REFILED GRAND JUNCTION OVERLAY PETITION

July 11, 2019
REFILED GRAND JUNCTION OVERLAY PETITION
Changes from Original Grand Junction Overlay Petition

- Eliminate Transfer of Development Rights
- Exclude lot area of Grand Junction Pathway, including Cambridge Street lot, from FAR calculations
- Limit increased height to areas within the industrial district
- Reduce maximum height along proposed “Binney Street Zone” down from 120 feet to 90 feet *
- Reduce maximum height along Fulkerson Street in new “Transition Zone” down from 120 feet to 60 feet
- Exclude commercial building from residential district
- Limit rooftop mechanical penthouse height in the Binney Street Zone to 25’ *

* Proposed amendment from Refiled Petition
DESIGN PROCESS

Building Massing Studies
EXISTING SITE CONDITIONS
The Corner of Binney Street and Fulkerson Street
Grand Junction Greenway Multi-Use Path
ARE Controlled
(Proposed Connection, ~1,800 lf)

City of Cambridge
(Planned Path, construction underway)

225 Binney

OKS Garage

399 Binney
Cinema

One Kendall Square

325 Binney

GRAND JUNCTION GREENWAY
Existing, Planned, & Proposed Segments | Key Local Connections
Existing & Under Construction Portions of Community Path & GJ Path
Proposed GJ Path connection
Publicly accessible open space
MBTA Key Bus Routes
ARE Shuttle Routes
Extent of Grand Junction Rail Corridor
Planned Community Path & GJ Path extensions
Planned Community Path & GJ Path extensions
Extent of Grand Junction Rail Corridor

Community Path
(Minuteman Bikeway connection)

Proposed West Station, Beacon Yards, and Paul Dudley White Bike Path Connection

Future connection to North Station and Paul Dudley White Bike Path

(City of Cambridge Commitment)

(Existing/Under Construction)

(Existing/Under Construction)
GRAND JUNCTION GREENWAY
Existing Condition 686 Cambridge Street
PROPOSED LAND OWNERSHIP CHANGE: 9,859 sf
PARCEL LINES
PROPOSED PEDESTRIAN / BIKE PATH

SITE PLAN WITH PROPOSED CHANGES

Cardinal Medeiros Ave.
Cambridge St.

GRAND JUNCTION GREENWAY
Enabling Land Acquisition
Grand Junction Overlay District Community Benefits

- Contribution of the land to accommodate Grand Junction Greenway Multi-Use Path
- Approximately 375 Union Construction Jobs
- 1,000+ Permanent Jobs Added Locally
- $88M+ New Real Estate Tax Revenue Over 20 Years
- ~$6.6M Contribution of Incentive Zoning Fee Based on 440,000 SF
- Enhanced Binney Street Cycling & Pedestrian Experience
## 325 Binney Street Public Process

<table>
<thead>
<tr>
<th>Month</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2018</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SEPTEMBER</strong></td>
<td>ECPT Wellington Harrington Block Party</td>
</tr>
<tr>
<td><strong>OCTOBER</strong></td>
<td>ECBA Linden Park/Wellington Harrington</td>
</tr>
<tr>
<td><strong>NOVEMBER</strong></td>
<td>Filed Zoning Petition ECPT</td>
</tr>
<tr>
<td><strong>DECEMBER</strong></td>
<td>CRA Linden Park/Wellington Harrington</td>
</tr>
<tr>
<td><strong>2019</strong></td>
<td></td>
</tr>
<tr>
<td><strong>JANUARY</strong></td>
<td>ECPT Planning Board Ordinance Committee</td>
</tr>
<tr>
<td><strong>FEBRUARY</strong></td>
<td>Cambridge Bike Safety Committee Cambridge Transit Committee Cambridge Pedestrian Committee</td>
</tr>
<tr>
<td><strong>MARCH</strong></td>
<td>City Community Development Staff Review Meeting City Council &amp; Neighbor Working Group Meeting</td>
</tr>
<tr>
<td><strong>APRIL</strong></td>
<td>City Council &amp; Neighbor Working Group Meeting Grand Junction Path Design Working Group Meeting</td>
</tr>
<tr>
<td><strong>MAY</strong></td>
<td>City Council &amp; Neighbor Working Group Meeting</td>
</tr>
<tr>
<td><strong>JUNE</strong></td>
<td>(2) City Council &amp; Neighbor Working Group Meeting Planning Board Meeting</td>
</tr>
<tr>
<td><strong>JULY</strong></td>
<td>ECBA Neighborhood Working Group Meeting</td>
</tr>
</tbody>
</table>
325 BINNEY STREET

Sustainability Goals / Highlights
Target to be most sustainable commercial lab building
• LEEDv4 Gold Core & Shell Certification
• Ultra-Low Fossil Fuel Consumption

Strategies
• Ground source heating and cooling
• Flexible and efficient mechanical system
• High performance building envelope
• PV array
• Water use reduction
HEIGHT ZONES - DEVELOPMENT LAND
Grand Junction Pathway Overlay District
Neighborhood Proposal at June 18th Planning Board Presentation

Amended Zoning Petition at July 11th Ordinance Committee Meeting

75’ Building
40’ Mechanical Penthouse
115’ Overall Height

90’ Building
25’ Mechanical Penthouse
115’ Overall Height
MASSING REDUCTION

- Height reduction from 120’ to 60’ on the north side of building adjacent to neighborhood.
- Height reduction from 120’ to 90’ on Binney street facade.
- Mechanical Penthouse height limit of 25’ in Binney Street Zone.
MASSING REDUCTION

- Height reduction from 120’ to 60’ on the north side of building adjacent to neighborhood.
- Height reduction from 120’ to 90’ on Binney street facade.
- Mechanical Penthouse height limit of 25’ in Binney Street Zone
GRAND JUNCTION GREENWAY
Existing & Proposed Development Height Comparisons

- 300 Binney St.
  - 96 ft - To Parapet
  - 111 ft - To Penthouse

- 325 Binney St.
  - 90 ft - Top of Occ Floor
  - 115 ft - To Penthouse

- 320 Bent St.
  - 64 ft - To Parapet
  - 83 ft - To Penthouse

- 117 Sixth St.
  - 30 ft - To Parapet
  - 58 ft - To Penthouse

- 325 Binney
  - Under Construction
  - Permitted/Proposed

- Amgen One Kendall Sq
  - Bldg 1000
  - 125 ft - To Parapet
  - 147 ft - To Penthouse

- One Kendall Sq Garage
  - 66 ft - To Top of Wall

- 301 Binney St.
  - 66 ft - To Parapet
  - 88 ft - To Penthouse

- 115 ft - Top of Occ Floor

- 60 ft - Top of Occ Floor
  - 80 ft - To Penthouse

- 176 Sixth St.
  - 30 ft - To Parapet
  - 58 ft - To Penthouse

- 300 Binney St.
  - 96 ft - To Parapet
  - 111 ft - To Penthouse

- 60 ft - Top of Occ Floor
  - 80 ft - To Penthouse
SUN STUDIES
WINTER SOLSTICE 9:00 AM

SUN STUDIES - WINTER SOLSTICE 9:00 AM

90' - 60'
WINTER SOLSTICE 2:00 PM

SHADOW STUDIES - 90' / 60' / 90' / 60'

FULKERSON STREET
CHARLES STREET
BENT STREET
ROGERS STREET

90' - 60'

SUN STUDIES - WINTER SOLSTICE 2:00 PM