

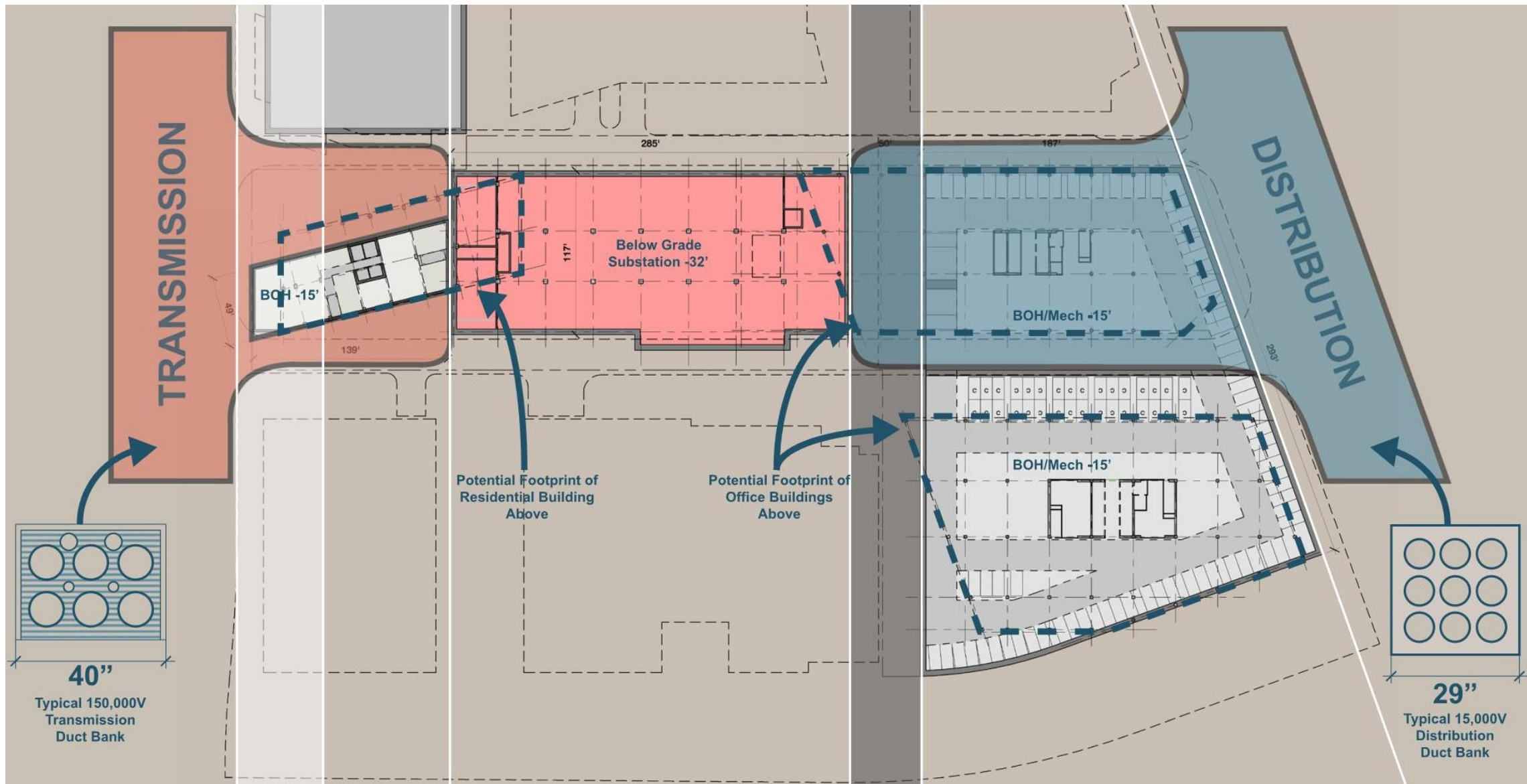
MXD Redevelopment Pre-Application Update

2021 05 18

Outline

- Zoning review
- Concept plan approach
- Project component overview





Zoning review

07 April 2020 – ECPT Meeting [Project Introduction]

15 April 2020 – CRA Board Meeting [Project Introduction]

21 April 2020 – Linden Park Neighbors [Project Overview]

20 May 2020 – CRA Board Meeting [Preliminary Zoning Changes]

17 June 2020 – CRA Board Meeting [Draft MXD Zoning Petition]

25 June 2020 – Virtual Open House [Masterplan Development]

01 July 2020 – Zoom Open office Hours [Q&A]

15 July 2020 – CRA Board Meeting [Draft KSURP Amendment]

22 July 2020 – ECPT Meeting [Eversource Update]

04 August 2020 – ECBA Meeting [Project Overview]

19 August 2020 – Linden Park Neighbors [Project Update]

02 September 2020 – Kendall Square Association [Project Update]

03 September 2020 – Kendall Residents Association [Project Update]

16 September 2020 – CRA Board Meeting [Vote on Zoning Petition]

11 November 2020 – CRA/CDD Design Review Committee [Project Update]

12 November 2020 – Cambridge Planning Board Meeting [Zoning Petition Review]

19 November 2020 – Cambridge Ordinance Committee [Zoning Petition Review]

05 January 2021 – Cambridge City Council [Review & Q&A]

27 January 2021 – Cambridge Ordinance Committee [Financial Review]

03 February 2021 – Cambridge City Council [Zoning Petition Approved]

30 March 2021 – Design Review Committee Meeting [Review & Q&A]

31 March 2021 – Virtual Open House Community Meeting [Review & Q&A]

04 April 2021 – Open Office Hours [Review & Q&A]

14 April 2021 – ECPT Meeting [Review & Q&A]

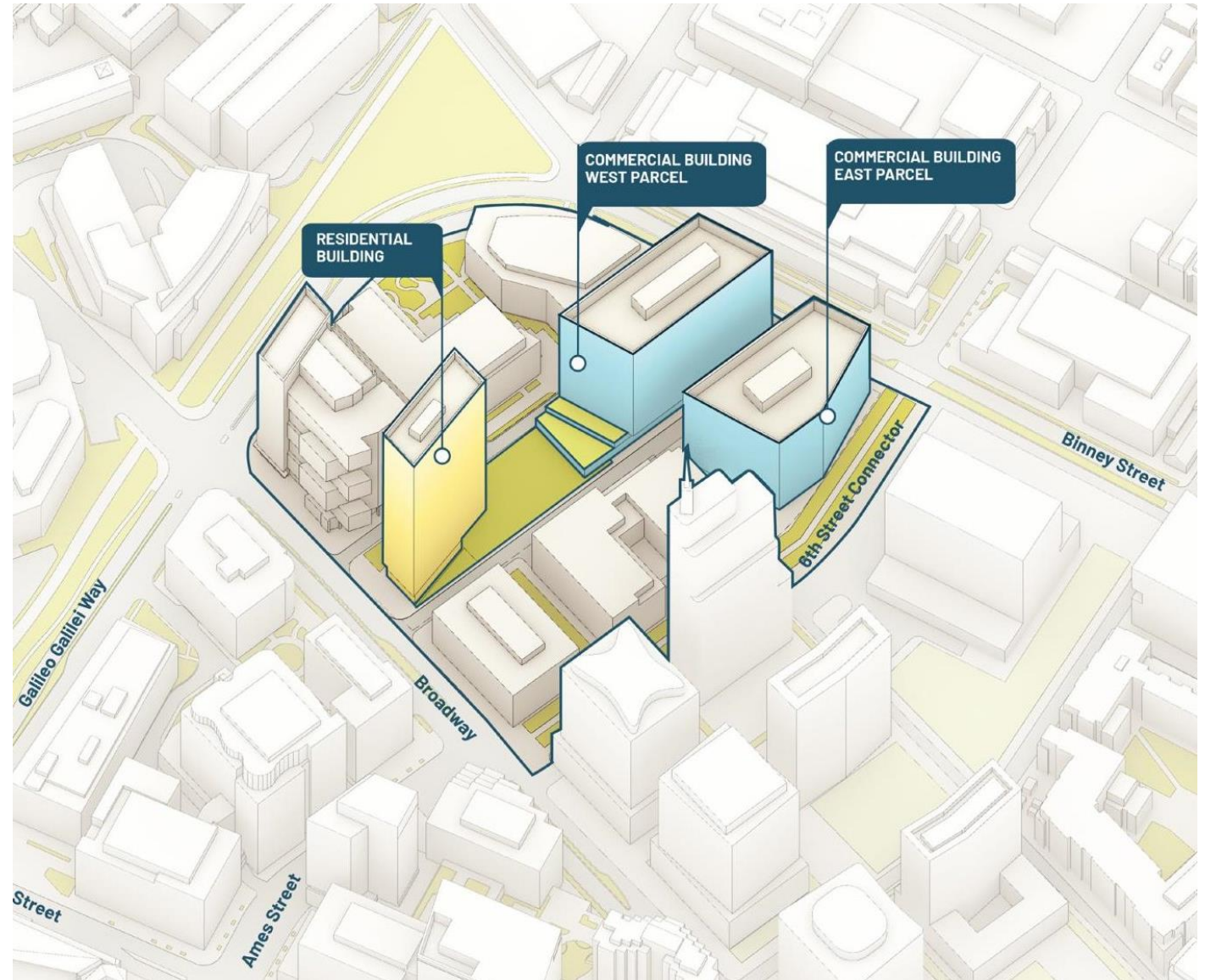
13 May 2021 – Virtual Open House Community Meeting [Review & Q&A] (

18 May 2021 – Cambridge Planning Board/CRA Board Meeting [Pre-Filing Discussion] (expected)

19 May 2021 – Cambridge Bicycle Committee Meeting [Review & Q&A] (expected)

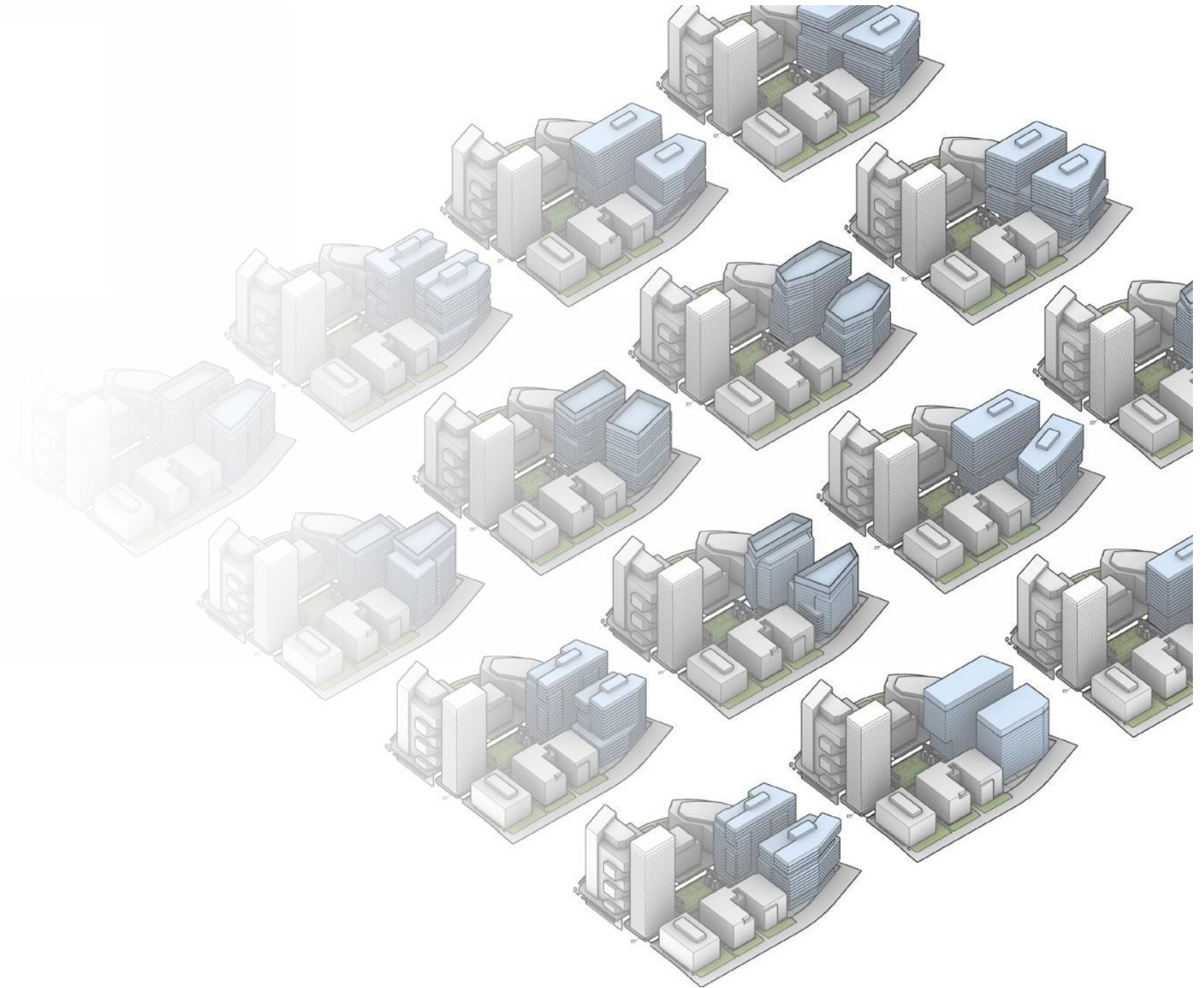
Zoning review

- 862,000 commercial GFA distributed between 290 & 250 Binney St (max 250')
- 420,000 residential GFA consolidated into a single tower at 135 Broadway (max 400', 25% income restricted)
- Central public open space, electrical substation, transmission and distribution via Broadway and Binney



Concept plan approach

- “Baseline massing”
- Specificity sufficient for advancement of key design and engineering efforts
- Flexibility necessary to accommodate fulsome design review and building optimization

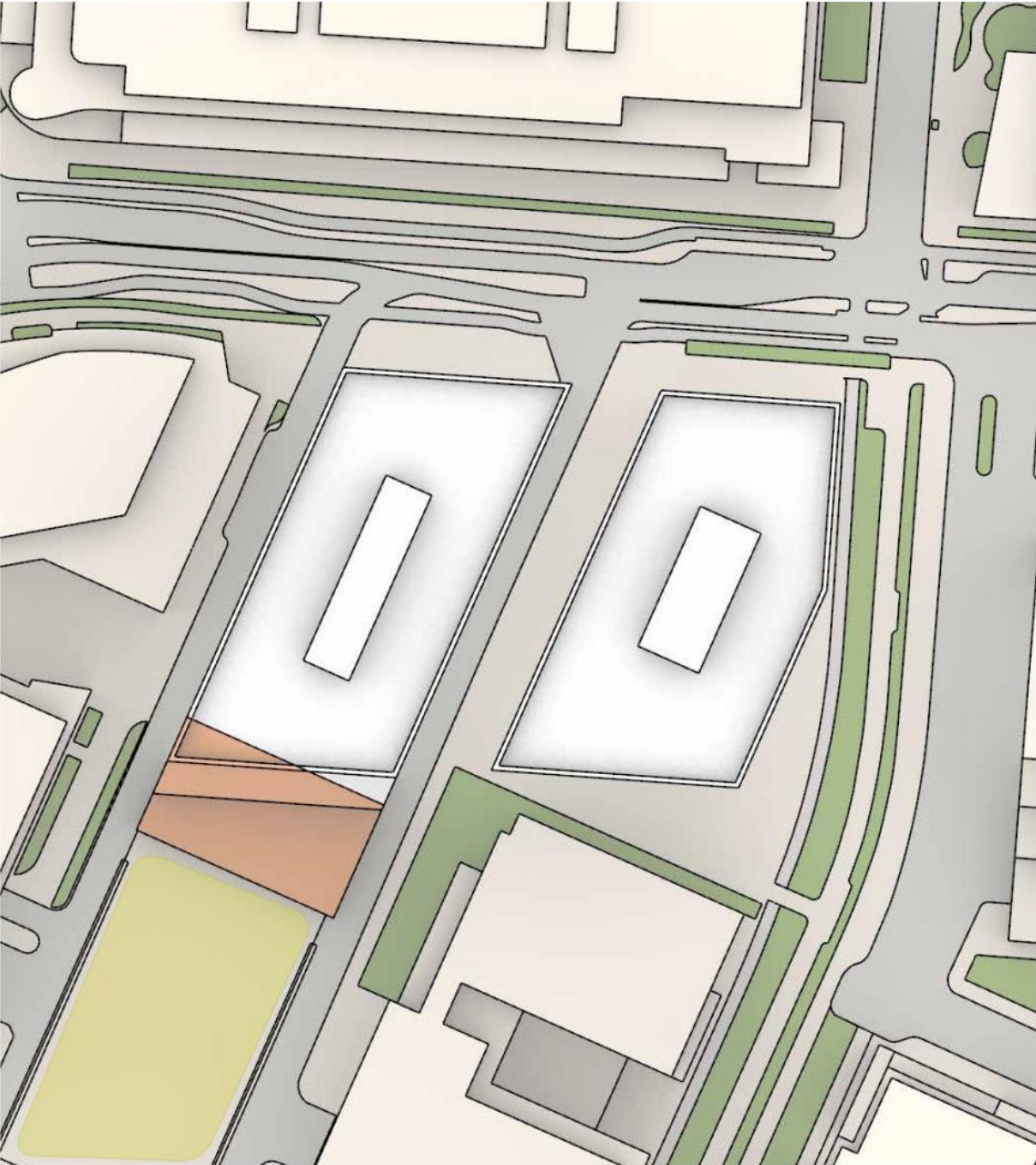
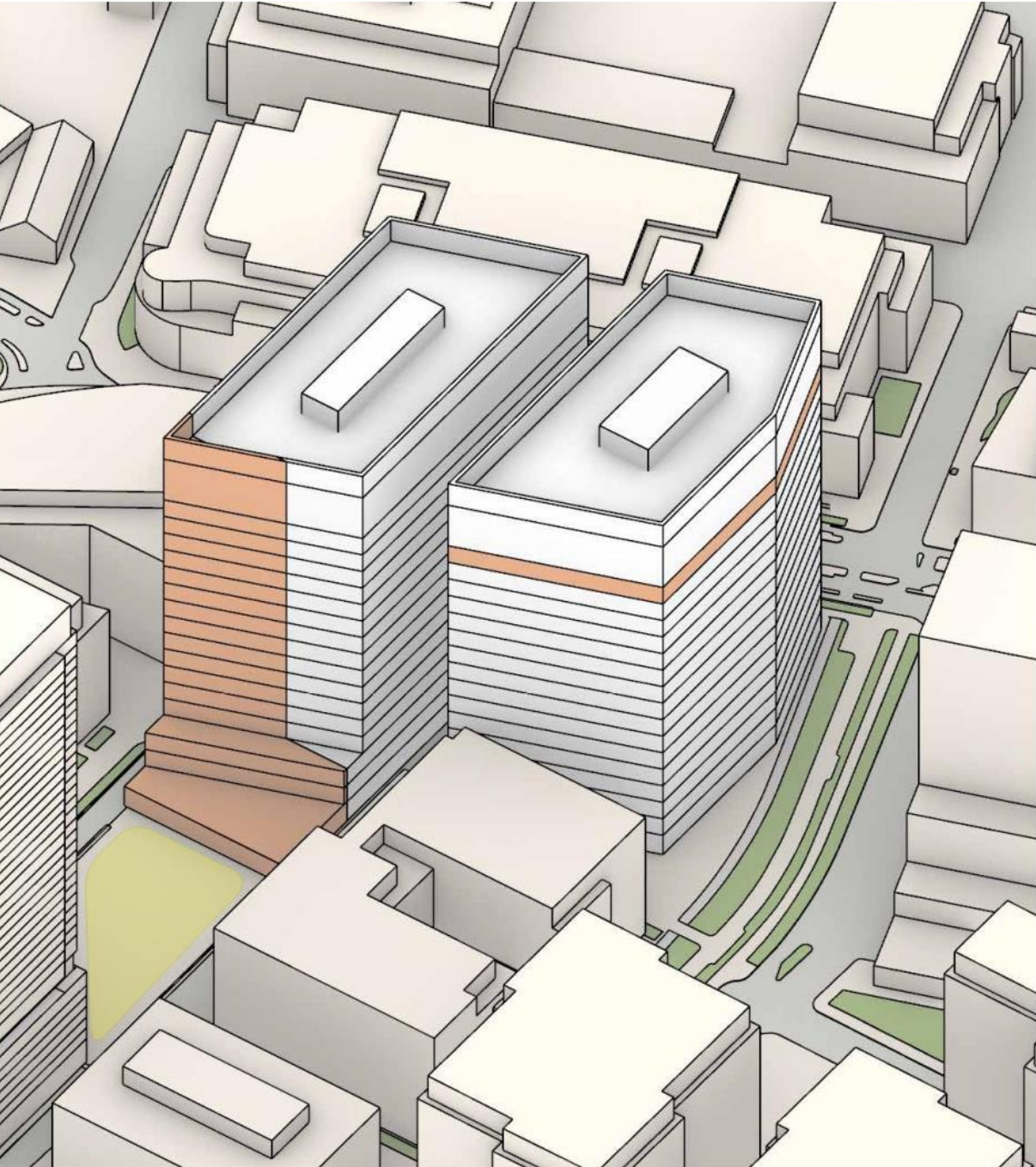




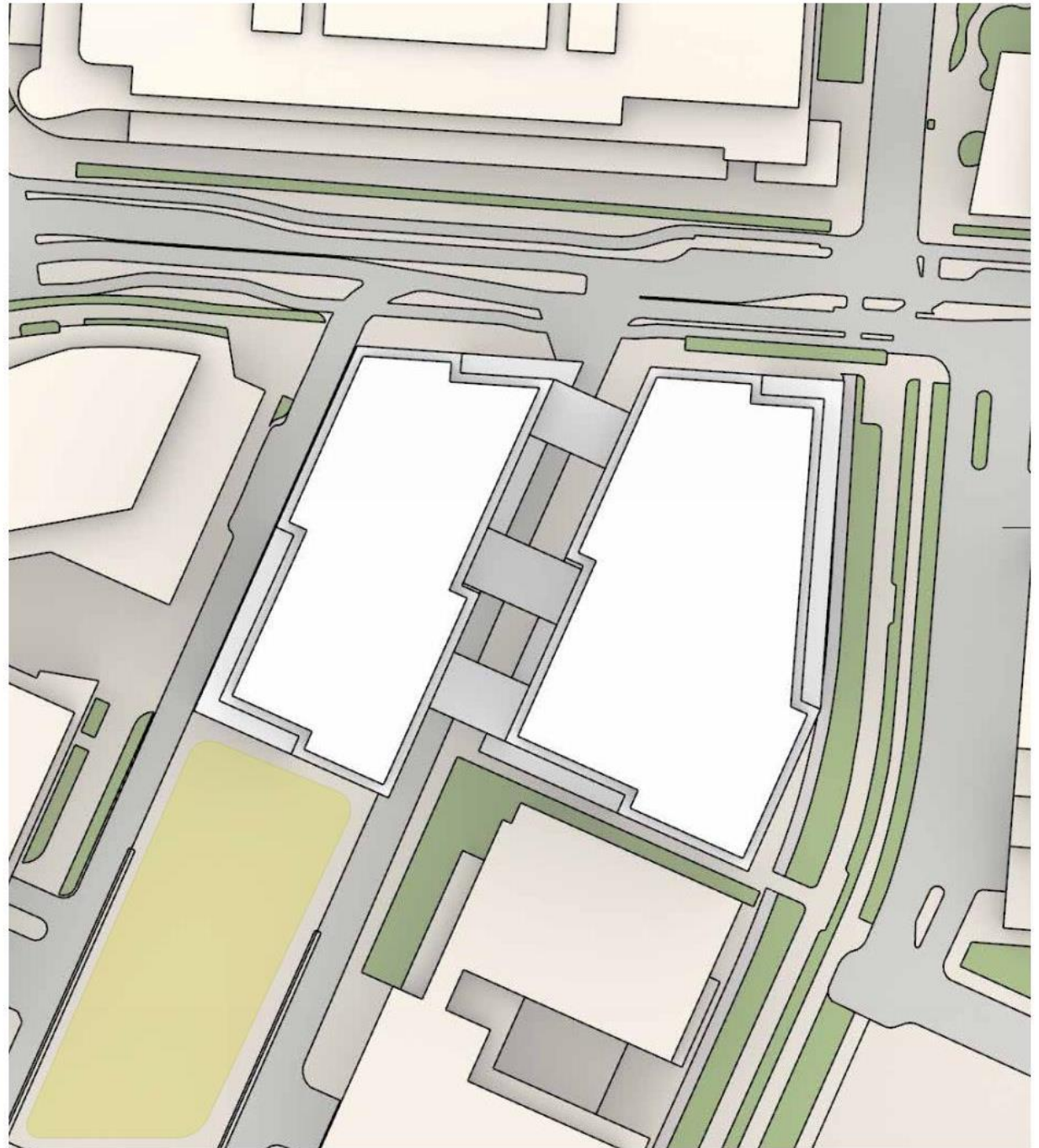
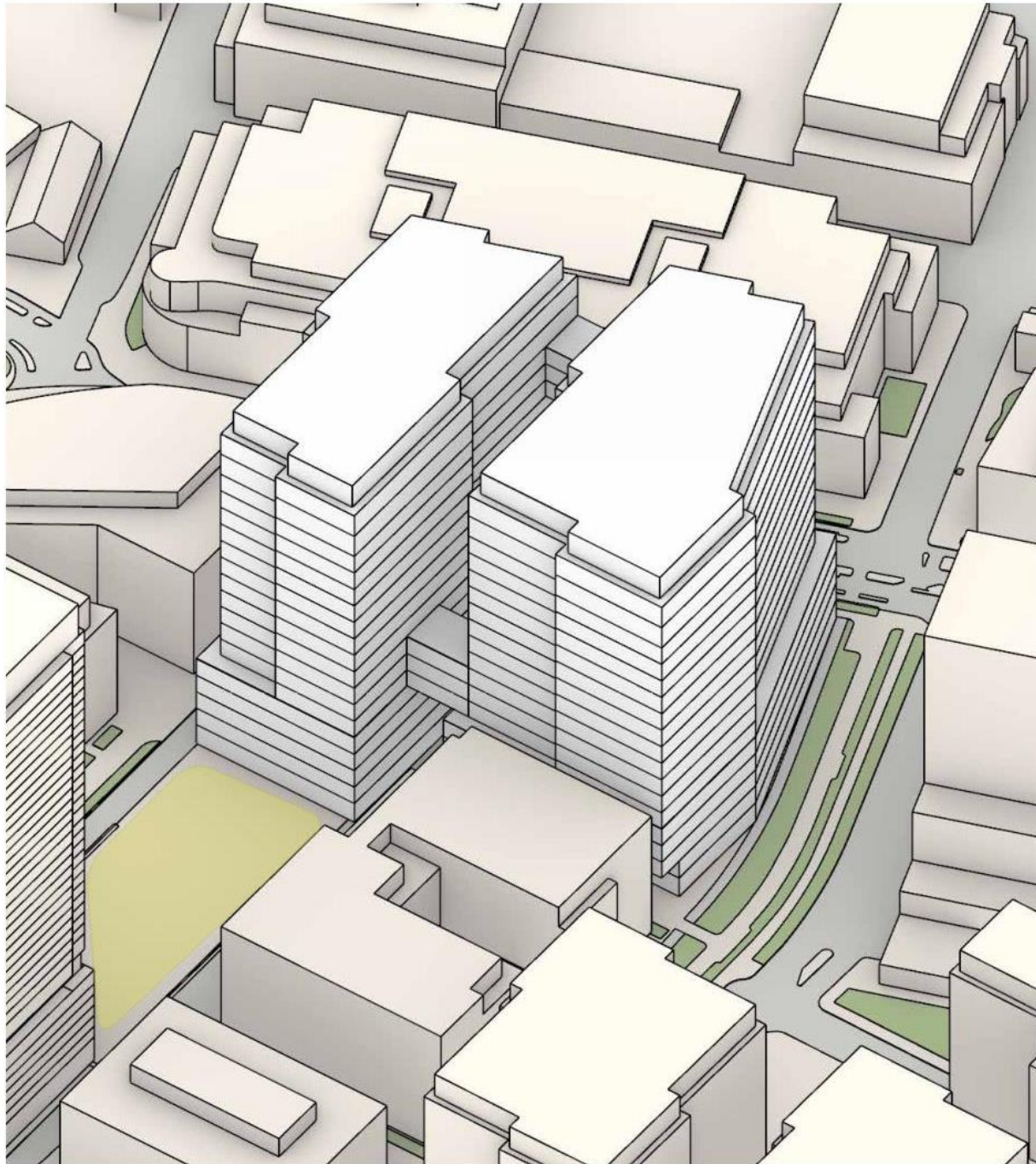
Project component overview



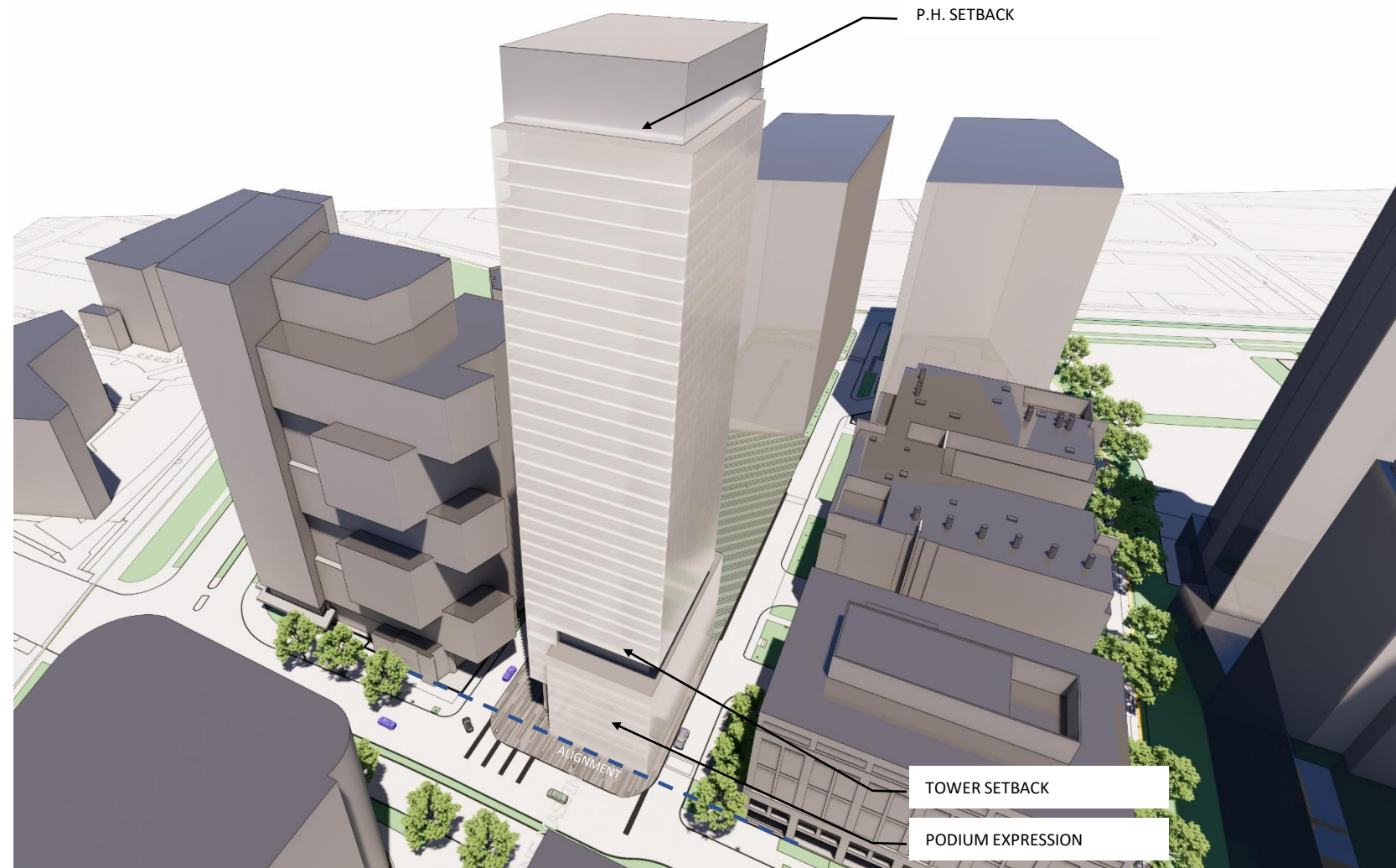
Commercial West - 16 stories 250' height _ Commercial East - 16 stories - 250' height



Commercial West - 16 stories 250' height _ Commercial East - 16 stories - 250' height



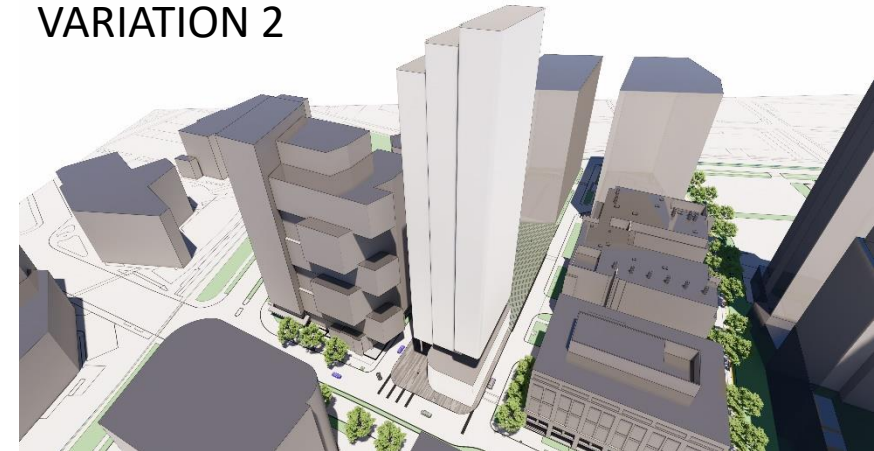
BASELINE MASSING



VARIATION 1



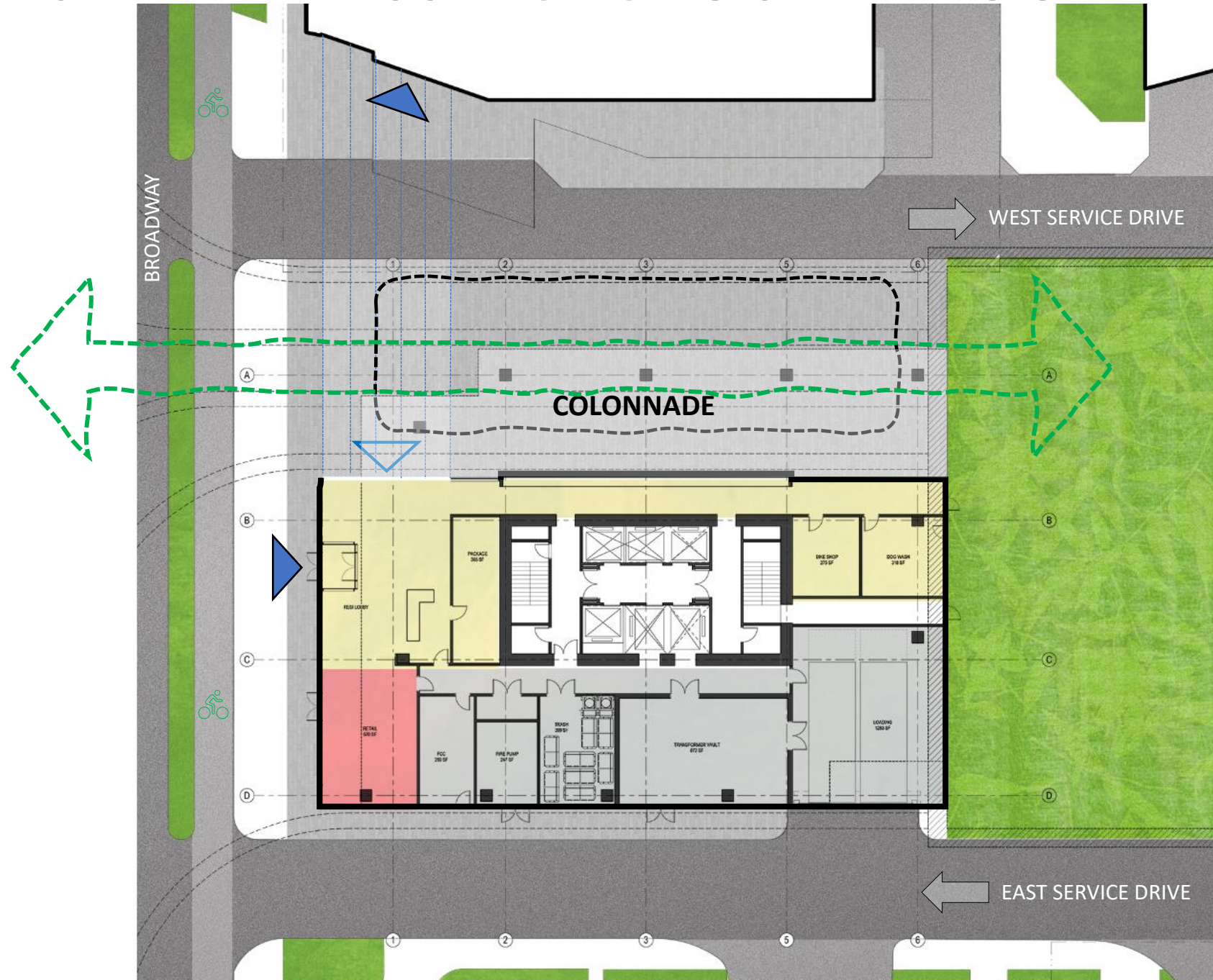
VARIATION 2



VARIATION 3



BASELINE MASSING: GROUND FLOOR PLAN



Constraints and Opportunities

Site Constraints Summary

Dimensions

- Substation vault (285' x 128')
- Flood elevation 21'+4'

Access Requirements

Vehicular site access

- Mobile Crane
- 18-wheeler/tanker (67' trailer)
- Emergency vehicles (fire, EMS)
- Infrastructure hatch (40' x 25')
- Equipment lift
- Backup Generator

Human vertical access

- Stairway (2-3)
- Human/freight elevator

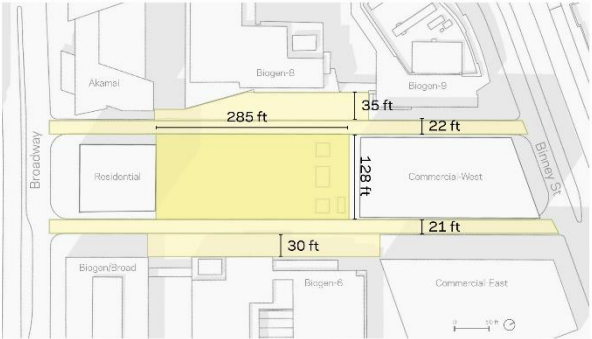
Operational Constraints

- Air intake shaft
- Exhaust shaft
- Zero water penetration - no storm drains or high-volume flow above vault

Surrounding Uses

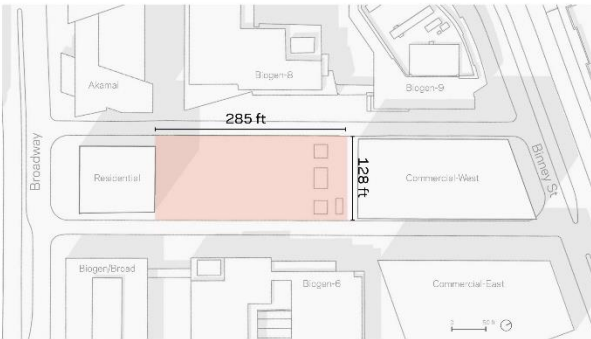
- Bike parking/valet
- Retail
- Commercial (ground floor and above)
- Residential (above ground floor)

Open Space Study Area



Substation Vault Extents

No overlap between vault volume and building footprints



Vertical Access Locations

Hatch location is flexible, but preference is for center aisle

Laydown area required adjacent to hatch

2 human access points (stairwells) also needed

All vertical access points are subject to change dimension and location

- Main access hatch
- Vertical access point (stairwell)
- Laydown area



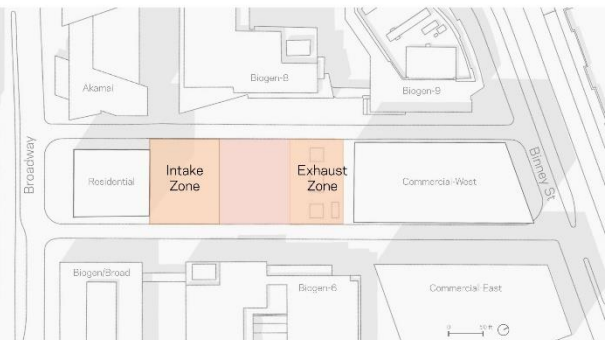
Air Intake & Exhaust Locations

Expected to be at opposite ends of the space

Exhaust to the north

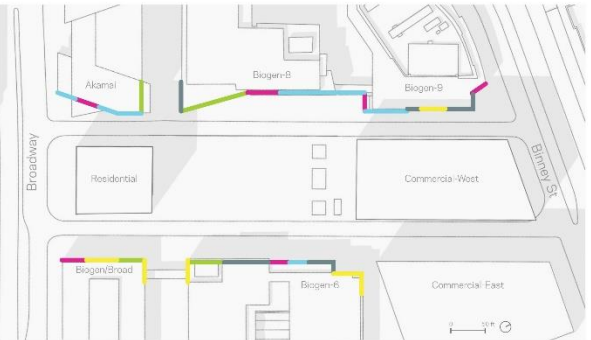
Intake to the south

Exact locations and dimensions of ventilation shafts still to be determined - these two zones represent areas under consideration for ventilation

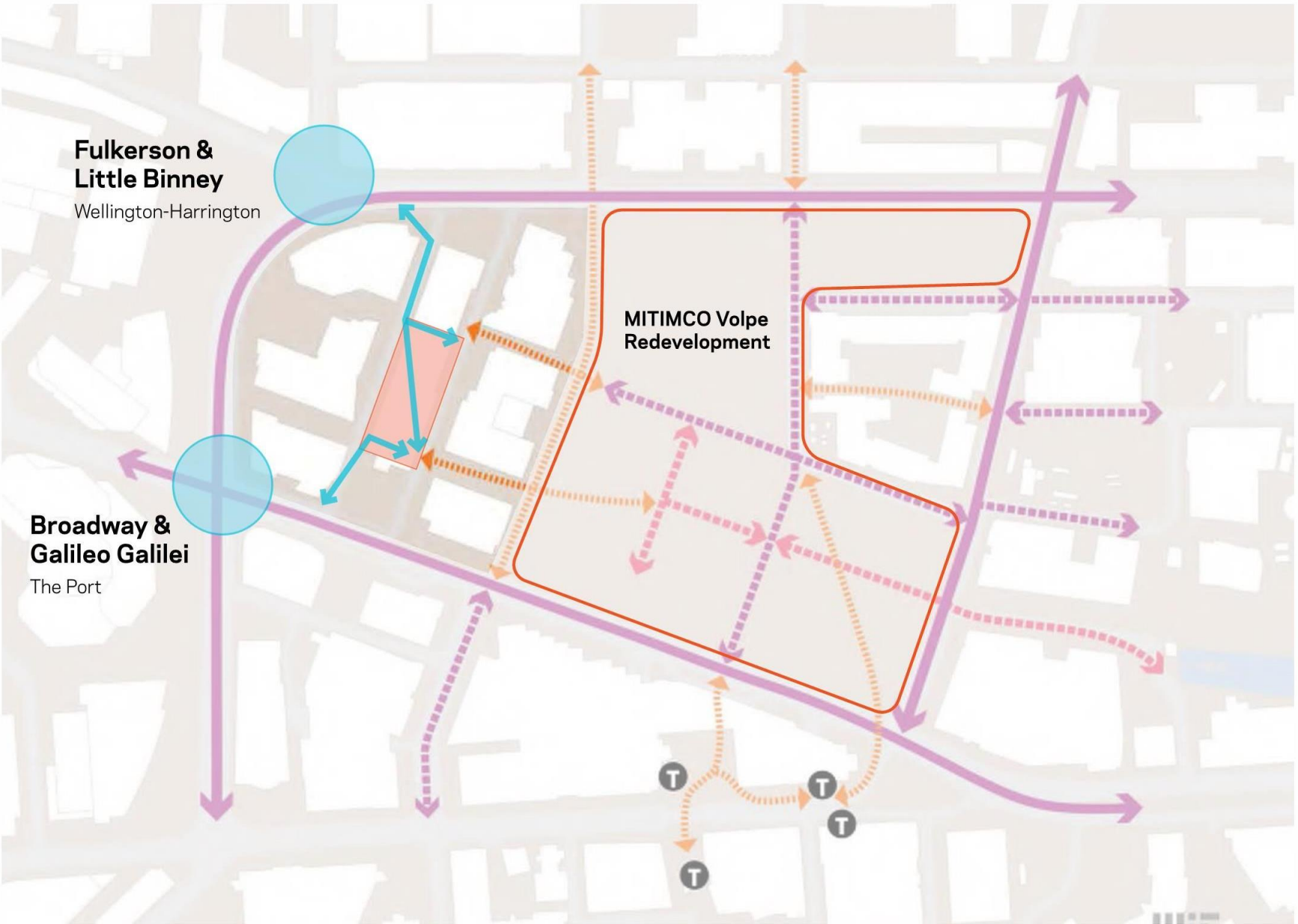


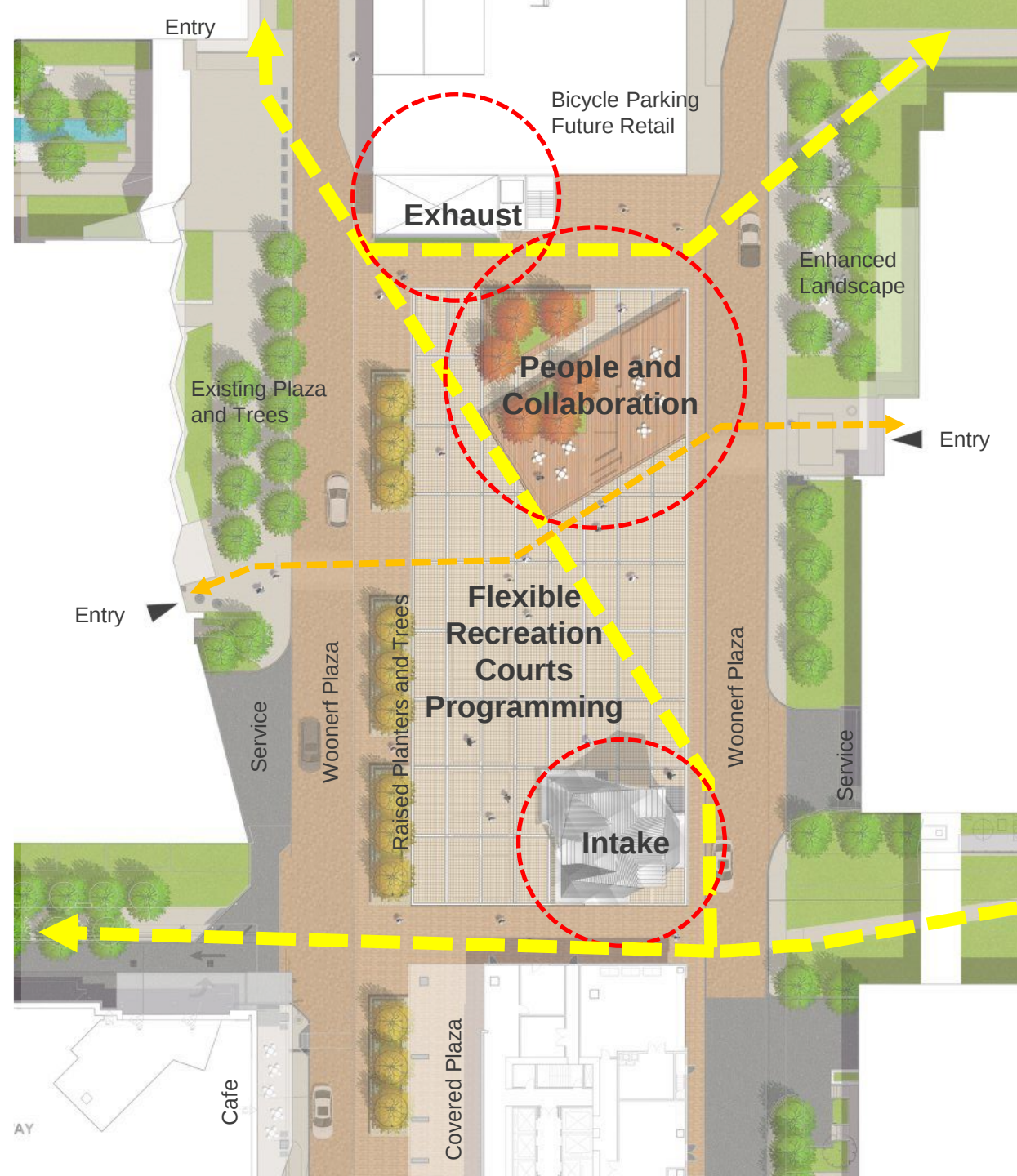
Site Perimeter Analysis

- Building entrance
- Glazed wall
- Solid/blank wall
- Mechanical/vent
- Loading/service



Pedestrian Desired Lines





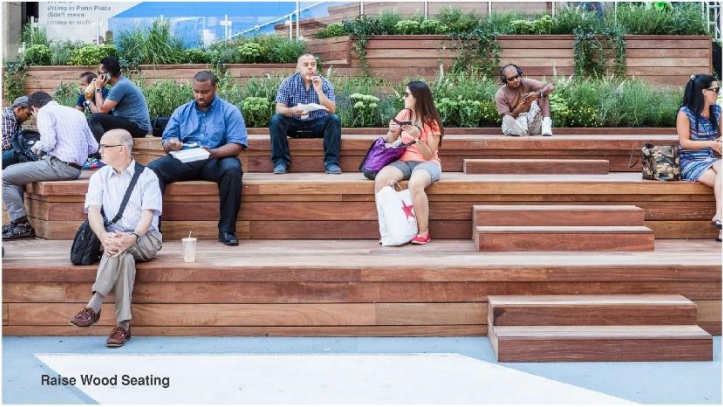
Options for Programming

Activation Precedents



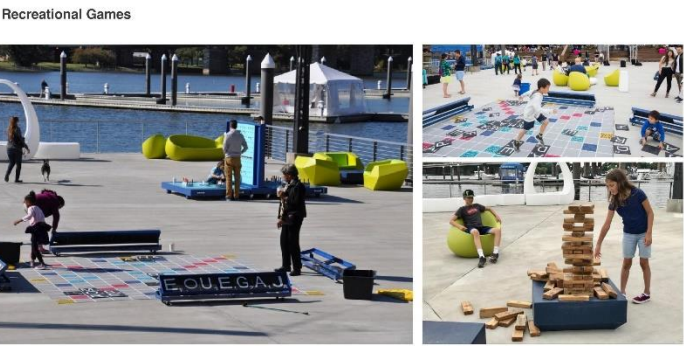
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Activation Precedents



6

Activation Precedents



10

Activation Precedents

Recreational Games



11

Activation Precedents



6

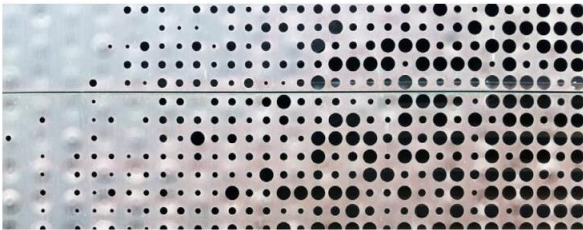
Activation Precedents

The Fountain



7

Options for Intake and Exhaust



Broad Canal Piers

Breathing Tree

Vision



Exhaust

Potential
Water Wall

Seat Wall
Raised Planting

Platform Seating

Intake

Flexible Area for
Programming

Plaza as Art

Seat Wall
Raised Planting

Seat Wall
Raised Planting

Vision



Future Residential

Intake

Platform Seating

Seat Wall
Raised Planting

Q&A