Verizon New England Inc.
10 Ware Street
Petition for Zoning Amendment

Presentation to Cambridge Planning Board – April 30, 2019
10 Ware Street Site
Verizon Facility – View from Ware Street
Verizon Facility – Rear View
Existing Signage for Uses
Site Uses

• Since 1932, building has housed a telecommunications center
  • The building is approximately 93,446 square feet
  • Equipment housed in the building serves most of Cambridge and a portion of Somerville

• Beginning in 2017, Alley powered by Verizon has operated an approximately 10,000 square foot co-working space on the ground floor of the building
Unique Technology Platform

• The co-working space was opened to serve as an incubator of new technologies that Verizon is bringing online at the site, including 5G
  • This site is the only 5G facility in all of New England
• One of the first public test environments in the United States for new wireless technology
• Verizon and member companies collaborate in building technology use case trials
Telecommunications Equipment Area
Floor Plan of Co-Working Space
Ground Floor Co-Working Area - Entry
Ground Floor Co-Working Area
Co-Working Shared Amenity Areas
Co-Working Space - Individual Suites
Co-Working Operations

• Provides inclusive community space and management

• Occupancy Agreements with approximately 25 member companies
  • Industries include education technology, autonomous vehicles, clean energy
  • Approximately 95 employees

• Space occupied by member companies ranges from 97 to 261 sf

• Typical duration of Occupancy Agreements – 1 month

• Hours of Operation: 9 am to 5 pm; 24/7 card-key access for members
Community Engagement

• Hosts events, programs, workshops to support local startup visibility and to engage local academics and business associations
  • Include diversity and inclusion events; women’s empowerment events; start-up pitches (demo days and pitch nights with VCs) with prizes
  • Sponsor educational programs on frontier technologies
  • Local author book signings with Harvard Bookstore

• Sources all food and beverage services from local vendors

• Offers discounted memberships to all residential neighbors within a 2-block radius
No Traffic or Parking Impacts

• Nearly all users access the site by public transportation, walking, or bicycle
• Verizon has sponsored a Blue Bikes rack immediately in front of the property
• The property also has a free bike rack for Alley visitors and neighbors to use
• No on-site parking available for Alley members
• Surrounding streets are all permit parking-only, so Alley users are not reducing the supply of parking spaces available to neighbors
10 Ware St. | Transportation Connectivity

Key
- 10 Ware St.
- MBTA Bus Stop
- Harvard Station
- Red Line Subway
- BlueBike Station

7 min. walk to Subway
3 min. to bus
Bike Parking for Member and Community Use
Proposed Ordinance Amendment

• Creates a Ware Street Innovation Space Overlay District limited to the property
  • Underlying zoning is Residence C-1
  • Overlay would allow qualifying co-working use (per ISD, office/R&D)

• Creates a BZA special permit process
  • Establishes use characteristics
    • Include a limit of 10,000 square feet of the building; occupancy agreements that do not exceed 6 months; mixture of shared resources and contracted office suites
  • Establishes special permit criteria (in addition to 10.43)
    • Ensure that use minimizes impacts on surrounding neighborhood (traffic, noise, lighting, site access) and benefits the local economy