GRAND JUNCTION OVERLAY DISTRICT
ZONING PETITION

PLANNING BOARD MEETING
JUNE 18, 2019
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

399 Binney

Cinema

OKS Garage

One Kendall Square

325 Binney

GRAND JUNCTION GREENWAY
Existing, Planned, & Proposed Segments | Key Local Connections
PROPOSED LAND OWNERSHIP CHANGE: 9,859 sf
PARCEL LINES
PROPOSED PEDESTRIAN / BIKE PATH

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

- Contribution of the land to accommodate Grand Junction Greenway Multi-Use Path: 375 union construction jobs
- Approximately 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

2018

SEPTEMBER
ECPT
Wellington Harrington Block Party

OCTOBER
ECBA
Linden Park/Wellington Harrington
Linden Park/Wellington Harrington

NOVEMBER
Filed Zoning Petition
ECPT

DECEMBER
CRA
Linden Park/Wellington Harrington

2019

JANUARY
ECPT
Planning Board
Ordinance Committee

FEBRUARY
Cambridge Bike Safety Committee
Cambridge Transit Committee
Cambridge Pedestrian Committee

MARCH
City Community Development Staff Review Meeting
City Council & Neighbor Working Group Meeting

APRIL
City Council & Neighbor Working Group Meeting
Grand Junction Path Design Working Group Meeting

MAY
City Council & Neighbor Working Group Meeting
ECPT

JUNE
(2) City Council & Neighbor Working Group Meeting

CYCLING ADVOCACY OUTREACH

Friends of Grand Junction Path
Livable Streets
Boston Cyclists Union
Mass Bike
Cambridge Bike Safety
People’s Pike
EXISTING SITE BOUNDARY

N
FULKERSON STREET

BENT STREET

ROGERS STREET

CHARLES STREET

BENT STREET

CHARLES STREET

FULKERSON STREET

SPRING STREET

130,697 SF

60,839 SF

TOTAL SITE AREA
191,536 SF
DESIGN PROCESS

Building Massing Studies
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.
GRAND JUNCTION GREENWAY
Existing & Proposed Development Height Comparisons

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

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

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

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

- **301 Binney St.**
  - 66 ft - To Parapet
  - 88 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
AERIAL VIEW - 90' 60'
Existing Site Boundary

400K GFA
EXISTING SITE BOUNDARY

C-1

IA-1

6 FLOORS 4 FLOORS

160' 143' 104'

214'

82'

82'

287'

402'

40'

82'

400K GFA

BUILDING FOOTPRINT - 90' 60'

Existing Site Boundary
SUN STUDIES
WINTER SOLSTICE 9:00 AM
SHADOW STUDIES -
90' / 60'
90' / 60'
FULKERSON STREET
BENT STREET
ROGERS STREET
CHARLES STREET
BINNEY STREET
CORNELIUS WAY
MICHAEL WAY

SUN STUDIES - WINTER SOLSTICE 9:00 AM
90' - 60'
WINTER SOLSTICE 1:00 PM

SHADOW STUDIES -

90' / 60'

N

FULKERSON STREET

CHARLES STREET

BENT STREET

ROGERS STREET

BINNEY STREET

90' - 60'

CORNELIUS WAY

MICHAEL WAY

SUN STUDIES - WINTER SOLSTICE 1:00 PM
SUN STUDIES - WINTER SOLSTICE 2:00 PM