

BLUE GARAGE

PLANNING BOARD

November 17, 2020



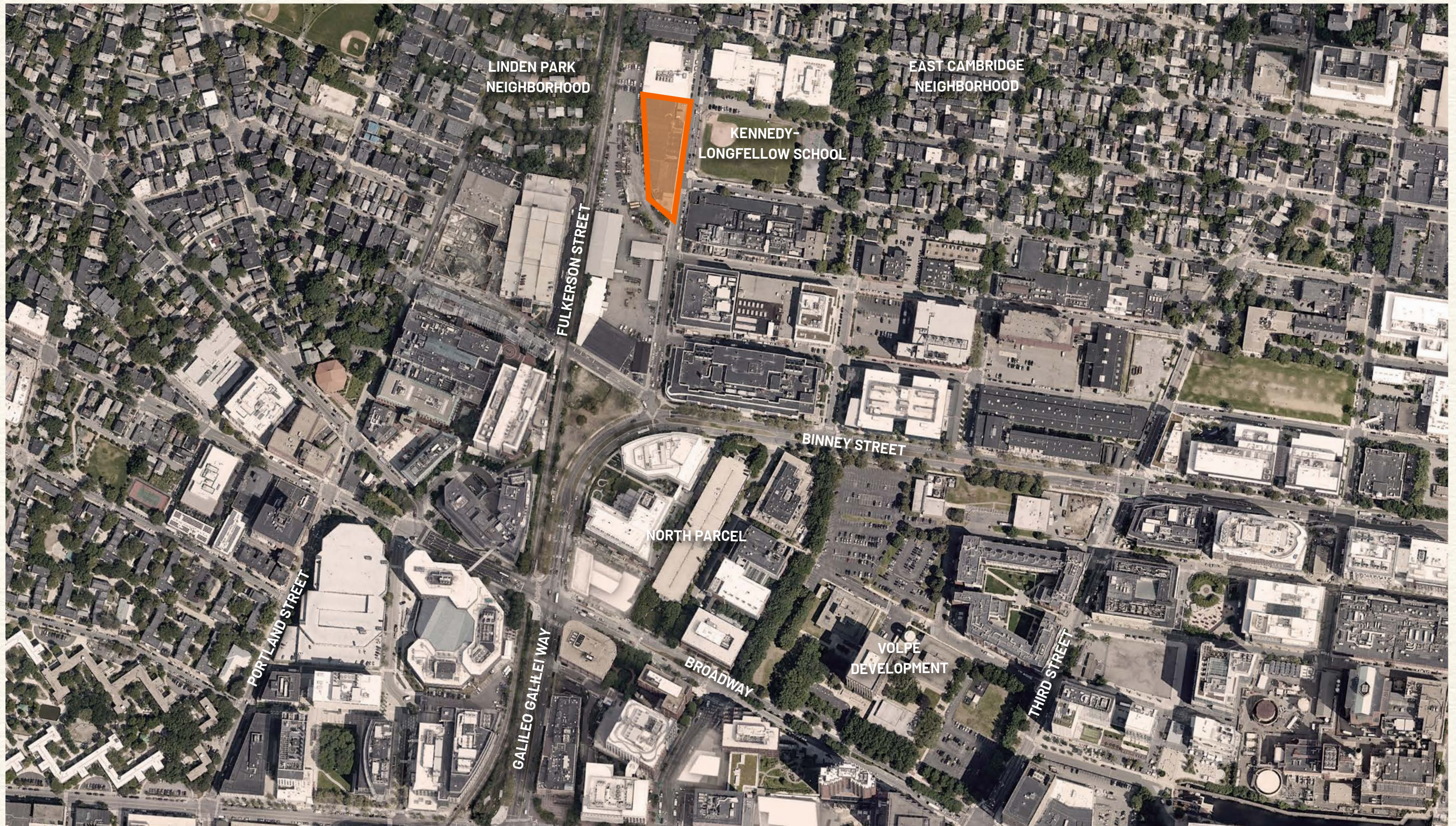
PICKARD CHILTON

Meeting Agenda

- 1 **Why We're Here**
- 2 **Schedule Constraints**
- 3 **Development Plan Objectives**
- 4 **Planning & Massing Components**
- 5 **Substation Location Diagram**
- 6 **Day Lit Open Space**
- 7 **Vision/Opportunity**
- 8 **Sense of Place**
- 9 **Discussion**



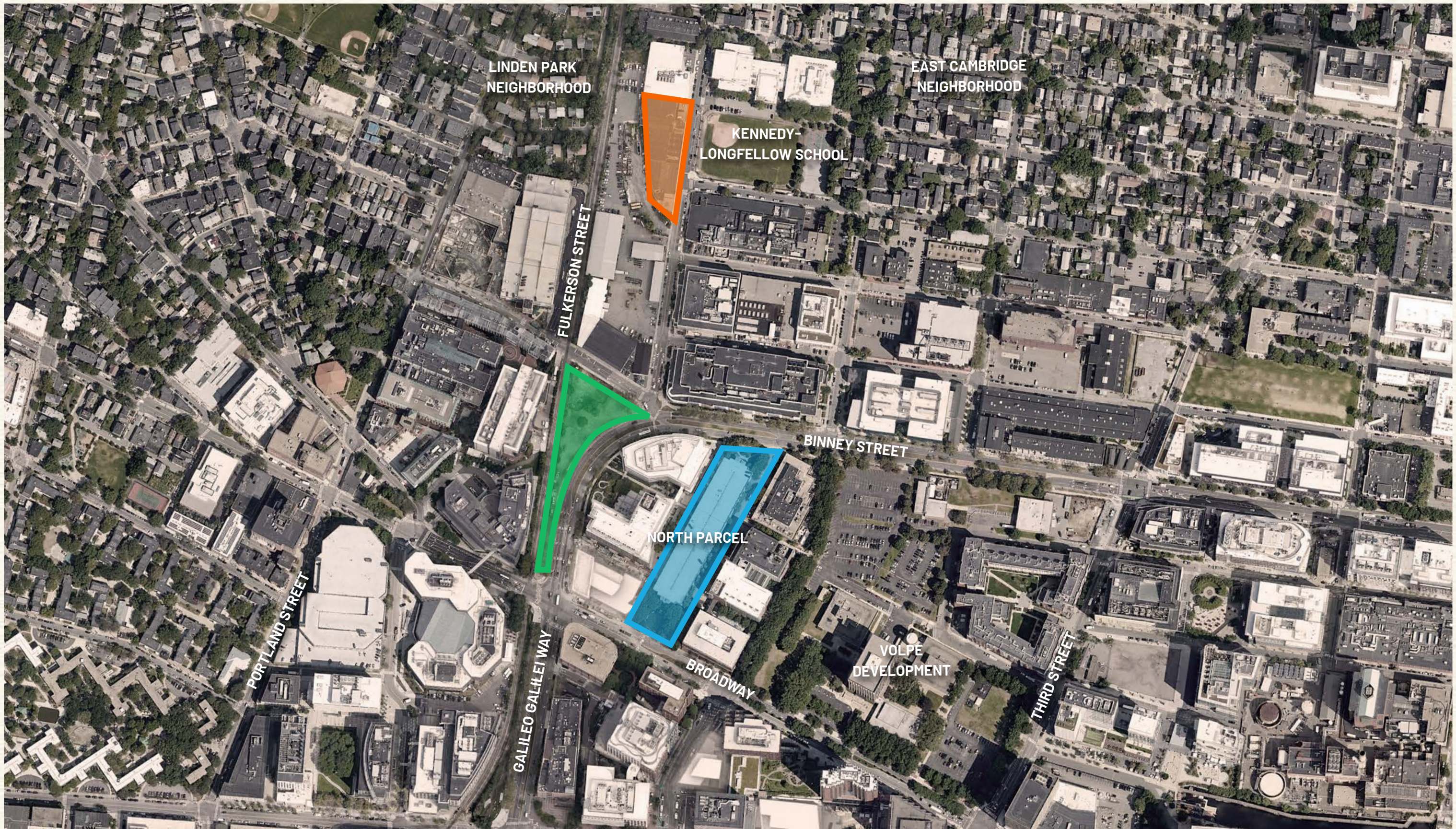
EVERSOURCE FULKERSON



EVERSOURCE FULKERSON

BINNEY STREET PARK

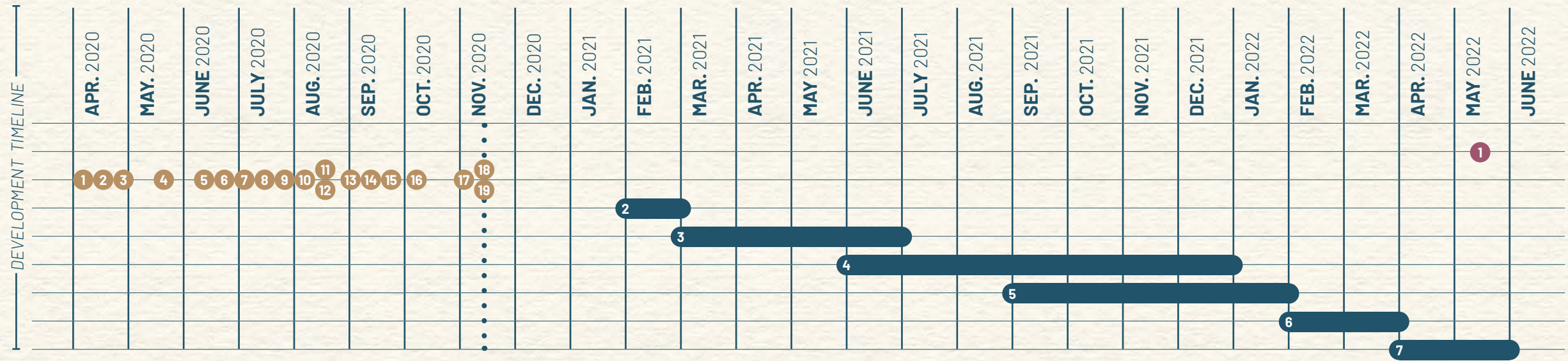
NORTH PARCEL BLUE GARGE SITE



Schedule Constraints

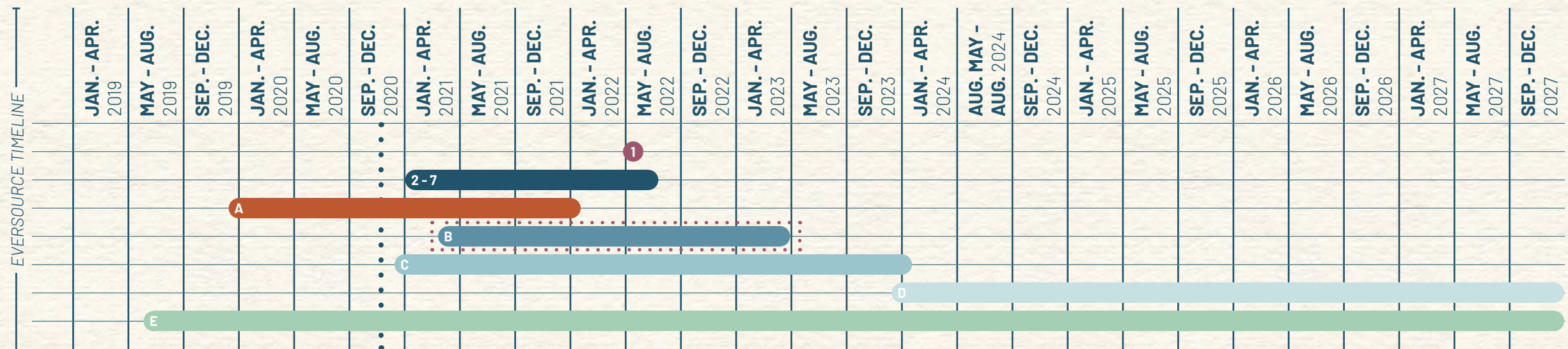
** ANTICIPATED DATES ARE SUBJECT TO CHANGE PENDING ALL NECESSARY PERMITTING AND APPROVALS.

- 1. **325 Main Certificate of Occupancy**
May 2022
- 2. **SD for 135 Broadway**
1 Month
- 3. **Submit for CRA/Planning Board Review**
4 Months
- 4. **Advance Plans to Construction Documents**
7 Months
- 5. **DRDAP Process**
5 Months
- 6. **ISD Building Permit Review**
2 Months
- 7. **Site Enabling**
2 Months



- 1. **ECPT Meeting**
(Project Introduction)
- 2. **CRA Board Meeting**
(Project Introduction)
- 3. **Linden Park Neighbors**
(Project Overview)
- 4. **CRA Board Meeting**
(Preliminary Zoning Changes)
- 5. **CRA Board Meeting**
(Draft MXD Zoning Petition)
- 6. **Virtual Open House**
(Masterplan Development)
- 7. **Zoom Open Office Hours**
(Q&A)
- 8. **CRA Board Meeting**
(Draft KSURP Amendment)
- 9. **ECPT Meeting**
(Eversource Update)
- 10. **ECBA Meeting**
(Project Overview)
- 11. **CRA Board Meeting**
(Design Development)
- 12. **Linden Park Neighbors**
(Project Update)
- 13. **Kendall Square Association**
- 14. **KRA Meeting**
(Vote on Eversource Zoning Petition)
- 15. **CRA Board Meeting**
(City Councilor Working Session)
- 16. **Eversource Working Session**
(City Councilor Working Session)
- 17. **Design Review Committee**
(Expected)
- 18. **Planning Board**
(Expected)
- 19. **Ordinance Committee**
(Expected)

- A. **Rezoning (BxP Led Effort)**
2 Years
- B. **EFSB Process**
2 years
- C. **Other Federal, State, & Local Permitting (Ex: ACOE, MEPA, GOL, Street Opening)**
3 Years
- D. **Line and Substation Construction**
4 Years
- E. **Community Outreach**
Continuous



- Key Dates
- 135 Housing Start of Construction
- EFSB Process
- Line and Substation Construction
- Engagement Timeline
- Rezoning (BxP Led effort)
- Additional Permitting
- Community Outreach

Development Plan Objectives

1 - Engineering Feasibility

2 - Respond to desire for open space + connectivity

3 - Cross-subsidize heavy infrastructure



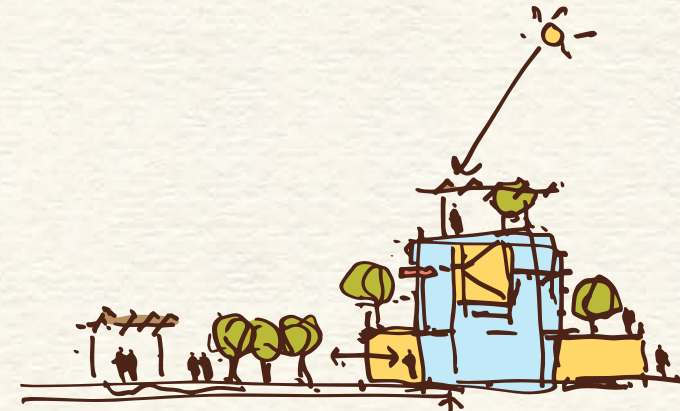
VISION: Create a Wonderful Place Where



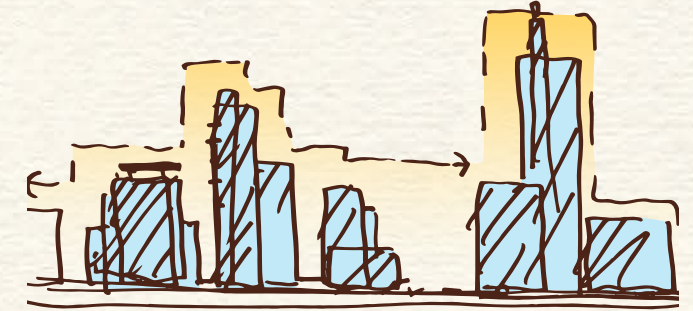
The Community can Flourish



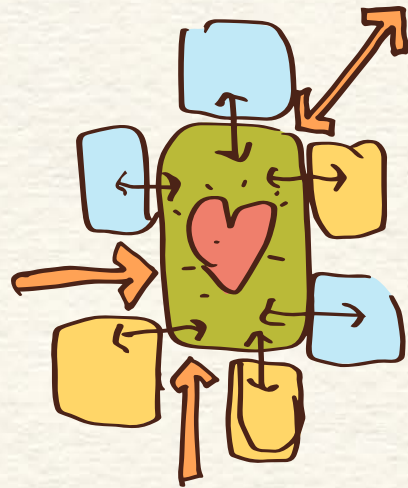
All Feel Welcome and Included



Sustainability, Resiliency, and Wellness Inform the Design



Diverse Urban Forms Create a Varied and Beautiful City Scape



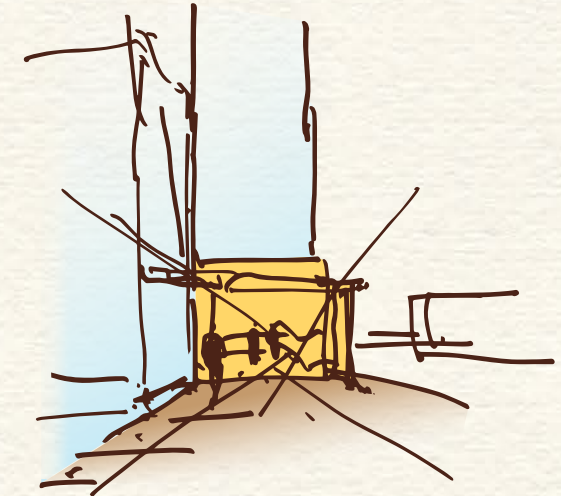
A Vibrant Central Space Connects to the Network of Cambridge Open Spaces



The Design Enriches and Activates the Public Realm



People, Bikes, and Cars Share the Urban Space



Thresholds and Framed Views Enrich the Experience



WELLINGTON
HARRINGTON
NEIGHBORHOOD

EAST CAMBRIDGE
NEIGHBORHOOD

THE PORT
NEIGHBORHOOD

NORTH PARCEL

VOLPE
DEVELOPMENT

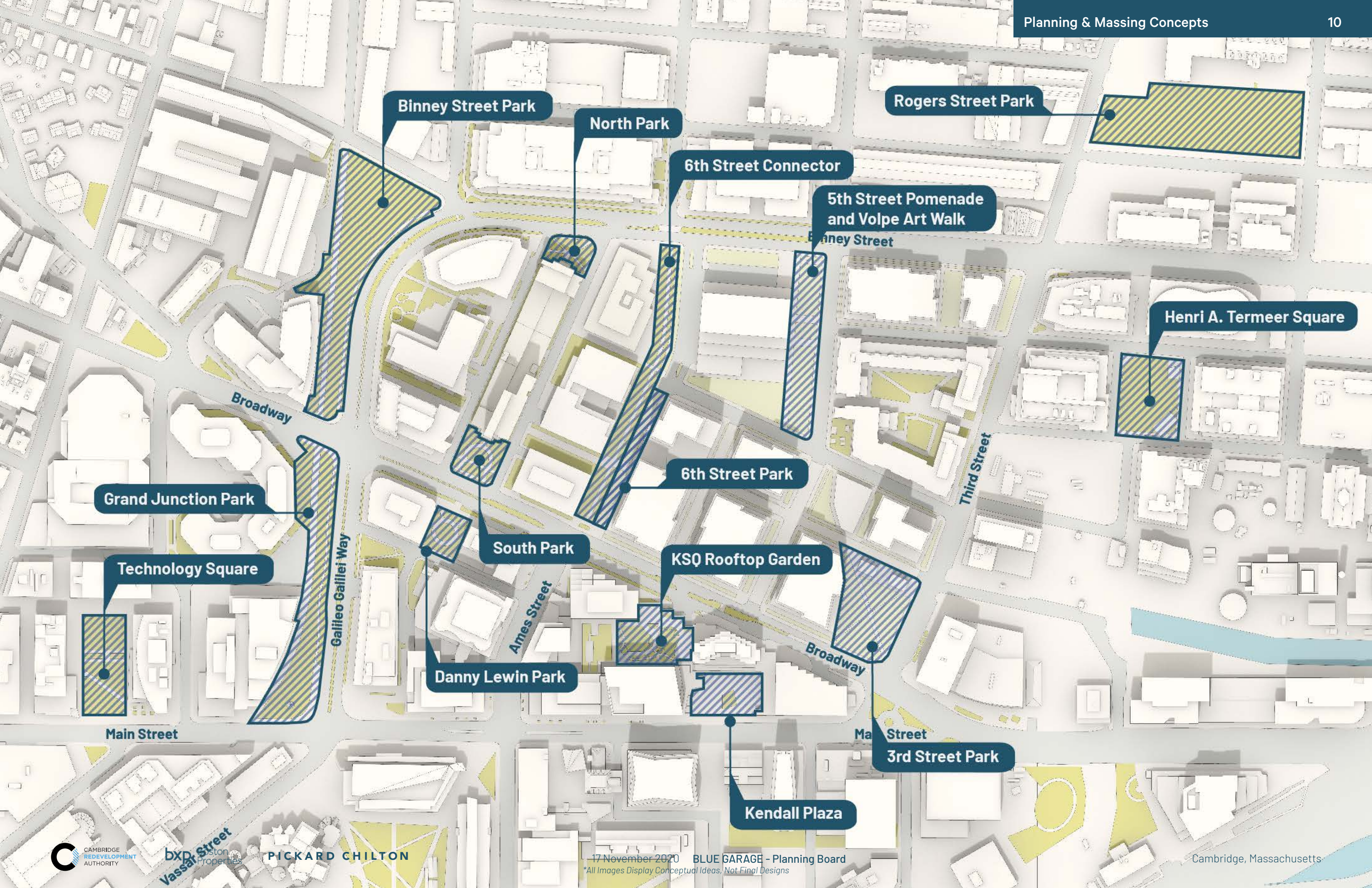
PARCEL THREE

MITIMCo NoMa

MITIMCo SoMa

MASSACHUSETTS
INSTITUTE OF
TECHNOLOGY

CHARLES RIVER



Binney Street Park

North Park

Rogers Street Park

6th Street Connector

5th Street Promenade and Volpe Art Walk

Henri A. Termeer Square

Broadway

Grand Junction Park

6th Street Park

South Park

KSQ Rooftop Garden

Technology Square

Galileo Gallilei Way

Ames Street

Danny Lewin Park

Broadway

Main Street

3rd Street Park

Kendall Plaza



Binney Street Park

Rogers Street Park

New Open Space

6th Street Connector

5th Street Pomenade and Volpe Art Walk

Henri A. Termeer Square

Grand Junction Park

6th Street Park

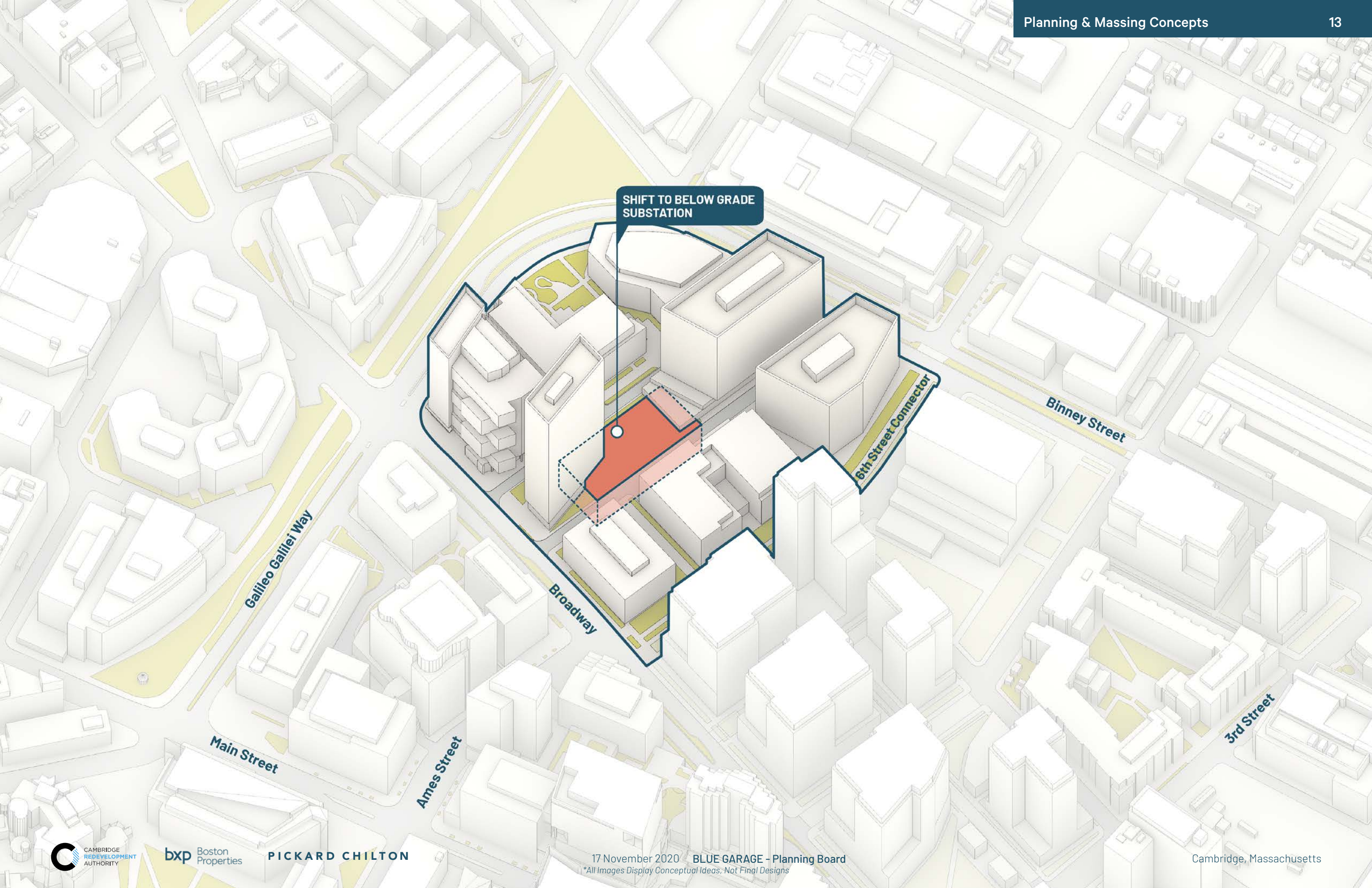
Technology Square

KSQ Rooftop Garden

Danny Lewin Park

3rd Street Park

Kendall Plaza



SHIFT TO BELOW GRADE
SUBSTATION

Galileo Galilei Way

Main Street

Ames Street

Broadway

6th Street Connector

Binney Street

3rd Street

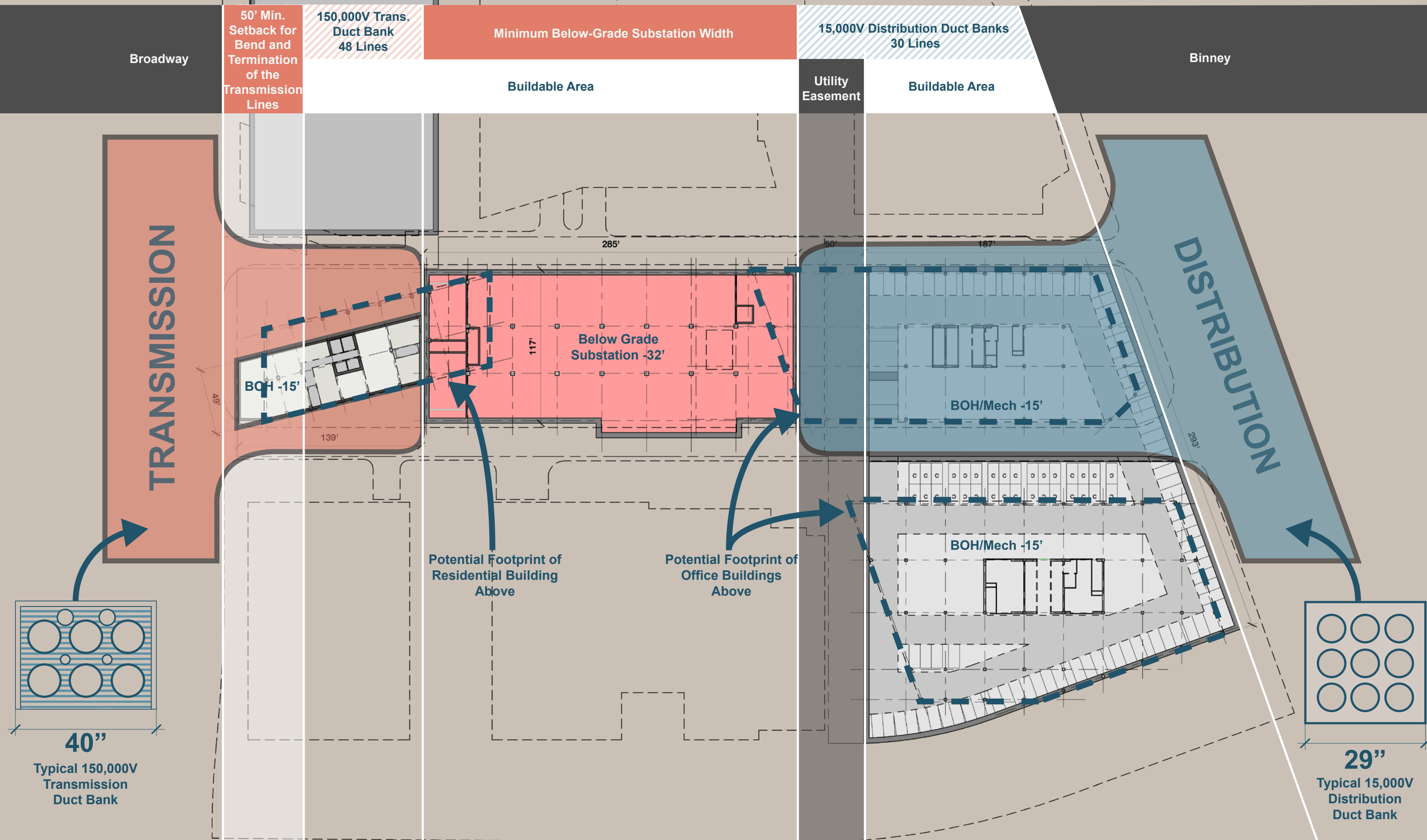


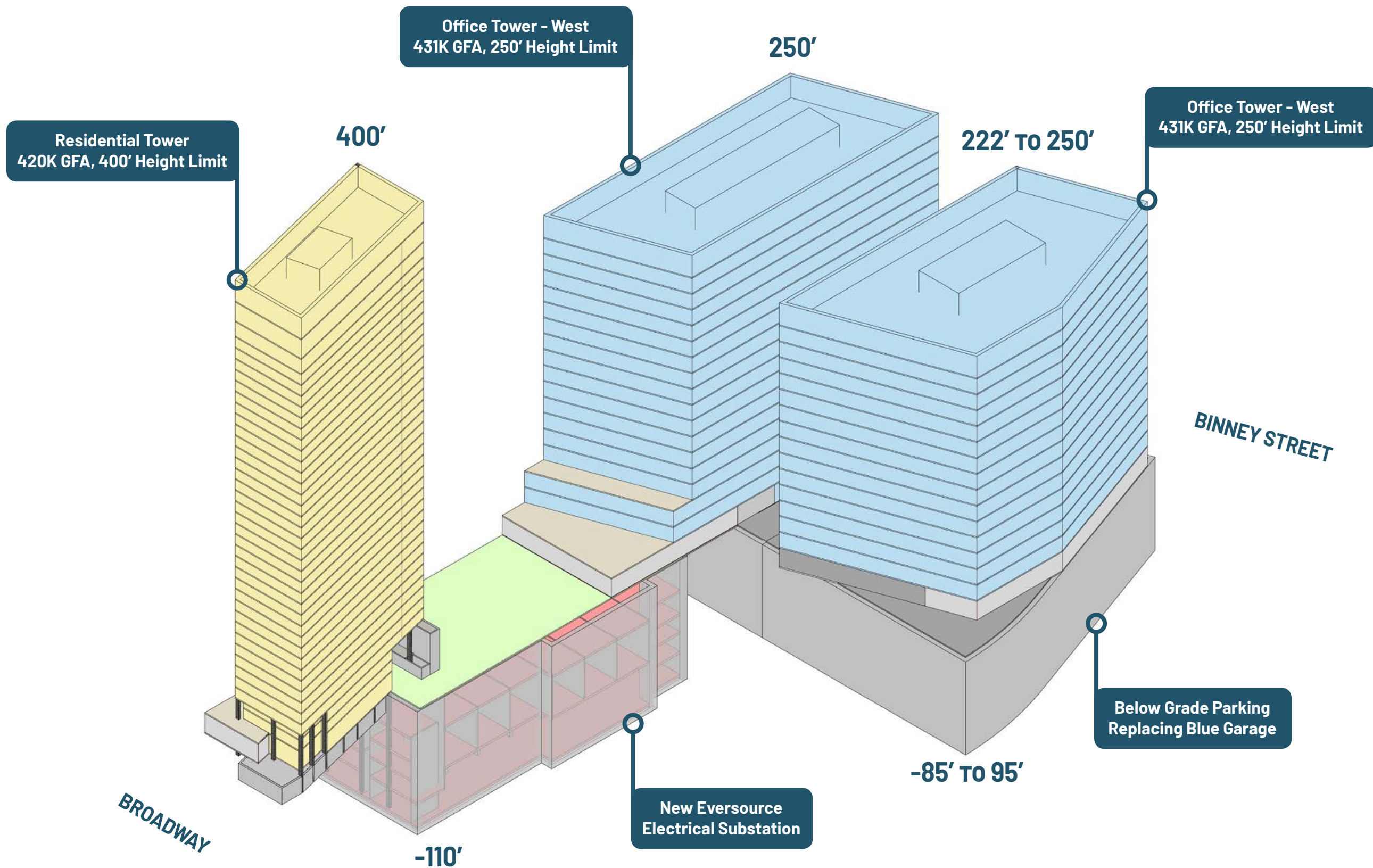
bxp Boston Properties

PICKARD CHILTON

17 November 2020 BLUE GARAGE - Planning Board
**All Images Display Conceptual Ideas, Not Final Designs*

Cambridge, Massachusetts





TERRACES TO CREATE ACTIVITY ON SECOND LEVEL AND INCORPORATION OF EVERSOURCE ABOVE GRADE EQUIPMENT

OFFICE BUILDING - WEST PARCEL

OFFICE BUILDING - EAST PARCEL

RESIDENTIAL BUILDING

6th Street Connector

Binney Street

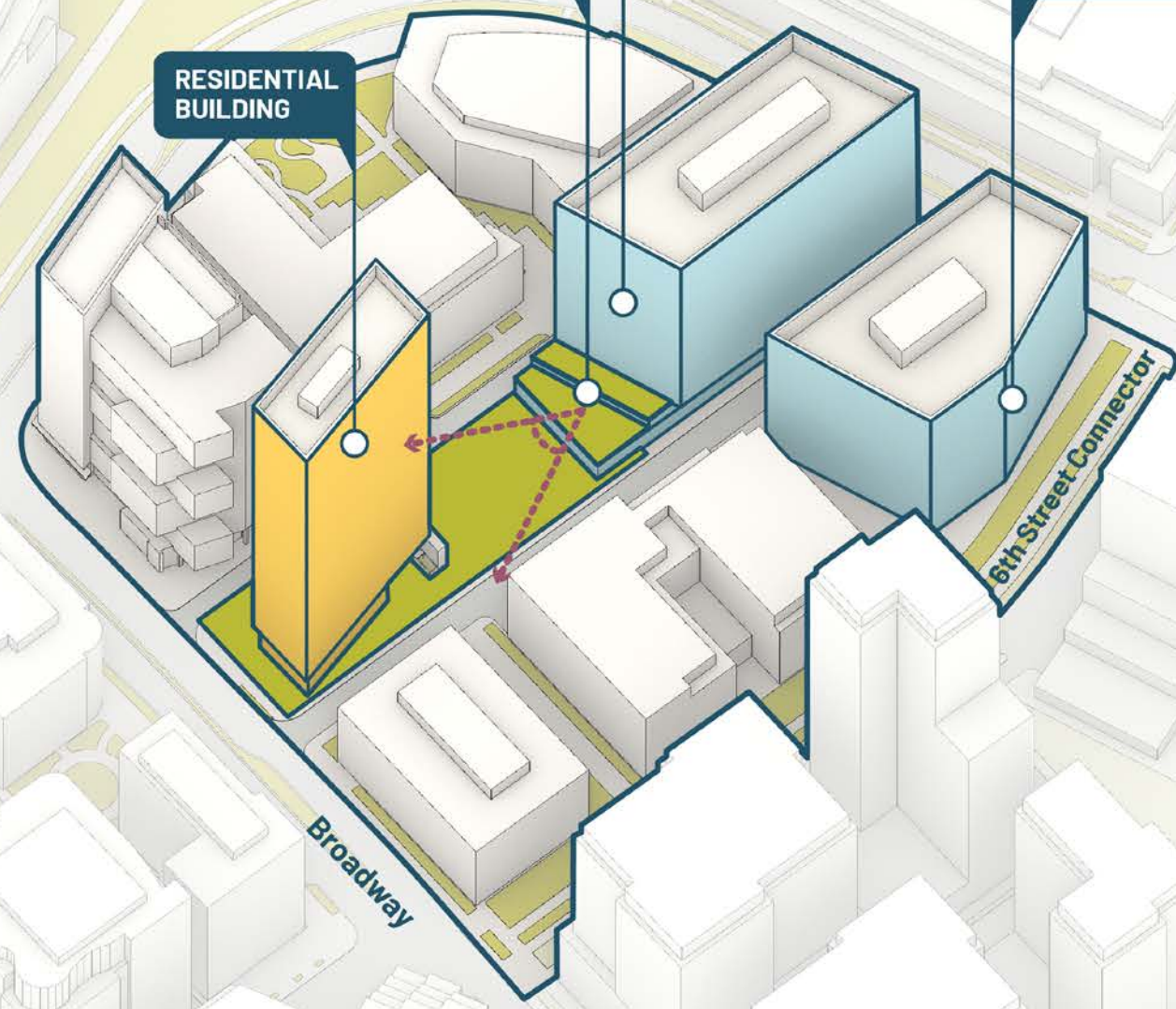
Galileo Galilei Way

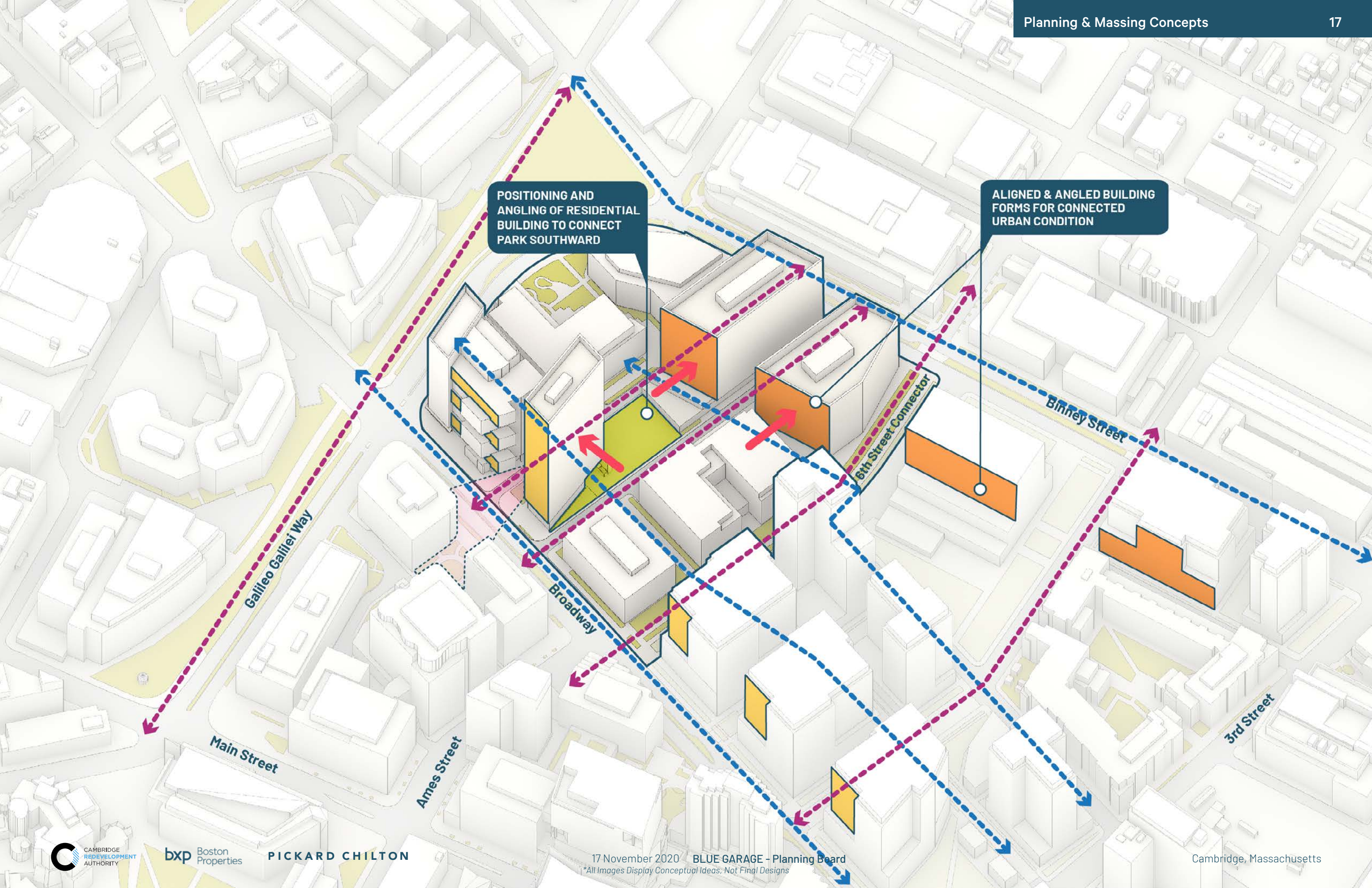
Broadway

Main Street

Ames Street

3rd Street





POSITIONING AND ANGLING OF RESIDENTIAL BUILDING TO CONNECT PARK SOUTHWARD

ALIGNED & ANGLED BUILDING FORMS FOR CONNECTED URBAN CONDITION

Galileo Galilei Way

Main Street

Ames Street

Broadway

6th Street Connector

Binney Street

3rd Street

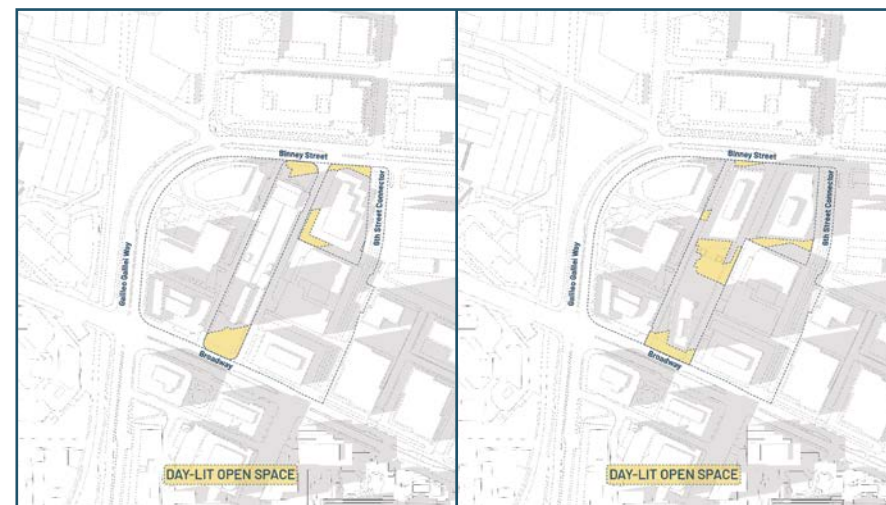
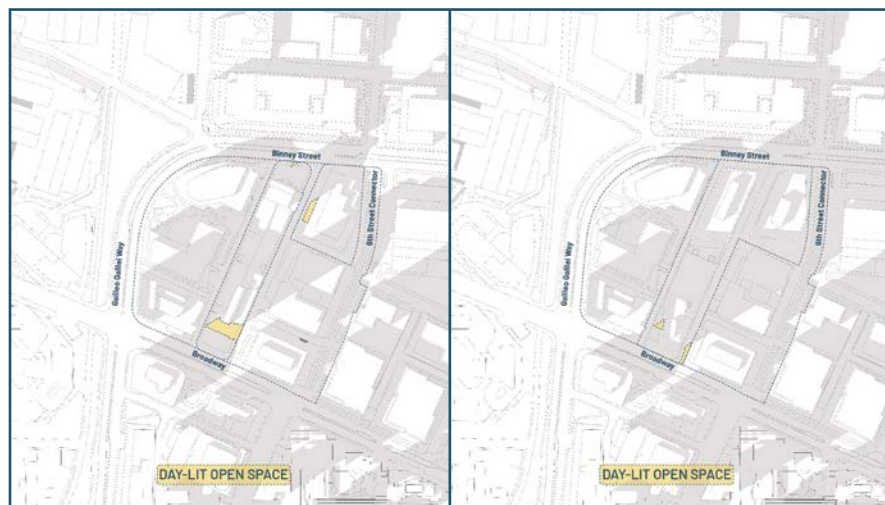


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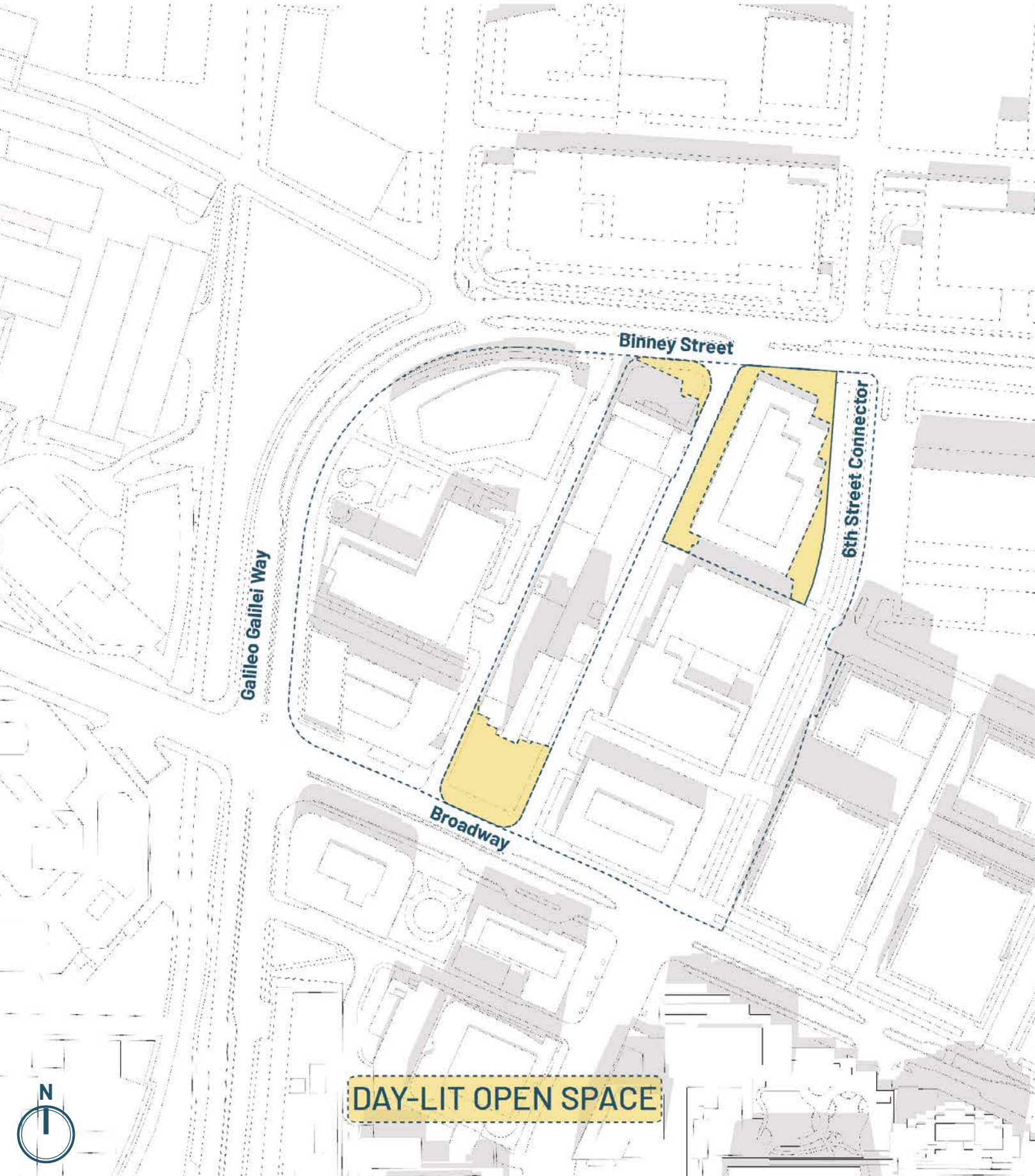


MARCH & SEPTEMBER 21
9AM, 12PM, 3PM

JUNE 21
9AM, 12PM, 3PM

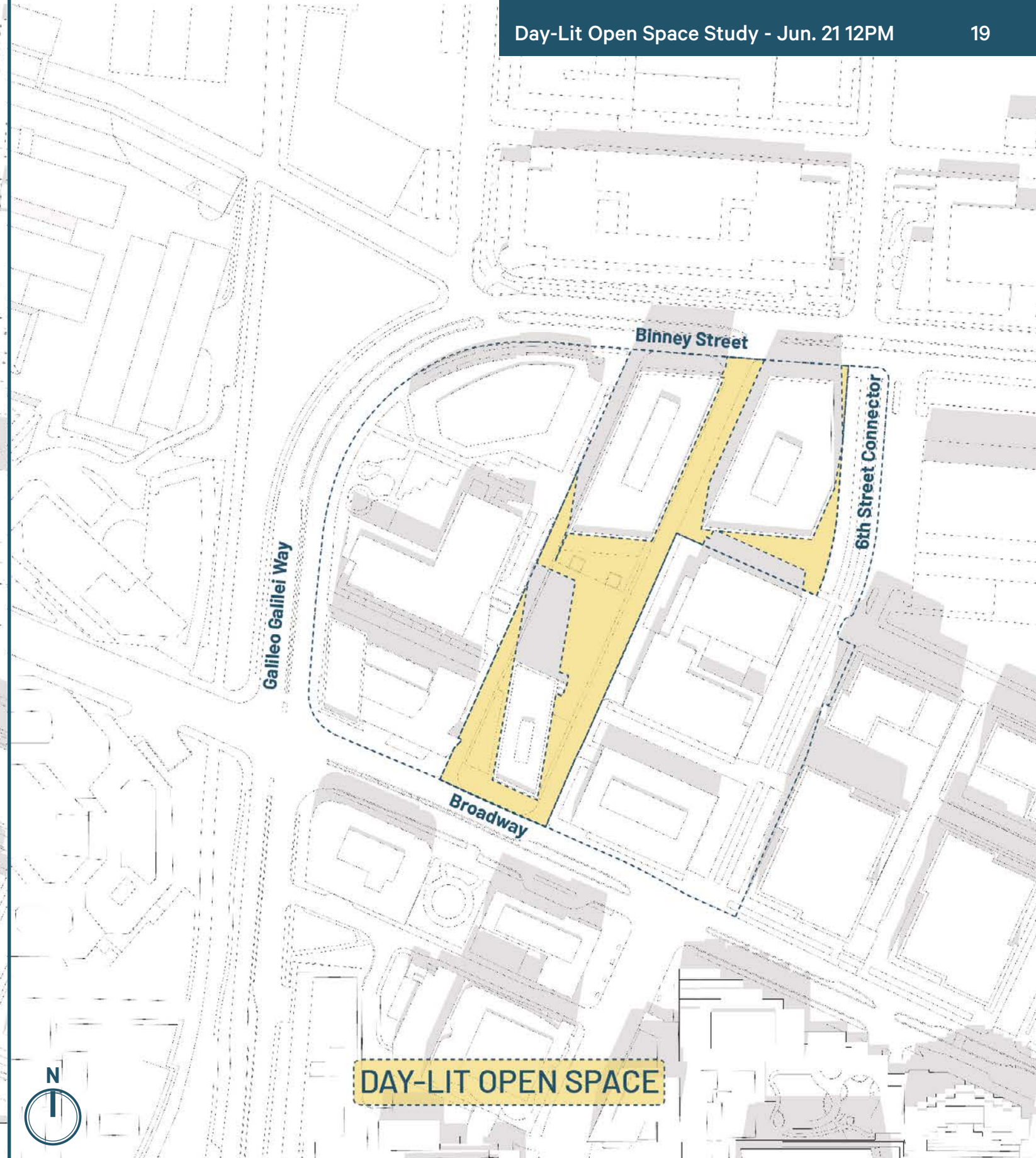
DECEMBER 21
9AM, 12PM, 3PM





DAY-LIT OPEN SPACE

MXD MASSING



DAY-LIT OPEN SPACE

PROPOSED

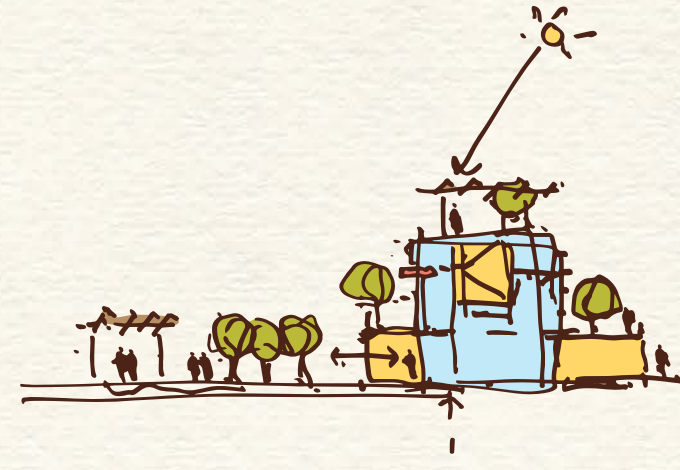
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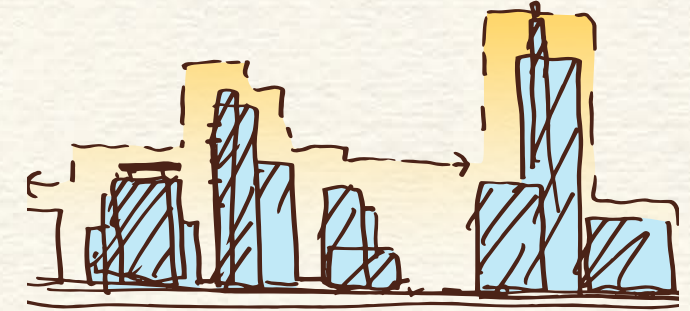
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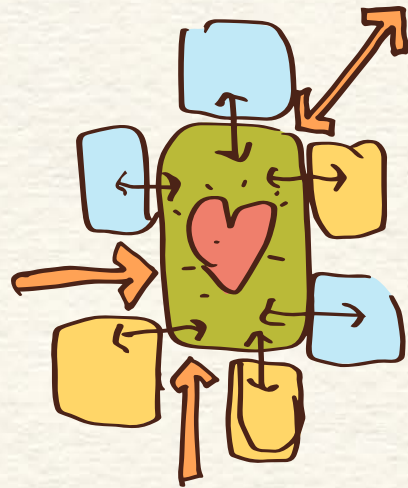
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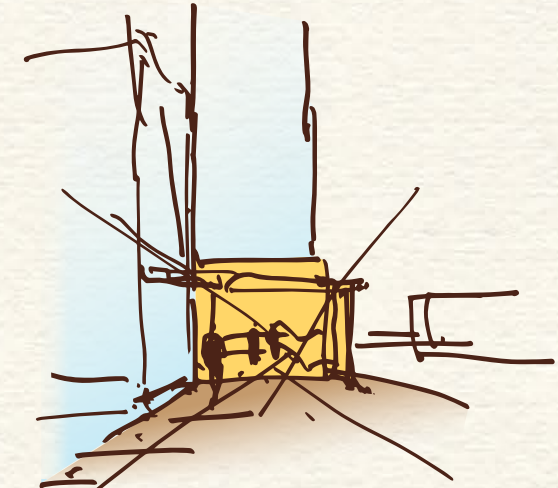
A Vibrant Central Space Connects to the Network of Cambridge Open Spaces



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Thresholds and Framed Views Enrich the Experience

DESTINATION IDEAS: 10+ Places Within

E-W paseo-links Binney Street Park thru to Volpe

Cafe surrounded by seating

Shared entry plaza with Akamai

Wedge park-link with 6th St connector

Amenities terrace/patio

Activity space under cantilever

Elevated terrace/overlook

Building entrances

Art lawn

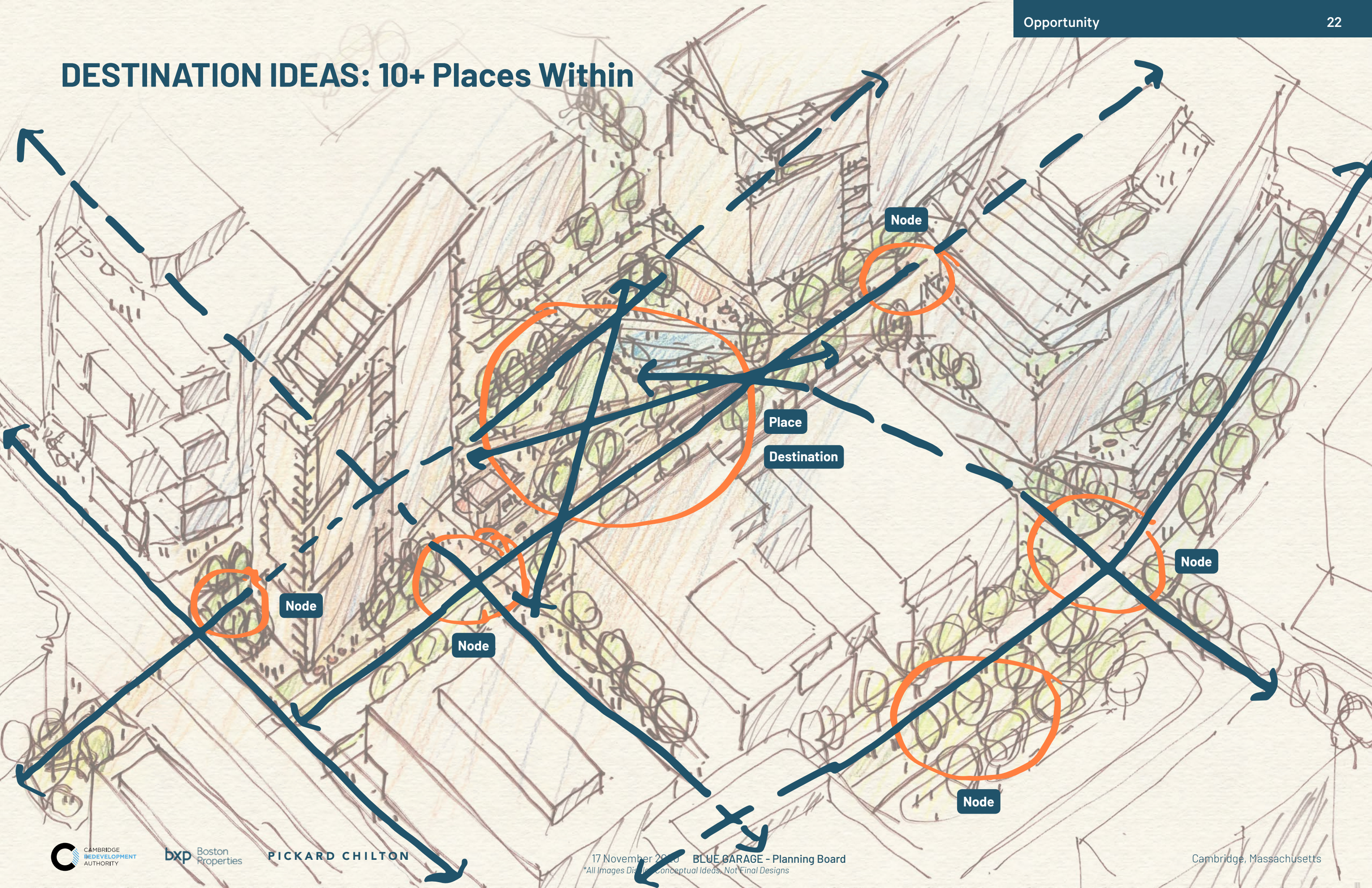
Active use/overlook

Sky terrace/overlook

Water area

Building entry/plaza

DESTINATION IDEAS: 10+ Places Within



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Shared entry plaza with Akamai



Amenities terrace/patio



E-W paseo-links Binney Street Park thru to Volpe



Activity space under cantilever



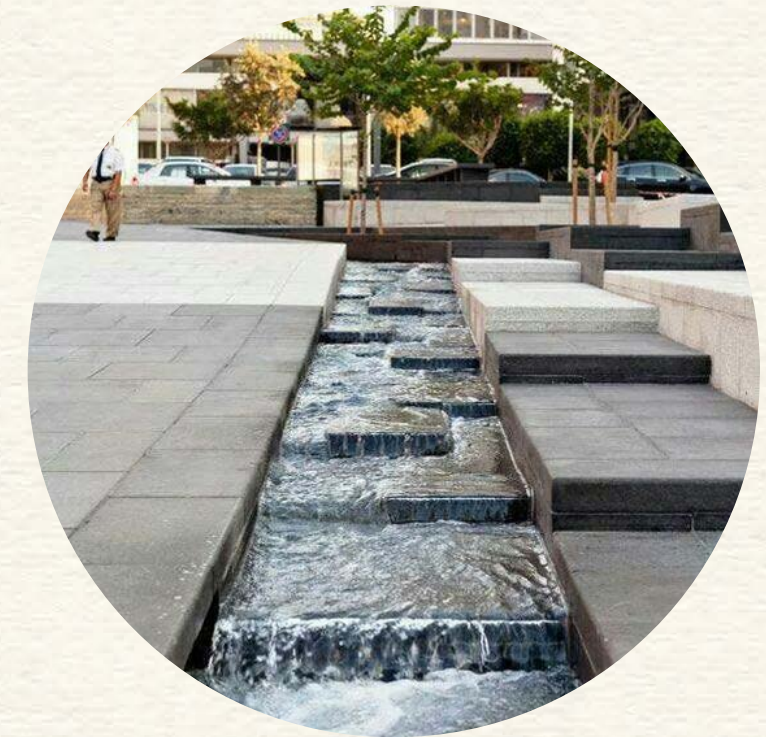
Building entry/plaza



Art lawn

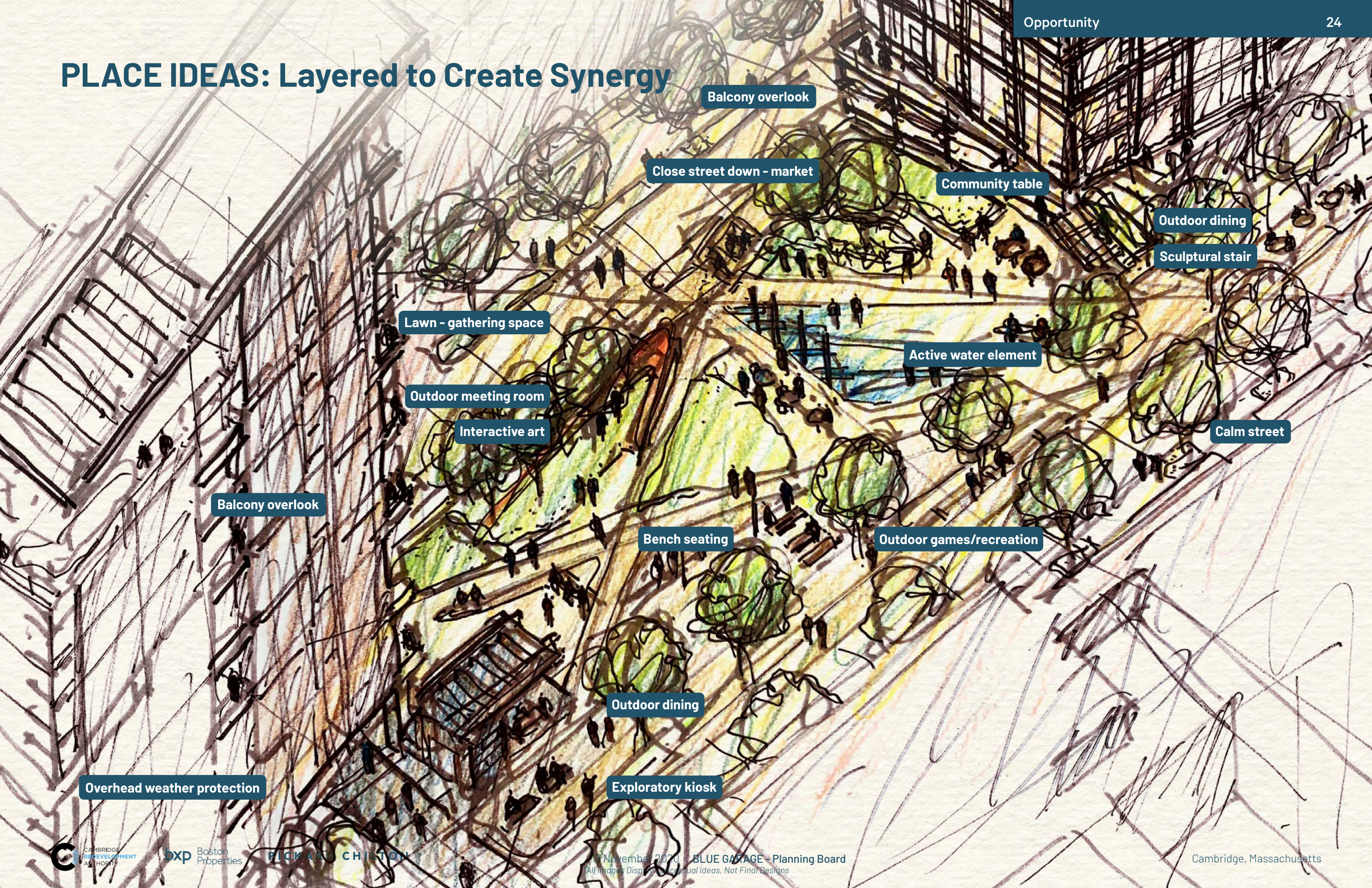


Building entrances



Water area

PLACE IDEAS: Layered to Create Synergy



Balcony overlook

Close street down - market

Community table

Outdoor dining

Sculptural stair

Lawn - gathering space

Active water element

Outdoor meeting room

Interactive art

Calm street

Balcony overlook

Bench seating

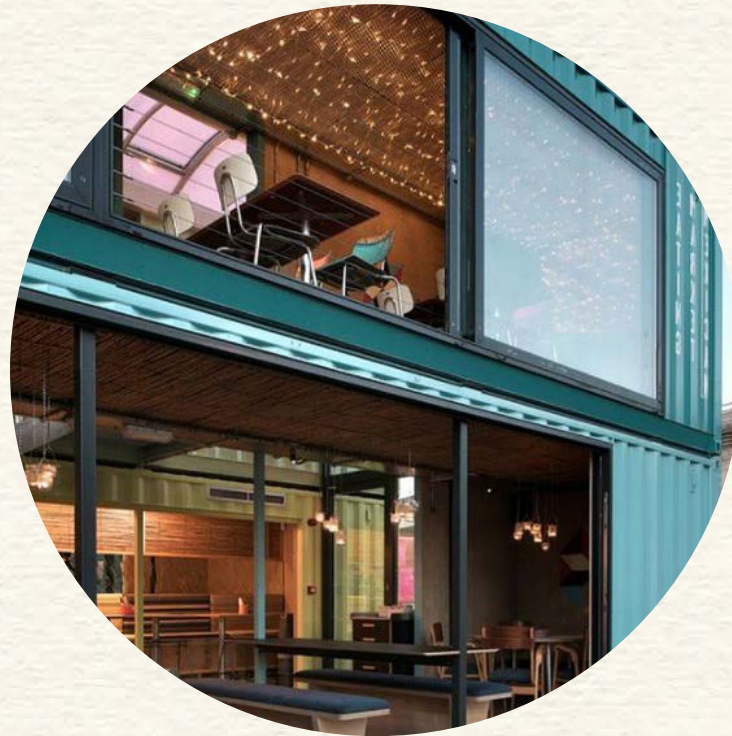
Outdoor games/recreation

Outdoor dining

Overhead weather protection

Exploratory kiosk

PLACE IDEAS: Layered to Create Synergy



Balcony overlook



Outdoor dining



Active water element



Bench seating



Outdoor games/recreation



Exploratory kiosk



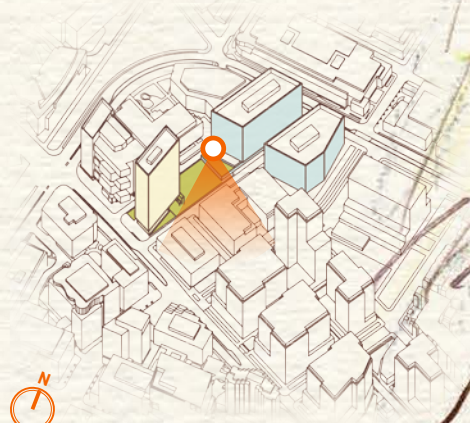
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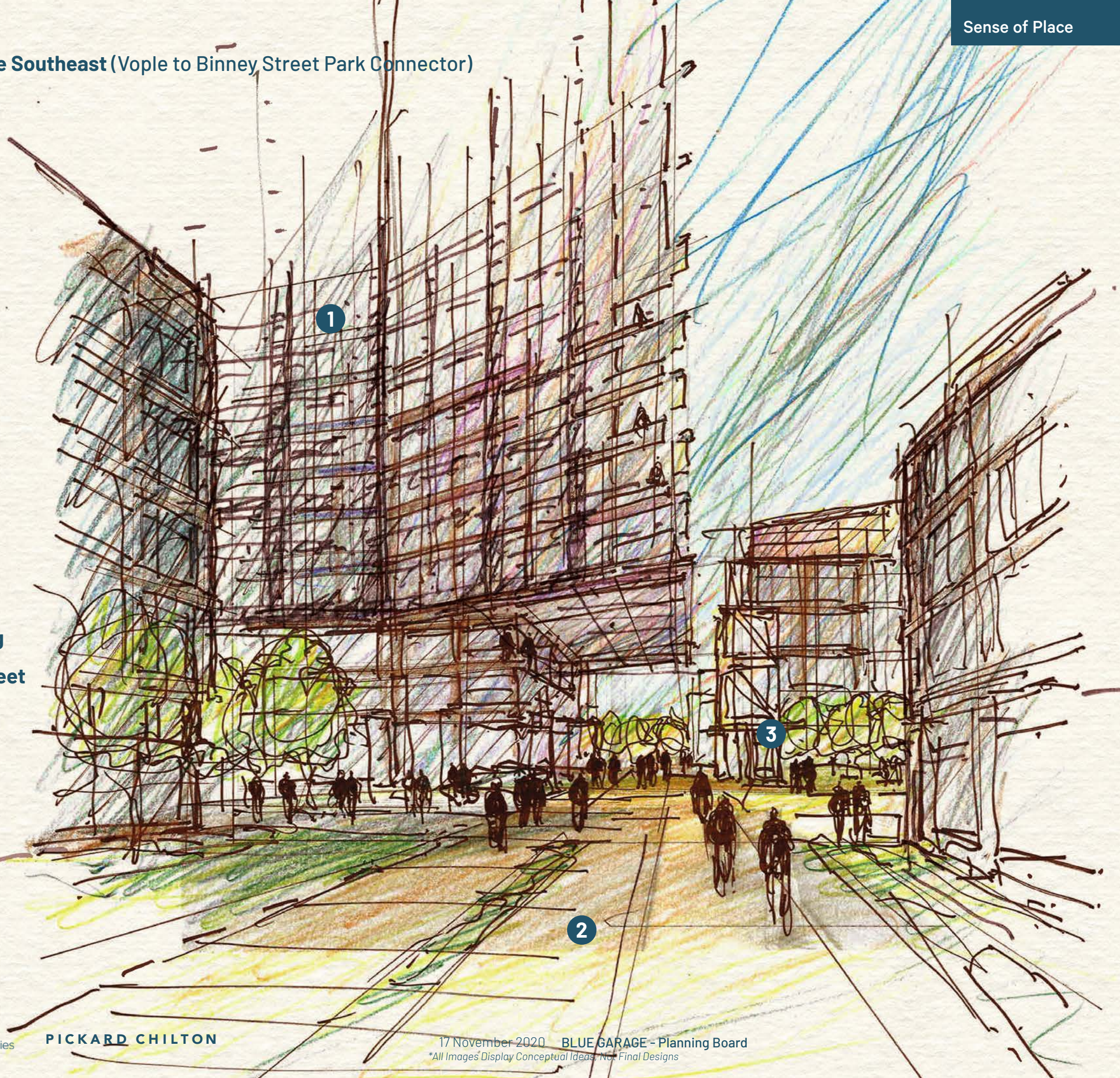
Community table

View of the Park from the Northeast, Second Level Terrace

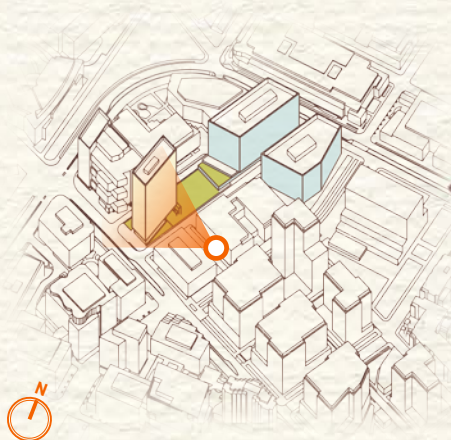
- 1** Residential Building
- 2** The Park
- 3** Second Level Terrace Overlooking the Park



View of the Park from the Southeast (Vople to Binney Street Park Connector)



- 1** Residential Building
- 2** Volpe to Binney Street Park Connector
- 3** The Park





DISCUSSION