

DEVELOPMENT COMPONENTS

COMMERCIAL BUILDING A (145 BROADWAY)

Project Summary

Located at the intersection of Broadway and Galileo Galilei Way, the project at 145 Broadway Street (Commercial Building A) is proposed to be a commercial building meeting the requirements of the recently enacted amendments to Article 14 in the Zoning Ordinance. Commercial Building A will replace an existing 78,636 GFA four-story masonry structure currently located on the site which occupies approximately the same footprint as the future Commercial Building A. The proposed core and shell Commercial Building A will have a total GFA of approximately 453,768 SF and be up to nineteen floors plus a mechanical penthouse.

The total height of Commercial Building A will be up to 250'-0" to the last occupied floor, as defined in the zoning ordinance. Commercial Building A is designed with a +/-12'- 8" floor to floor height on typical floors above ground level in order to accommodate commercial office program, ensuring the building's longevity in a rapidly evolving commercial office market.

The ground floor plan is designed to activate the adjacent public realm to the greatest extent possible, with a public plaza providing direct and open access to the lobby and active use spaces, which extends along Broadway and wraps the corner of Galileo Galilei Way. Ground-level pedestrian circulation along Broadway and the West Service Road allows direct access and views to the existing open park space. Service and loading is accessed along the northern side of the site, with a dedicated off street loading facility for both deliveries and waste management provided at the northeast corner of the building off the western internal drive. Access to vehicular and underground long term bike parking are also located in this area.

Commercial Building A will accommodate up to approximately three hundred seventy four (374) vehicular parking spaces and one hundred and fifty-one (145) bike parking spaces in a five (5) story below grade garage, allowing it to serve not only the 145 Building, but also other projects identified as part of this Concept Plan.

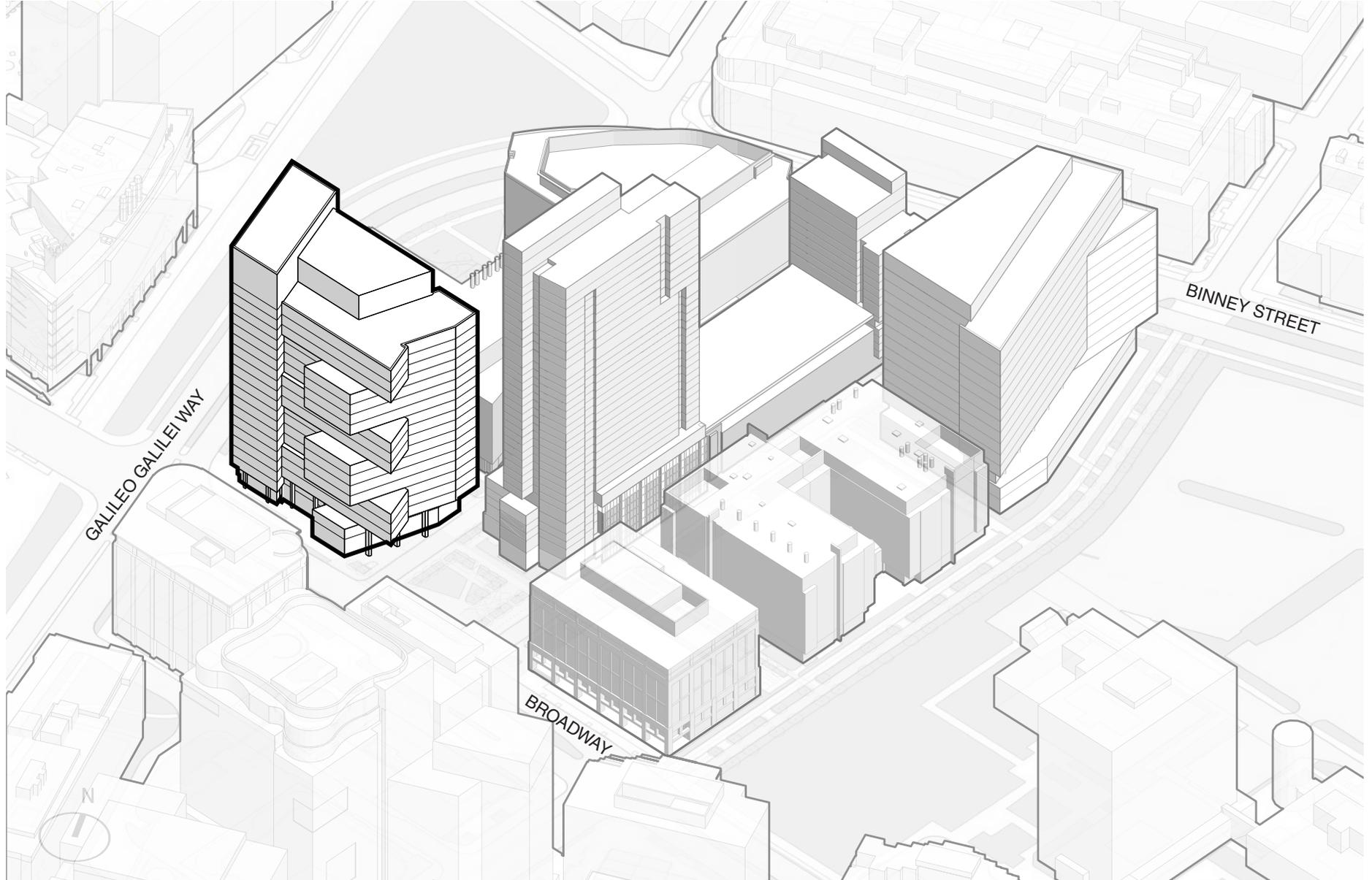
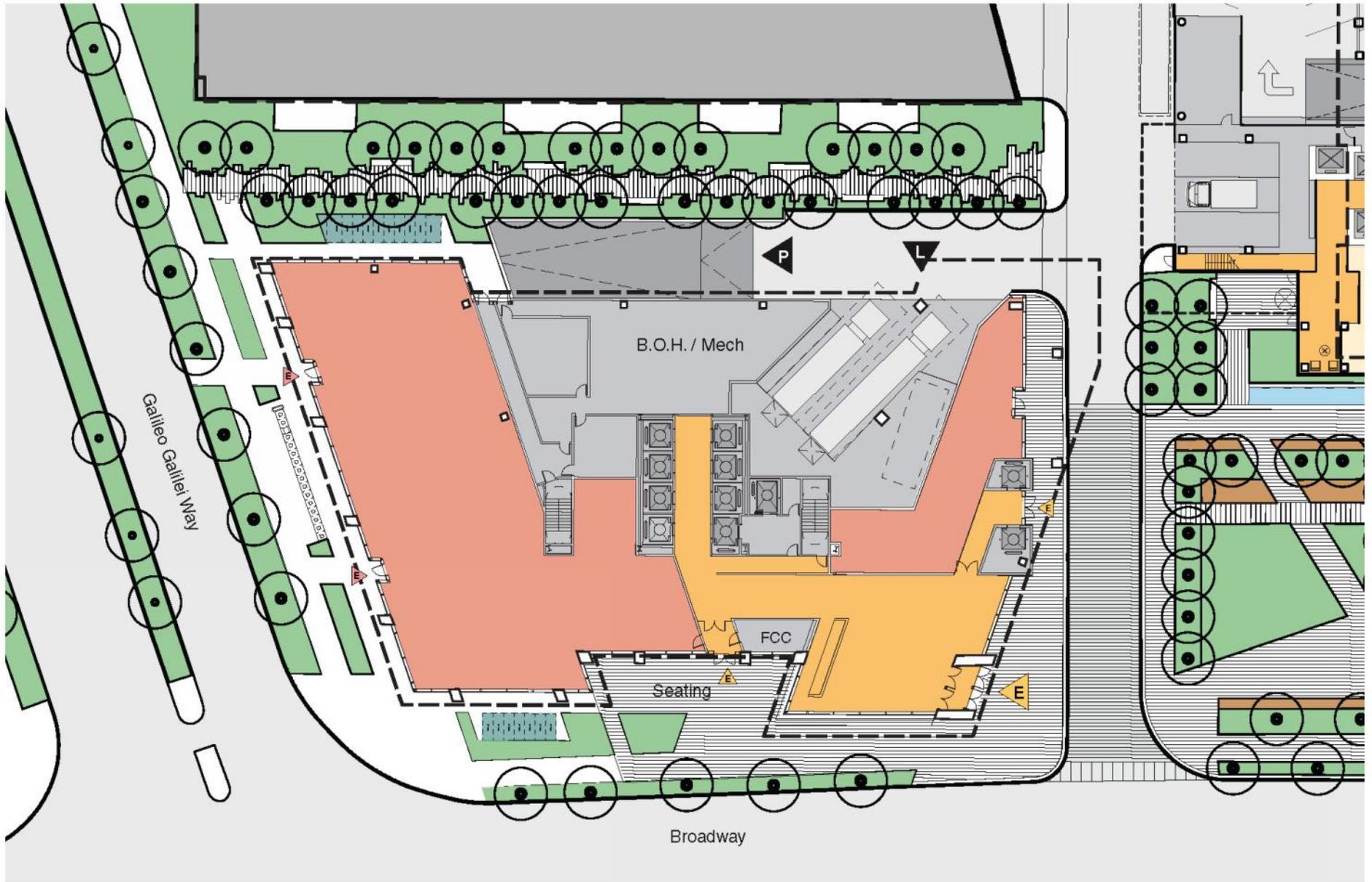


FIGURE 1.11A

COMMERCIAL BUILDING A (145 BROADWAY) AND RESIDENTIAL BUILDING SOUTH



PERSPECTIVE VIEW FROM BROADWAY LOOKING NORTH WEST



- Commercial
- Lobby
- Active Use

- Bike Parking
- Mechanical
- Parking

- P Parking Entrance
- L Loading

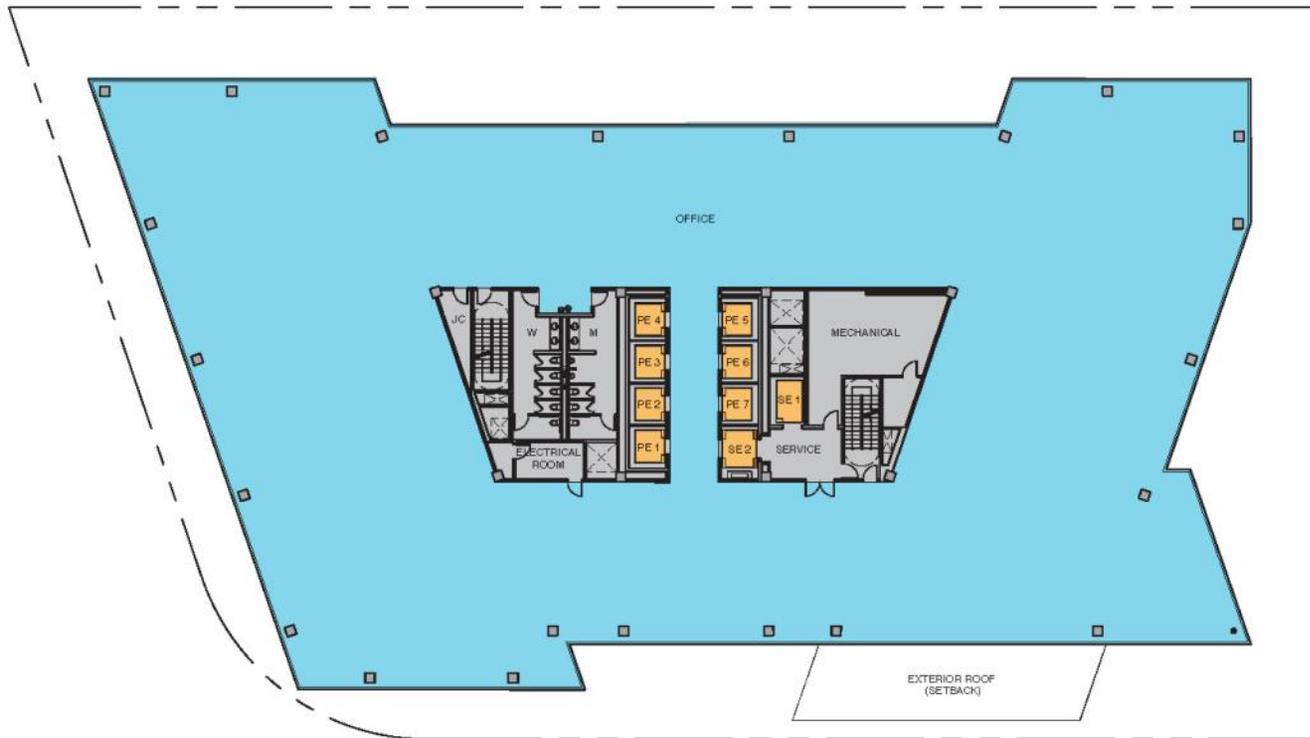
- E Entrance (per use type)



GROUND LEVEL

0' 20' 40'

COMMERCIAL BUILDING A (145 BROADWAY)

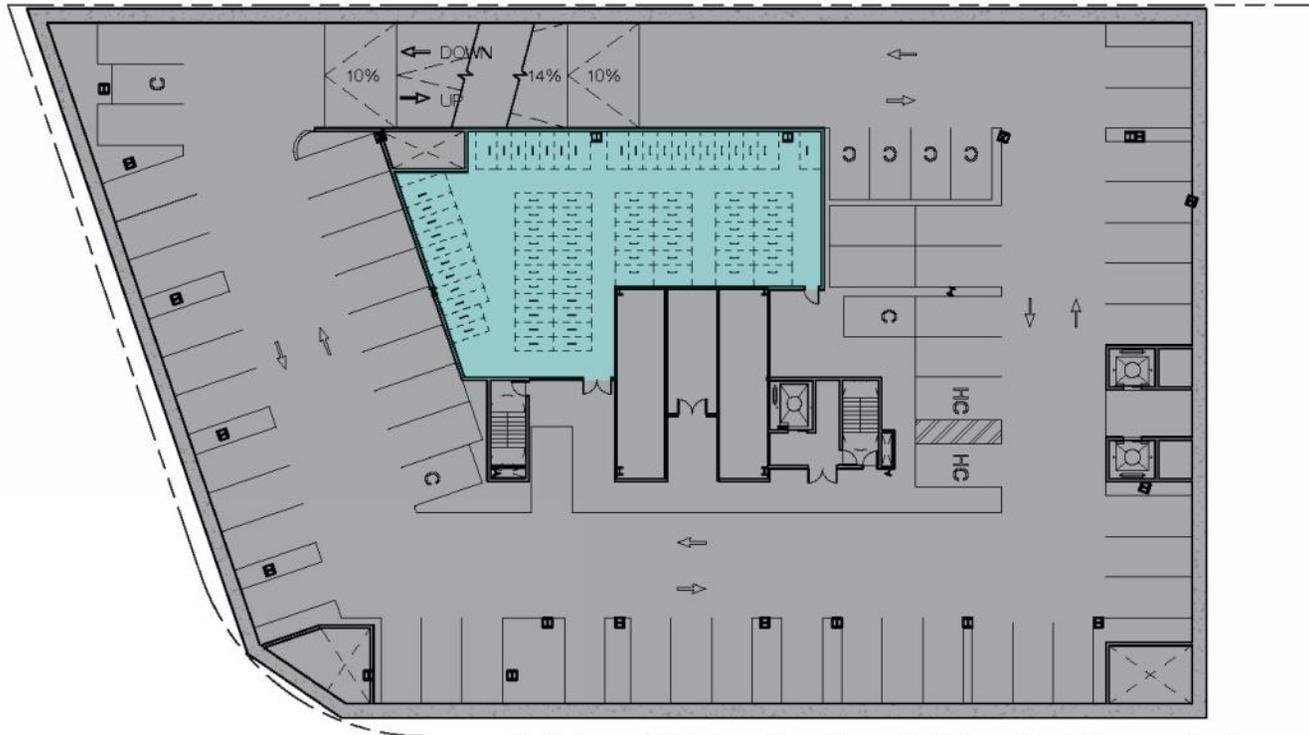


- Office
- Lobby
- Active Use
- Bike Storage
- Mechanical
- Parking

TYPICAL FLOOR LEVEL



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PARKING

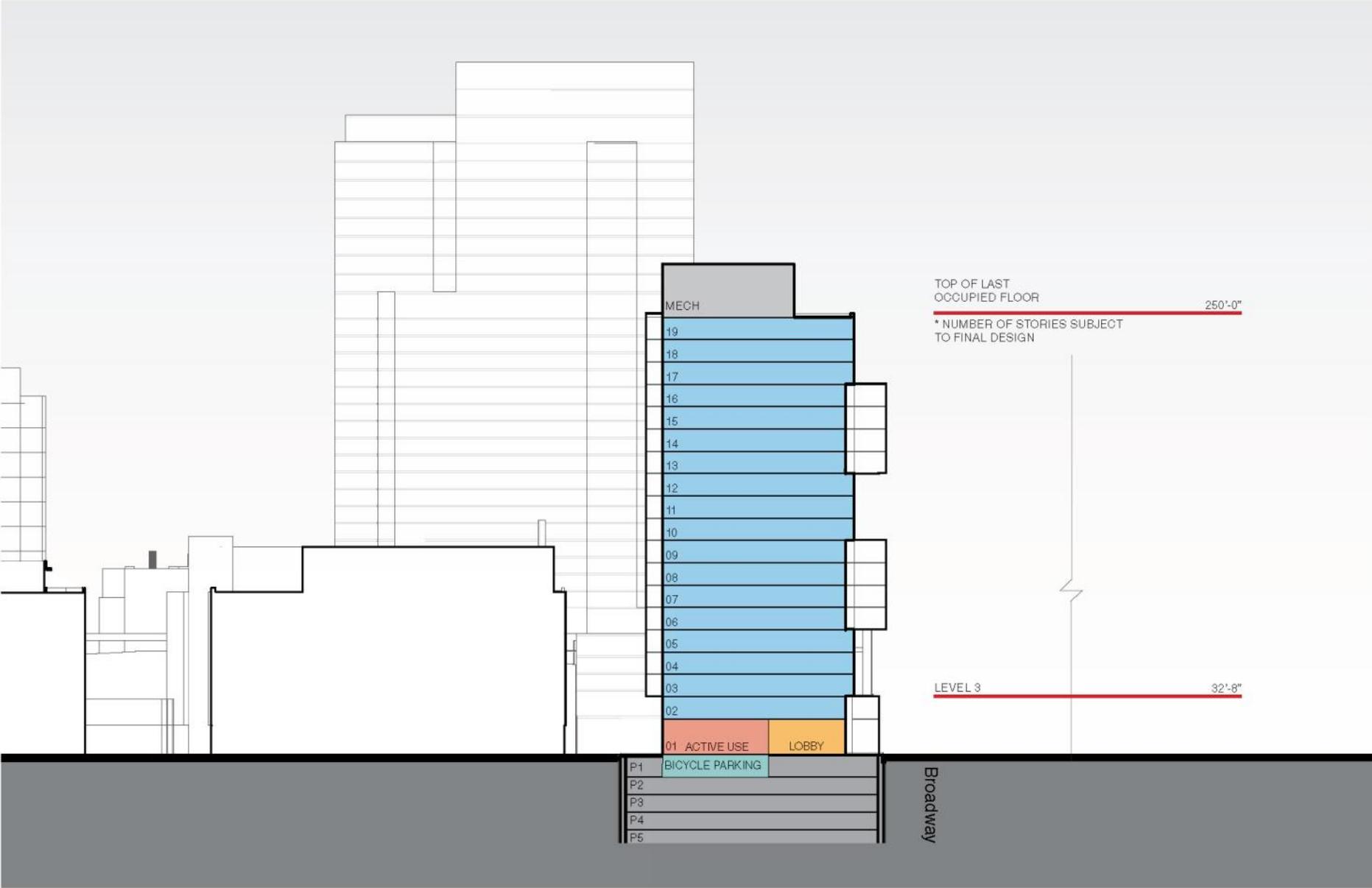
PARKING STALLS - 64
374 STALLS TOTAL

- | | |
|--|--|
| Office | Bike Storage |
| Lobby | Mechanical |
| Active Use | Parking |

LEVEL B1



COMMERCIAL BUILDING A (145 BROADWAY) - SECTION / ELEVATION

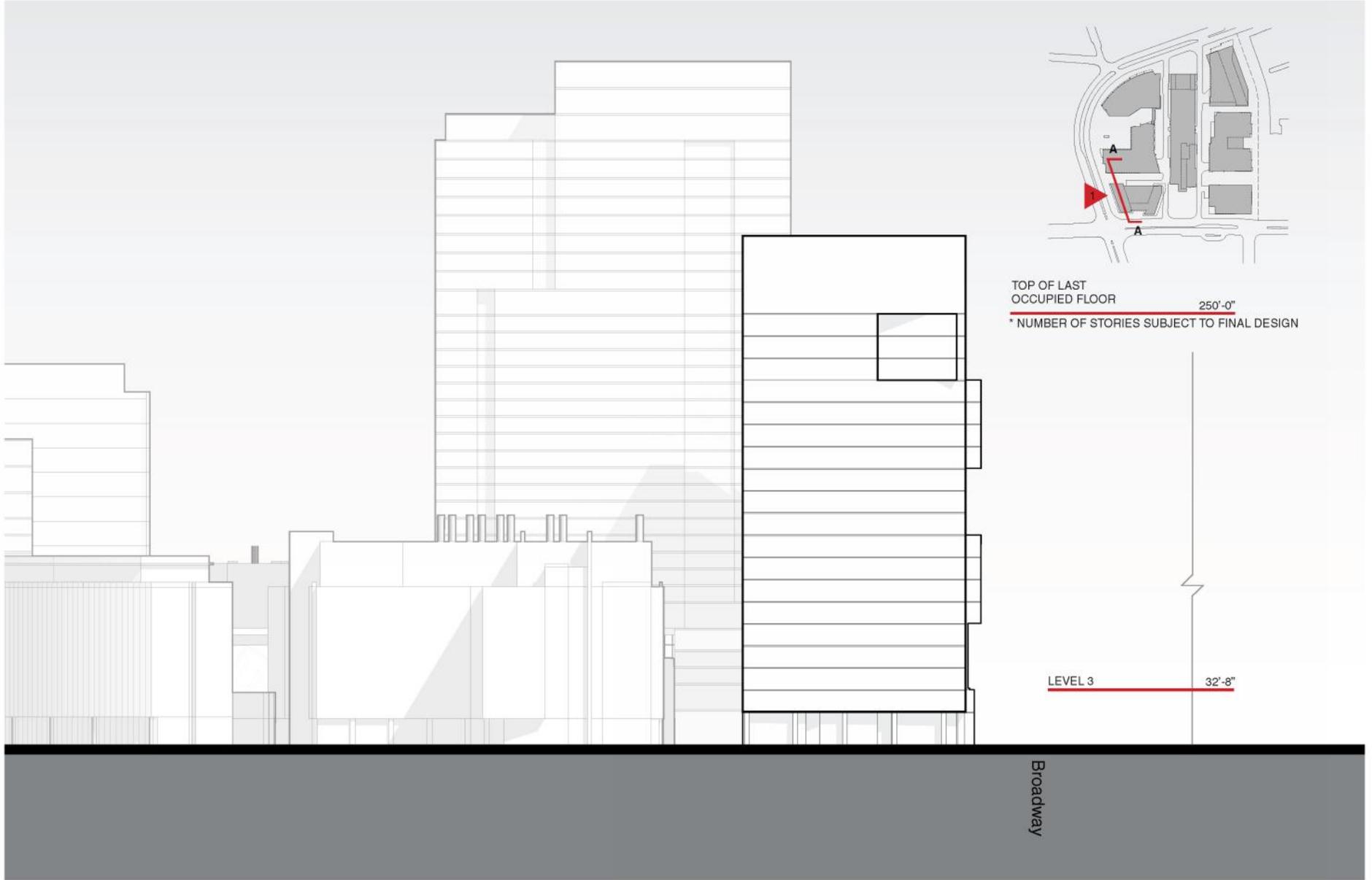


- Office
- Lobby
- Active Use
- Bike Storage
- Mechanical
- Parking

SECTION A-A

0' 40' 80'

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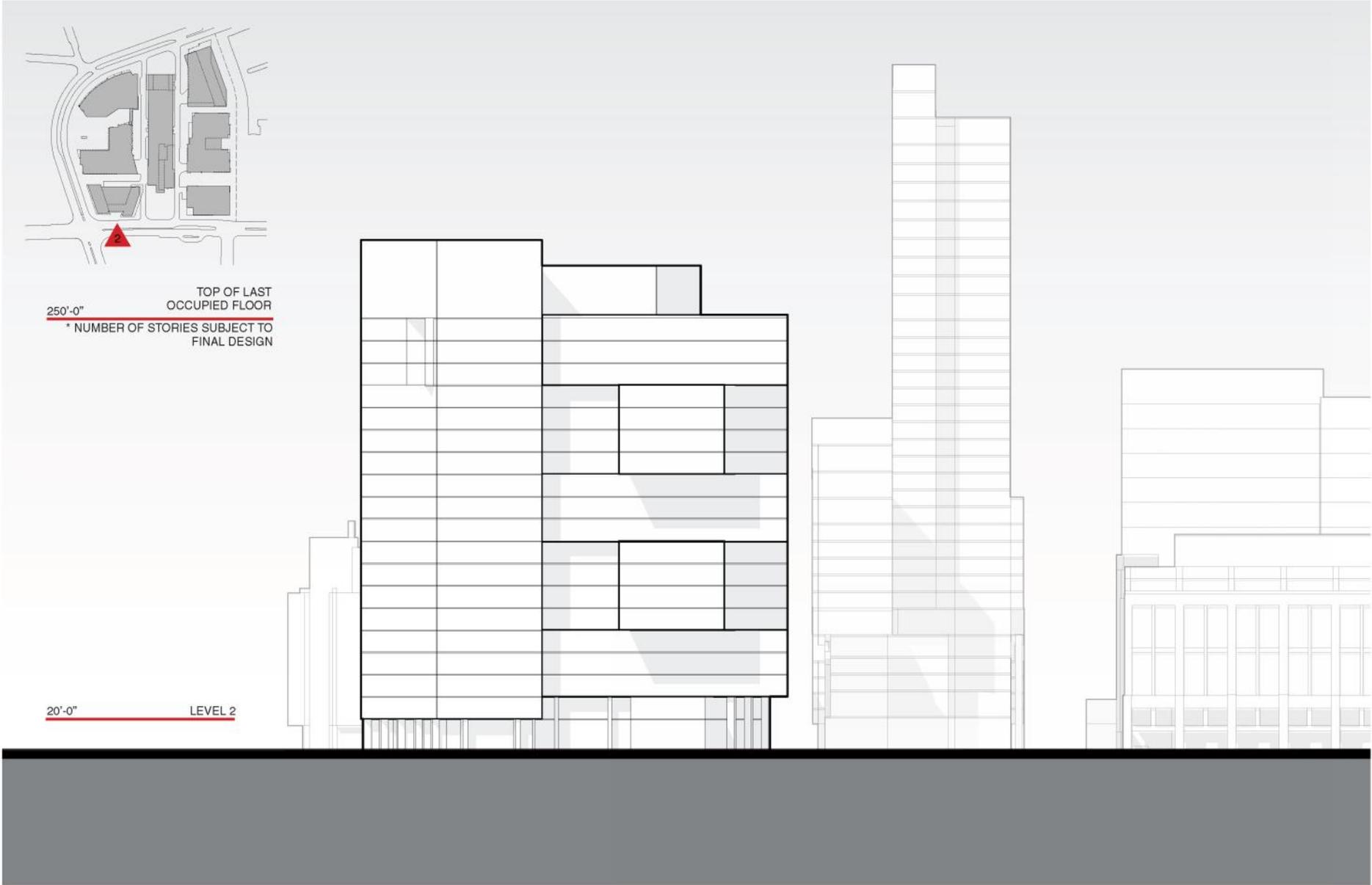
1 WEST ELEVATION



COMMERCIAL BUILDING A (145 BROADWAY)



COMMERCIAL BUILDING A (145 BROADWAY) - ELEVATIONS

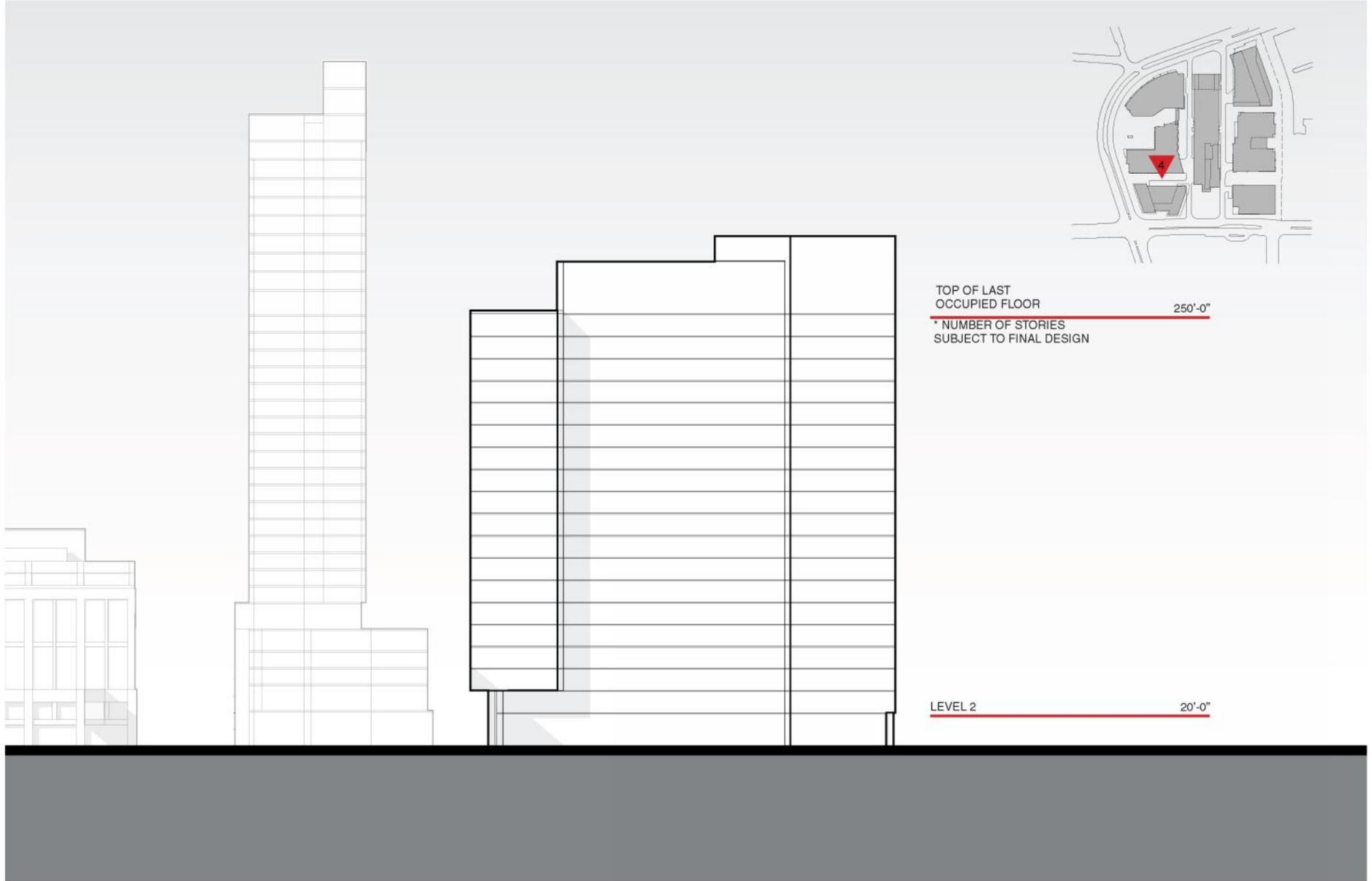


2 SOUTH ELEVATION

COMMERCIAL BUILDING A (145 BROADWAY) - ELEVATIONS



3 EAST ELEVATION



4 NORTH ELEVATION



PERSPECTIVE VIEW - LOOKING NW TOWARDS BROADWAY PARK





DEVELOPMENT COMPONENTS

RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE)

The Concept Plan is proposing the addition of 421,300 total residential GFA, contributing to the housing needs of the City through the offering of a broad spectrum of residential units ranging in size, type and affordability across both rental and home ownership product types. The residential projects comprise two standalone buildings, the Residential Building South and the Residential Building North. The two buildings are proposed to be constructed over the most southerly and northerly portions of the Blue Garage, an existing 6-story parking structure which is located on the site, bounded by the Broadway and Binney parks to the north and south, and the East and West Service Roads to the east and west. The new buildings will mask the existing parking deck with residential and retail uses, thereby significantly improving the streetscape and quality of the walking experience within the neighborhood. The existing garage will service the vehicular and long-term bike parking needs of both buildings.

Residential Building South

The Residential Building South is located along Broadway, setback fronting the Broadway Park, and stands at approximately 350 feet in height to the highest occupied floor, as defined under the zoning ordinance. Its slender massing provides for a rectangular, approximately 12,000 GFA typical floor plate for a total of 350,000 GFA over 34 occupiable floors. It is proposed that the Residential Building South will fulfill one hundred percent (100%) of the minimum home ownership GFA for the entire Project, with a total of 80,000 GFA dedicated to home ownership, as well as its proportionate share of affordable, middle-income and three-bedroom units.

The ground floor plan has been designed to activate the streetscape fronting Broadway Park through two active lobbies, individually serving the home ownership and rental units. The lobbies will be well lit and transparent, and will provide round-the-clock activity beyond the traditional working hours. The service and loading functions will be serviced through a dedicated off-street loading facility, for both deliveries and waste management, located off the West Service Road and away from pedestrian conflicts. Vehicular and long-term bicycle parking will be accessed via two dedicated elevators directly accessible from both lobbies.

Residential Building North

The Residential Building North is located along Binney Street, setback fronting the Binney Park, and stands at approximately 170 feet in height to the highest occupied floor, as defined under zoning, respecting the lower height of the neighboring residential district. Its typical floor plate is approximately 8,000 GFA for a total of 71,300 GFA. Constructed directly over 6 levels of parking structure, the building will total 14 floors (8 residential floors). The Residential Building North has been designed with the flexibility to house either home ownership or rental units and will accommodate its proportionate share of affordable, middle-income and three-bedroom units.

The ground floor plan has been designed to activate the streetscape fronting Binney Park through an active lobby as well as space dedicated to retail or active use. Both will be highly visible, well lit and transparent, and will provide round-the-clock activity beyond the traditional working hours. The service and loading functions will be serviced through a dedicated off-street loading facility, for both deliveries and waste management, located off the East Service Road and away from pedestrian conflicts. Vehicular and long-term bicycle parking will be directly accessed via the two elevators that service the residential floors.

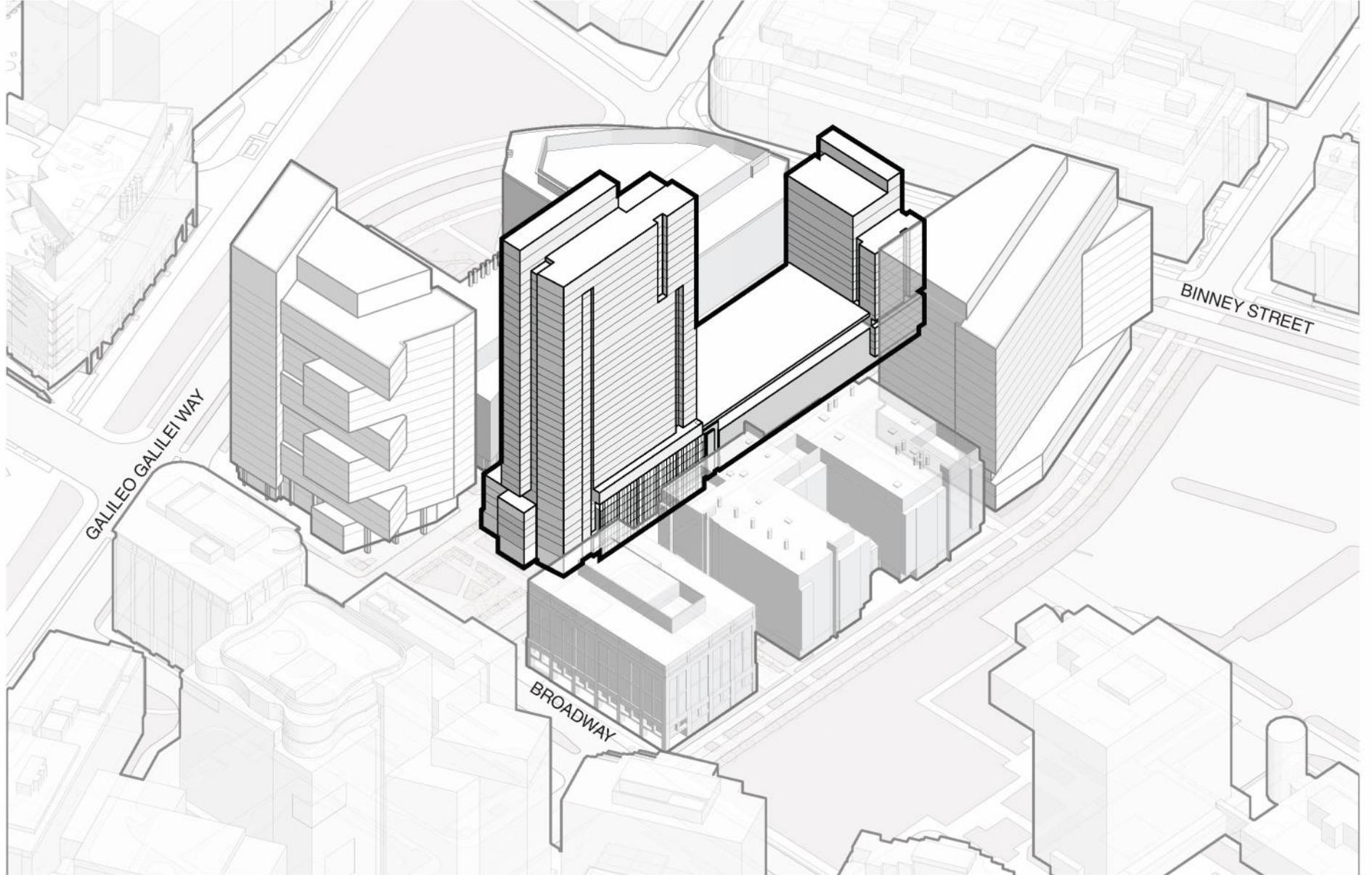
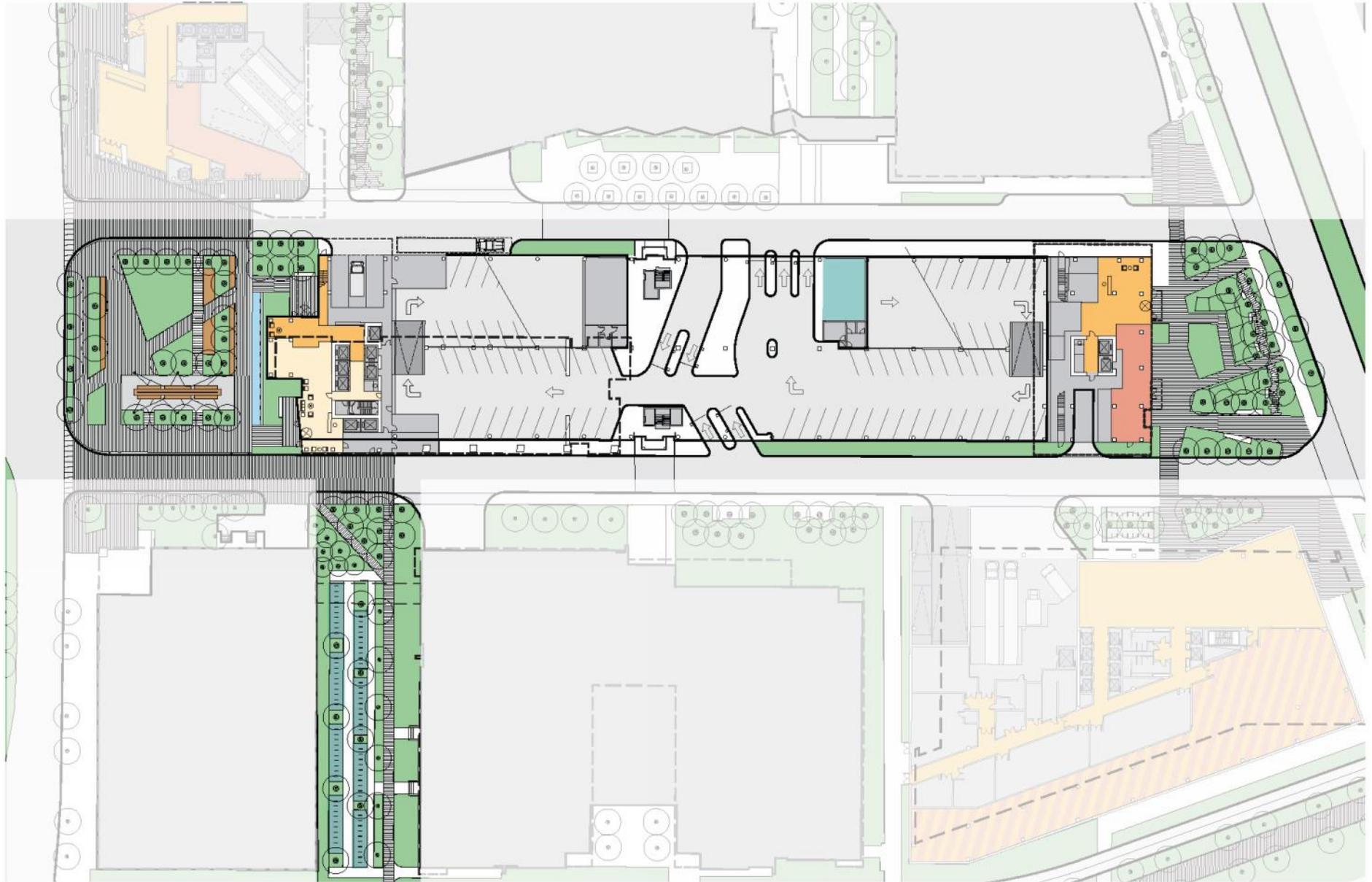


FIGURE 1.11B

RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - FLOOR PLANS



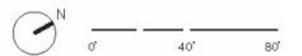
Parking
 Bike Parking

Residential Condo Lobby
 Residential Rental Lobby
 Active Use/Retail

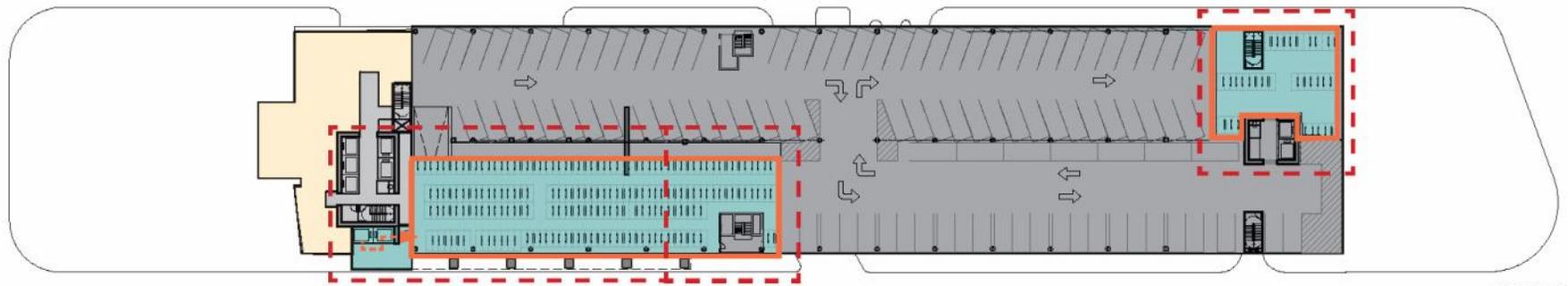
P Parking Entrance/Exit
L Loading

Entrance (per use type)

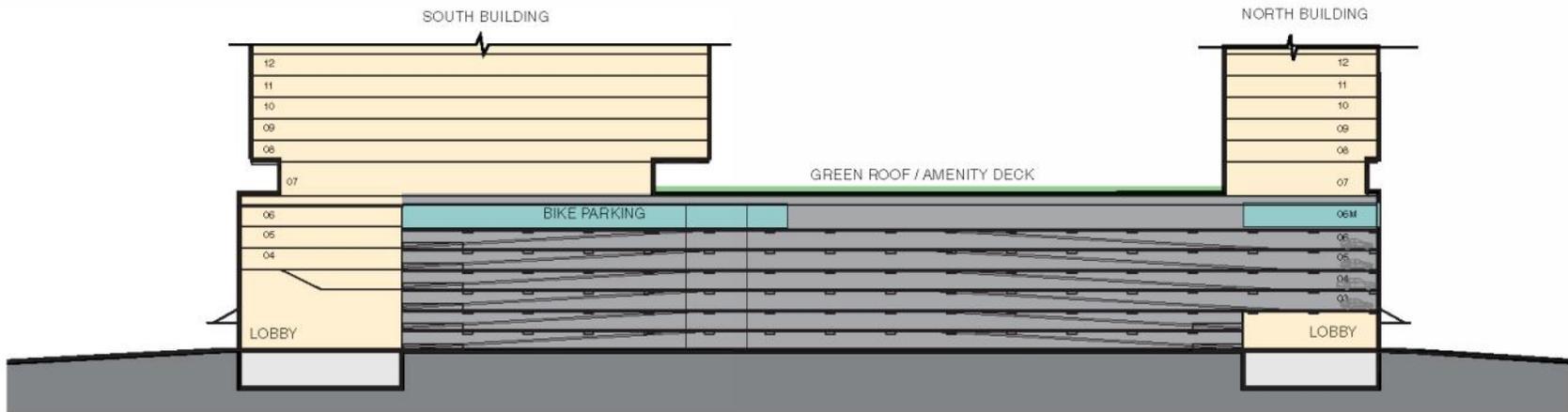
GROUND LEVEL



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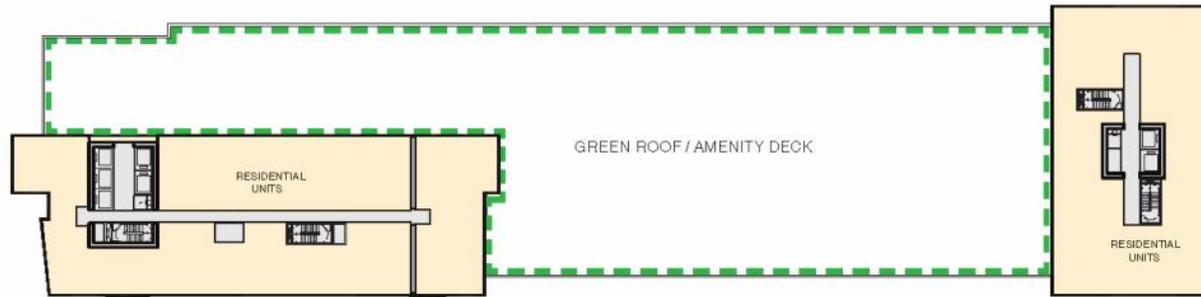
PODIUM LEVEL



- Parking
- Residential Condo Lobby
- Bike Parking
- Residential Rental Lobby
- Active Use/Retail

SECTION THROUGH PODIUM AND BIKE PARKING

RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - FLOOR PLANS



TYPICAL RESIDENTIAL LEVEL - SOUTH

TYPICAL RESIDENTIAL LEVEL - NORTH

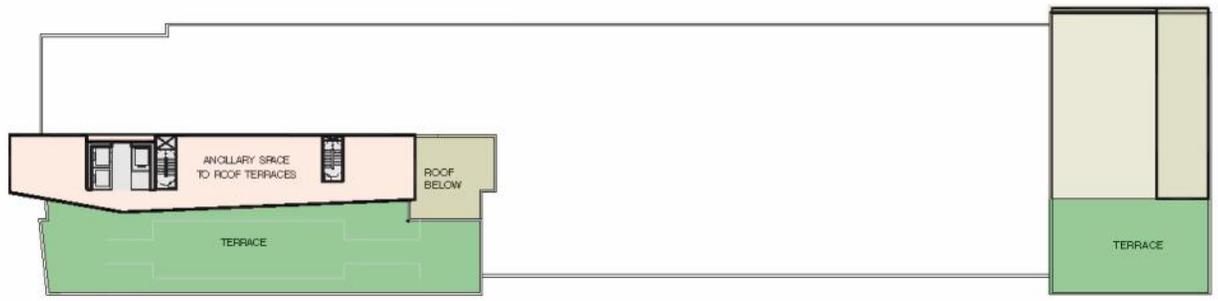
* NUMBER OF STORIES SUBJECT TO FINAL DESIGN

Residential Units
Ancillary Space to Roof Terraces

Terrace
Roof Top Terrace



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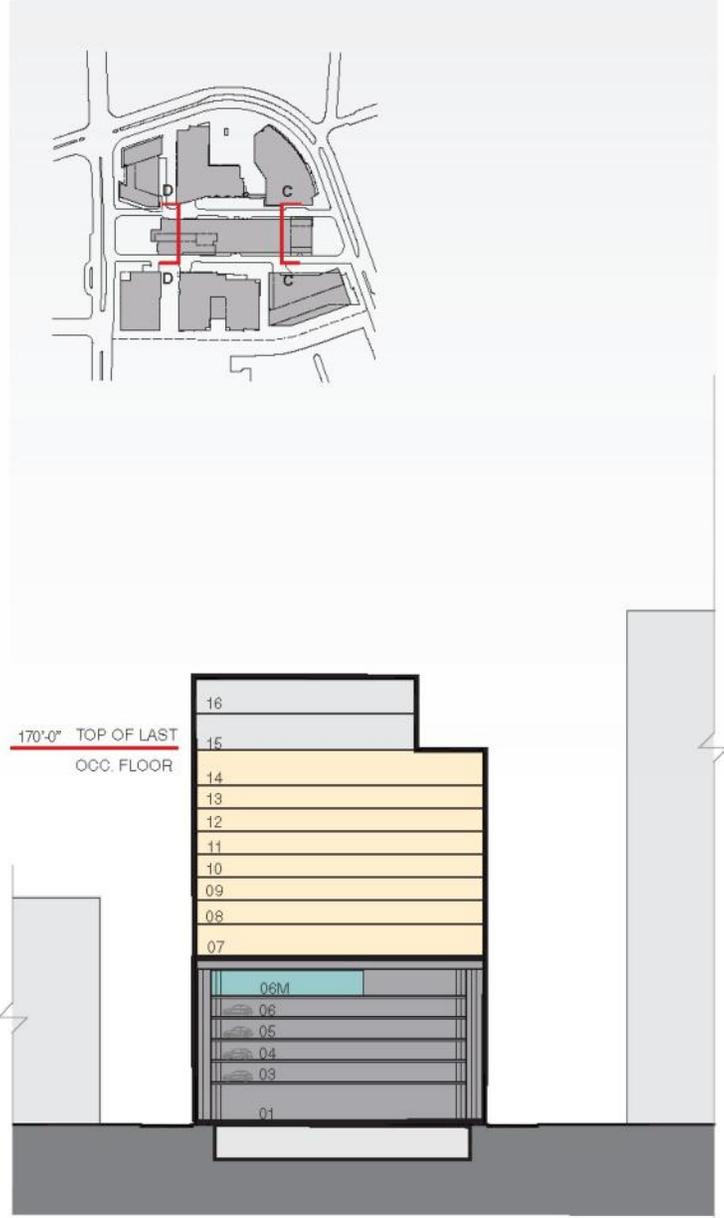


ROOF LEVEL

- Residential Units
 - Ancillary Space to Roof Terraces
- Terrace
 - Roof Top Terrace

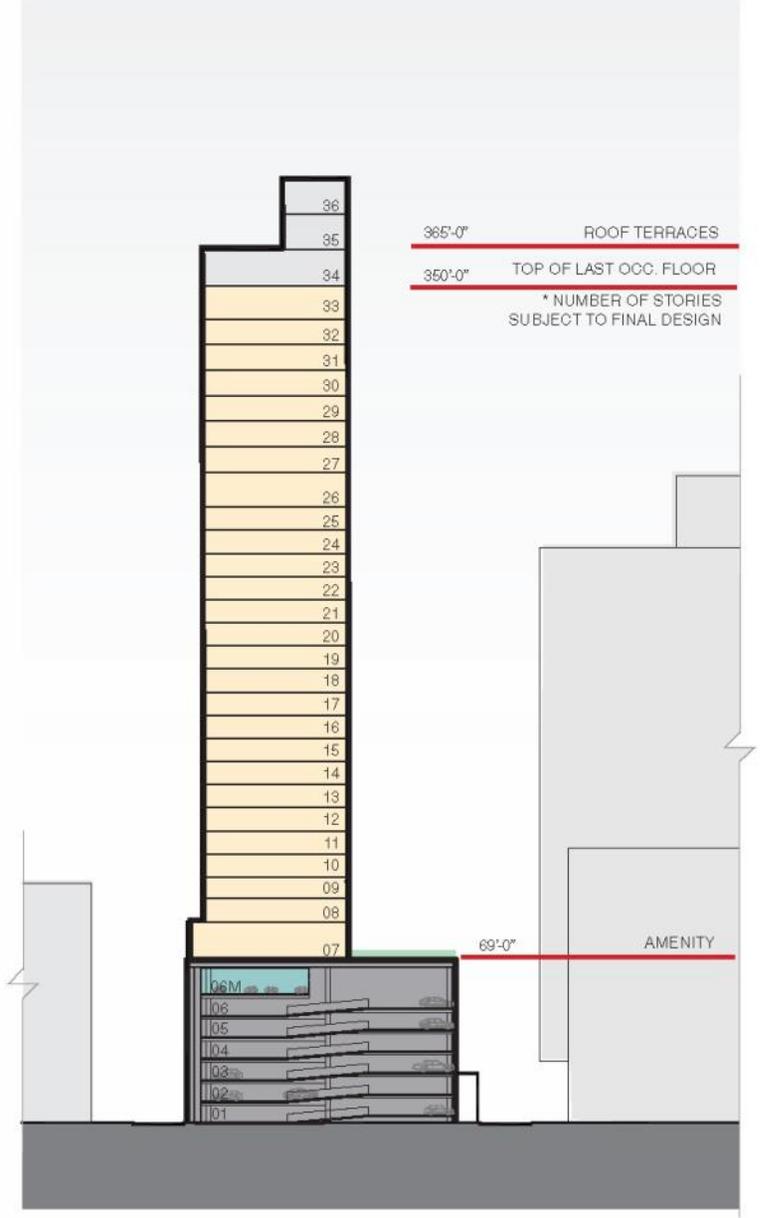


RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - SECTIONS



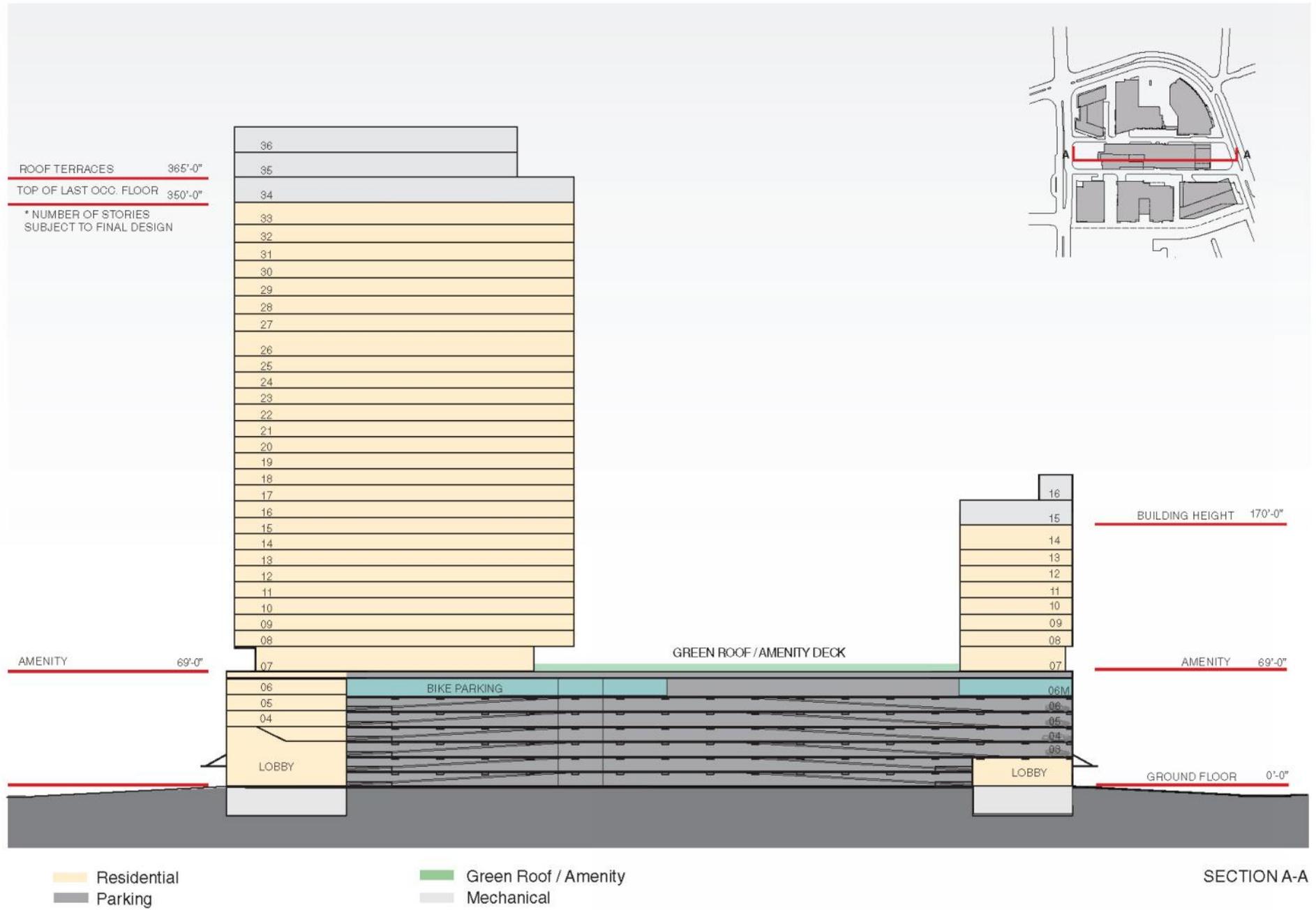
SECTION C-C

Residential
 Parking

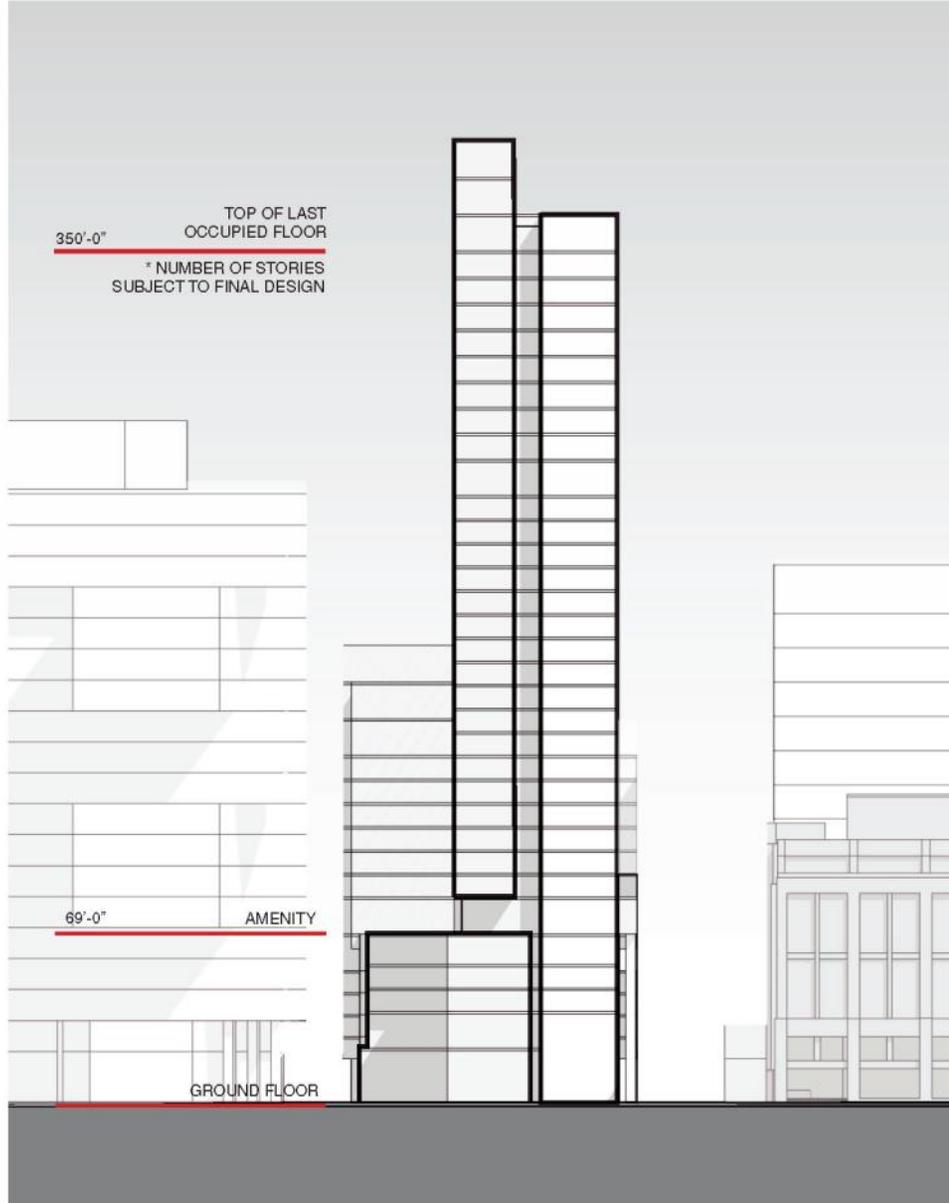


SECTION D-D

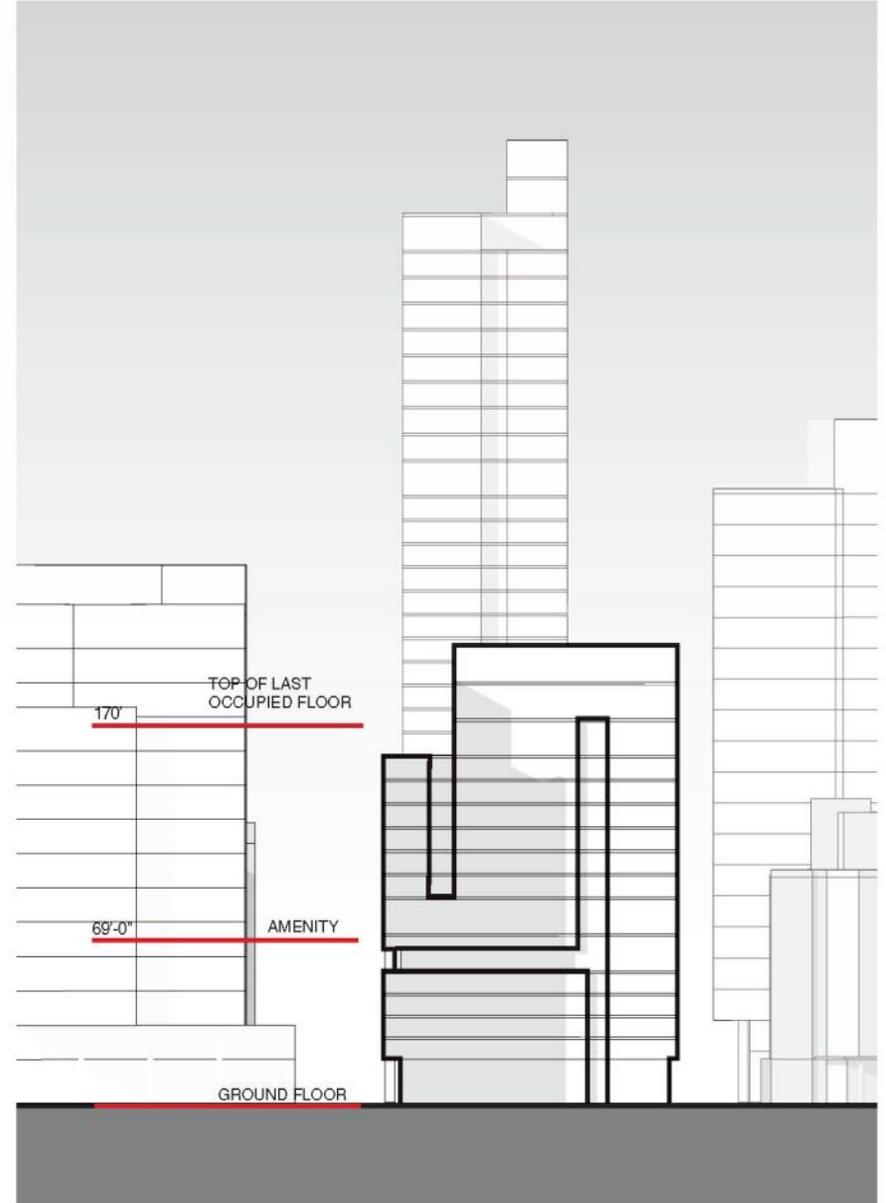
Green Roof / Amenity
 Mechanical



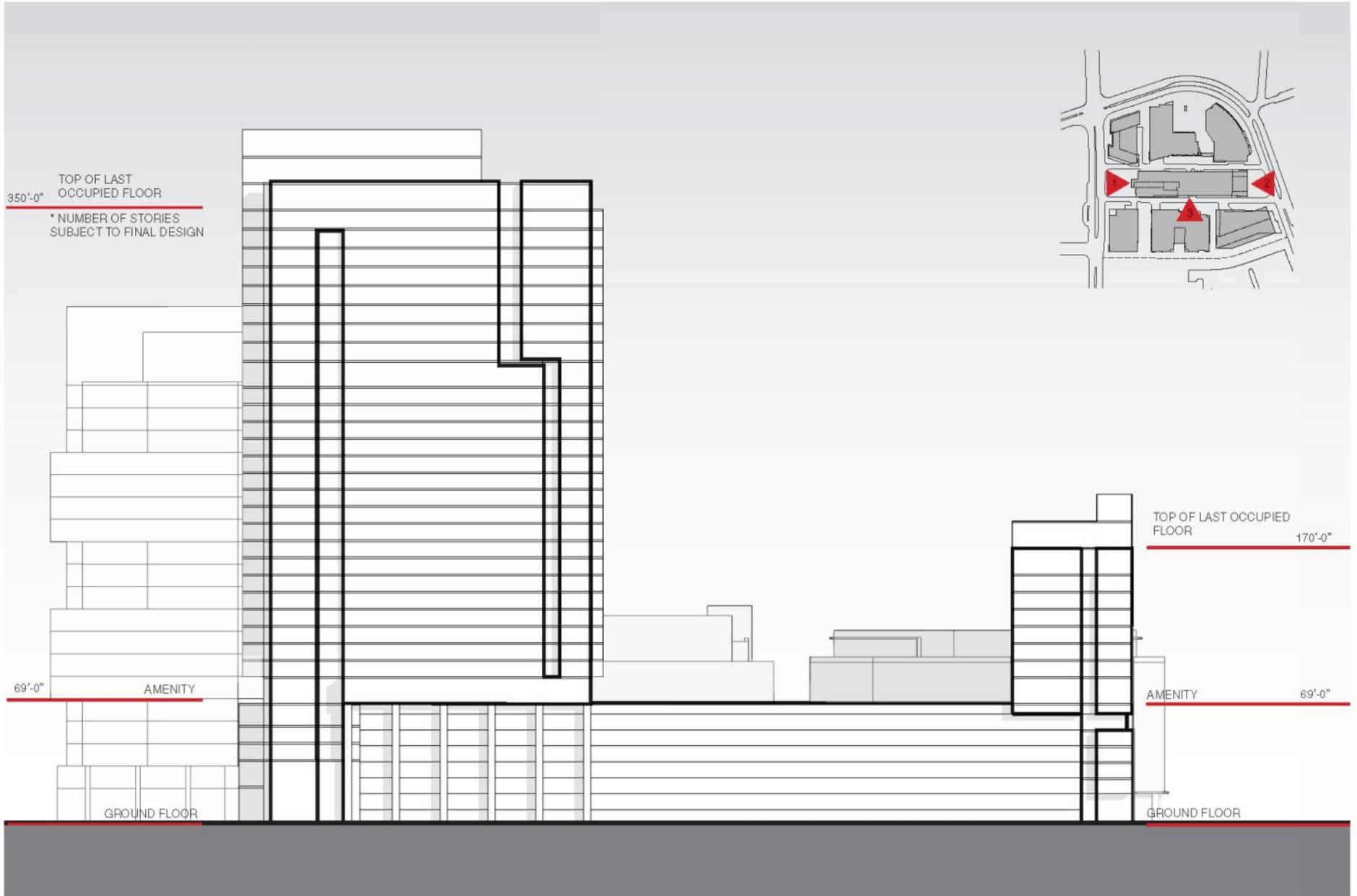
RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - ELEVATIONS



1 SOUTH ELEVATION



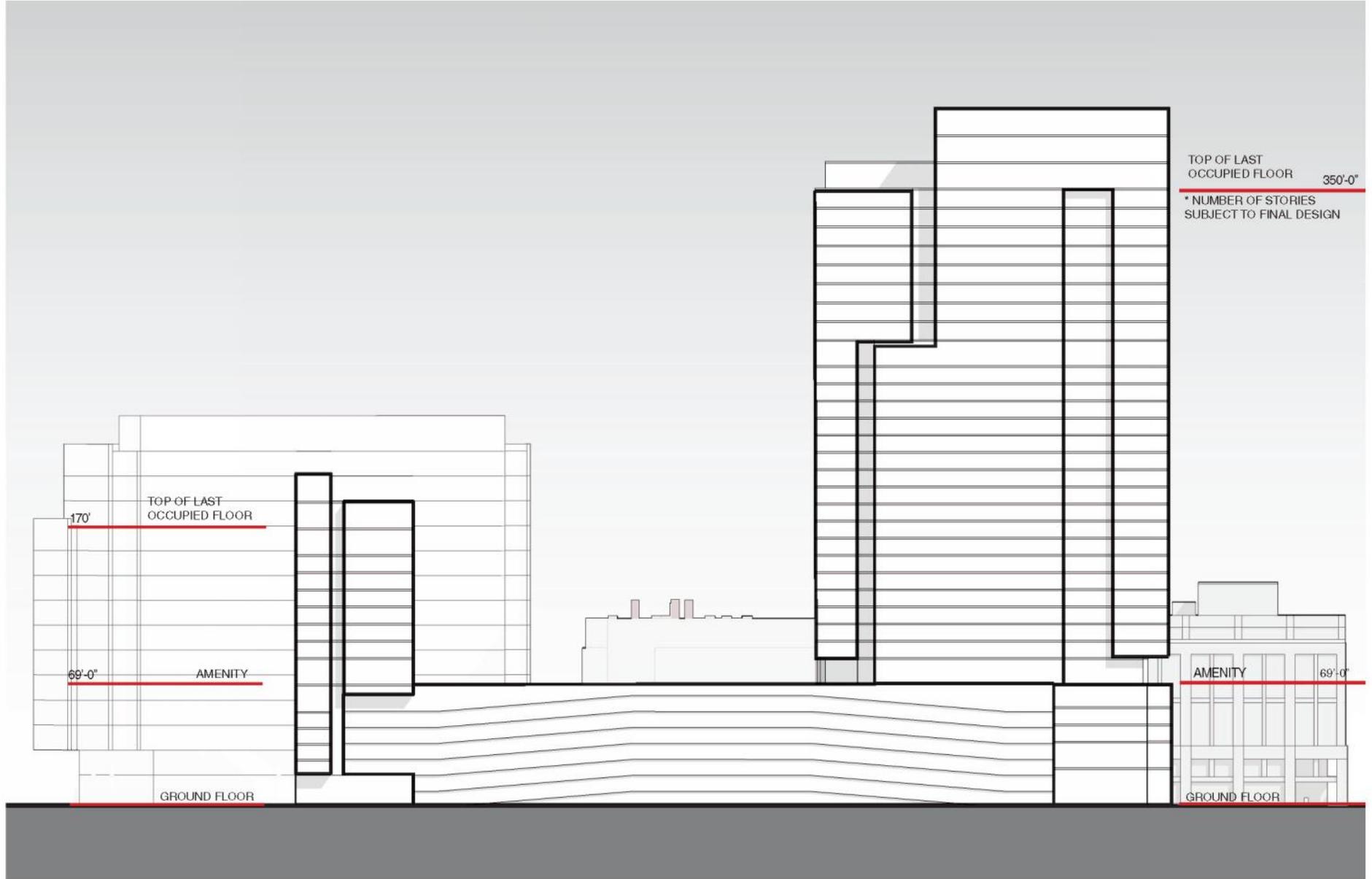
2 NORTH ELEVATION



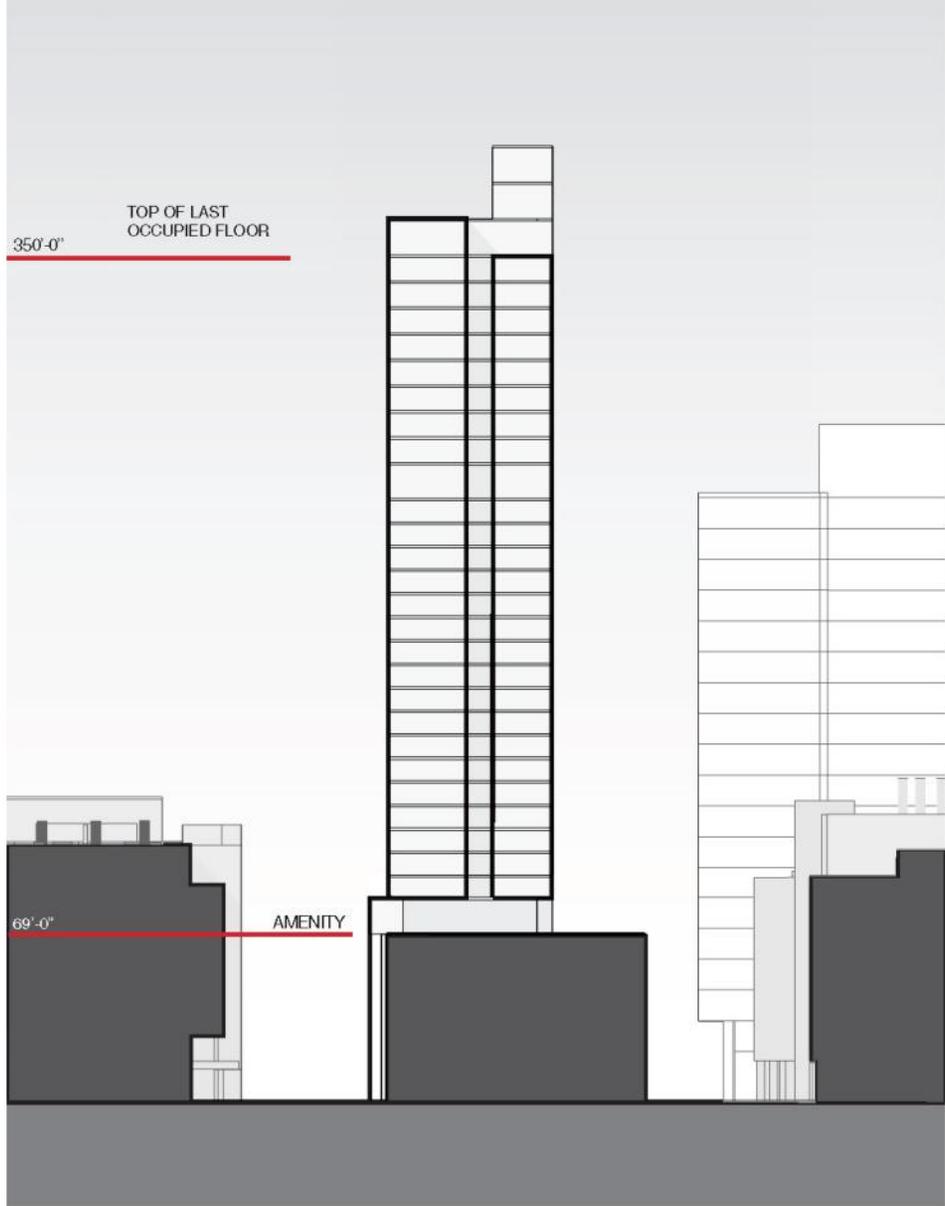
3 EAST ELEVATION



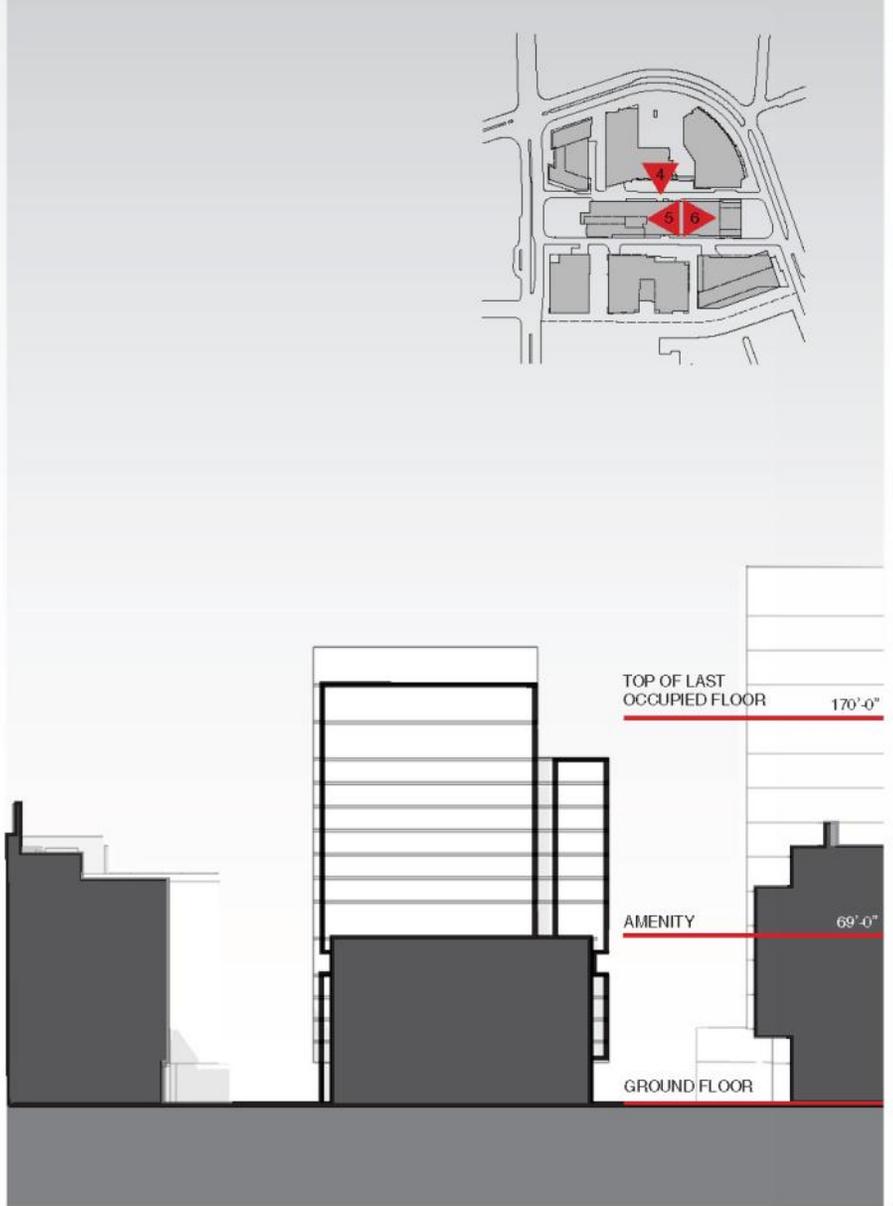
RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - ELEVATIONS



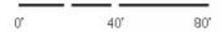
4 SOUTH ELEVATION



5 SOUTH BUILDING: NORTH ELEVATION



6 NORTH BUILDING: SOUTH ELEVATION



DEVELOPMENT COMPONENTS

COMMERCIAL BUILDING B (250 BINNEY STREET) AND RESIDENTIAL BUILDING NORTH



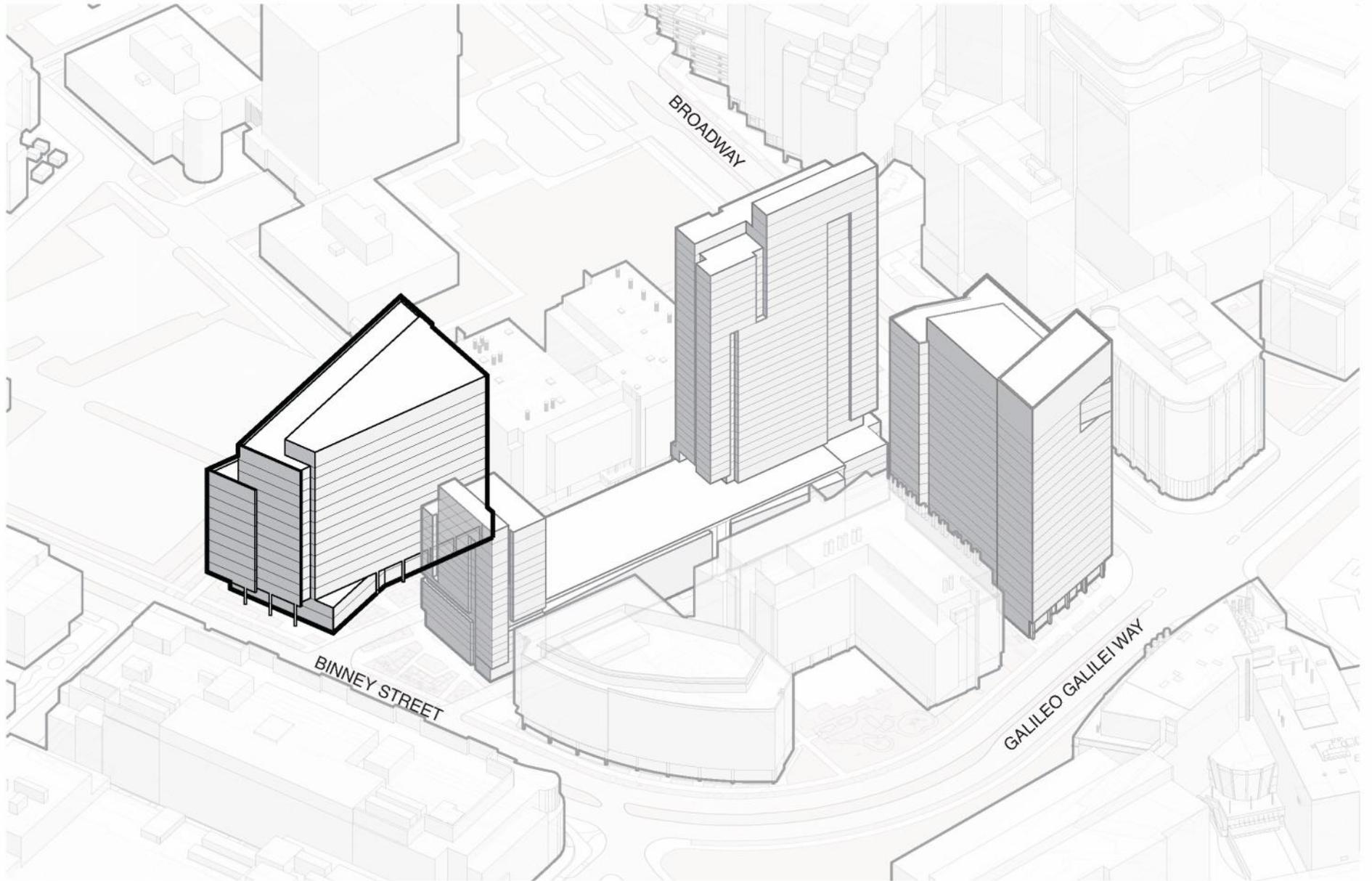


FIGURE 1.11C

COMMERCIAL BUILDING B (250 BINNEY STREET)

Project Summary

Located within the Concept Plan area, the project at 250 Binney Street (Commercial Building B) is proposed to be a commercial building meeting the requirements of the recently enacted amendments to Article 14 in the Zoning Ordinance. It will replace an existing two-story masonry structure currently located on the site which occupies approximately the same footprint as the future Project. The proposed core and shell building will have a total GFA of approximately 318,644 and be up to fourteen floors plus a mechanical penthouse.

The total height of Commercial Building B will be up to 200'-0" to the last occupied floor, as defined under zoning. In order to provide programmatic flexibility at this early stage of design and to accommodate either an office or research laboratory program, the building, as currently designed, could be up to 13 or 14 stories, depending on the final program.

The ground floor plan is designed to activate the adjacent public realm to the greatest extent possible, with an emphasis on the Binney Street and 6th Street Connector frontage. It provides lobby space with entrances on both Binney Street and the eastern internal drive as well as retail or active use space fronting on Binney Street and the 6th Street Connector. Service and loading are tucked deep into the site, with a dedicated off street loading facility for both deliveries and waste management provided at the southwest corner of the building off the eastern internal drive. Access to vehicular and underground long term bike parking are also located in this area.

Commercial Building B will accommodate up to six hundred and fifty (650) vehicular parking spaces in a five (5) story below grade garage, allowing it to serve the parking needs of this building and other projects components identified as part of this Concept Plan. In addition, the building will provide up to 75 long term and 24 short term bike parking spaces.

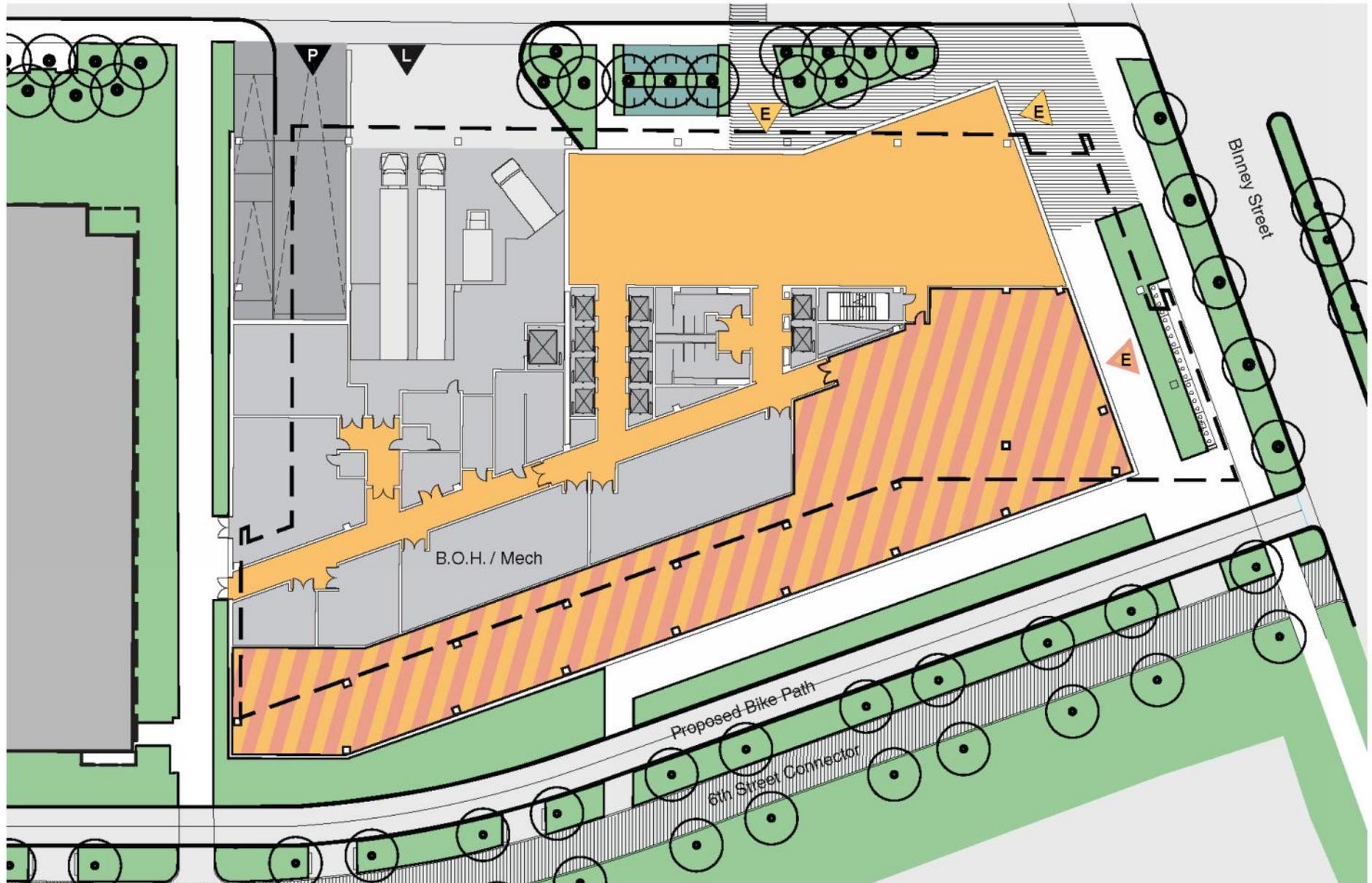
The massing of Commercial Building B has been designed with the K2 Plan in mind. The proposed massing scheme responds to the site's irregular perimeter resulting in a trapezoidal floor plate and building form, while individual facades respond to site-specific conditions on each side of the building.

As recommended in the K2 Plan, Commercial Building B is defined by a base, a middle and a top; however, the delineation of these components is moderately differentiated on each facade in response to the unique character of each side of the site – urban street or corridor park. The first two stories of the building define a base around the entire site. Along the Binney Street façade, the middle is defined by a projecting volume and the top by the remaining full size floors. Along the 6th Street Connector, the middle zone is offset from the base by an inset third floor, providing a reveal further emphasizing the distinction between the base and the middle, but also allowing a set back from the corridor park, thus enhancing the pedestrian experience while also increasing the building's connection to open space and the visual interest of the building.

Commercial Building B enhances the pedestrian experience by stepping the building's base away from Binney Street. The building helps establish a wider path of travel and, in turn, a better connection between the bike and pedestrian traffic occurring on the 6th Street Connector and Binney Street. The building creates a better overall microclimate for pedestrians by cantilevering the middle volume over the base along Binney Street defining an entry portico. The entry, itself is a projecting two story volume located off of Binney Street adjacent to the existing park in front of the Blue Garage.

The massing of the middle volume achieves visual interest through a series of overlap conditions and setbacks. Each of these moves has a specific relationship to found site conditions. The overlapping Binney Street elevation helps break down the façade to a pedestrian scale that is responsive to the urban context. The setback on the third floor along the 6th Street Connector creates a green roof amenity for the building occupants while effectively serving as a continuation of the open space along the edge of the future to-be-developed Volpe Site. The vertical slot within the facade facing the Cambridge Center North Garage creates a direct visual connection between the building and the parks along Binney Street.

The top of the building features an integrated mechanical penthouse and screen wall. The penthouse steps back on both the Binney Street and 6th Street Connector facades allowing for the massing to be deemphasized along these primary elevations.

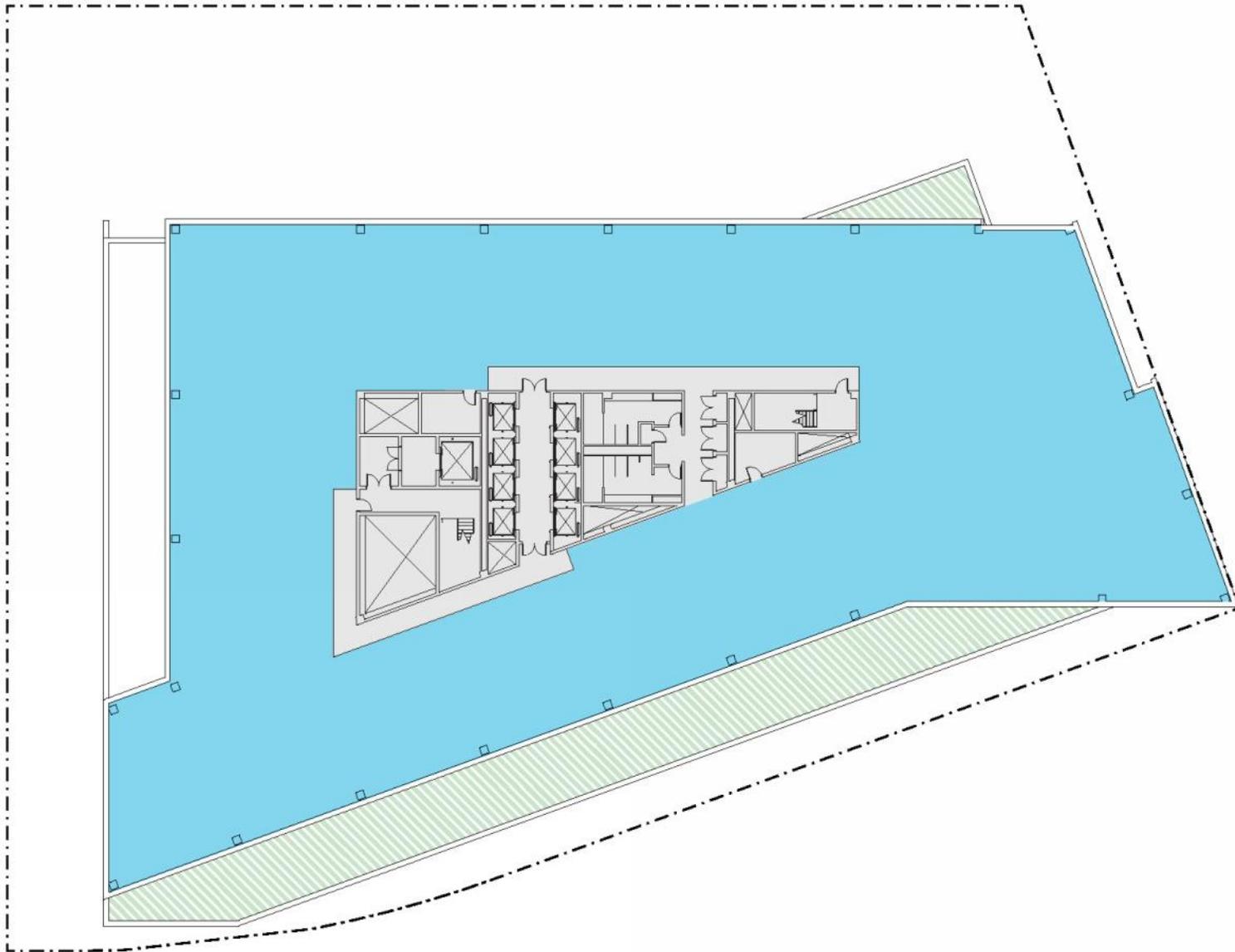


- | | | | |
|---|--|---|---|
| ■ Commercial | ■ Bike Parking | P Parking Entrance/Exit | E Entrance (per use type) |
| ■ Lobby | ■ Mechanical | L Loading | |
| ■ Active/Commercial Use | ■ Parking | | |

GROUND LEVEL



COMMERCIAL BUILDING B (250 BINNEY STREET) - PLANS

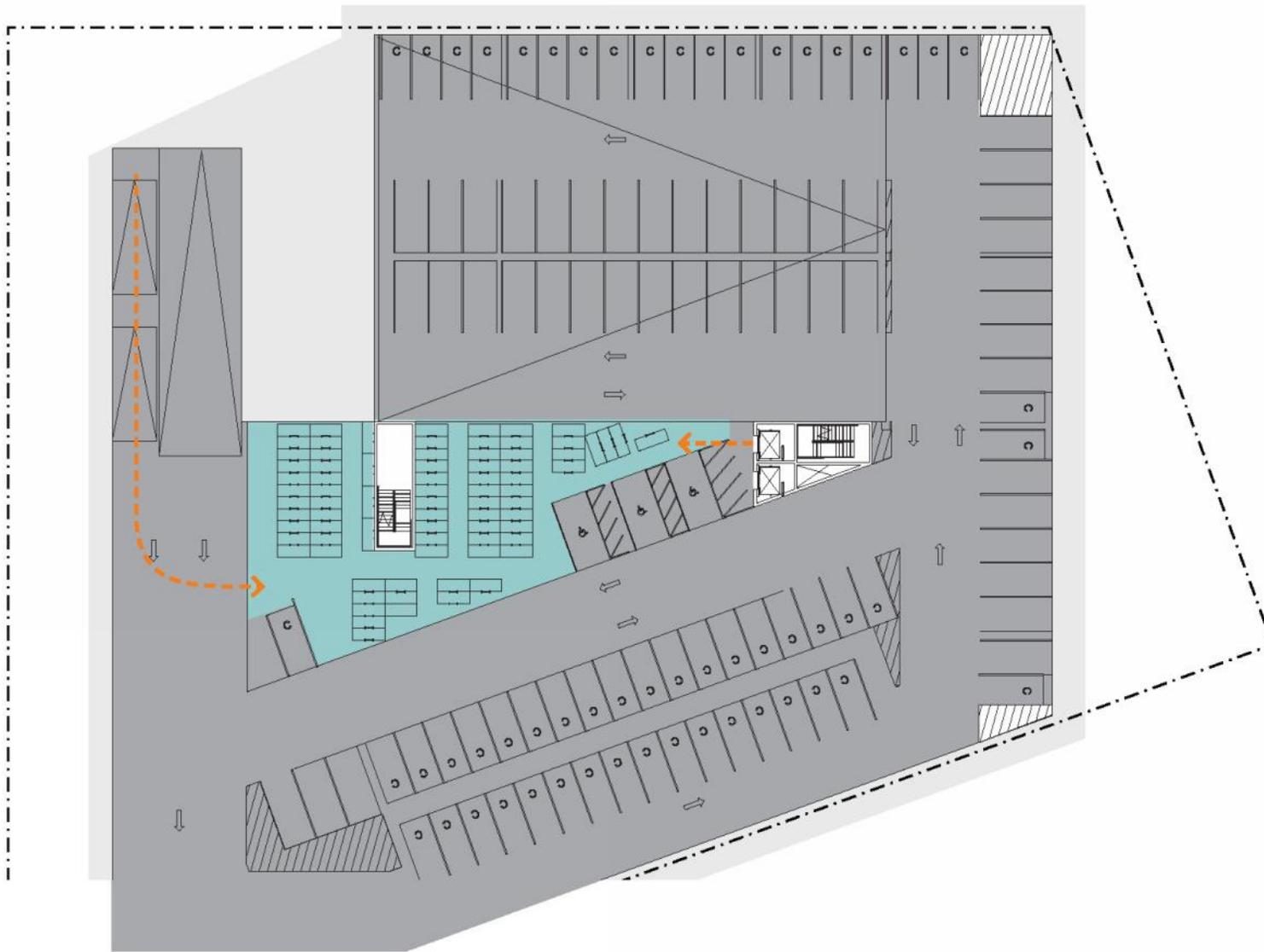


- Office
- Potential Green Roof
- Mechanical

TYPICAL FLOOR

A north arrow is located to the left of the scale bar, pointing towards the top right. The scale bar is a horizontal line with vertical tick marks at 0', 20', and 40'.

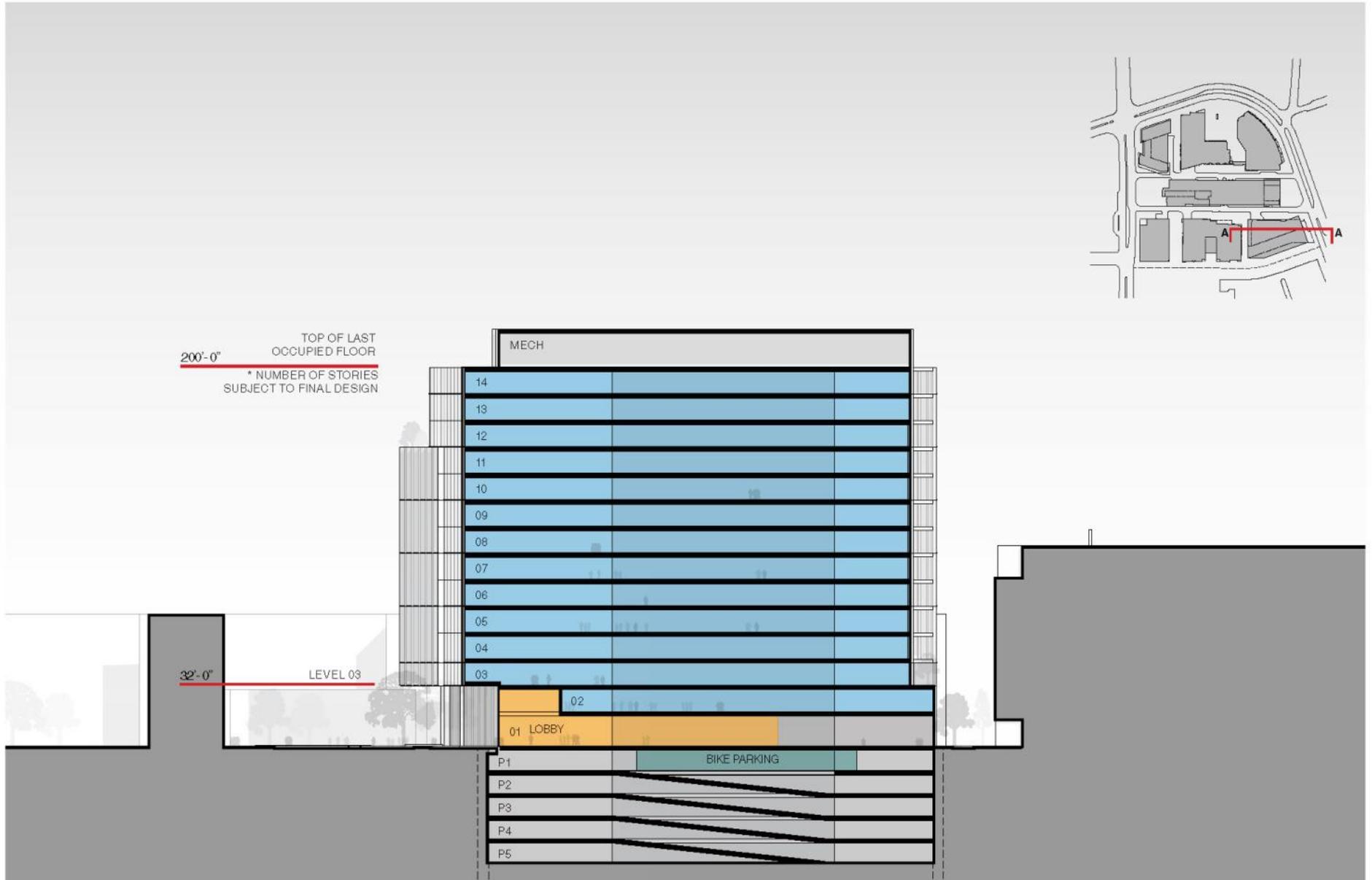
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- Bike Parking
- Mechanical
- Parking



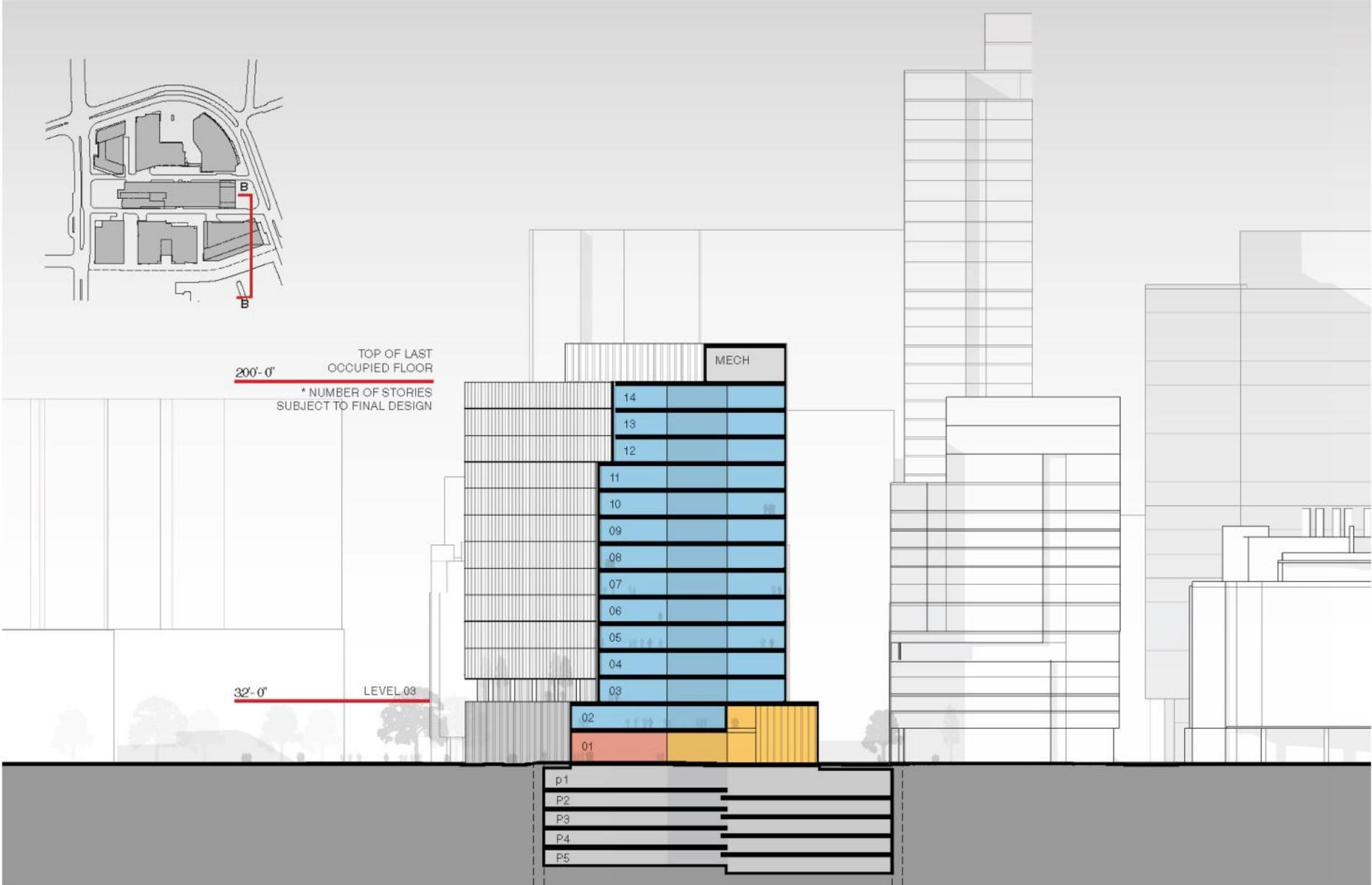
COMMERCIAL BUILDING B (250 BINNEY STREET) - SECTIONS



SECTION A-A

0' 40' 80'

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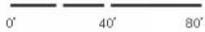


200'-0" TOP OF LAST OCCUPIED FLOOR
 * NUMBER OF STORIES SUBJECT TO FINAL DESIGN

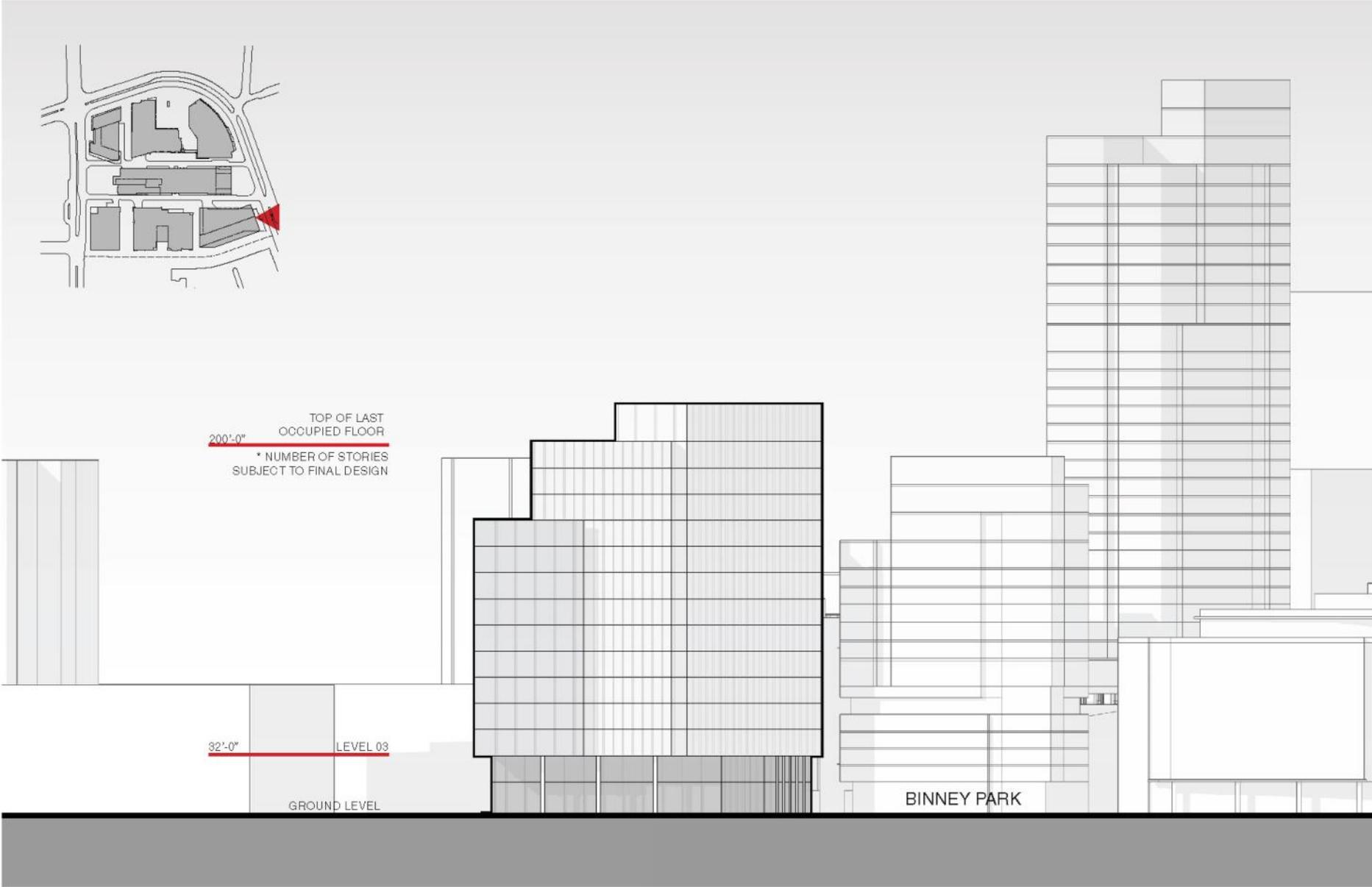
32'-0" LEVEL 03

- MECH
- OFFICE / LAB
- LOBBY
- ACTIVE / COMMERCIAL USE
- PARKING

SECTION B-B



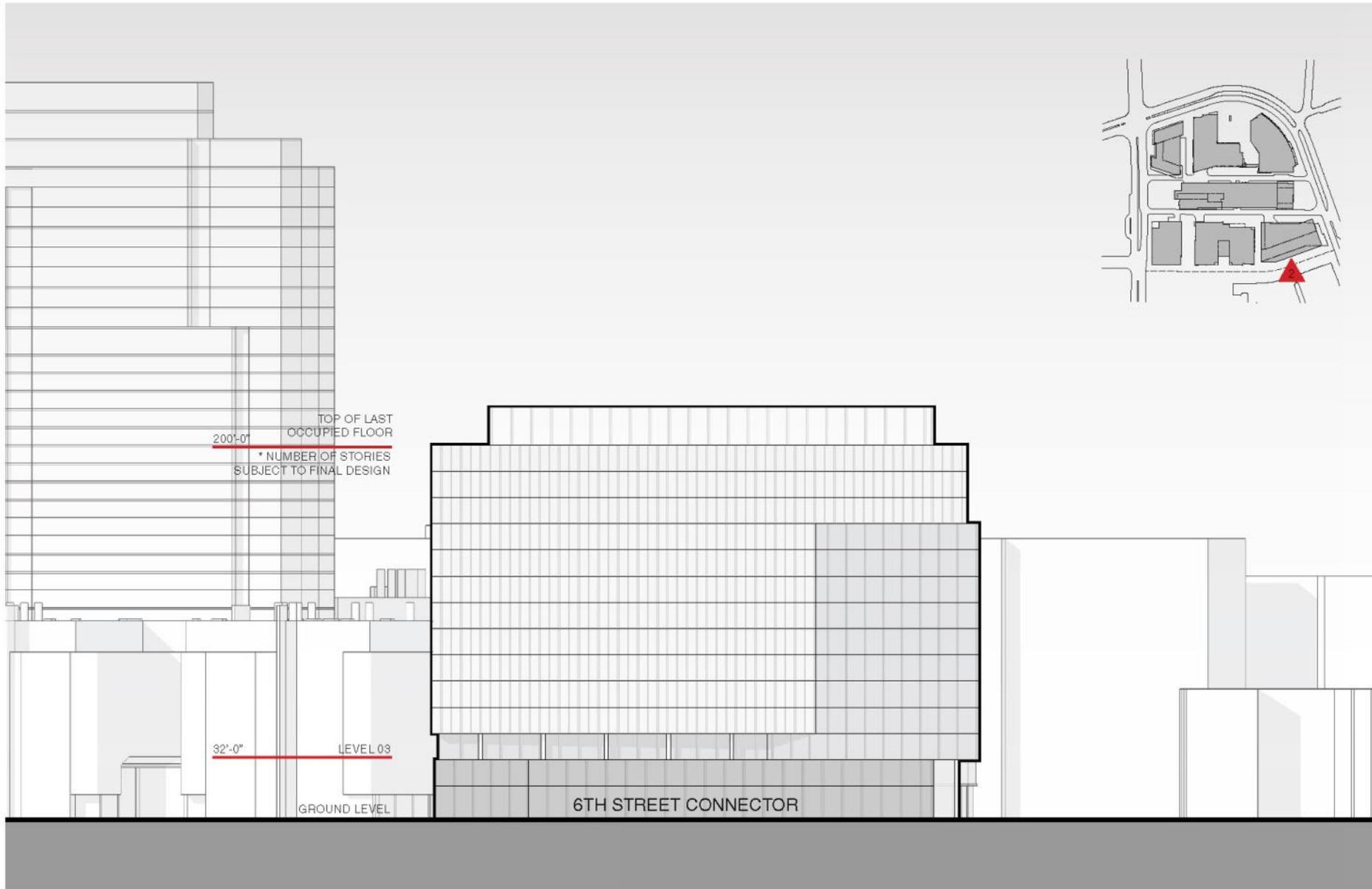
COMMERCIAL BUILDING B (250 BINNEY STREET) - ELEVATIONS



1 NORTH ELEVATION (BINNEY STREET)

0' 20' 40'

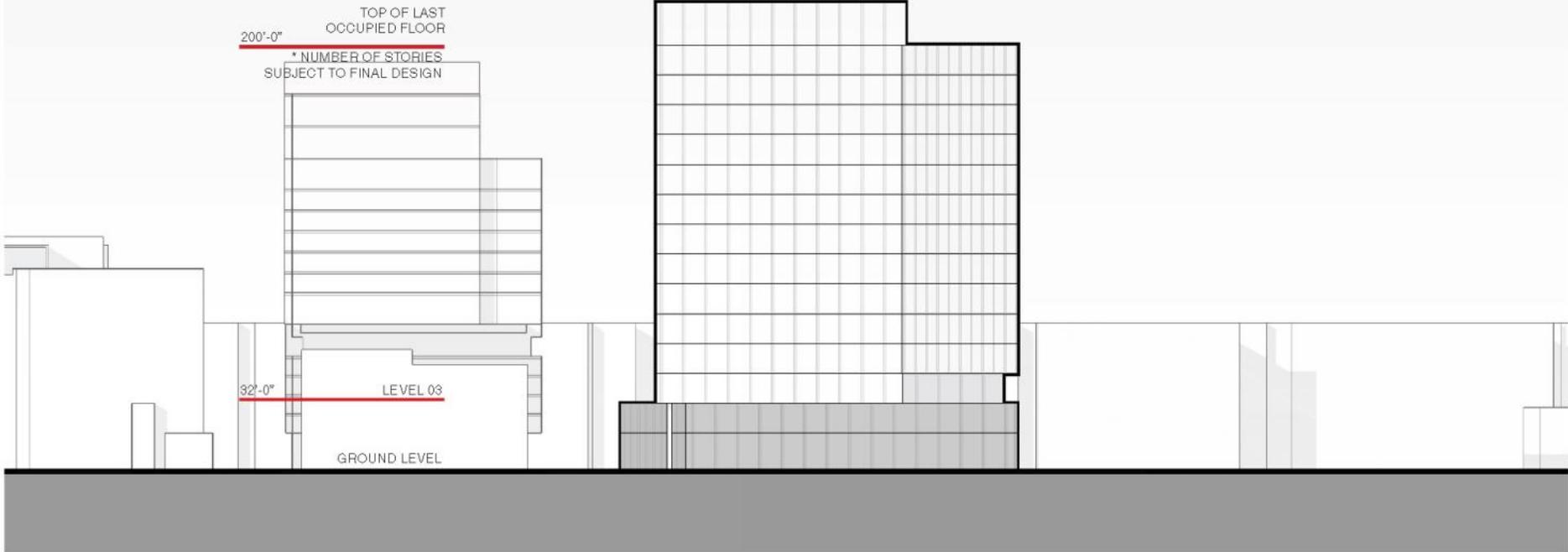
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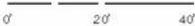
2 EAST ELEVATION (6TH STREET CONNECTOR)

0' 20' 40'

COMMERCIAL BUILDING B (250 BINNEY STREET) - ELEVATIONS



3 SOUTH ELEVATION

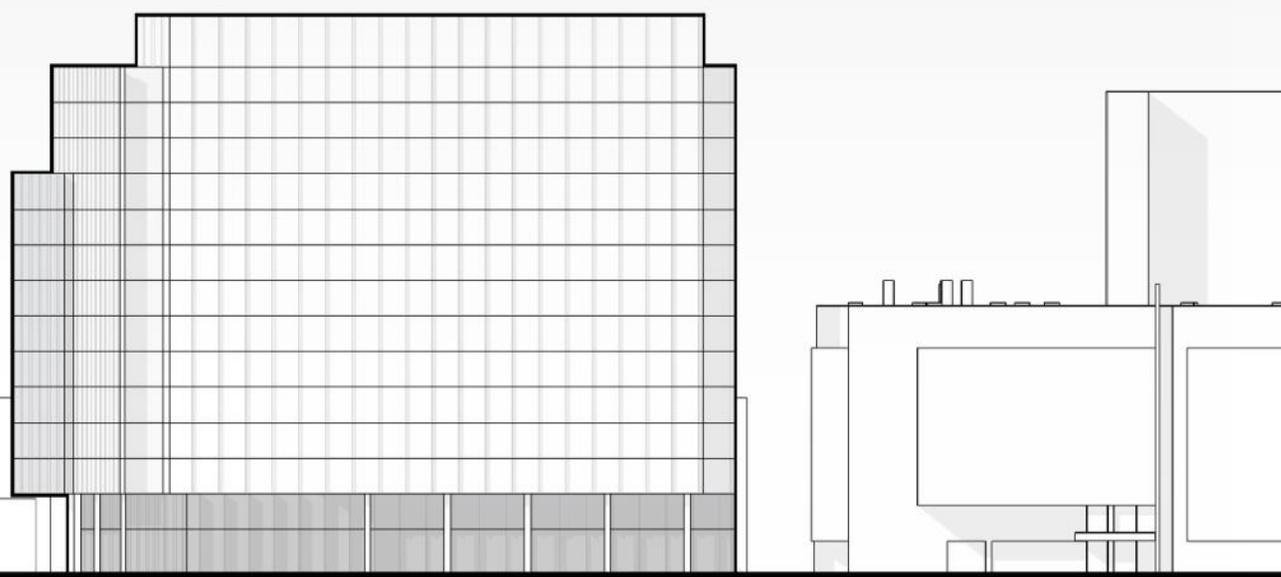




TOP OF LAST OCCUPIED FLOOR
200'-0"
* NUMBER OF STORIES SUBJECT TO FINAL DESIGN

32'-0" LEVEL 03

GROUND LEVEL



4 WEST ELEVATION



INNOVATION SPACE CONVERSION AT 255 MAIN STREET

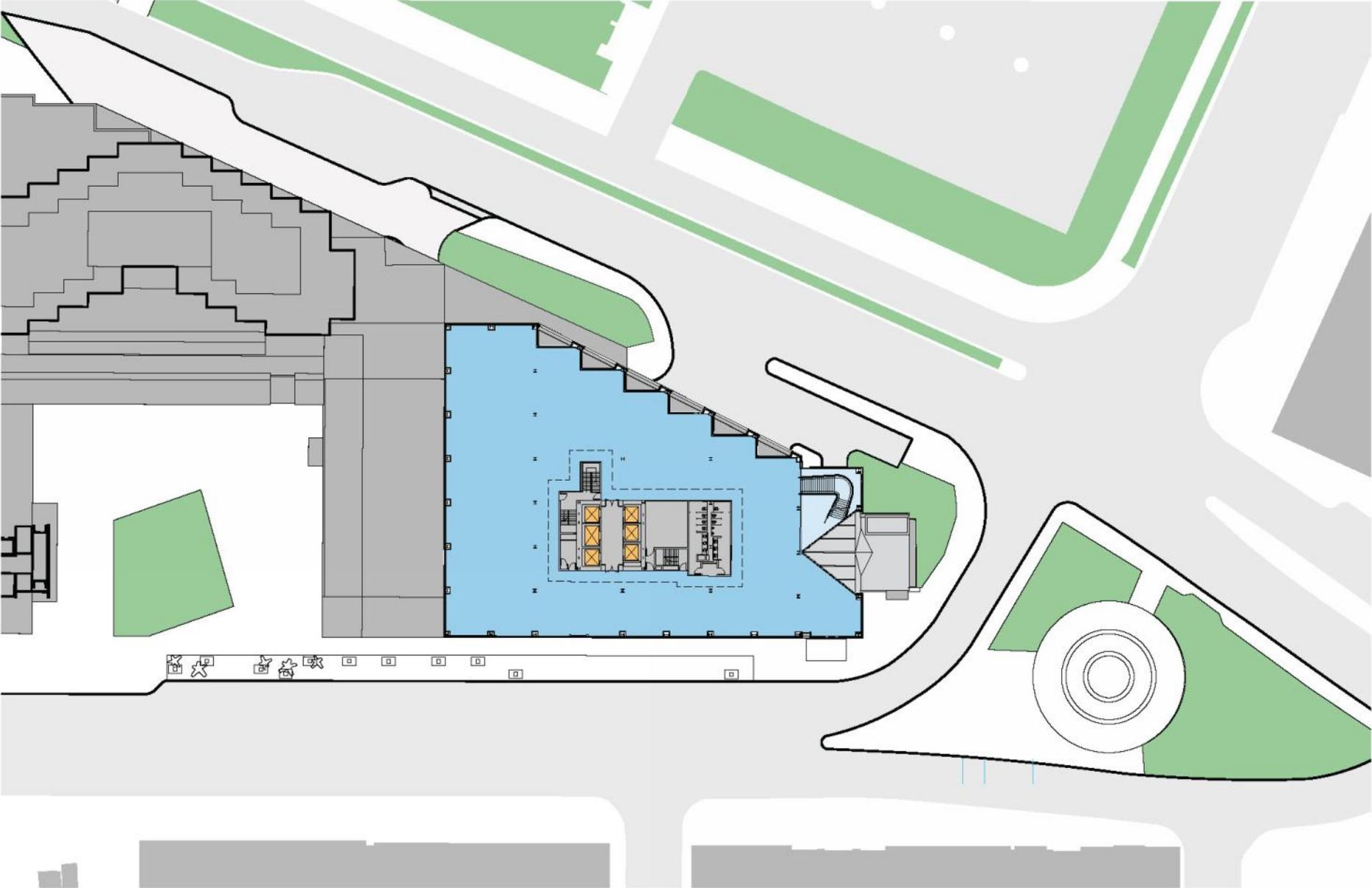


FIGURE 11.1D TYPICAL FLOOR



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