

REFILED GRAND JUNCTION OVERLAY PETITION

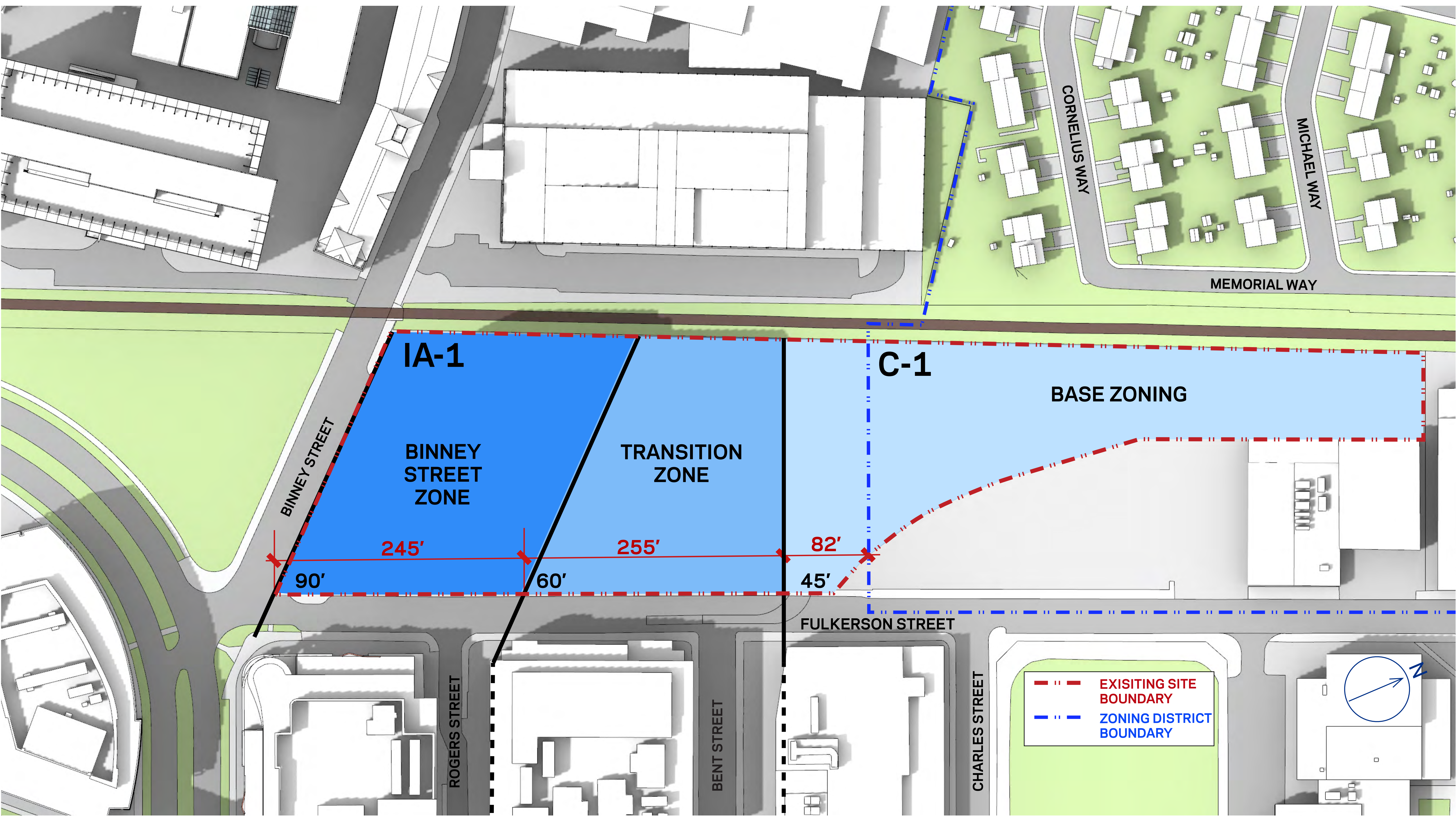
July 11, 2019

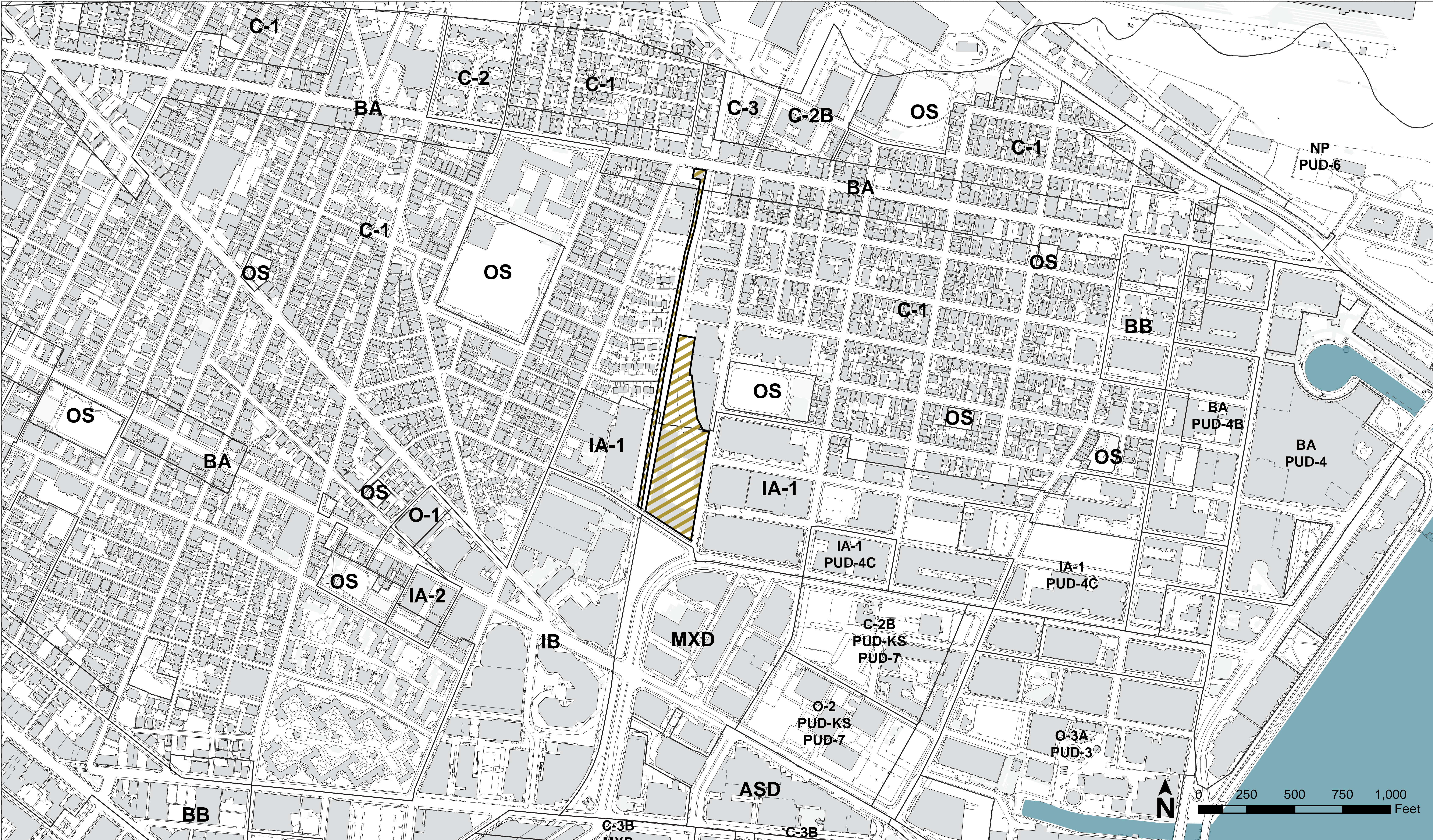
REFILED GRAND JUNCTION OVERLAY PETITION

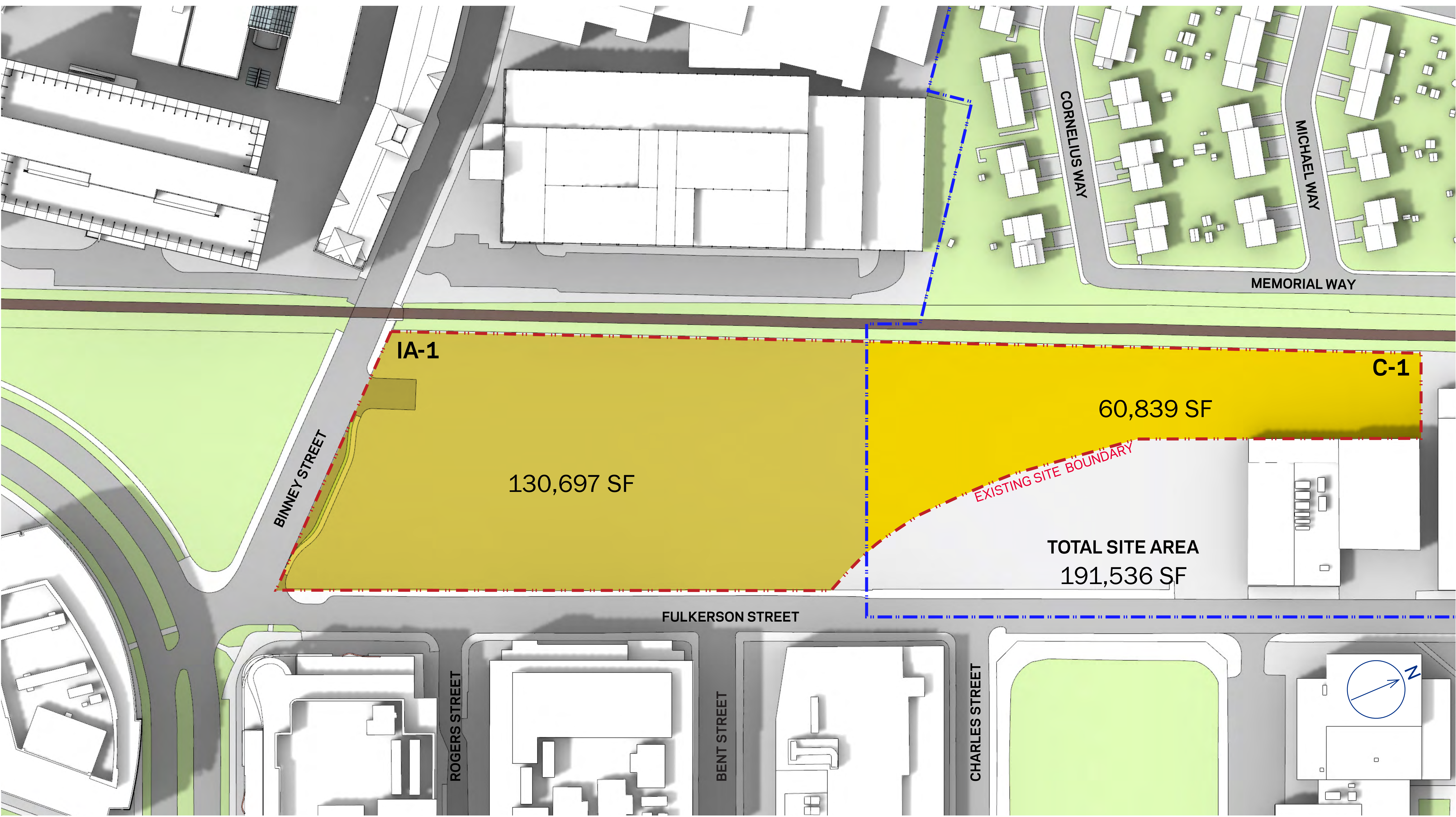
Changes from Original Grand Junction Overlay Petition

- Eliminate Transfer of Development Rights
- Exclude lot area of Grand Junction Pathway, including Cambridge Street lot, from FAR calculations
- Limit increased height to areas within the industrial district
- Reduce maximum height along proposed “**Binney Street Zone**” down from 120 feet to 90 feet *
- Reduce maximum height along Fulkerson Street in new “**Transition Zone**” down from 120 feet to 60 feet
- Exclude commercial building from residential district
- Limit rooftop mechanical penthouse height in the Binney Street Zone to 25' *

* Proposed amendment from **Refiled Petition**









ALEXANDRIA®

nbbj

DESIGN PROCESS
Building Massing Studies

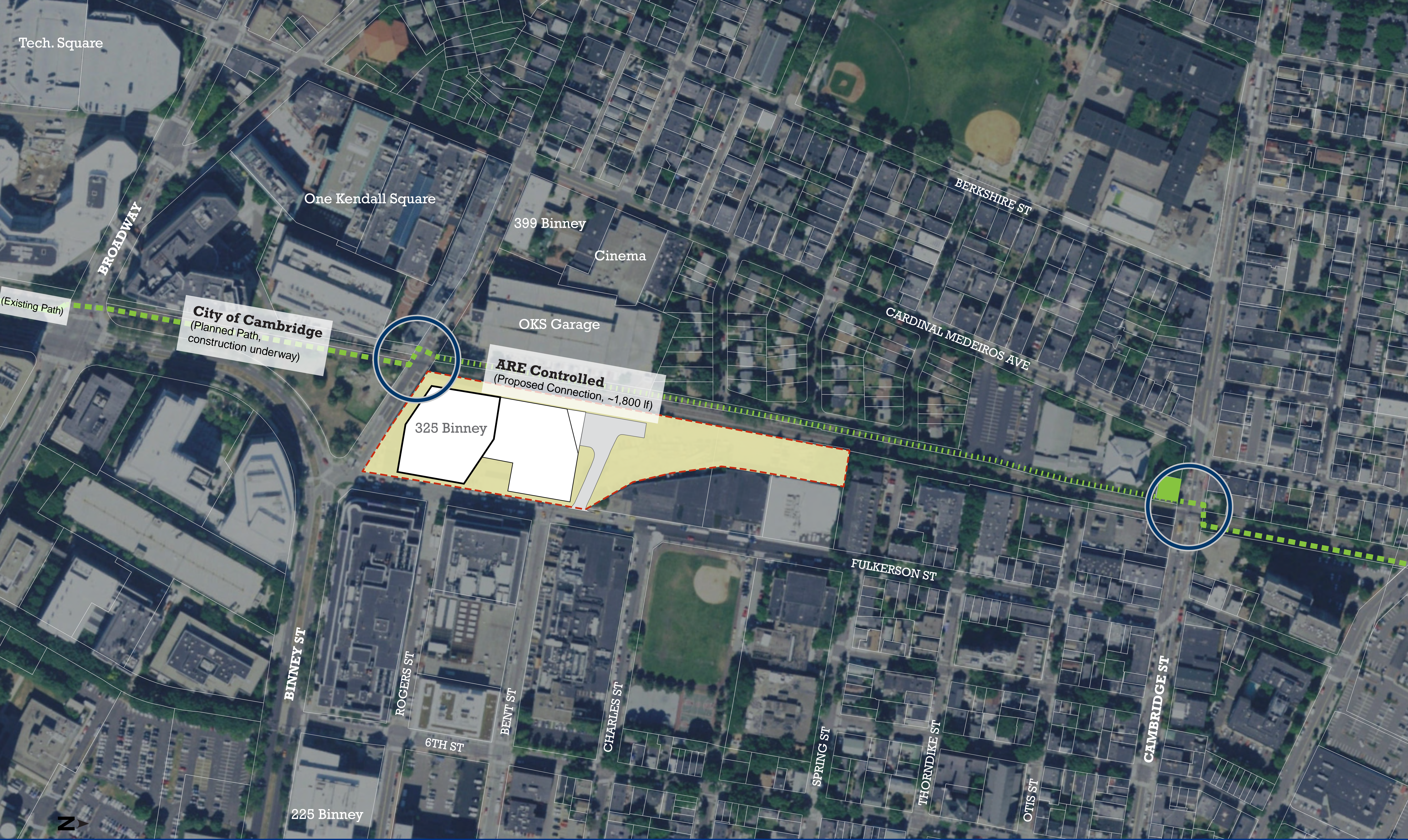


Grand Junction Greenway Multi-Use Path



ALEXANDRIA®

nbbj

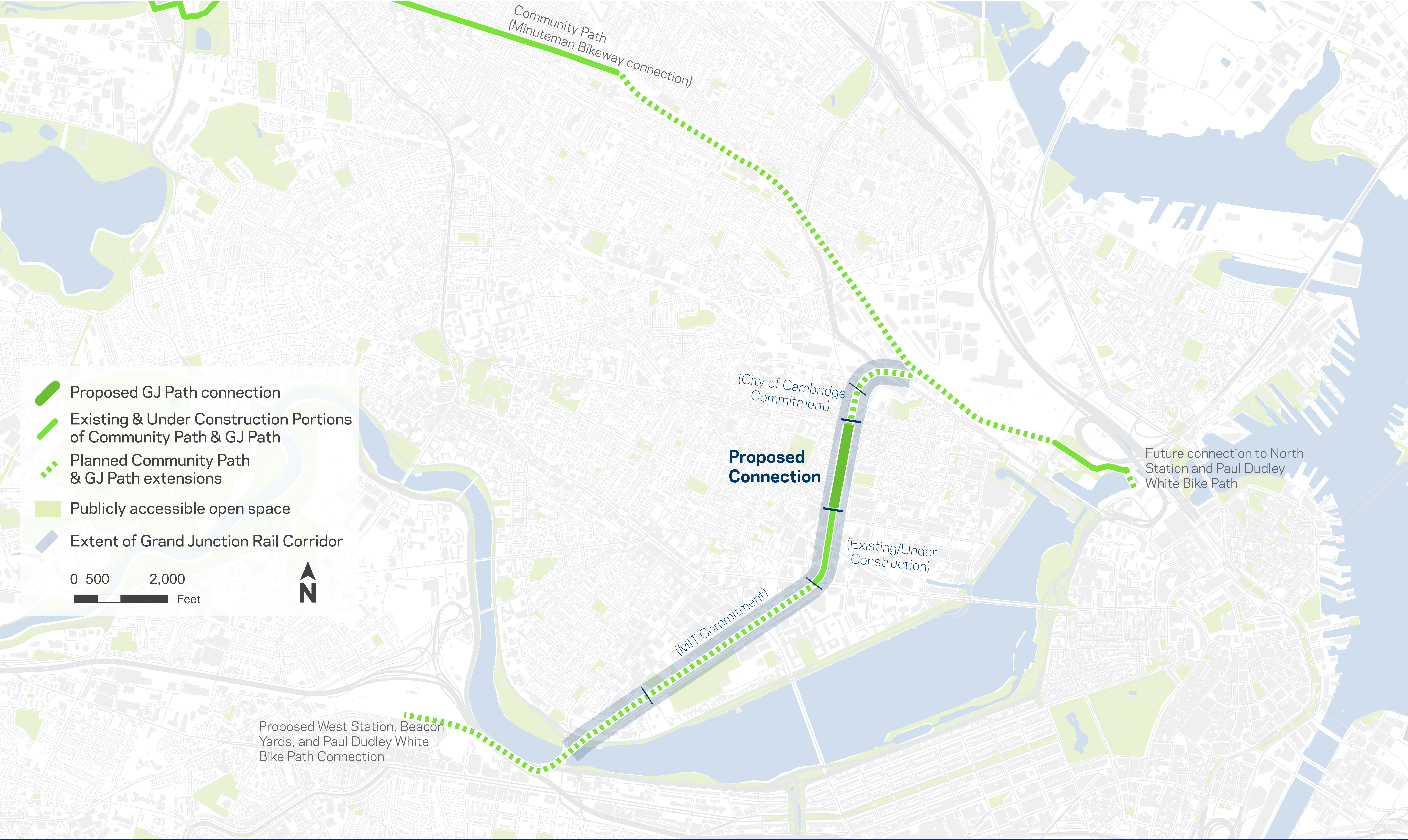


City of Cambridge
(Planned Path,
construction underway)

ARE Controlled
(Proposed Connection, ~1,800 lf)

325 Binney







- 325 Binney
- Under Construction
- Permitted/Proposed
- Proposed Grand Junction Path Addition
- Existing/Proposed City Portions of Path
- Key Corridors

T Kendall/MIT

Broadway

Binney St

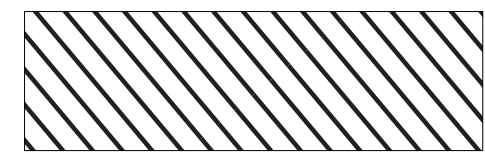


Wellington-Harrington

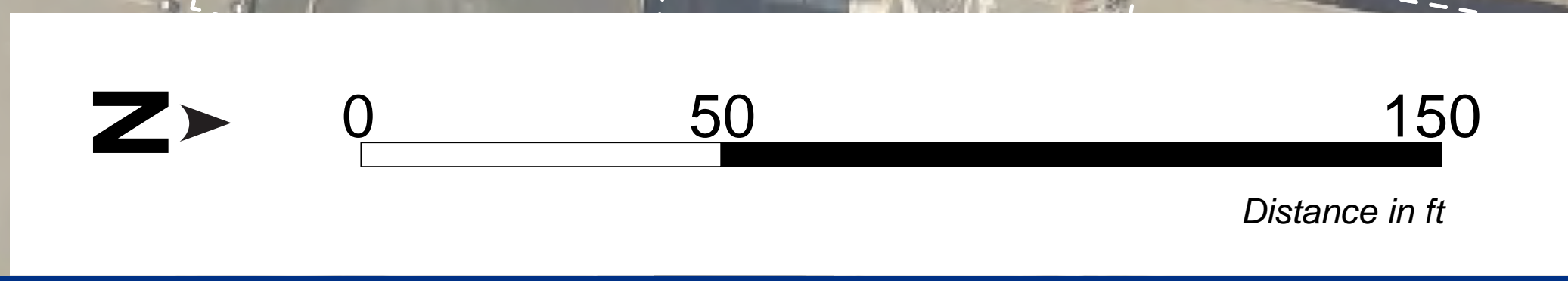
Cambridge St







	PROPOSED PEDESTRIAN / BIKE PATH
	PROPOSED LAND OWNERSHIP CHANGE
	PARCEL LINES





ALEXANDRIA®

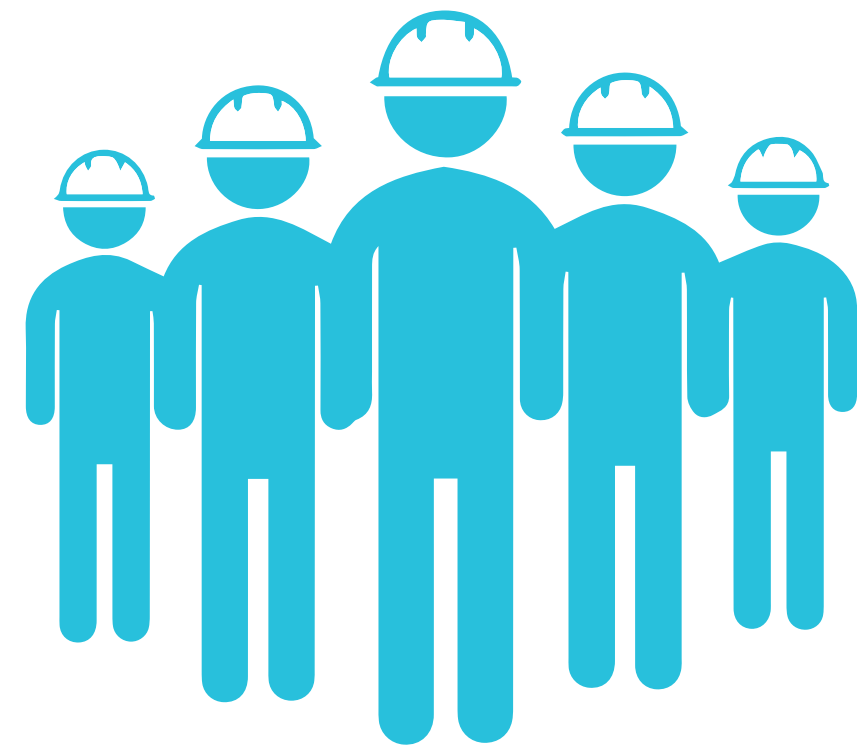
nbbj

GRAND JUNCTION RAILROAD
Existing Condition

Grand Junction Overlay District Community Benefits



CONTRIBUTION OF
THE LAND TO
ACCOMMODATE
**GRAND JUNCTION
GREENWAY
MULTI-USE PATH**



APPROXIMATELY
375
UNION CONSTRUCTION JOBS



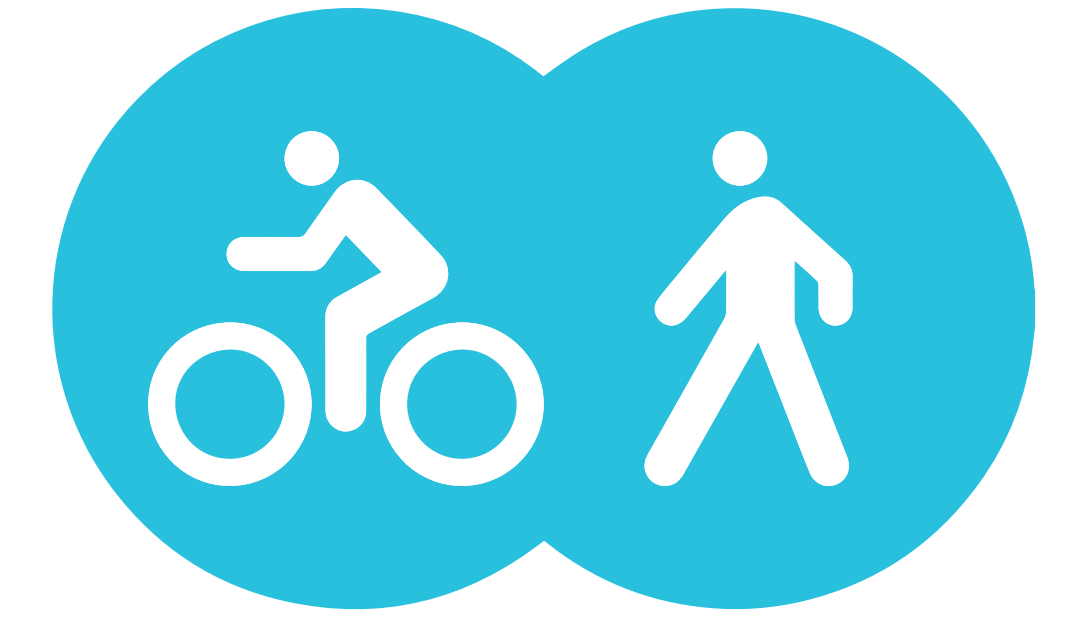
1,000+
PERMANENT
JOBS ADDED
LOCALLY



\$88M+
NEW REAL ESTATE
TAX REVENUE OVER
20 YEARS



~\$6.6M
CONTRIBUTION OF
INCENTIVE ZONING FEE
BASED ON 440,000 SF



ENHANCED
BINNEY STREET
**CYCLING &
PEDESTRIAN
EXPERIENCE**

325 Binney Street Public Process

2018

SEPTEMBER

ECPT
Wellington Harrington
Block Party

OCTOBER

ECBA
Linden Park/
Wellington Harrington
Linden Park/
Wellington Harrington

NOVEMBER

Filed Zoning Petition
ECPT

DECEMBER

CRA
Linden Park/
Wellington Harrington

2019

JANUARY

ECPT
Planning Board
Ordinance Committee

FEBRUARY

Cambridge Bike
Safety Committee
Cambridge
Transit Committee
Cambridge
Pedestrian
Committee

MARCH

City Community
Development Staff
Review Meeting
City Council &
Neighbor Working
Group Meeting

APRIL

City Council &
Neighbor Working
Group Meeting
Grand Junction
Path Design Working
Group Meeting

MAY

City Council &
Neighbor Working
Group Meeting
ECPT

JUNE

(2) City Council &
Neighbor Working
Group Meeting
Planning Board
Meeting

JULY

ECBA
Neighborhood
Working Group
Meeting

325 BINNEY STREET

Sustainability Goals / Highlights

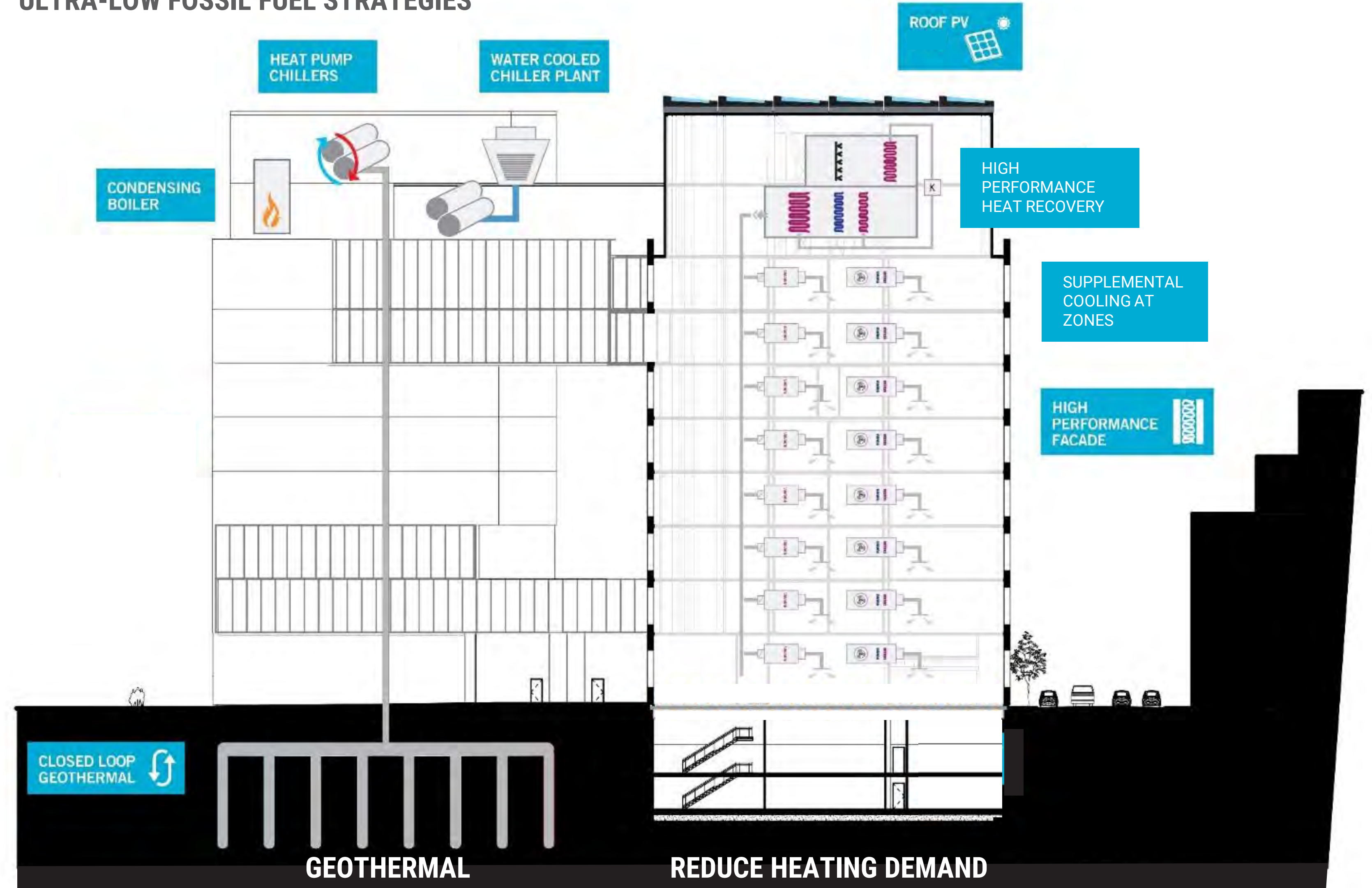
Target to be most sustainable commercial lab building

- LEEDv4 Gold Core & Shell Certification
- Ultra-Low Fossil Fuel Consumption

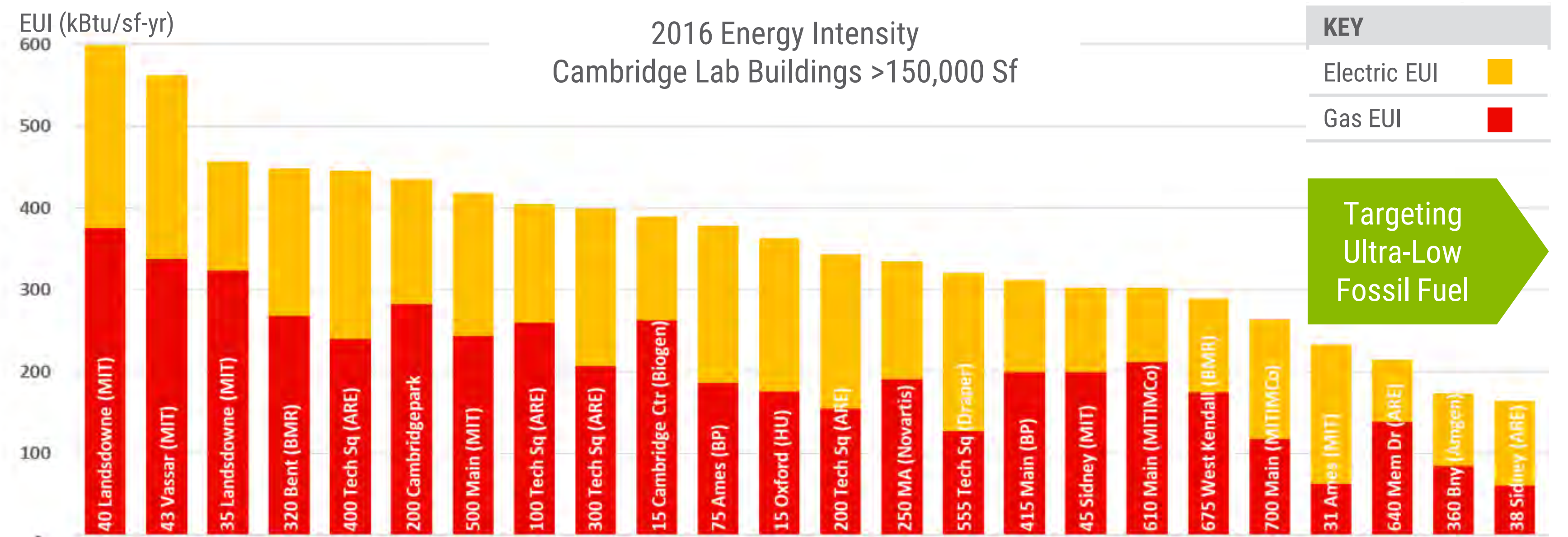
Strategies

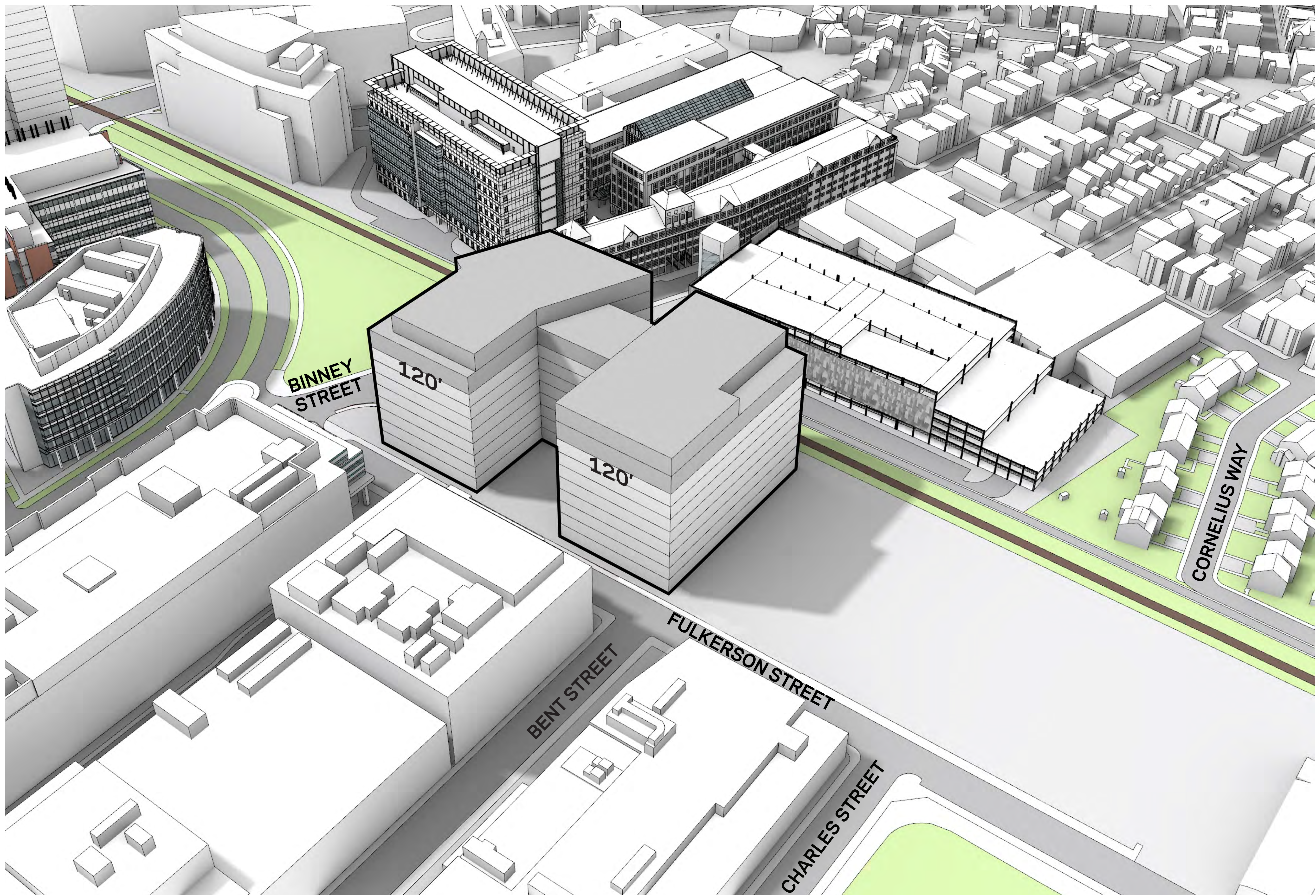
- Ground source heating and cooling
- Flexible and efficient mechanical system
- High performance building envelope
- PV array
- Water use reduction

ULTRA-LOW FOSSIL FUEL STRATEGIES

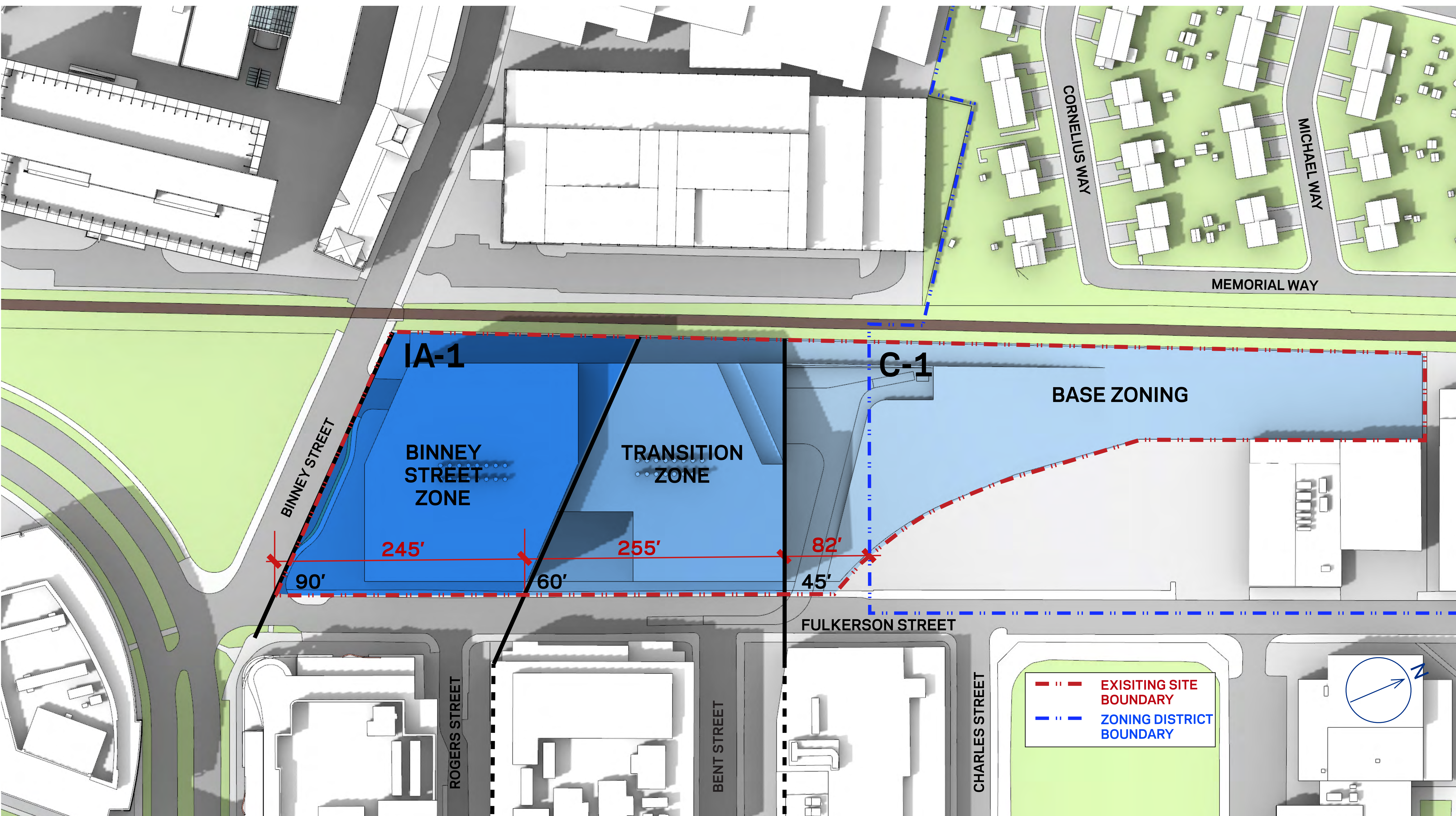


ULTRA-LOW FOSSIL FUEL GOAL





NORTHEAST VIEW



Neighborhood Proposal at
June 18th Planning Board Presentation

75' Building
40' Mechanical Penthouse
115' Overall Height

Amended Zoning Petition at
July 11th Ordinance Committee Meeting

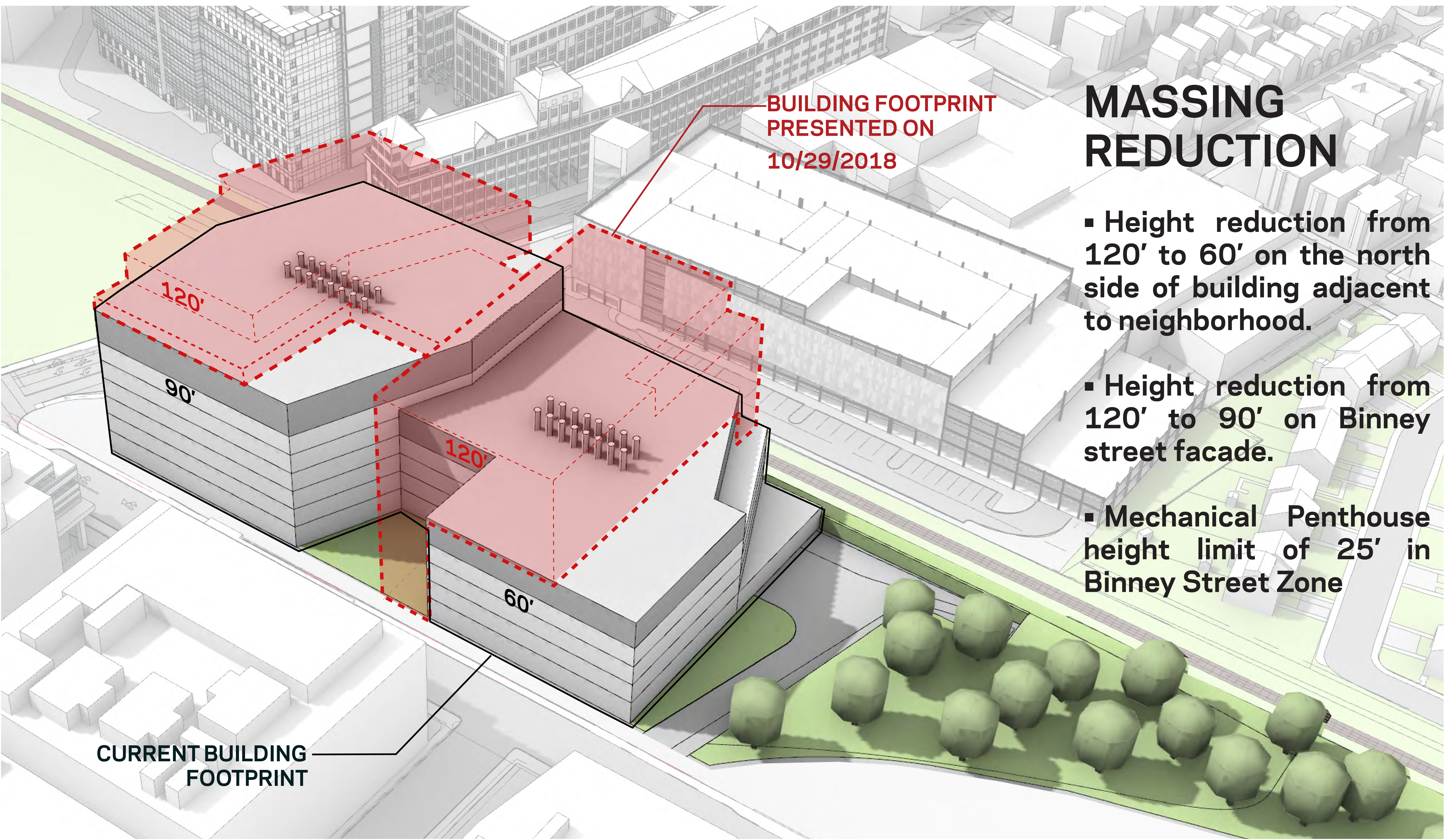
90' Building
25' Mechanical Penthouse
115' Overall Height

MASSING REDUCTION

- Height reduction from 120' to 60' on the north side of building adjacent to neighborhood.
- Height reduction from 120' to 90' on Binney street facade.
- Mechanical Penthouse height limit of 25' in Binney Street Zone

BUILDING FOOTPRINT PRESENTED ON 10/29/2018

CURRENT BUILDING FOOTPRINT



MASSING REDUCTION

- Height reduction from 120' to 60' on the north side of building adjacent to neighborhood.

- Height reduction from 120' to 90' on Binney street facade.

- Mechanical Penthouse height limit of 25' in Binney Street Zone

BUILDING FOOTPRINT PRESENTED ON 10/29/2018

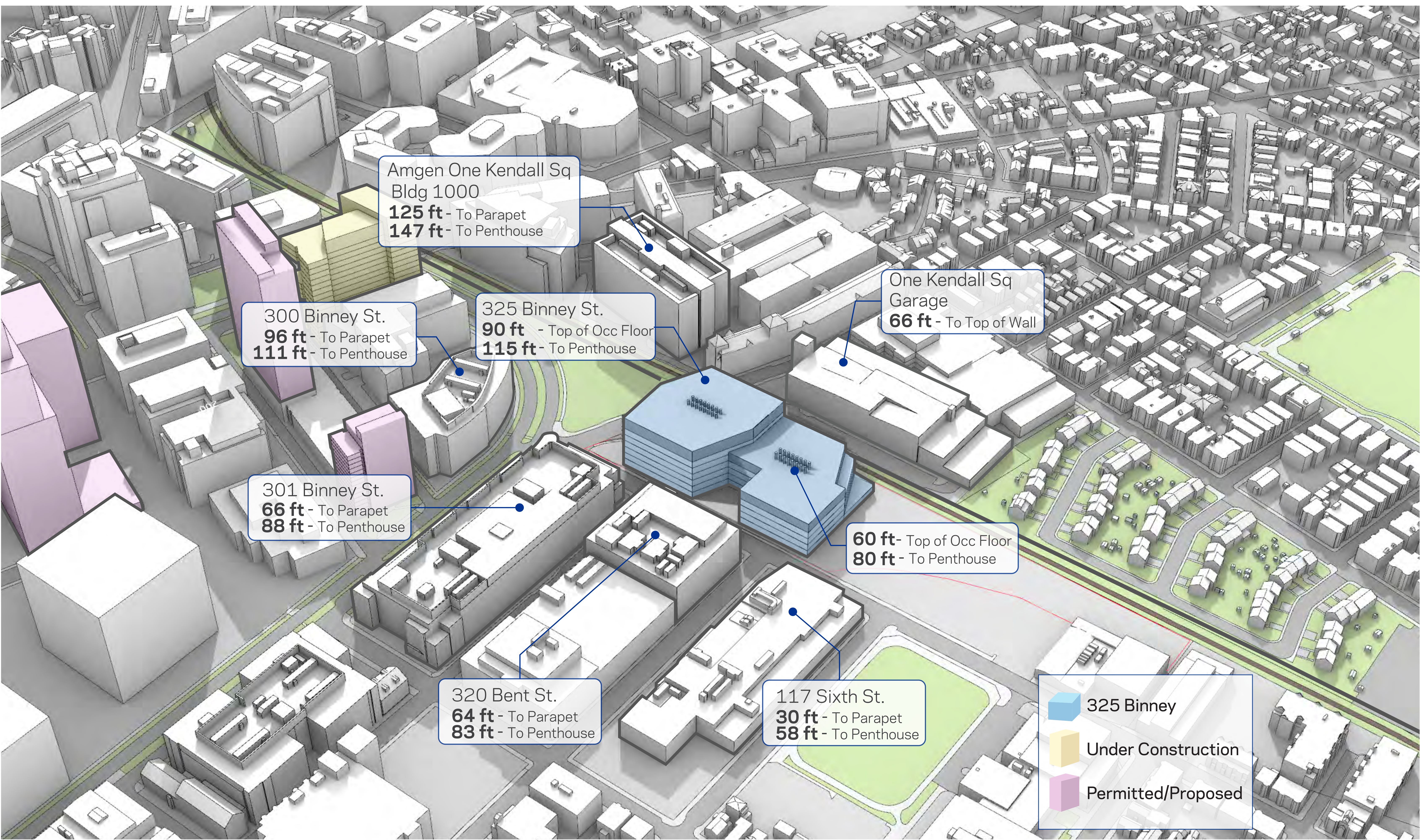
120'
(160' top of penthouse)

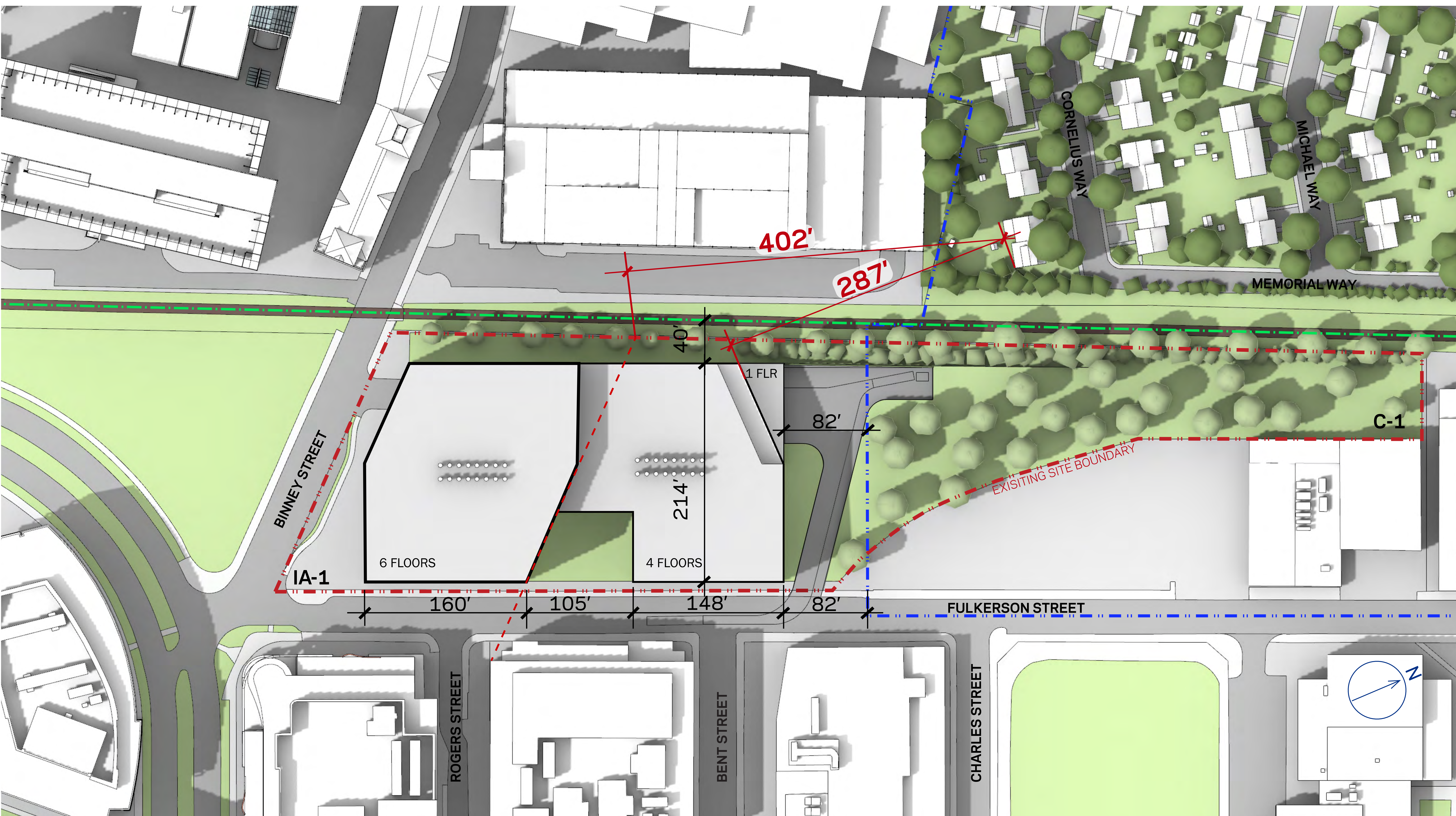
60'
(80' top of penthouse)

120'
(160' top of penthouse)

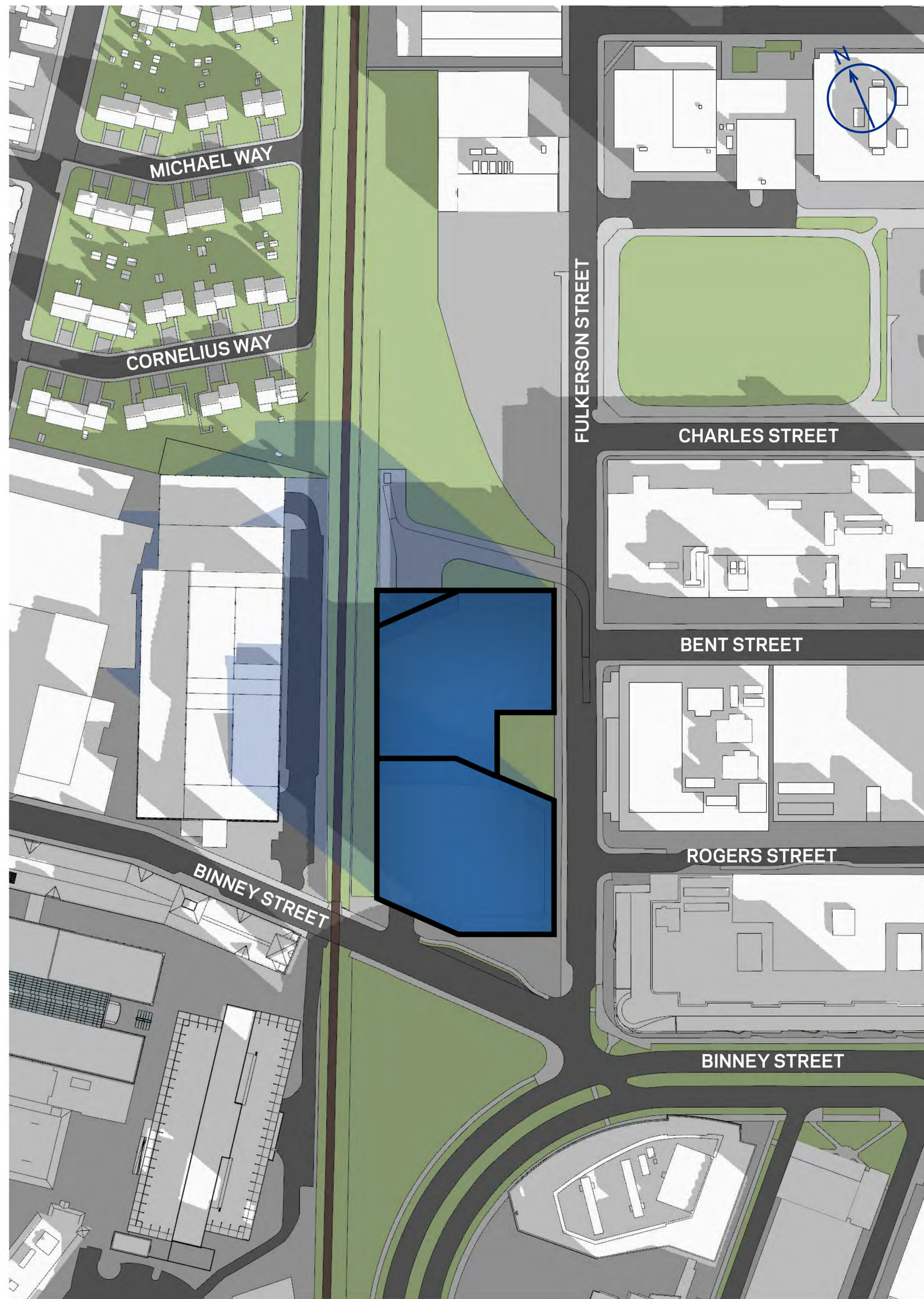
90'
(115' top of penthouse)

CURRENT BUILDING FOOTPRINT

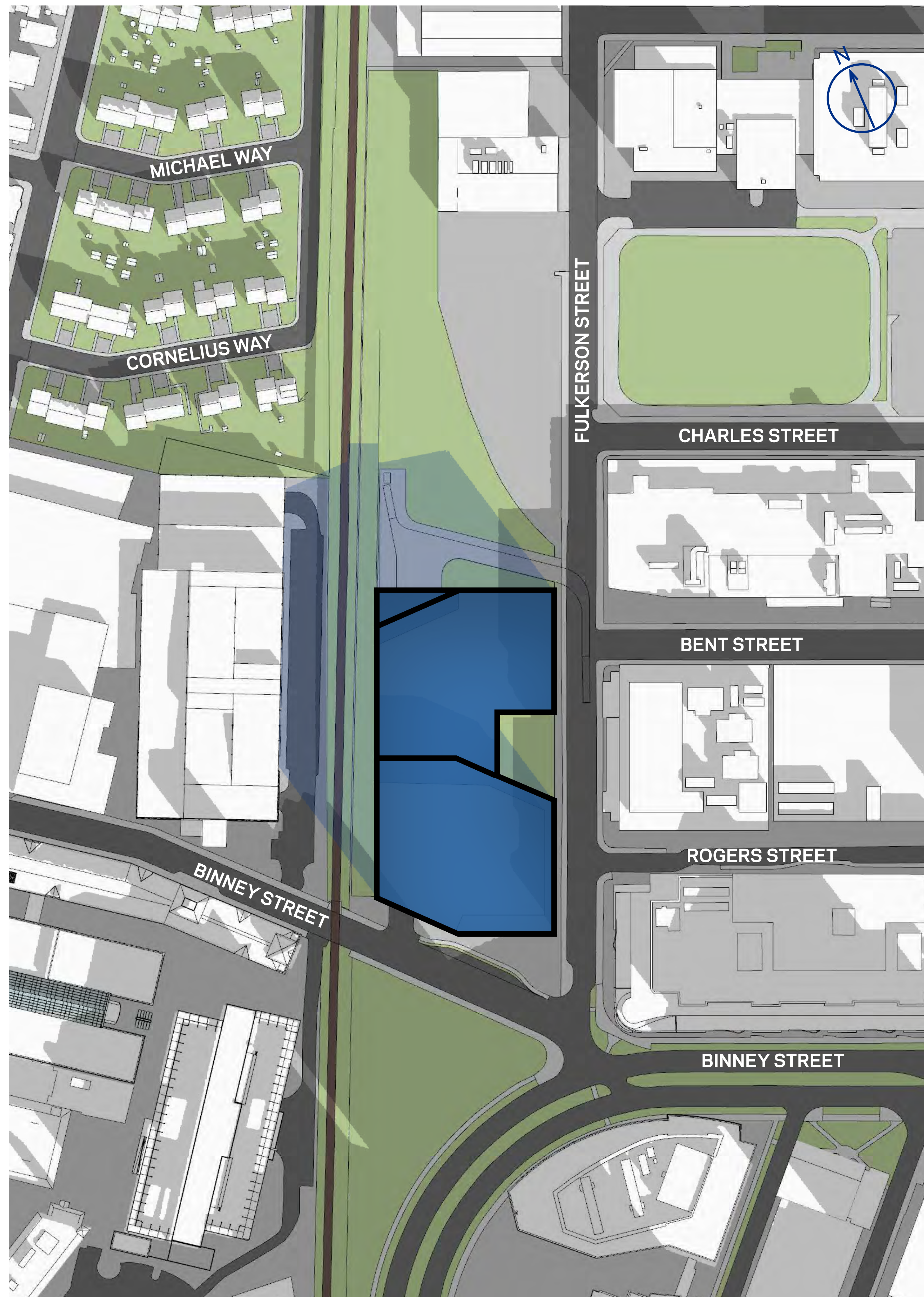




SUN STUDIES



90' - 60'



90' - 60'



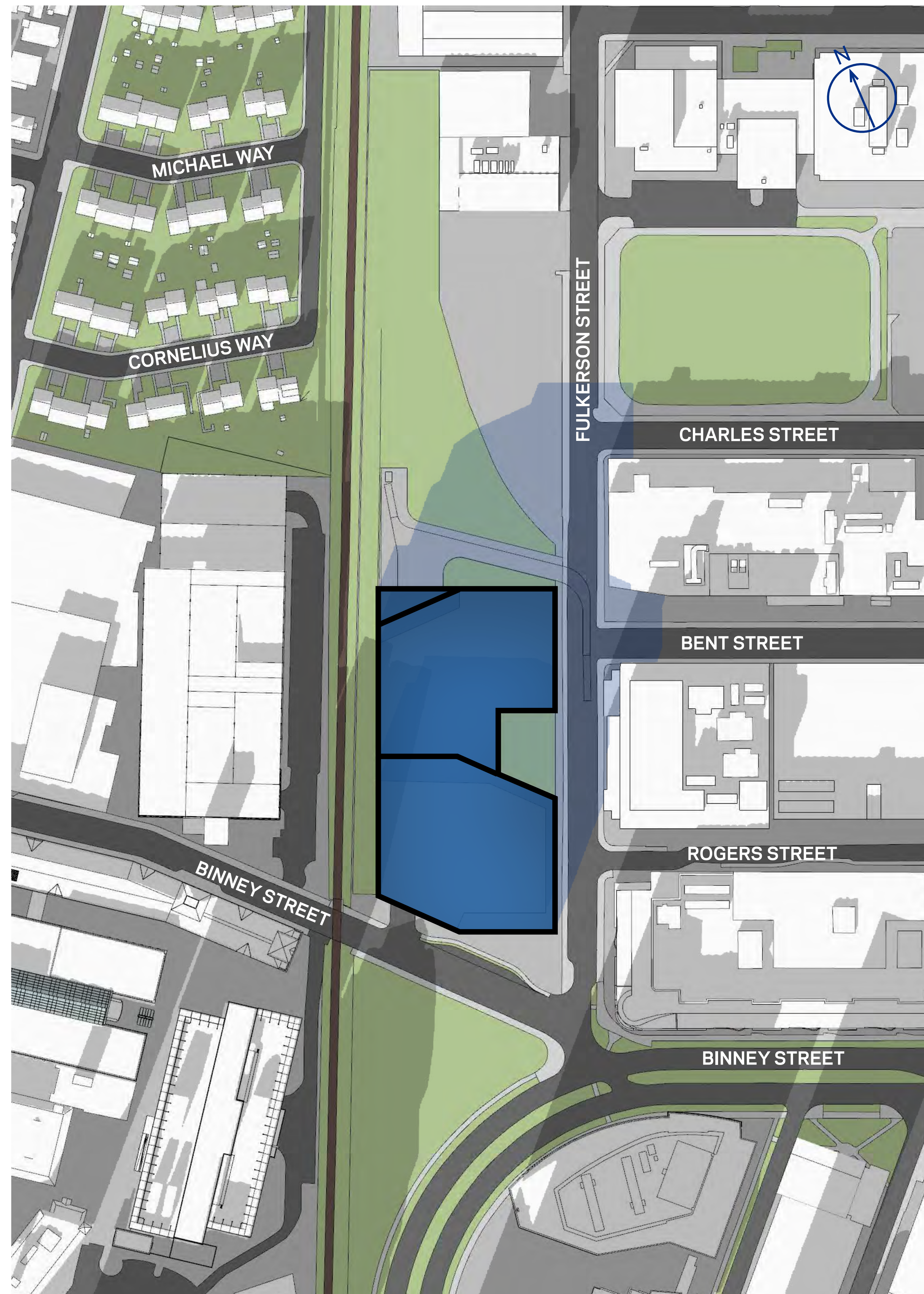
90' - 60'



90' - 60'



90' - 60'



90' - 60'

