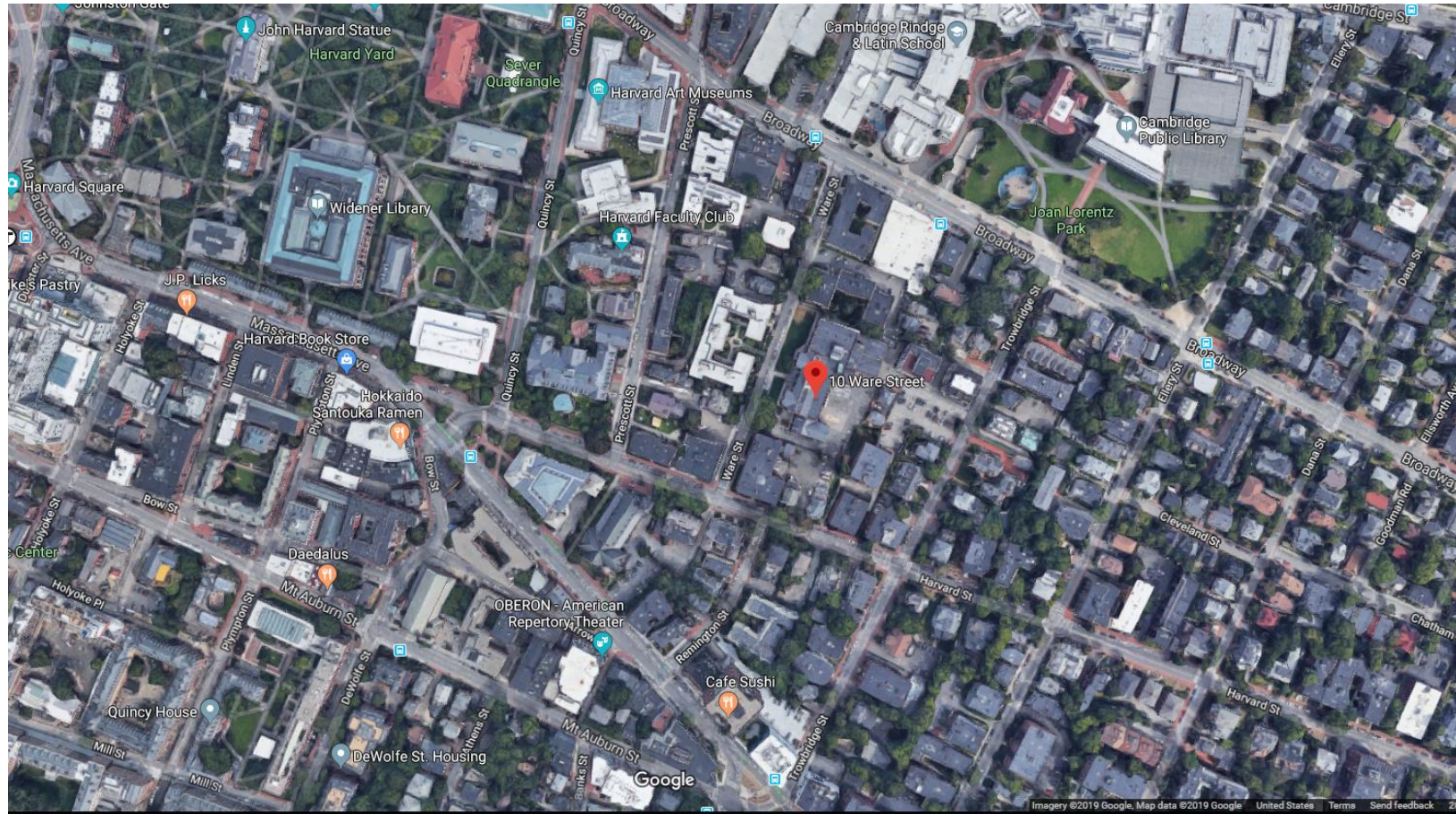


**Verizon New England Inc.
10 Ware Street
Petition for Zoning Amendment**

Presentation to Cambridge Planning Board – April 30, 2019

10 Ware Street Site



Verizon Facility – View from Ware Street



Verizon Facility – Rear View



Existing Signage for Uses



Site Uses

- Since 1932, building has housed a telecommunications center
 - The building is approximately 93,446 square feet
 - Equipment housed in the building serves most of Cambridge and a portion of Somerville
- Beginning in 2017, Alley powered by Verizon has operated an approximately 10,000 square foot co-working space on the ground floor of the building

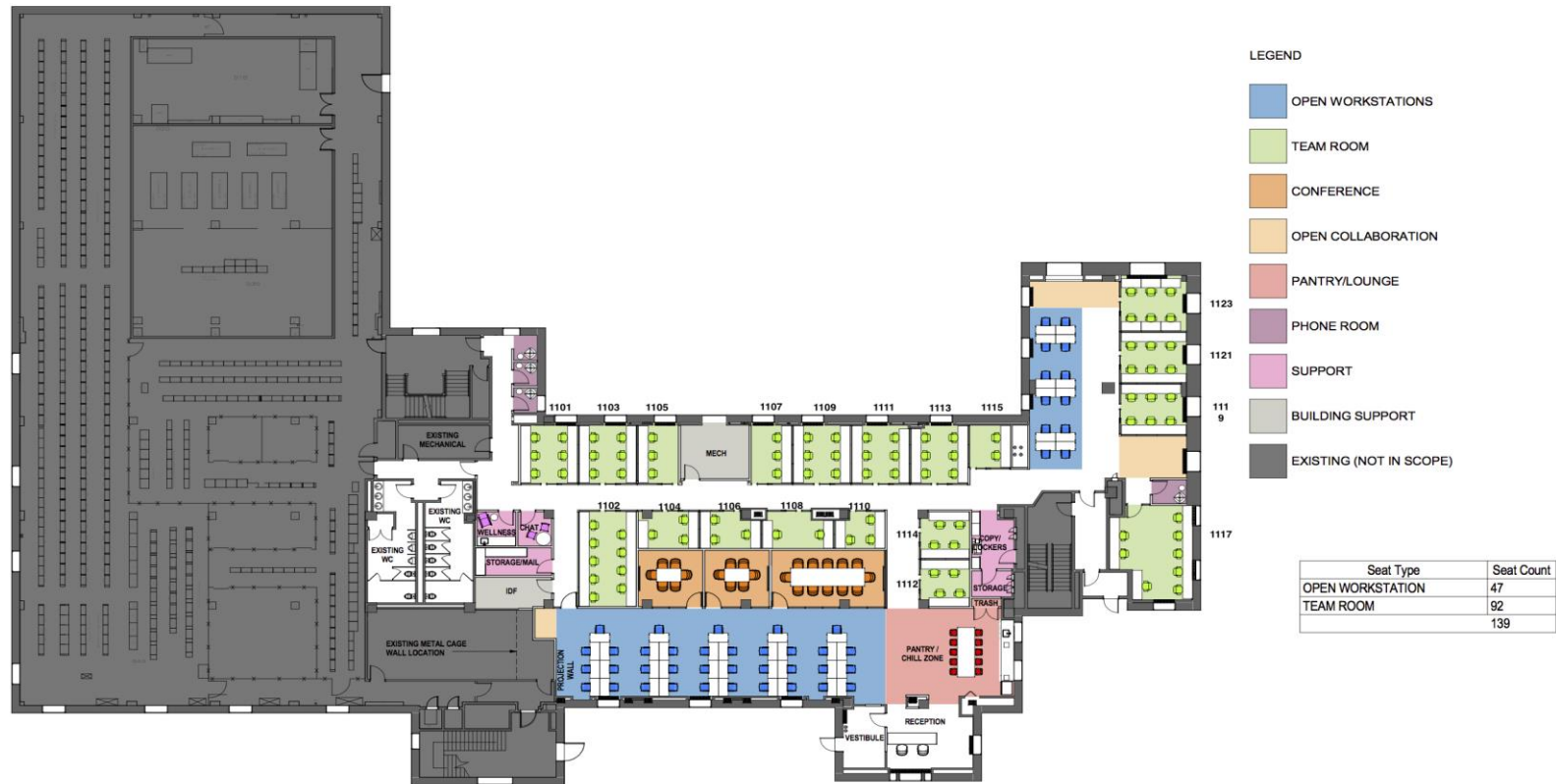
Unique Technology Platform

- The co-working space was opened to serve as an incubator of new technologies that Verizon is bringing online at the site, including 5G
 - This site is the only 5G facility in all of New England
- One of the first public test environments in the United States for new wireless technology
- Verizon and member companies collaborate in building technology use case trials

Telecommunications Equipment Area



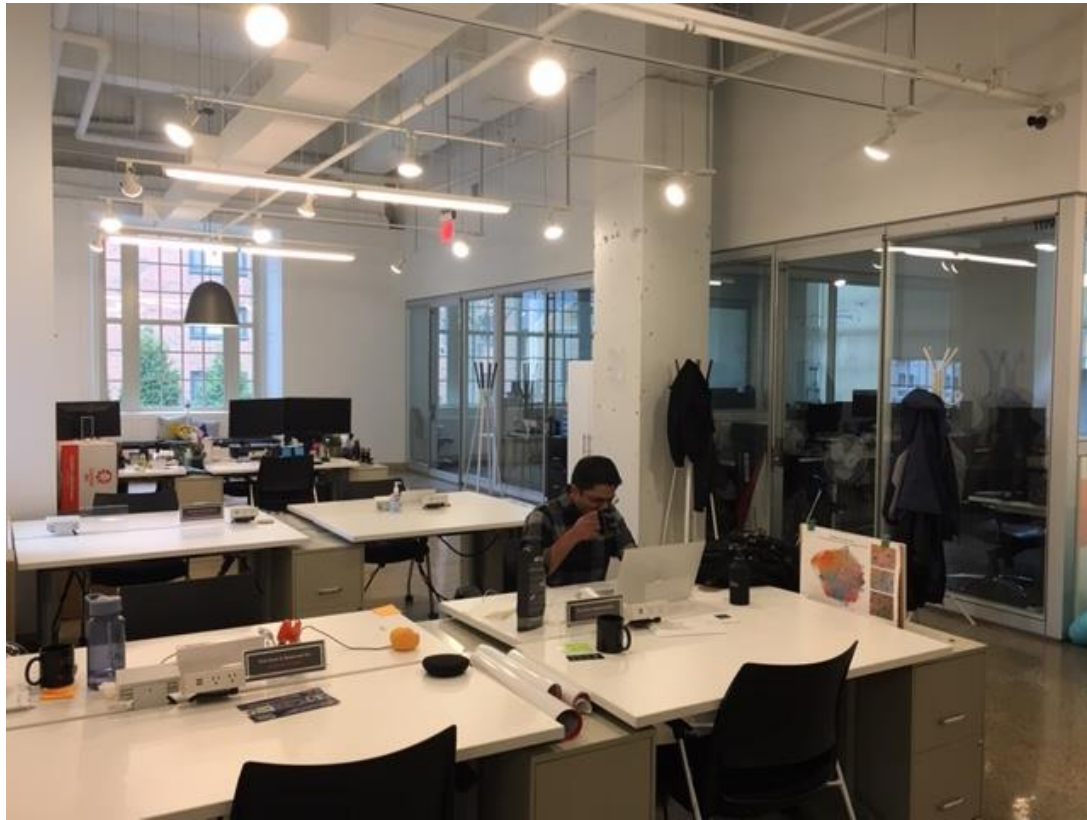
Floor Plan of Co-Working Space



Ground Floor Co-Working Area - Entry



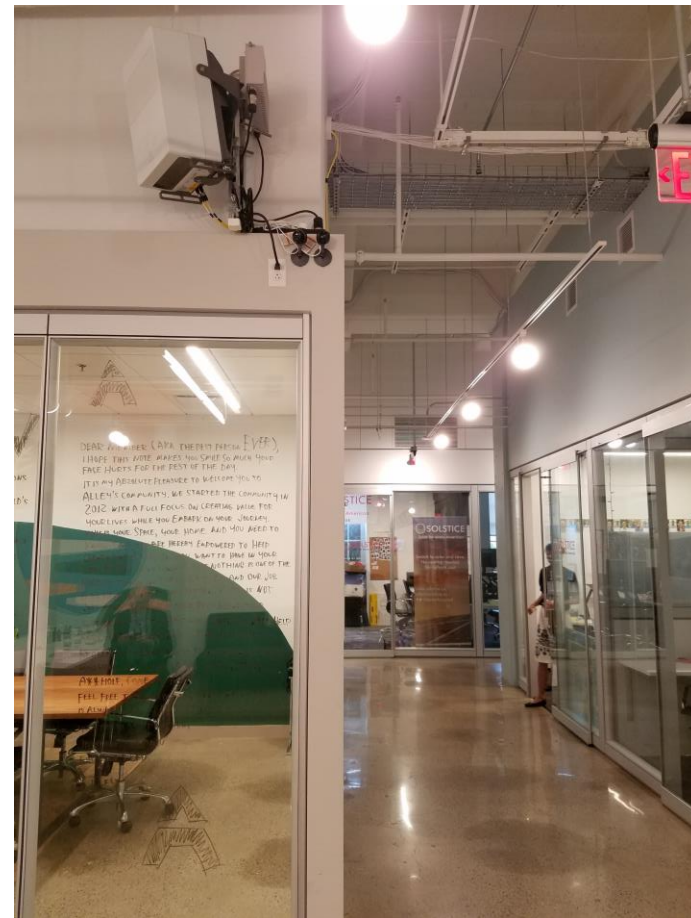
Ground Floor Co-Working Area



Co-Working Shared Amenity Areas



Co-Working Space - Individual Suites



Co-Working Operations

- Provides inclusive community space and management
- Occupancy Agreements with approximately 25 member companies
 - Industries include education technology, autonomous vehicles, clean energy
 - Approximately 95 employees
- Space occupied by member companies ranges from 97 to 261 sf
- Typical duration of Occupancy Agreements – 1 month
- Hours of Operation: 9 am to 5 pm; 24/7 card-key access for members

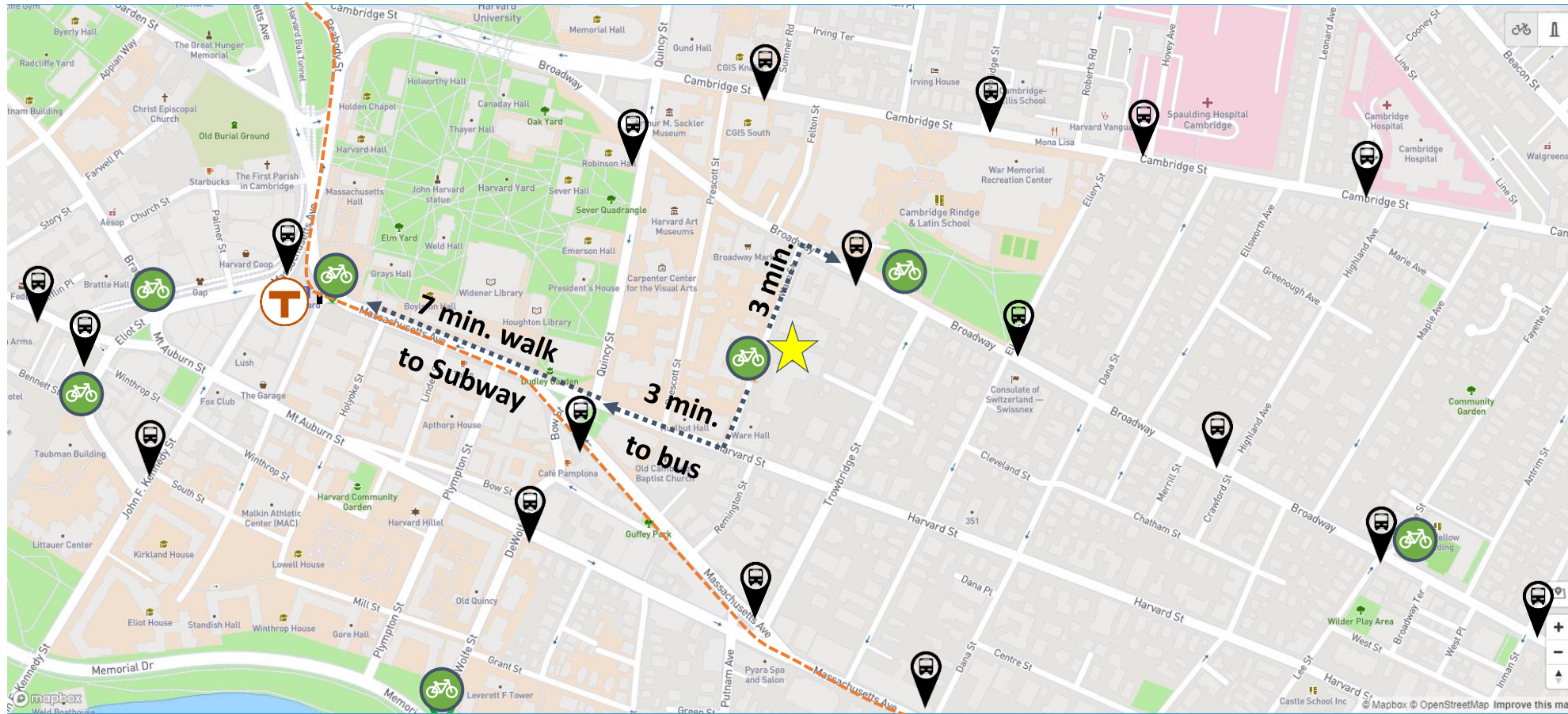
Community Engagement

- Hosts events, programs, workshops to support local startup visibility and to engage local academics and business associations
 - Include diversity and inclusion events; women's empowerment events; start-up pitches (demo days and pitch nights with VCs) with prizes
 - Sponsor educational programs on frontier technologies
 - Local author book signings with Harvard Bookstore
- Sources all food and beverage services from local vendors
- Offers discounted memberships to all residential neighbors within a 2-block radius

No Traffic or Parking Impacts

- Nearly all users access the site by public transportation, walking, or bicycle
- Verizon has sponsored a Blue Bikes rack immediately in front of the property
- The property also has a free bike rack for Alley visitors and neighbors to use
- No on-site parking available for Alley members
- Surrounding streets are all permit parking-only, so Alley users are not reducing the supply of parking spaces available to neighbors

10 Ware St. | Transportation Connectivity



Key

- ★ 10 Ware St.
- 🚏 MBTA Bus Stop
- 🚊 Harvard Station
- Red Line Subway
- 🚲 BlueBike Station

Bike Parking for Member and Community Use



Proposed Ordinance Amendment

- Creates a Ware Street Innovation Space Overlay District limited to the property
 - Underlying zoning is Residence C-1
 - Overlay would allow qualifying co-working use (per ISD, office/R&D)
- Creates a BZA special permit process
 - Establishes use characteristics
 - Include a limit of 10,000 square feet of the building; occupancy agreements that do not exceed 6 months; mixture of shared resources and contracted office suites
 - Establishes special permit criteria (in addition to 10.43)
 - Ensure that use minimizes impacts on surrounding neighborhood (traffic, noise, lighting, site access) and benefits the local economy