

ALEXANDRIA REAL ESTATE EQUITIES, INC.

161 FIRST STREET REZONING PETITION

September 22, 2026 | Proprietary & Confidential



ALEXANDRIA®
Building the Future of Life-Changing Innovation®

BINNEY STREET FINAL DEVELOPMENT MASTERPLAN (2019)

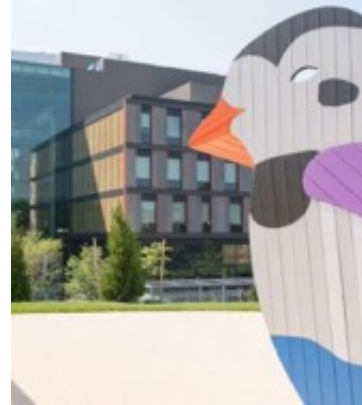
Planning Board Special Permit #243



BINNEY STREET / PUD 243 MITIGATION

Timothy J. Toomey, Jr. Park, Rogers Street and Second Street

2.3-acre
open space + \$9.5M
for park construction
Opened to the public:
Fall 2021



BINNEY STREET / PUD 243 MITIGATION

The Foundry Building, 101 Rogers Street

52,000 SF Building
conveyed to the
City of Cambridge

Opened
September 2022



BINNEY STREET / PUD 243 MITIGATION

Triangle Park, Binney Street and First Street

0.3-acre
open space

Opened
Fall 2023

BINNEY STREET / PUD 243 MITIGATION / HISTORIC RENOVATION

Multimodal Transportation Hub - 90 Binney Street (2011)



BINNEY STREET / PUD 243 MITIGATION / HISTORIC RENOVATION

Multimodal Transportation Hub - 90 Binney Street

Opened
Fall 2025

Winner of the
Cambridge Historic
Commission
Preservation Award
2025

BINNEY STREET / PUD 243 MITIGATION / HISTORIC RENOVATION

Multimodal Transportation Hub - 90 Binney Street

Publicly Accessible
Transportation Hub
highlighted by
artwork from local
mixed-media artist
Natalie Miebach

BINNEY STREET / PUD 243 MITIGATION

225 Binney Street Historic Building Restoration (2008)



225 BINNEY STREET SITE



140 SIXTH STREET / 225 BINNEY STREET SITE

BINNEY STREET / PUD 243 MITIGATION

225 Binney Street Historic Building Restoration

Delivered
October 2013



An architectural rendering of a multi-story urban building, 161 First Street, featuring a mix of brick and modern concrete facades with numerous windows. The building is situated on a city street with trees, a crosswalk, and a few pedestrians and cars visible. The entire image is overlaid with a semi-transparent blue filter.

161 FIRST STREET

AFFORDABLE HOUSING REDEVELOPMENT PROPOSAL

161 FIRST STREET (PROPOSED)

View from Binney Street and First Street



161 FIRST STREET (PROPOSED)

View from Rogers Street and First Street



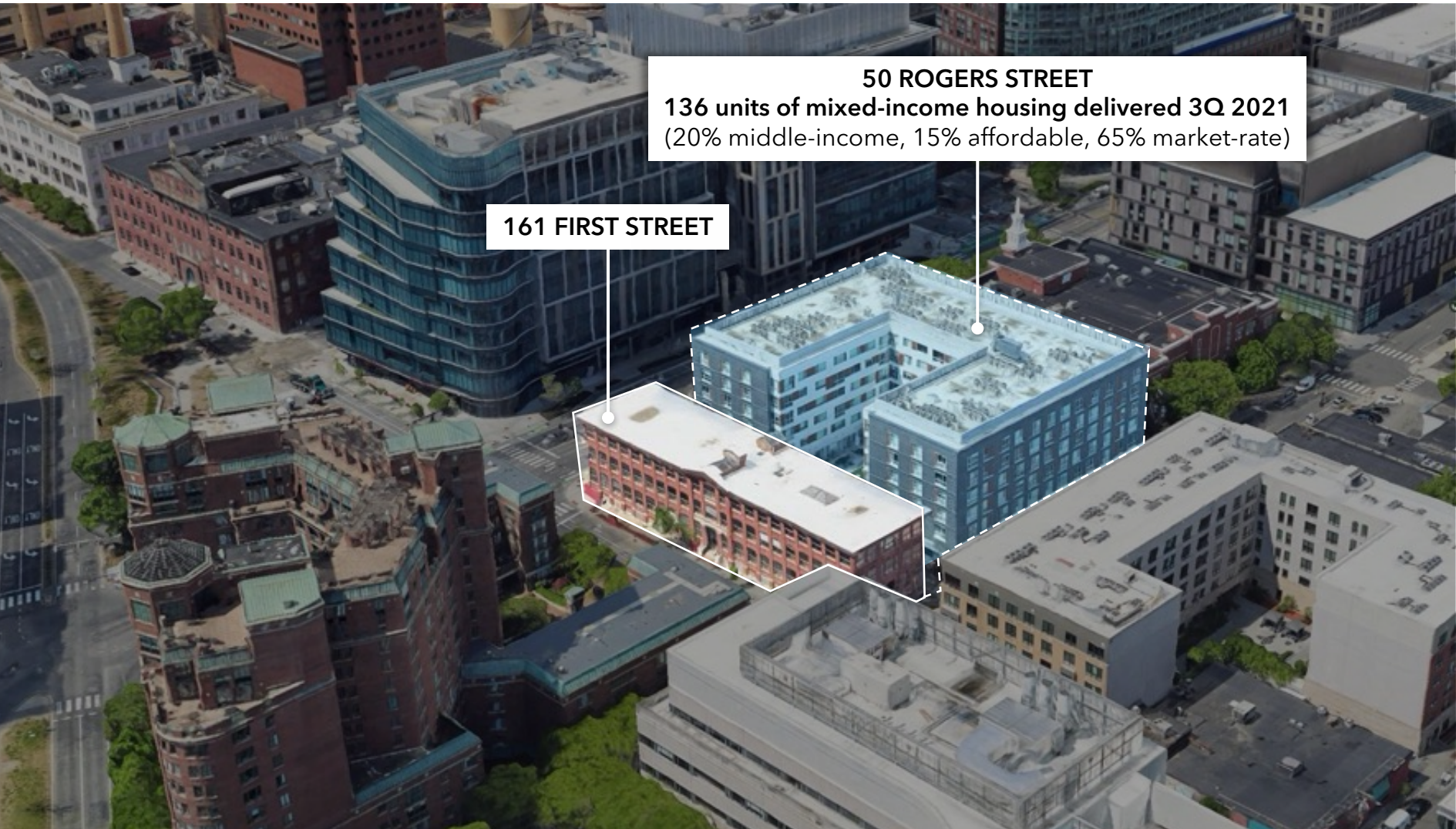
161 FIRST STREET (PROPOSED)

View from Binney Street toward First Street



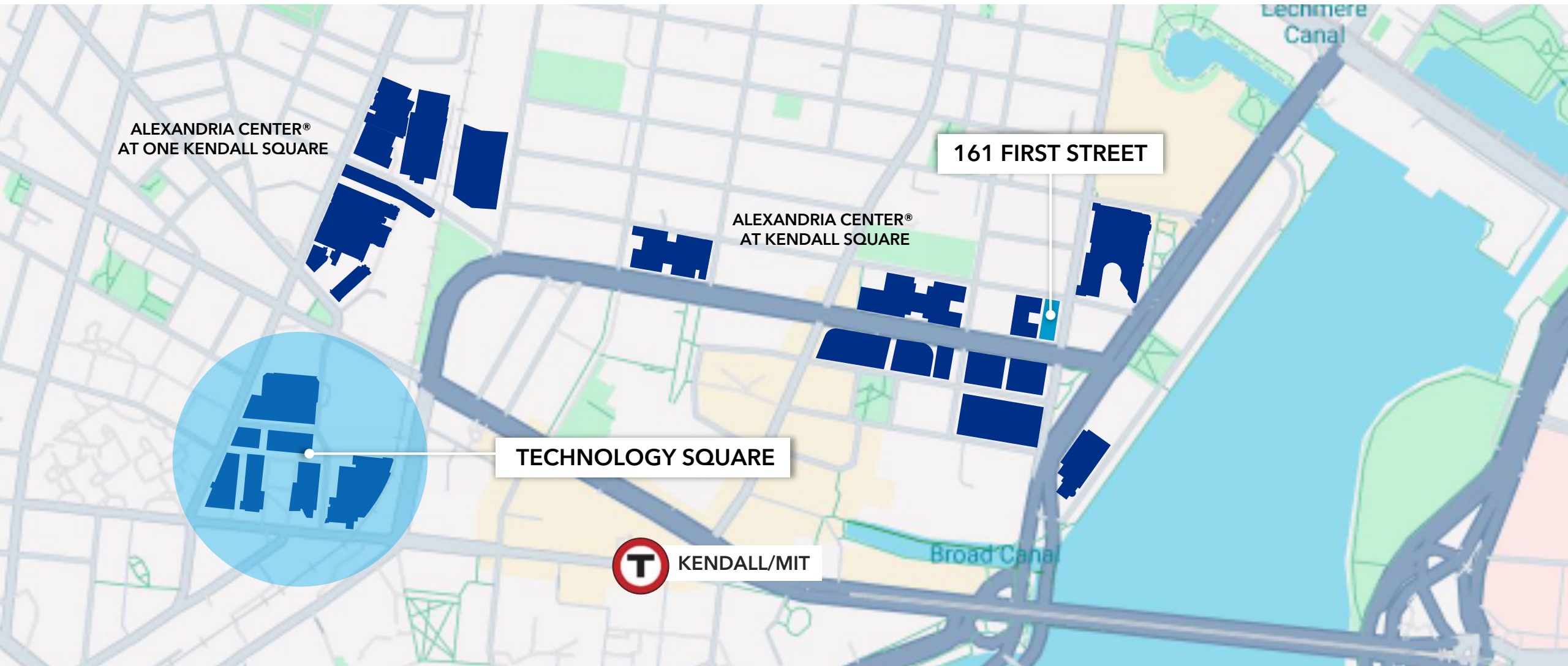
161 FIRST STREET

Existing Conditions



ALEXANDRIA'S KENDALL SQUARE PORTFOLIO

161 First Street Proximity to Technology Square



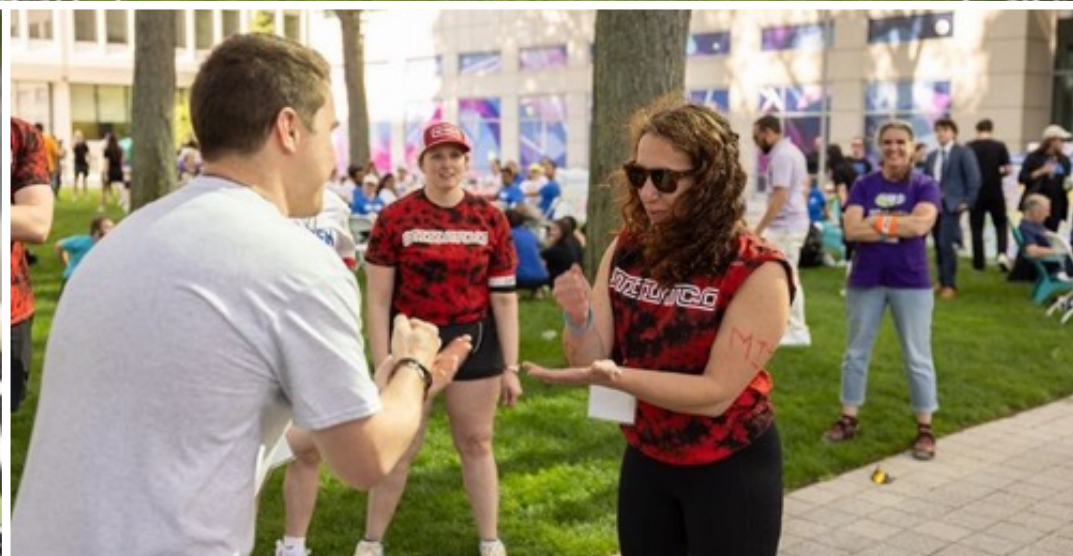
TECHNOLOGY SQUARE



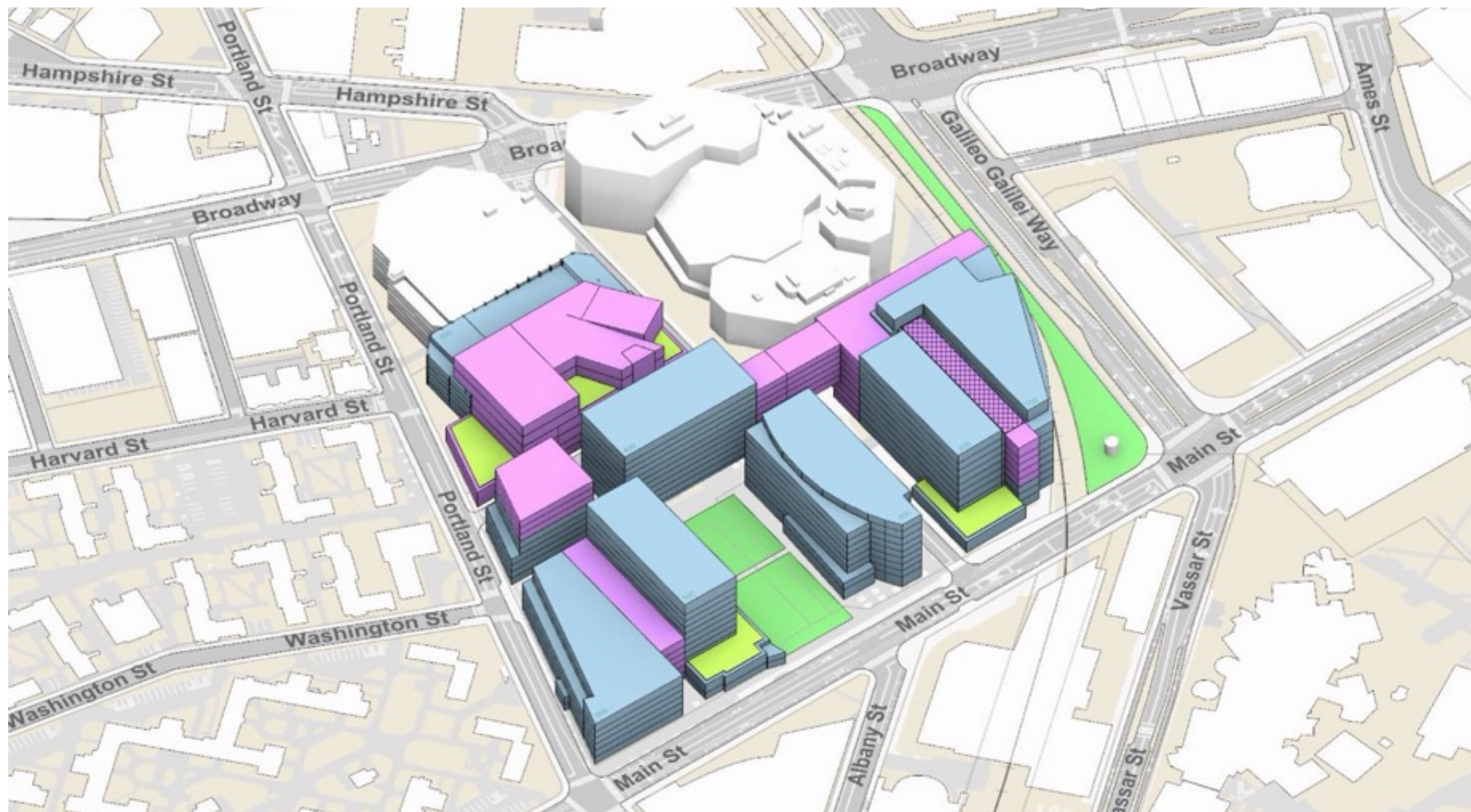
TECHNOLOGY SQUARE



TECHNOLOGY SQUARE



CAMPUS STUDY: Technology Square



- Existing ARE Property
- Additional GFA Potential
- Interior GFA
- Surrounding Context
- Existing Green Space
- Potential Roof Decks

ABOUT BEACON COMMUNITIES

Our Mission

To create and nurture healthy, vibrant and sustainable communities that positively impact the lives of our residents and make enduring contributions to the vitality of our cities and towns.



20,000+

Apartment Homes



135+

Locations



10

States



800+

Team Members



45+

Years Experience



ABOUT BEACON COMMUNITIES



Beacon Residential Management

Beacon Residential Management provides professional on-site property management and maintenance support. We focus on affordable and mixed-income housing, leveraging local, state, and national subsidies to provide high-quality homes to our residents.

Beacon Development

Beacon Communities Development is a full-service multifamily residential development and acquisition company with offices in Massachusetts, New York, and Pennsylvania. We are focused on locating deals where we can make a real impact and help the most vulnerable, with an emphasis on existing affordable and mixed-income housing.



Beacon Concepts

Beacon's in-house design department, Beacon Concepts, creates sustainable, functional, and beautiful designs for all our communities. We encourage quality living through our design decisions while reducing our residents' utility bills and minimizing environmental impact.



Community Engagement

Our Community Engagement team builds and maintains relationships with our residents, creates connections with service providers in our neighborhoods, and coordinates programming and activities in our communities. This specialized focus allows our residents to stay housed and thrive and helps keep our properties stable and successful.



161 FIRST STREET

Redevelopment Proposal

- ▶ Adaptive reuse of existing historic building into 31 units of affordable family housing
- ▶ New amenity spaces, including a management office, laundry, lounge spaces, and an outdoor courtyard
- ▶ Financing from 4% Low-Income Housing Tax Credits, State and Federal Historic Tax Credits and Cambridge Affordable Housing Trust

PROPOSED UNIT MIX

TYPE	UNITS	AVG. SIZE
Studio	3	400 SF
1 Bedroom	8	600 SF
2 Bedroom	14	920 SF
3 Bedroom	6	1,200 SF



161 FIRST STREET

Level 1 Floor Plan



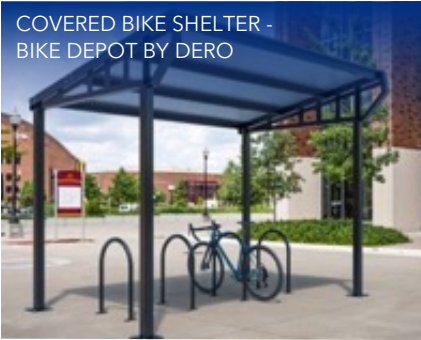
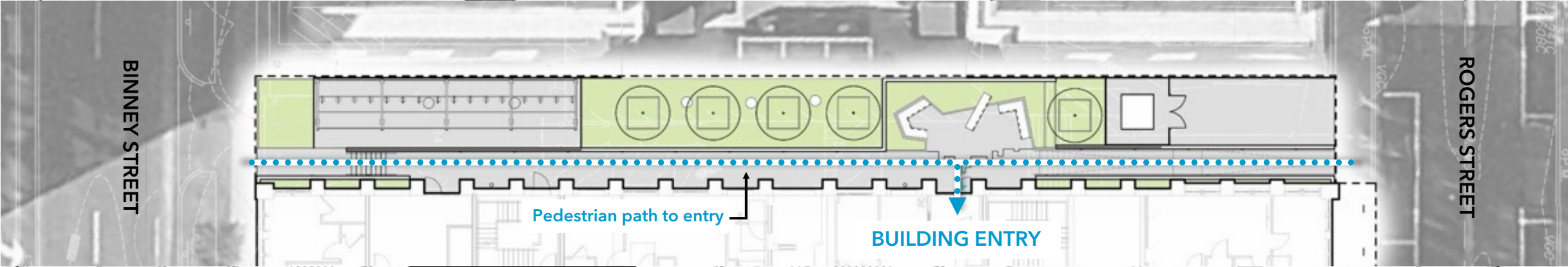
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Levels 2-4 Floor Plans



161 FIRST STREET

Site Plan



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