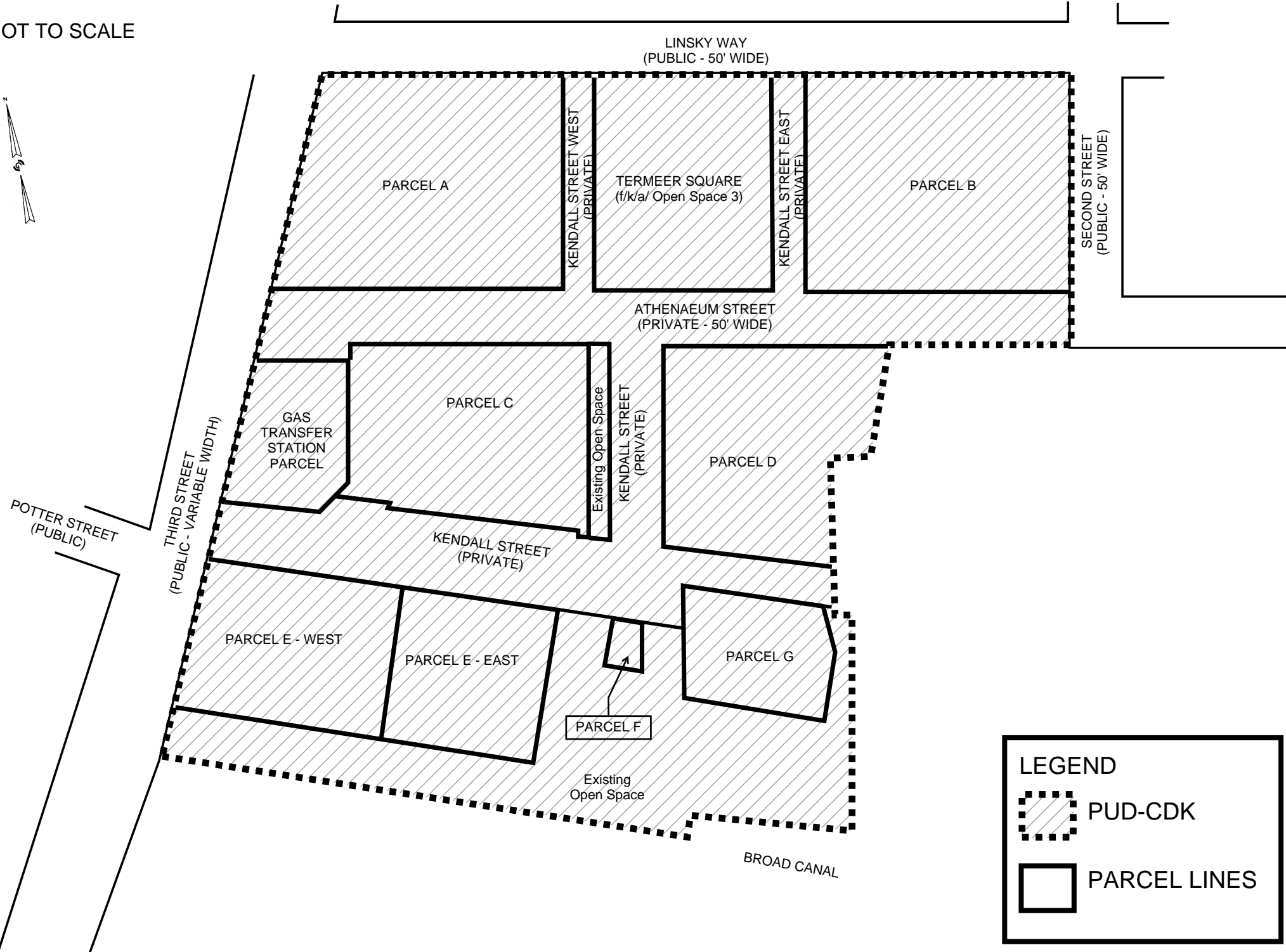
(g) *Flood Resiliency.* All new buildings must incorporate the City of Cambridge’s most up-to-date standards to address projected future flooding impacts.

(h) *Site Cooling Strategies.* A Final Development Plan within the PUD-CDK District shall incorporate measures to reduce urban heat island effects and identify interior and exterior spaces in designated locations to act as cooling areas.



13.206.3 Letter of Commitment. The Letter of Commitment dated _____ by _____ is incorporated herein by reference and made a part of the Cambridge Zoning Ordinance and shall be binding upon _____ and its successors and assigns. To the extent the provisions of the Letter of Commitment are inconsistent with the provisions of this Section 13.200, the more stringent provisions shall govern.

PUD-CDK PLAN

NOT TO SCALE



LEGEND

-  PUD-CDK
-  PARCEL LINES

PUD-CDK Zoning Petition Highlights

Zoning Concept	PUD-CDK Petition	Section Reference
Eligible Parcel	At least 30,000 square feet.	§13.202.1
Allowed Uses	Office; Lab; Retail/Restaurant; Hotel; Multifamily; Arts and Culture Uses (i.e., Community Arts, Performing Arts); Theater; Open Air Retail and Services.	§13.203
Required Arts Uses	<p>For an Eligible Parcel that is currently undeveloped or vacant, the proposed development shall include either an Arts and Culture Center, or a Community Arts Facility.</p> <p>The Final Development Plan for a proposed development containing either an Arts and Culture Center, or Community Arts Facility must include an Arts and Culture Operations Plan that identifies opportunities and strategies for promoting including engagement of local residents and the public, promoting intergenerational interactions, and stimulating community gatherings.</p>	§13.202.1 §13.202.3(i)
Permitted New Gross Floor Area	<p>450,000 square feet, or up to 550,000 square feet if the proposed development will abut and/or have at least 75 feet of linear frontage along Third Street.</p> <p>The proposed development must also include 15,000 square feet for a “Community Arts Facility”, or if the Planning Board permits the maximum 550,000 square feet, then the proposed development must include 30,000 square feet for an “Arts and Culture Center”.</p>	§13.204.1(b) & (c)
Building Heights	230 feet, or 250 feet if the proposed development will abut and/or have at least 75 feet of linear frontage along Third Street.	§13.204.3
Existing Structures	Gross Floor Area permitted on developed lots capped at existing conditions	§13.204.1(a)
Building Line Setback	None.	§13.204.5
Active / Local Uses	In its review of the Final Development Plan, the Planning Board shall consider whether the proposed project (i) contributes to the diversity of East Cambridge and Kendall Square through its uses, activities, programs, or publicly accessible opportunities, and (ii) demonstrates a commitment to local-based retail and restaurants.	§13.202.4

Zoning Concept	PUD-CDK Petition	Section Reference
Public Access and Spaces	<p>Planning Board considerations for approval of a Final Development Plan include enhancements to pedestrian connections and Third Street corridor.</p> <p>A proposed project shall be integrated with new and existing open spaces.</p> <p>Any Final Development Plan shall demonstrate that, following completion of such development, there shall be not less than 15% open space in the PUD-CDK District.</p>	§13.202.4, 13.202.5
Parking	Transit Oriented Development with no minimum parking requirements (subject to Planning Board review); parking needs may be satisfied existing parking facilities located within the PUD-CDK area, or within 2,000 feet of the development if located outside of the PUD-CDK area.	§13.205
Letter of Commitment	The Letter of Commitment (to be finalized by the City Council) is incorporated into zoning by reference.	§13.206.3
Sustainability / Net Zero Plan	The Sustainability and Resiliency Plan shall describe how the proposed project will incorporate a comprehensive design approach and best practices for meeting the City's Net Zero Action Plan, Climate Change Preparedness and Resilience Plan.	§13.206.2

Opinion

GUEST COLUMN: Creatively saving the arts in Cambridge

Posted Sep 1, 2020 at 8:44 AM

Updated Sep 1, 2020 at 8:44 AM

Pre-pandemic, the arts were already deep in crisis in Cambridge.

Then this spring, pandemonium struck. COVID-19 is still wreaking havoc, with retailers, restaurants, and other small businesses suffering immeasurably. Arts organizations have fallen victim as well; the nature of this virus causing necessary spatial distancing, caps on attendance and other necessary yet costly precautions topples all phases of the arts industry and its workers. Sadly, this has only accelerated the pre-existing crisis that had been steadily building for years.

As career-long artist and the executive artistic director of The Dance Complex in Central Square, I am a professional creative maker, one of many in Cambridge. Sometimes we are called creatives, but I like the term cultural worker. We live and work side by side with you here, and as an industry and as individuals we are feeling the strangling effects of these times. The whole ecology of Cambridge-based arts is affected: from the pre-COVID closure of rehearsal studios at EMF and Green Street Studios, to public-facing venues like the Cantab Lounge, closing now -- all elements of our multifaceted industry are getting hit like never before.

Cultural workers of all stripes -- writers, dancers, musicians, visual artists, producers, technicians -- have long been a spark in Cambridge. Our arts industry is an economic catalyst that enhances the lives of all Cantabrigians. And in Central Square especially, we have focused on preserving and enabling the authenticity of our city. This is not (to borrow from public art jargon) place-making, Central was already made! The arts and artists, through community engagement and performances, are instead engaged in place-keeping, place-honoring, place-happening, and place- and people- illuminating! But they need deeper support than they are currently receiving.

This is not to discount the many valiant efforts that have been made to support arts in Cambridge. Recent attempts just include The Mayor's Arts Task Force which convened repeatedly resulting in a solid collection of recommendations. Our temporary "square within a square," Starlight Square, is an example of timely action by many working in concert with each other. Following the lead of the forward thinking Central Square Business Improvement District, where business and culture are viewed as complementary and mutually beneficial, the city manager and council, community members, foundations and cultural organizations have come together to make Starlight a timely celebration of art and community.

The pessimists among us might dismiss these actions as mere band-aids for the arts. This is short-sighted. Even temporary aid serves its purpose: it holds things together while long term solutions are created; and the right band-aid can draw attention, inspire vision, and prompt action in others.

The proposed performing arts center in BioMed Realty's 585 Third St. project in Kendall Square is an example of the long-term solutions we need. BioMed's proposal is layered with solutions that can sustain the arts and arts industry in Cambridge. Long a vacant lot in the heart of a biotech hub, 585 Third St. is being reimaged as a gleaming tower, housing laboratories above and dedicating its first three floors to 40,000 feet of community and open space, with a glass-encased, 250-300-seat performing arts center overlooking it all. It promises to be a space that can spotlight world-class talent next to home-grown artistic genius.

BioMed's approach to planning for this space has signaled promise from the get-go: they've engaged circles of communities in its planning, spent months connecting with local artists, organizations, and other arts spaces. These conversations are reflected not only in the design of the space, but in its operational model that ensures the venue is sustainable in perpetuity. BioMed's plan reflects the needs expressed by the artists and organizations they engaged and includes measures for future sustainability for Cambridge artists within the space. The city must approve the zoning needed to make 585 Third St. happen; the first step of that process begins next week with a Planning Board hearing on Sept. 15.

Cambridge is a city of great ideas, great efforts, and great intentions. It's time now to put a comprehensive plan in place for transitioning from band-aids to healthy, long-term solutions when it comes to our valuable arts ecology, the results of which would reap multi-dimensional benefits for all as we heal from these COVID times. This will require collaboration from everyone -- we are all called to be makers together -- to create systemic support for the arts in Cambridge.

Peter DiMuro is a dance and theatre maker. He is also executive artistic director of The Dance Complex.



May 18, 2020

Dear City Council members:

I am writing to urge you to support the redevelopment of 585 Third Street, especially for the performing arts center and theater.

Global Arts Live, formerly called World Music/CRASHarts, is nonprofit arts organization that has been based in Cambridge for 30 years. We present the best international music, dance, and jazz from around the world on stages throughout Cambridge, Boston and Somerville. By putting the spotlight on artistic excellence from all corners of the globe and reflecting our diverse local community, we aspire to transcend borders, cultivate community, and enrich lives.

Each year, Global Arts Live presents over 80 concerts in more than 15 different venues across the greater Boston. We try to place outstanding artists in the most appropriate settings, but often are held back by a short fall of venues. Cambridge is a vibrant, wealthy city full of development and innovation, but it somehow lacks performing arts facilities. A cultural facility in Kendall Square would help bring people together, celebrate artistic innovation, and support a diverse community of artists.

Global Arts Live fully supports a performance space in 585 Third Street. The area is missing sufficient community space, especially for the arts. Kendall Square needs more public amenities and leisure attractions if it is to become an active and vibrant neighborhood after 5:00pm during the week and on weekends. The Canal District is steadily transforming this neighborhood, and 585 Third Street could be the capstone to these efforts. The public and cultural facilities that BioMed has proposed as part of this project will provide access to affordable, diverse, and inclusive programming that benefits all residents. The year-round indoor space that BioMed has proposed is unlike anything we have in Cambridge—or the region.

Global Arts Live's mission, as a nonprofit organization, is all about bringing people together, transcending borders, and cultivating community. We can't imagine life without it, and it has been severely threatened by the current COVID 19 pandemic. When this health crisis is over, we will need spaces to come together more than ever. We believe that when it's safe to attend live performances again, the desire and need for shared experiences will be epic. We will be ready and eager to bring exceptional performances by artists from all over the world to Cambridge, but need performance spaces to be able to do so.

I hope we can count on the City Council to consider the needs of the Cambridge community and its arts organizations and support the redevelopment of 585 Third Street, especially for the performing arts center and theater. Thank you again for your time and consideration. If I can provide any additional information, please feel free to contact me at Maure@globalartslive.org

Sincerely,
Maure Aronson
Executive Director

A handwritten signature in black ink, appearing to read 'Maure Aronson', is written below the typed name.

To the Planning Board and City Council,

On behalf of Cambridge nonprofit CitySprouts, I would like to register my support for BioMed Realty and their designs for 585 Third Street. BioMed is a valued sponsor of our work, and has repeatedly shown its commitment to the community by supporting us and through the involvement of its Executive Vice President, Bill Kane, who sits on our Board of Directors. Through these relationships, we have come to appreciate the active role that BioMed plays in fostering community growth and believe them to be exactly the kind of developers that the City of Cambridge should encourage.

Even without this personal experience with BioMed, however, their proposal would earn our support on its merits alone. CitySprouts gives Cambridge children opportunities for hands-on learning through urban gardens, and 585 Third Street would add much-needed green space to the steel-and-glass streetscape of Kendall Square. We look forward to collaborating with BioMed Realty in finding ways for young people to take advantage of the new landscaping opportunities their community space would bring. We are also excited about the landscaping planned for the setback intervals at various elevations in the building's design; verticality is an important aspect of urban gardening, where space is always at a premium. It also sends a good message to young people- that plant life should be cultivated everywhere, especially in places you'd least expect it.

I encourage you to support this proposal and would welcome the opportunity to discuss this endorsement in further detail should you desire.

Thank you for your time.

Jane Hirschi, Executive Director

www.citysprouts.org

The CitySprouts mission is to cultivate wonder for all children with hands-on learning through urban gardening.



May 5, 2020

To the Cambridge City Council and Planning Board:

On behalf of Charles River Recreation, Inc., I would like to express our support for BioMed Realty and their concept for 585 Third Street in Kendall Square. We are impressed with the project's scope and ambition. We have the benefit of a long working relationship with BioMed, and can speak to the goodwill and diligence with which they do business.

Charles River Recreation, Inc., often known as Paddle Boston, is part of a network of outdoor adventure opportunities for families around the Greater Boston area, including a cross country ski track in Weston and boat launches in Boston, Waltham, Somerville, Newton, and Medford. It is through our ice skating rink and canoe/kayak rental in Cambridge that we have come to work with BioMed, which has sponsored these activities for many years. BioMed has been a great partner - not only to our organization, but to the Kendall Square community, which has been enriched tremendously by the family-friendly opportunities for fun and adventure the developer has made possible in the area. We trust them when they commit to operating and executing the public amenities listed in their proposal.

And those amenities are substantial. Having had a presence in what is now the Canal District for many years, what BioMed is proposing would provide artistic and cultural excitement to match Kendall Square's famous scientific and technological genius. We are excited by the new influx of visitors this public space would bring to the area - not just tech contractors and conference attendees, but Cambridge families and couples who may previously have never had reason to venture into Kendall Square. Their presence would be a boon for Charles River Recreation, Inc., of course, but also a victory for quality of life in Cambridge as a whole.

Please accept my organization's support for the rezoning needed to make this project succeed. If I can be of any assistance in speaking to our working relationship with BioMed Realty or our efforts in the Kendall Square area, please do not hesitate to reach out.

Sincerely,

Lawrence M. Smith
President, Charles River Recreation. Inc.



617 354-0047 P
 617 354-3624 F
 info@ccscambridge.org E
 245 Bent Street
 Cambridge, MA 02141

April 3, 2020

Cambridge City Council
 Cambridge Planning Board
 795 Massachusetts Ave
 Cambridge, MA 02139

RE: Redevelopment of 585 Third Street

To Whom It May Concern:

My name is Becki Norris and I am the Head of School at Community Charter School of Cambridge (CCSC). CCSC is a small, diverse school in the Kendall Square area serving students in grades 6-12 with a proven record of closing achievement and opportunity gaps for all students. Our students and their families hail from over 40 countries and the majority of our students are the first in their family to attend college.

CCSC, like many nonprofit organizations in Cambridge, does not have the facilities to hold large practices or performances. We are excited about the wonderful opportunities that this redevelopment at 585 Third Street will facilitate for CCSC and the Kendall Square community.

CCSC acknowledges that Kendall Square needs more public amenities, open spaces, and art facilities to become a fun, lively neighborhood in the evenings and weekends. We are particularly excited about the opportunities this sort of investment will bring for our students and families, many of whom live in the community and need safe and entertaining spaces that are open to all.

CCSC believes that the public and cultural facilities BioMed has proposed will provide access to affordable, diverse, and inclusive programming that benefits all residents alike. This programming aligns with our values of diversity, equity, and inclusion.

Thank you for your time and consideration in creating a welcoming environment for CCSC and the Kendall Square community.

Best,

A handwritten signature in blue ink that reads 'Becki Norris'.

Becki Norris
 Head of School

CCSC does not discriminate on the basis of race, color, national origin, creed, sex, gender identity, ethnicity, sexual orientation, mental or physical disability, age, ancestry, athletic performance, special need, proficiency in the English language or a foreign language, or prior academic achievement. CCSC can make documents available in any language upon request. • CCSC ka ba ou dokiman ekri an kryol si ou vle. • CCSC le tendra los documentos disponibles a su peticion.



617 354-0047 P
617 354-3624 F
info@ccscambridge.org E
245 Bent Street
Cambridge, MA 02141

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April 16, 2020

City of Cambridge
City Council
795 Massachusetts Ave
Cambridge, MA 02139

Re: 585 Third Street

Dear Mayor Siddiqui and members of the City Council:

On behalf of Kendall Square Association, I am writing this letter to support the rezoning required for Biomed Realty's development of 585 Third Street. Biomed Realty - our landlord and neighbor - has shown themselves to be champions of arts and culture in Kendall Square, and this project would meet the demand they have helped spur for creative, publicly accessible spaces while supporting our local economy.

585 Third - located just outside of our office - is underutilized and unsightly. Anyone who walks past this parcel cannot help but wonder why a gravel lot surrounded by a chain link fence exists in an otherwise thriving innovation district. Biomed Realty's proposed project would beautify and activate the space, increasing foot traffic generally, but especially outside the workweek, which would then bolster ground level business for nearby restaurants and retailers.

As Cambridge's historical and creative establishments continue to close, it is vital for the health and happiness of our community - especially in light of recent events - that new spaces be established, not only to replace those lost, but to cultivate and steward the growth of our city's cultural institutions. Biomed has shown through a wealth of programming delivered in the "Canal District" that there is a need to supplement the success of Kendall's technology and life science industries with artistic endeavors in the area. Demand for such programming extends beyond the bounds of Kendall Square - Biomed's new building would draw the entire city to this thriving and stunning center.

Kendall Square Association's community outreach via hundreds of surveys, street intercepts, and design thinking workshops of people who live or work in Kendall has reinforced our priority to support the development of publicly accessible spaces in Kendall that signal welcome to the larger Cambridge community. This indoor/outdoor project would provide a haven year round for lovers of arts, culture, and community. With a thoughtful, eco-friendly design, Biomed has demonstrated that 585 Third would be the culmination of our collective priority to build a sustainable, livable city. We support this project and hope to see it come to fruition with your support.

Thank you for your time and consideration.

Sincerely,

C.A. Webb, President



CAMBRIDGE
CHAMBER of COMMERCE

PRESIDENT & CEO

David P. Maher

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Wayne Patenaude
Cambridge Savings Bank

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Food for Free

Elizabeth Schwab
Google

Cheryl Wheeler
Takeda Pharmaceuticals

One Kendall Square, Building 600
Suite 6-204, Cambridge MA 02139
(617) 876-4100
cambridgechamber.org
ccinfo@cambridgechamber.org

May 11, 2020

The Honorable Sumbul Siddiqui
Cambridge City Council
Cambridge Planning Board
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mayor Siddiqui, Councillors and Planning Board Members:

On behalf of the Chamber of Commerce, I write to express our strong support for the zoning petition for the redevelopment of 585 Third Street. This parcel has sat underdeveloped for decades and it is time to redevelop the site. The Chamber applauds the efforts that BioMed Realty has taken to deliver this thoughtful proposal.

If passed, this petition will have many positive impacts for East Cambridge, Kendall Square and the entire Cambridge community. The public space and arts/cultural facility being proposed is a wonderful addition that will provide access to affordable, diverse and inclusive programming. It is unlike anything we have in Cambridge. The project adds green space and trees in a neighborhood dominated by concrete and gravel and provides an important connection between the surrounding neighborhoods. The removal of the gas transfer station will lead to the beautification of Third Street.

Kendall Square needs more public amenities, open space, and stimulation to become a lively neighborhood after 5:00pm during the week and on weekends. The Canal District is transforming this neighborhood and the 585 Third Street amenities will be the catalyst to these efforts.

The Chamber urges the Planning Board and the Council to support the zoning petition for the redevelopment of 585 Third Street.

Sincerely,

David P. Maher
President & CEO

*Charles J. Marquardt
10 Rogers Street Unit 1106
Cambridge, MA 02142*

August 23, 2020

To the Planning Board and City Council:

I am writing to voice my support for BioMed Realty and the new development they have proposed for 585 Third Street. As the owner of Cambridge Spirits Dana Hill Liquors, small businesses that straddle Kendall and Central Squares, respectively, I believe it would benefit both of those areas- and the city as a whole.

I look at the 585 Third Street proposal from the perspective of a small business owner. For retail shops like mine, an active and busy neighborhood is essential. We depend on foot traffic and visitors from nearby neighborhoods incorporating us into their routine as they pass through. That's why I'm so excited about BioMed's efforts to revitalize the Canal District in Kendall Square- more restaurants, arts, activations, and attractions will draw more people to this area and benefit not only my business but the many others in the vicinity. Some, especially bars and restaurants, have suffered under this pandemic even worse than Cambridge Spirits. 585 Third Street is the capstone to these efforts to transform the Canal District and would permanently transform the area into one much more inviting and accessible to all Cantabridgians.

My shop is also on the doorstep of Central Square, and I have seen the toll that COVID is taking on that neighborhood- especially some beloved arts organizations, which were already in trouble before the pandemic. In my view, any expansion of the arts in Cambridge- let alone one as robust and diverse as the one BioMed is proposing- should be welcomed now more than ever. The arts are so important to a dynamic, attractive, exciting Cambridge which is the baseline for how businesses like mine can succeed.

I hope you will vote in favor of the zoning needed to make this project a reality. I support it as a small business owner and know I speak for many others in the small retail world; but I also support it as someone who wants to see Cambridge continue to grow and come out of this pandemic stronger than ever.

Thank you for your time,

A handwritten signature in black ink that reads "Charles J. Marquardt". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Charles J Marquardt
Owner, Cambridge Spirits
Owner, Dana Hill Liquors



April 7, 2020

Dear Cambridge City Council & Planning Board,

I am writing to you today on behalf of the [Kendall Square Orchestra](#) to express our support for the re-zoning of 585 Third Street to enable development of the parcel for a multi-disciplinary facility that features space for arts and culture.

Today is a Tuesday. For the past decade, on a typical non-self-quarantined Tuesday morning I would be fighting traffic into Kendall Square to get to work within the biopharma & tech industry alongside tens of thousands of others. But for members of the Kendall Square Orchestra, myself included, Tuesdays are special for another reason - it's the evening you'll see dozens of people streaming towards rehearsal on Main Street with cellos and French horns on backs, violins in hand and smiles on faces.

The mission of Kendall Square Orchestra (K²O), founded in 2018, is to bring together science and technology professionals locally to collaborate, innovate and inspire through music while raising awareness and support for healthcare and education causes in our community. With over 70 members from over 40 local institutions, we have become the **audible representation of the collaboration we seek scientifically**. Even though right now we cannot be together physically, we still meet virtually at the regular rehearsal time. What has become evident in these virtual rehearsals is how much these **Kendall Square professionals depend on the arts as a way to express themselves creatively, build community and dedicate time towards our philanthropic efforts**.

Our leadership team at Kendall Square Orchestra heard of the project to re-develop 585 Third as a multi-disciplinary arts and culture center and immediately reached out to the BioMed Realty team to see how we could help. We were impressed to see the **amazing work that BioMed Realty was already doing to support re-invigorating arts and culture in the Canal District**. We have witnessed firsthand the power of the arts to connect the business community in Kendall Square, and seeing the dedication of the BioMed Realty team to accomplish this on a larger scale, with a facility that would be accessible to the entire community, is like seeing a dream come true.

One of the challenges that Kendall Square Orchestra, like many non-profit arts organizations, faces is the ability to find an affordable place to rehearse and perform. We currently borrow space in boardrooms at local biopharma companies, through connections of our members, for rehearsals and sometimes even performances. This is not ideal as the spaces are closed off to public and not properly equipped for the artistic product to flourish.



The re-zoning of 585 Third as an arts and culture center will be a game-changer for organizations like Kendall Square Orchestra and, even more importantly, the community we serve. BioMed Realty's efforts to create space for the arts in Kendall Square are visionary not just from a cultural perspective, but from an economic perspective. **The arts are a powerful community connector, and by establishing an arts and culture center in the heart of Kendall Square, the economic impact on other local businesses such as restaurants & shops will be profound and positive. This will in turn make it an even more appealing place for science and tech companies to establish offices and laboratories. It's a truly symbiotic community.**

It is now more than ever, when COVID19 is prohibiting us from enjoying the vibrant culture that has grown at the intersection of industry and the arts in Kendall Square, that it is clear how necessary it is for this community to thrive and grow. **The re-zoning of 585 Third is the first step towards the promise of the bright future days when we come together again to build a home for the arts within our community.**

Sincerely,

Elena Spencer, MS

Co-founder, President & Chief Executive Officer
Kendall Square Orchestra
Chief of Staff, R&D Operations, Biopharma Company

On behalf of The Kendall Square Orchestra Leadership Team:

Kelly Clark

Co-founder & Chief Financial Officer
Director, R&D Operations, Biopharma Company

Shannon Browne, MS

Chief Operating Officer
Senior Manager, R&D Operations, Biopharma Company

Kristo Kondakçi, MA

Music Director

Joel Bard, PhD

Artistic Advisor
Research Fellow, R&D, Biopharma Company

Jennifer Park, PhD

Development Director
Director, Business Development, Biopharma Consulting Company

**primary profession in KSQ community*



April 27, 2020

Re: Letter of Support for 585 Third Street

Dear Cambridge City Council and Planning Board,

Aceituna Grill is a family-owned fast-casual restaurant that has been at our Cambridge location since 2004. Aceituna employs 20+ crewmembers at our Cambridge location. We are happy and proud to employ through our partnership with Jewish Vocational Services, recent immigrants and refugees and any qualified personnel from the local Cambridge community and beyond.

For the past 4 years Aceituna Grill has sponsored and partnered with 1for3.org (a local NGO) for their annual Walk for Water event at the end of April/beginning of May. This event attracts several hundred people to the 5K walk event along the Esplanade, followed by lectures, dancing, and festive activities at the South or North Plaza, courtesy of BioMed.

The ice rink at the South Plaza is also a great amenity for the community that attracts many skaters whom Aceituna is happy to feed savory nourishments especially during the cold months.

Aceituna respectfully asks early on that the Council support the rezoning needed to make the redevelopment of 585 Third Street possible.

A big reason for Aceituna Grill signing at our location back in 2004 was due to the “Constellation Performance Center” that was slated to go into this empty parcel across from Aceituna. This vacant lot, combined with other unrelated and mitigating factors that led to an empty building at 675 W. Kendall St, caused our business to struggle for many years. Luckily, the area and surrounding buildings have filled up.

We hope that the public space and art/cultural facility will be allowed as this will add much-needed diversity and extended hours for our business to thrive.

Of late, BioMed has been instrumental in their outreach especially when COVID-19 pandemic hit. BioMed early on understood the financial burden of Aceituna Grill having to pay rent when no customers were available due to the lockdown. BioMed should be commended for looking out for small business owners and for leading such an initiative with their goodwill.

Kendall Sq. needs more open spaces, green area, and public amenities. The cultural center will add evening and weekend traffic. The public and cultural facilities that BioMed has proposed as part of this project will provide access to affordable, diverse, and inclusive programming that benefits all residents alike, especially for our family-owned business that relies on new and repeat customers. This new parcel will address those issues for us especially after hours (5:00 PM onward) and the weekends where business and customers are desperately needed. With COVID-19 wreaking financial havoc on all businesses, it will require many months for us to recover. The addition of this new performing arts center and theater will attract the necessary additional customers that we will require for our business to survive and for us to retain our employees.

In summary, Aceituna Grill is very happy to support BioMed in their new initiative and look forward to the empty parcel finally being developed. We eagerly anticipate this addition to the community.

With best regards, and continued good health,

Andrew

Andrew Kurban DDS, MPA

CEO, AceitunaGrill.com

(617) 816-0062 Cell



**East Cambridge ~ Wellington-Harrington ~ Inman Square
One Kendall Square ~ Lechmere Square**

www.EastCambridgeBA.com

Executive Director

September 11, 2020

Jason Alves
Executive Director
baecamb@gmail.com
Office (857) 242-6651

Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Board and Officers

Members of the Board,

Patrick Magee, President
Atwood's Tavern
ecbapresident@gmail.com

On behalf of the East Cambridge Business Association (ECBA), I'm writing in regards to the zoning petition filed by BioMed Realty to rezone the area previously planned as the Constellation Center.

Lenny Frisoli, Clerk
Frisoli Associates, P.C.

Prior to the pandemic, members of the Biomed team came to share their plans at an ECBA Morning Meeting. The plans and concept were well received by those in attendance. The focus on the arts and re-branding this area as an arts focused district is very much in line with the previous concept for this parcel. East Cambridge and Kendall Square businesses will benefit from more entertainment options in the area and the increase in density will help to support these uses on the ground floors.

Michelle Lower, Treasurer
*Alexandria Real Estate
Equities*

The building itself is interesting architecturally and helps to solidify the plaza experience along the Broad Canal while still enhancing the Third Street corridor's pedestrian experience. The ECBA has partnered with the proponents to produce a Winter Market and the uses in this new development will be a welcomed, complimentary, and active use for the area.

Michelle Carter
Divco West

Carl Fantasia
New Deal Fish Market

We hope you find favor with this petition, especially in a moment when we need to be boosting the arts as much as we can. Thank you for taking this into consideration.

Paul Ferreira
Cambridge Printing Co.

Sincerely,

Jason Alves
Executive Director
East Cambridge Business Association

Michael Grill
Fairlane Properties

Virginia Johnson
Gather Here Stitch Lounge

Stephen LaMaster
Vinfen

Michael J. Ring
*The Law Office
of Michael J. Ring*

Mark Rogers
Rogers Properties Group



April 2, 2020

Attention: City Council and Planning Board
City of Cambridge, Massachusetts

RE: Support Letter for the Rezoning of 585 Third Street, Cambridge, MA, for Redevelopment by BioMed Realty

Dear Cambridge Council and Planning Board,

I am writing this letter today, in strong and enthusiastic support of BioMed Realty's earnest and well-rooted application to rezone and redevelop the long-barren 585 Third Street, Cambridge, MA, lot, into a beautiful mixed-use commercial, recreational, and cultural building, with a 30,000 SF arts and culture center, and a 10,000 SF indoor all-season public space, at its center, and over an acre of public and green space. I am writing as the President and Executive Artistic Director of the 17-year-old non-profit 501(c)(3) public charitable cultural organization, Brookline Community Center for the Arts, Inc., (BCCA) and as an individual artist, engineer, and developer, specializing in mixed-use redevelopment projects.

Whenever a developer makes a proposal that requires rezoning, one of the criteria should be the determination of the earnesty and viability of their plans, so I'd like to offer our organization's and my personal experience with BioMed Realty. I fully attest to their first-rate and caring management, including but not limited to the visionary V.P. of Development Salvatore Zinno, and the hardworking, passionate, and skilled Community Manager Andrea Windhausen, with whom we've been extremely fortunate to develop a strong community partnership. In January 2020, they awarded our non-profit a rent- and utilities-free licensing agreement to their 1,250 SF retail facility at 500 Kendall Street, Cambridge, (opposite the 585 Third Street lot), along with extensive publicity services and other logistical support, and recently a \$5,000 cash sponsorship, to facilitate our establishment of the Cambridge Community Center for the Arts (CCCA - www.CCCAonline.org), in support of artists and organizations that had recently lost their space with the closure of Green Street Studios, and other local cultural establishments and support systems. During challenging economic and social times, which have only become tougher with the recent COVID-19 crisis, BioMed has proven many times over, to be a trust-worthy partner, a loyal corporate sponsor, a true team player, a culturally inclusive and unbiased supporter of community arts programming of all types, and a first and effective responder, each time it counts.

We feel extremely fortunate for BioMed's support of our cultural programming, and a big reason for our ability to survive through the progressing pandemic, is due to their corporate sponsorship, the many direct community partnership referrals and connections that they have provided us with, and their regular collaborative engagement with our programming. This has allowed us to keep focusing our resources on employing artists, and continually developing our technological infrastructure and reach, which has proven invaluable, as we were among the first organizations to launch our online/virtual arts programming, to help keep artists working, and for the Cambridge, Greater Boston, and global online community, to benefit from the dance, martial arts, fitness, and music classes we continue to offer. BioMed plans to extend our facility licensing agreement through the end of this summer, while increasing our access to be able to offer on site programming seven days a week, during all prime-time hours of operation, and hope to be able to keep extending our stay, which effectively makes them our first long-term corporate sponsor, and further demonstrates their commitment to our organization and the community!

On Thursday, February 27th, a good number of community artists, arts colleagues, and myself, had the great pleasure of attending BioMed's unveiling of their arts center plans for the Canal District Kendall building they had been working so diligently on, for the past two years. The strong show of support by a wide range of Cambridge constituents, for BioMed's visionary building design was well-deserved. As a developer and re-development consultant who has helped

develop and realize several mixed-use cultural, industrial, commercial, and residential buildings, and has deeply analyzed large (400K to 1.1M SF) building projects with non-profit and cultural elements at their core, financed by the strong economics of the for-profit residential and commercial building components, I was particularly impressed and inspired by BioMed's well-rooted, extremely well researched, socially- and community-minded, environmentally friendly, practical, and from my initial assessment, economically viable detailed building design! From the get go, BioMed has engaged the community artists and arts administrators to realistically design the cultural facility portion of their building, in a way that would best serve the evolving needs of the community, including but not limited to their assessment that a 250- to 300-seat theatre and multi-use and scalable art studios, would be the best approach — From 28 years as a professional artist, producer, and arts administrator, I can confidently say that they have hit the mark, and the fact that they are continuously getting council from active community leaders, and local artists and arts organization, in an earnest effort to develop a solid plan for the realization and management of their proposed cultural facility, speaks volumes of their high chances of success.

I have found BioMed and its community and development representatives, to be highly transparent, forthright, and dependable, and willing to put their money where their mouth is, in support of arts, culture, and community. My staff and I have strong confidence, and a consistently growing relationship track-record to prove BioMed's intention, that our non-profit organization, and many other worthy community organizations and artists, will find a permanent home in BioMed's proposed multi-use building, that the building will serve as the resounding and unifying center piece of the growing vision for Canal District Kendall, and that until the building is realized, BioMed will continue to actively support the arts community with action, shared real estate, and funding. Our non-profit organization and I, wholeheartedly support BioMed's application for the rezoning of 585 Third Street, and encourage your council to work hand-in-hand with them to carefully consider, and help further develop and support their well-thought-out multi-faceted building and environmental plan, and to do so expeditiously, in the best interest of allowing the project to proceed at the earliest date — the sooner the better for the benefit of the revitalization of the Cambridge cultural landscape!

Thank you very much for your time and consideration, and please contact me at (617) 642-1444 or Dan.Yonah.Marshall@gmail.com for any additional information.

Best Regards,



Dan Yonah Marshall, President & Executive Artistic Director
 Brookline/Cambridge Community Center for the Arts, Inc. (BCCA / CCCA)
 Center Address: 500 Kendall Street, Cambridge, MA 02142
 Corporate Address: 327 Saint Paul Street, Apt. 2, Brookline, MA 02446-3504
 P: (617) 642-1444 E: Dan.Yonah.Marshall@gmail.com
 W: www.CCCAonline.org & www.BCCAonline.org

BCCA, Inc., is a non-profit, tax exempt 501(c)(3) public charitable organization. Tax ID: 05-0548309

To the Cambridge City Council:

My name is Farshad Sayan, and I own Clevergreen Cleaner in Kendall Square. I am writing to respectfully ask that you support BioMed Realty and their proposal for 585 Third Street in Kendall Square. It would be an important step forward not only for Clevergreen but for the dozens of other small businesses, retailers, and restaurants in this area.

The lifeblood of any retail establishment is foot traffic. The workers and students who commute to the world-class laboratories, research centers, and academic institutions in Kendall Square provide enough of a support base for Clevergreen to stay in business, but in order to truly thrive, we need foot traffic after 5 PM on weekdays and all day on weekends. We need the activity and liveliness that would come from the transformation of Kendall Square into a vibrant, attractive neighborhood- not just for research and innovation but for afternoon strolls, date night dinners, and all-day markets and festivals. In short, we need to accomplish what BioMed is setting out to do through its Canal District initiative.

The keystone to that effort is 585 Third Street, which would offer unparalleled open space, arts and culture space, and greenery to an area currently dominated, sadly, by a gravel lot. This is the transformative project needed to draw in pedestrians who support local Cambridge businesses like my own. We strongly believe in the potential of 585 Third Street to revitalize this part of Kendall Square, and we likewise believe in BioMed Realty as the best partner in getting to achieve that goal.

As you consider this rezoning request, please keep in mind that your vote will have an impact far beyond the boundaries of this one specific parcel. A whole network of shops, restaurants, and entrepreneurs are depending on you to reaffirm that we made the right choice in selecting Cambridge as our place to call home.

Sincerely,



Farshad Sayan

Dear Members of the Cambridge City Council and Cambridge Planning Board,

As the owner of Commonwealth Restaurant in Kendall Square, I want to express my unequivocal support for BioMed Realty and the project they are proposing at 585 Third Street. It is a much-needed capstone to the “Canal District” project they have launched last year which is already transforming this neighborhood from a sterile tech hub to an actual community, with arts, culture, dining and fun.

I have a front-row seat to this transformation. I have seen the performances, rehearsals, festivals, and games that BioMed have sponsored to bring new vitality to this region because Commonwealth sits right in the midst of it all. This is the type of developer involvement in the community that we should be seeking to reward, and I hope you will bear it in mind when you vote.

Of course, Commonwealth also sits adjacent to the empty gravel pit that BioMed is seeking to transform, and this is the most important reason I support their project. Turning this eyesore, which offers no experiential or commercial benefit to anyone, into the lovely public gathering place depicted in their renderings is an unquestionably good decision for residents and the arts community in Cambridge. I and my staff are looking forward to the day when we can serve visitors to the 300-seat theater that your vote will make possible.

Thank you for your time. I hope you will act in the best interests of the city, neighborhood, and local restaurant community by approving this proposal and making this project a reality.

Sincerely,

Steve Postal

Steve “Nookie” Postal

Owner, Commonwealth Restaurant



4/28/20

To the Cambridge City Council and Planning Board:

Design Museum Foundation is unique in that visitors don't come to us; instead, we come to them. We are a new kind of museum, a nomadic museum with a mission to bring the transformative power of design everywhere. Through our core principles of Accessibility, Improvement, and Community, we aim to inspire people to see what design can make possible, educate them in how to use design to creatively solve problems, and transform their own communities. For that reason, we were delighted to schedule an exhibition in BioMed Realty's new Canal District Kendall late last year.

The response we enjoyed was truly gratifying. The exhibition explored the need for more diversity in the design and innovation industries through quantitative and qualitative data visualizations while simultaneously featuring 50 people — of various ages, genders, backgrounds, races, ethnicities, sexual orientations, and abilities — showcasing their unique creative career paths. The exhibition will travel nationally and we were thrilled to bring it to the Kendall Square community!

The culmination of this project, which we wholeheartedly support, is the proposal for three stories of arts, culture, landscaping, and retail at the base of its proposal for 585 Third Street. This development represents an amazing opportunity to turn this site into a true cultural destination that will serve the arts community throughout Cambridge. We look forward to bringing the Design Museum back to this neighborhood next to this wonderful new project, and hope you will vote to make that goal possible.

Sincerely,

Liz Pawlak

Vice President, Design Museum Foundation

To the Cambridge City Council and Planning Board:

As a small business owner and founder of the Flour Bakery in Cambridge, I know how important it is to have corporate partners dedicating to helping local retail thrive. That is why I am writing to respectfully ask that you support BioMed Realty and their proposal for 585 Third Street in Kendall Square.

The Flour Bakery at 40 Erie Street in Cambridge is located in a building owned by BioMed and so I've had the opportunity to get to know the organization well. Their commitment to ensuring that their retail clients are successful and to creating retail spaces that not only serve the people in their buildings but also the community has been extraordinary. I've seen it firsthand at our Cambridge location, which has become a hub for the community – a fact which is reflected by the diversity of customers we see come through our doors and the vibrancy that we experience outside of normal business hours.

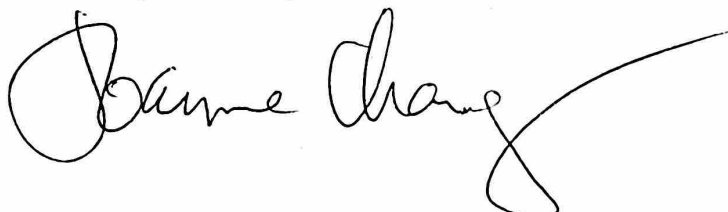
I foresee BioMed dedicating the same level of focus to the creation of the arts and culture space that they've proposed at 585 Third Street and, furthermore, to ensuring that it is a welcoming place for all.

We at Flour look forward to hopefully expanding our relationship with BioMed and are so appreciative of their commitment to small retailers like Flour Bakery. I hope you will consider their strong track record in this regard and vote affirmatively on their proposal.

Sincerely,

Joanne Chang

Founder, Flour Bakery

A handwritten signature in black ink that reads "Joanne Chang". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

We are 100% in favor of the 585 Third Street project. The design is exciting and will add to the area for residents and businesses. We are especially excited about the green space inside and outside and the performing arts studio. We are hopeful they will bring people to the area at nights and on weekends, traditionally slow times in Kendall Square. Count us among your supporters and best of luck with the project.

Steve Kurland
EVOO and Za
350 Third St.
Cambridge MA 02142

Mother Juice, Inc.
625 W Kendall Street
Cambridge MA 02142

Cambridge City Council
795 Massachusetts Avenue
Cambridge, MA 02139

May 11, 2020

To the Cambridge City Council:

My name is Ellen Fitzgerald and I own Mother Juice, a retail juice bar and plant based cafe that has served Kendall Square since 2014. I am writing to ask that you support BioMed Realty and their proposal for 585 Third Street in Kendall Square. Since we opened our doors, we have often wondered what would become of “the gravel lot with the dancing lady sculpture”. Upon review of BioMed’s plans, we feel strongly that this development will provide a much needed space for creativity and the arts in East Cambridge; as well as welcomed foot traffic for Mother Juice and the surrounding small businesses, retailers, and restaurants.

Having operated a small business in Kendall Square for more than 5 years, I have observed that what the area provides in terms of laboratories, enterprise, and academic institutions, it lacks in cultural activity. As a result, Kendall Square brims with activity during the workday from Monday to Friday but is relatively quiet on weekends and in the evenings. This weekday foot traffic has enabled us to generate enough revenue to survive but without weekend and evening foot traffic, we have never been able to fully thrive. I believe in the future of Kendall Square and its potential to be both a place of industry and culture. BioMed’s Canal District initiative, and specifically its plans for 585 Third Street, will be paramount to realizing this future. The development of 585 Third Street was a key driver in our recent decision to renew our lease at 625 West Kendall Street.

I am excited to see this project come to life, not only as it will benefit our business, but also to experience it as a patron. I believe that BioMed is the perfect champion of this project because they have practiced such a thoughtful vision for the development of Kendall Square. They have eschewed dollars from chains in support of local retail businesses and along those lines, they have carefully designed 585 Third Street to be a unique place that will add more than economic output to the area. As you consider this rezoning request, please keep in mind that your vote will have an impact on the viability of small local businesses like my own. There is an entire ecosystem of shops, restaurants, and entrepreneurs who will benefit from the activation of Kendall Square on weekends and during the evening. We are depending on you to reaffirm that we made the right choice in selecting Cambridge -- and in particular, Kendall Square -- as our place to call home.

Sincerely,



Ellen Fitzgerald
Mother Juice, Owner

Sal Zinno

From: Eryn Johnson <eryn@communityartcenter.org>
Sent: Monday, May 18, 2020 3:06 PM
To: council@cambridgema.gov; clerk@cambridgema.gov; lpaden@cambridgema.gov
Subject: 585 Third Street Community Art Center program report
Attachments: SoulFam 2019 Overview.pdf; SoulFam 2019 Event Marketing Samples.pdf

Hello,

I am pleased to provide the attached reports that document work that the Community Art Center did with support from BioMed Realty during the summer and fall of 2019 to bring the culture and art of the Port community and Cambridge youth to the Canal District/585 Third Street. On behalf of the Art Center staff and youth, I would like to thank BioMed for giving us the opportunity to experiment with running our first pop-up cultural space, called SoulFam. We learned a lot through the process and we hope they did too. I have attached two documents here:

- The first is a report that describes SoulFam and includes some basic numbers around who we served and how many events we did, and also includes some photos.
- The second document includes some sample marketing from SoulFam pop up events and a few event photos.

Please feel free to reach out to me if you have any questions.

Eryn

--

Eryn Johnson

Executive Director

Community Art Center, Inc.

119 Windsor Street

Cambridge, MA 02139

phone: (617) 868-7100 x 111

email: eryn@communityartcenter.org

fax: (617) 864-4700

www.communityartcenter.org

A Pop-Up Cultural Space Presented by the Community Art Center in partnership with BioMed Realty



What is SoulFam...

From July to October, 2019, the K2Cafe in Kendall Square was transformed into SoulFam, an inspiring and inviting environment that featured artwork created by local artists and arts-based activities for all ages. SoulFam promoted creativity, connection and growth through a combination of **onsite youth programming, art happenings, celebration events and pop-up events**. The SoulFam brand was created by Cambridge youth and was meant to express their identities and values and encourage everyone to live the SoulFam motto: Think positive. Create different!

Who is in our Fam...

The SoulFam concept was created by the Art Center's **Spring 2019 Artistic Apprentices**. Their ideas were then further developed by **30 City of Cambridge Mayor's Summer Youth Employment Program Teens** with help **Community Art Center Teen Program Teachers**. SoulFam Art Happenings featured work by local artists **Auks One, Gwendolyn Toussaint, Curtis Williams aka Curtistic, Alexis Fudge and Rocky Cotard**. Our events engaged youth in local camp programs and featured the debut of our new **Teen Arts in Business Program** along with music from Art Center alumni & Port resident, **DJ Cruz**.



In just four months, SoulFam facilitated the personal and creative development of **30 youth artists from Cambridge**, who worked with **4 professional visiting local artists** to create **3 art installations** and to carry out **2 celebration events** that engaged an estimated **140 community members**. **4 Artistic Apprentices** helped to plan **24+ pop up events** that gave a creative platform to **14+ local artists**.

SoulFam Community Engagement

Youth Programs & Art Happenings

- 30 Teen Artists participated in 100+ hours of class time
- 4 Visiting Artists created art onsite with youth
- 2 New Creative Brands were designed by youth: SoulFam & Dragonfly Wear
- 1 new program, Teen Arts in Business, piloted



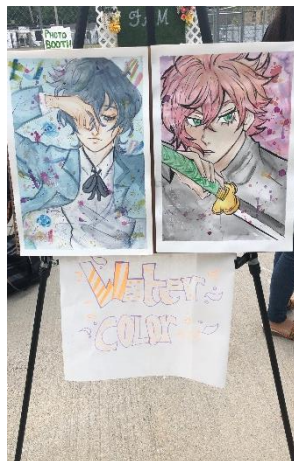
Celebration Events

- 2 events coordinated by teens that included face painting, Port Art Truck, live art making, food & activities for families
- 140+ total community members ages 5+ attended
- 6 local artists featured at events



Pop-up Events

- Workshops and meet-ups were planned by our Artistic Apprentices, were open to the public, and included:
 - o **Artist Spotlights & Live Painting** with: Curtis Williams "Untitled Ballerina," Dzidor and Georgina Toussaint
 - o **Visual Art Classes** such as: Diwali Themed Lotus Flowers with Atia, Painting with Sara AlBenyan and Laree Crystal Jewellery making with Sadie B.
 - o **Self-care & Fitness Classes** such as: Fencing with Nahla and Artopia Meditation & Creativity
 - o **Cultural Meet-ups** such as: Babes & Brushes, Hella Black Trivia, Inktober Drawing and the Nonprofit Administrators of Color Halloween Party



"Through SoulFam and our partnership with BioMed Realty, youth from Cambridge and from the Port specifically, had the chance to create and program a space in Kendall Square that expressed their art, their culture, their values and their community. We hope that opportunities like this one will continue to be available to our neighborhood as BioMed develops their new arts space in Kendall Square."

—Eryn Johnson, Executive Director, Community



BioMed Realty
Discover here

SOULFAM



A Pop-Up Cultural Space Presented by the Community Art Center in partnership with BioMed Realty

Pop-up Event Marketing Samples

I AM WORTHY
I AM UNIQUE
I AM POWERFUL
I AM LEARNING
I AM EVOLVING
I AM

10
30
19

YOUTH IDENTITY WORKSHOP: THIS IS A SESSION PLAN FOR USE WITH GROUPS EXPLORING THEMES OF IDENTITY, BOTH INDIVIDUALLY AND SOCIALLY

5-8PM
500 KENDALL ST.
CAMBRIDGE, MA

Flyer created for the “I Choose My Own Name” workshop led by artist Dzidor offered on October 23 &30, 2019.

Flyer & event images for “Untitled Ballerina” a series of live painting events and an Open Studio Artist Spotlight featuring the work of Curtis Williams.



Untitled Ballerina

Come join Curtis in the Soulfam space while he prepares for his upcoming pop-up show “Untitled Ballerina”.

Where:
500 Kendall st.
Cambridge, MA 02142

Open Studio Dates:
September 3rd & 10th - 10 to 2 pm
September 10th & 11th - 10 to 2 pm
Pop-Up Opening:
September 12th - 5 to 8 pm

Also make sure you stop by and visit every Tuesday and Thursday through the month of September and October!
Soulfam will be hosting art activities for the community and many more events!

Sal Zinno

From: esmarkoff@verizon.net
Sent: Tuesday, March 24, 2020 8:32 PM
To: council@cambridgema.gov; clerk@cambridgema.gov
Cc: 'Eliane Markoff'
Subject: Gallery Art in Giving's support for BioMed Realty's proposal at 585 Third Street in Cambridge.
Attachments: 50Hampshirestreet-cambridge_biomedrealty.jpg; 200sidneybogartfloor2.JPG; 200sidneylobbycoley.JPG; 200sidneymizrahifloor3.JPG; 320BentLobby.jpg; 650Kendall-01a.jpg



Date: March 24, 2020

To: Cambridge City Council / Planning Board
 From: Eliane Markoff- Gallery Art in Giving

Gallery Art in Giving is a non-profit public 501(c)(3) organization committed to the fine arts and childhood cancer research. The organization was launched in 2009. Most of our clients are organizations in the real estate, life sciences and financial sectors.

Through the leadership of its Vice President of Development, Salvatore Zinno, Gallery Art in Giving is extremely fortunate to have BioMed Realty as a strong partner. BioMed has continuously supported the artists of Gallery Art in Giving to adorn the lobbies and offices of its buildings. **Gallery Art in Giving wouldn't be where it is today without the support of BioMed Realty. For these reasons, Art in Giving is proud to support BioMed Realty's proposal at 585 Third Street and trust them to be a true partner for the arts in Cambridge.** BioMed's commitment to the arts and Art in Giving's mission has allowed the gallery to support several local artists, and at the same time make important grants to childhood cancer researchers all over the country.

I have attached images of a few of BioMed lobbies displaying the work of Art in Giving's artists. The lobbies in Cambridge include 50 Hampshire Street, 320 Bent Street, 650 Kendall Street and 450 Kendall Street. The cover of Art in Giving's brochure, also attached, displays the lobby at 450 Kendall Street.

Sal Zinno has been a most valuable member of Art in Giving's advisory board since 2014. In addition to helping us promote the fine arts, he has helped us attract some very prominent artists. He has also engaged Café Flour Founder JoAnne Chang to support our gallery.

To learn more about Art in Giving and BioMed's contribution to the arts, please visit [our site](#). Every [newsletter published](#) mentions BioMed Realty.

Sincerely yours,

Eliane Markoff
 Art in Giving LLC

