

Dear Christian,

Here are the answers to your questions:

1. Future subdivision: No it is not part of the comprehensive permit application. My client has prepared the necessary ALTA survey to submit to the building inspector for the approval not required. The subdivision will separate the WorkBar parcel and the 40B parcel. We will be submitting to the ZBA in another proceeding a shared parking agreement for approval.
2. What is the amount of "unusable open space"? I will obtain this information and provide it.
3. What do the negative numbers mean in the Nitsch Trip generation assignment plan (Figure 8):According to the project traffic engineer, the negative numbers represent a reduction in net trip generation due to the change in use and access management. For example, all site-generated egress trips at the Mass Ave driveway are shown to be negative because the previous office use and Workbar were allowed to exit via that driveway. However, site trips are now restricted to exit from there so that the driveway will experience a reduction in egress traffic volume.
4. Sheet L103 I am told was included in the plan set. I will have my assistant send a copy of it via email.
5. Snow storage-Snow storage areas will be coordinated with the Conservation Commission during the NOI process.
6. There are 2 outdoor bike racks at building 2 with a capacity for 4 bikes.
7. The existing pole in the Mass Ave ROW is to remain as shown on the latest civil site plans submitted to the Board and dated May 26, 2021.

8. Runoff from the Building 2 roof and driveway between Building 2 and the adjacent garage will be directed through crushed stone trenches to a vegetated depression for water quality treatment, as requested and reviewed by BETA.
  
9. The tree protection detail will be revised on future plans to reflect the conditions in the decision.
  
10. No stabilized construction entrances/exits are currently shown on the plans. However, these will be added to future plans as part of the Construction Management Plan.
  
11. No new lighting is proposed along the Mass Ave ROW.

I thank you.

Mary Winstanley O'Connor, Esq.  
Krattenmaker O'Connor & Ingber P.C.  
One McKinley Square, Fifth Floor  
Boston, MA 02109  
Telephone 617.523.1010 Ext. 223  
Fax 617.523.1009  
[moconnor@koilaw.com](mailto:moconnor@koilaw.com)  
[www.koilaw.com](http://www.koilaw.com)