



**MXD**  
CAMBRIDGE, MA

# **INFILL DEVELOPMENT CONCEPT PLAN**

**AMENDMENT 3 CONFORMING DOCUMENT  
VOLUME II GRAPHICS**

**FEB 2025**



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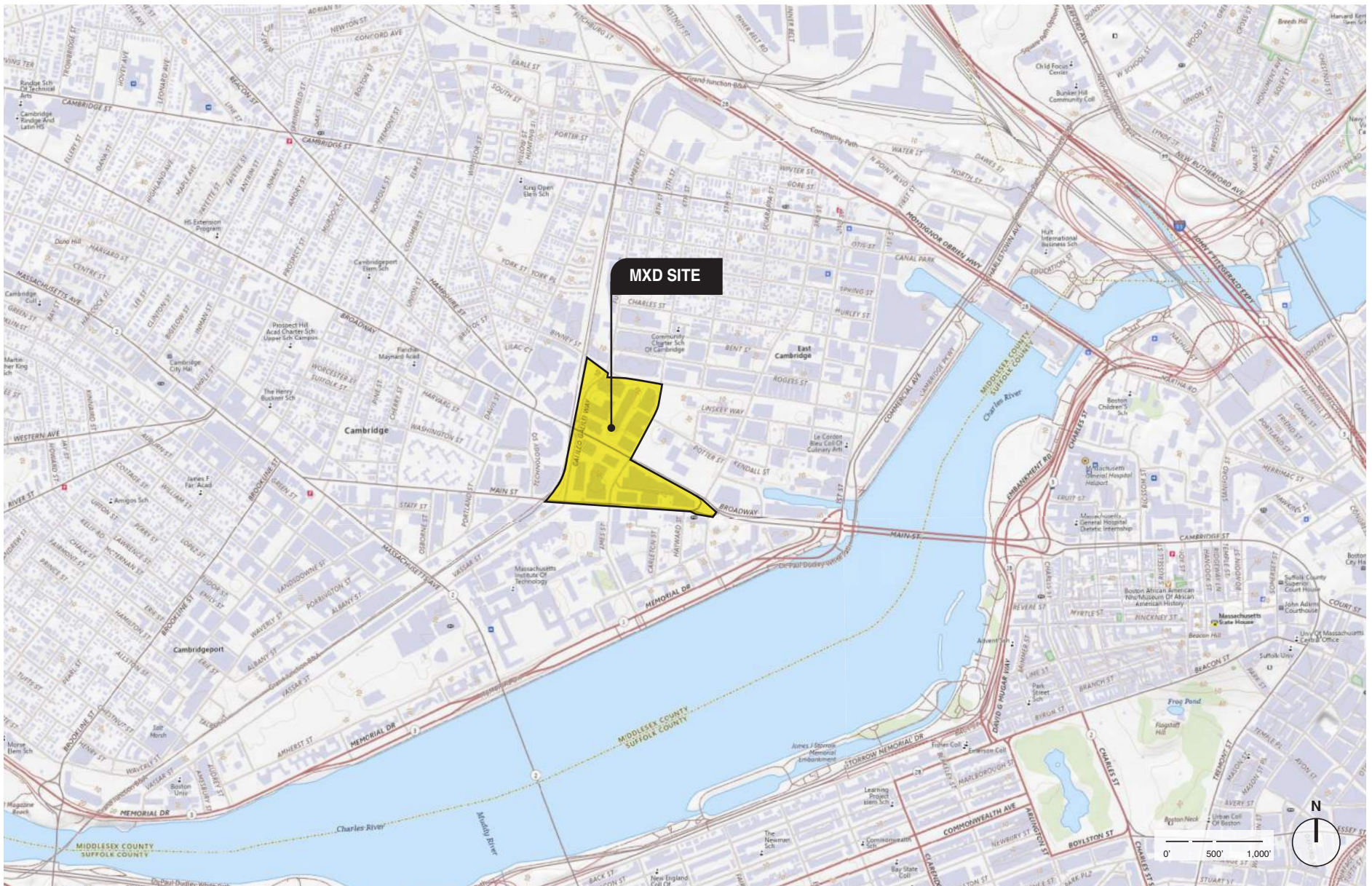
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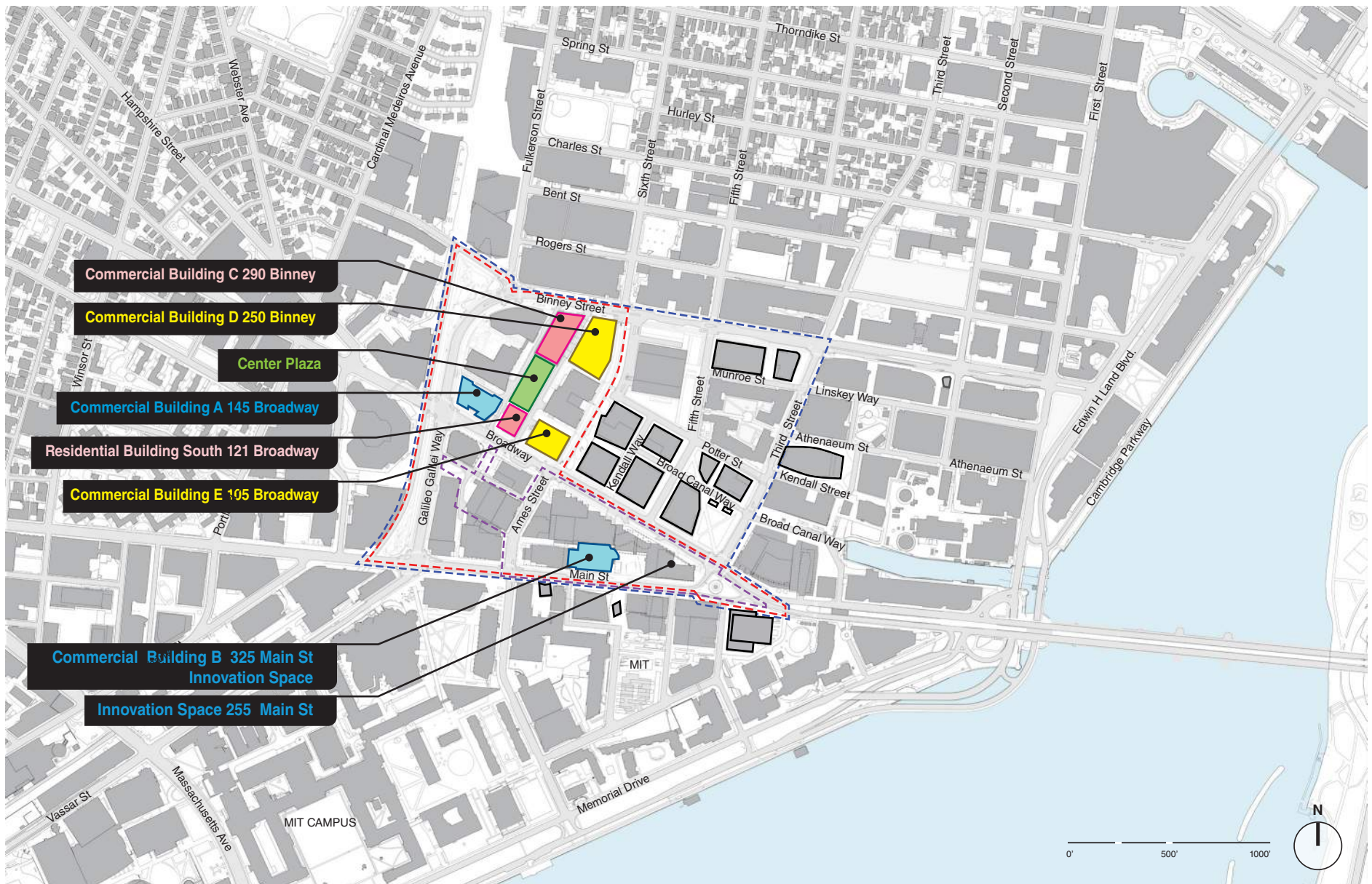
The background of the slide features a repeating pattern of isometric illustrations of a city block. Each illustration shows a cluster of buildings, including a prominent tall skyscraper, smaller commercial buildings, and a curved structure that could be a parking garage or a modern architectural element. The buildings are rendered in a light gray color with thin black outlines, creating a clean, architectural look.

# **1. INTRODUCTION**

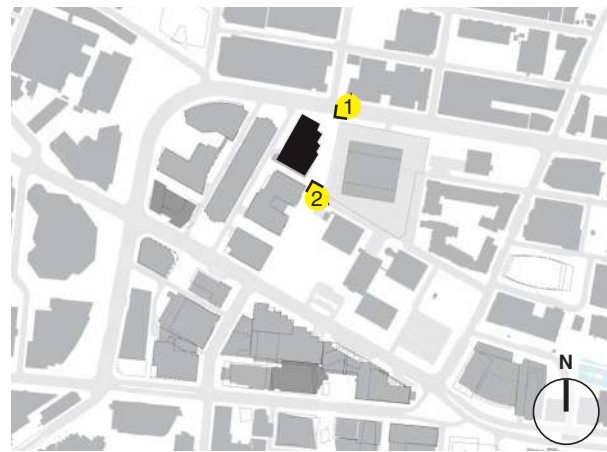




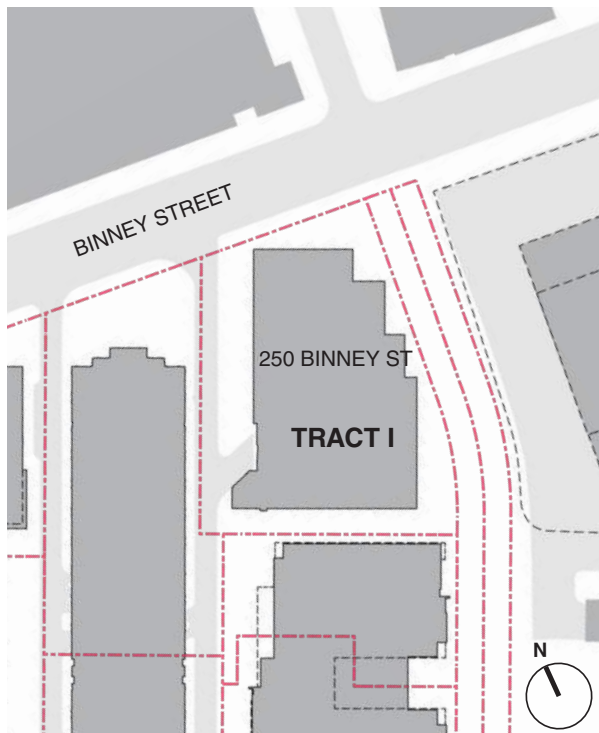








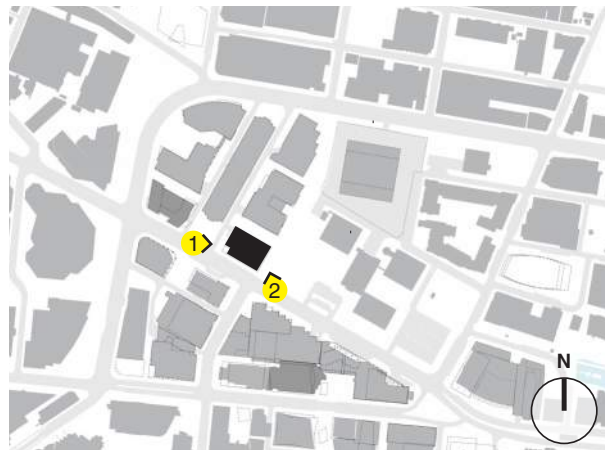
KEY PLAN



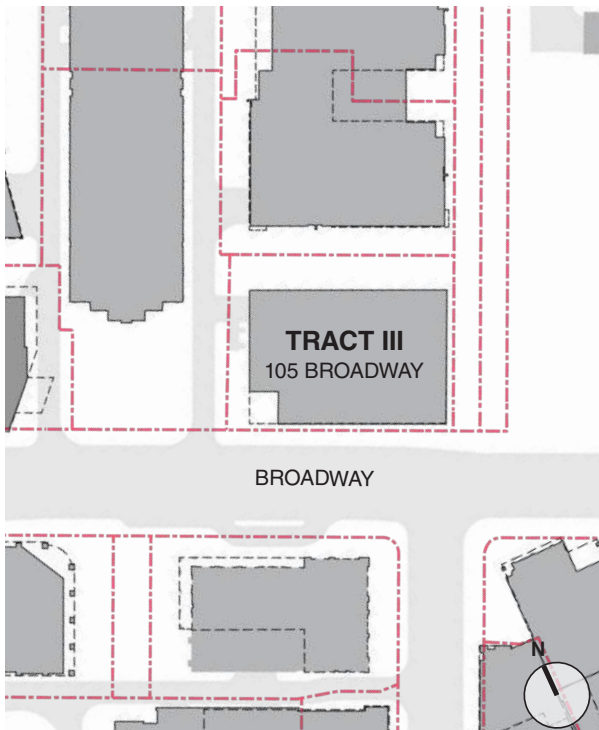
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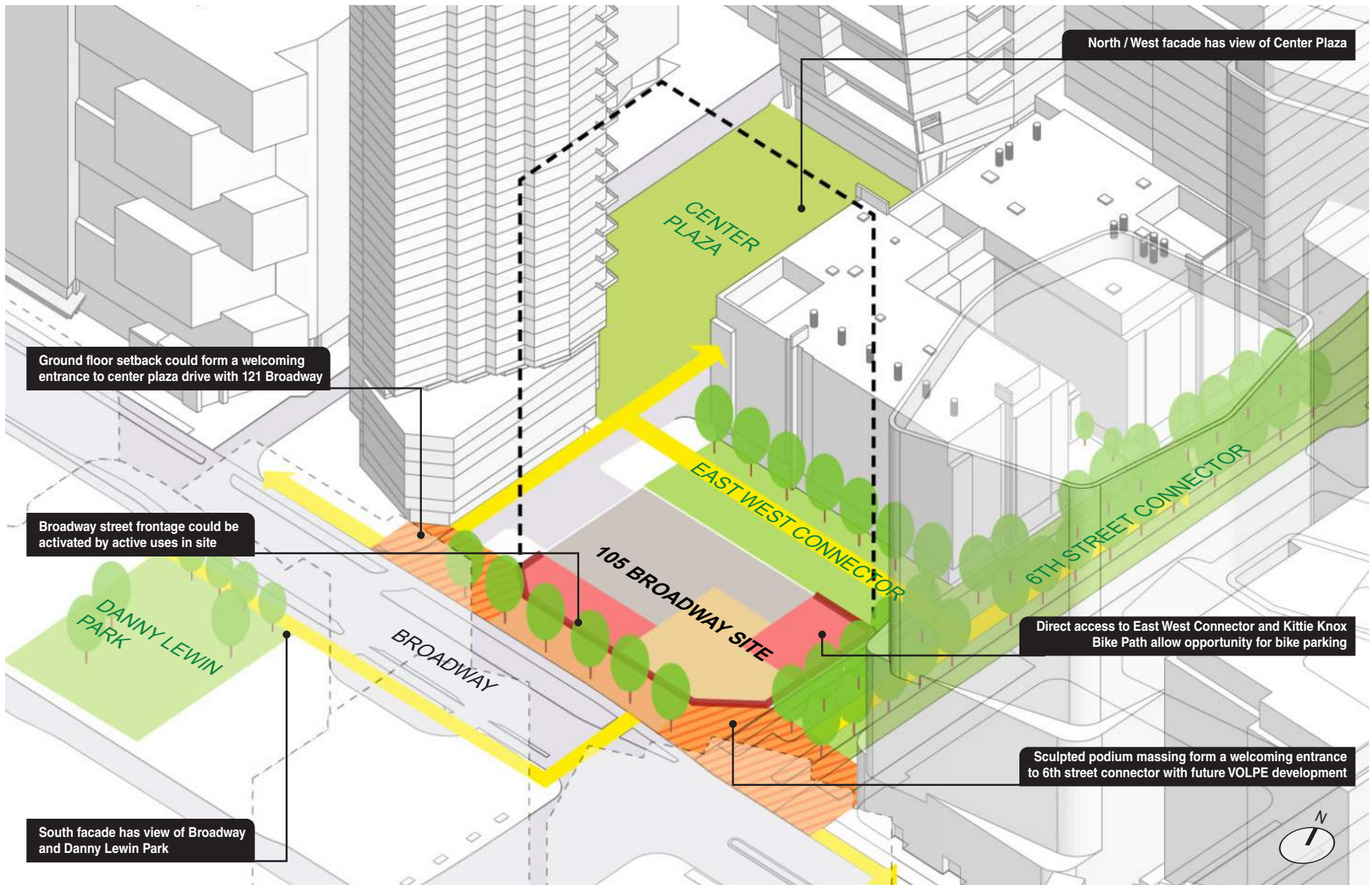
KEY PLAN



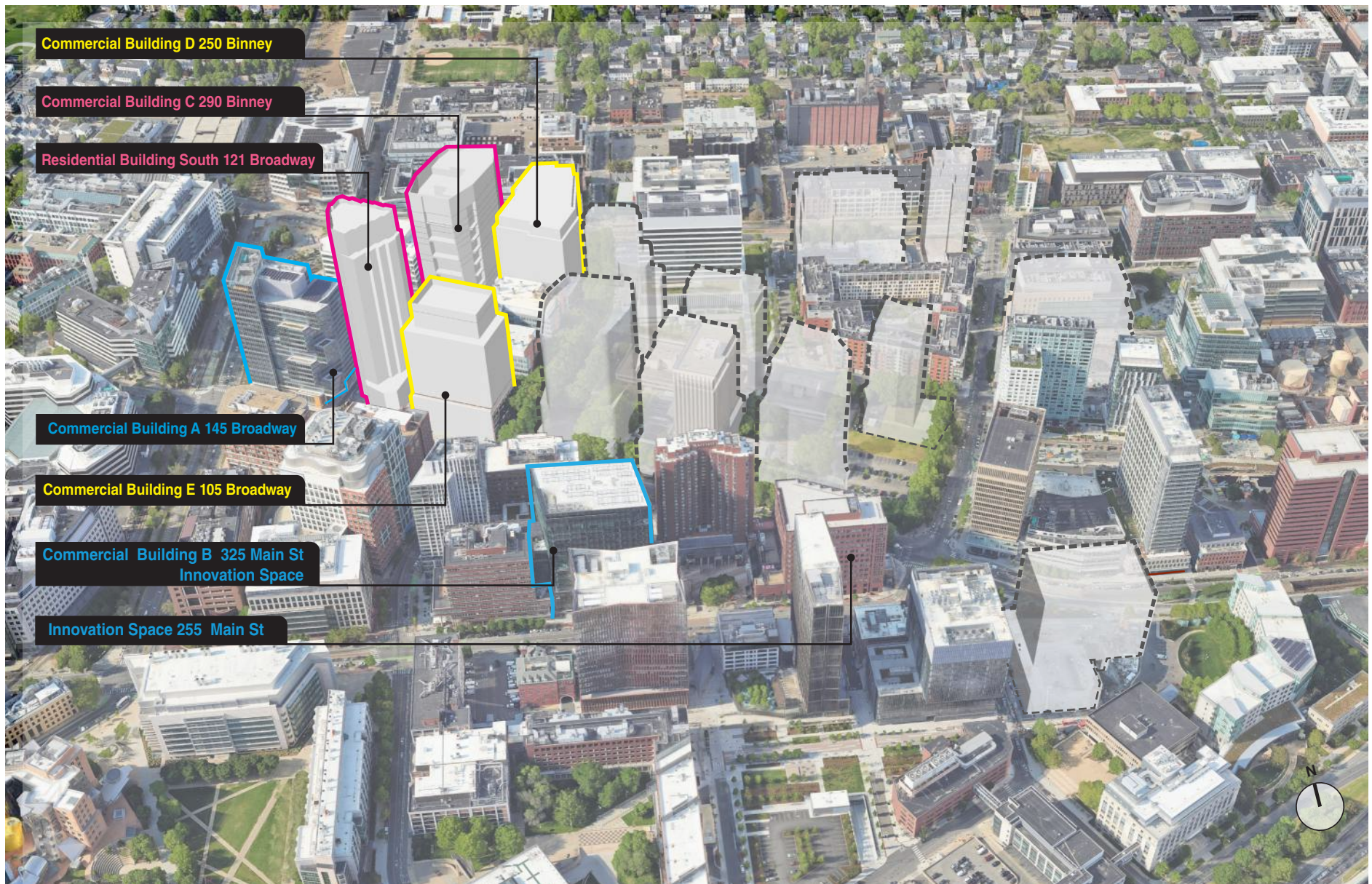
PARCEL BOUNDARY





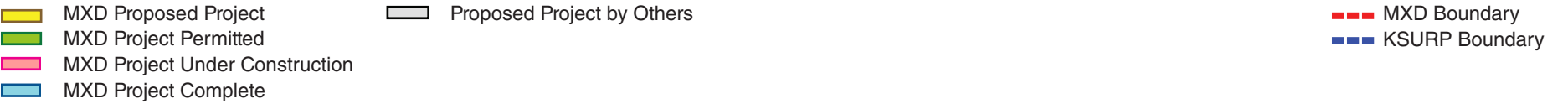






- ▬ MXD Proposed Project
- ▬ MXD Project Under Construction
- ▬ MXD Project Complete
- Proposed Project by Others









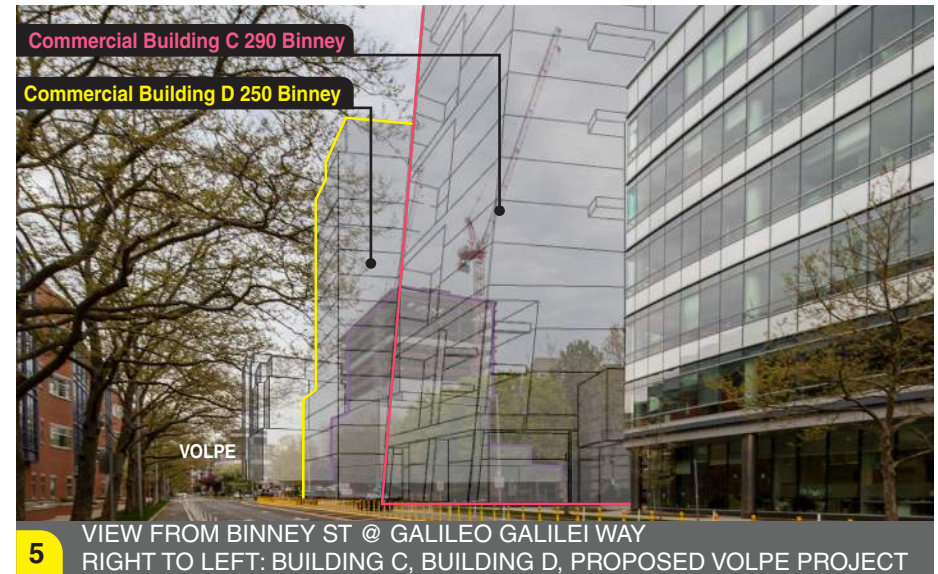
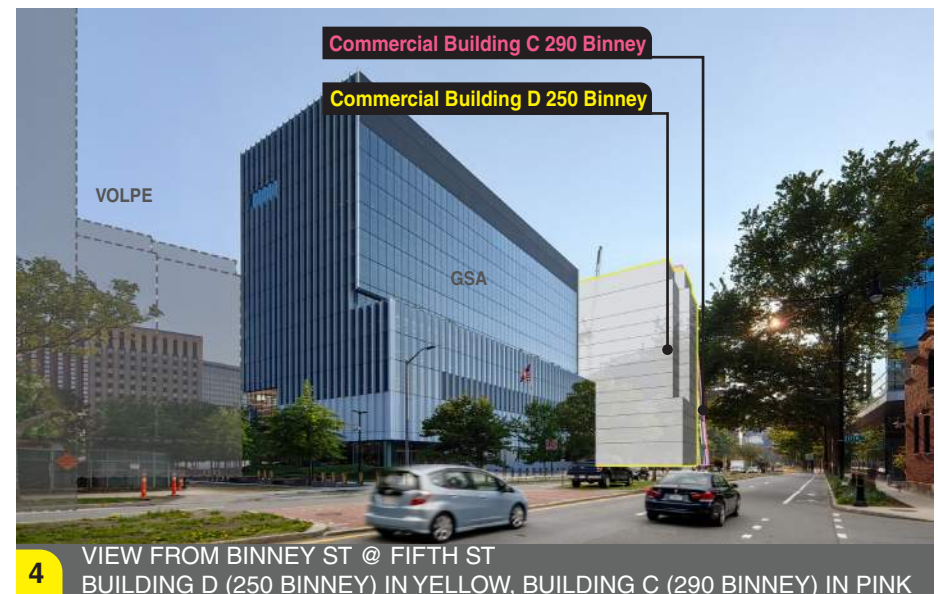
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- MXD Project Under Construction
- MXD Project Complete
- Proposed Project by Others





- MXD Proposed Project
- MXD Project Under Construction
- MXD Project Complete
- Proposed Project by Others





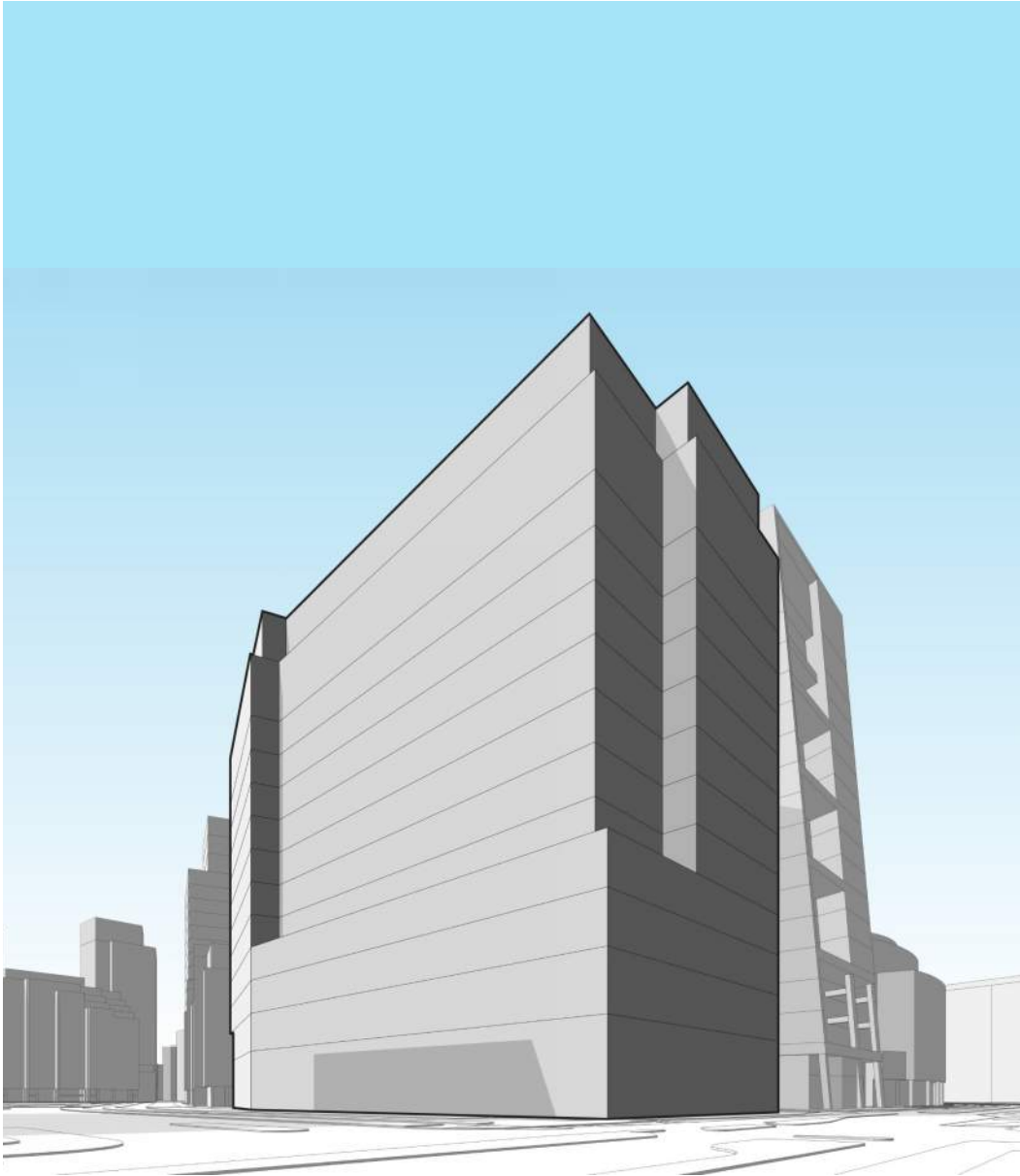
- MXD Proposed Project
- MXD Project Under Construction
- MXD Project Complete
- Proposed Project by Others





- MXD Proposed Project
- MXD Project Under Construction
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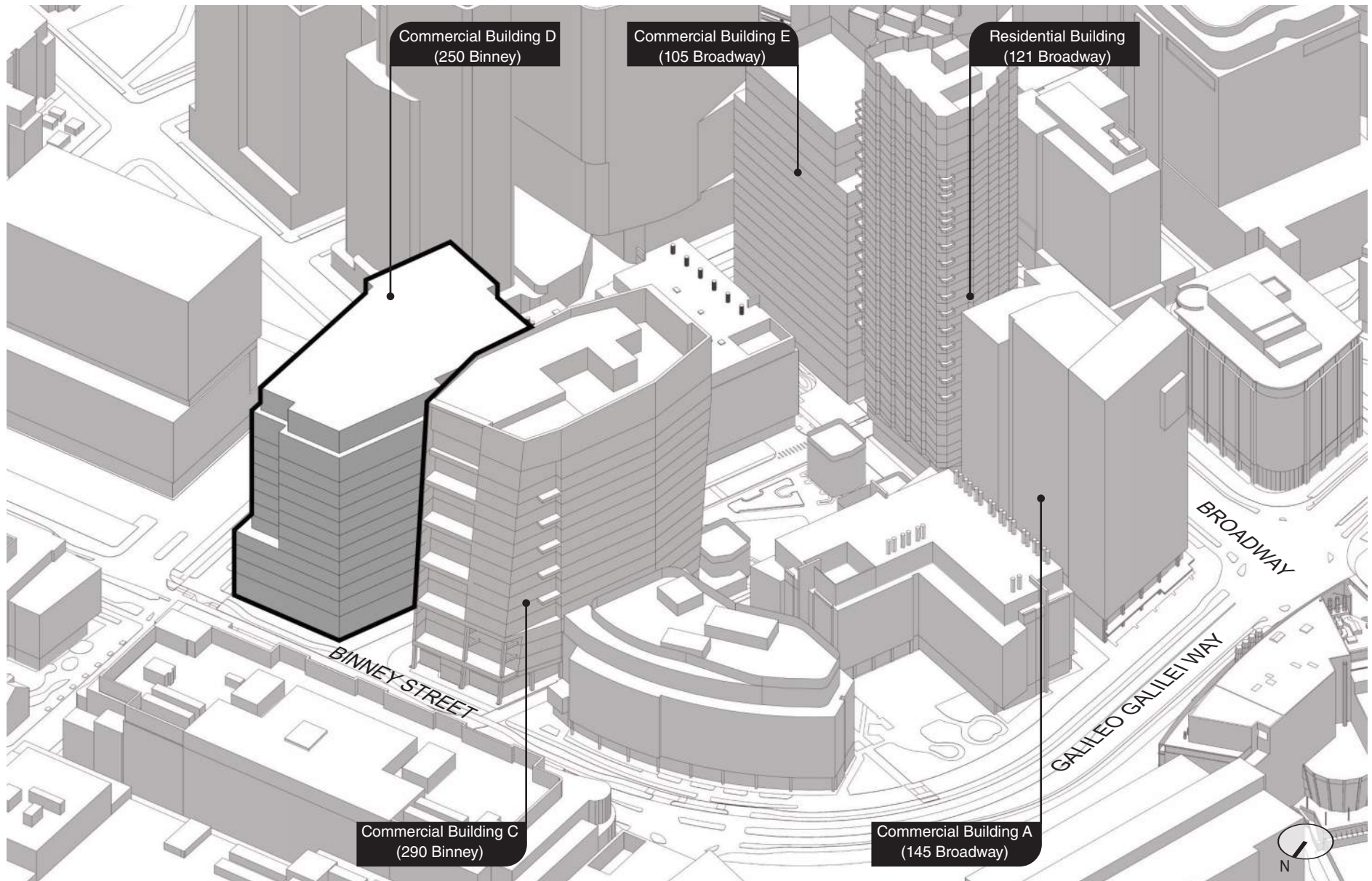




PERSPECTIVE VIEW FROM BINNEY STREET LOOKING WEST









PHASE 4 ALTERNATIVE COMMERCIAL BUILDING D GROUND FLOOR PLAN  
(UNCHANGED FROM PHASE 4 BASELINE)

FIGURE 1.7C



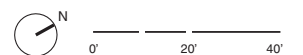
Active Flexible use space for:  
Bike Valet

Lobby  
Active use  
Mechanical / BOH

P  
L  
Parking Entrance  
Loading

E Entrance (per use type)

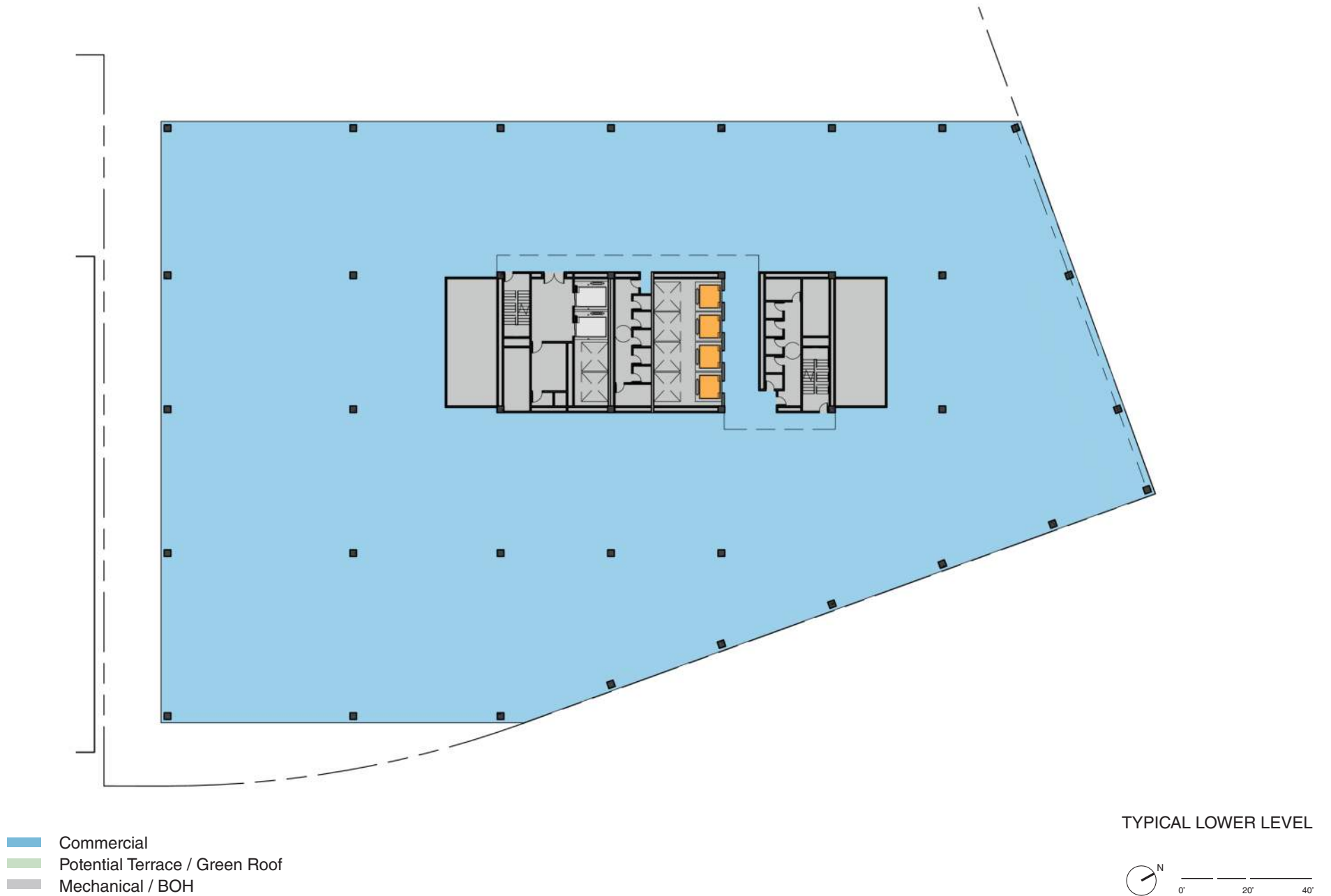
GROUND LEVEL





PHASE 4 ALTERNATIVE COMMERCIAL BUILDING D TYPICAL LOWER LEVEL FLOOR PLAN  
(UNCHANGED FROM PHASE 4 BASELINE)

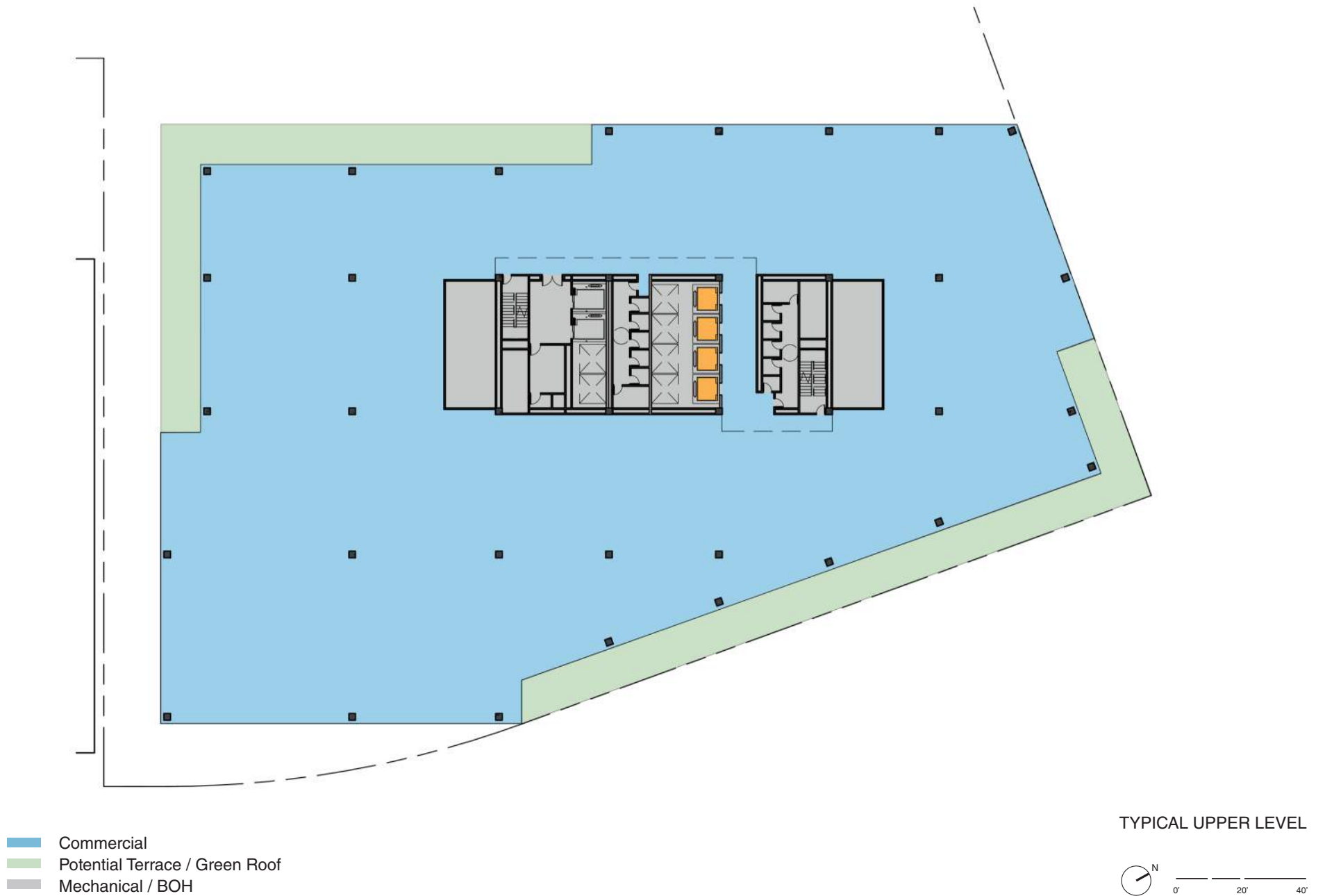
FIGURE 1.7D



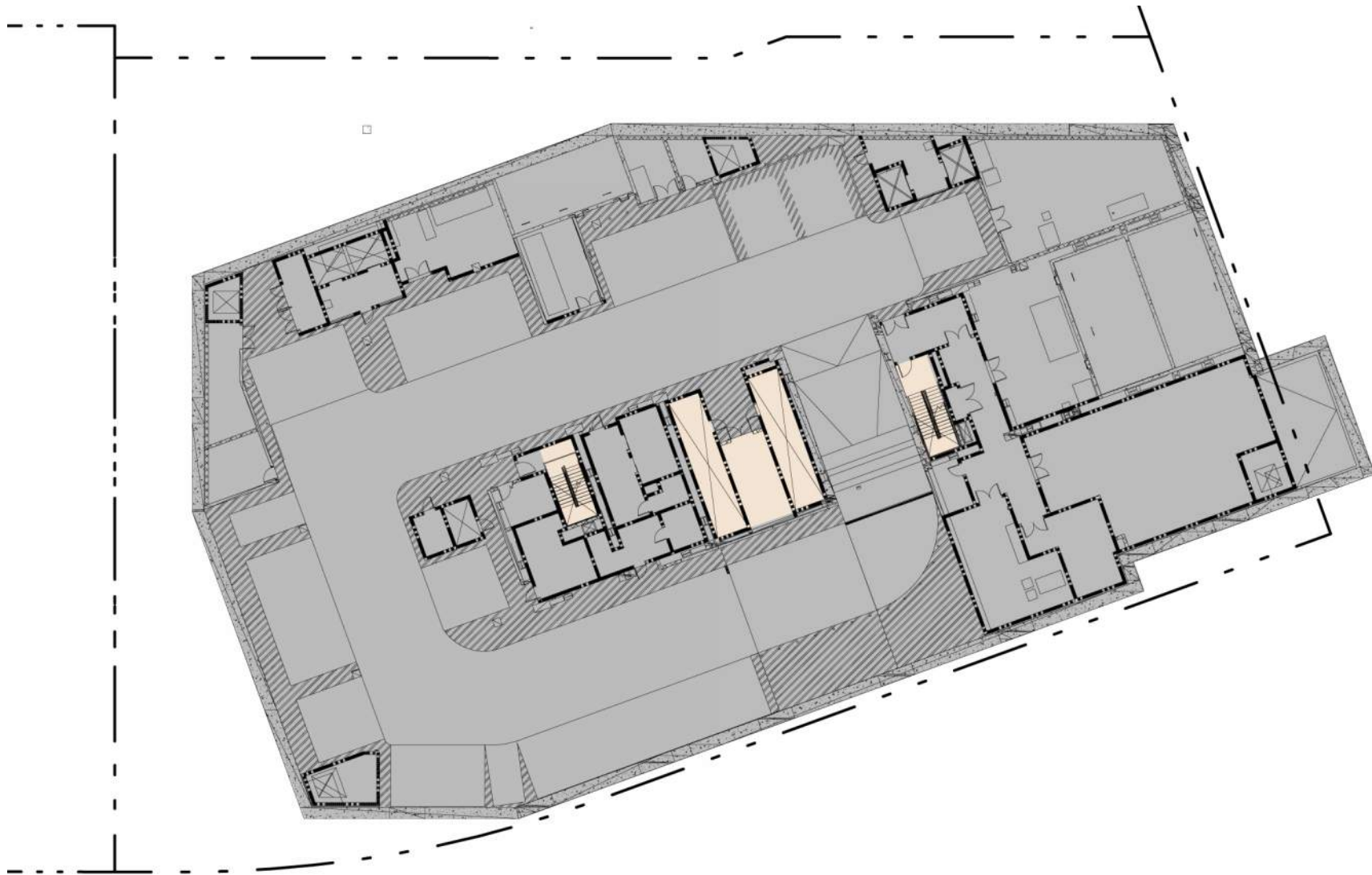


PHASE 4 ALTERNATIVE COMMERCIAL BUILDING D TYPICAL UPPER LEVEL FLOOR PLAN  
(UNCHANGED FROM PHASE 4 BASELINE)

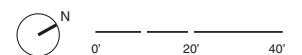
FIGURE 1.7E



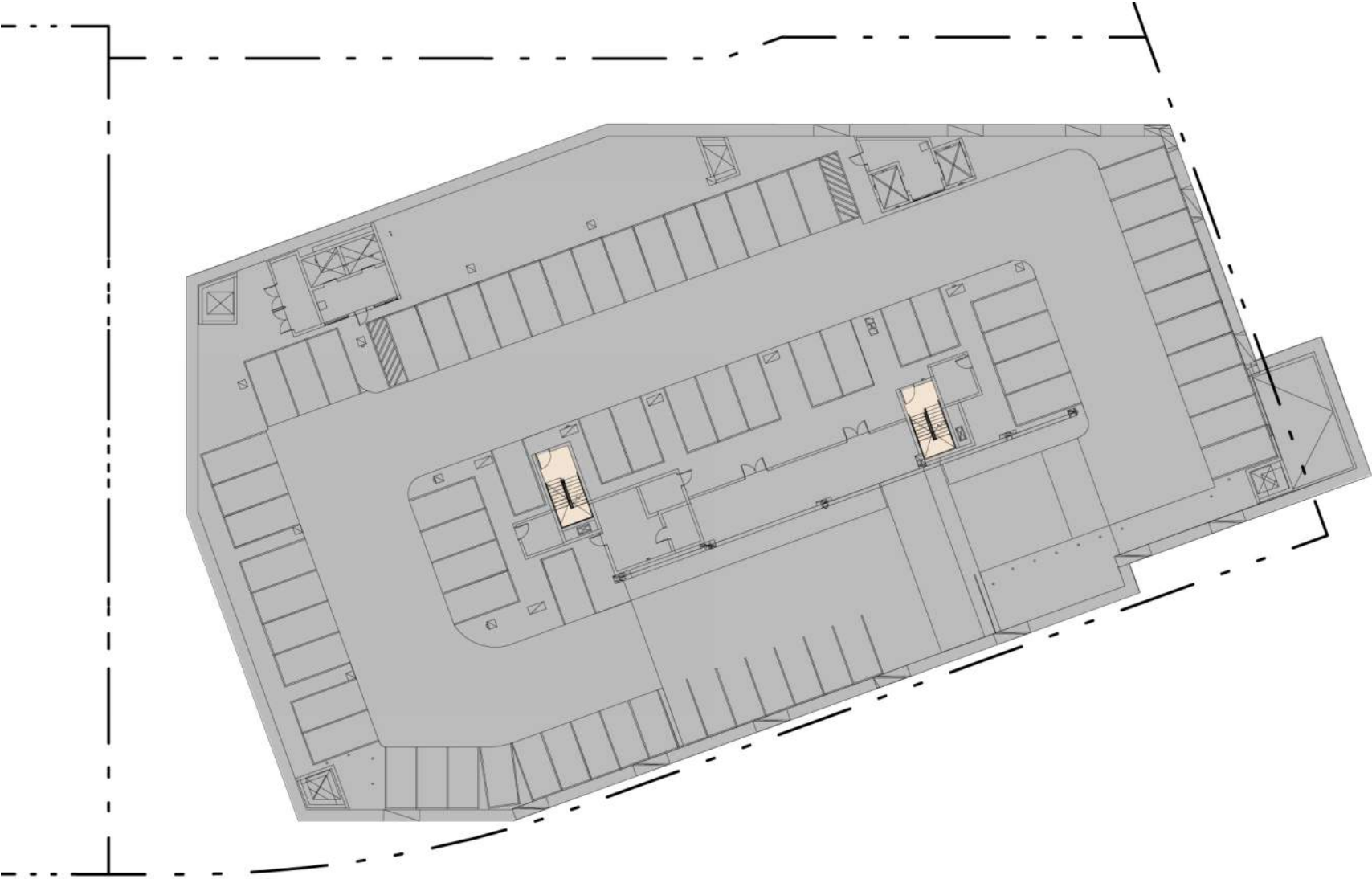




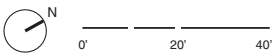
LEVEL B1







TYPICAL LEVELS B2-B8



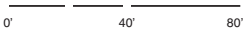




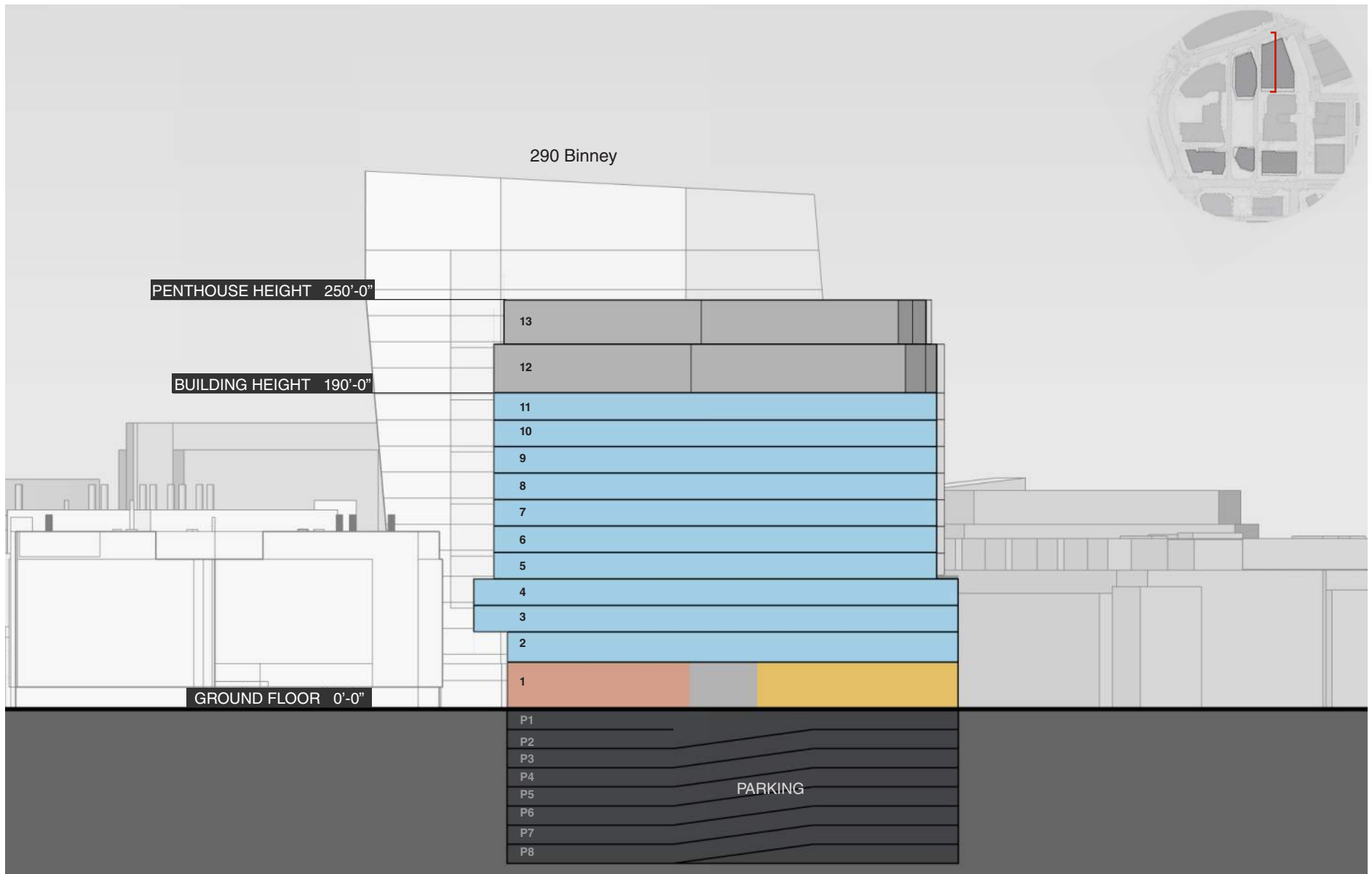
- Lobby
- Active use
- Commercial
- Mechanical / BOH

Note: The ground floor level is shown at +0' for these sections to make clear the true building height (<= 250' per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

SECTION A-A'







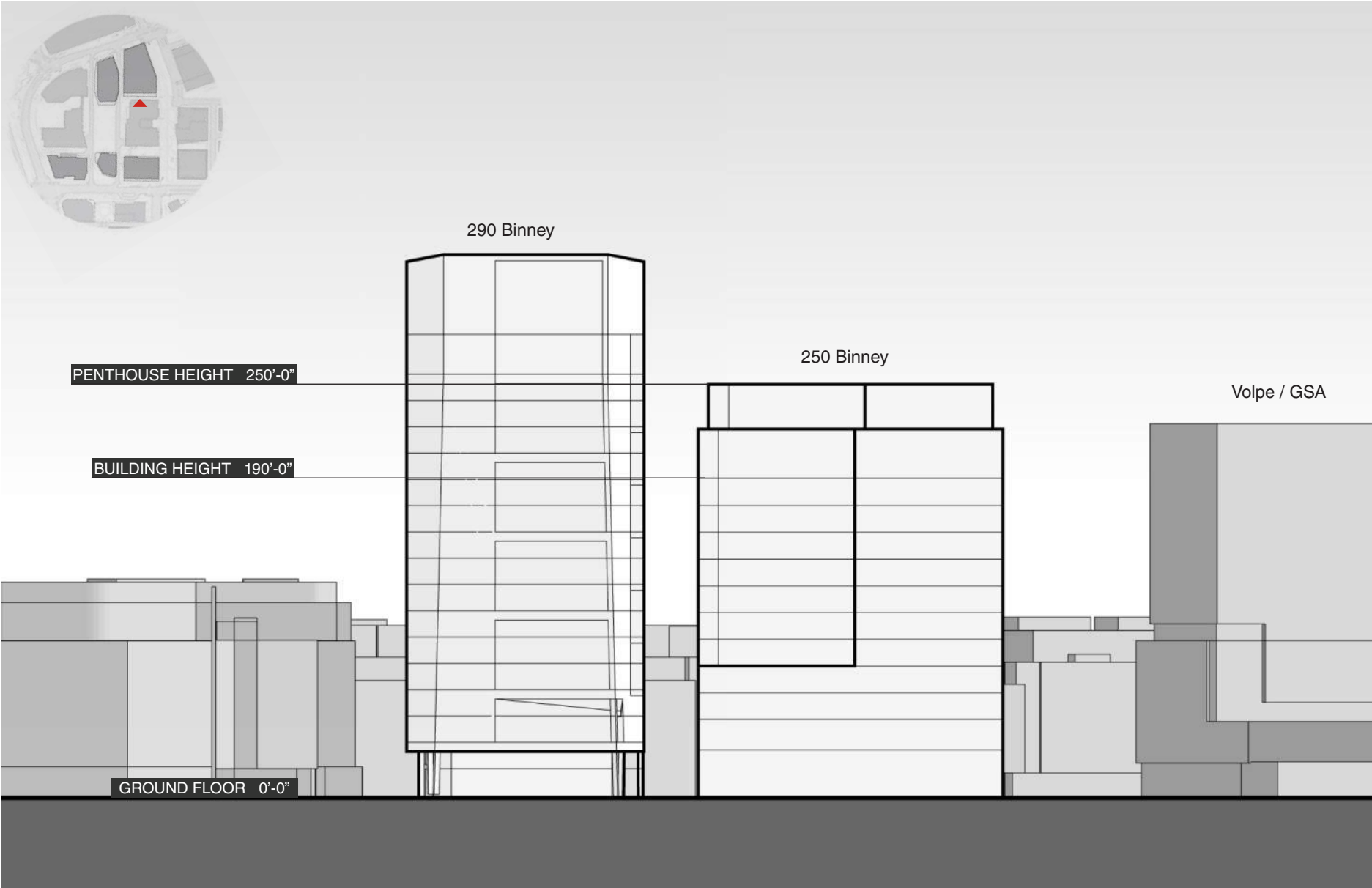
- Lobby
- Commercial
- Active use
- Mechanical / BOH

*Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.*

SECTION B-B'

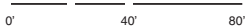
0' 40' 80'



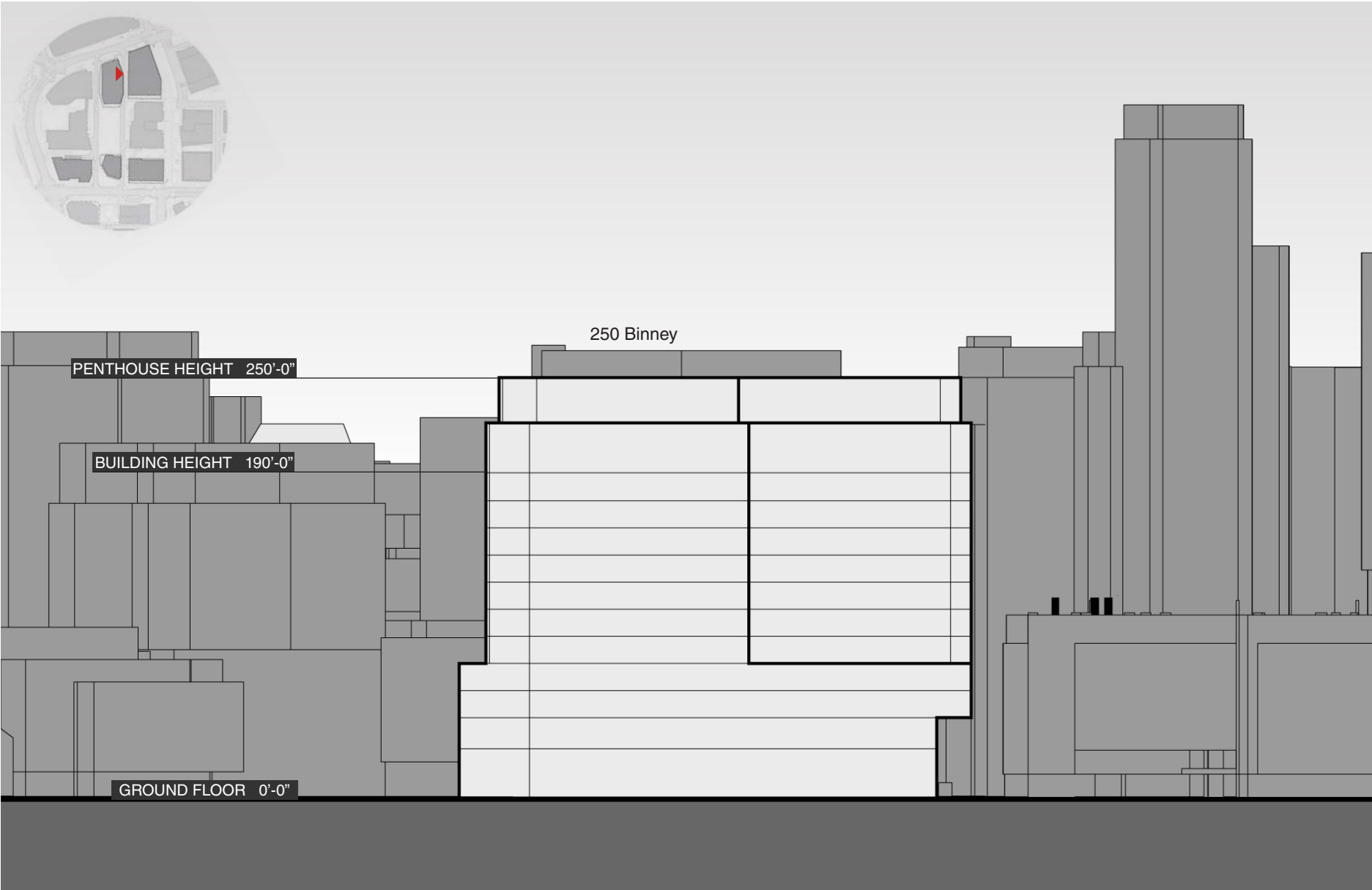


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height (<= 250' per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.*

SOUTH ELEVATION

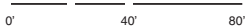




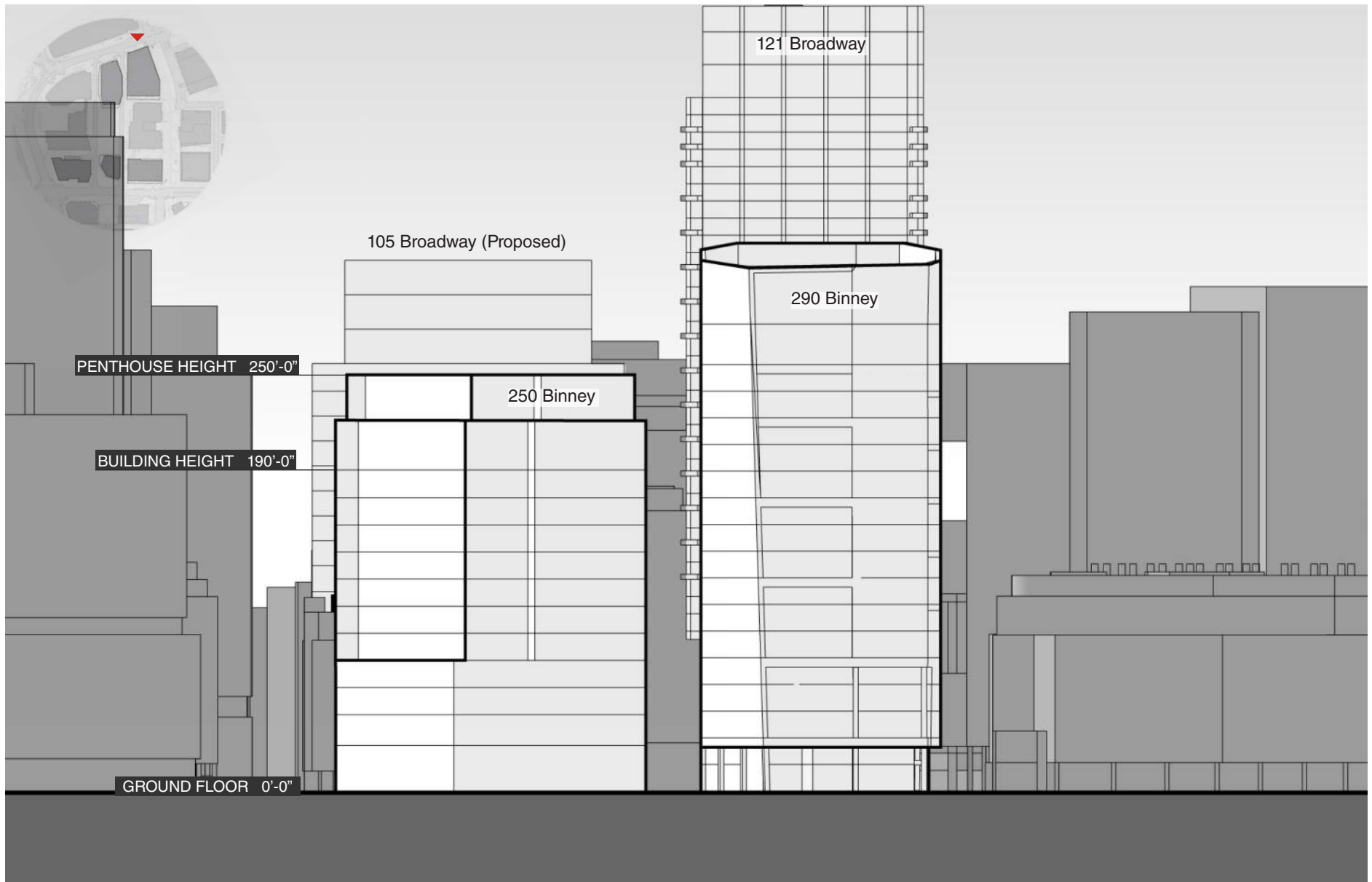


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.*

EAST ELEVATION





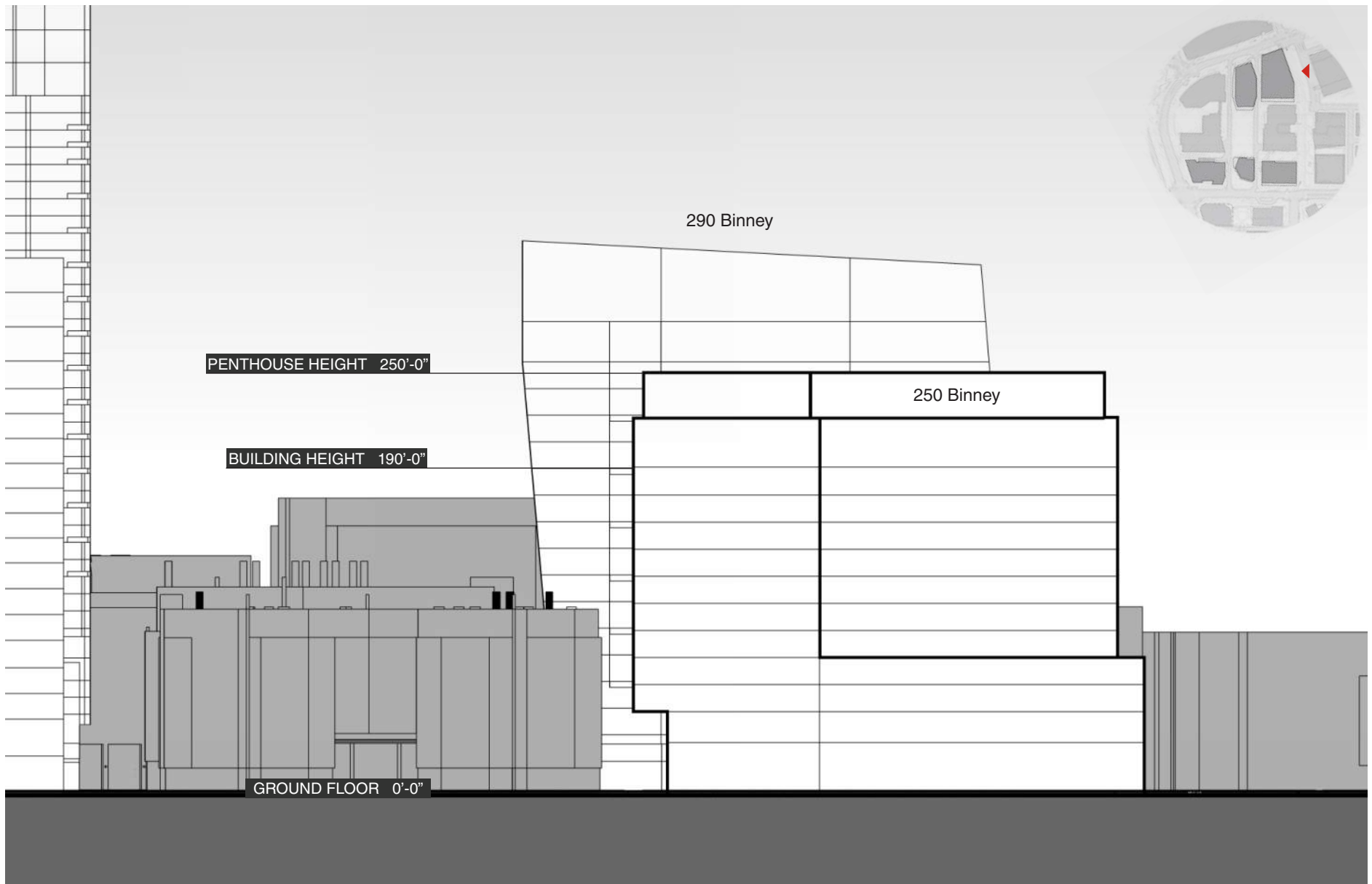


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.*

NORTH ELEVATION

0' 40' 80'





*Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.*

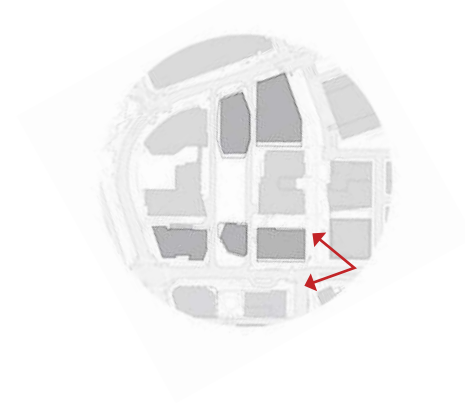
WEST ELEVATION

0' 40' 80'

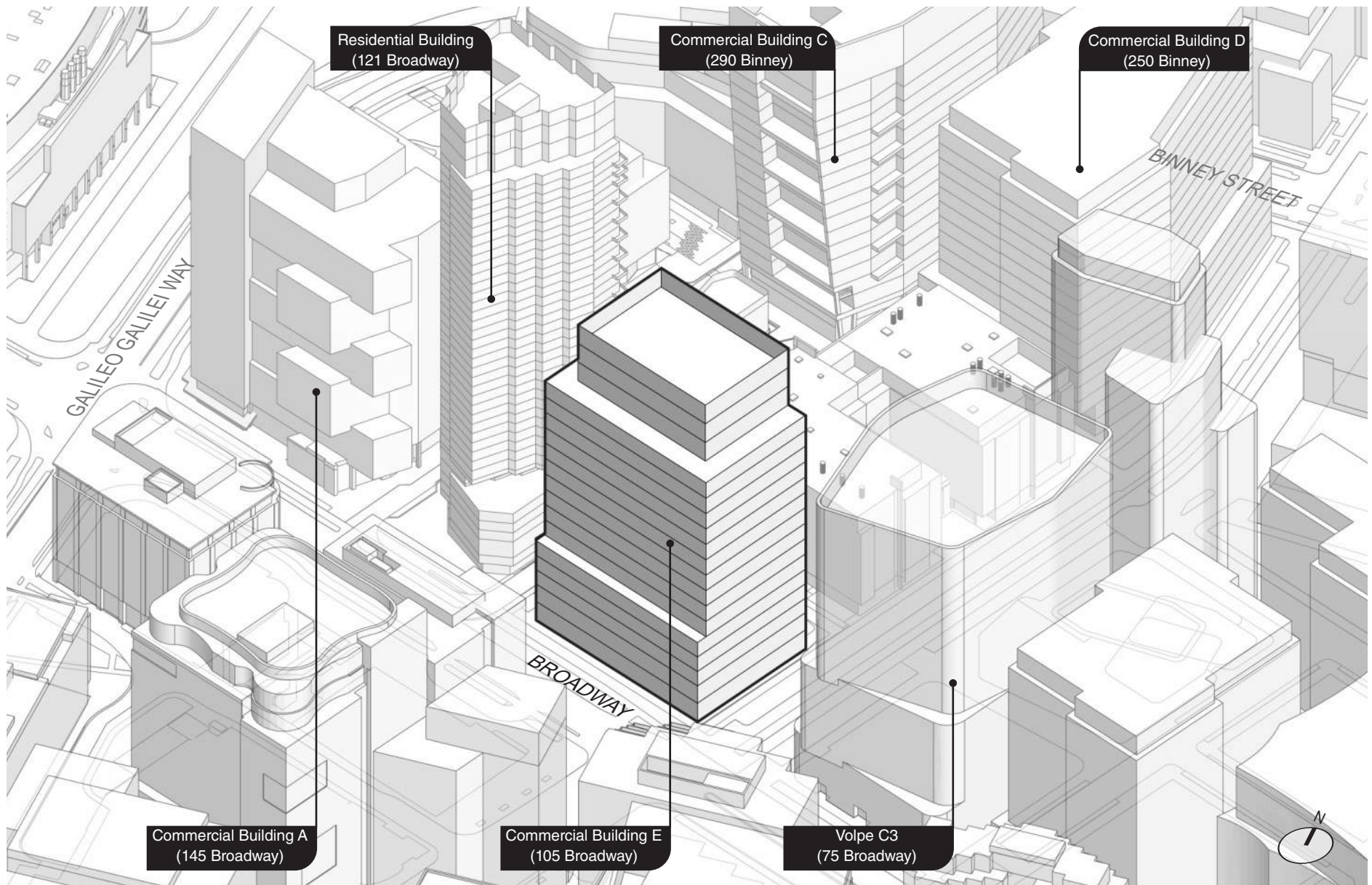




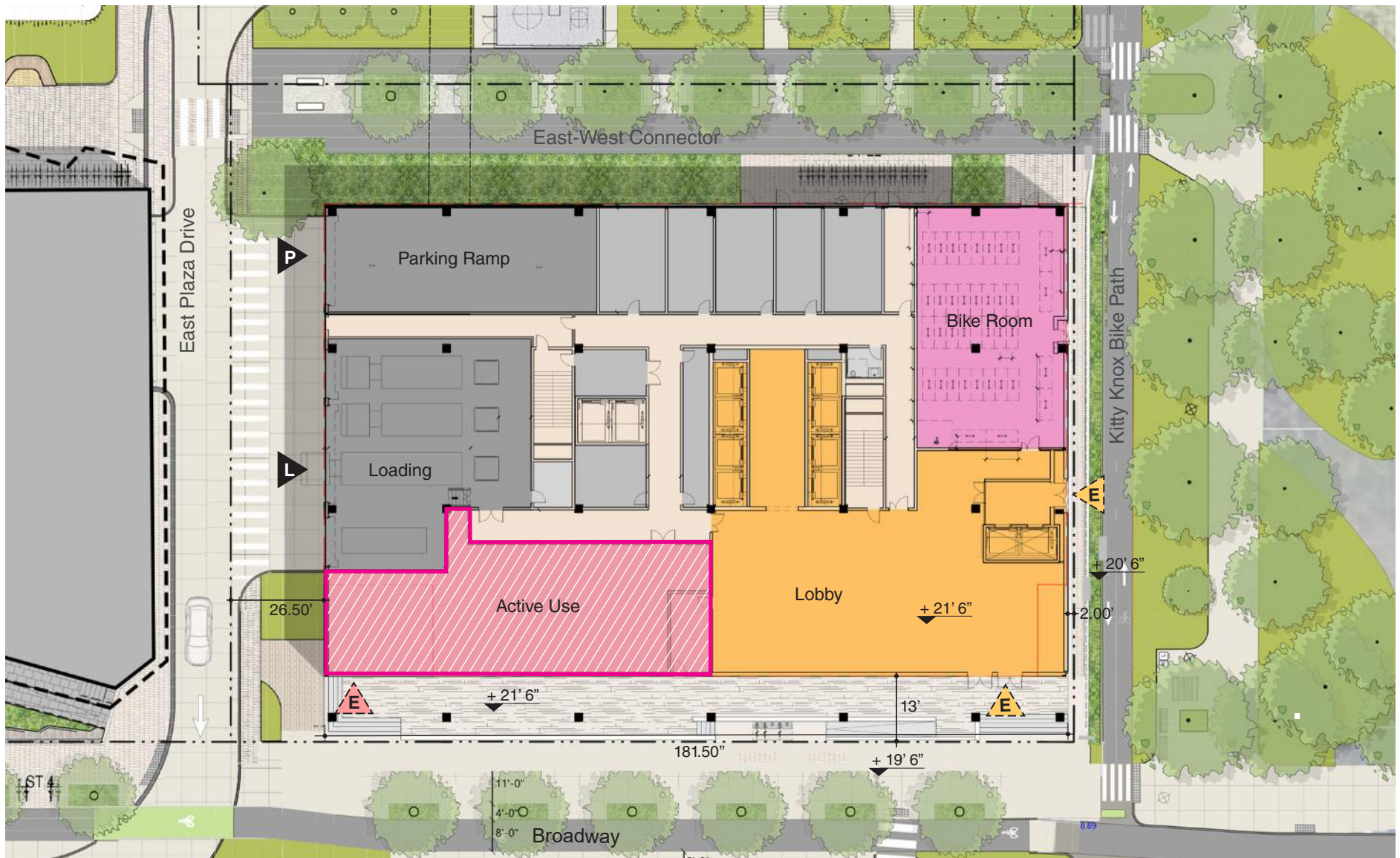
PERSPECTIVE VIEW FROM BROADWAY LOOKING WEST











Active Flexible use space for Future Potential Retail  
 Bike Parking

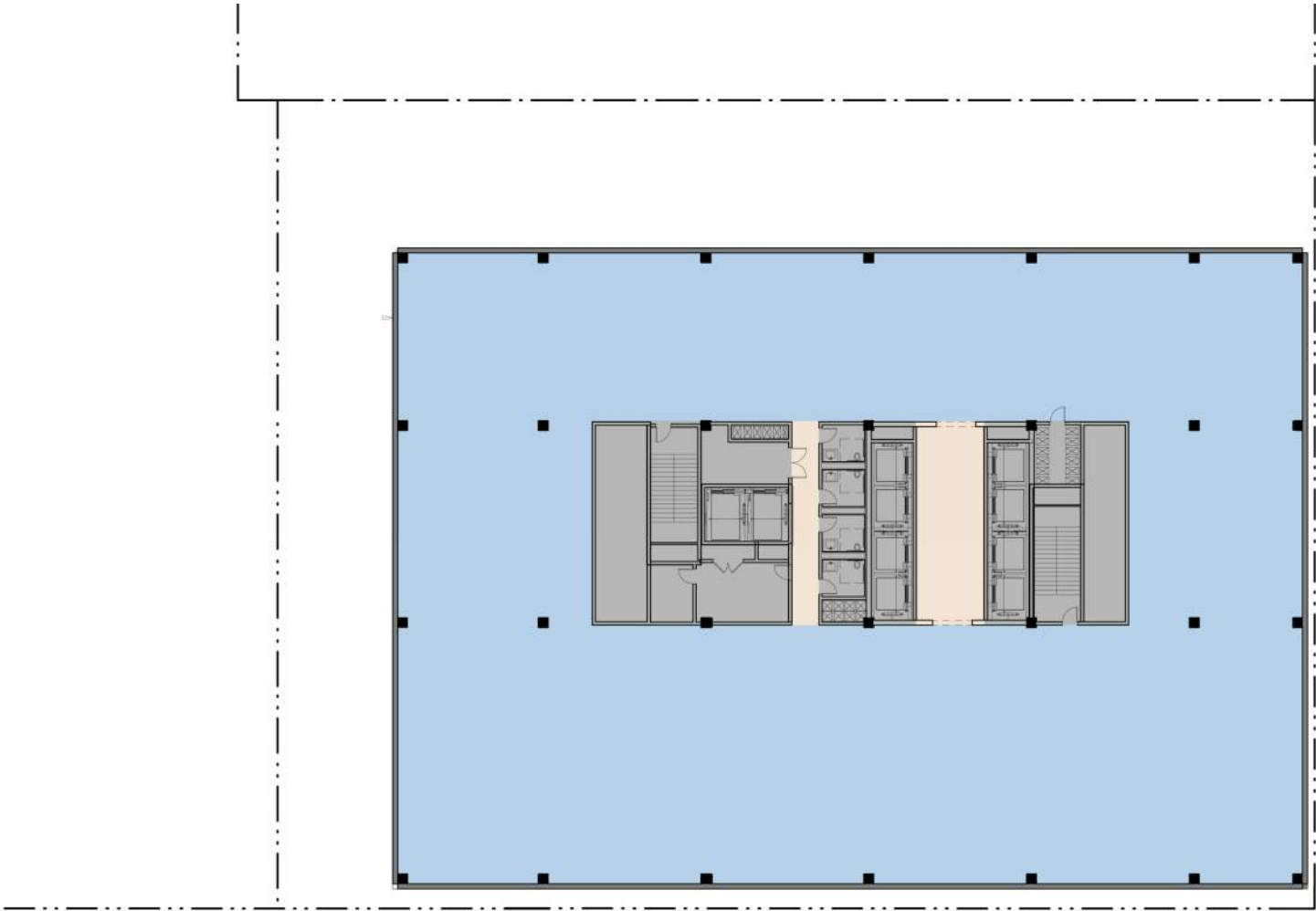
Lobby  
 Mechanical / BOH

**P**  
 **L** Parking Entrance Loading

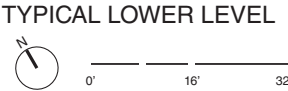
**E** Entrance (per use type)

GROUND LEVEL

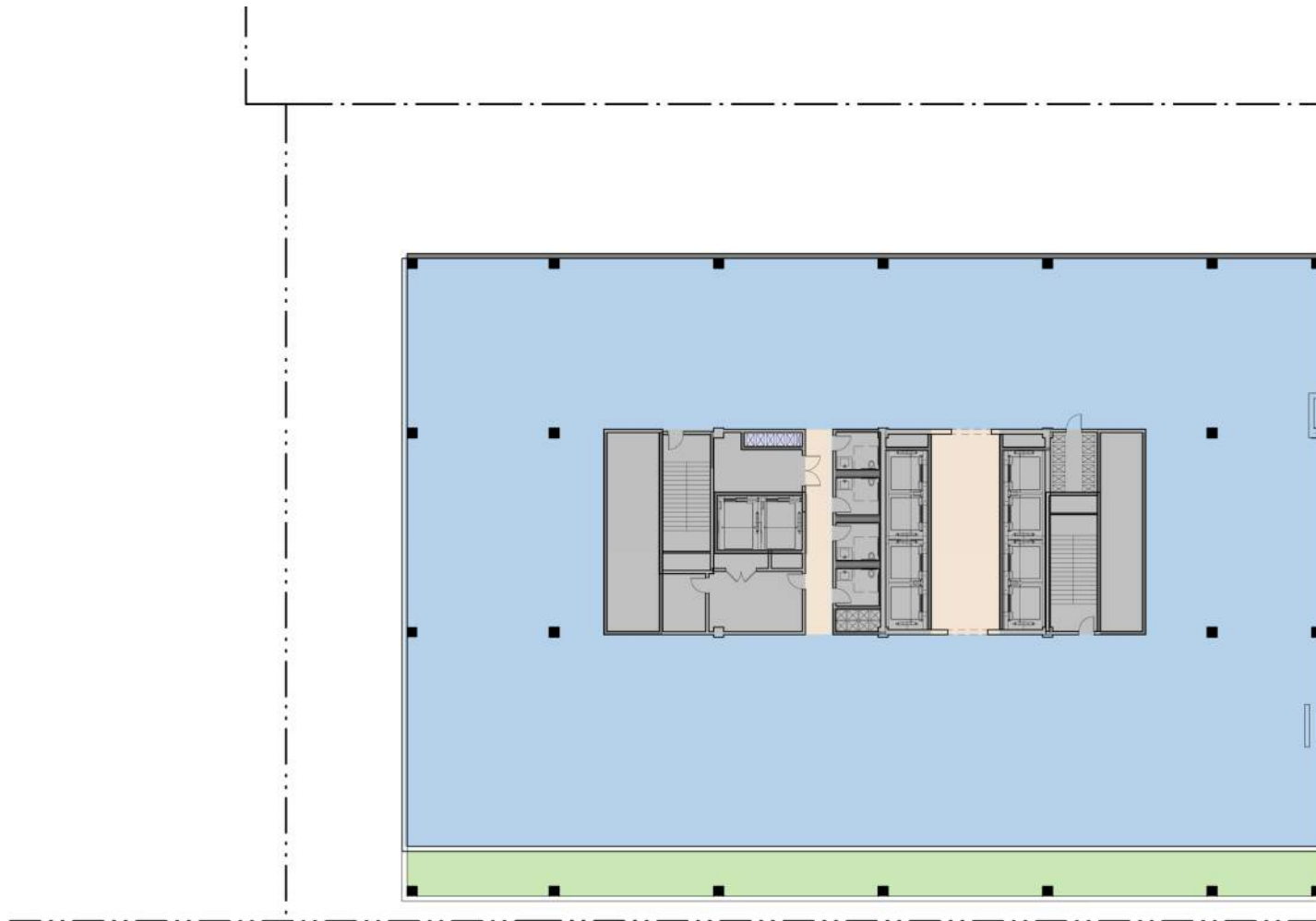




Commercial  
Mechanical / BOH






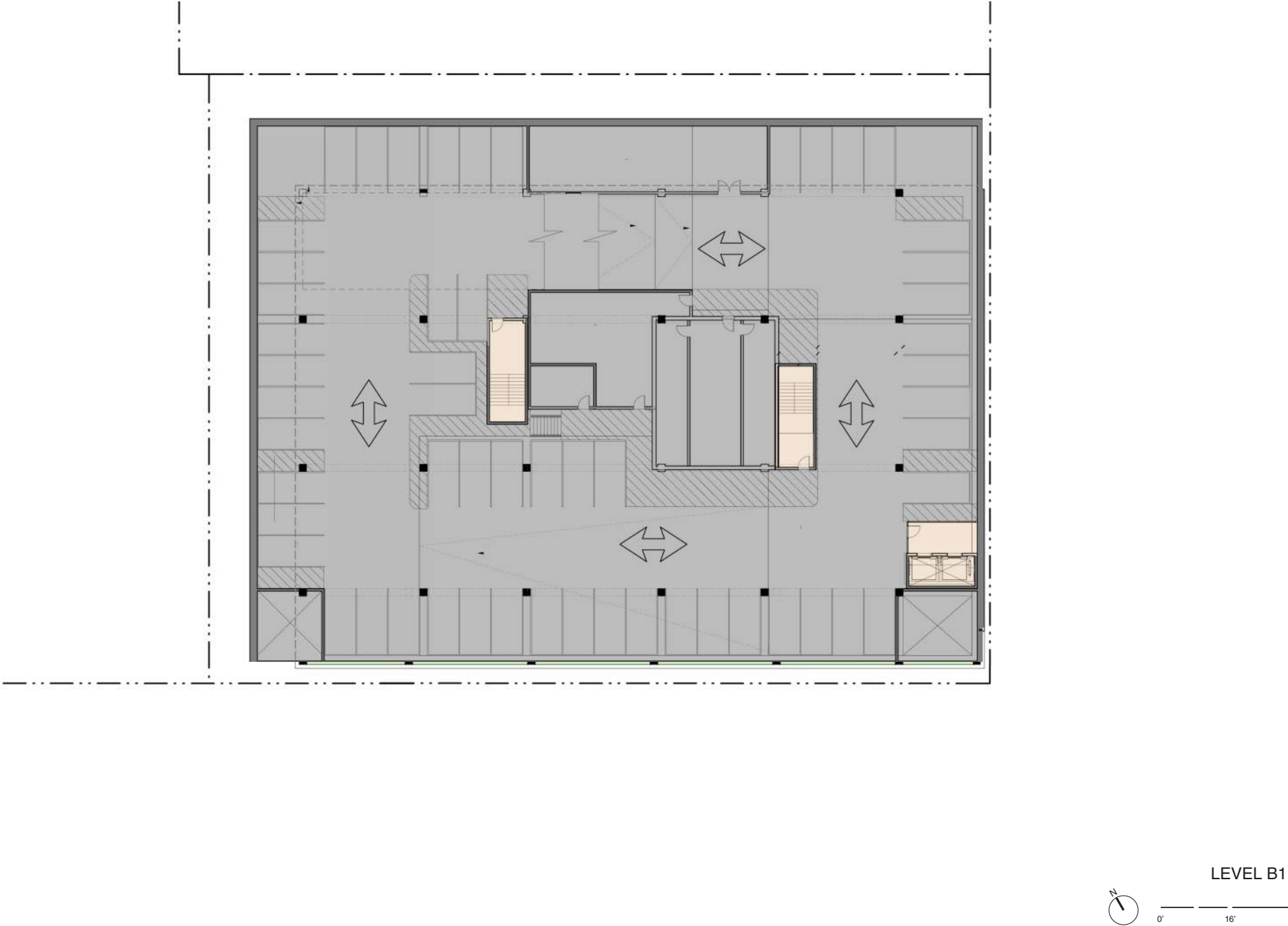


- Commercial
- Potential Terrace / Green Roof
- Mechanical / BOH

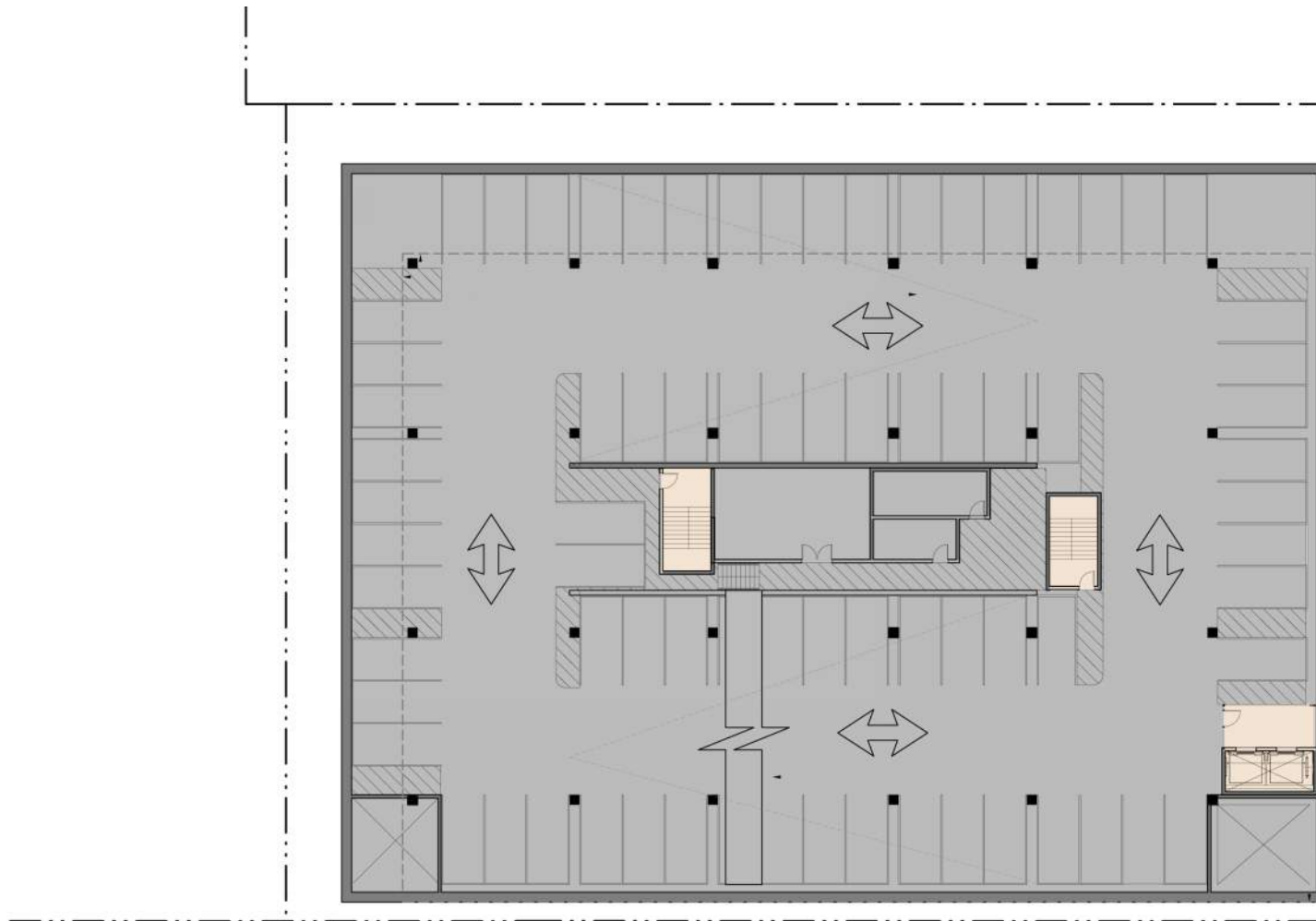
TYPICAL UPPER LEVEL

 0' 16' 32'

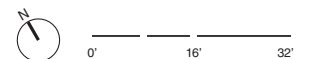




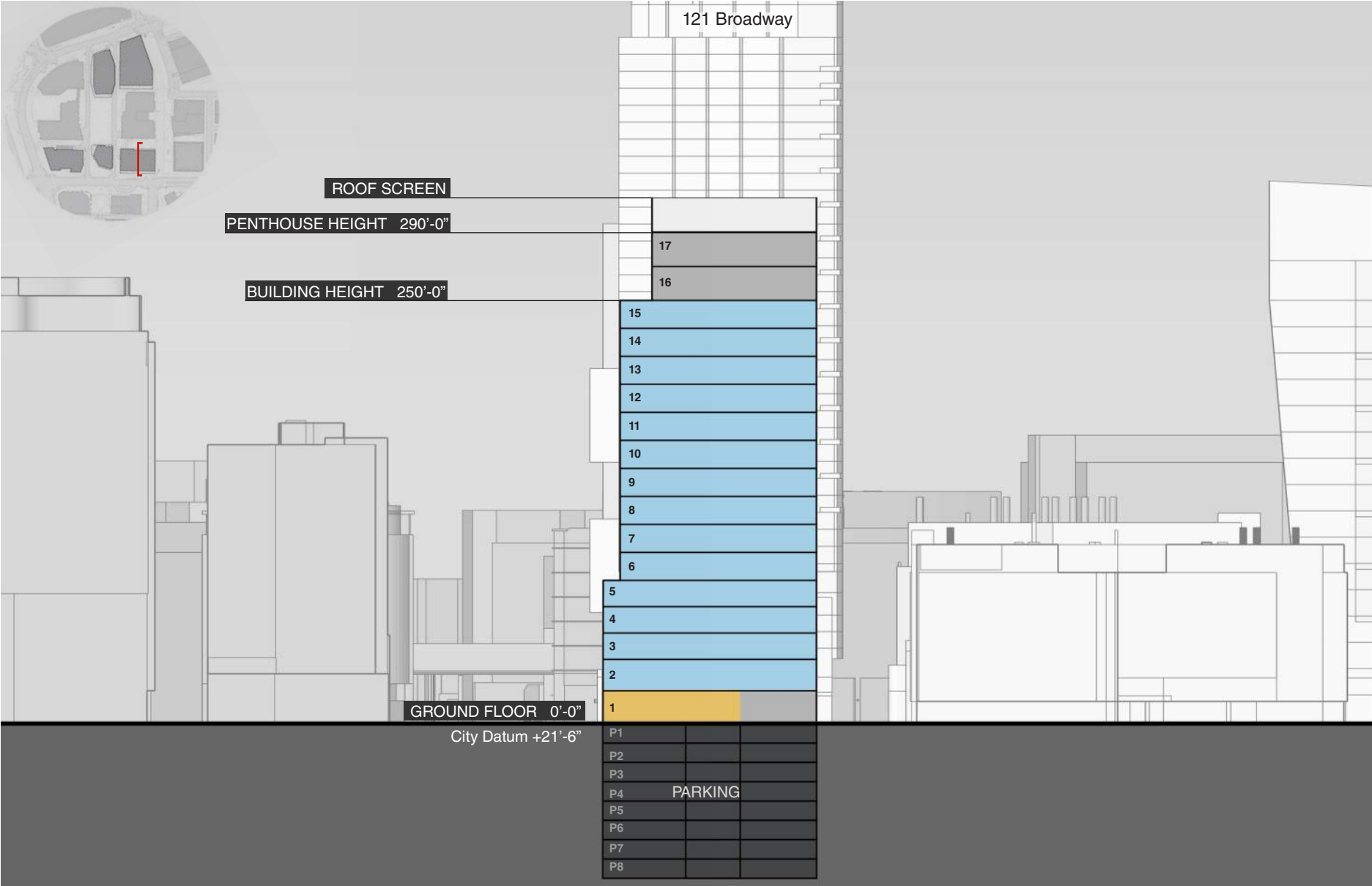




TYPICAL LEVELS B2-B8







- Lobby
- Active use
- Commercial
- Mechanical / BOH

Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.

SECTION A-A'

0' 40' 80'

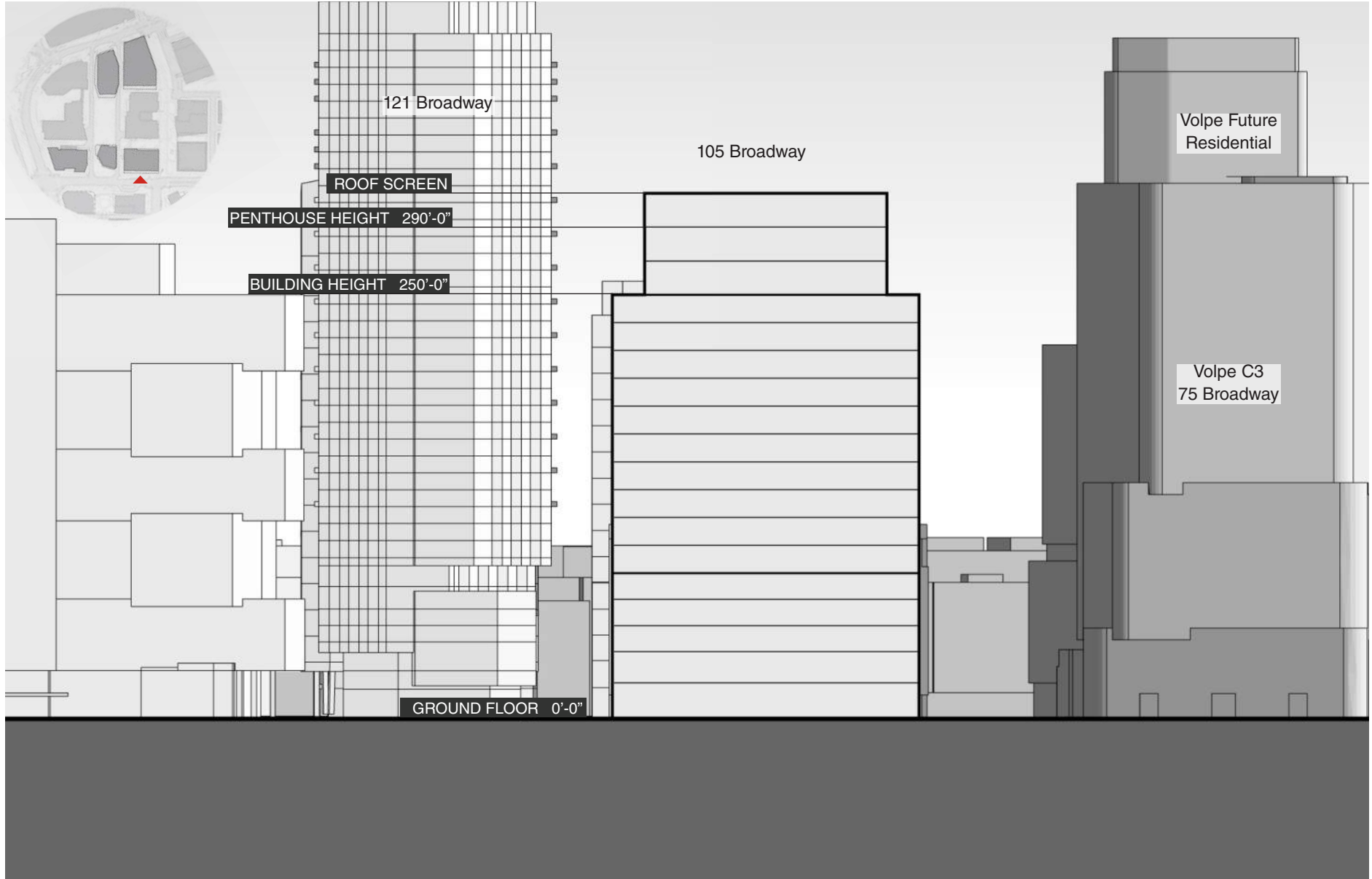




SECTION B-B'





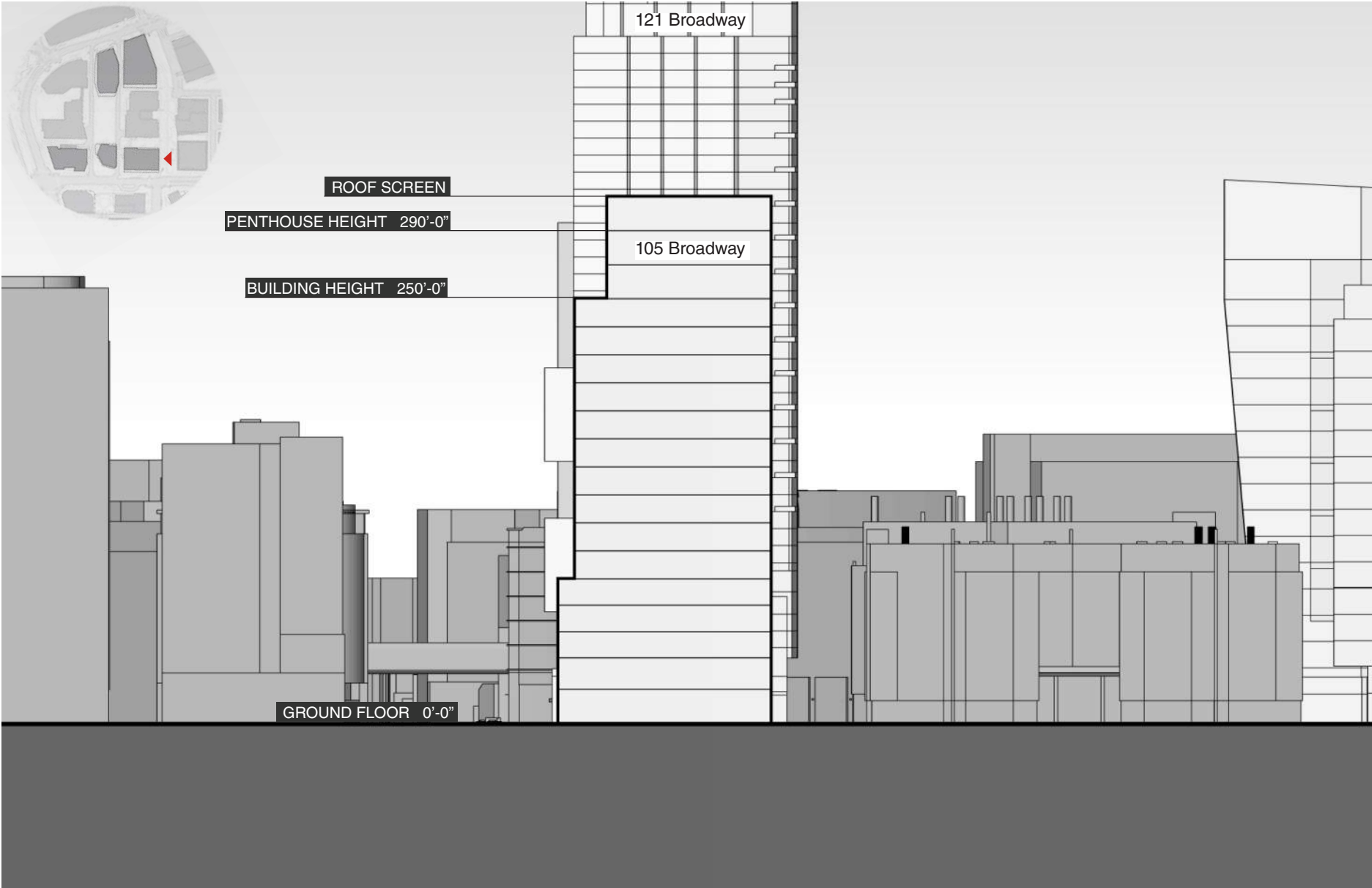


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.*

**SOUTH ELEVATION**

0' 40' 80'



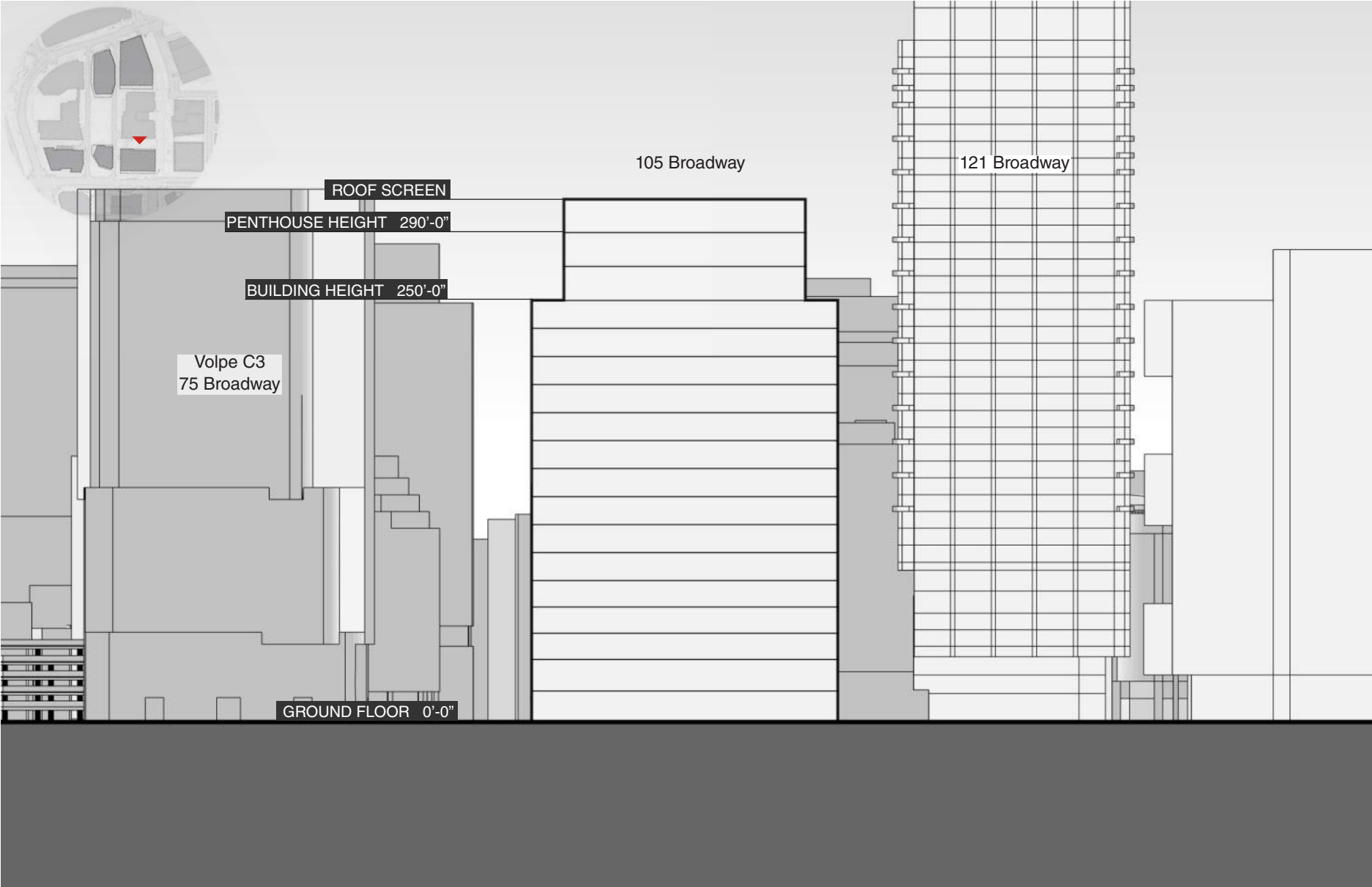


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height (<= 250' per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.*

EAST ELEVATION

0' 40' 80'



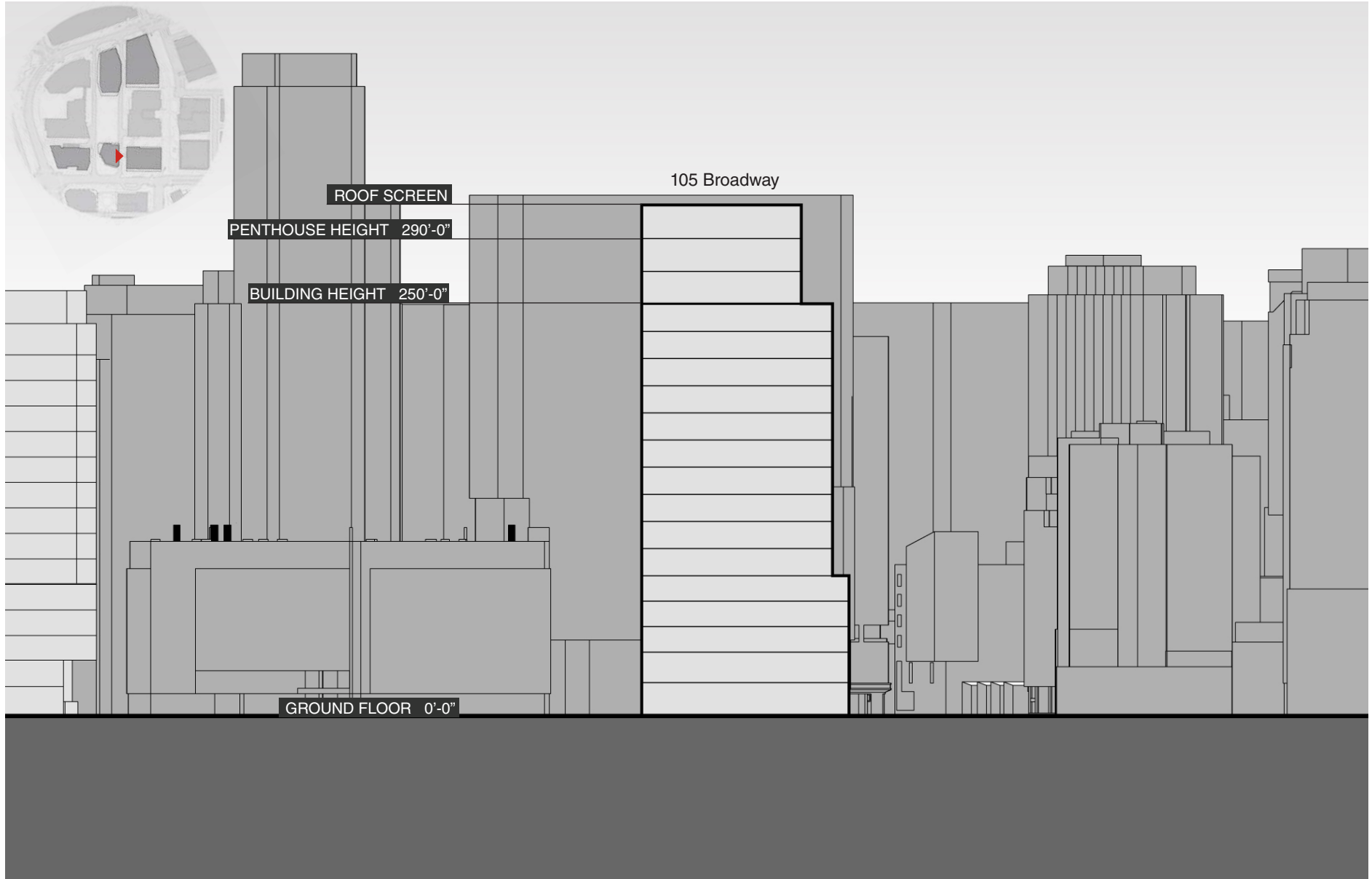


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height (<= 250' per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.*

NORTH ELEVATION

0' 40' 80'



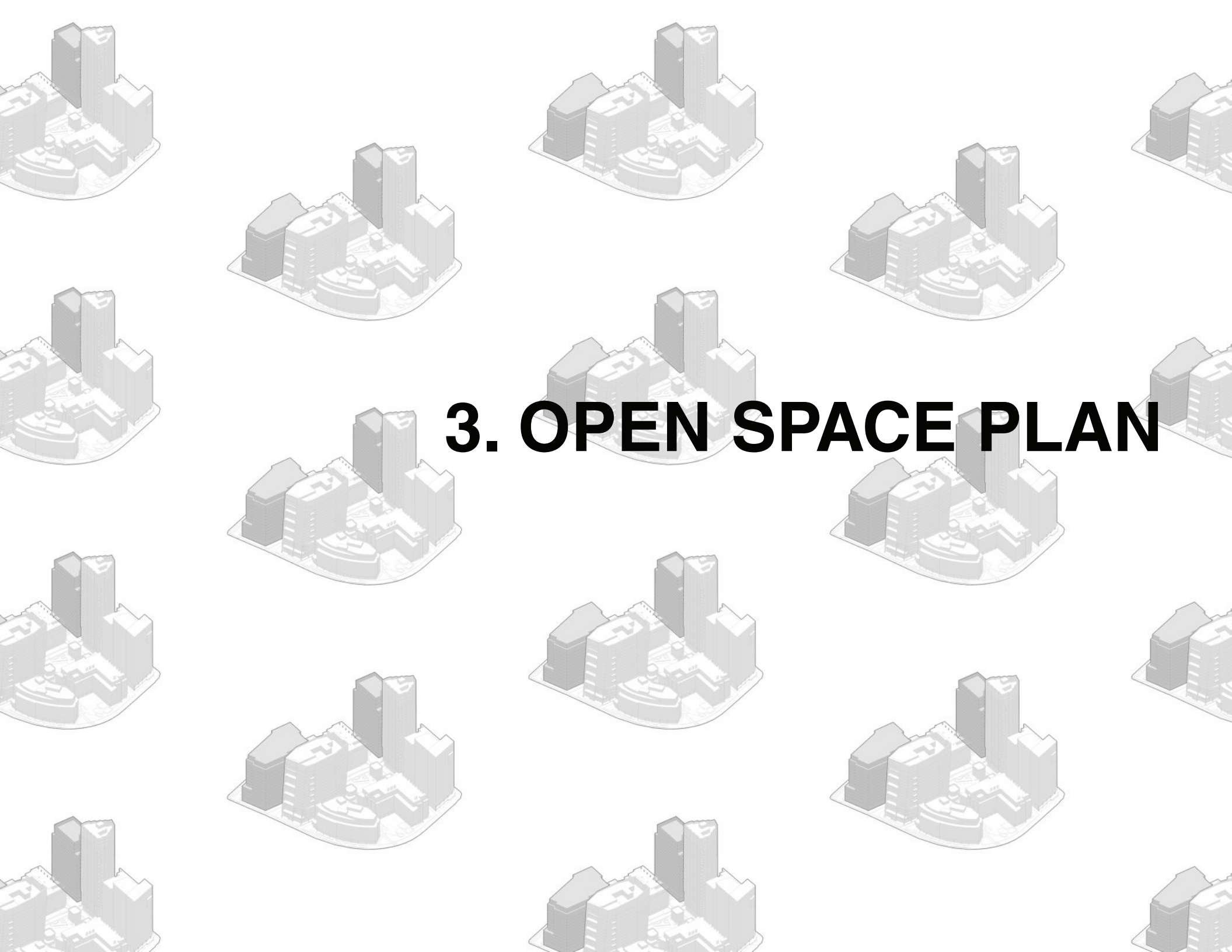


*Note: The ground floor level is shown at +0' for these sections to make clear the true building height ( $\leq 250'$  per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.*

WEST ELEVATION

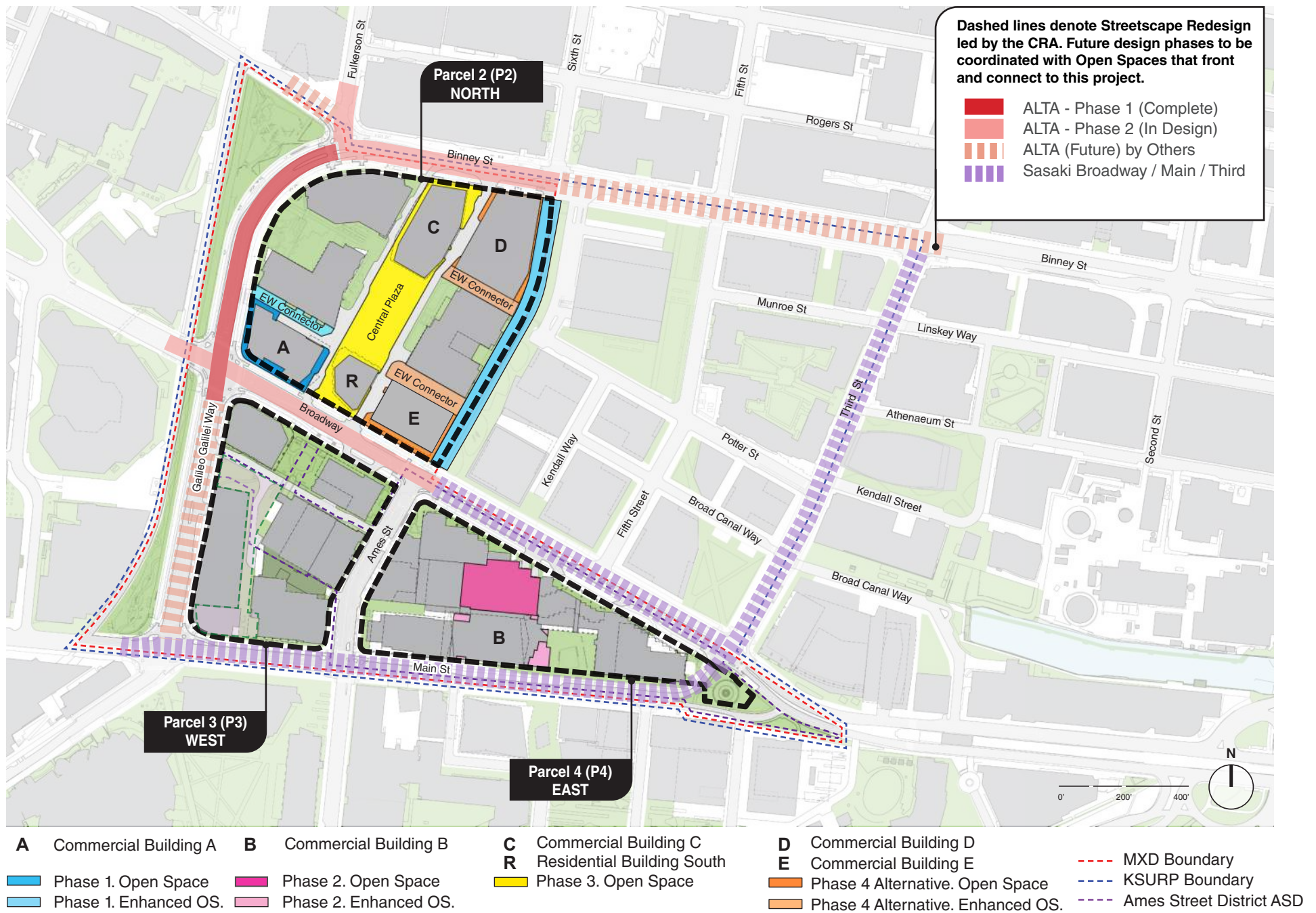
0' 40' 80'



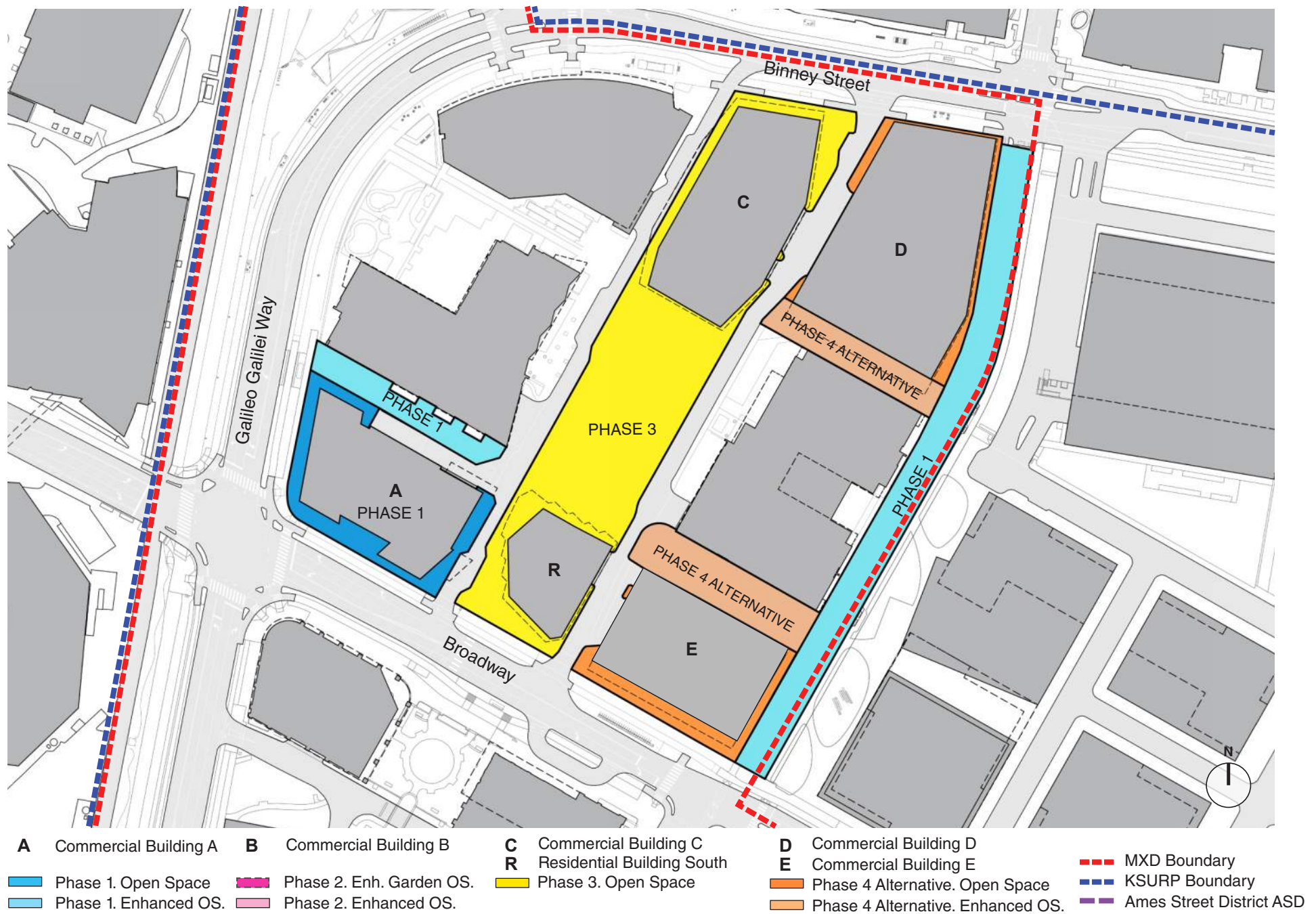
The background of the slide features a repeating pattern of isometric, grayscale illustrations of city blocks. Each block contains several buildings of varying heights and shapes, including a prominent skyscraper in each cluster. The blocks are arranged in a staggered grid across the entire slide.

### 3. OPEN SPACE PLAN







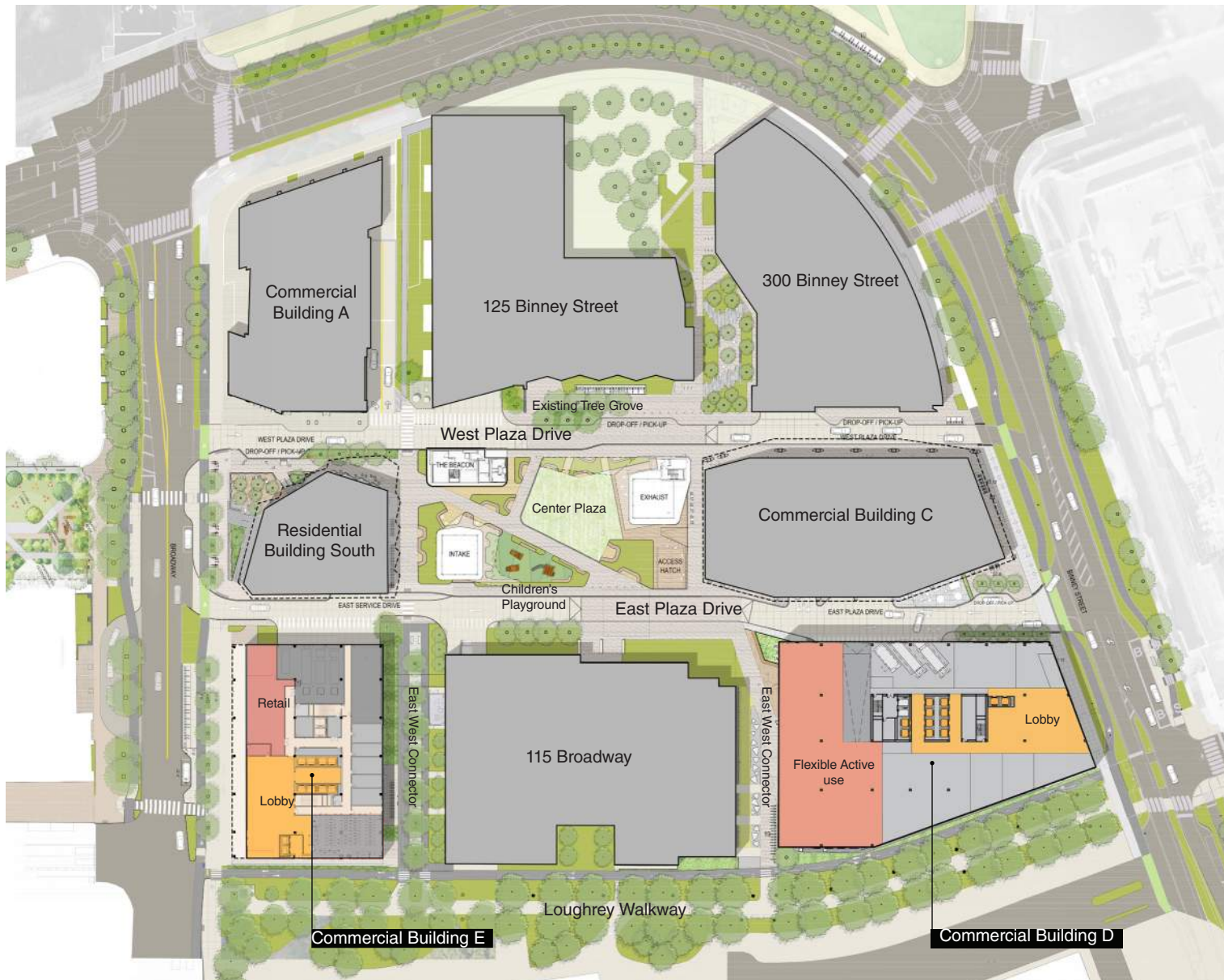






- |                                |                                     |                                |  |   |
|--------------------------------|-------------------------------------|--------------------------------|--|---|
| <b>A</b> Commercial Building A | <b>C</b> Commercial Building C      | <b>D</b> Commercial Building D | <span style="display: inline-block; width: 15px; height: 10px; background-color: #006400; border: 1px solid black;"></span> Public Open Space    | <span style="display: inline-block; width: 15px; border-top: 2px dashed red;"></span> MXD Boundary    |
| <b>B</b> Commercial Building B | <b>R</b> Residential Building South | <b>E</b> Commercial Building E | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Open Space in Parcel | <span style="display: inline-block; width: 15px; border-top: 2px dashed blue;"></span> KSURP Boundary |





GROUND LEVEL



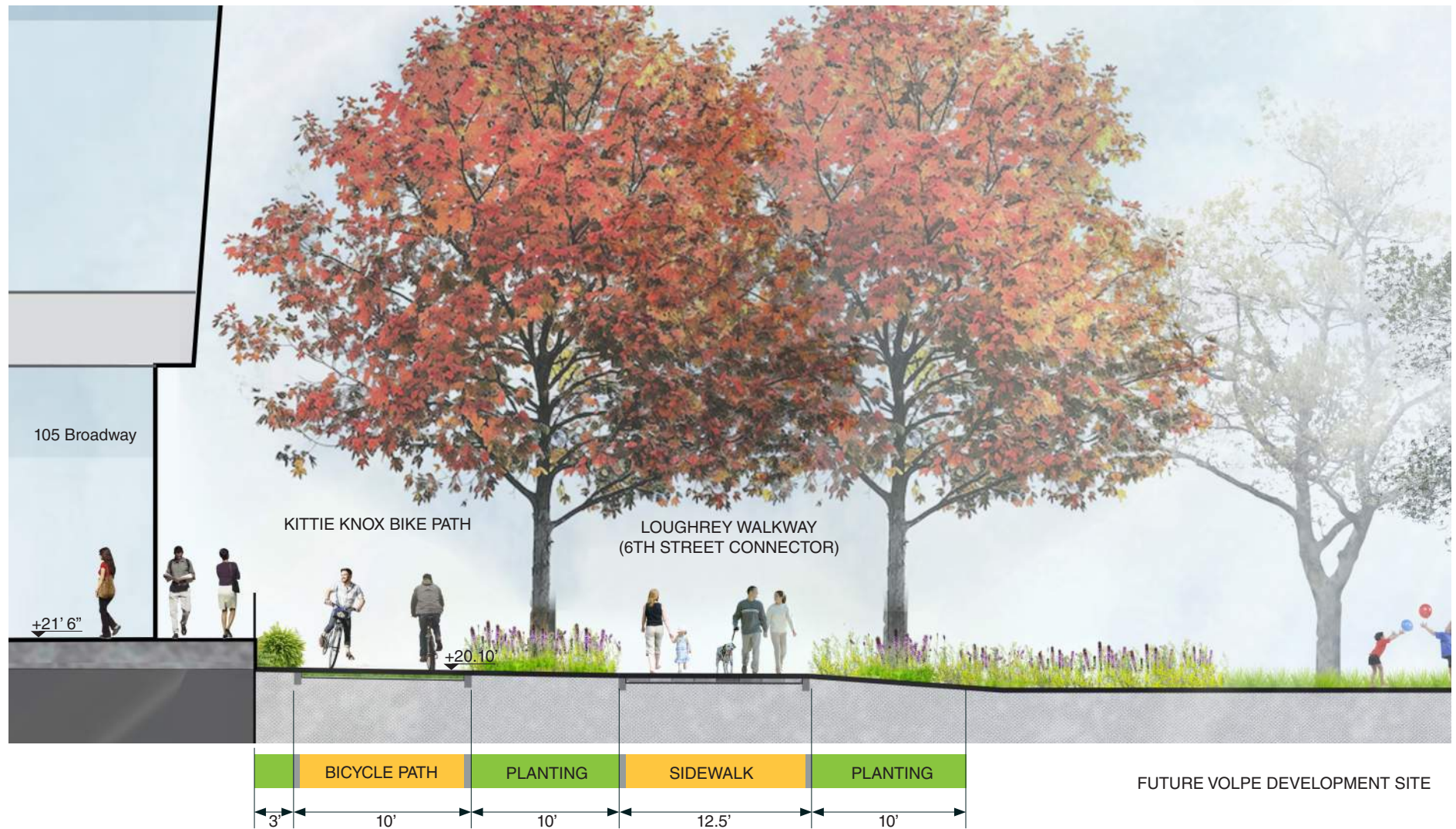






COMMERCIAL BUILDING E STREET SECTION: SIXTH STREET CONNECTOR

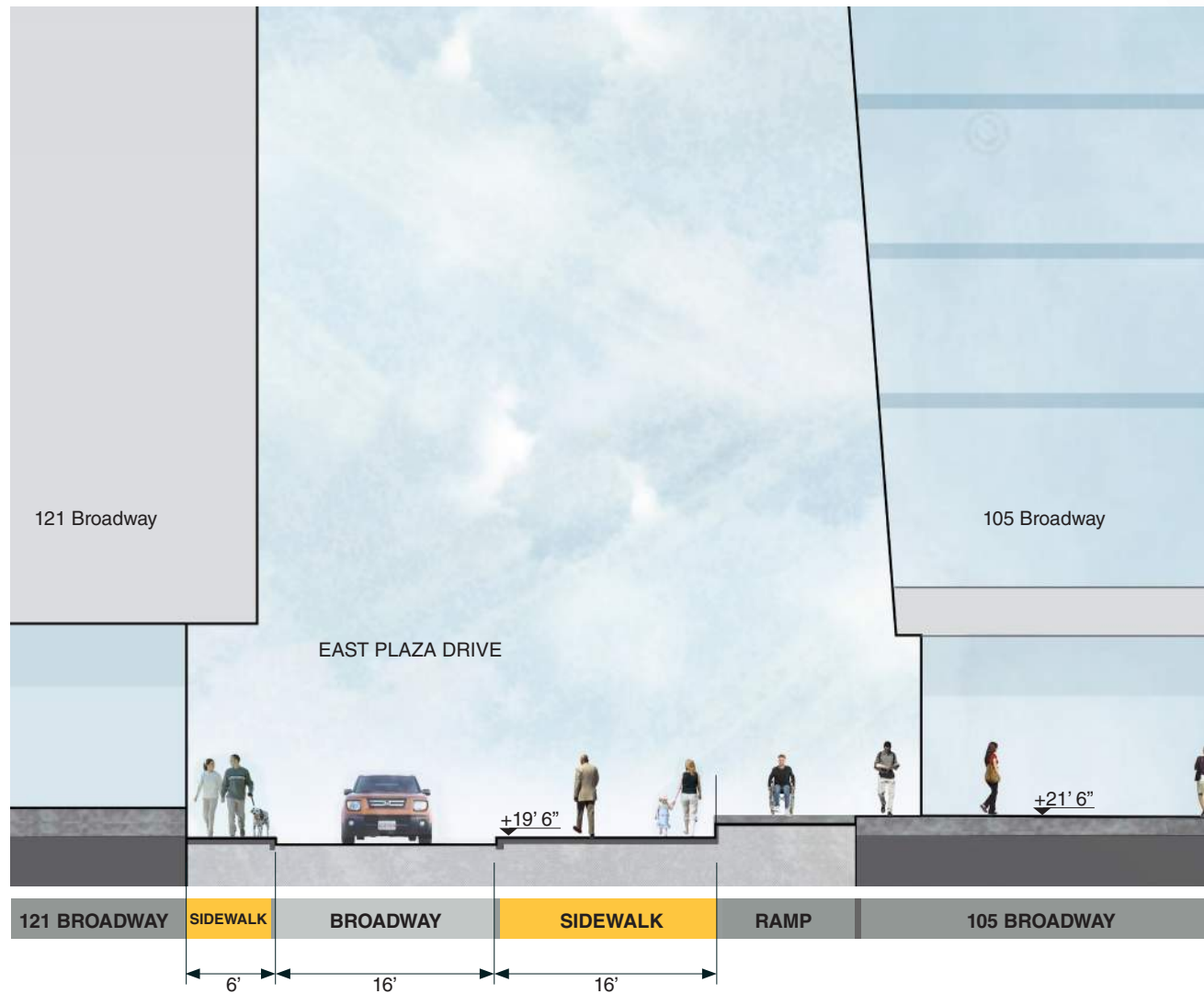
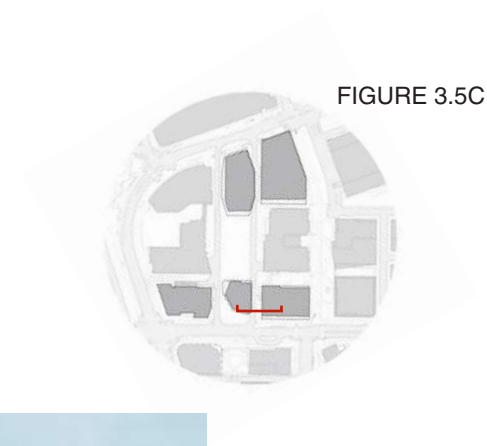
FIGURE 3.5B



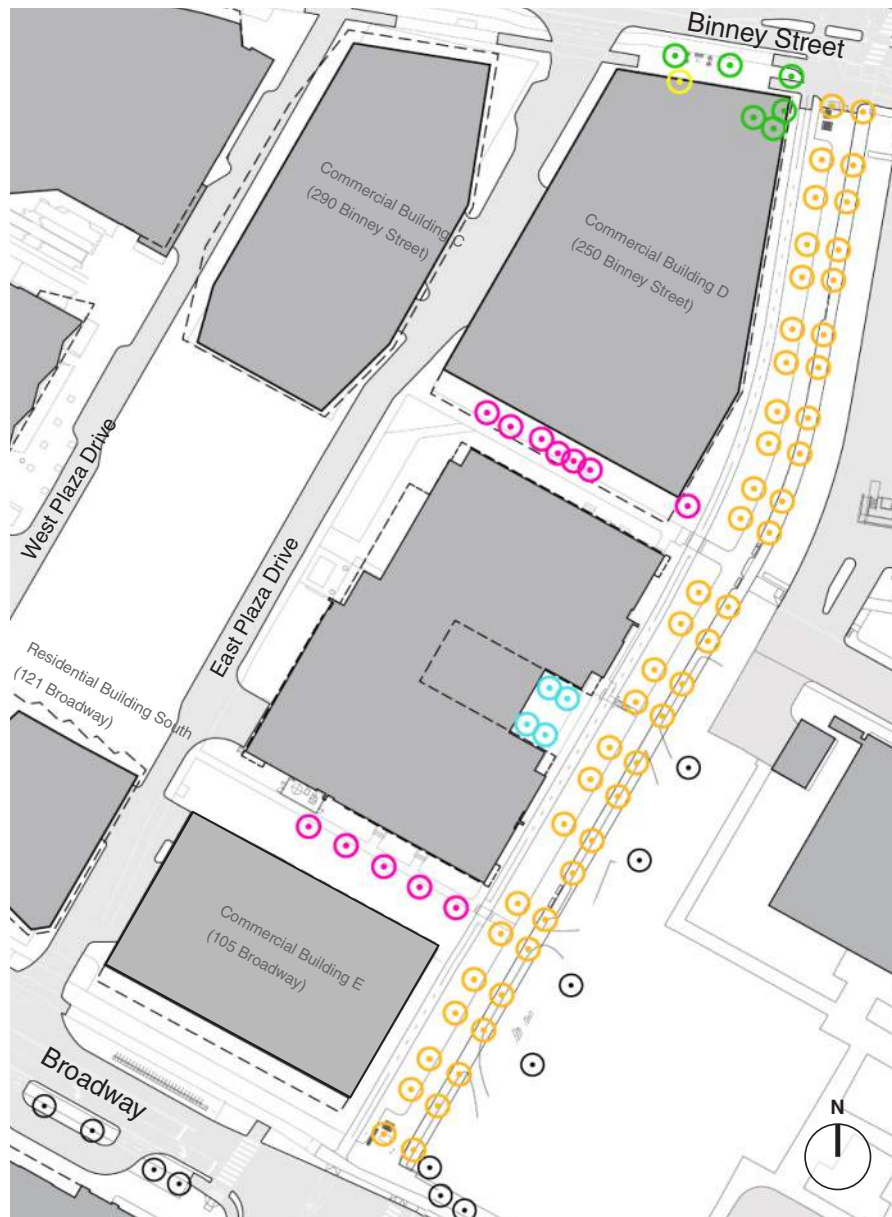


COMMERCIAL BUILDING E STREET SECTION: EAST PLAZA DRIVE

FIGURE 3.5C







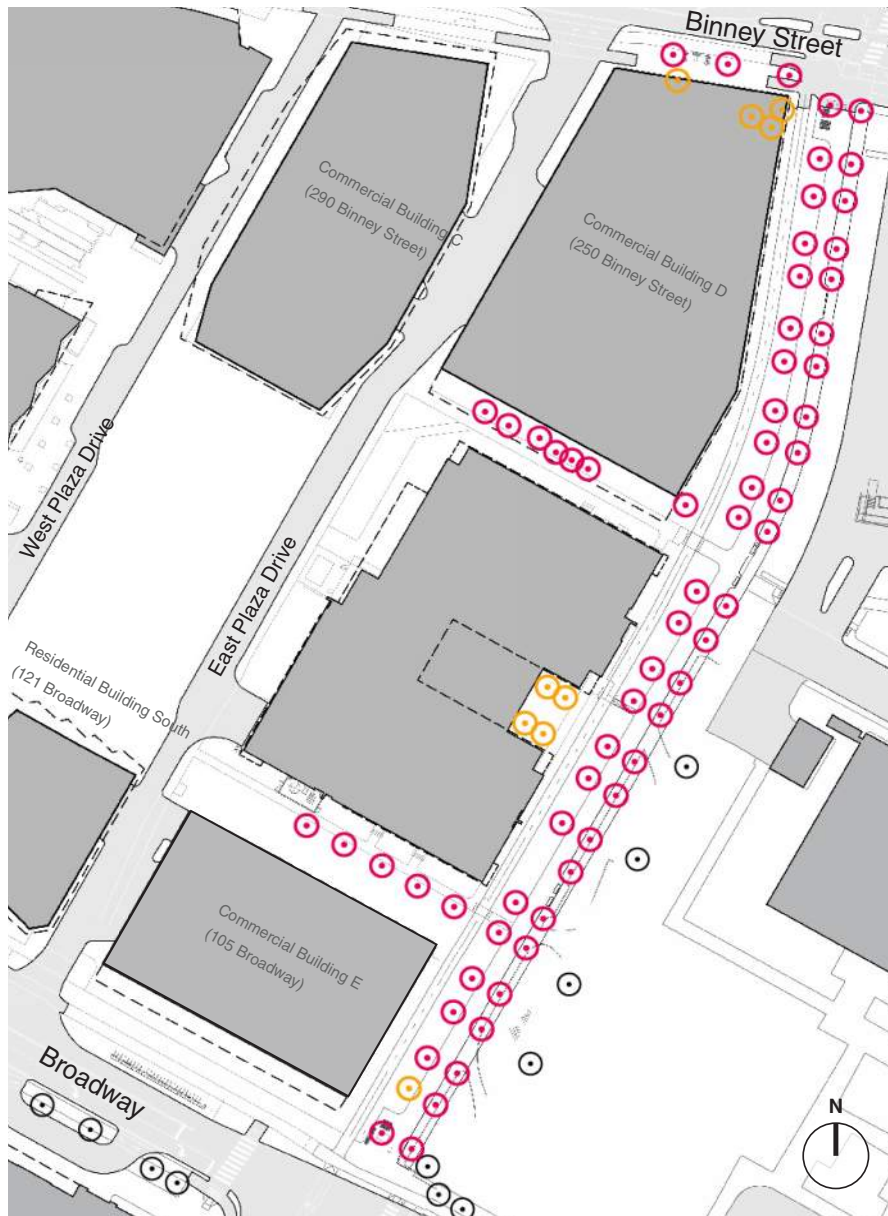
- *Platanus x acerifolia* (Londonplane tree)
- *Acer japonicum* (Japanese Maple)
- *Quercus rubra* (Red Oak)
- *Zelkova serrata* (Zelkova)
- *Crataegus crus-galli* (Thornless Hawthorne)

- Good Condition
- Fair Condition
- Poor Condition
- Dead Condition



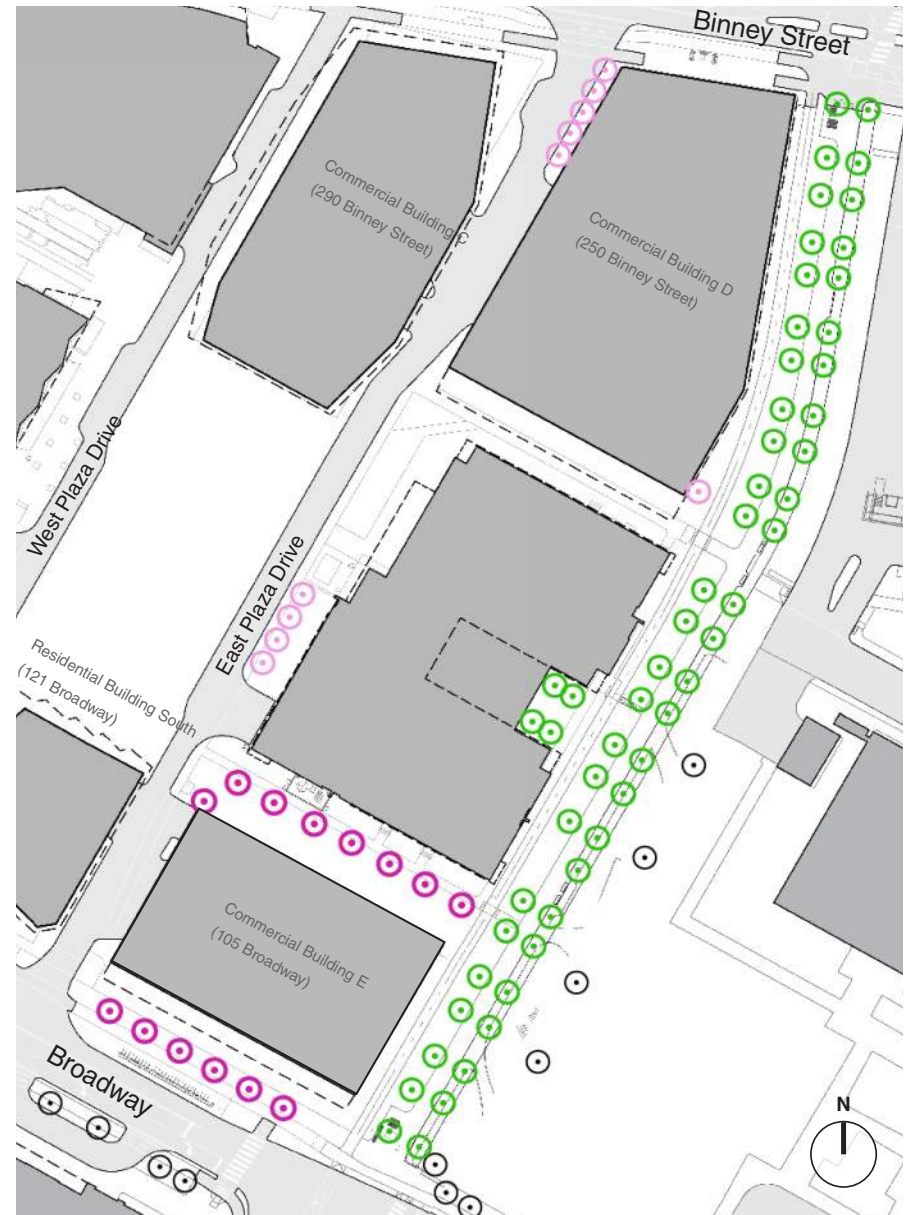
# EXISTING SIGNIFICANT TREES (6" DBH+)

FIGURE 3.7



- Existing Significant Tree (Trees with a DBH of 6" or higher)
- Other Existing Tree (DBH of Lower than 6")





- Existing Tree to be Protected
- Existing Tree to be Removed (Unchanged From Amendment #2)
- Existing Tree to be Removed

- Existing Tree to be Protected
- Proposed Tree (Unchanged From Amendment #2 / Phase 4 Baseline Design Review)
- Proposed Tree





# **4. RETAIL PLAN**



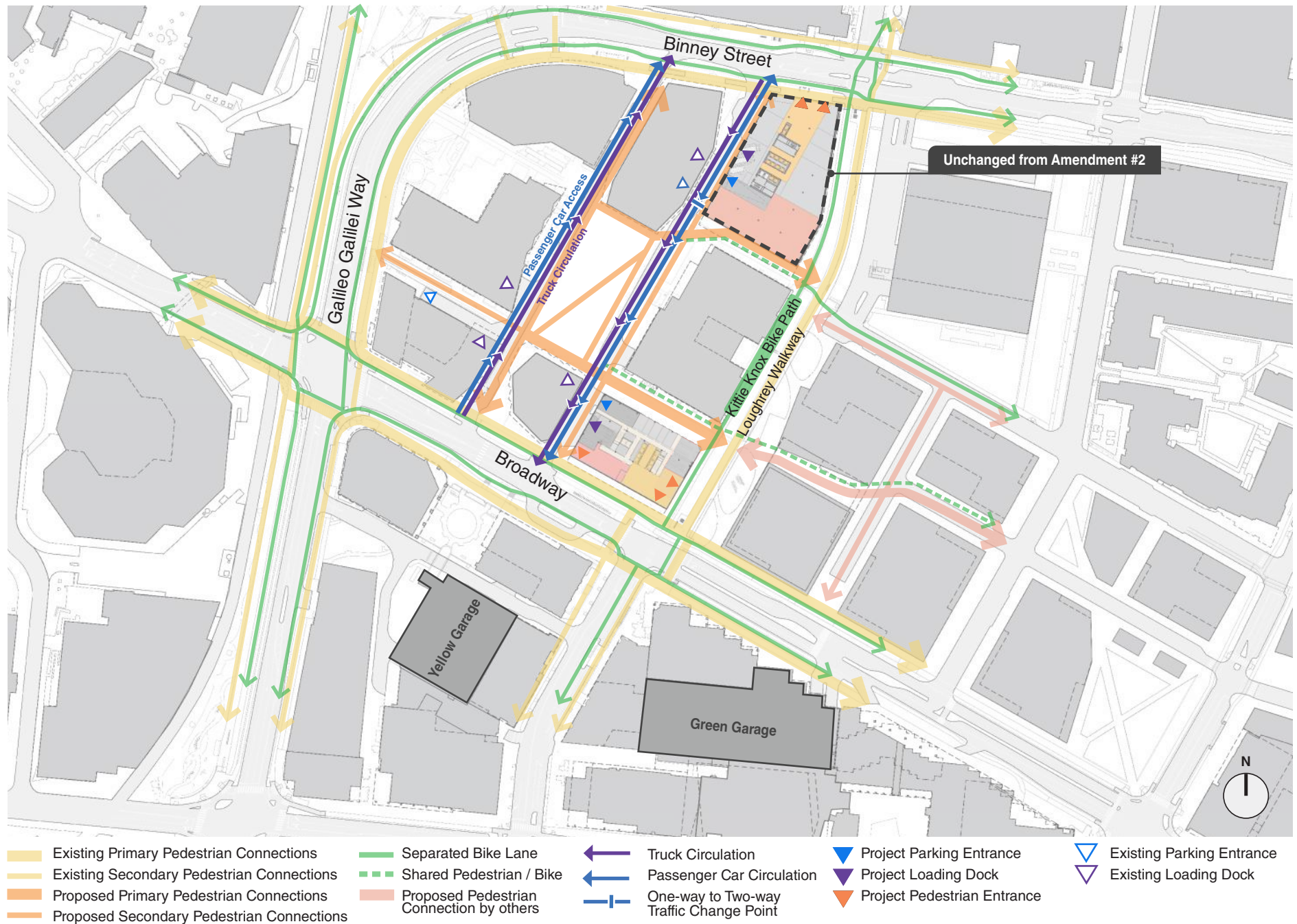




The background of the slide features a repeating pattern of isometric illustrations of a city block. Each illustration shows a cluster of buildings, including a prominent tall skyscraper, and a road with a car. The illustrations are rendered in a light gray, semi-transparent style.

# **5. TRANSPORTATION**

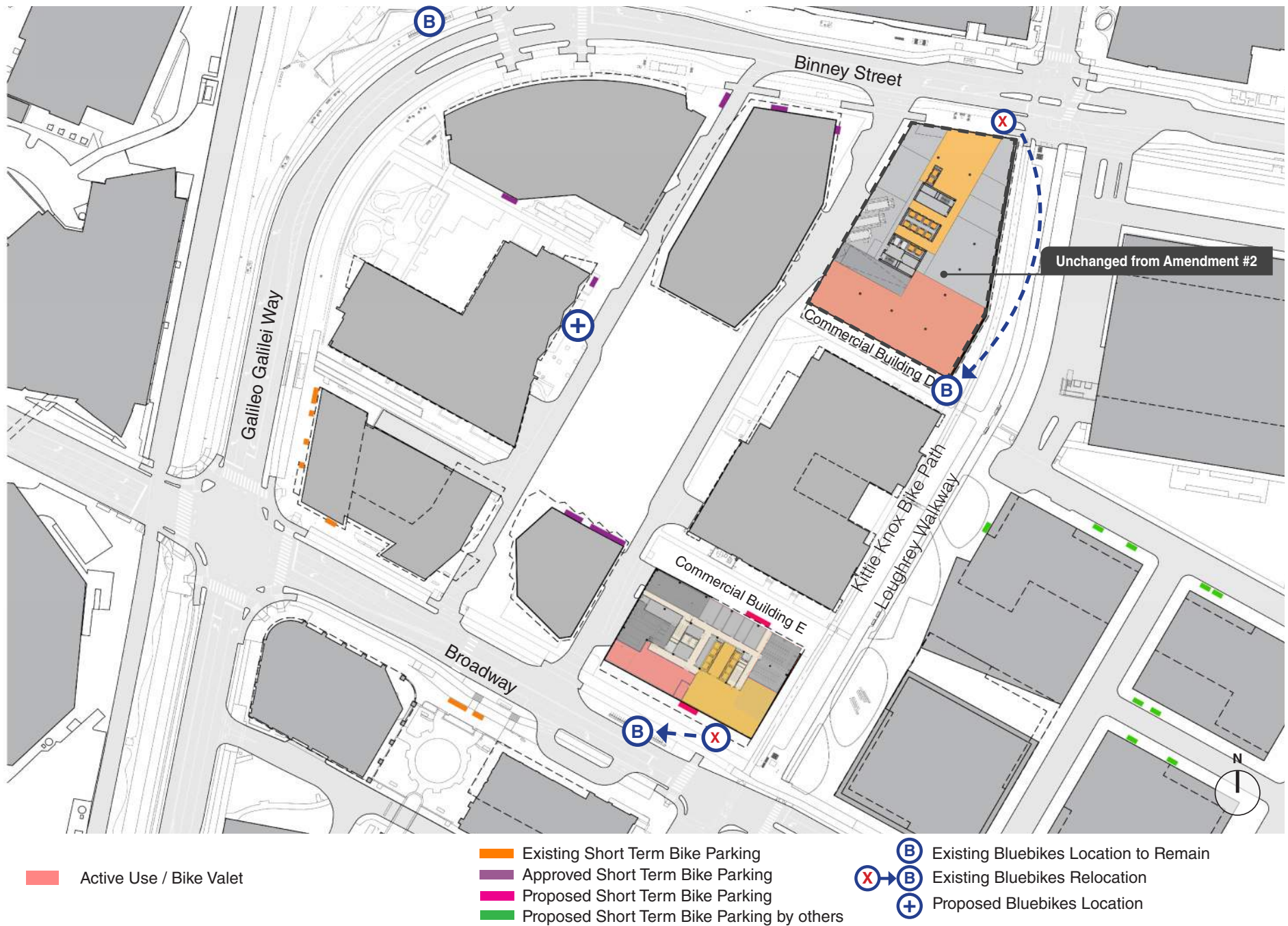




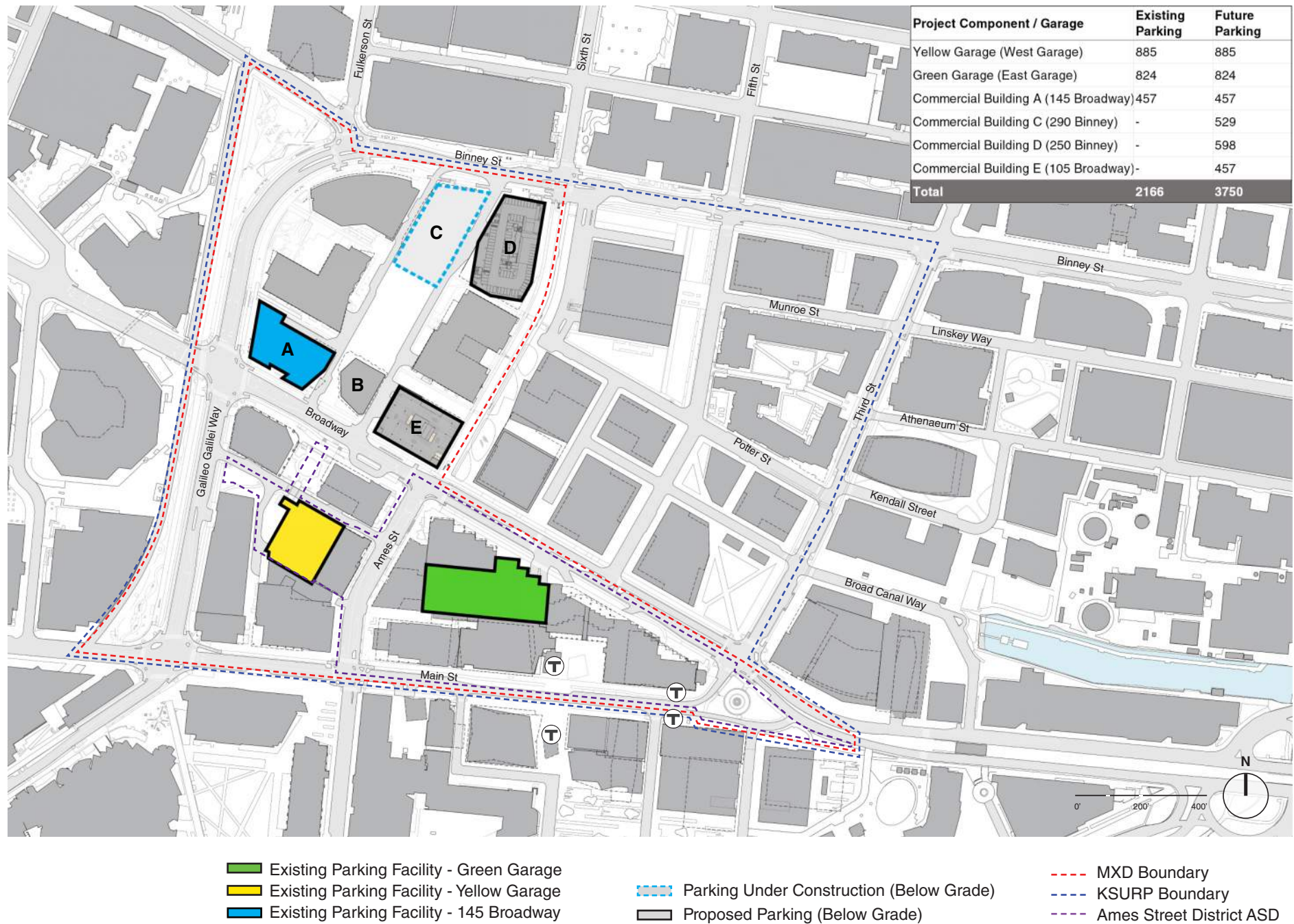










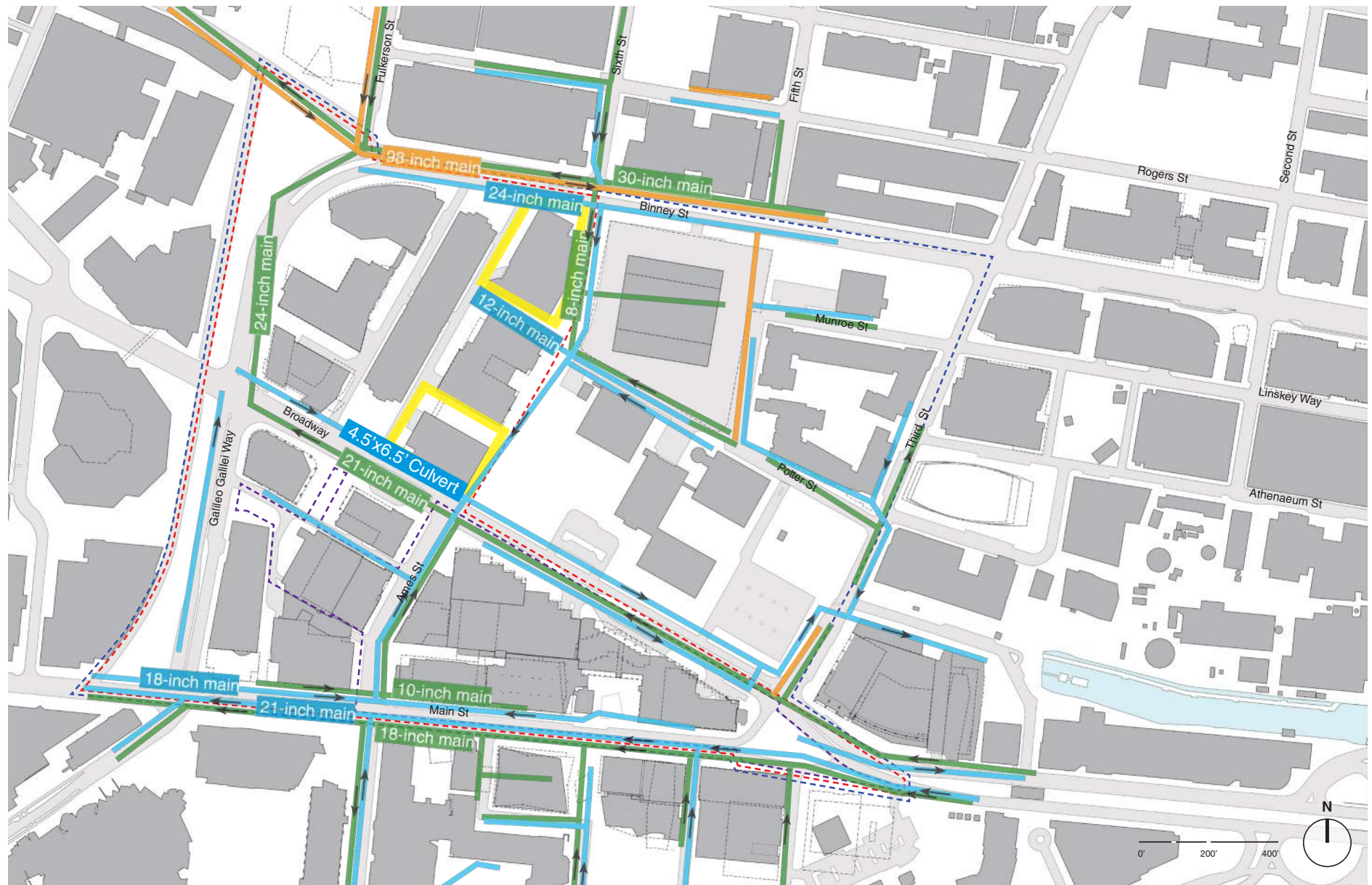




The background of the slide features a repeating pattern of isometric illustrations of a city block. Each illustration shows a cluster of buildings, including a prominent tall skyscraper, and a road with a car. The illustrations are rendered in a light gray, semi-transparent style, creating a subtle grid-like pattern across the entire page.

# **6. INFRASTRUCTURE**

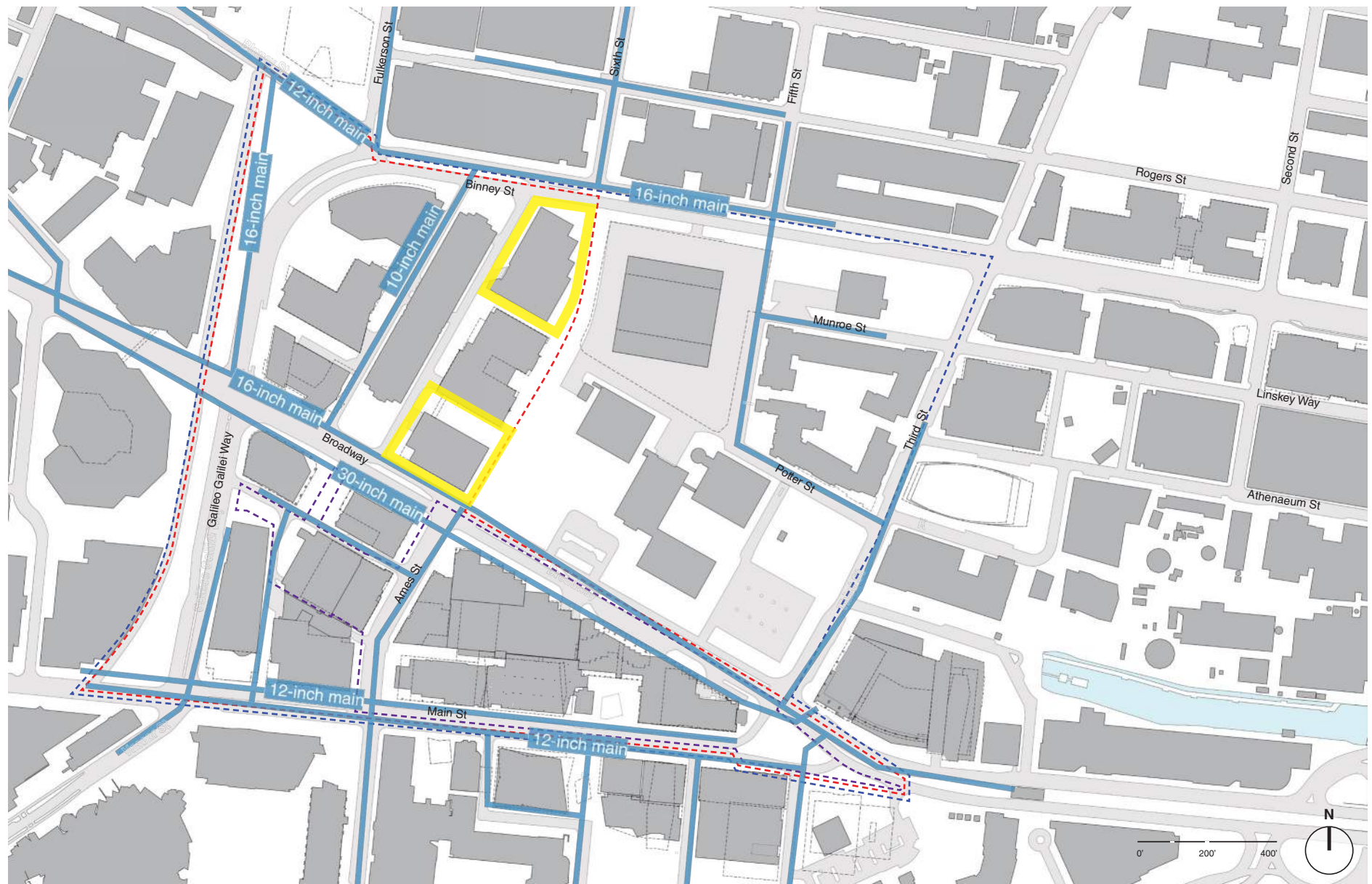




- Existing Sanitary Sewer System    — Project Boundary
- Existing Storm Drain
- Existing Combined Sewer

- - - MXD Boundary
- - - KSURP Boundary
- - - Ames Street District ASD

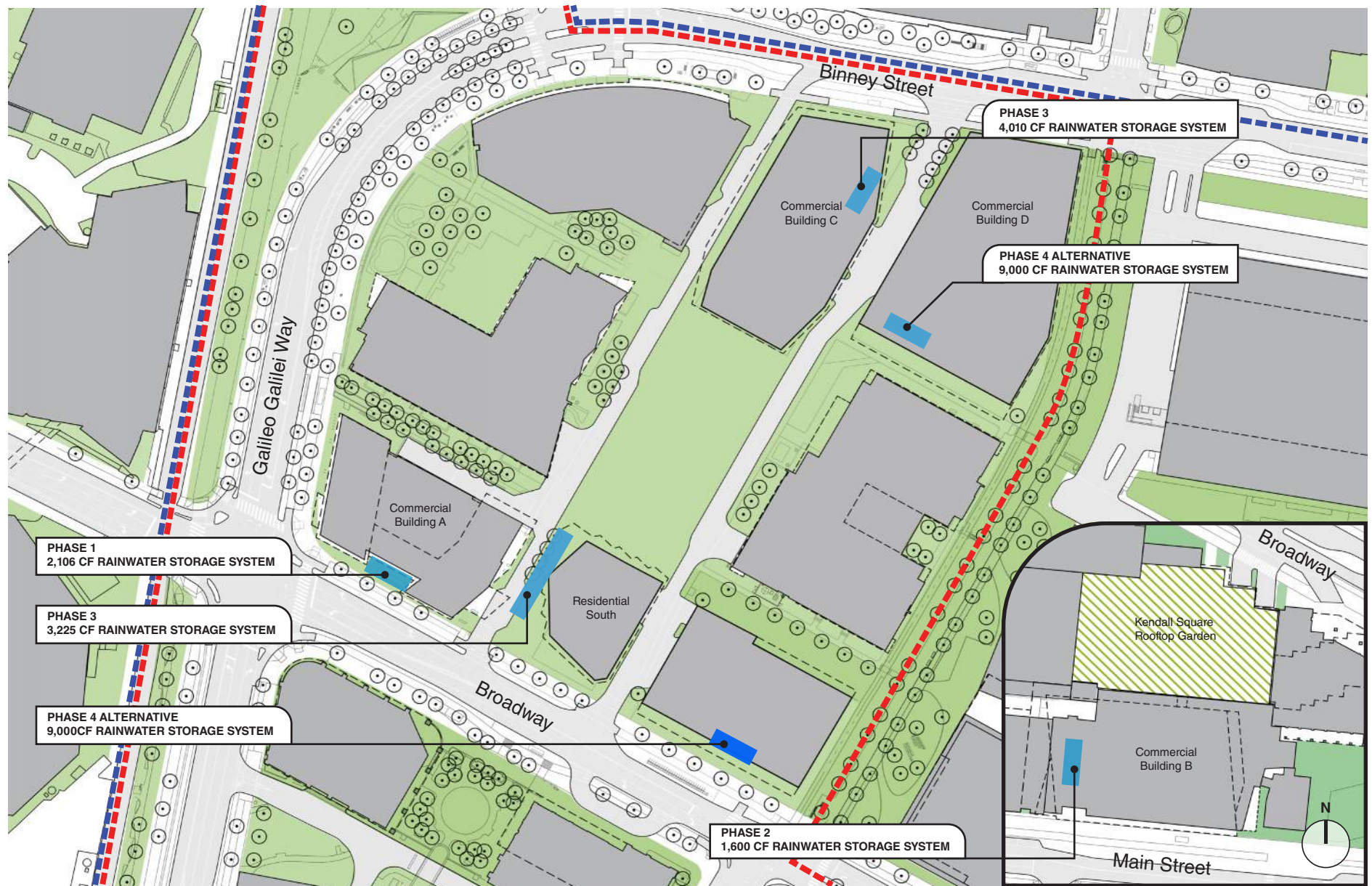




Existing Water System  
Project Boundary

MXD Boundary  
KSURP Boundary  
Ames Street District ASD





- Open Spaces
- Green Roofs
- Infiltration System (Unchanged from Amendment #2)
- Infiltration System

PARCEL 4 - 325 MAIN ST- STORMWATER MANAGEMENT

Locations of rainwater storage systems are subject to change depending on site logistics





Source: City of Cambridge GIS, Harvard University, City of Boston, City of Cambridge, MassGIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA <https://cambridgegis.maps.arcgis.com/apps/webappviewer/>

- 2070 - 100 Year - SLR/SS Flooding Extent
- 2070 - 100 Year - Precipitation Flooding Extent
- MXD Boundary
- KSURP Boundary
- Ames Street District ASD



The background of the slide features a repeating pattern of isometric city models. Each model depicts a cluster of buildings, including several tall skyscrapers and lower-rise commercial or residential structures, all rendered in a light gray, semi-transparent style. The models are arranged in a grid-like fashion across the entire slide, creating a textured, architectural backdrop.

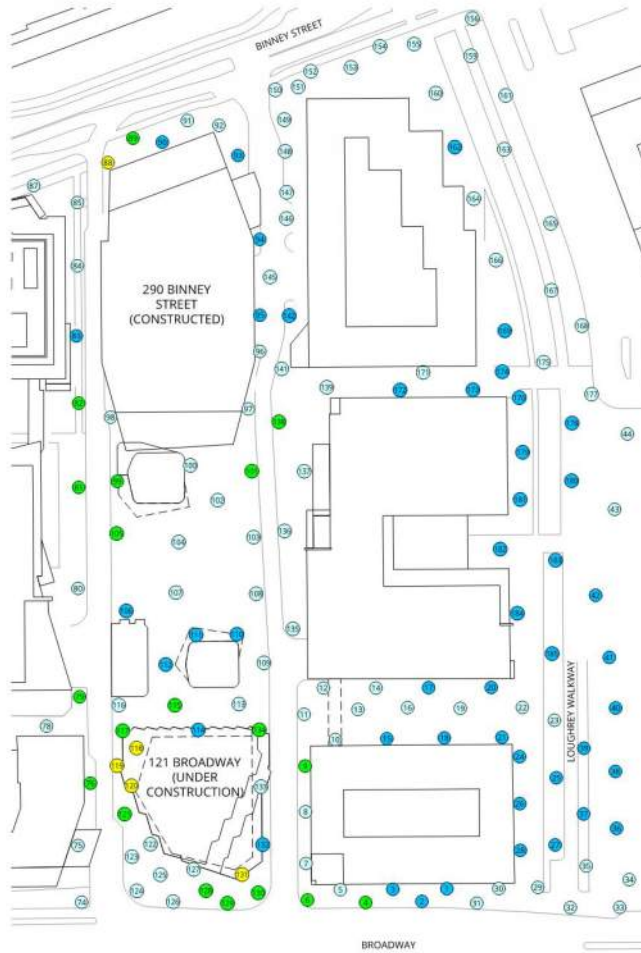
# **7. ENVIRONMENTAL IMPACTS**



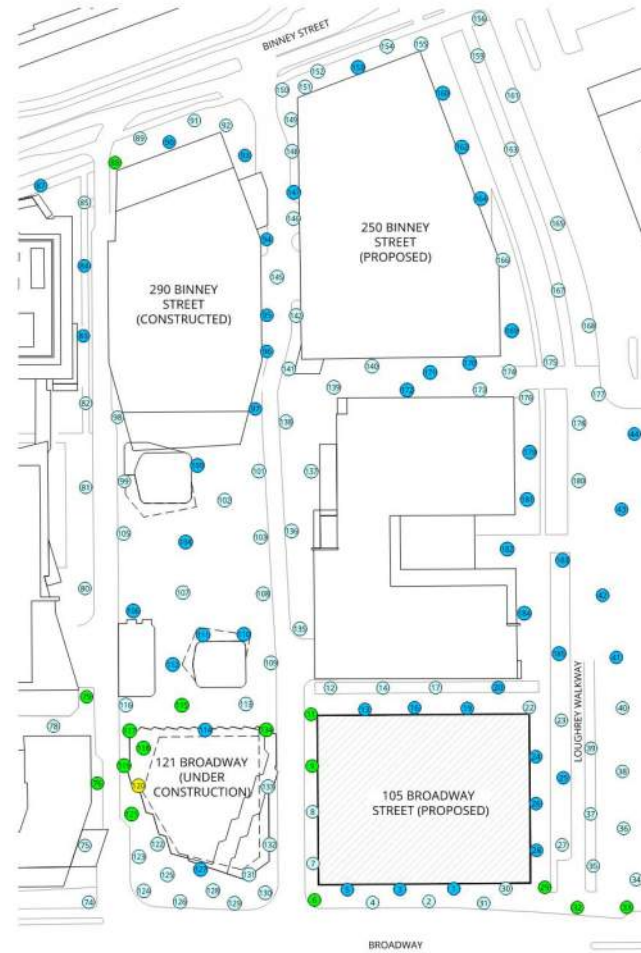
PEDESTRIAN WIND COMFORT CONDITIONS (SUMMER)  
 Refer to Appendix C for full study

FIGURE 7.1

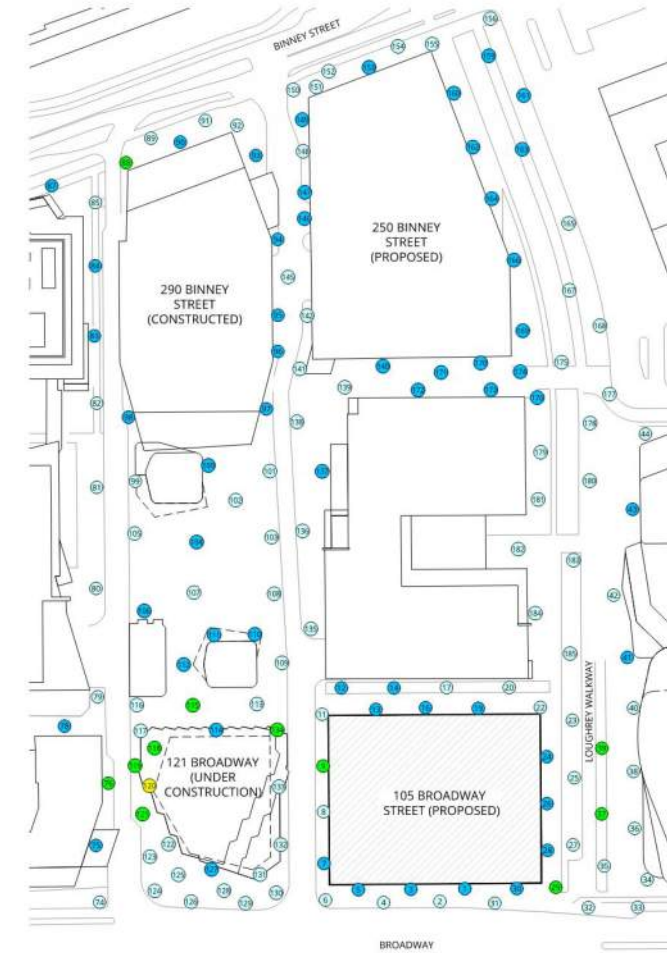
7.1A NO BUILD



7.1B BUILD



7.1C FULL BUILD



Comfort Categories

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

0' 40' 80' 120'

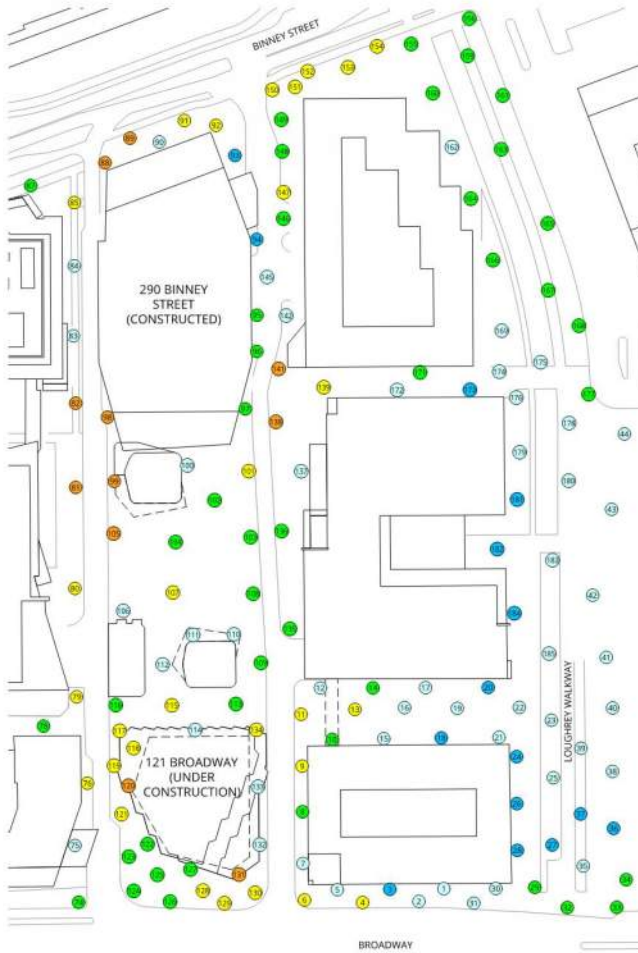




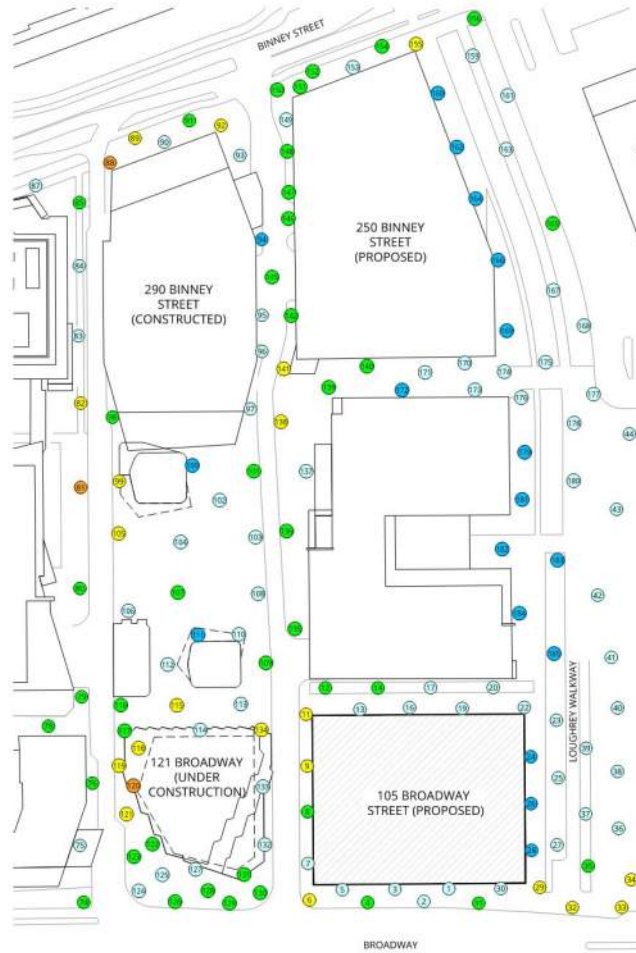
PEDESTRIAN WIND COMFORT CONDITIONS (WINTER)  
Refer to Appendix C for full study

FIGURE 7.2

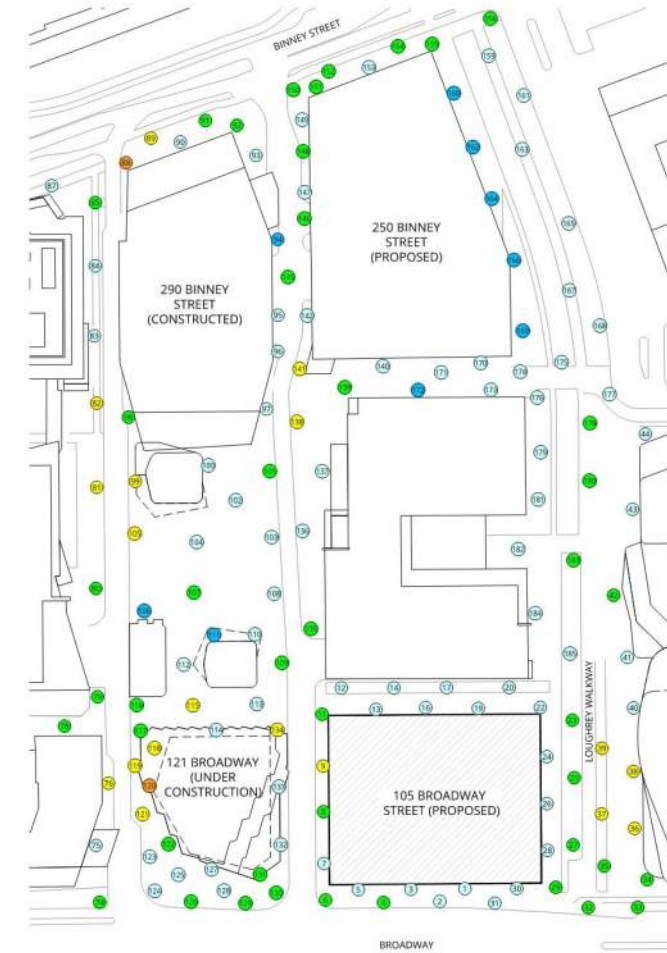
7.2A NO BUILD



7.2B BUILD



7.2C FULL BUILD



Comfort Categories

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

0' 40' 80' 120'

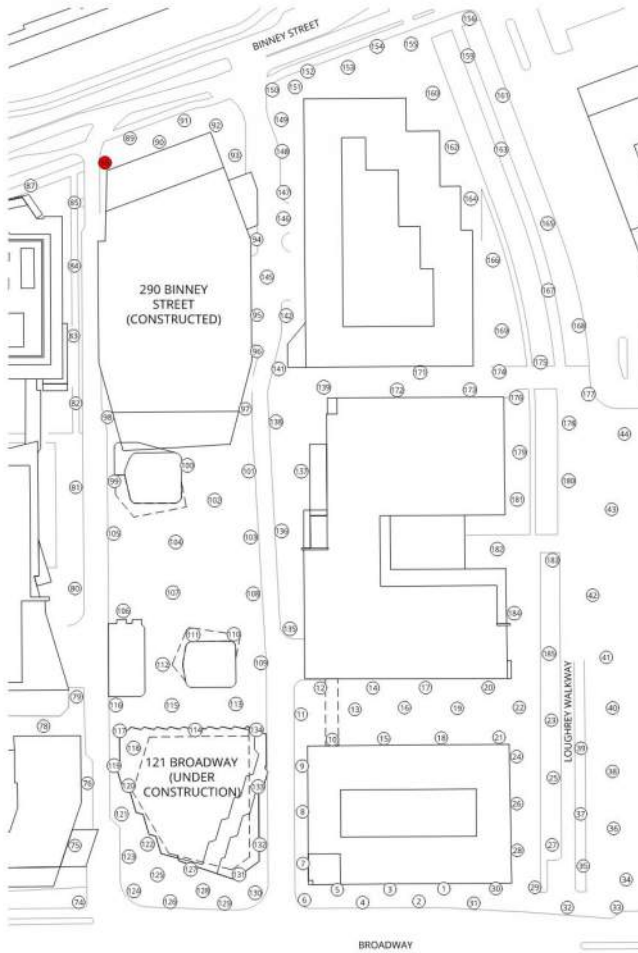




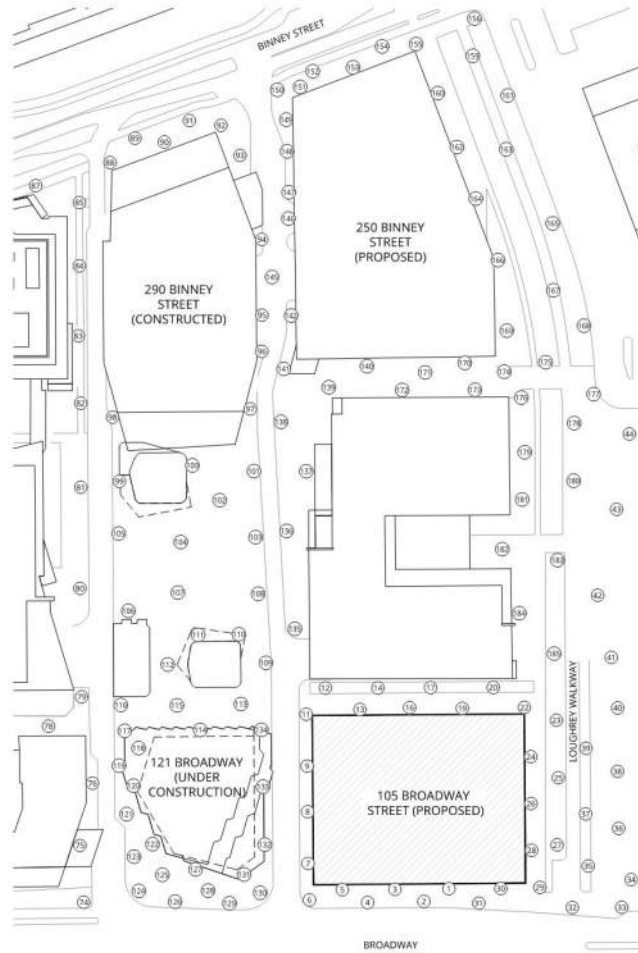
PEDESTRIAN WIND SAFETY CONDITIONS (ANNUAL)  
Refer to Appendix C for full study

FIGURE 7.3

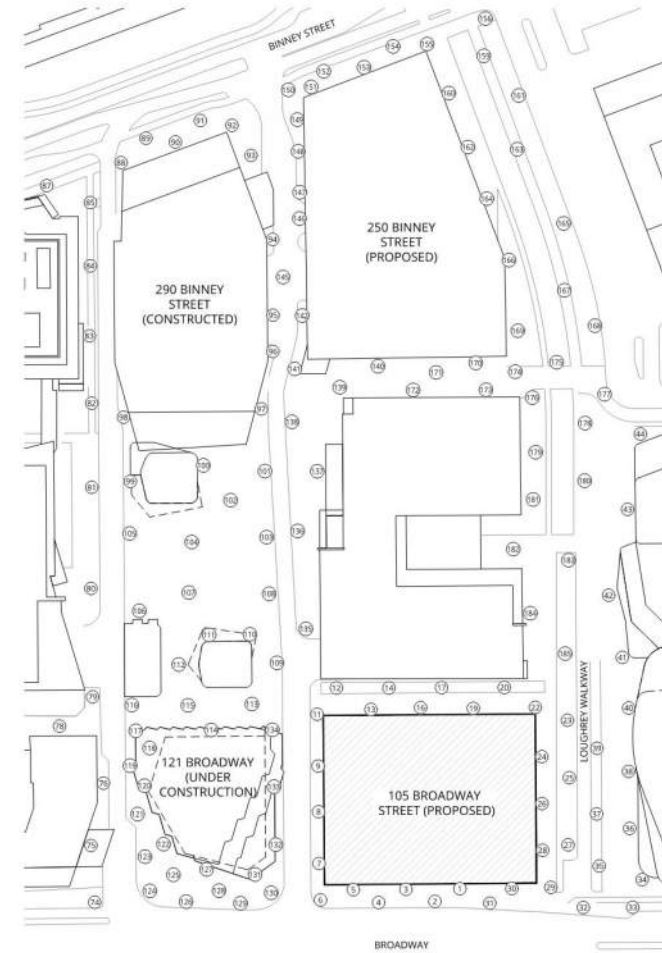
7.3A NO BUILD



7.3B BUILD



7.3C FULL BUILD



Safety Categories

- Pass
- Exceeded

0' 40' 80' 120'













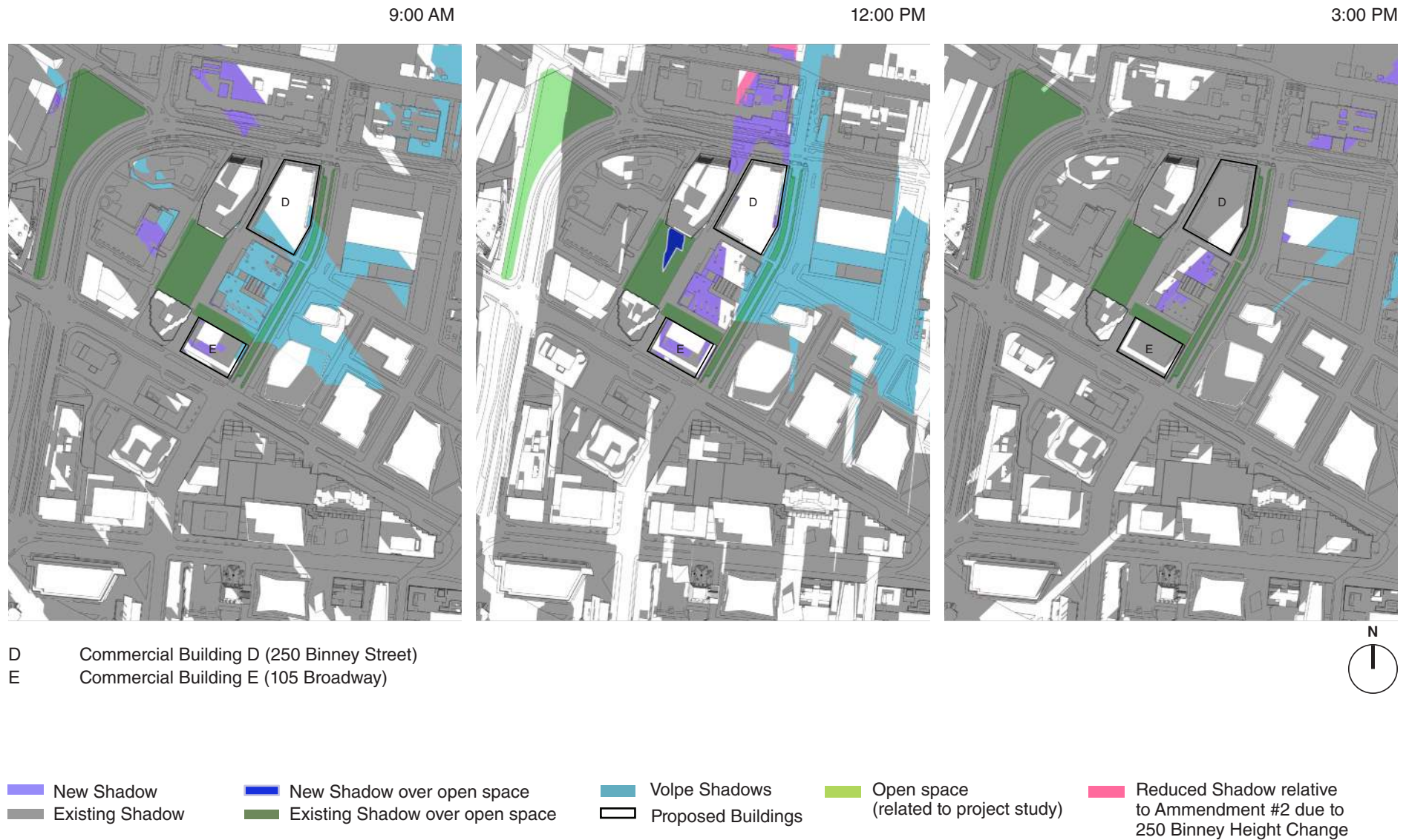
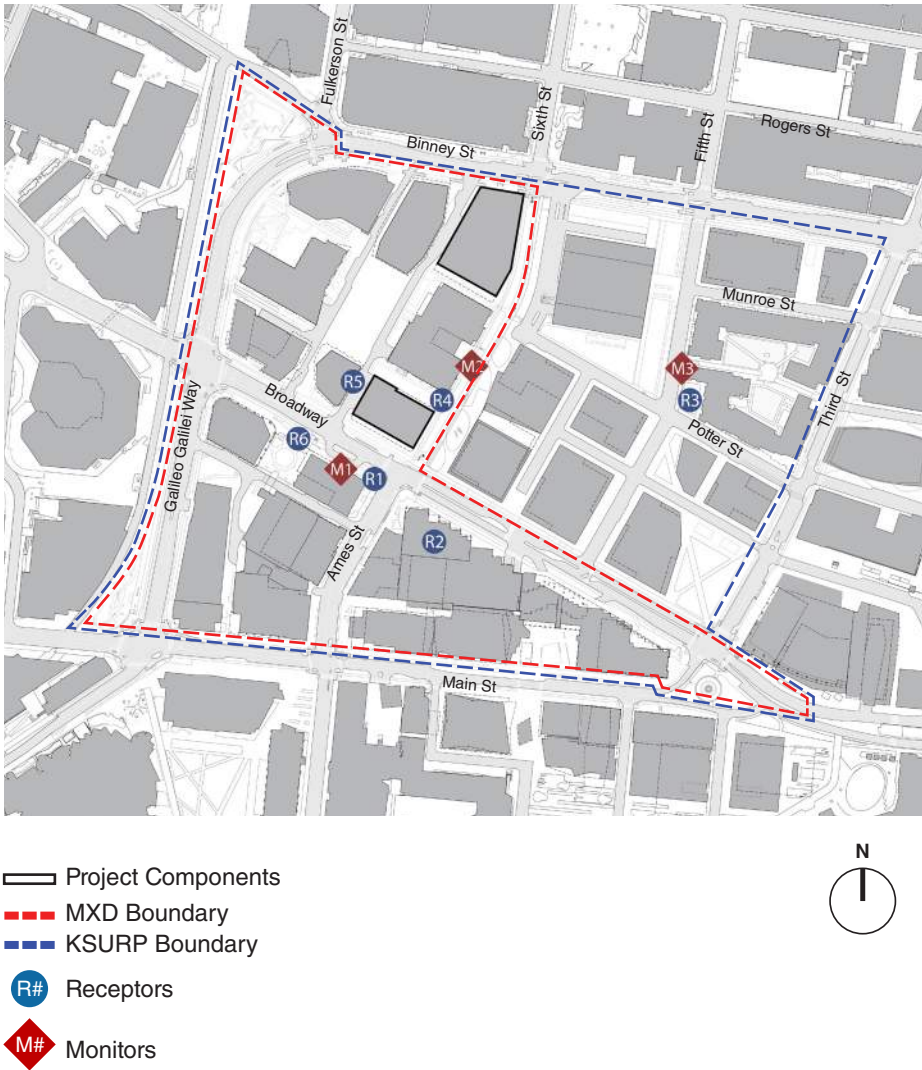




FIGURE 7.7





The background of the slide features a repeating pattern of isometric city models. Each model depicts a cluster of buildings, including a prominent tall skyscraper, smaller rectangular buildings, and a curved structure at the base. The models are rendered in a light gray color with thin black outlines, creating a subtle grid-like pattern across the entire page.

# 9. PHASING PLAN



PROJECT PHASING FORECAST																		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PHASE 1	Commercial Building A																	
	6th Street and E/W Connector (W)																	
PHASE 2				Commercial Building B Kendall Plaza & Roof Garden														
PHASE 3									Residential Building South Danny Lewin Park									
									Commercial Building C									
									Substation Vault			Substation Fit-Out		Center Plaza & Children's Park				
PHASE 4 Alternative											Commercial Building E E/W Connector (S)							
														Commercial Building D E/W Connector (N)				

\* Either Commercial Building D or E could go first, subject to existing tenant occupancy

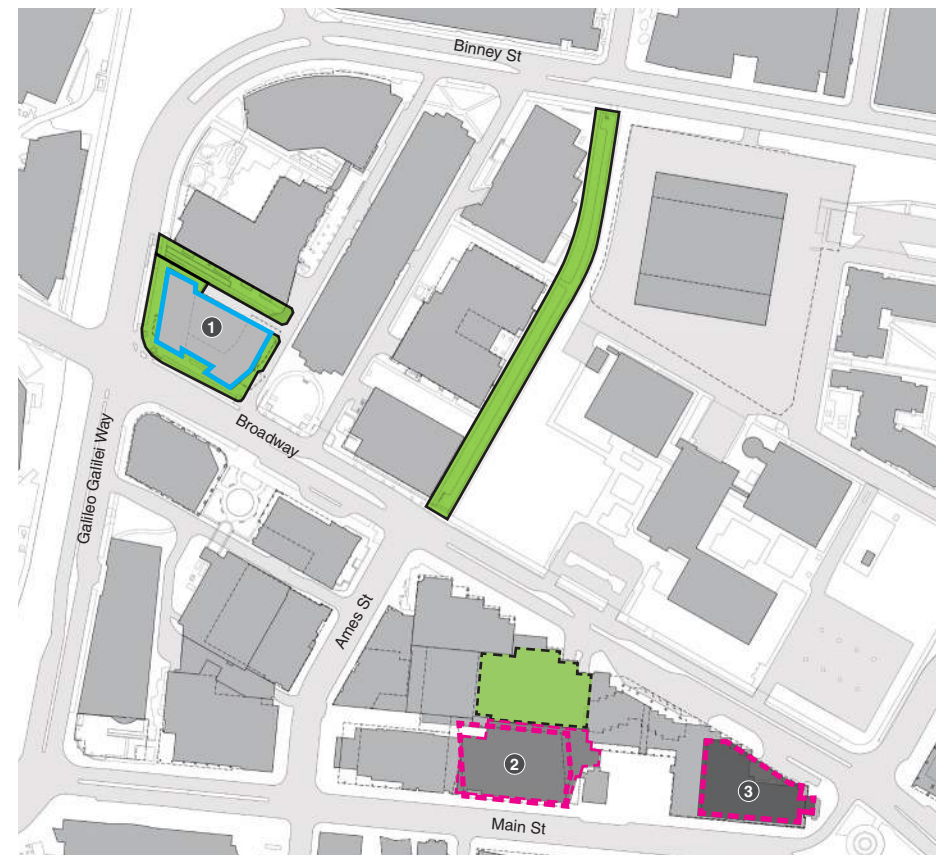


1. Commercial Building A (145 Broadway)



PROJECT PHASING FORECAST																		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PHASE 1	Commercial Building A 6th Street and E/W Connector (W)																	
PHASE 2				Commercial Building B Kendall Plaza & Roof Garden														
PHASE 3									Residential Building South Danny Lewin Park									
									Commercial Building C									
									Substation Vault				Substation Fit-Out		Center Plaza & Children's Park			
PHASE 4 Alternative											Commercial Building E E/W Connector (S)							
															Commercial Building D E/W Connector (N)			

\* Either Commercial Building D or E could go first, subject to existing tenant occupancy

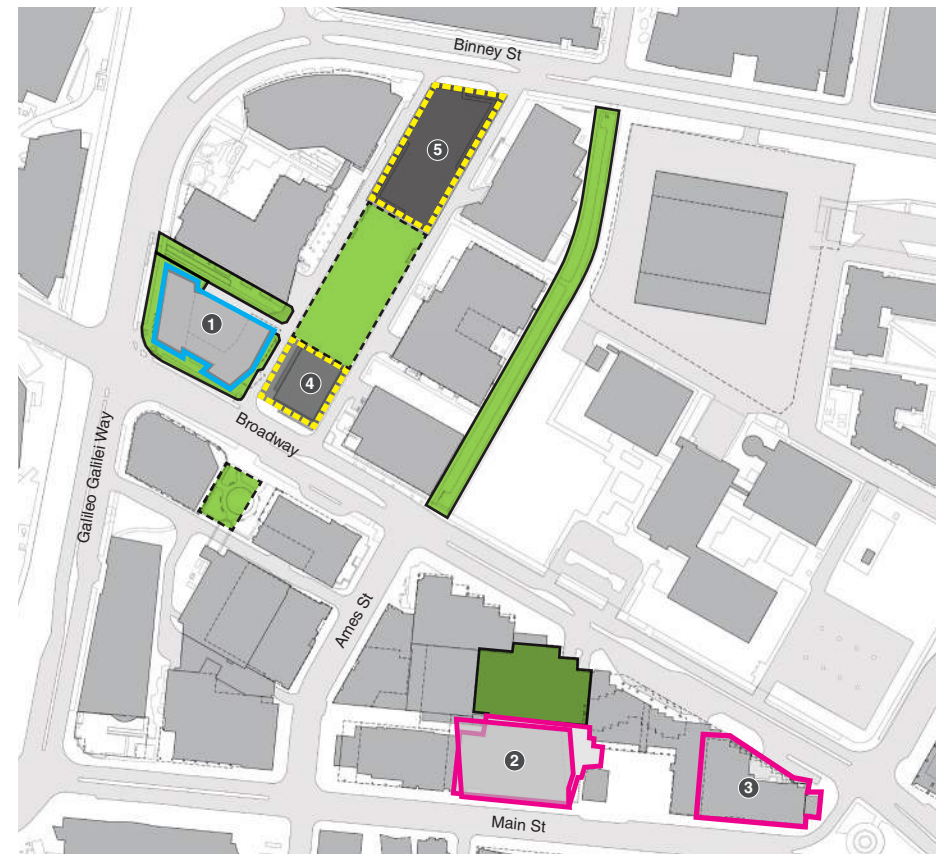


1. Commercial Building A (145 Broadway)
2. Commercial Building B (325 Main St)
3. Innovation Space (255 Main St)



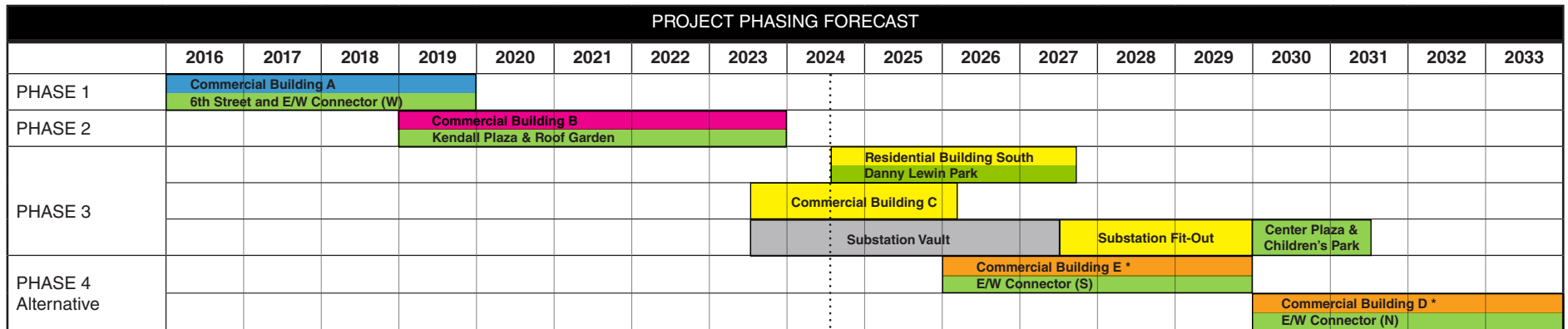
PROJECT PHASING FORECAST																		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PHASE 1	Commercial Building A 6th Street and E/W Connector (W)																	
PHASE 2				Commercial Building B Kendall Plaza & Roof Garden														
PHASE 3									Residential Building South Danny Lewin Park									
									Commercial Building C									
									Substation Vault			Substation Fit-Out			Center Plaza & Children's Park			
PHASE 4 Alternative											Commercial Building E E/W Connector (S)							
															Commercial Building D E/W Connector (N)			

\* Either Commercial Building D or E could go first, subject to existing tenant occupancy

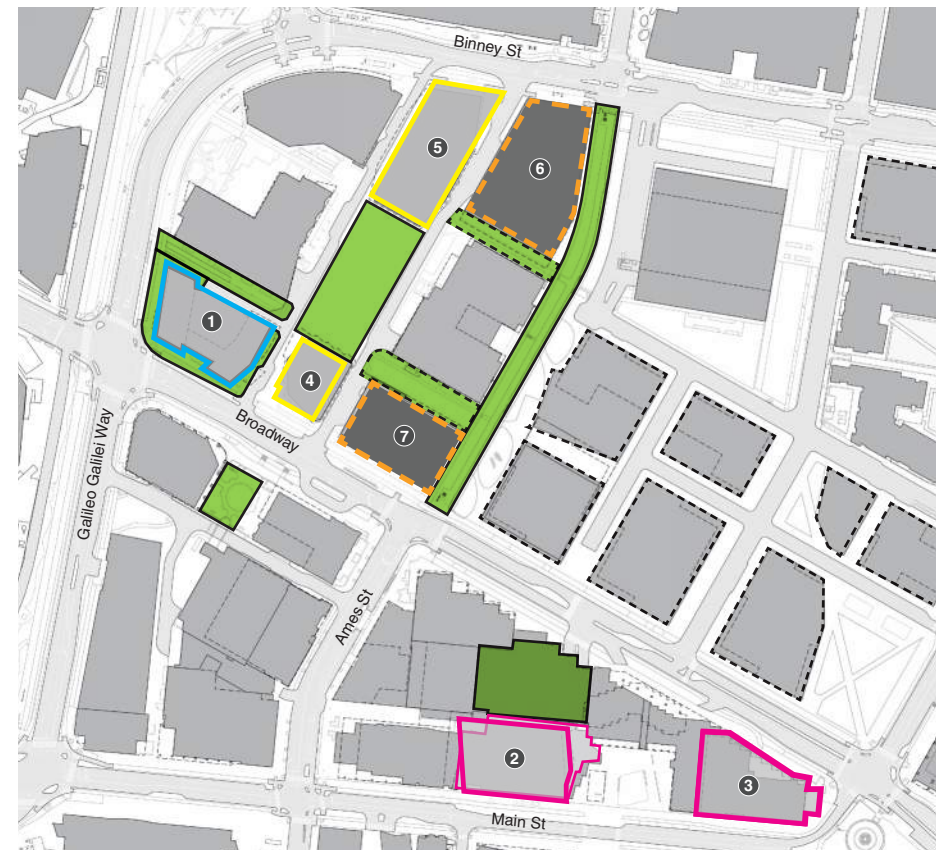


1. Commercial Building A (145 Broadway)
2. Commercial Building B (325 Main St)
3. Innovation Space (255 Main St)
4. Residential Building (121 Broadway)
5. Commercial Building C (290 Binney St)





\* Either Commercial Building D or E could go first, subject to existing tenant occupancy



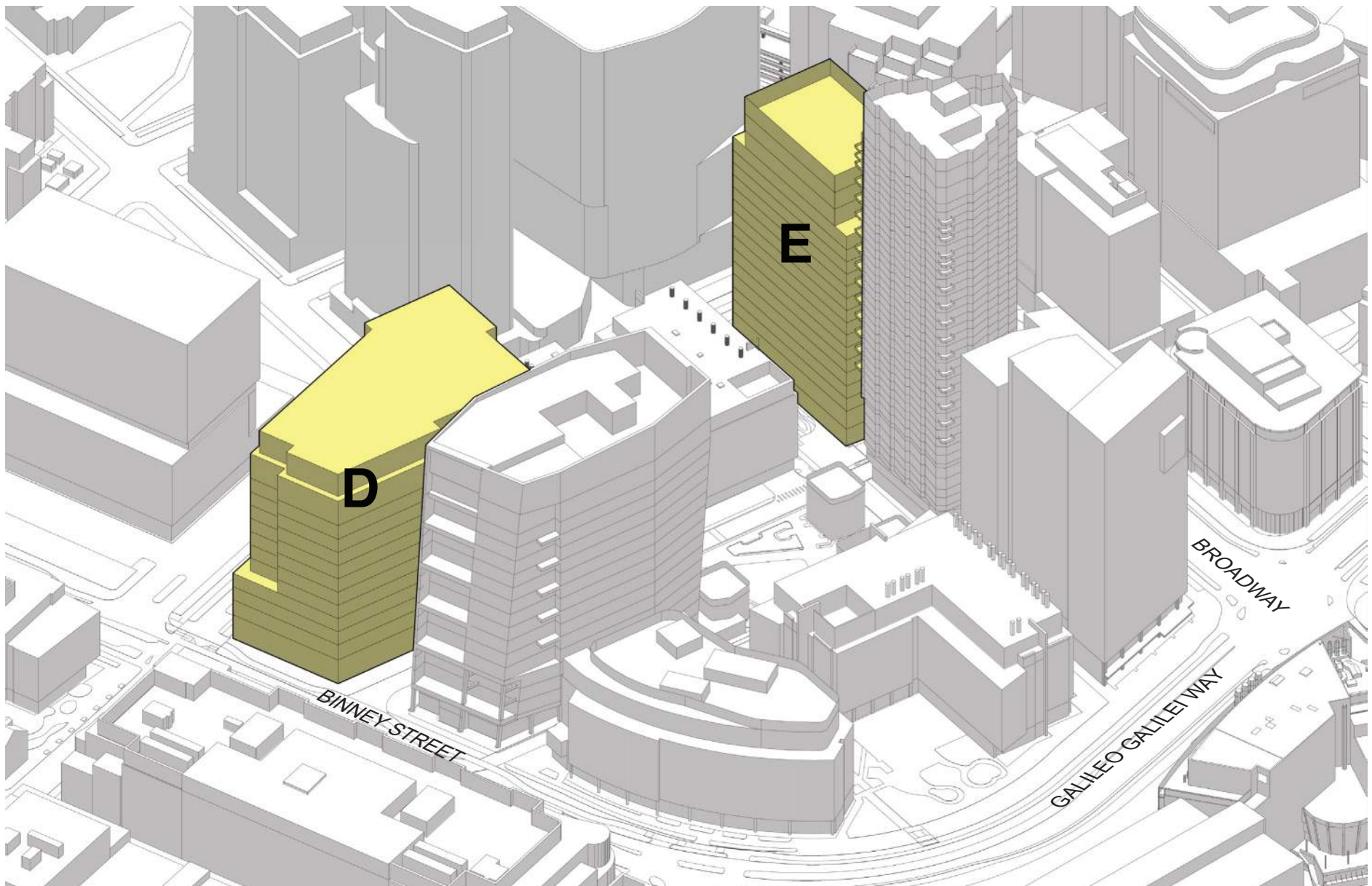
1. Commercial Building A (145 Broadway)
2. Commercial Building B (325 Main St)
3. Innovation Space (255 Main St)
4. Residential Building (121 Broadway)
5. Commercial Building C (290 Binney St)
6. Commercial Building D (250 Binney St)
7. Commercial Building E (105 Broadway)



The background of the slide features a repeating pattern of isometric illustrations of a city block. Each illustration shows a cluster of buildings of varying heights and shapes, including a prominent tall skyscraper, all rendered in a light gray, semi-transparent style. The buildings are arranged in a way that suggests a dense urban environment with streets and courtyards.

# **10. DESIGN GUIDELINES**



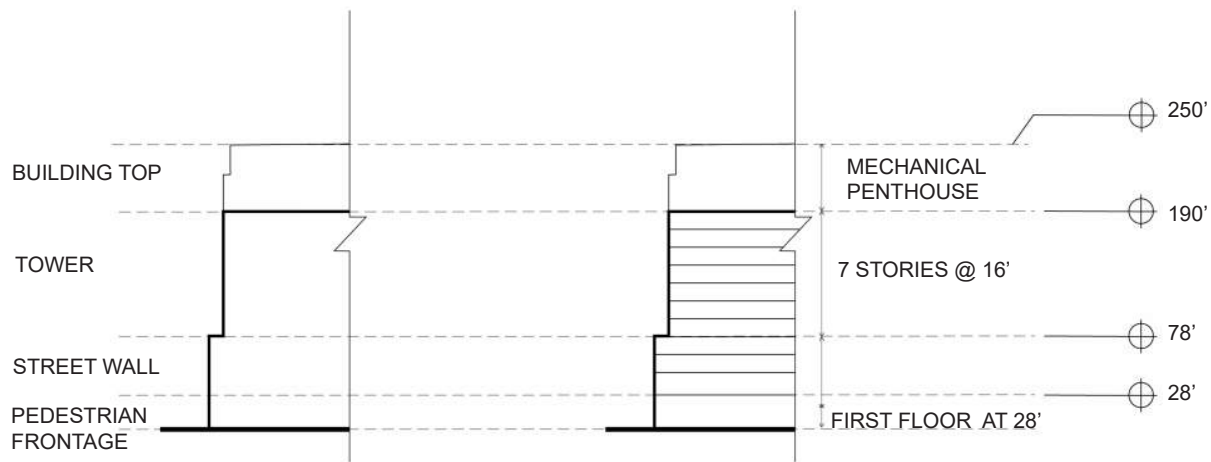







**D** Commercial Building D (250 Binney Street)

**E** Commercial Building E (105 Broadway)



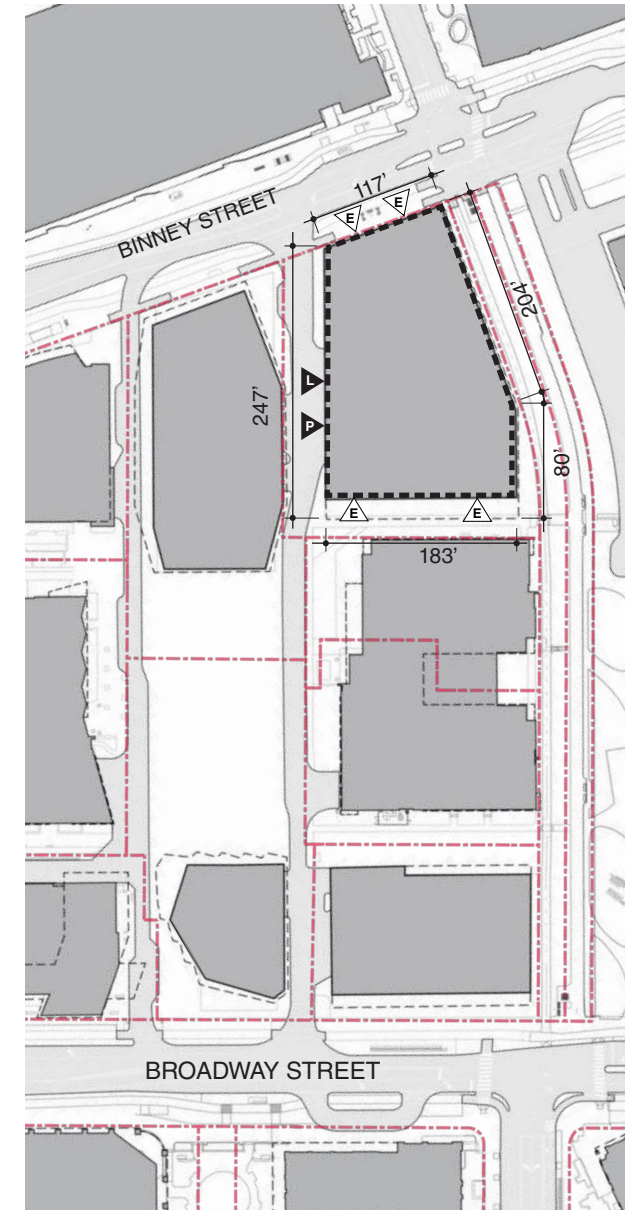
TYPICAL SECTION



-  Entrance
-  Parking Entrance
-  Loading
-  Building footprint
-  Property Line

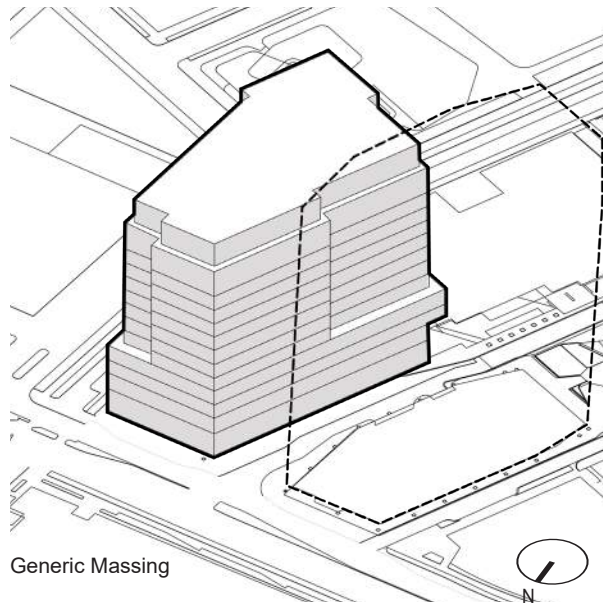


SITE PLAN

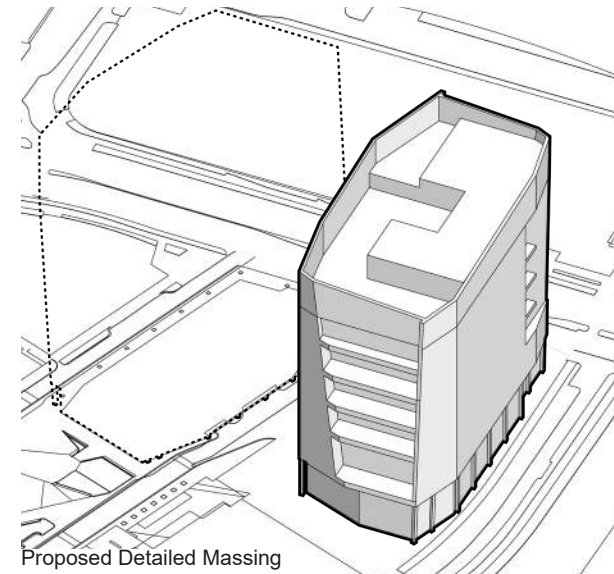
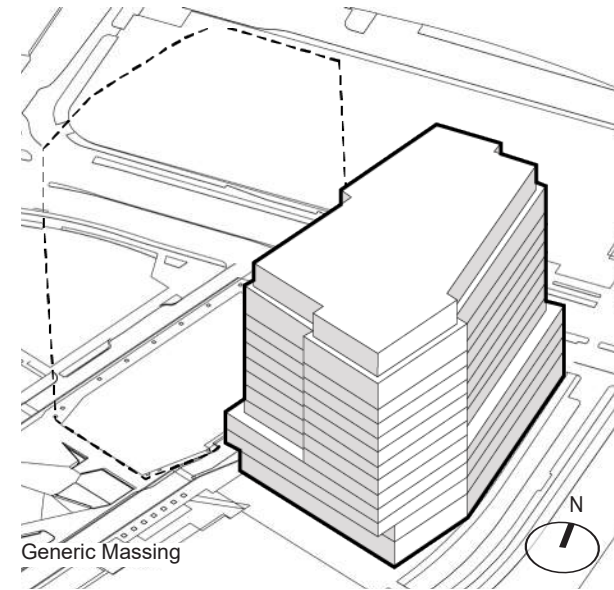




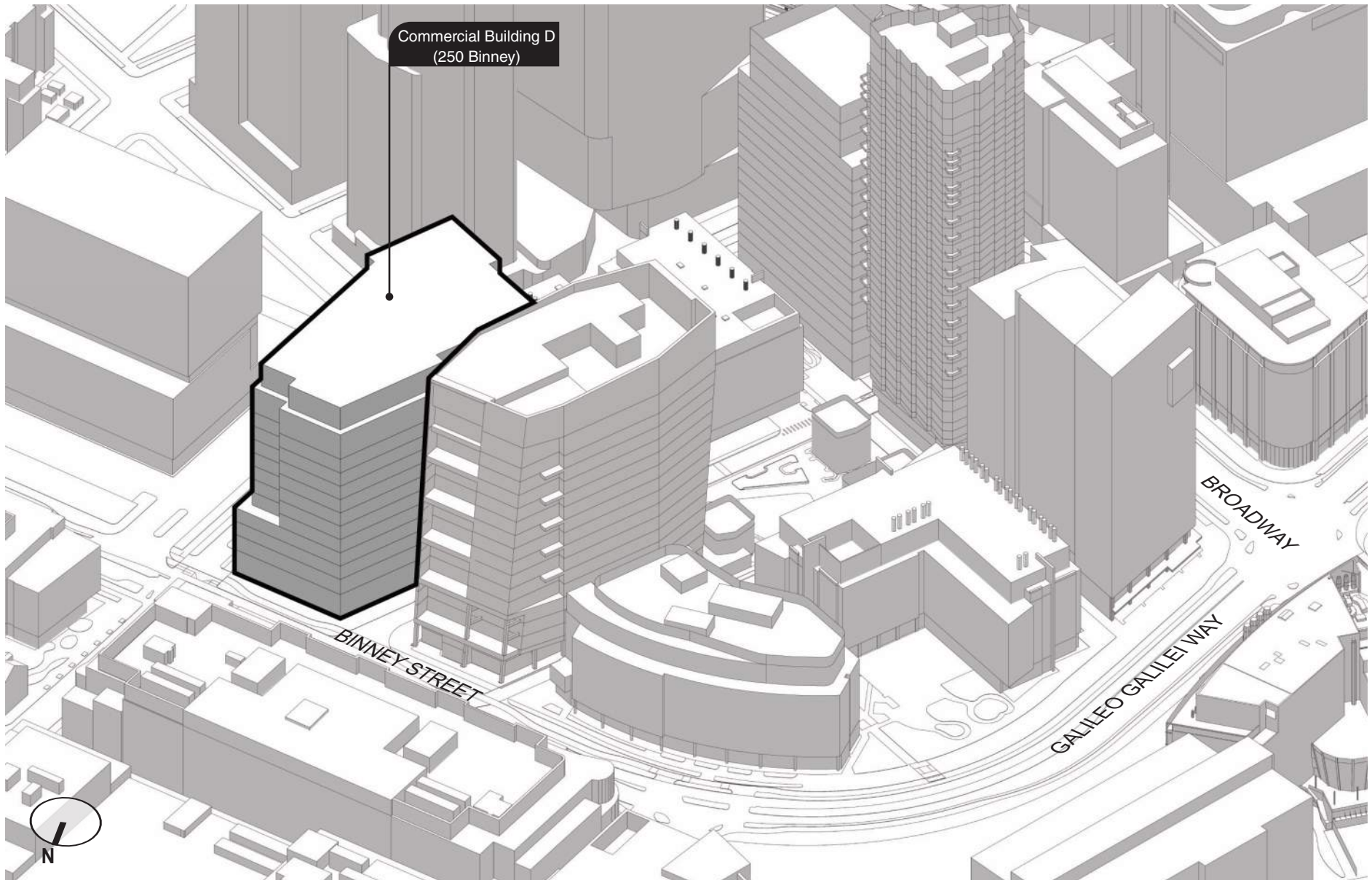
NORTH WEST AXON



SOUTH EAST AXON

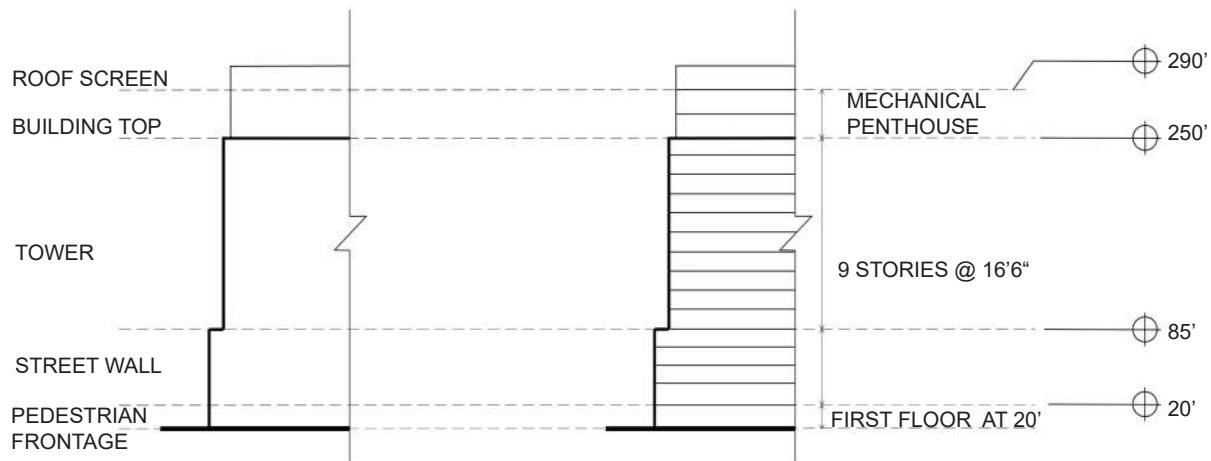








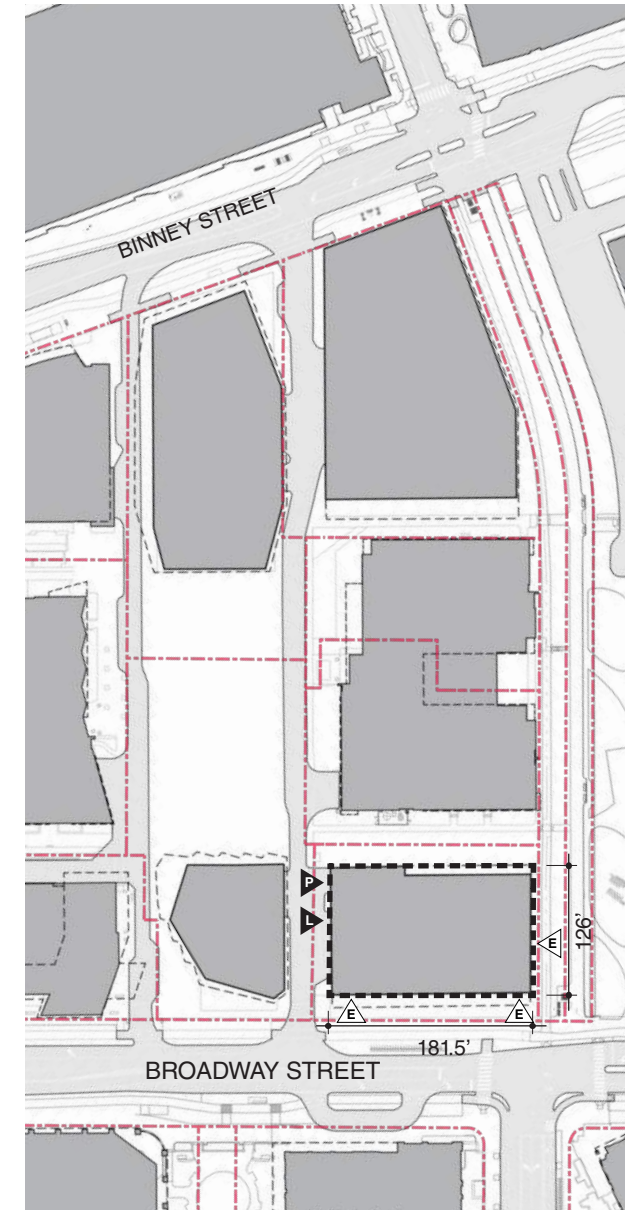
TYPICAL SECTION



- Entrance
- Parking Entrance
- Loading
- Building footprint
- Property Line

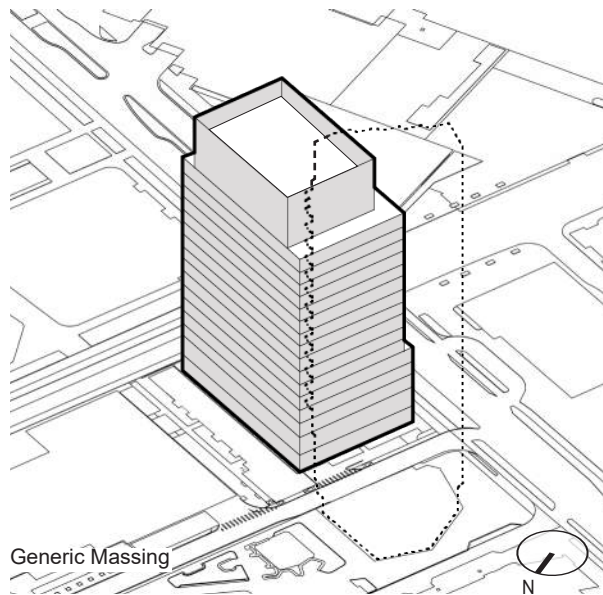


SITE PLAN

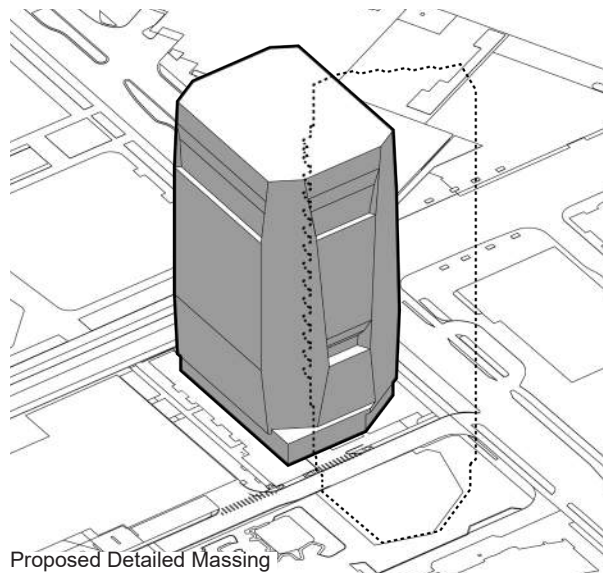




NORTH WEST AXON

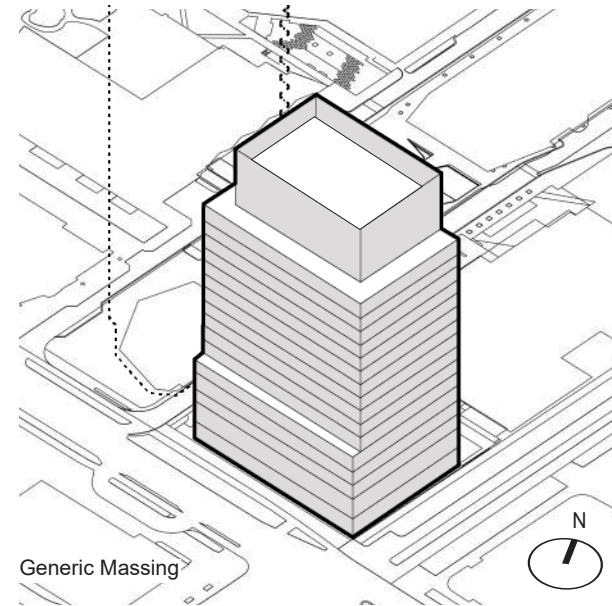


Generic Massing

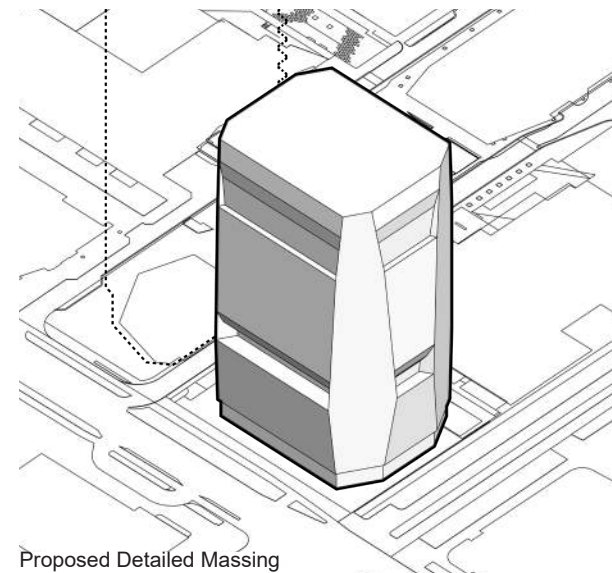


Proposed Detailed Massing

SOUTH EAST AXON



Generic Massing



Proposed Detailed Massing



