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

Discussion
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. ISO Building Permit Review
   2 Months

7. Site Enabling
   2 Months

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A. Rezoning (BxP Led Effort)
   2 Years

B. EFSS 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

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**Key Dates**

- **Anticipated Dates Are Subject to Change Pending All Necessary Permitting and Approvals.**
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
SHIFT TO BELOW GRADE SUBSTATION
TERRACES TO CREATE ACTIVITY ON SECOND LEVEL AND INCORPORATION OF EVERSOURCE ABOVE GRADE EQUIPMENT

OFFICE BUILDING - WEST PARCEL

OFFICE BUILDING - EAST PARCEL

RESIDENTIAL BUILDING
POSITIONING AND ANGLING OF RESIDENTIAL BUILDING TO CONNECT PARK SOUTHWARD

ALIGNED & ANGLED BUILDING FORMS FOR CONNECTED URBAN CONDITION

Cambridge, Massachusetts
17 November 2020
*All Images Display Conceptual Ideas, Not Final Designs

PICKARD CHILTON

BLUE GARAGE - Planning Board
MARCH & SEPTEMBER 21
9AM, 12PM, 3PM

JUNE 21
9AM, 12PM, 3PM

DECEMBER 21
9AM, 12PM, 3PM

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DESTINATION IDEAS: 10+ Places Within

- E-W paseo-links Binney Street Park thru 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

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PLACE IDEAS: Layered to Create Synergy

- Outdoor dining
- Bench seating
- Active water element
- Interactive art
- Outdoor games/recreation
- Balcony overlook
- Close street down - market
- Community table
- Outdoor dining
- Sculptural stair
- Calm street
- Lawn - gathering space
- Exploratory kiosk
- Overhead weather protection
- Outdoor meeting room

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BLUE GARAGE - Planning Board

Cambridge, Massachusetts
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PLACE IDEAS: Layered to Create Synergy

- Balcony overlook
- Outdoor dining
- Active water element
- Bench seating
- Outdoor games/recreation
- Exploratory kiosk
- Close street down - market
- 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 (Volpe to Binney Street Park Connector)

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