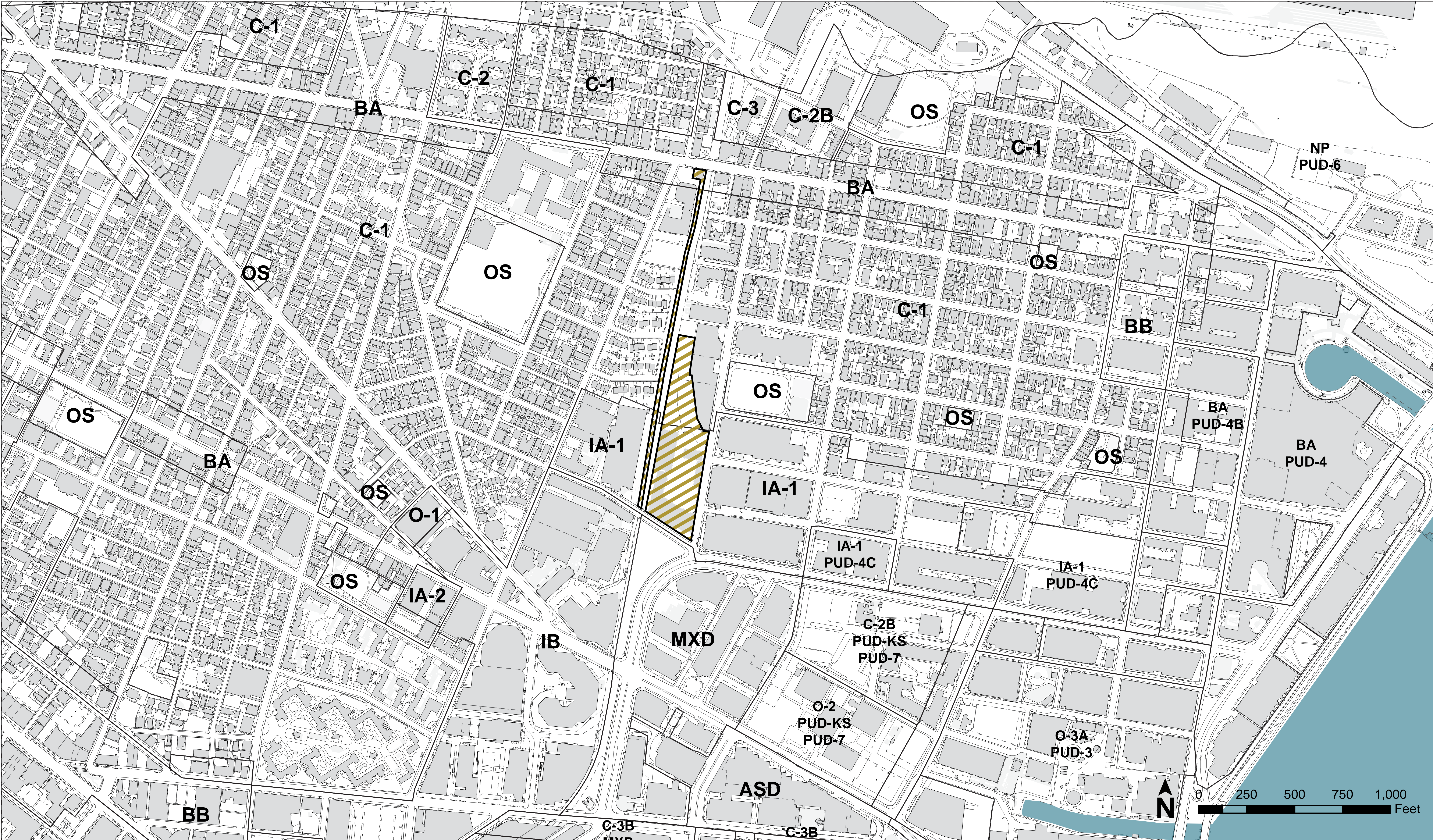


GRAND JUNCTION OVERLAY DISTRICT  
ZONING PETITION  
PLANNING BOARD MEETING  
JUNE 18, 2019





ALEXANDRIA®



EXISTING SITE CONDITIONS

THE CORNER OF BINNEY STREET AND FULKERSON STREET



ALEXANDRIA®

*nbbj*

EXISTING SITE CONDITIONS

LOOKING EAST ALONG BINNEY STREET



ALEXANDRIA®



EXISTING SITE CONDITIONS

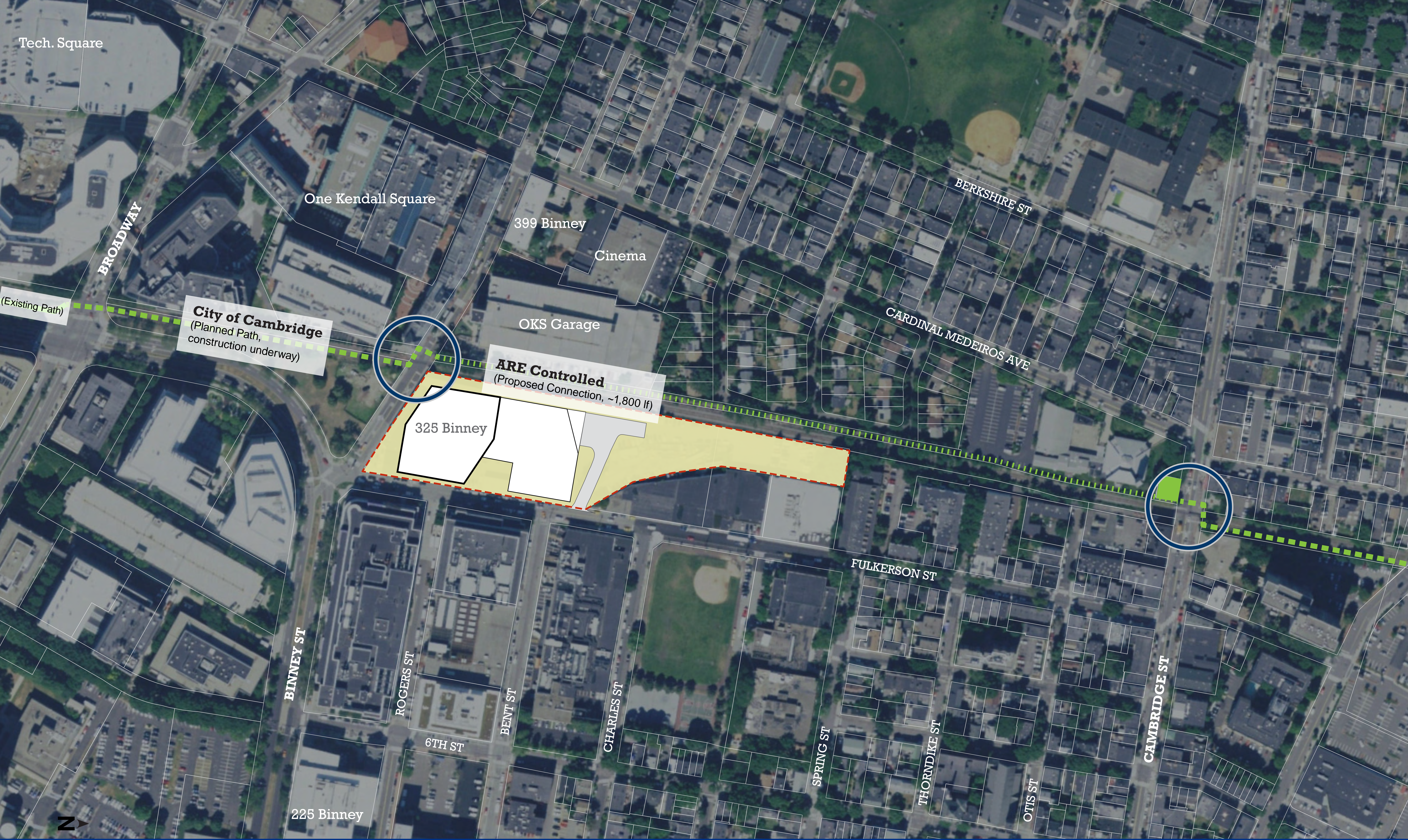
LOOKING AT THE SITE FROM FULKERSON STREET TOWARDS GARAGE

# Grand Junction Greenway Multi-Use Path



ALEXANDRIA®

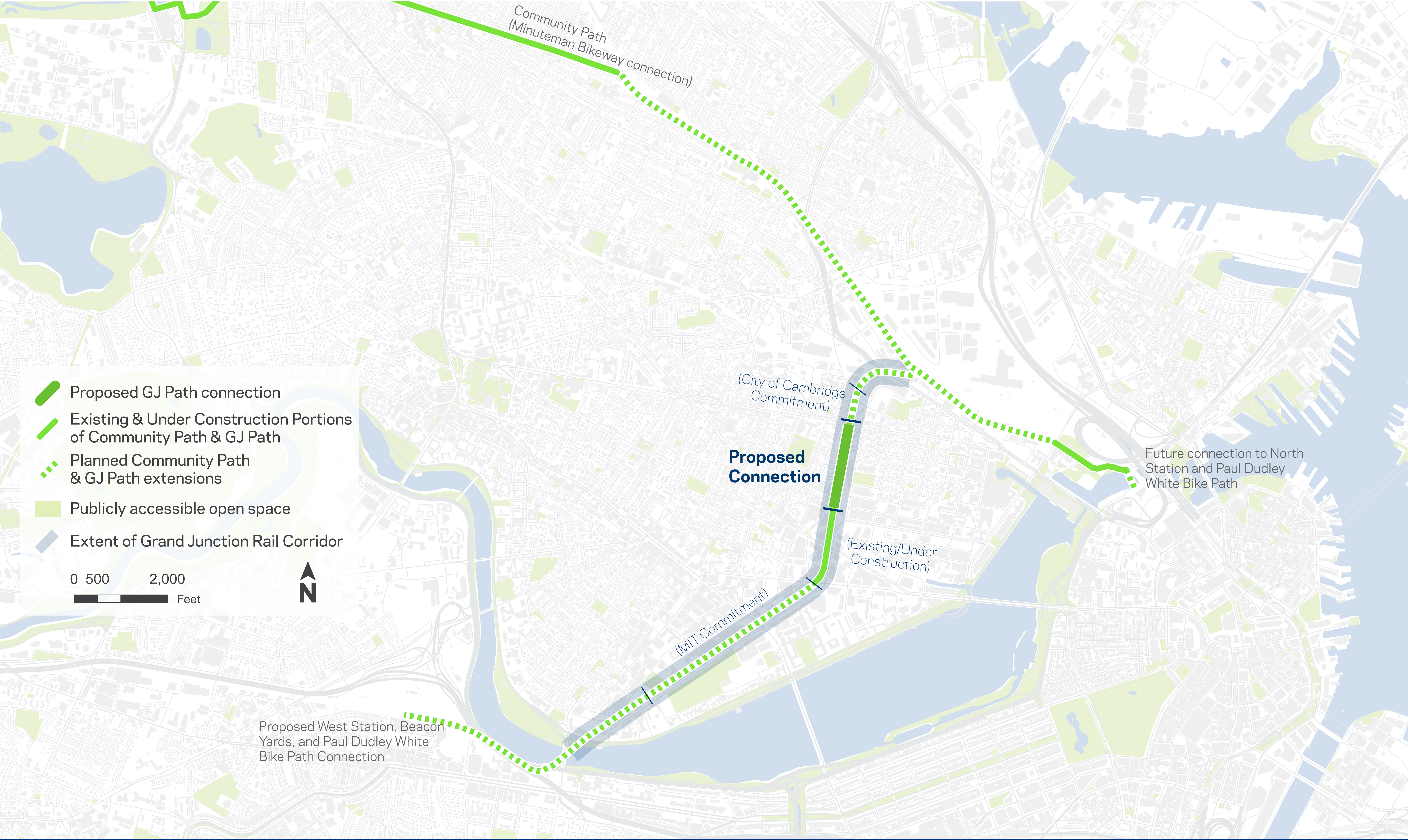
**nbbj**



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GRAND JUNCTION GREENWAY  
Existing, Planned, & Proposed Segments | Key Local Connections



- █ Proposed GJ Path connection
- ▬ Existing & Under Construction Portions of Community Path & GJ Path
- - - Planned Community Path & GJ Path extensions
- Publicly accessible open space
- Extent of Grand Junction Rail Corridor

0 500 2,000  
 Feet



Proposed West Station, Beacon Yards, and Paul Dudley White Bike Path Connection

Community Path (Minuteman Bikeway connection)

(City of Cambridge Commitment)

**Proposed Connection**

(Existing/Under Construction)

(MIT Commitment)

Future connection to North Station and Paul Dudley White Bike Path





- 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



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GRAND JUNCTION GREENWAY  
Existing Condition 686 Cambridge Street







ALEXANDRIA®

*nbbj*

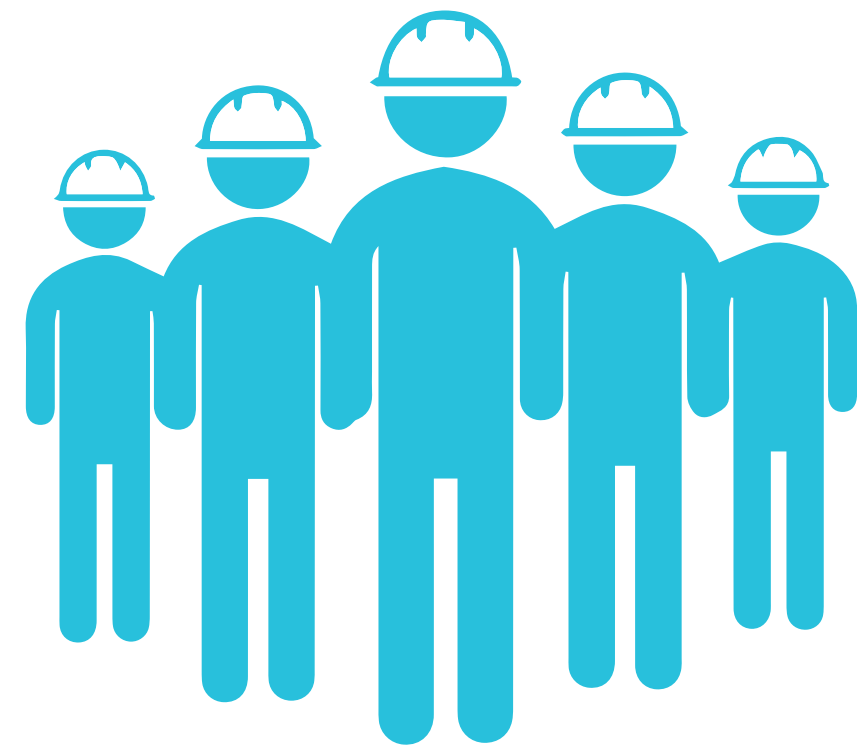
GRAND JUNCTION RAILROAD  
Existing Condition

# Grand Junction Overlay District Community Benefits

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



APPROXIMATELY  
**375**  
UNION CONSTRUCTION JOBS



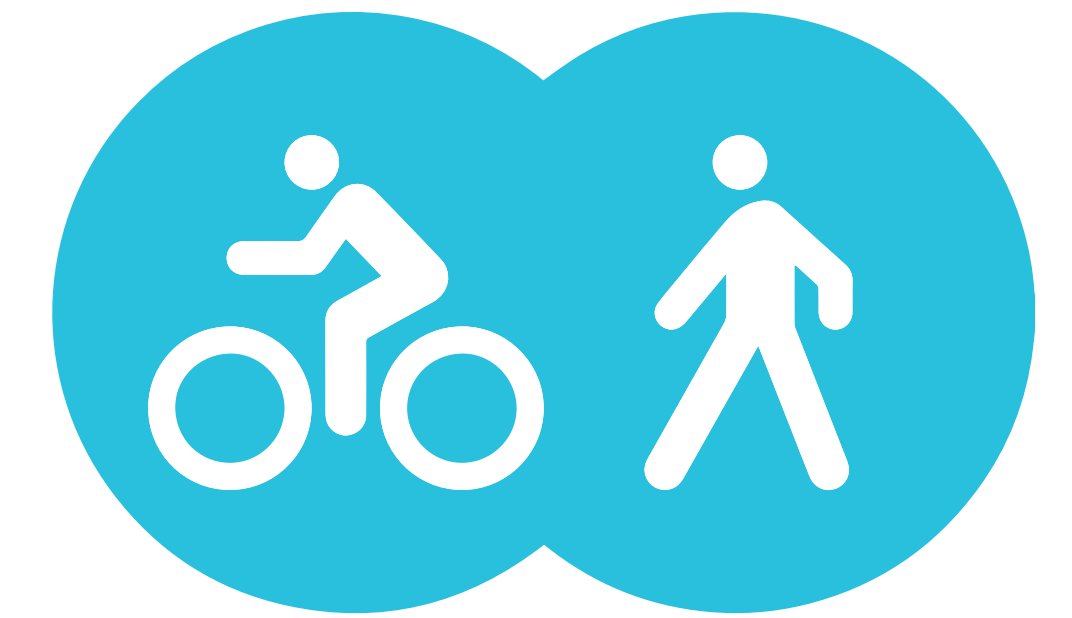
**1,000+**  
PERMANENT  
JOBS ADDED  
LOCALLY



**\$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

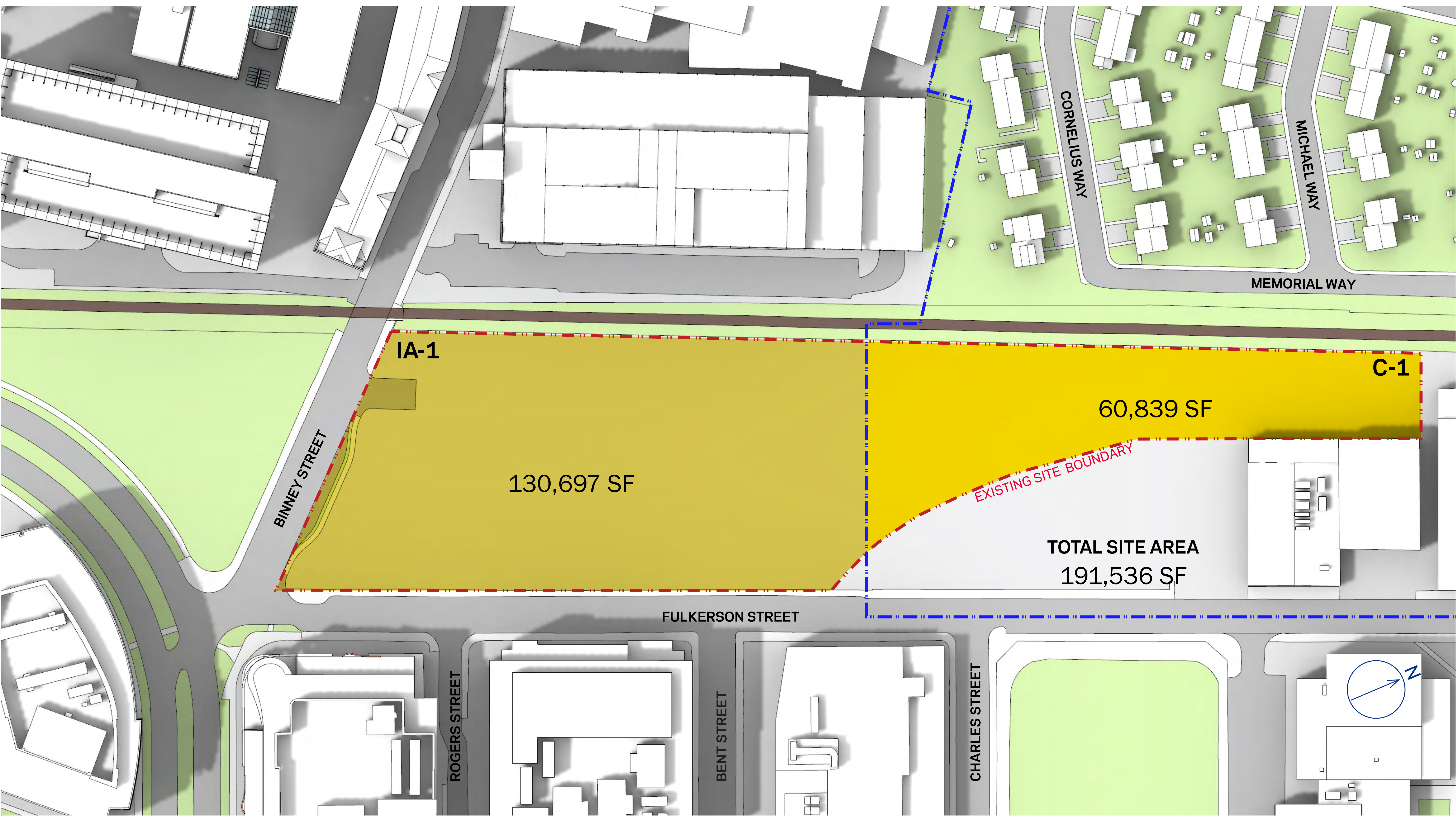
City Council & Neighbor  
Working Group Meeting  
ECPT

## JUNE

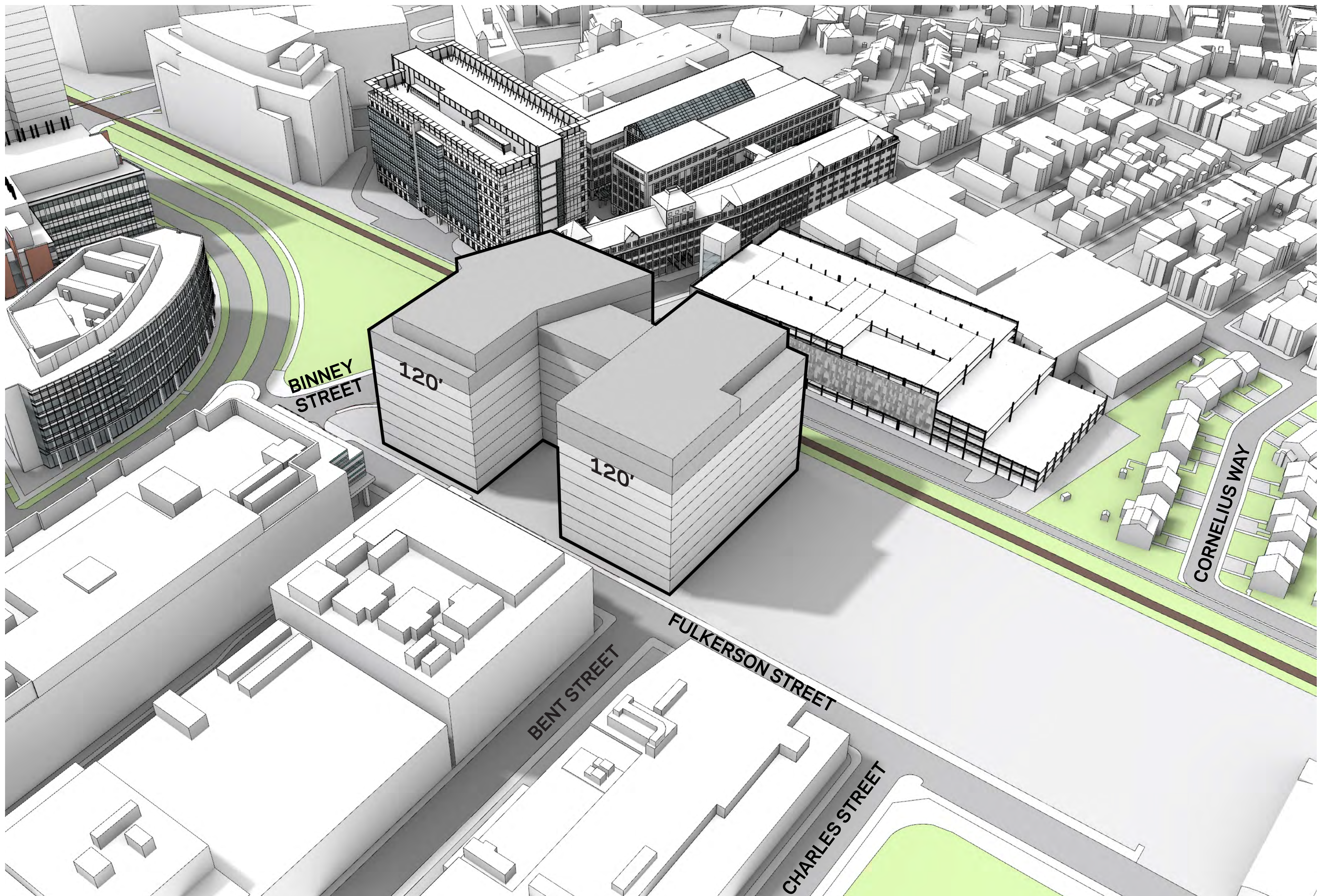
(2) City Council &  
Neighbor Working  
Group Meeting

## CYCLING ADVOCACY OUTREACH

Friends of Grand Junction Path   Livable Streets   Boston Cyclists Union  
Mass Bike   Cambridge Bike Safety   People's Pike







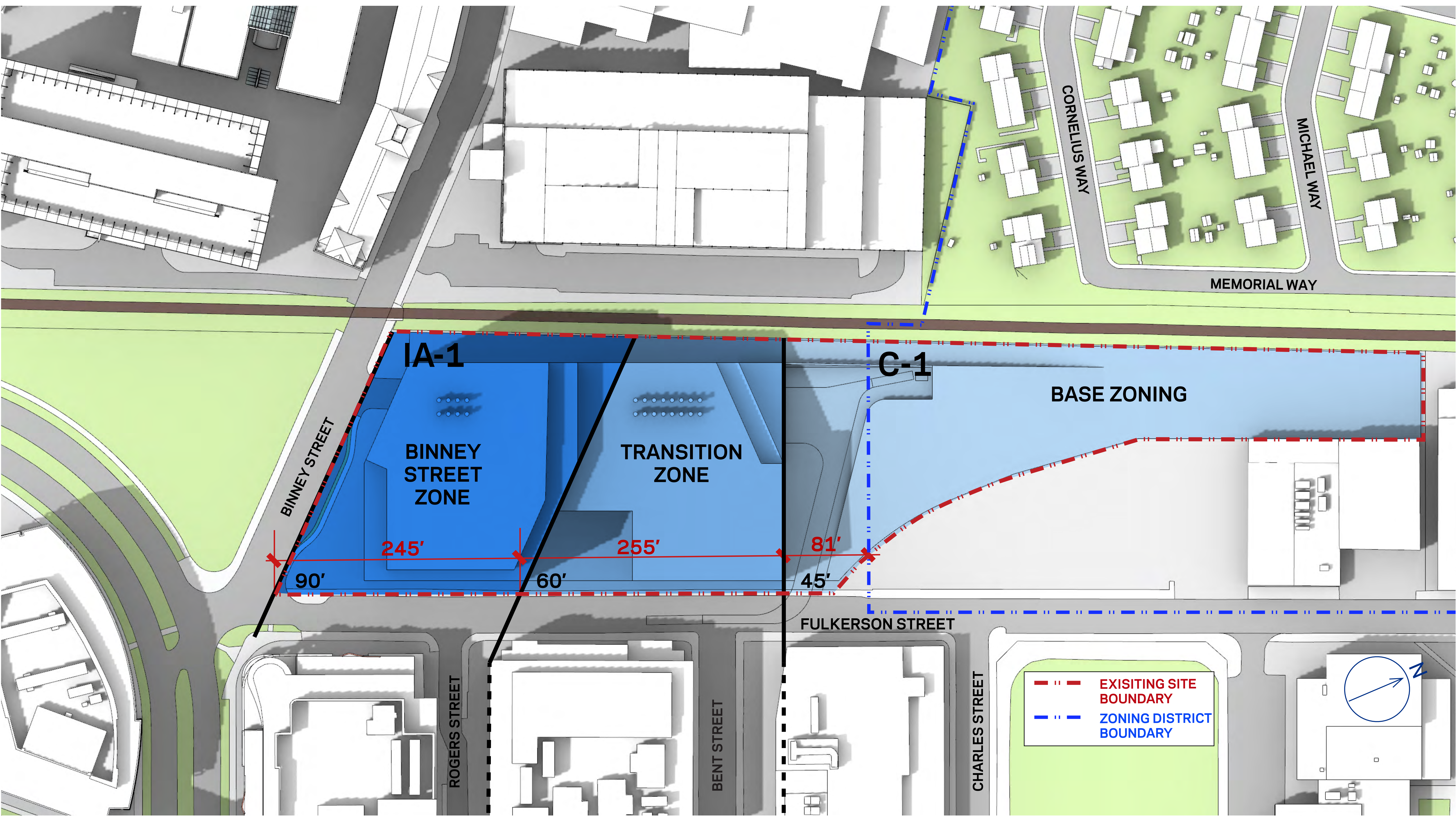
NORTHEAST VIEW



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nbbj

DESIGN PROCESS  
Building Massing Studies



# MASSING REDUCTION

**BUILDING FOOTPRINT  
PRESENTED ON  
10/29/2018**

▪ 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.

**CURRENT BUILDING  
FOOTPRINT**

120'

90'

120'

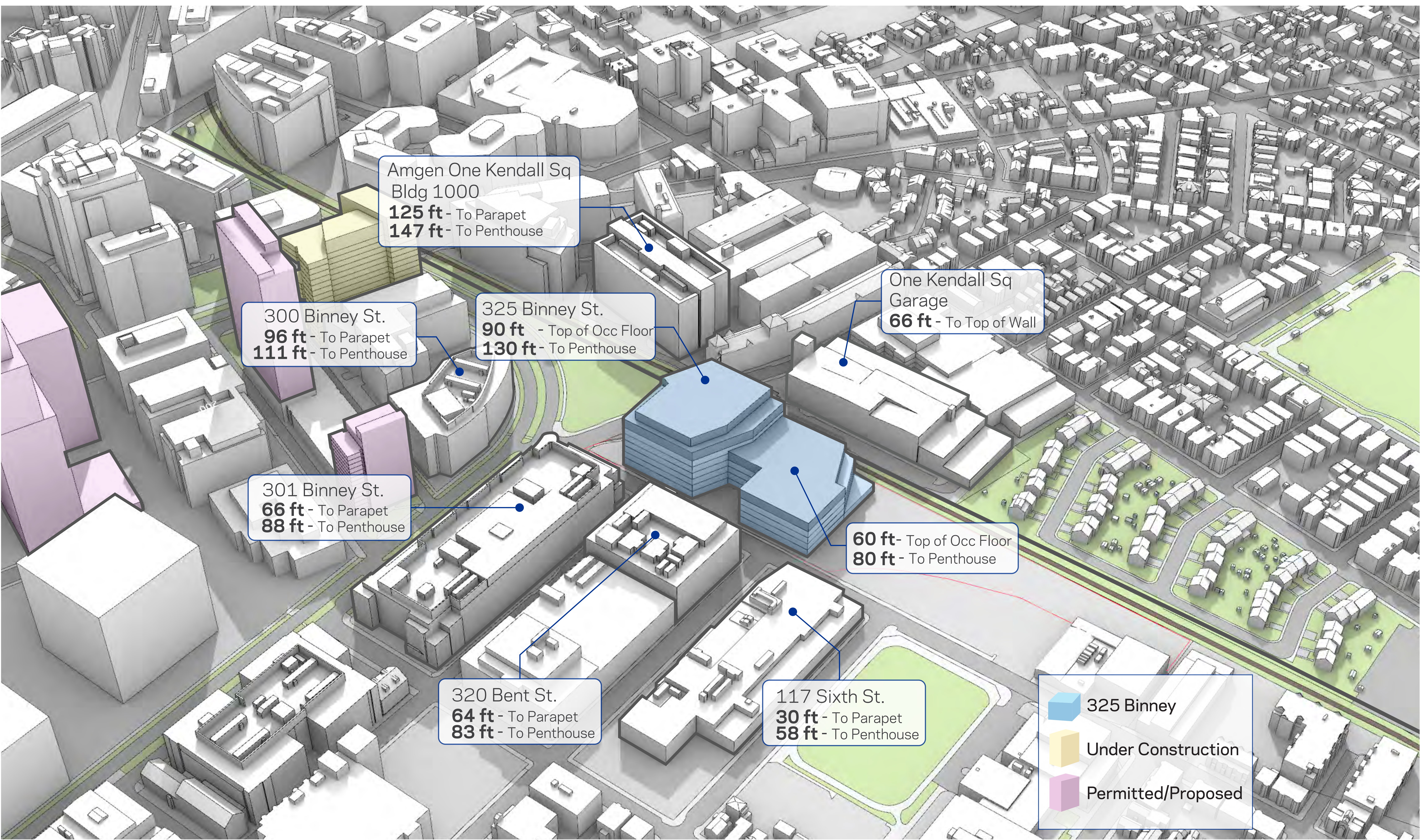
60'

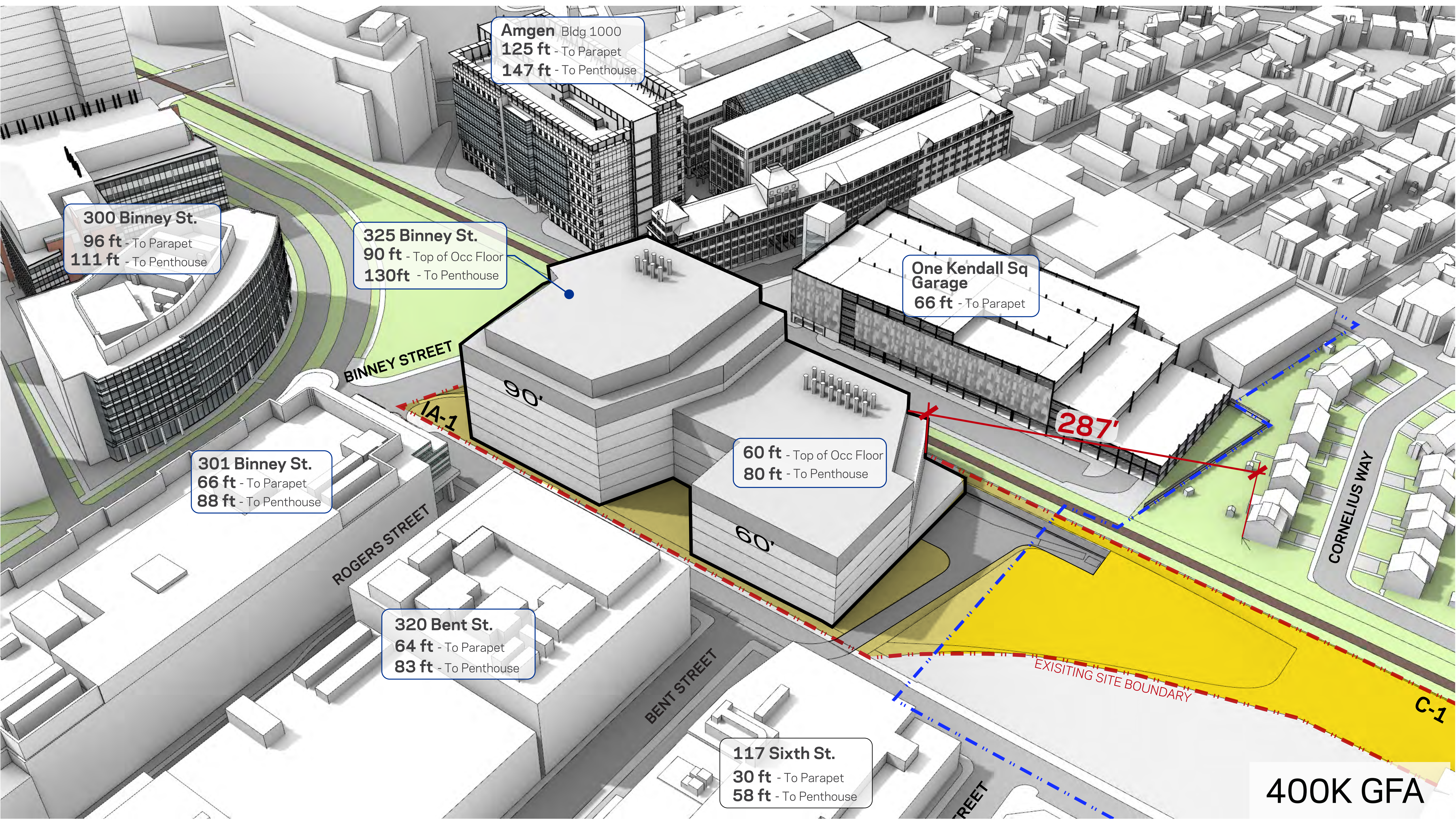


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**nbbj**

MASSING OVERLAY DIAGRAM  
10/29/2018 FOOTPRINT AND CURRENT FOOTPRINT





**Amgen Bldg 1000**  
125 ft - To Parapet  
147 ft - To Penthouse

**300 Binney St.**  
96 ft - To Parapet  
111 ft - To Penthouse

**325 Binney St.**  
90 ft - Top of Occ Floor  
130ft - To Penthouse

**One Kendall Sq  
Garage**  
66 ft - To Parapet

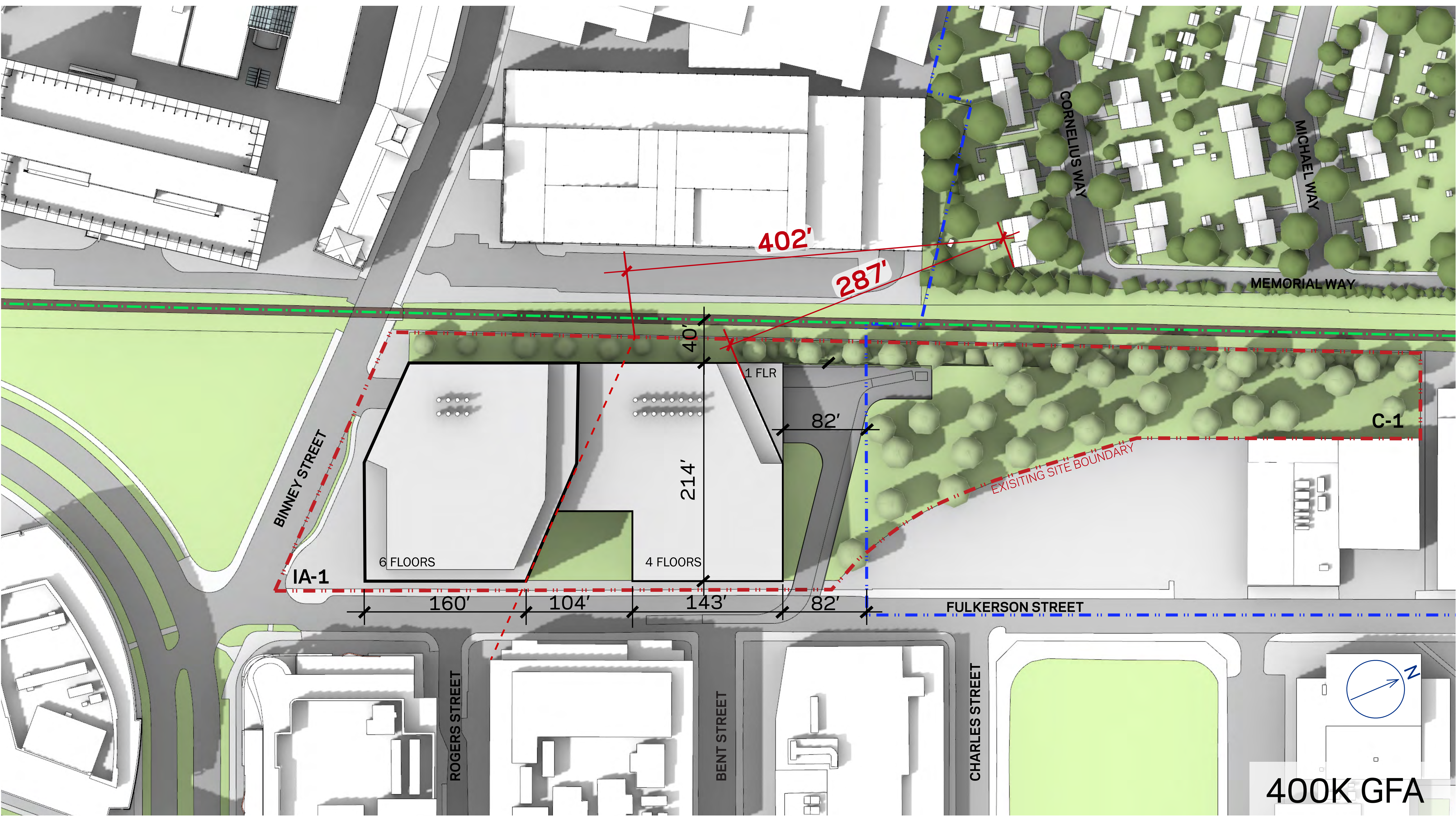
**301 Binney St.**  
66 ft - To Parapet  
88 ft - To Penthouse

60 ft - Top of Occ Floor  
80 ft - To Penthouse

**320 Bent St.**  
64 ft - To Parapet  
83 ft - To Penthouse

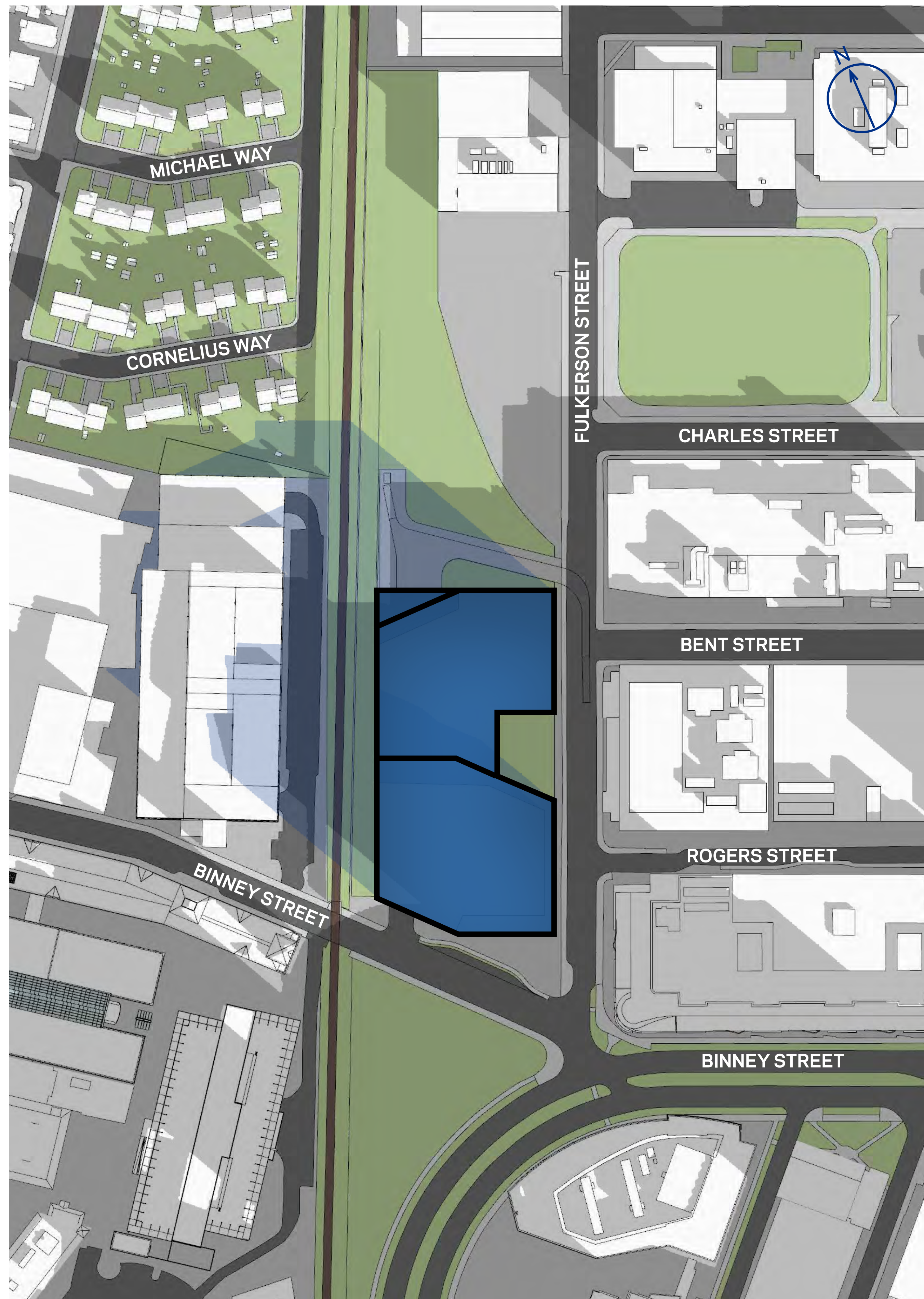
**117 Sixth St.**  
30 ft - To Parapet  
58 ft - To Penthouse

**400K GFA**



# SUN STUDIES





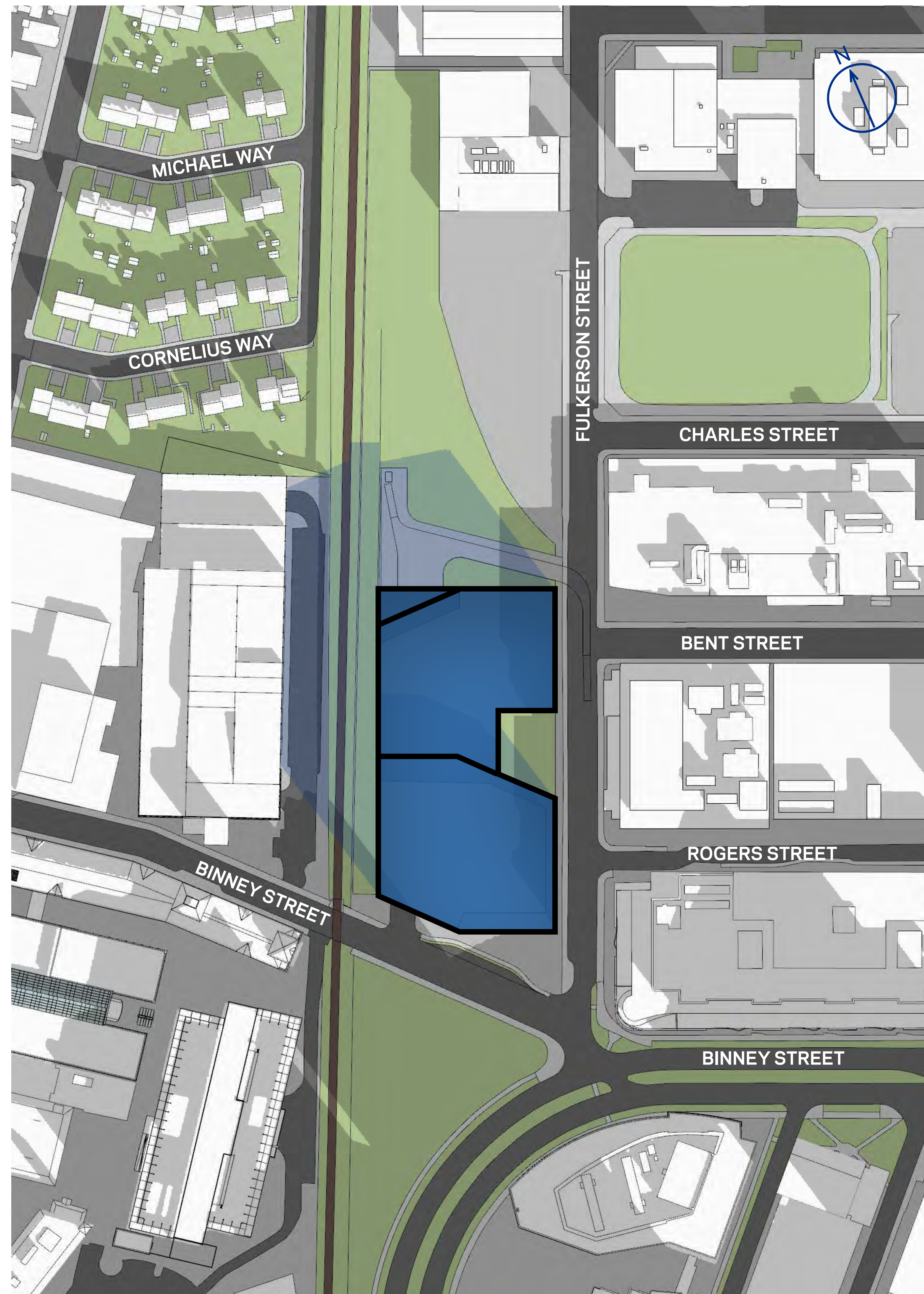
90' - 60'



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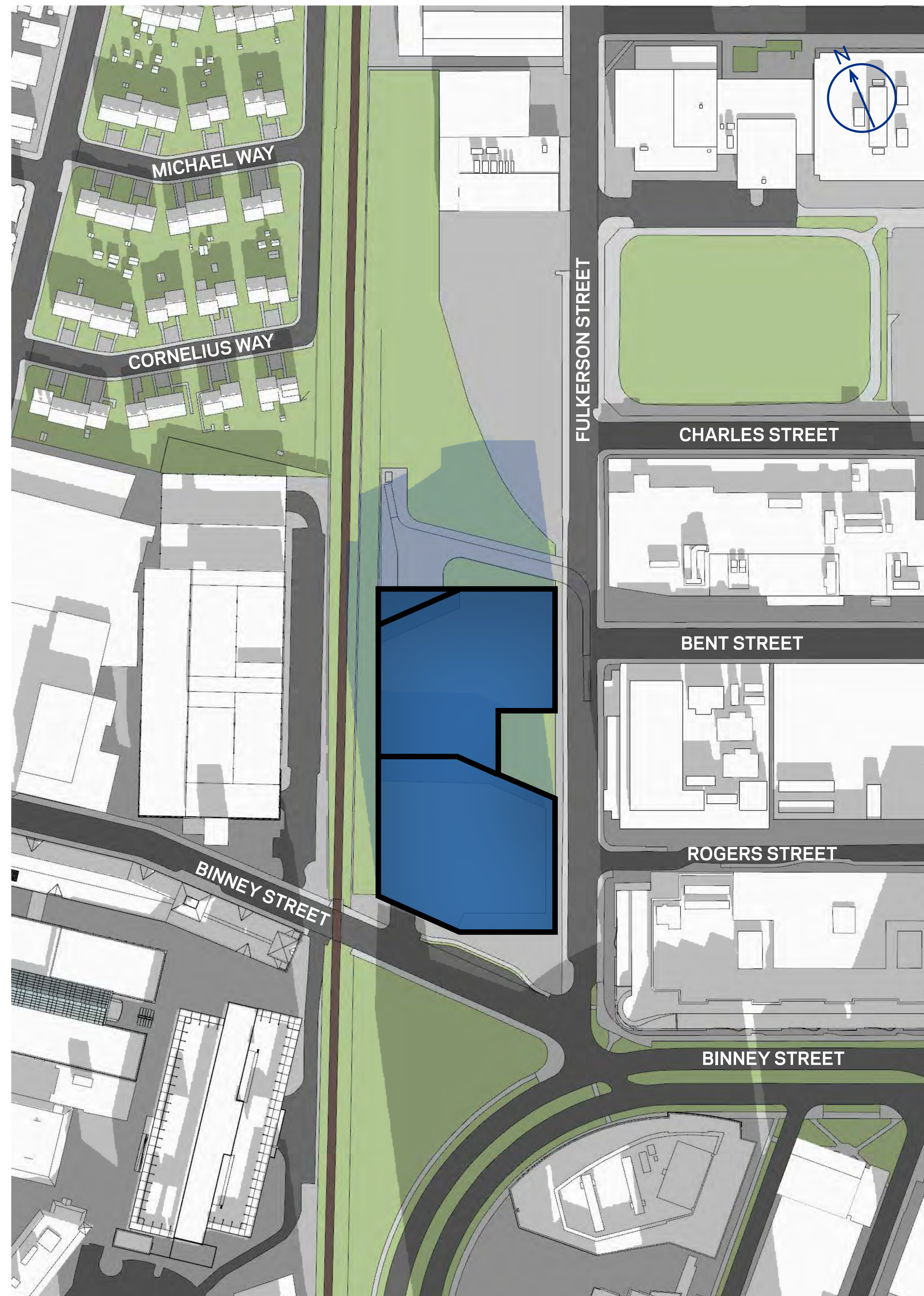
SUN STUDIES - WINTER SOLSTICE 9:00 AM



90' - 60'



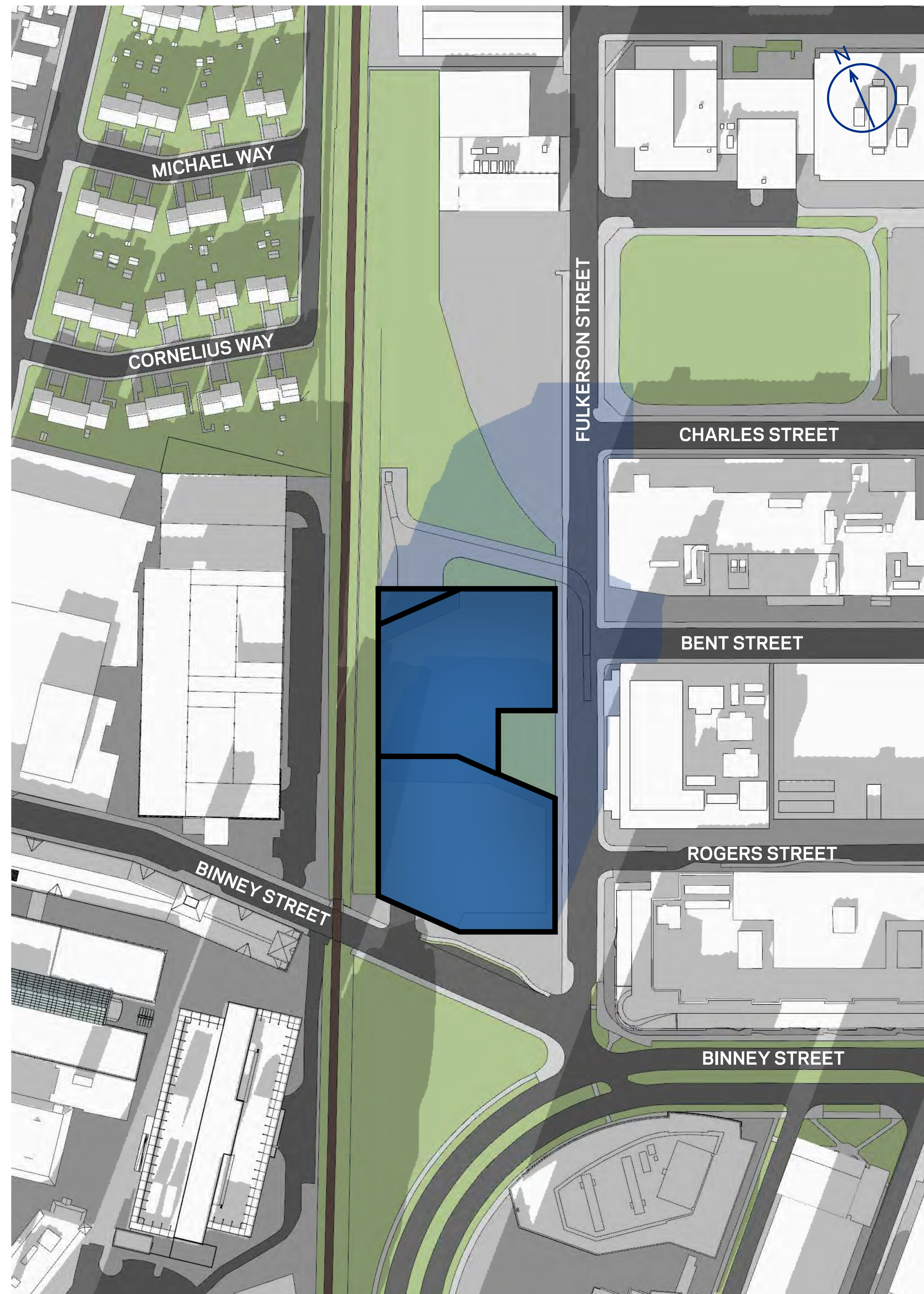
90' - 60'



90' - 60'



90' - 60'



90' - 60'

