



# 135 BROADWAY RESIDENTIAL TOWER

Cambridge, Massachusetts

Design Review Submission  
Issued January 28, 2022  
Revised March 15, 2022



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# 1. TOWER DESIGN

1.1 PROJECT OVERVIEW

PROJECT SUMMARY

Zoning District: The 135 Broadway residential project is located within the City of Cambridge Kendall Center Mixed Use Development (MXD) District and is a part of the larger the Kendall Square Urban Redevelopment Project Area.

Zoning Code: The proposed building meets the requirements described in Article 14 of the City of Cambridge Zoning Ordinance as amended in February 2021. Article 14 provides the framework for the baseline massing of this residential tower which has evolved into the proposed building design presented in this Design Review Submission.

GFA & Building Height: 135 Broadway will be constructed at the southern end of an existing six-level parking garage (which will be demolished) and within the existing Broadway Park. The building site for the residential tower is bordered by Broadway to the south, East Plaza Drive to the east, West Plaza Drive to the west, and the proposed Central Plaza to the north. 135 Broadway will have a total GFA of approximately 420,000 SF and a height of approximately 400’ to the top of roof above the highest occupied floor. The building height and floor plate size is in compliance with Article 2 of the Zoning Ordinance, and more specifically Section 14.34, which states that a building can may reach 400 feet provided that the occupied floors about 250 feet only contain residential units and associated amenity spaces and above 250 feet and the floor plate cannot exceed 12,500 square feet.

Unit Summary & Proposed Amenities: The proposed building design will include approximately 455 residential units ranging from studios to three bedrooms. The average unit size is anticipated to be 795 SF which exceeds the current average for the market in Cambridge. The ground floor will be designed to feel porous in the north-south direction with the large double height volume providing an opportunity for a visual connection from Broadway to Central Plaza. The residential lobby will be located on the southwest corner of the ground floor with a secondary entrance on the north end of the lobby. The ground floor experience will be anchored on the southeast corner by a future retail space that is approximately 1,130 SF. The residential amenity spaces will be primarily located on the 6th and 37th floors. There is an amenity-rich program being developed which is anticipated to be over 15,200 SF of interior space, and 4,500 SF of outdoor terrace. Programing will include lounge areas, meeting rooms, gathering spaces, fitness, storage, indoor and outdoor dining areas, party areas and a dog walk and spa areas.

Allocation of Units (Affordable & Middle Income): Recognizing the importance of supporting inclusionary housing options in Cambridge across multiple income spectrums, 135 Broadway will allocate a significant portion of space to affordable and middle income units. Twenty percent (20%) of the GFA will be dedicated to affordable units (per Section 14.36(a)), and five percent (5%) of the GFA will be dedicated to middle income workforce housing comprised of three bedroom units designed to accommodate families with children (per Section 14.35(1)). These three bedroom units have been thoughtfully designed, and the majority will be located in the podium where there is an opportunity for larger average unit sizes, and space for amenities designed to support families that will foster a strong sense of community.

Building Design & Open Space: While the architectural design of 135 Broadway has been guided by Article 14, the proposed building massing has been refined through a rigorous study of constraints including the adjacency of existing buildings, coordination of the future Eversource transmission duct banks running through the site to the below-grade substation at the northern border of the site, narrow site dimensions, and the importance of connecting public open spaces. The podium architecture and landscape design will become a connecting fabric between the open space of Danny Lewin Park across Broadway and the future Central Plaza, inviting and encouraging the community to gather and linger. Furthermore, the exterior lighting will illuminate the new plaza areas to feel bright and welcoming. The proposed building architectural lighting will subtly highlighting the strong vertical expressions of the building massing.

Loading & Parking: 135 Broadway will be served by a two-bay loading dock (on East Plaza Drive) that can accommodate up to four vehicles at any one time for resident move-ins/outs, deliveries, and waste management. The loading dock area is designed to accommodate a moving truck length up to 26.5’ (U-haul’s “20 foot” moving truck). The loading dock activities will be actively managed to ensure that service and loading operations will not adversely impact traffic circulation on the adjacent local roadways. Parking for residents of 135 Broadway will be provided through the proposed below-grade parking garage beneath Commercial Buildings East and West, which will be managed by the Applicant.

Bike Requirements: Four hundred seventy (470) long-term bike parking spaces will be allocated to residents of 135 Broadway. A portion of these spaces will be located in the basement of the building, with the balance being accommodated in the Bike Valet to be located at 290 Binney Street (Commercial West). In addition, there will be 13 short term bike racks located on the north side of the building and 6 racks adjacent to the bike path on Broadway.

Sustainability & Resiliency: Cambridge’s forthcoming 2070 floor plain mapping projects a 100 year flood plain elevation of 23.45’ for this site. To mitigate damage that could be caused by these floors, the project is taking a series of precautionary measures including: raising the lobby to 22’-0”; raising critical infrastructure rooms to 23.5’; providing perimeter curbs at 23.5’; providing deployable flood barrier at doorways. This approach provides the necessary protection against inevitable flooding and storm surges, without sacrificing the urban fabric to the best extent possible.

PROJECT TEAM

Developer



Architect



Landscape Architect



Structural Engineer



MEPFP Engineer



Civil/Traffic Engineer



Code Consultant / Smoke Control



Elevator/Facade Access Consultant



Sustainable Design Consultant



Environmental Scientist





1.1 PROJECT OVERVIEW

GROSS FLOOR AREA CALCULATION TABLE

NEW SHEET

				GFA INCLUDED				GFA EXCLUSIONS											
								GFA 2.(6)	GFA 2.(6)	14.32.6.(2)	14.32.6.(2)	22.32 & 22.50	GFA 2.(1)	GFA 2.(10)	GFA 2.(g) & GFA 2.(2)	22.34.1	22.43.1	GFA 2.(6)	
FLOOR	F2F (ft)	GSF	GFA	Residential	Amenity	Stairs	Elevator	MEPFP Rooms	MEPFP Shaft	Resi Balconies	GFA Terrace	GFA Green Roof	Loading	Bike Room	Parking	Terrace Exclusion	Ext. Wall Insulation	Heat Pump	Unit Bath Exhaust
		A+B+C+D+E+F+J +K+L	(A+B+C+D) - (M+N+O+P)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
						* Excluded at Mechanical Floor				*Excluded GSF		*Excluded GSF	*Excluded GSF						
40	19	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
39	13.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
38	13.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
37	13.5	10,844.0	5,531.0	0.0	4,748.0	347.0	436.0	5,261.0	52.0	0.0	1,674.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
36	13.5	12,851.0	12,367.0	11,646.0	0.0	355.0	466.0	276.0	108.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
35	13.5	12,851.0	12,327.0	11,646.0	0.0	355.0	466.0	276.0	108.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	100.0
34	13.5	12,901.0	12,287.0	11,646.0	0.0	355.0	466.0	276.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	140.0
33	13.5	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
32	13.5	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
31	11	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
30	11	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
29	11	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
28	11	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
27	11	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
26	12	12,901.0	12,271.0	11,646.0	0.0	355.0	466.0	276.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
25	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
24	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
23	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
22	12	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
21	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
20	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
19	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
18	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
17	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
16	12	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
15	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
14	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
13	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
12	10	12,901.0	12,281.0	11,616.0	0.0	369.0	492.0	266.0	158.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
11	10	12,891.0	12,318.0	11,581.0	0.0	400.0	533.0	251.0	126.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
10	10	12,891.0	12,318.0	11,581.0	0.0	400.0	533.0	251.0	126.0	160.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
9	10	12,891.0	12,318.0	11,581.0	0.0	400.0	533.0	251.0	126.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
8	10	12,891.0	12,318.0	11,581.0	0.0	400.0	533.0	251.0	126.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
7	17	12,891.0	12,318.0	11,581.0	0.0	400.0	533.0	251.0	126.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	140.0
6	12	11,421.0	11,278.0	0.0	10,345.0	400.0	533.0	0.0	143.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5	9.5	13,981.0	13,481.0	12,688.0	0.0	400.0	533.0	251.0	109.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	140.0
4	9.5	13,981.0	13,481.0	12,688.0	0.0	400.0	533.0	251.0	109.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	140.0
3	9.5	13,981.0	13,481.0	12,688.0	0.0	400.0	533.0	251.0	109.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	140.0
2	9.5	9,918.0	2,436.0	0.0	1,643.0	400.0	533.0	7,291.0	51.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	140.0
1	18	10,048.0	7,454.0	5,909.0	0.0	1,012.0	533.0	707.0	18.0	0.0	0.0	0.0	1,869.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTALS:	463	471,054.0	435,815.0	392,608.0	16,736.0	14,430.0	18,313.0	22,027.0	5,071.0	2,400.0	1,674.0	0.0	1,869.0	0.0	0.0	0.0	0.0	1,592.0	4,680.0
5% MIDDLE INCOME EXCLUSION																			
TOTAL GFA																			
418,136.0																			

1.1 PROJECT OVERVIEW

UNIT MIX & INCLUSIONARY HOUSING SUMMARY

NEW SHEET

type	LEVELS	L35-L36	Lvl	2	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
count/flr					0	4	6	0	10
avg unit SF					0	887	1,213	0	1,083

type	LEVELS	L13-L34	Lvl	22	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
count/flr					3	6	5	0	14
avg unit SF					496	730	979	0	769

type	LEVELS	L7-L12	Lvl	6	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
count/flr					2	6	4	1	13
avg unit SF					499	722	990	1,401	822

type	LEVELS	L3-L5	Lvl	3	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
count/flr					2	6	2	3	13
avg unit SF					504	669	1,003	1,296	839

type	BLDG SUMMARY	NSF: 353583	# OF UNITS 445	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
total count				84	194	152	15	445
total NSF				41,739	139,732	152,045	20,067	353,583
Average size				497	720	1,000	1,338	795
% of count				18.9%	43.6%	34.2%	3.4%	
% of NSF				11.8%	39.5%	43.0%	5.7%	

Building GFA:	418,136
Building GSF:	482,200
Building NSF:	353,583
5% 3 Bed requirement:	17,679
Middle Income Portion	3,536
Affordable Portion	14,143
5% Middle Income	17,679
3 bedrooms	3,536
Studios / 1 bed / 2 bed	14,143
20% Affordable	70,717
3 bedrooms	14,143
Studios / 1 bed / 2 bed	56,573
Total Inclusionary Housing	88,396

type	MID INCOME REQ'D: 5%	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
Required NSF		1,770	5,924	6,449	3,536	17,679
Average size		497	720	1,000	1,338	795
# of units		3.6	8.2	6.4	2.6	20.9
rounded		4	8	6	3	21
Provided NSF		1,988	5,762	6,002	4,013	17,765

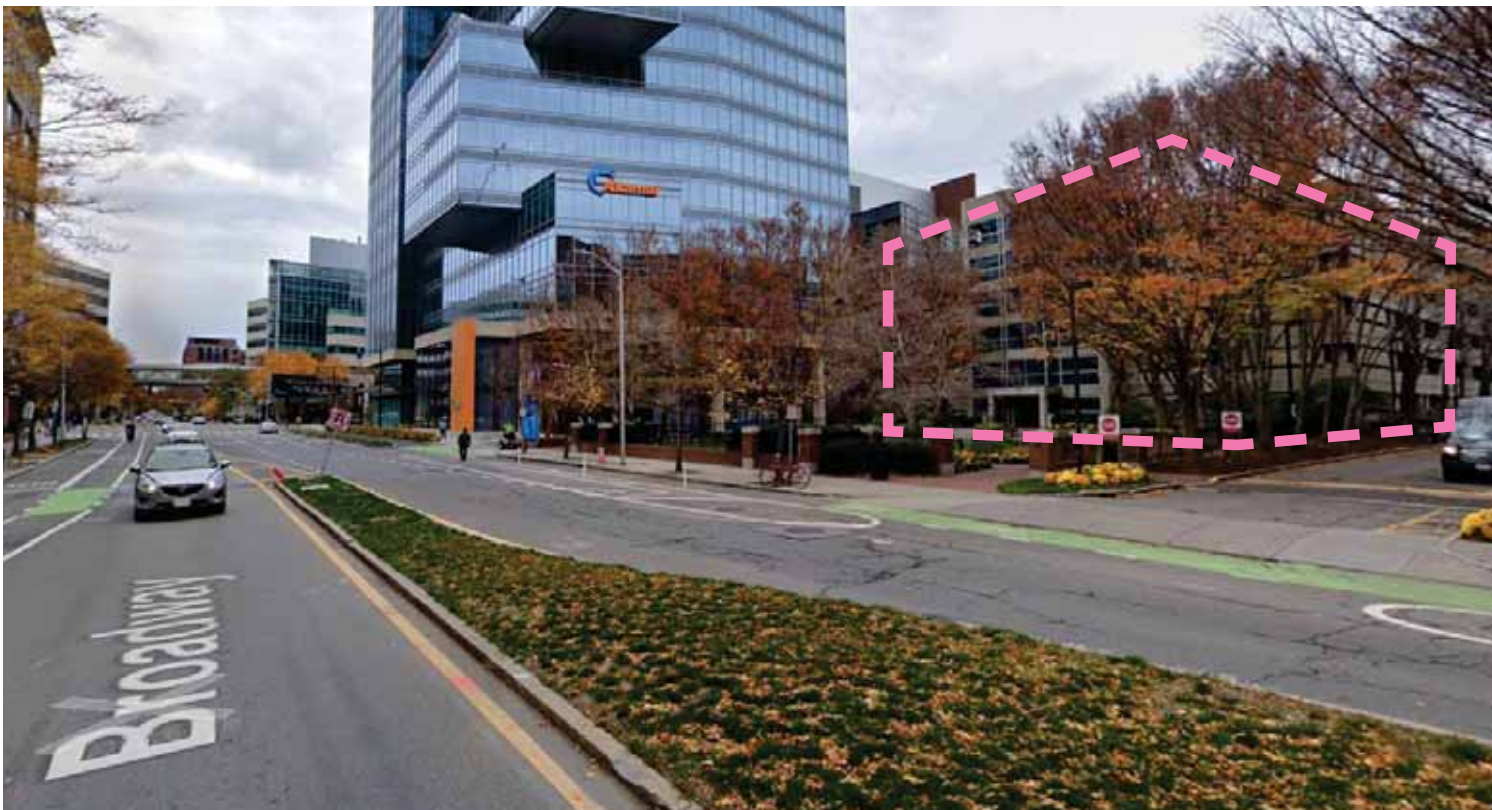
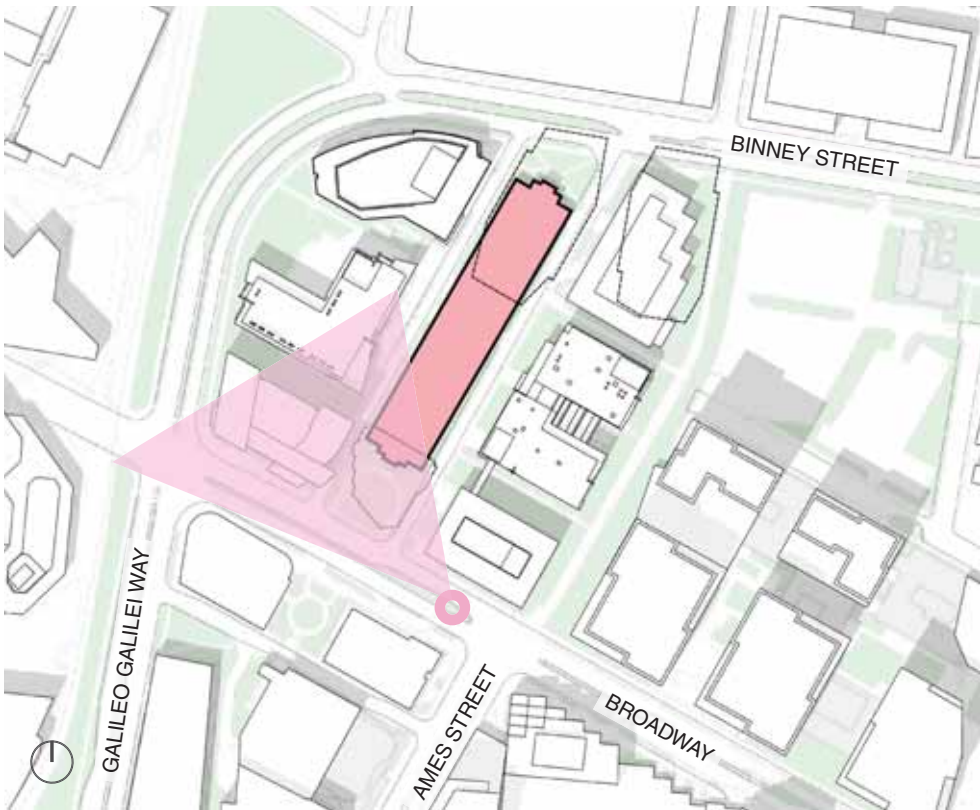
type	AFFORDABLE REQ'D: 20%	STUDIO	1BR/1BA	2BR/2BA	3BR/3BA	SUMMARY
Required NSF		7,079	23,697	25,797	14,143	70,717
Average size		497	720	1,000	1,338	795
# of units		14.2	32.9	25.8	10.6	83.5
rounded		14	33	26	11	84
Provided NSF		6,957	23,769	26,008	14,716	71,449

- Unit Mix comments:
- 1. 3 Bedroom units are distributed proportionally among Affordable and Middle Income relative to the 20% and 5% approprtionments (i.e. at a ratio of 80/20)
  - 2. The 3 bedroom zoning requirement allows for a greater number of Affordable and Middle Income 3 Beds than would otherwise be proportioned, relative to the unit mix
  - 3. Locations of Workforce and Affordable units will be determined in Design Development and submitted to at that point. The design needs to be developed further, and Group 2A units need to be designated and designed in order to have an equal distribution through the building.

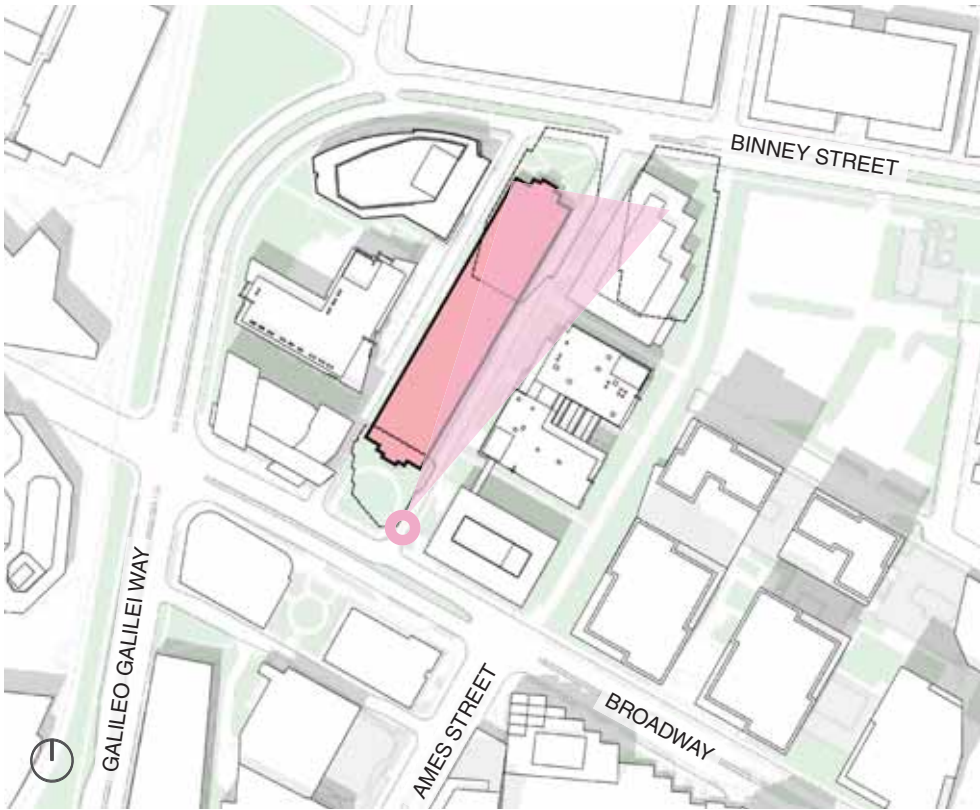


1.2 EXISTING SITE CONDITIONS

KEY PLAN



KEY PLAN



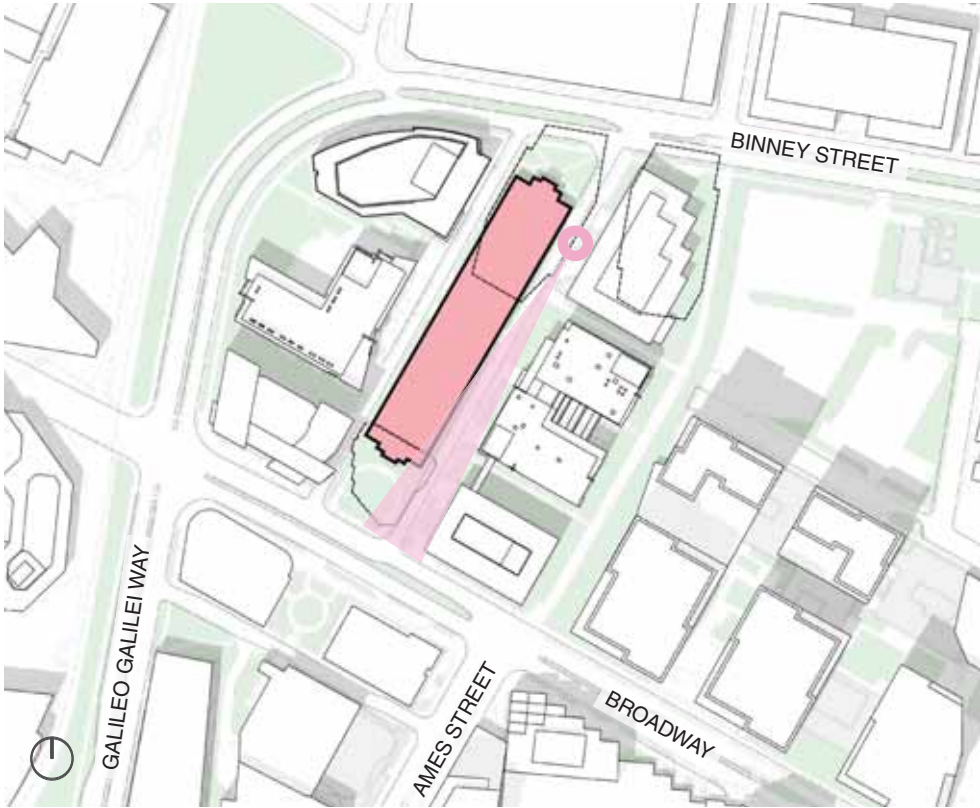


1.2 EXISTING SITE CONDITIONS

KEY PLAN



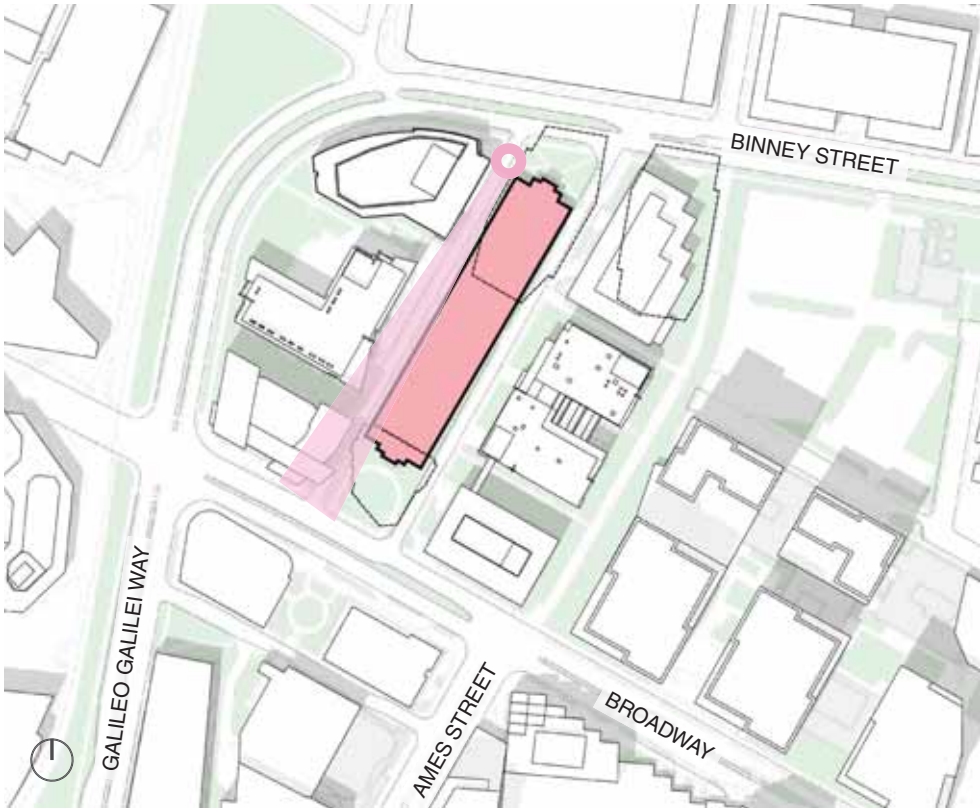
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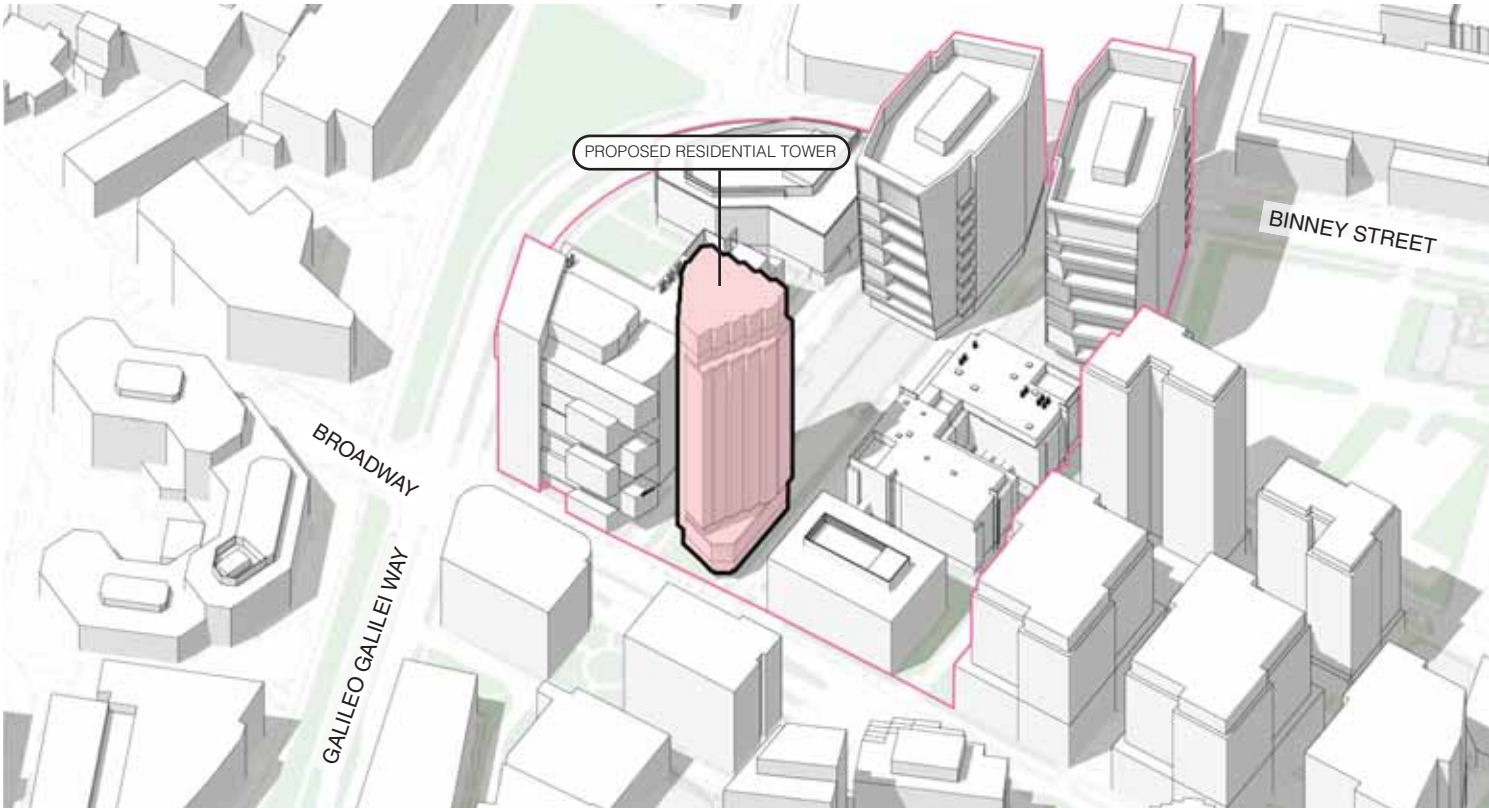
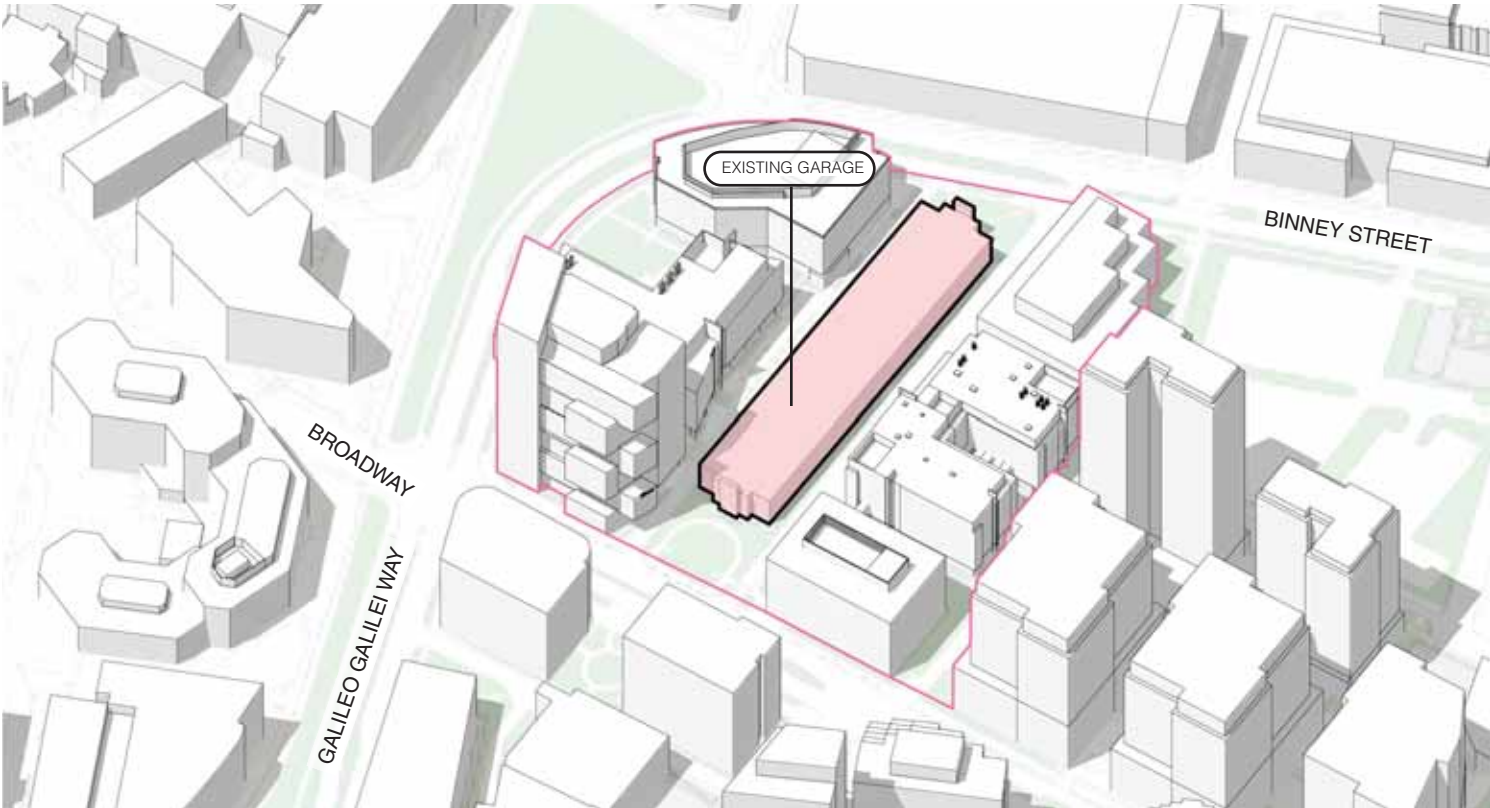
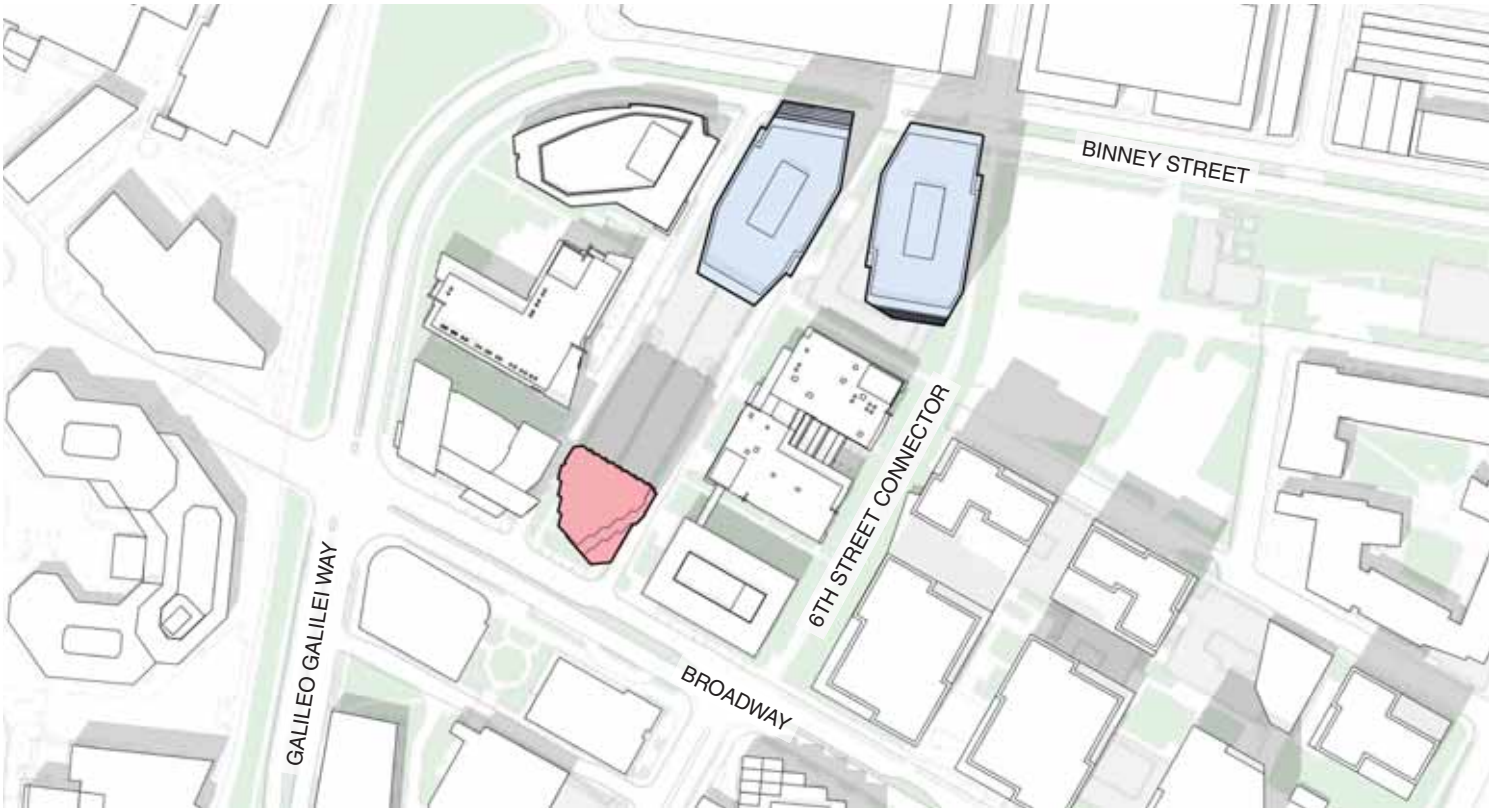
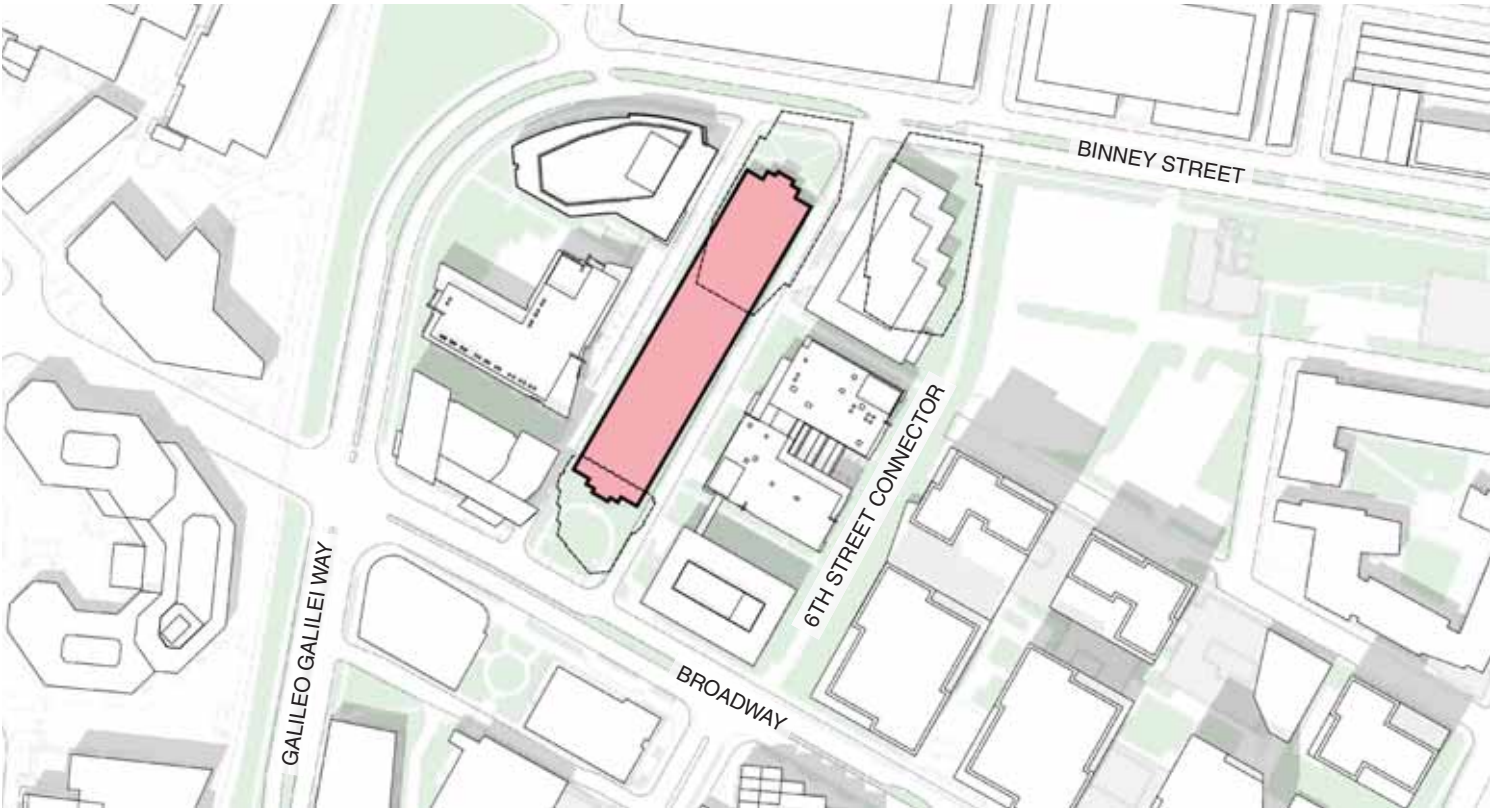
1.2 EXISTING SITE CONDITIONS

KEY PLAN





1.3.0 SITE PLANS



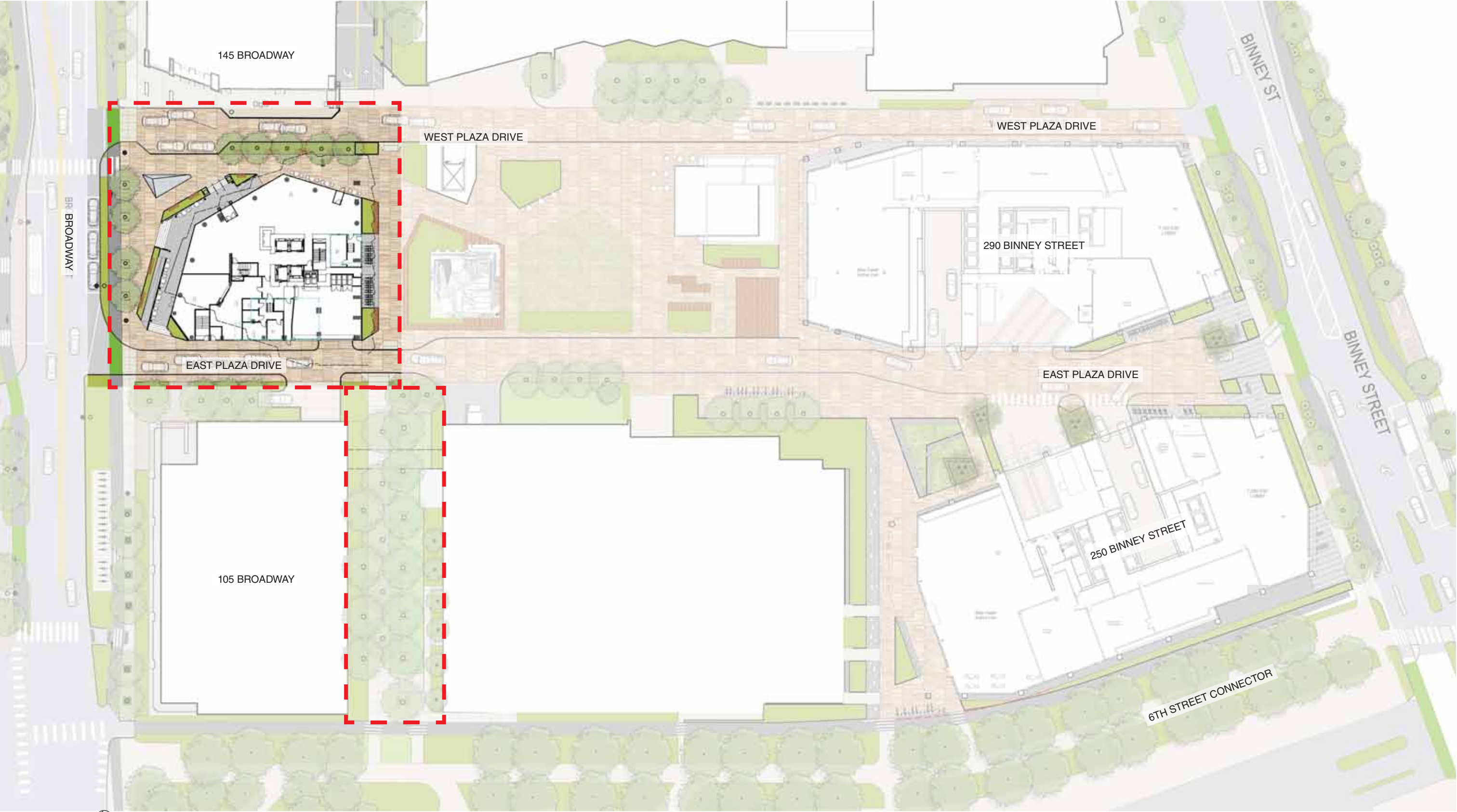
EXISTING CONDITIONS

PROPOSED MASSING



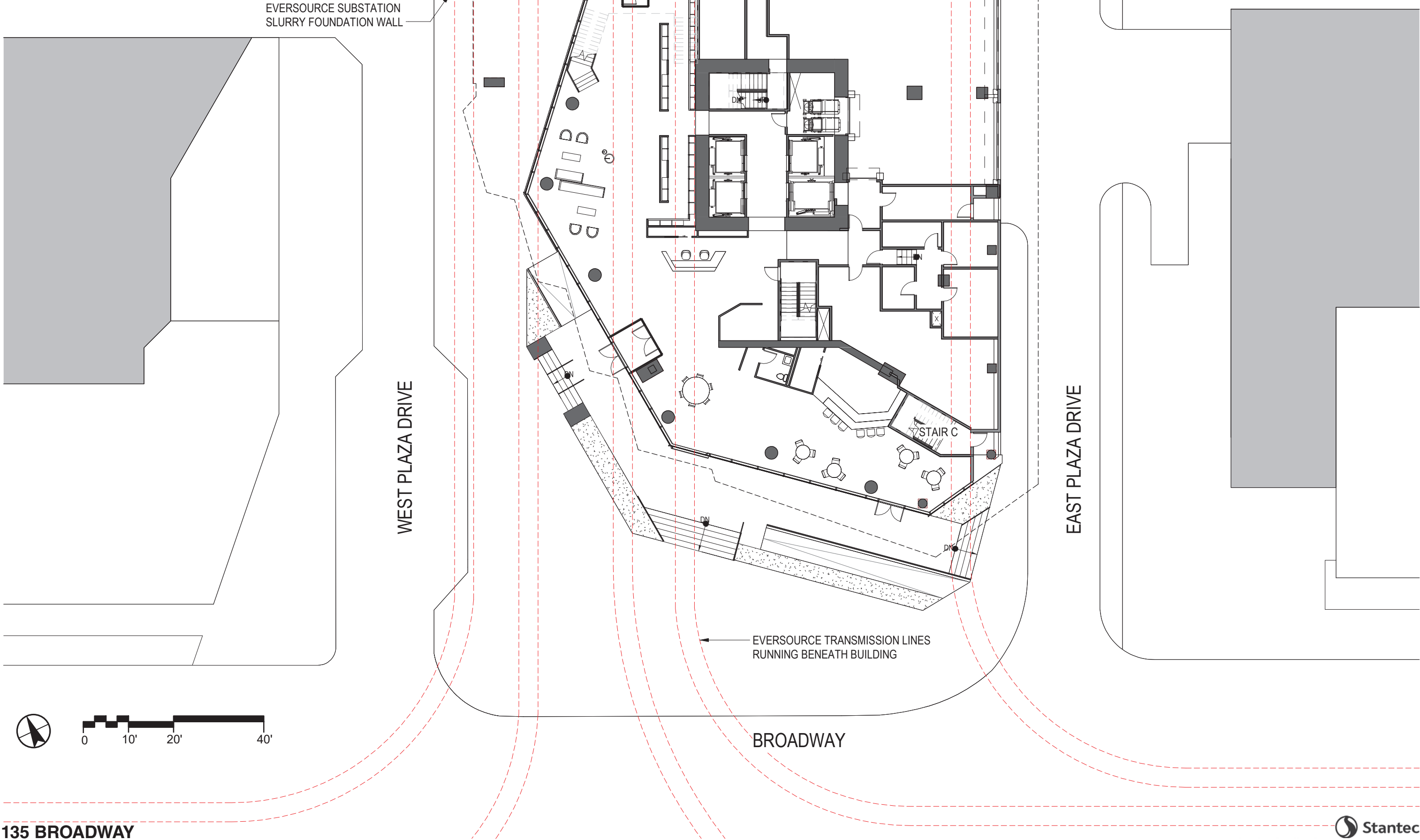
1.3.0 SITE PLANS

GROUND FLOOR



1.3.0 SITE PLANS  
EVERSOURCE SITE CONSTRAINTS

NEW SHEET

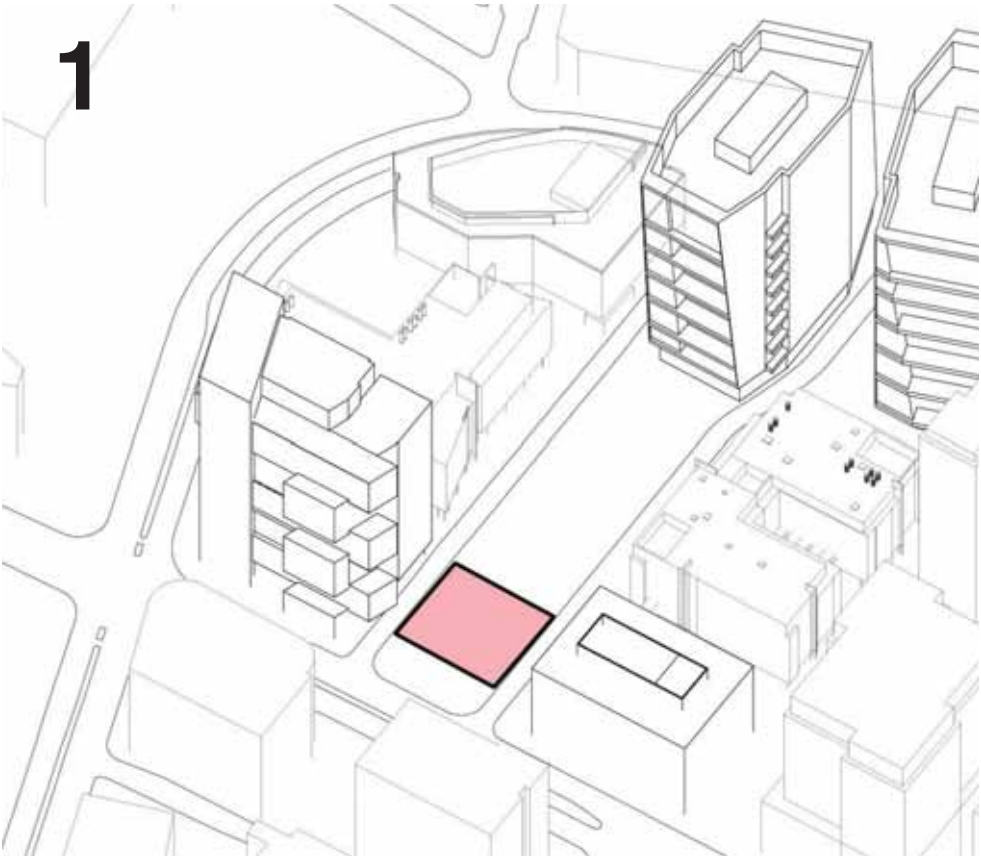


135 BROADWAY

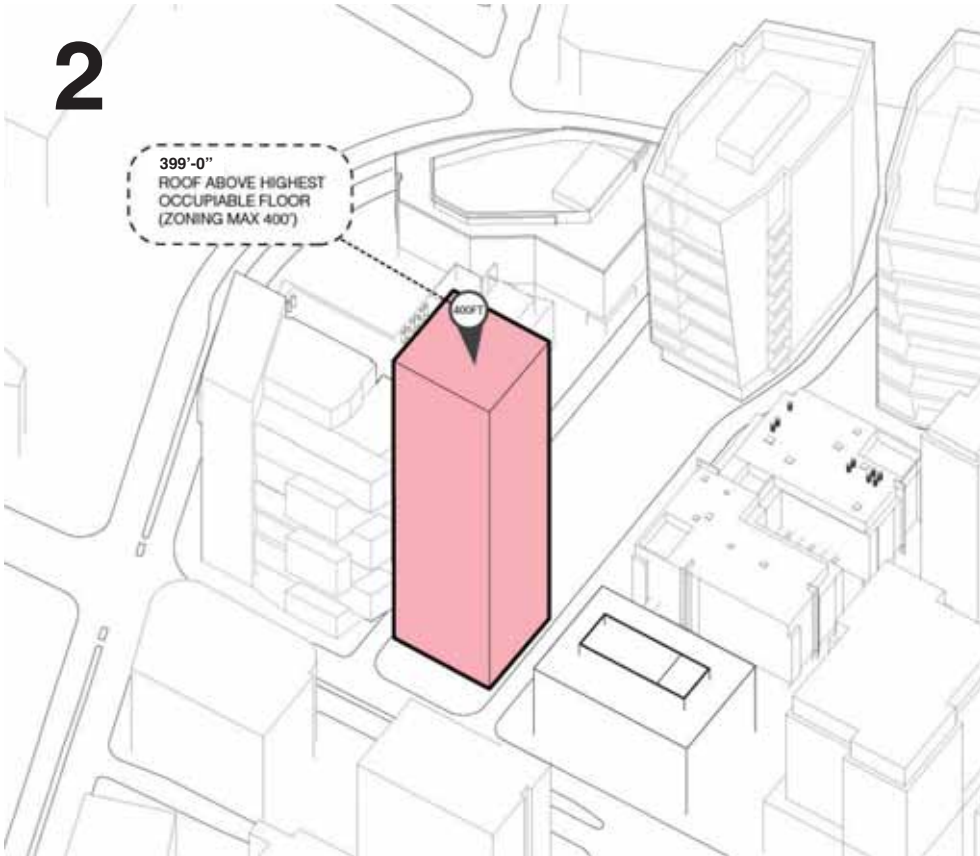




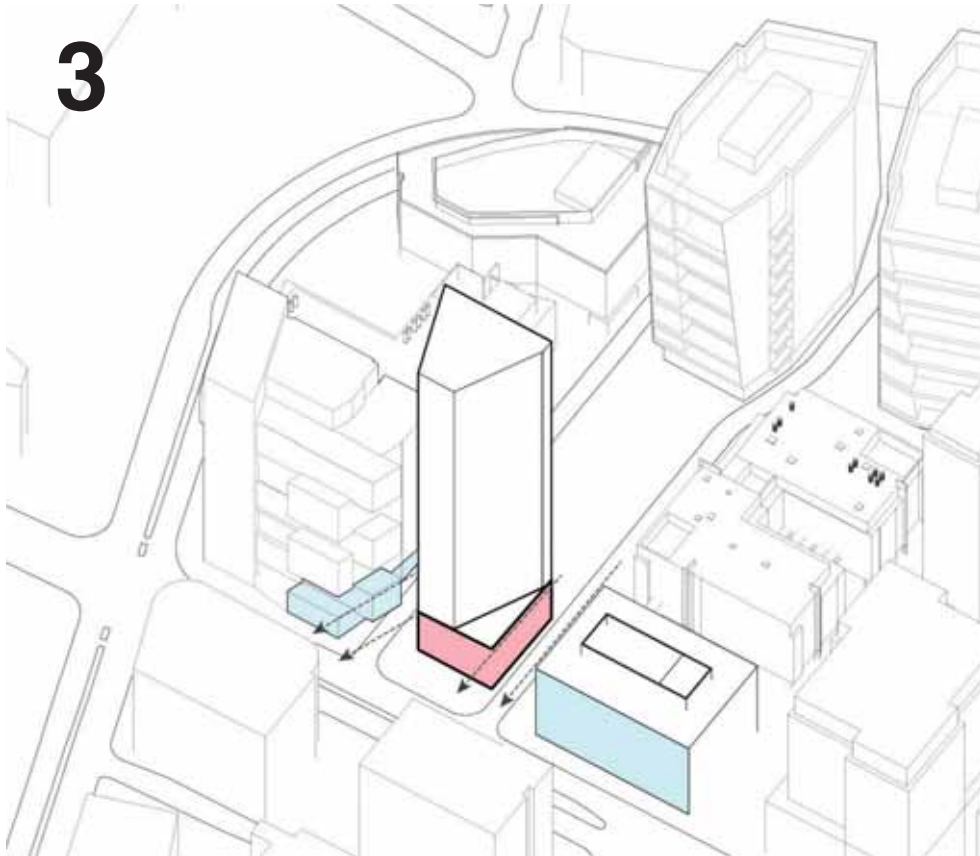
1.3.1 DESIGN DIAGRAMS



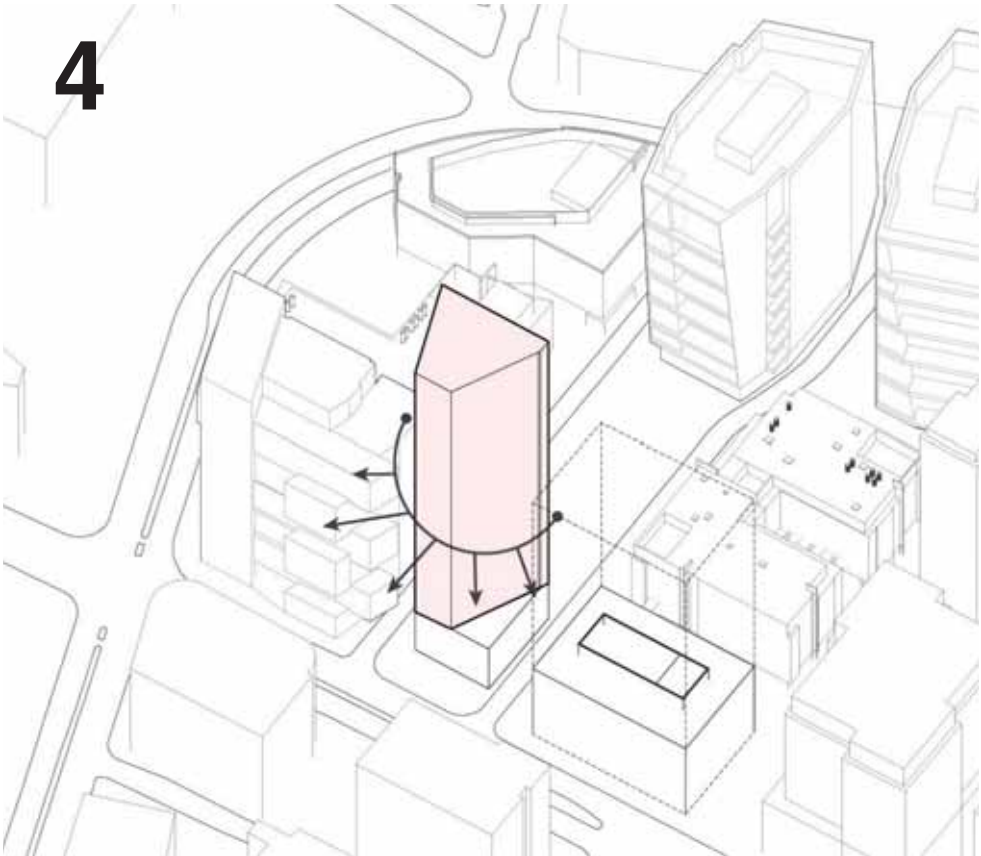
FOOTPRINT



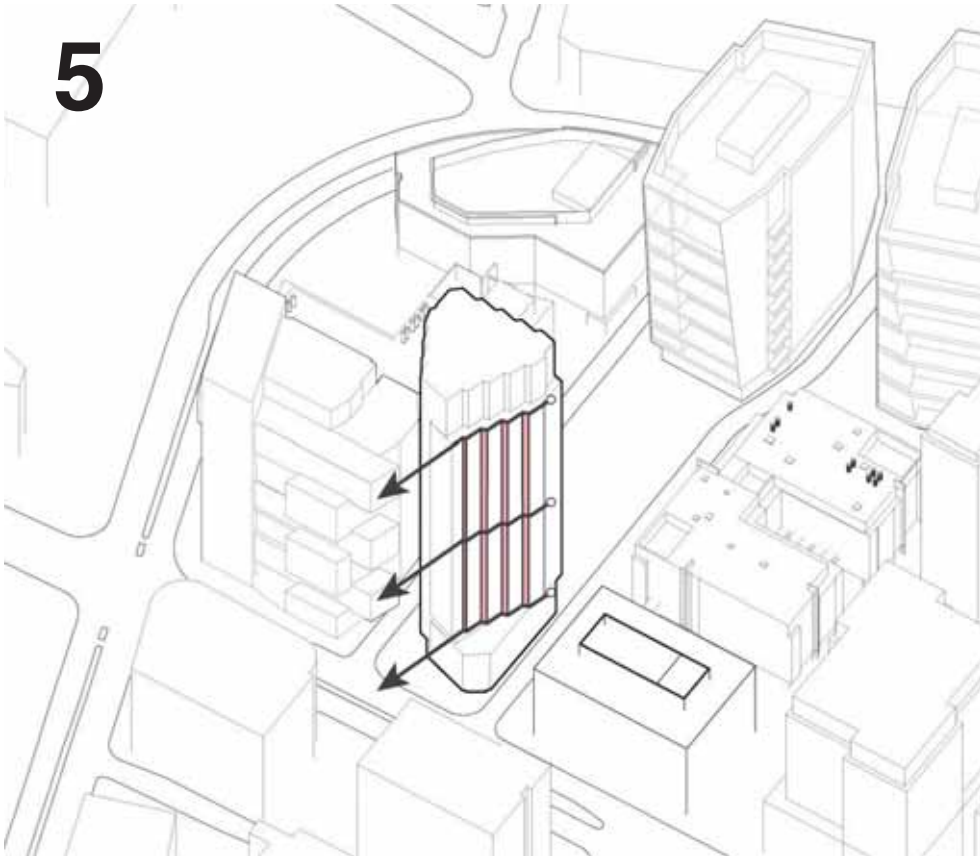
EXTRUDED ZONING MASS



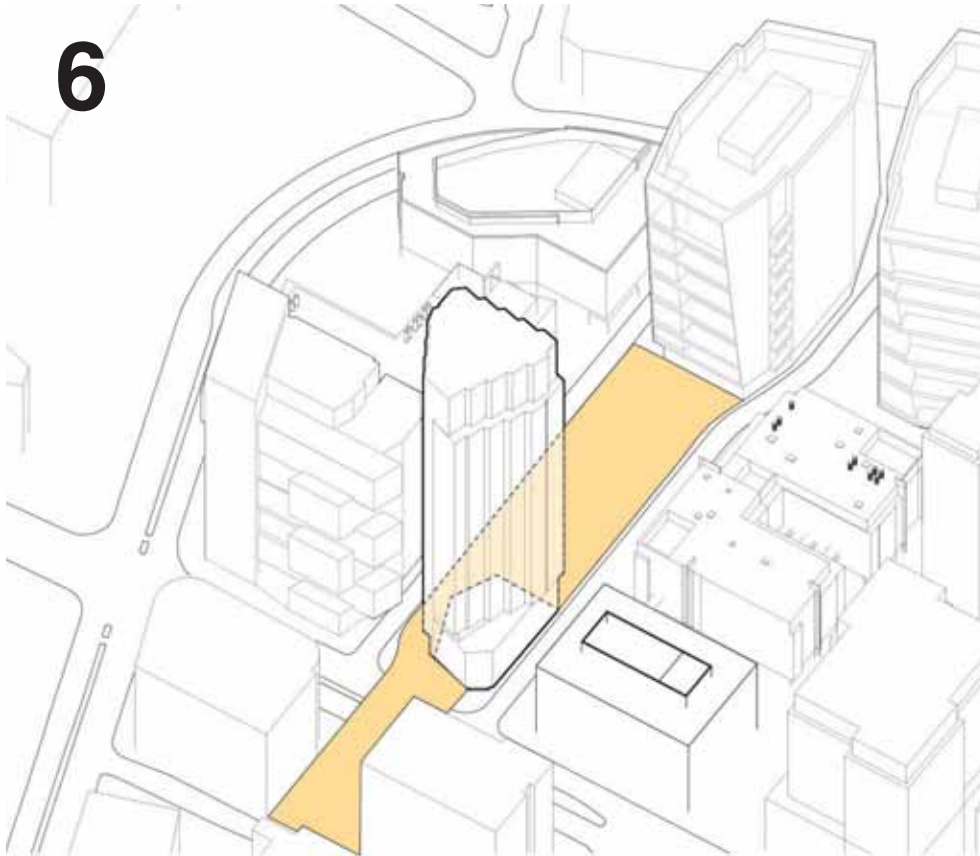
CONTEXTUAL SHAPING



PRIORITIZING VIEW



MASSING DEFINITION



GROUND PLANE CIRCULATION

1.3.2 DESIGN RENDERINGS

VIEW LOOKING NORTH ACROSS DANNY LEWIN PARK



KEY PLAN

135 BROADWAY





# 1.3.2 DESIGN RENDERINGS

VIEW LOOKING EAST AT WEST PLAZA DRIVE AND BROADWAY



KEY PLAN

## 135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022





1.3.2 DESIGN RENDERINGS

VIEW LOOKING EAST ACROSS GALILEO



KEY PLAN

135 BROADWAY





1.3.2 DESIGN RENDERINGS

VIEW LOOKING WEST ALONG BROADWAY



KEY PLAN

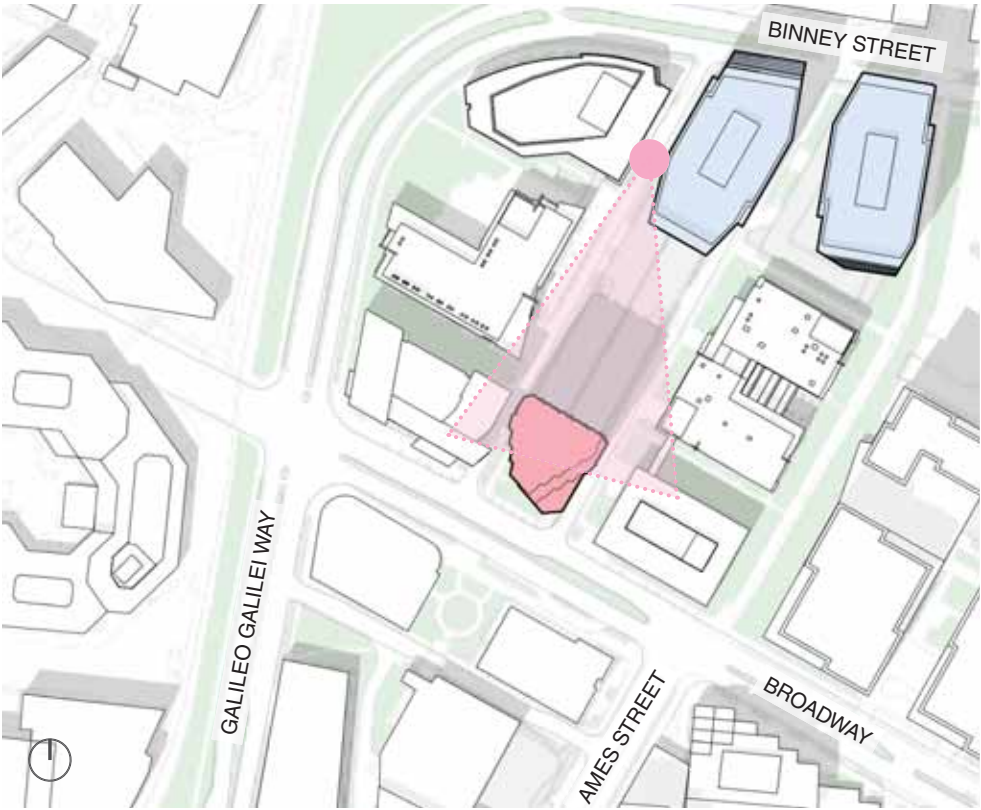
135 BROADWAY

DESIGN REVIEW SUBMISSION      MARCH 15, 2022





1.3.2 DESIGN RENDERINGS  
VIEW LOOKING SOUTH ACROSS CENTRAL PLAZA



KEY PLAN

135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022





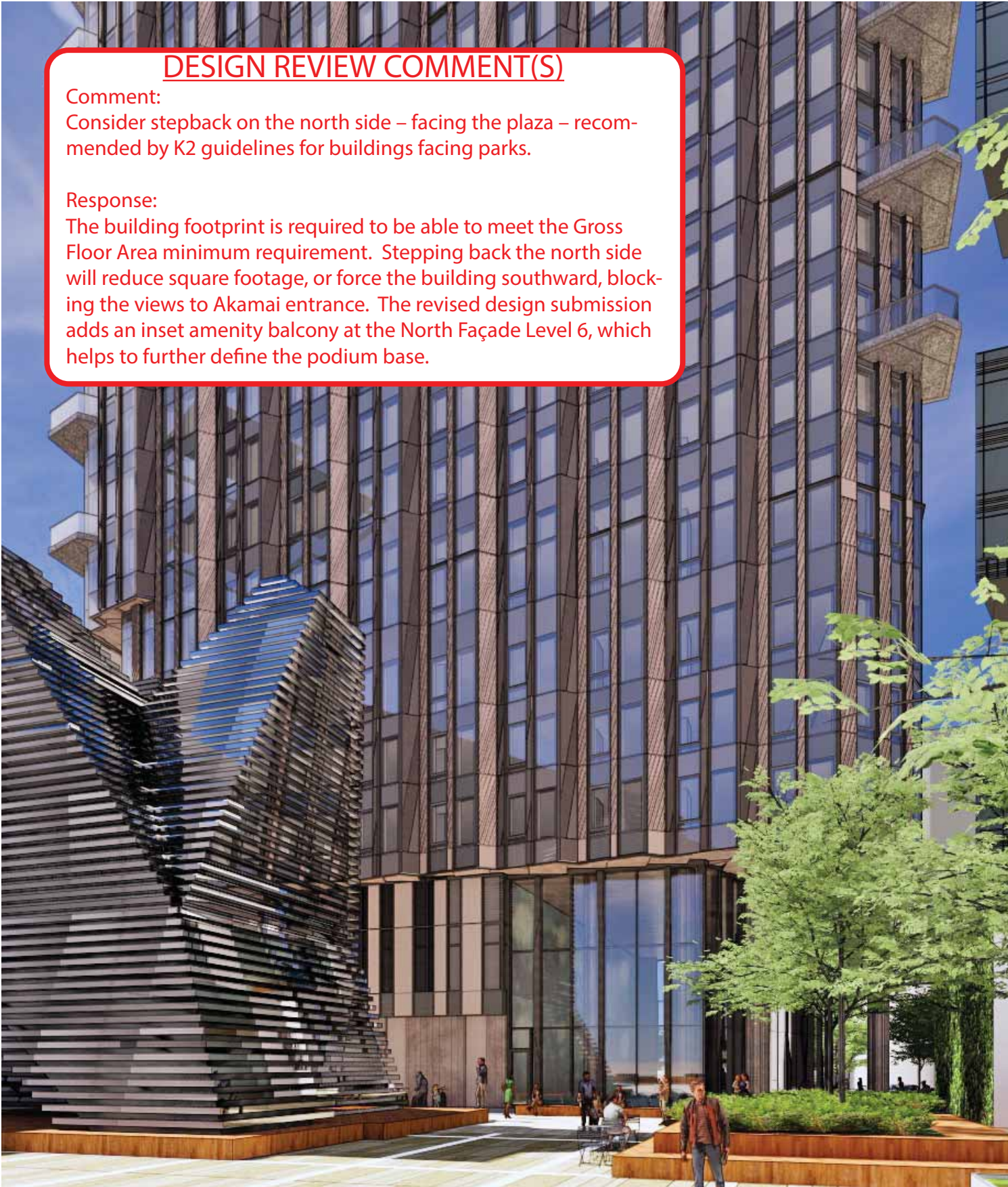
1.3.2 DESIGN RENDERINGS

INSET AMENITY BALCONY AT THE NORTH FACADE LEVEL 6

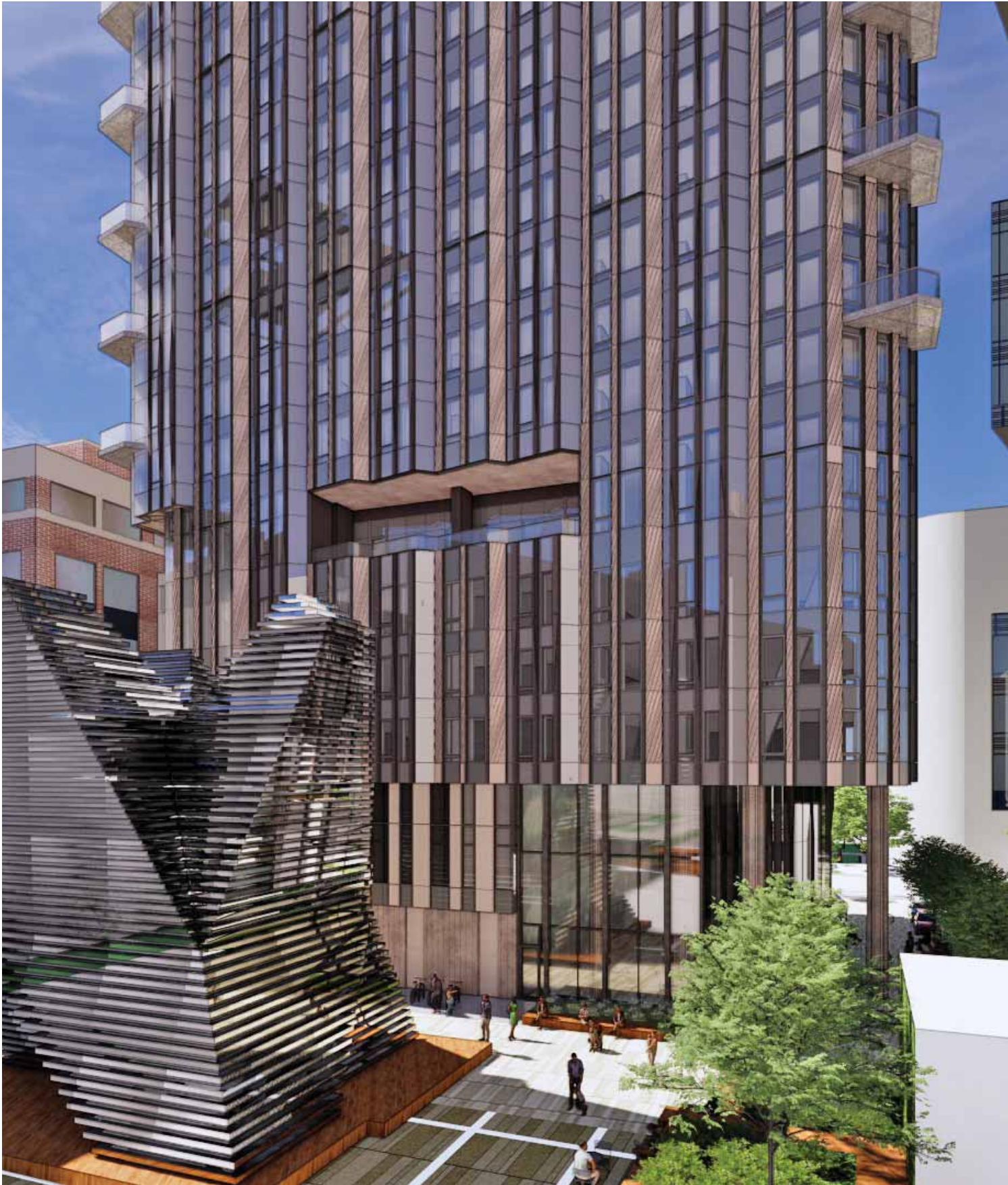
DESIGN REVIEW COMMENT(S)

Comment:  
Consider stepback on the north side – facing the plaza – recommended by K2 guidelines for buildings facing parks.

Response:  
The building footprint is required to be able to meet the Gross Floor Area minimum requirement. Stepping back the north side will reduce square footage, or force the building southward, blocking the views to Akamai entrance. The revised design submission adds an inset amenity balcony at the North Façade Level 6, which helps to further define the podium base.



BEFORE



AFTER



1.3.3 DESIGN MODEL

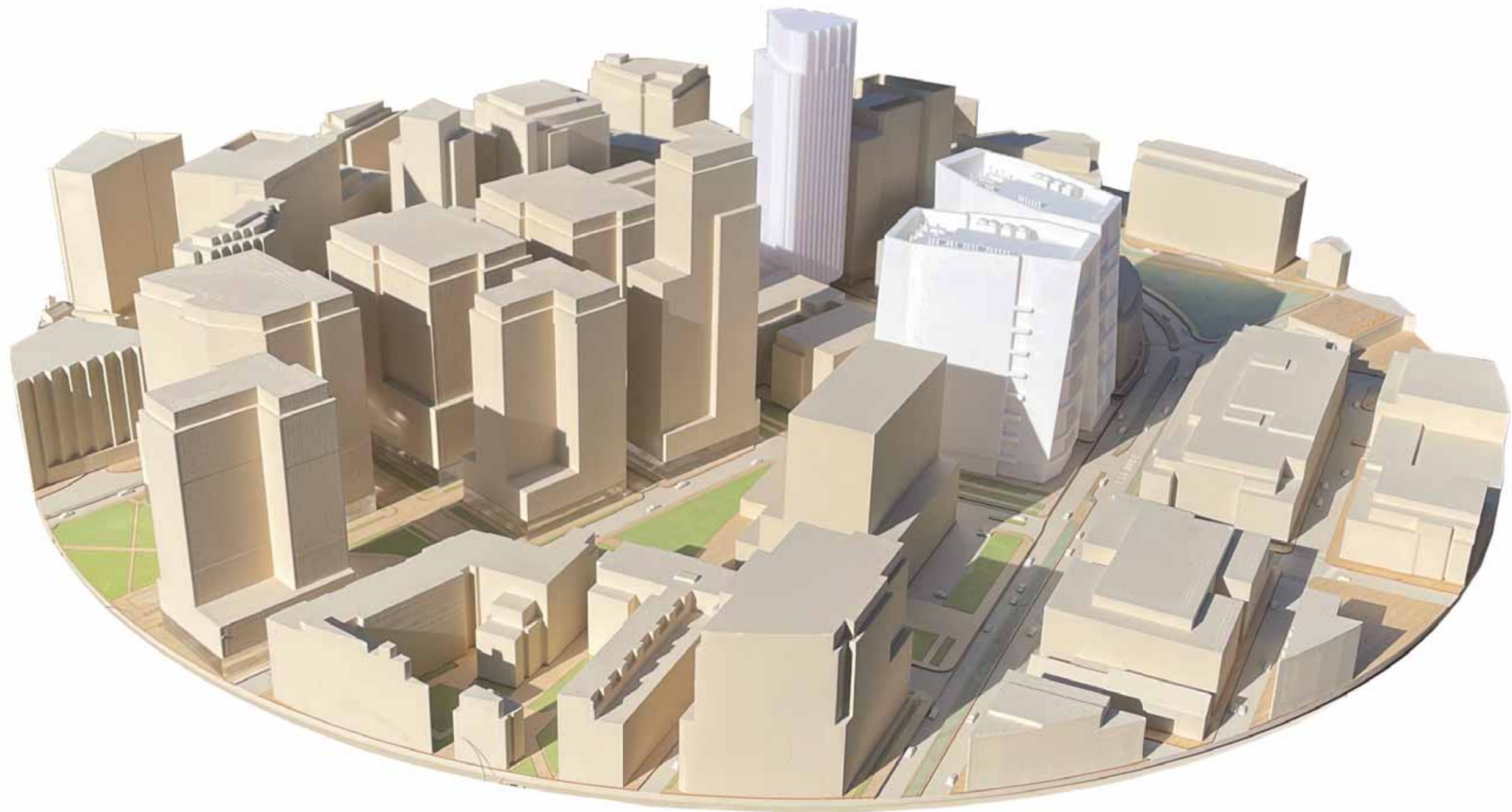


VIEW FROM EAST

135 BROADWAY



1.3.3 DESIGN MODEL



VIEW FROM NORTHEAST

135 BROADWAY



1.3.3 DESIGN MODEL



VIEW FROM WEST

135 BROADWAY



1.3.3 DESIGN MODEL



VIEW FROM SOUTHWEST

135 BROADWAY



1.3.3 DESIGN MODEL



VIEW FROM SOUTH

135 BROADWAY





VIEW FROM EAST







VIEW FROM SOUTH





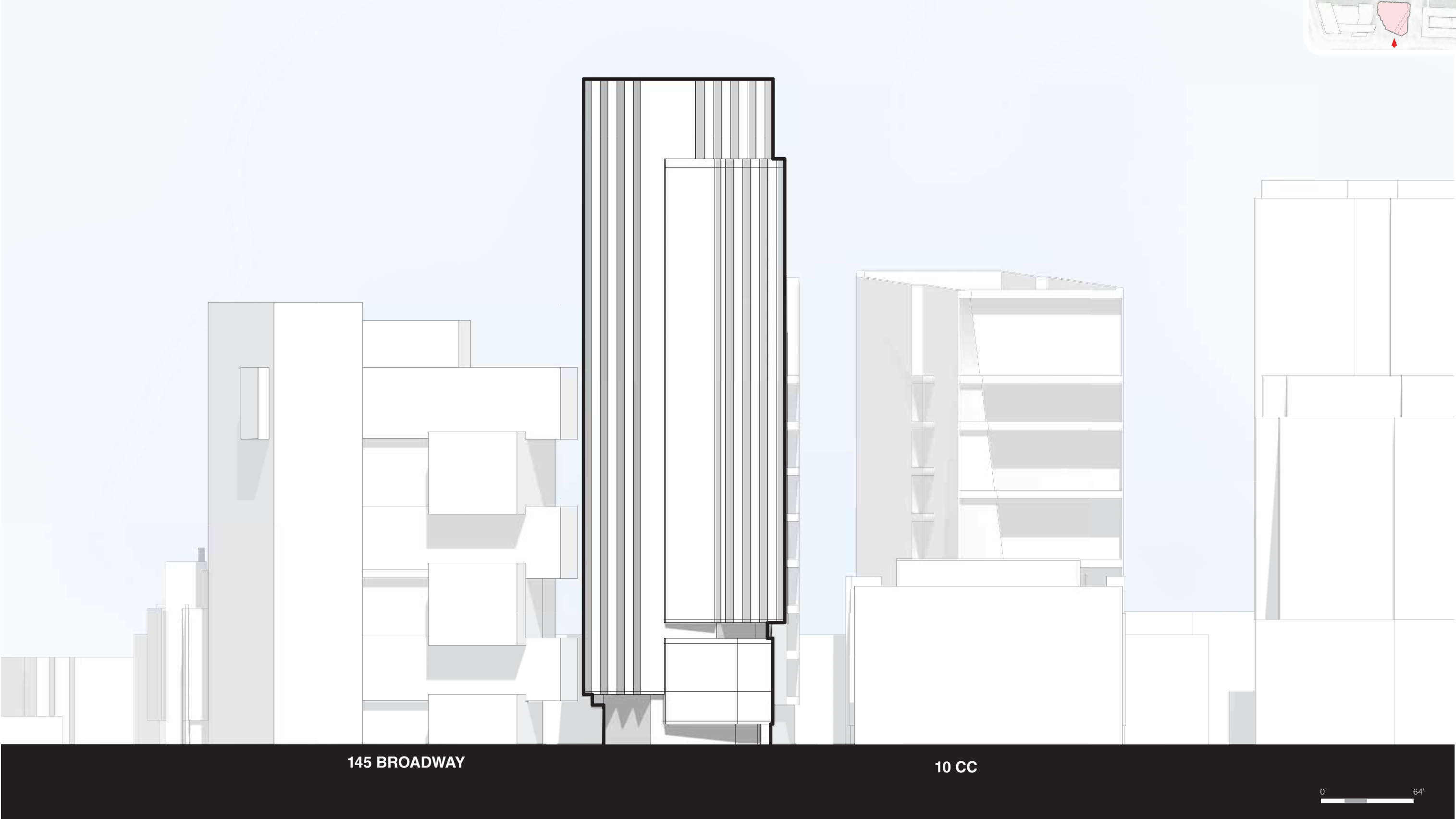
VIEW FROM SOUTHWEST

135 BROADWAY



1.3.4 SITE ELEVATIONS

SOUTH ELEVATION ALONG BROADWAY



135 BROADWAY

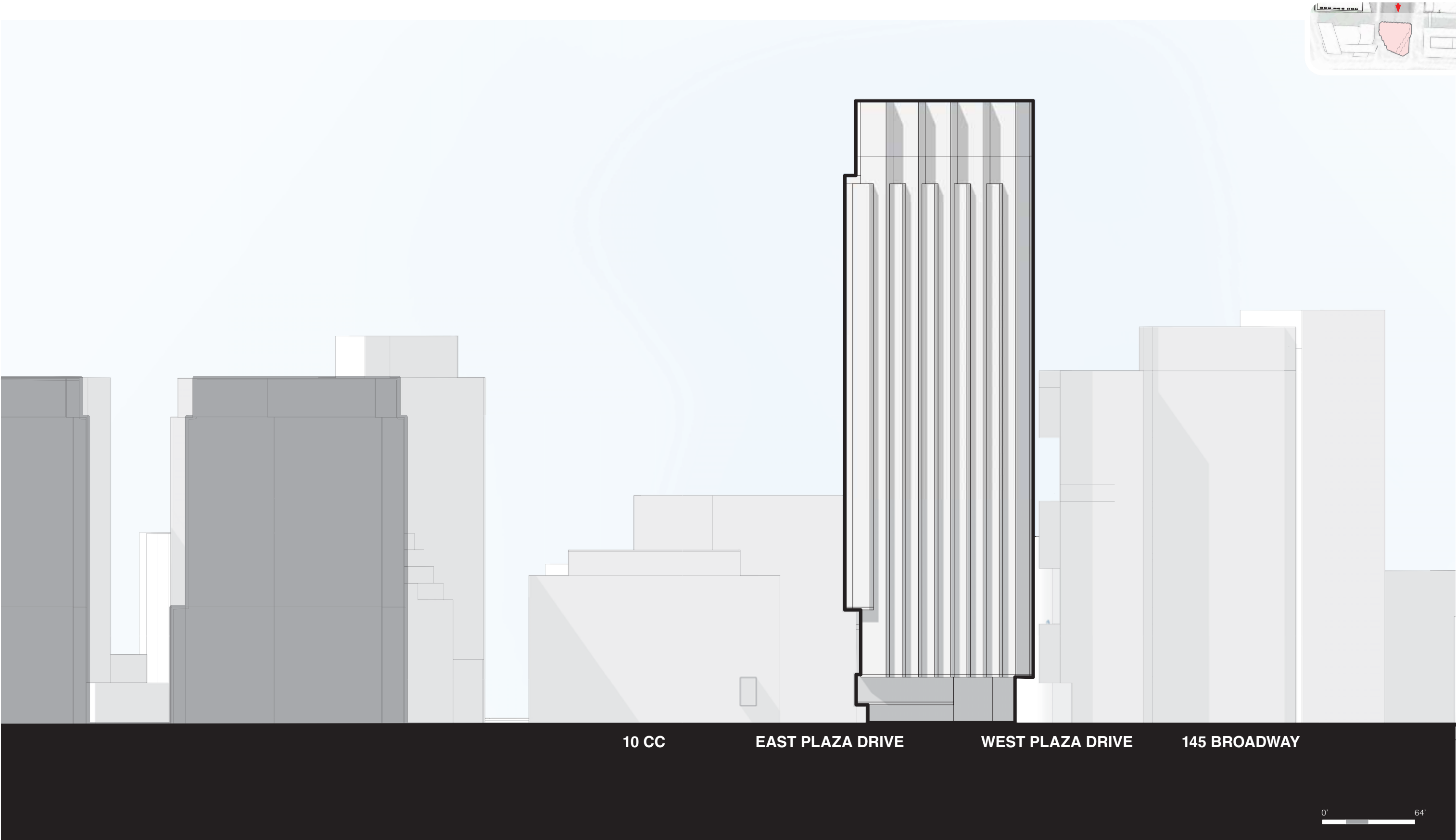


1.3.4 SITE ELEVATIONS  
EAST





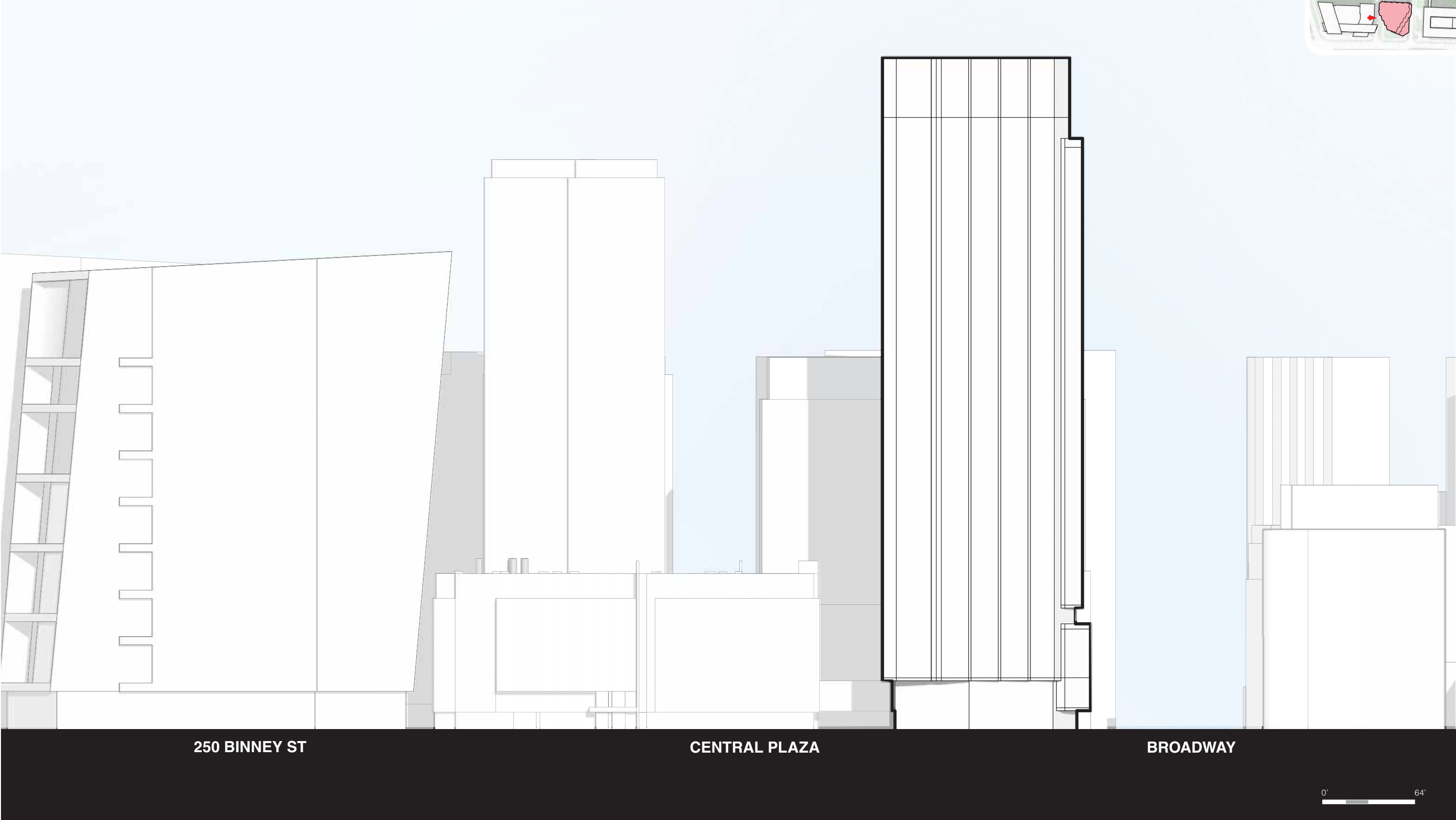
1.3.4 SITE ELEVATIONS  
NORTH





# 1.3.4 SITE ELEVATIONS

WEST

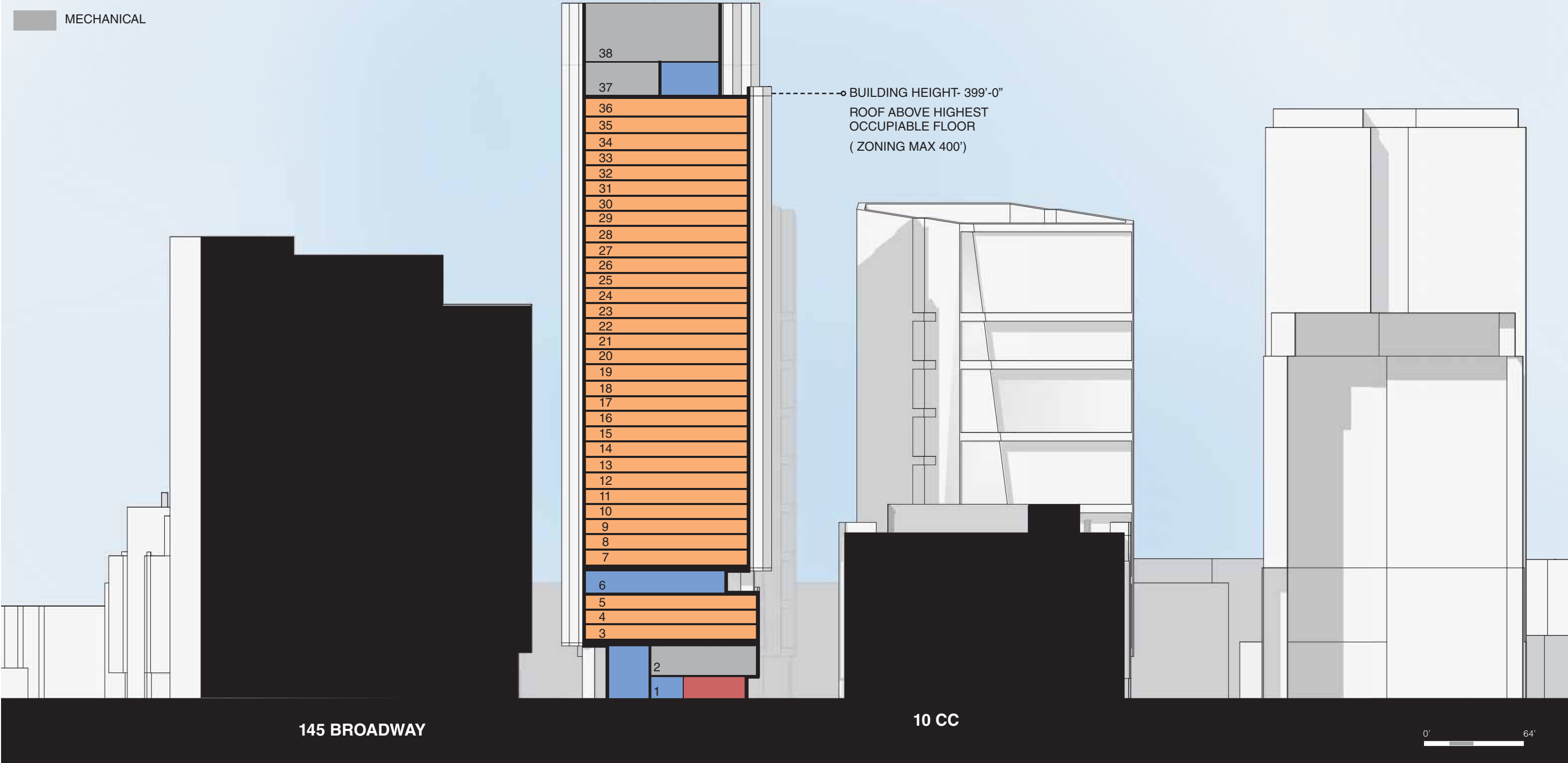
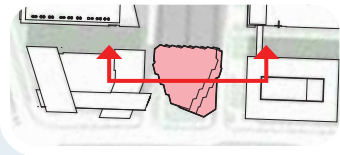


# 1.3.5 SITE SECTIONS

EAST-WEST

## LEGEND

- RESIDENTIAL
- AMENITY
- MECHANICAL

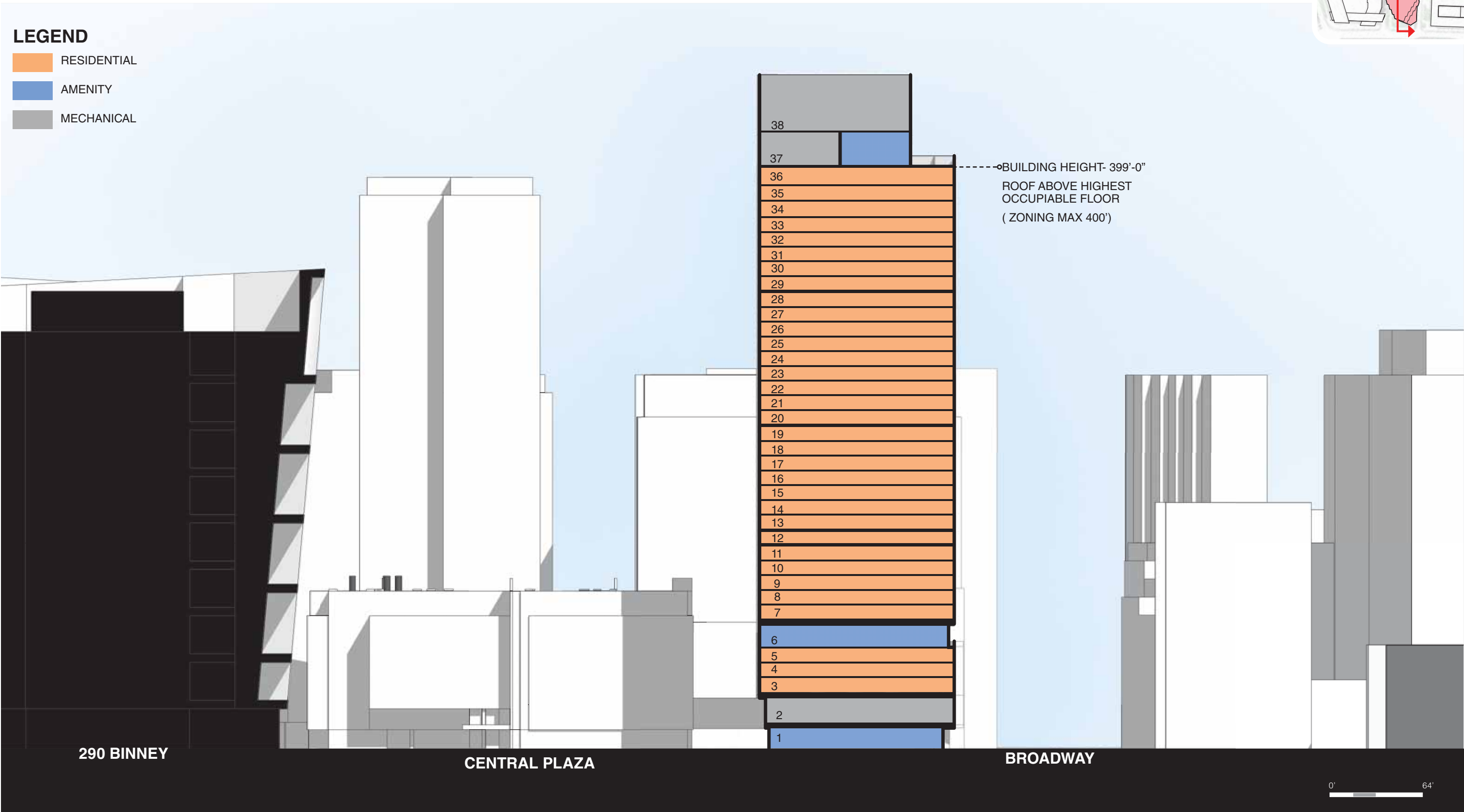


135 BROADWAY



# 1.3.5 SITE SECTIONS

NORTH-SOUTH



1.3.6 TOWER ELEVATIONS

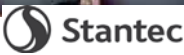
UPDATED



135 BROADWAY 0' 32' NORTH ELEVATION



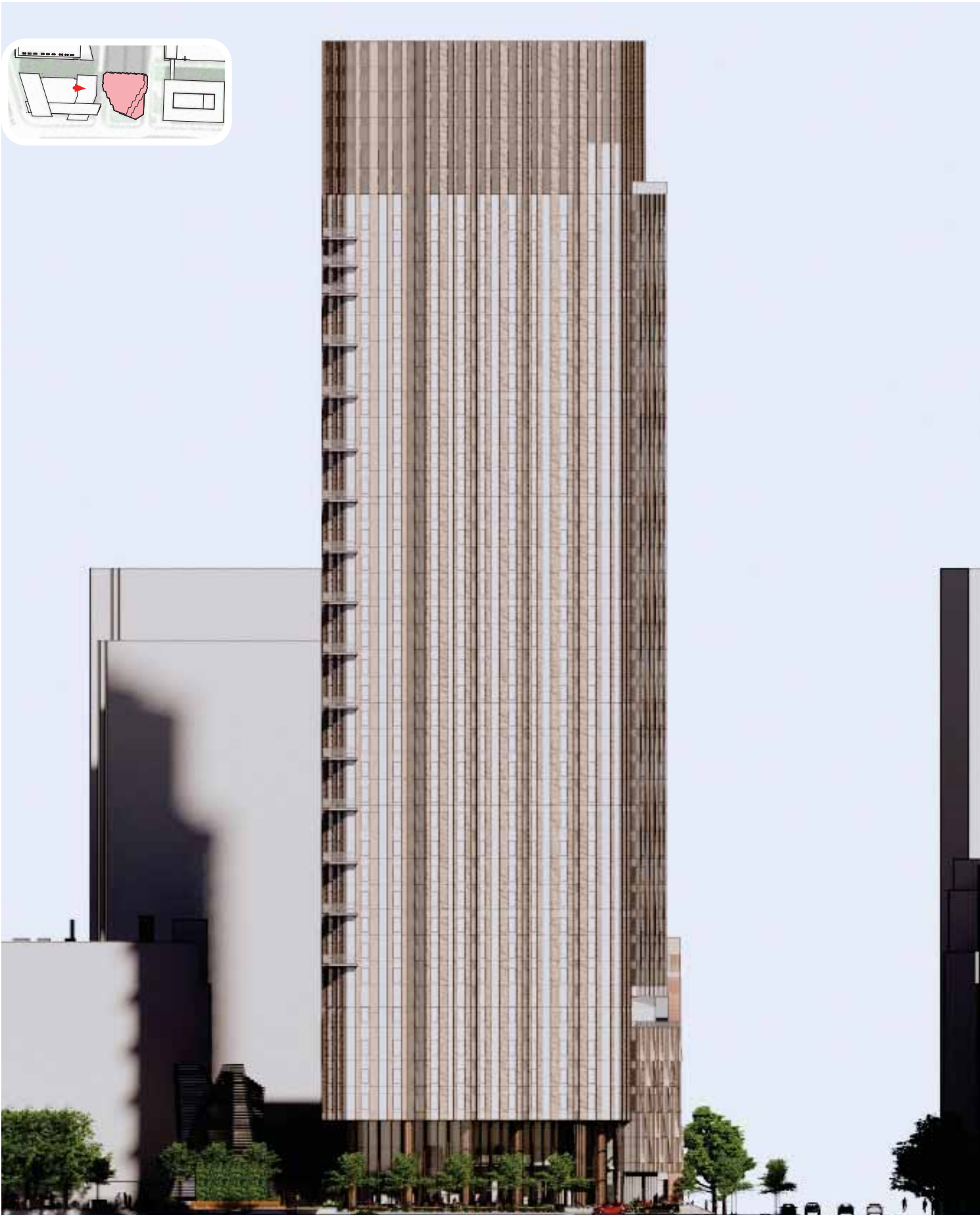
0' 32' BROADWAY ELEVATION





1.3.6 TOWER ELEVATIONS

UPDATED



135 BROADWAY



WEST ELEVATION



EAST ELEVATION

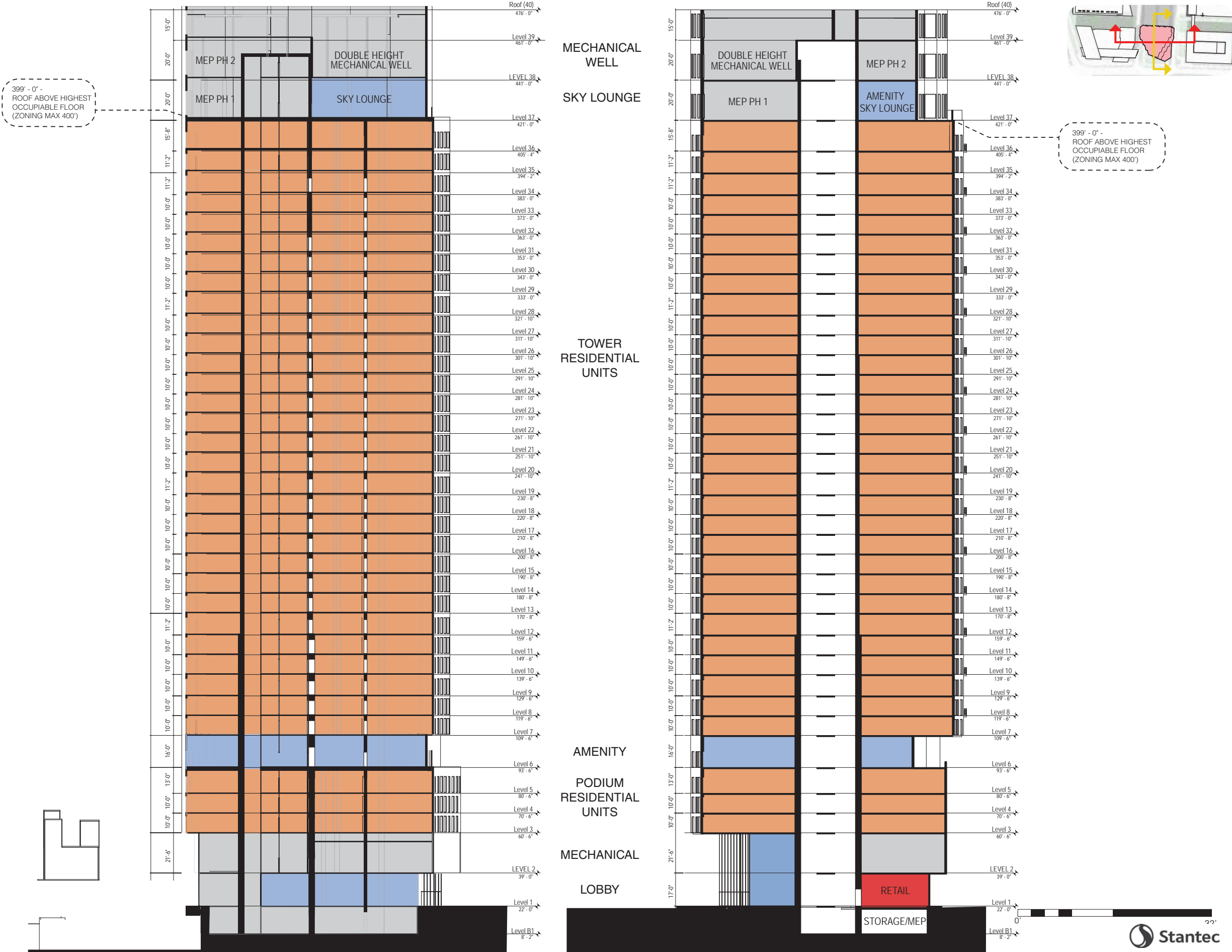


1.3.7 TOWER SECTIONS

LEGEND

- RESIDENTIAL
- AMENITY
- MECHANICAL
- RETAIL

\* Floor elevations are measured from sea level  
135 BROADWAY

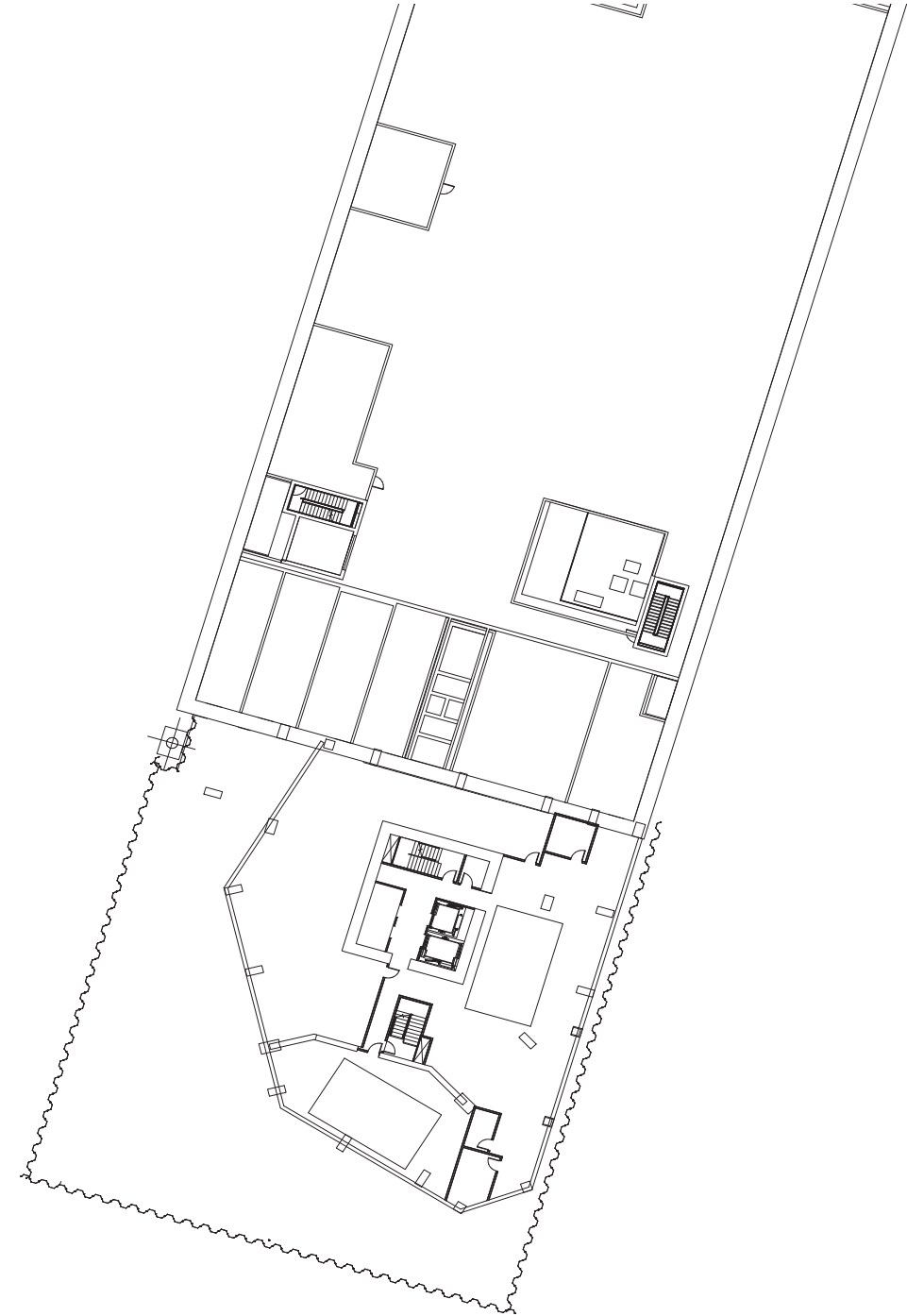
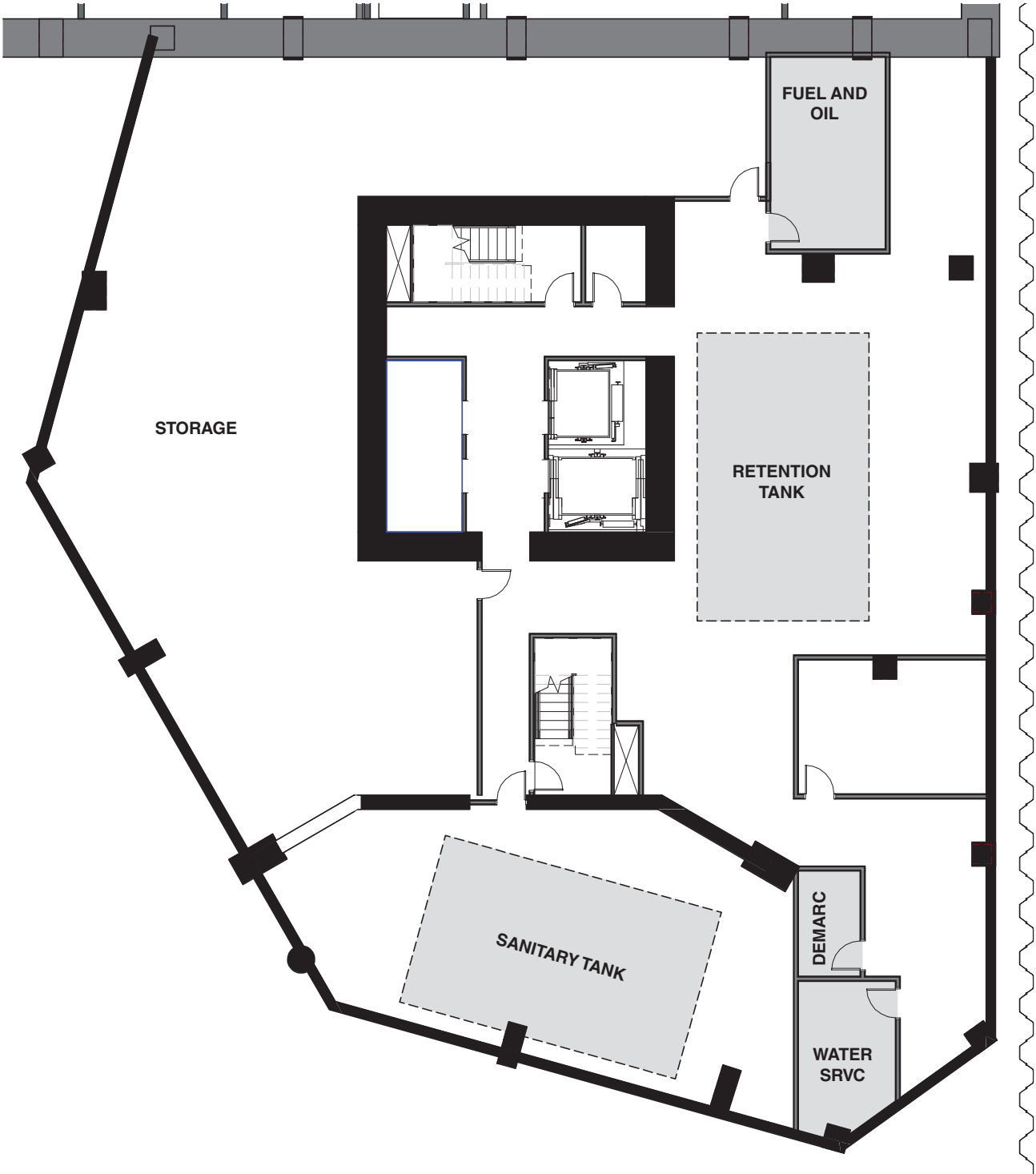




# 1.3.8 TOWER PLANS

## BASEMENT

- 0 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



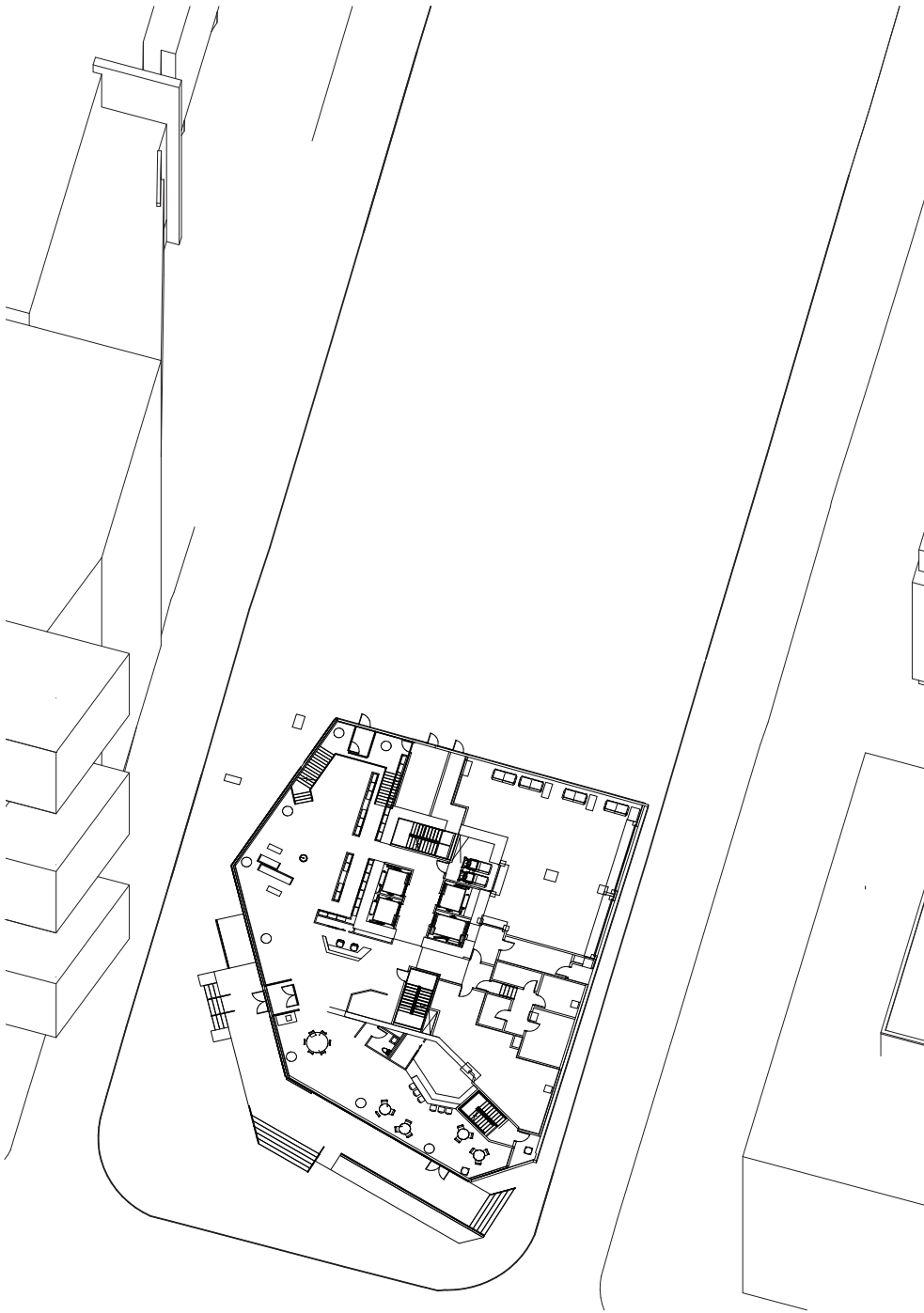
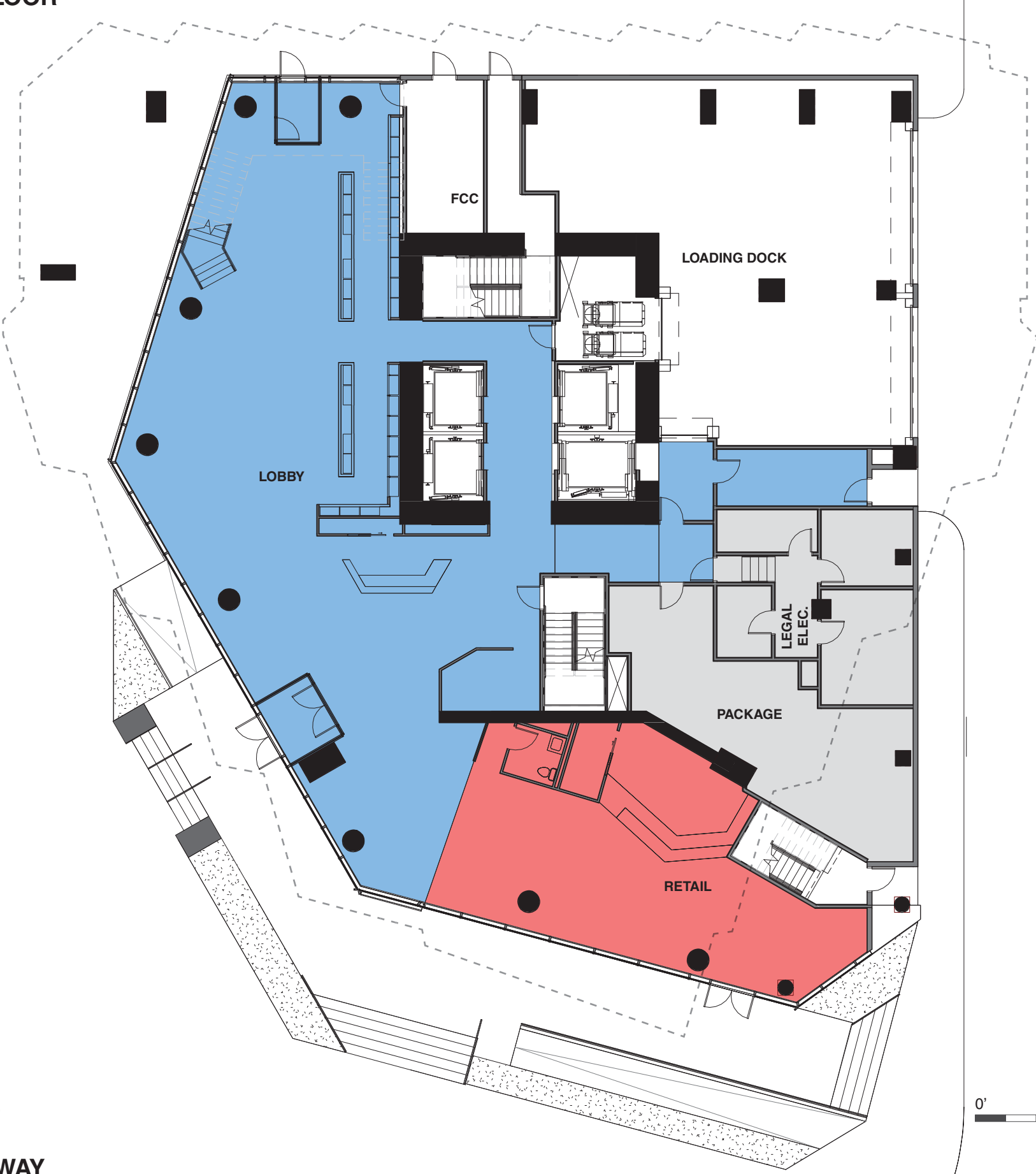
AXONOMETRIC



1.3.8 TOWER PLANS  
GROUND FLOOR

UPDATED

- 7,130 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



AXONOMETRIC



1.3.8 TOWER PLANS  
FLOOR 2 - MECHANICAL

UPDATED



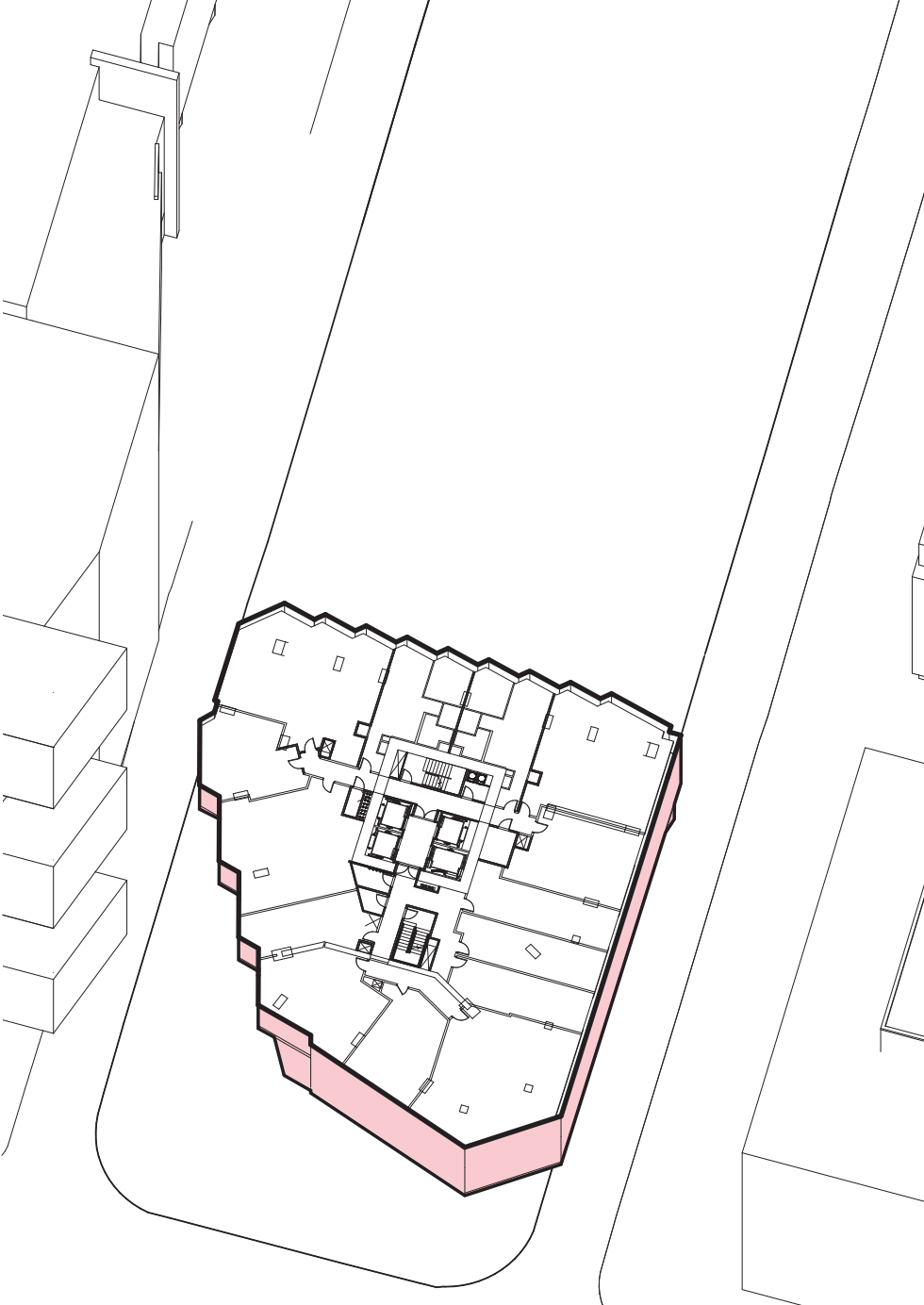
# 1.3.8 TOWER PLANS

FLOORS 3-5

- 13,500 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



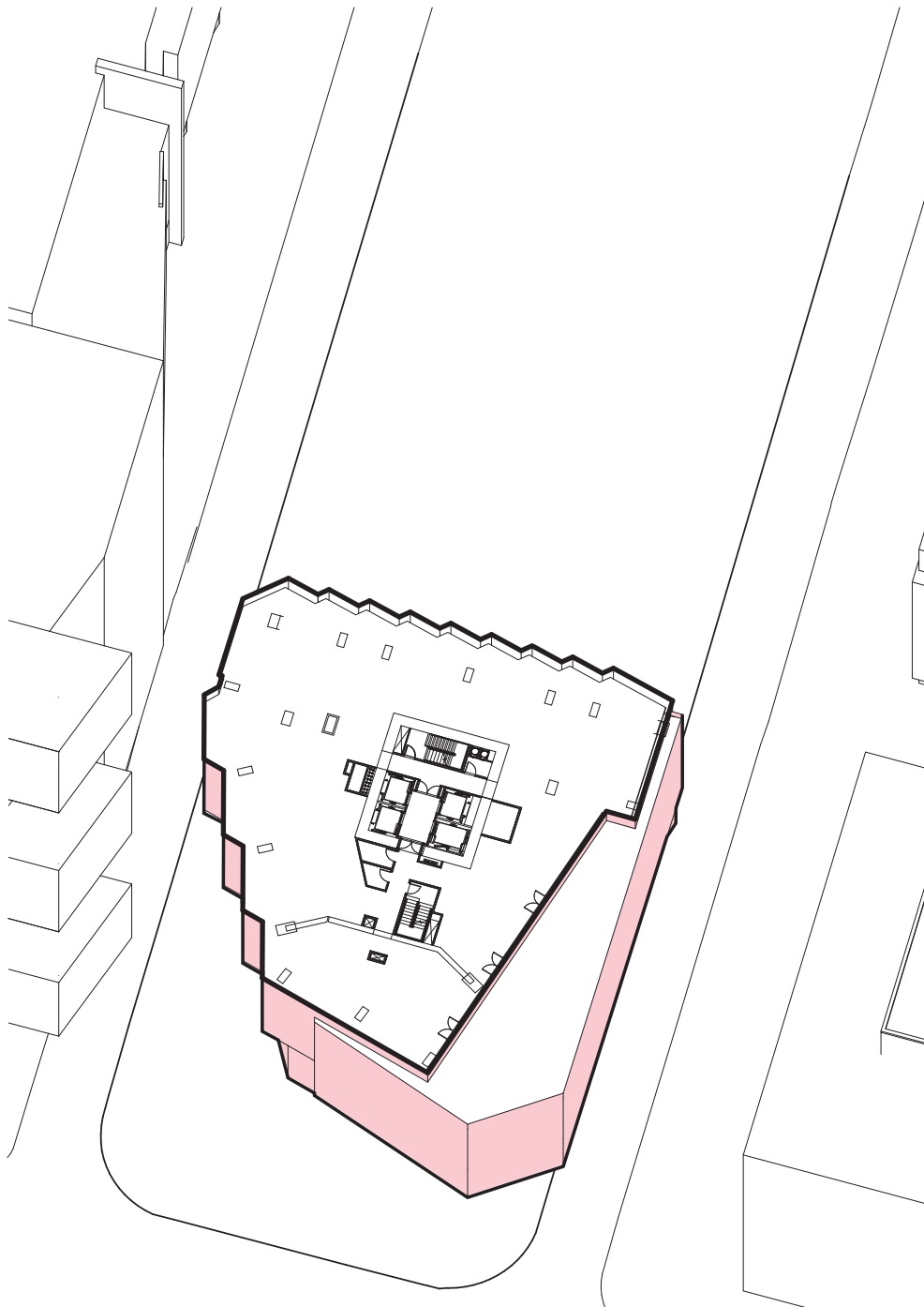
AXONOMETRIC





# 1.3.8 TOWER PLANS

## FLOOR 6 - AMENITY



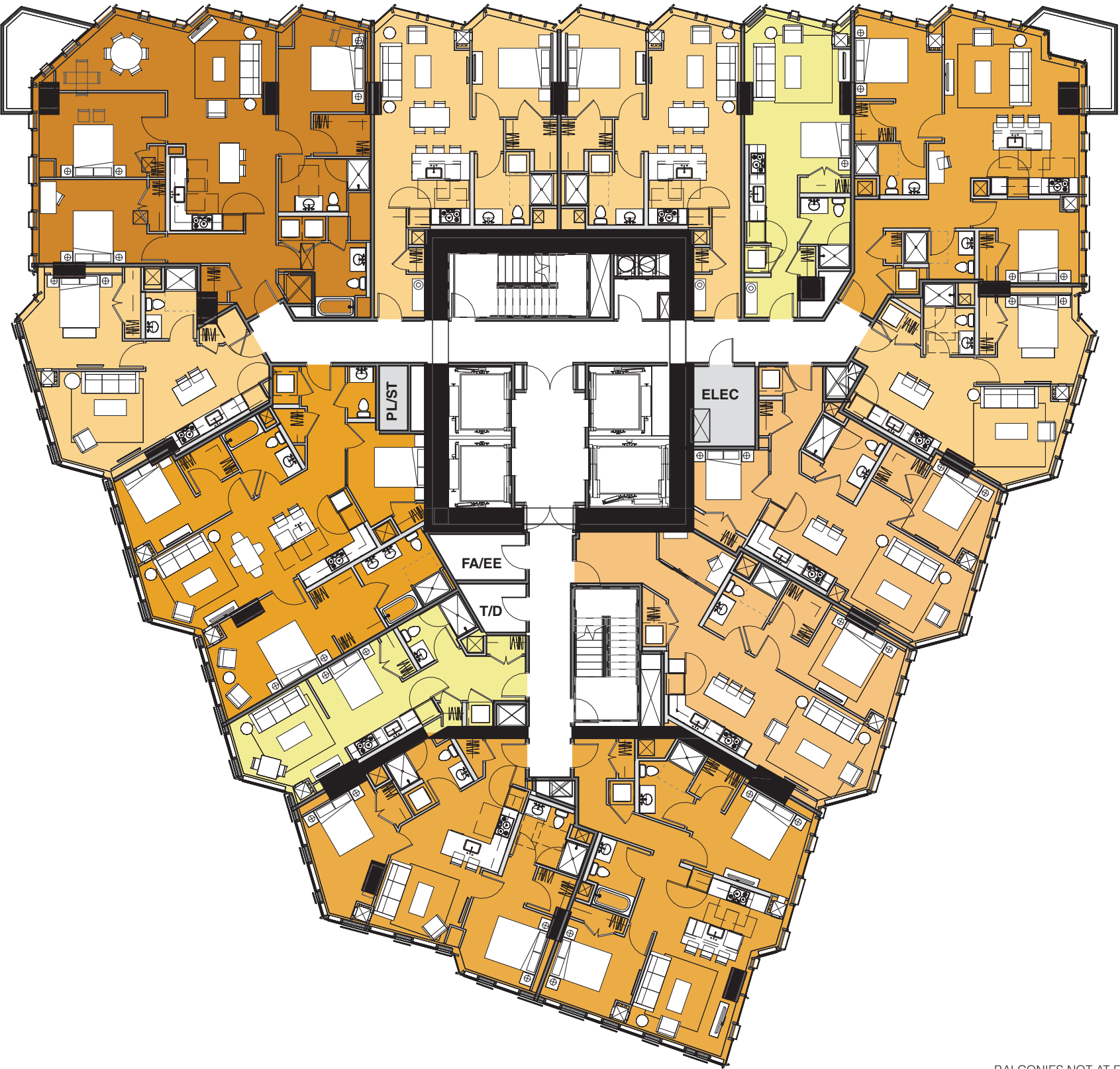
AXONOMETRIC

1.3.8 TOWER PLANS

FLOORS 7-12

UPDATED

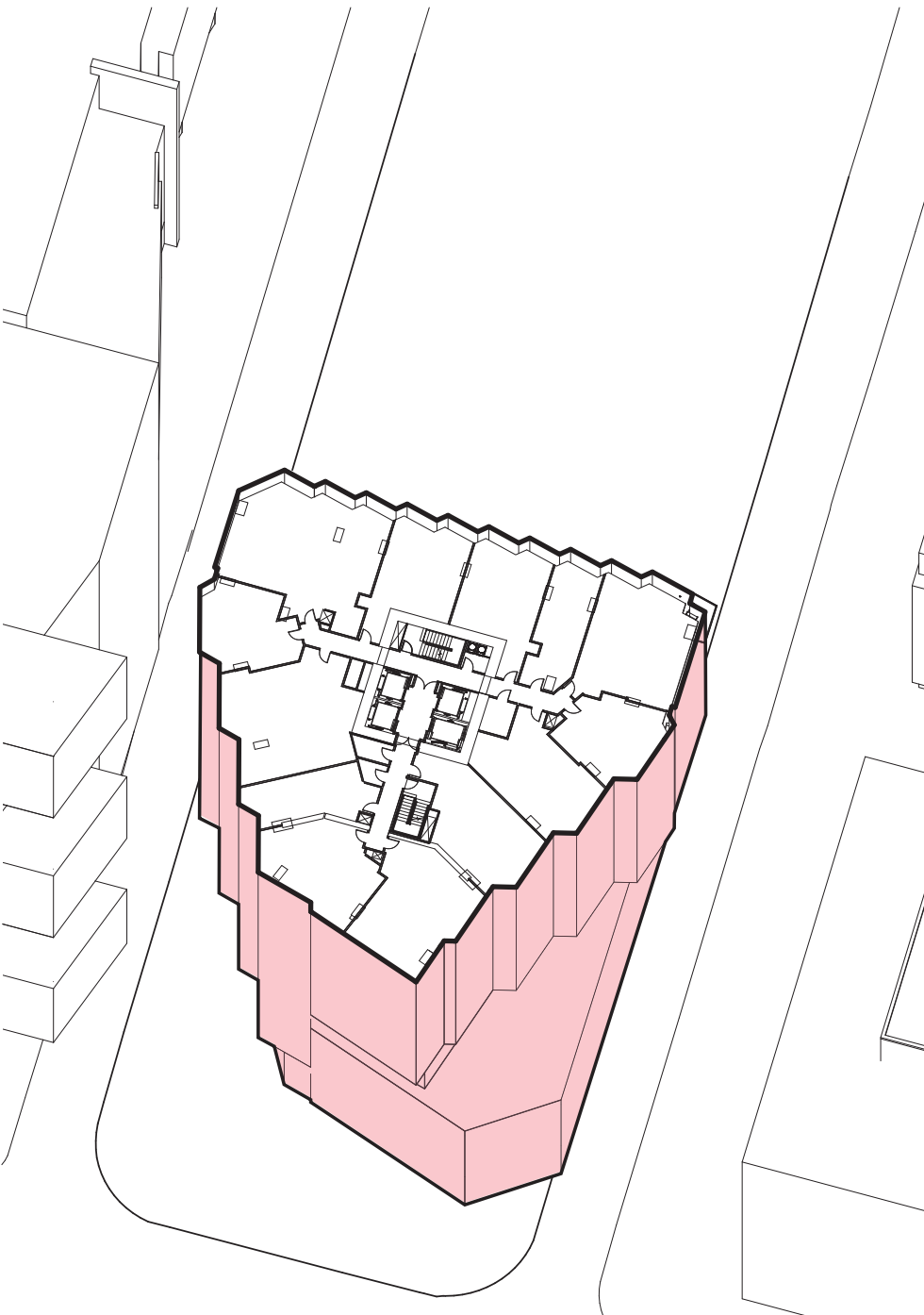
- 12,335 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



BALCONIES NOT AT EVERY FLOOR,  
REFER TO ELEVATIONS FOR  
BALCONY LOCATIONS



AXONOMETRIC

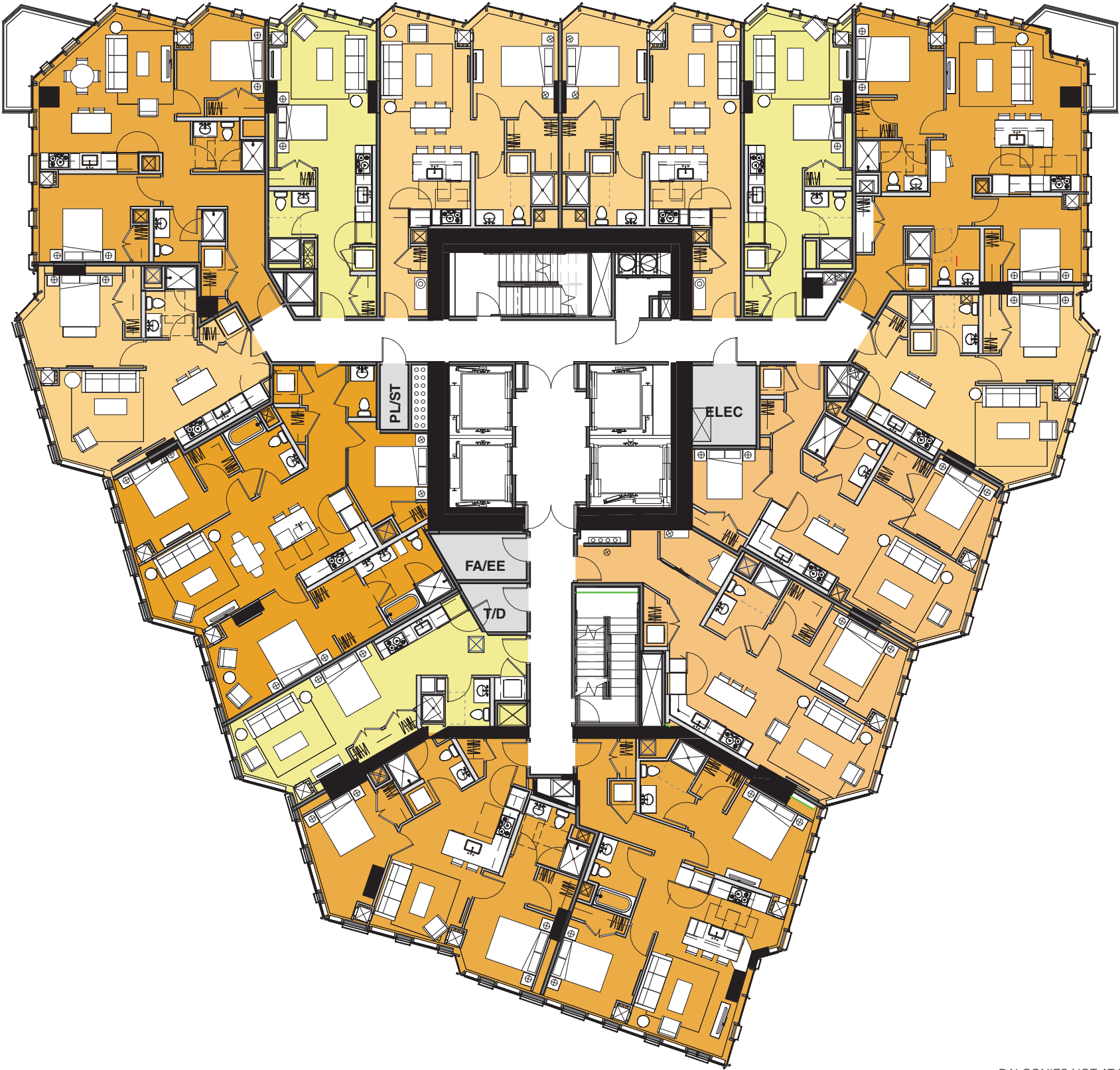




1.3.8 TOWER PLANS  
FLOORS 13-34

UPDATED

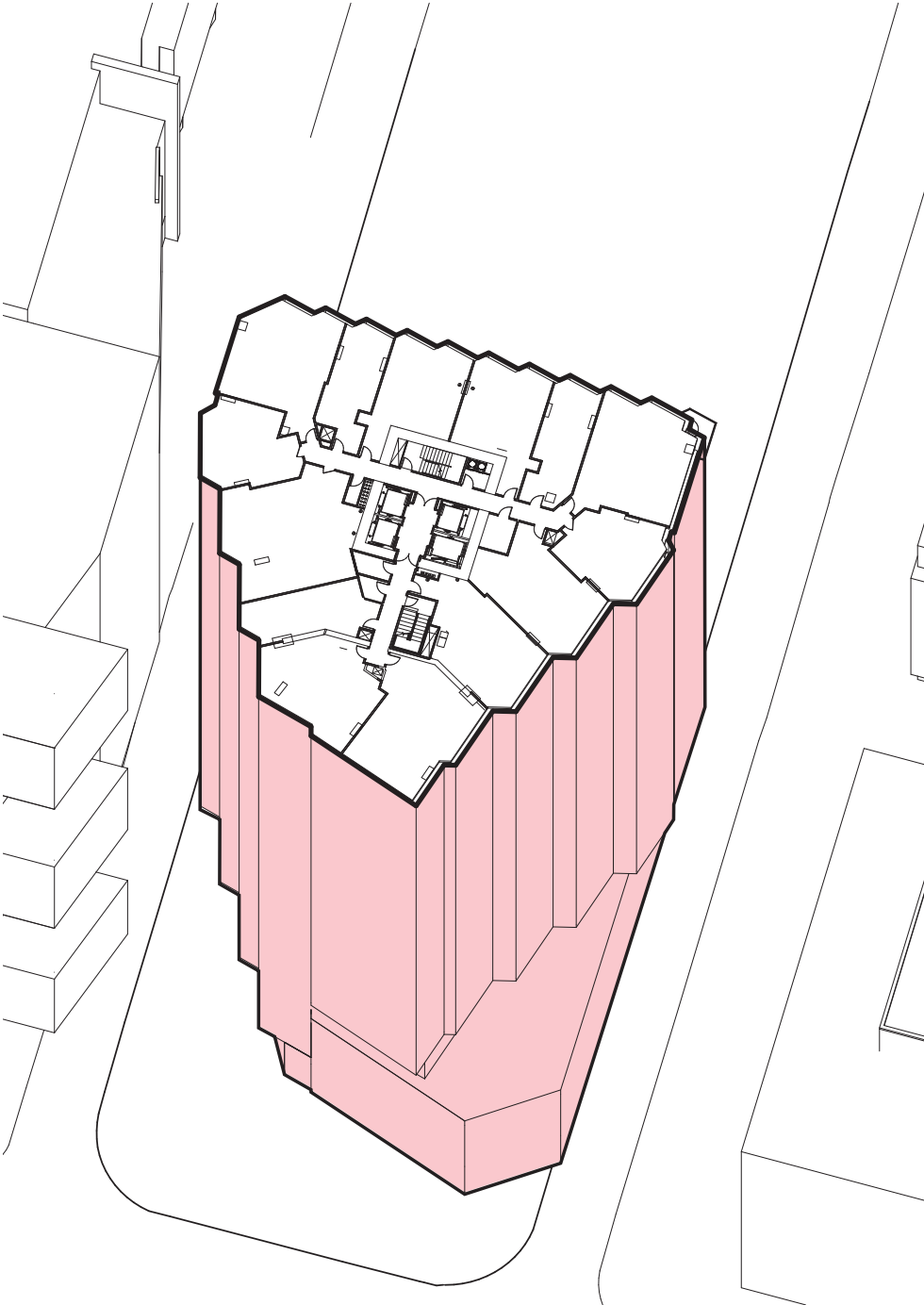
- 12,335 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



BALCONIES NOT AT EVERY FLOOR,  
REFER TO ELEVATIONS FOR  
BALCONY LOCATIONS



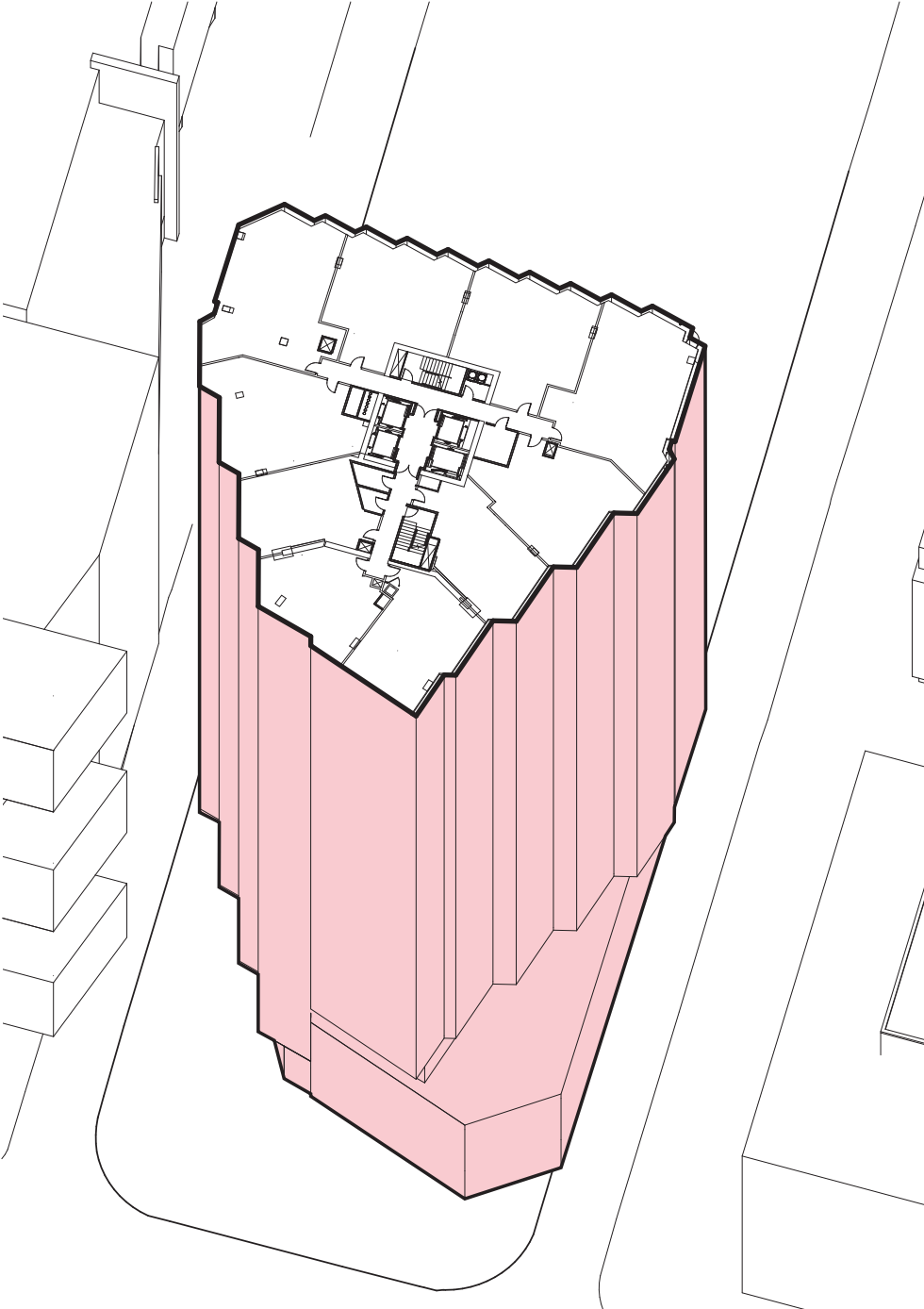
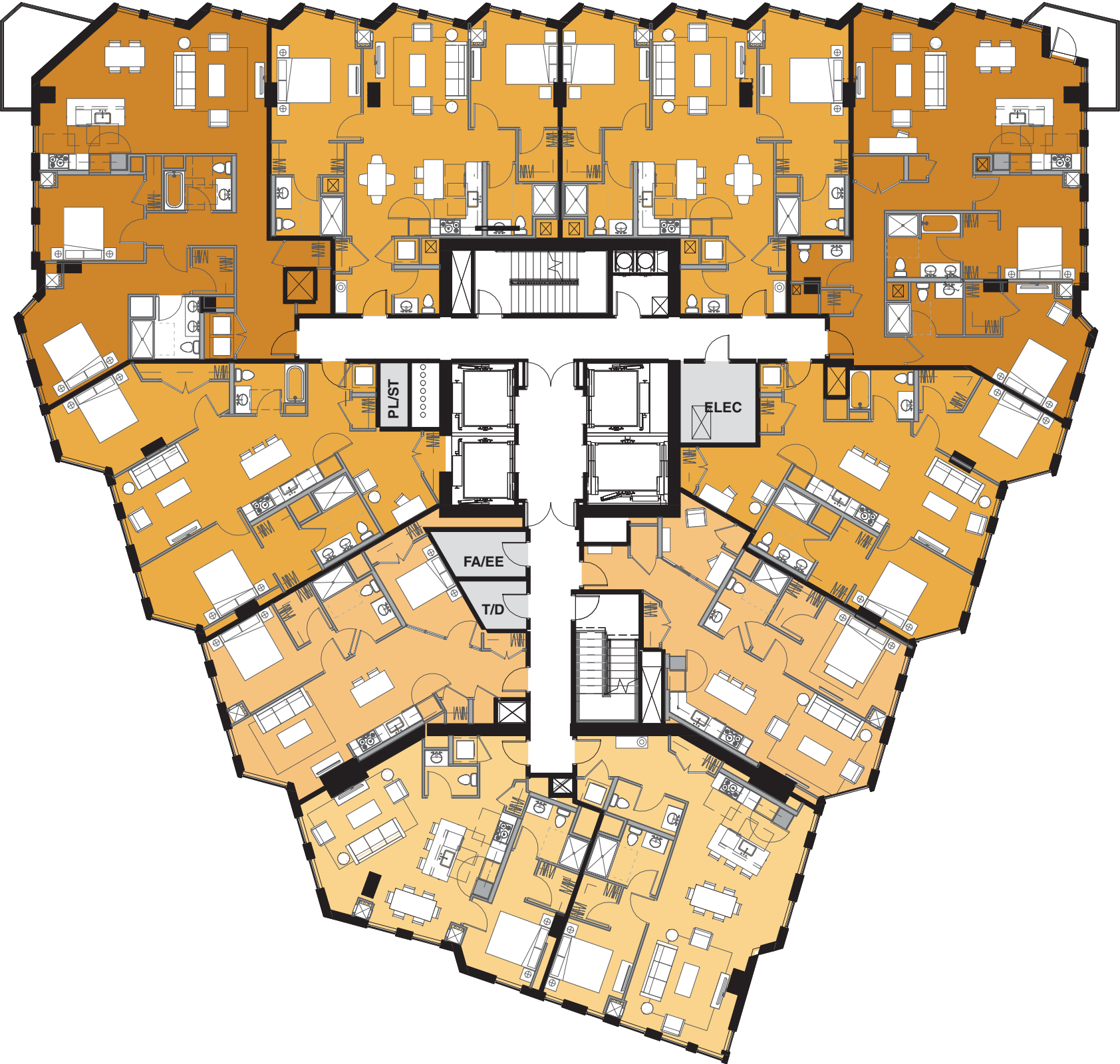
AXONOMETRIC



# 1.3.8 TOWER PLANS

FLOORS 35-36

- 12,335 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



AXONOMETRIC

BALCONIES NOT AT EVERY FLOOR,  
REFER TO ELEVATIONS FOR  
BALCONY LOCATIONS



135 BROADWAY

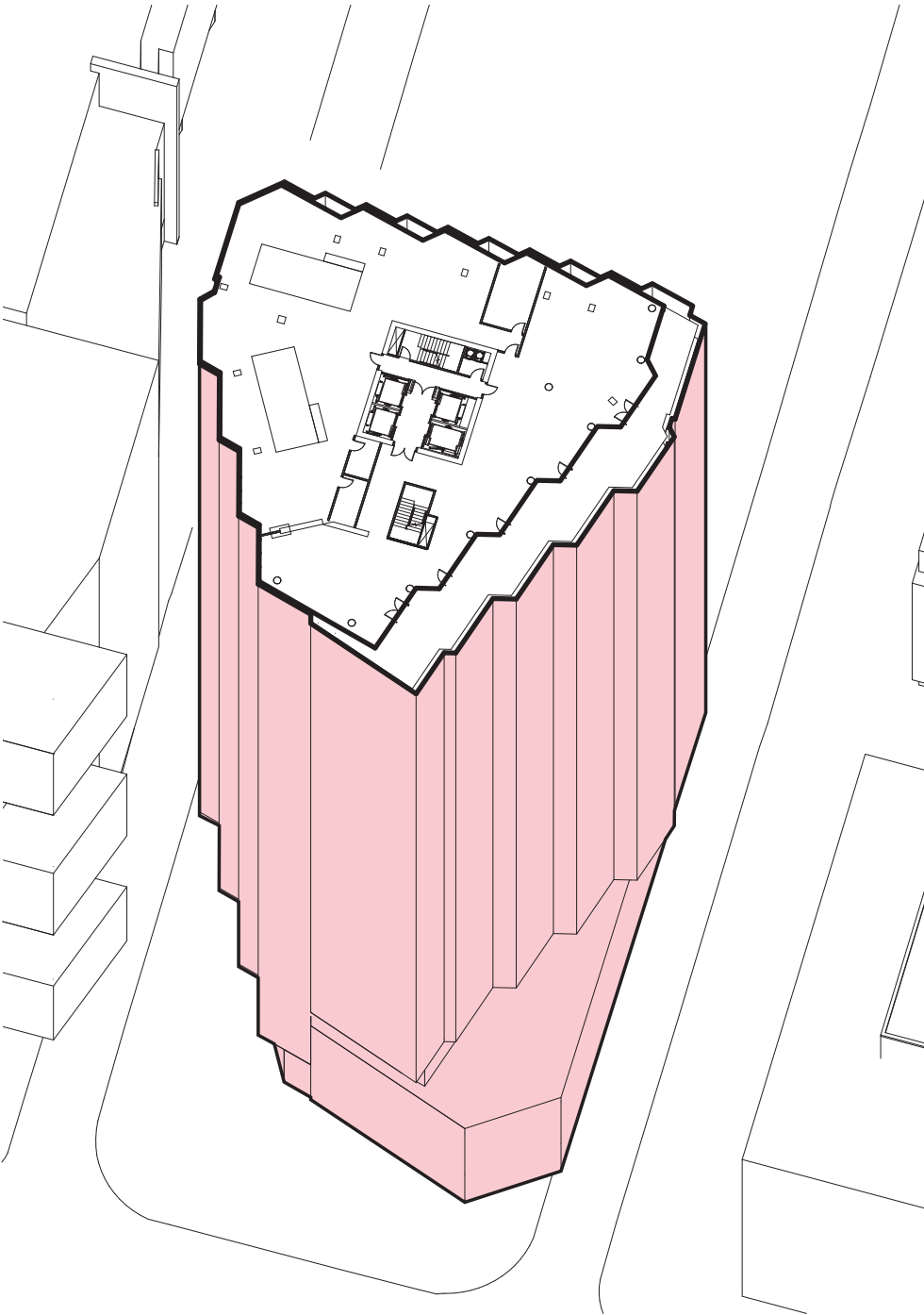
DESIGN REVIEW SUBMISSION

MARCH 15, 2022



1.3.8 TOWER PLANS

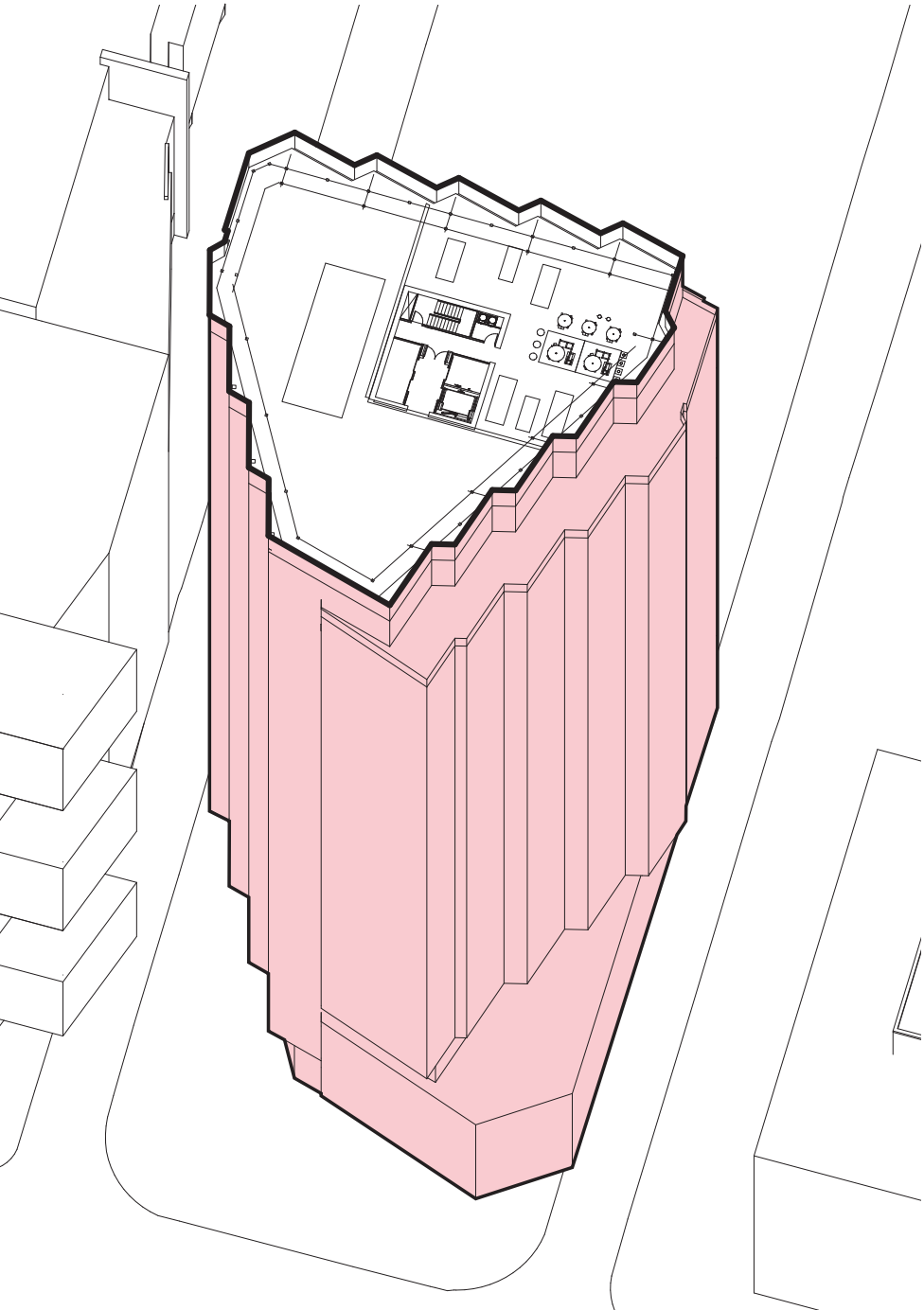
FLOOR 37 - AMENITY & MECHANICAL PENTHOUSE



AXONOMETRIC

1.3.8 TOWER PLANS

FLOOR 38 - MECHANICAL WELL AND PENTHOUSE

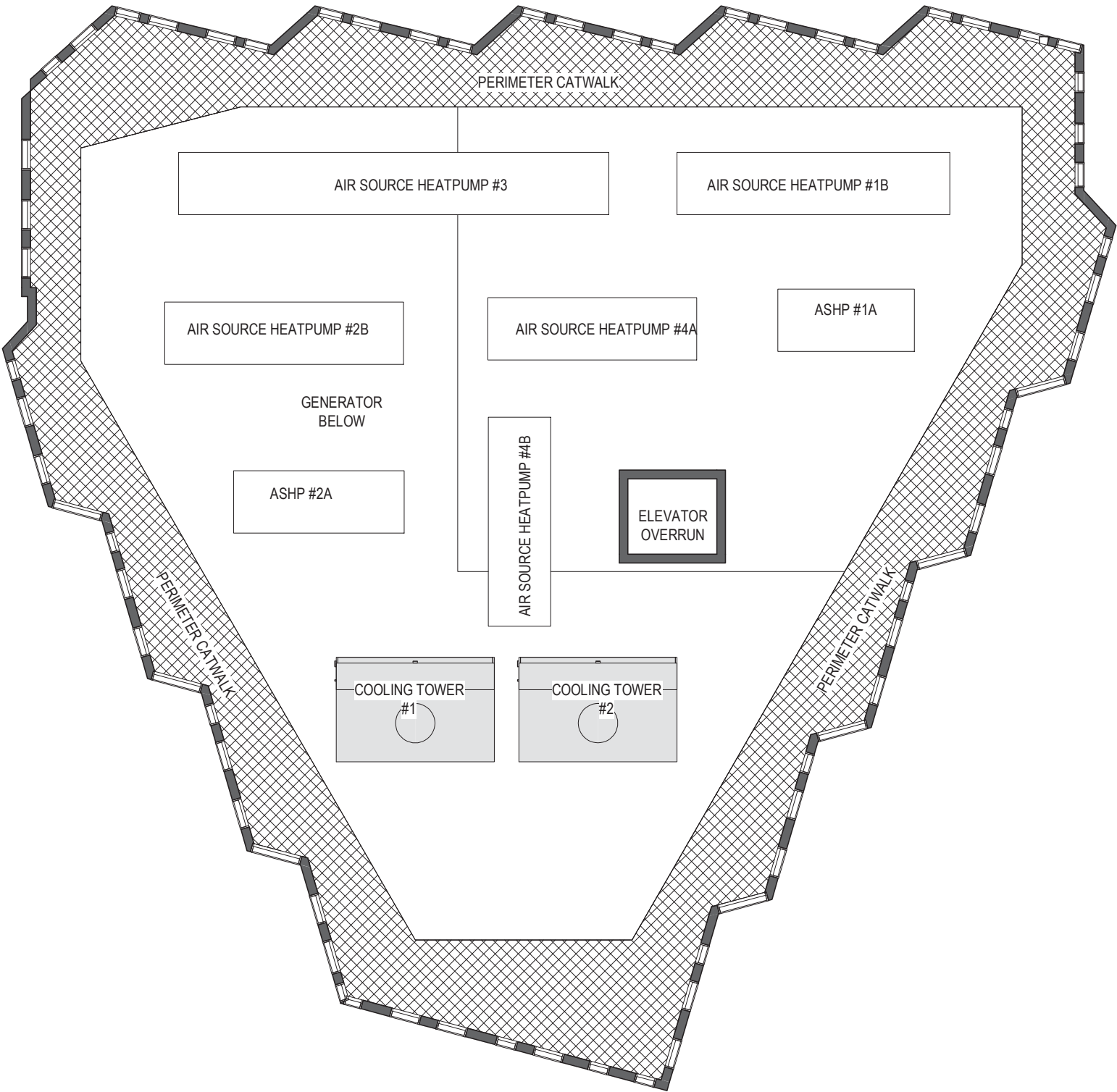


AXONOMETRIC

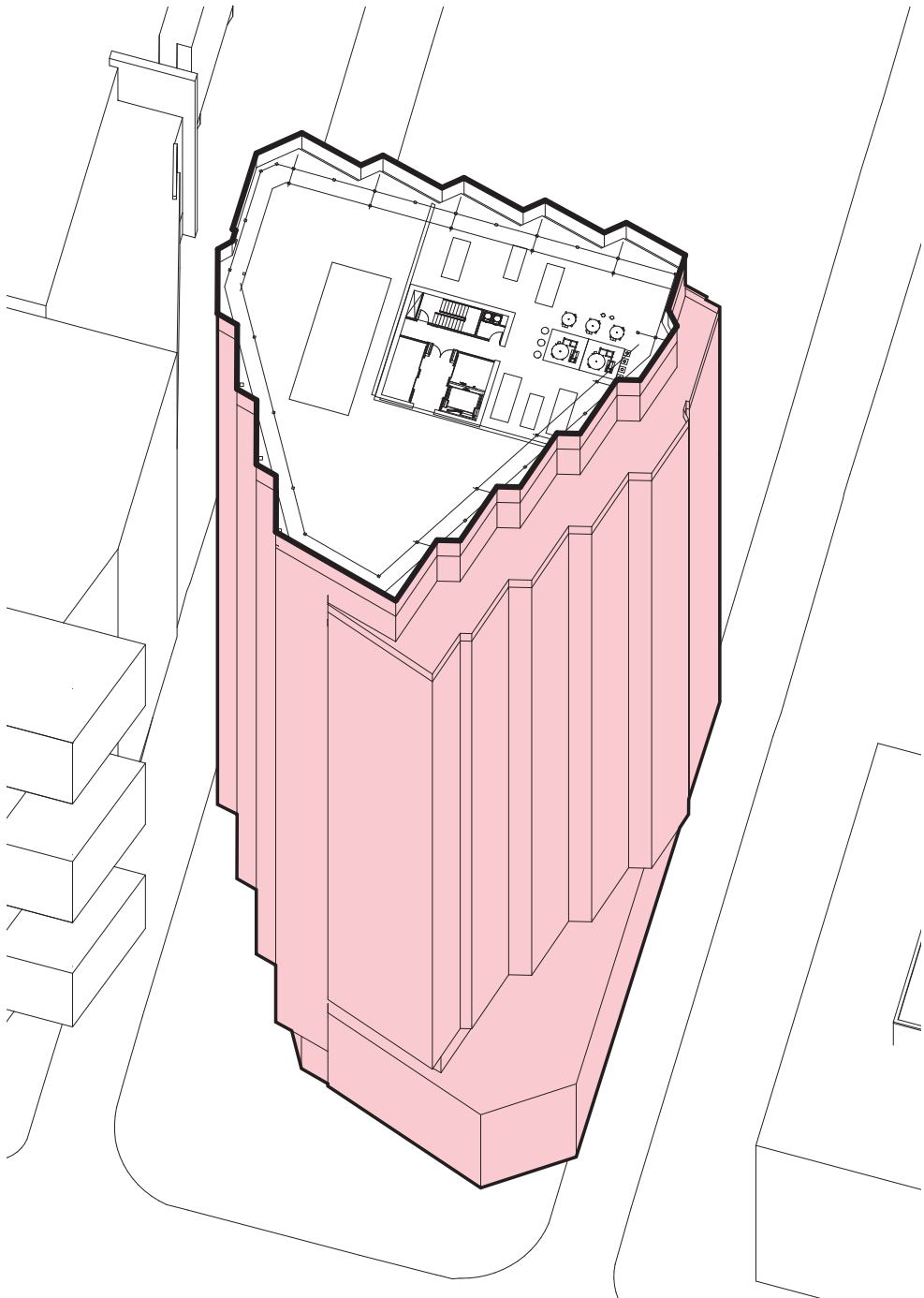


# 1.3.8 TOWER PLANS

## MECHANICAL WELL

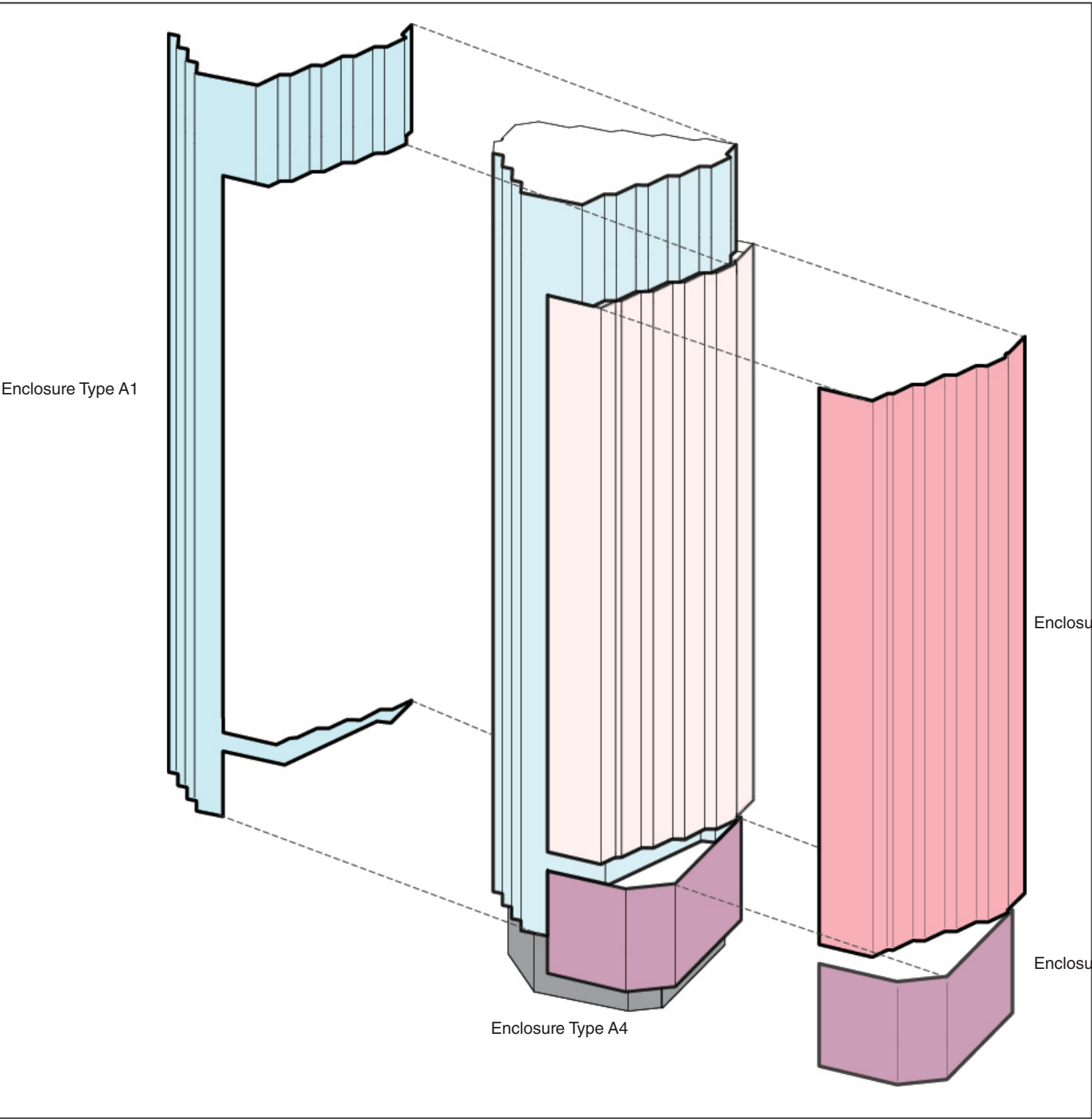


- 0 GFA
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom
  - Studio
  - Amenity
  - Retail
  - Mech/Storage



1.3.9 ENCLOSURE  
TYPOLOGY

- Enclosure Type A1
- Enclosure Type A2
- Enclosure Type A3
- Enclosure Type A4



AXONOMETRIC FROM SOUTHWEST

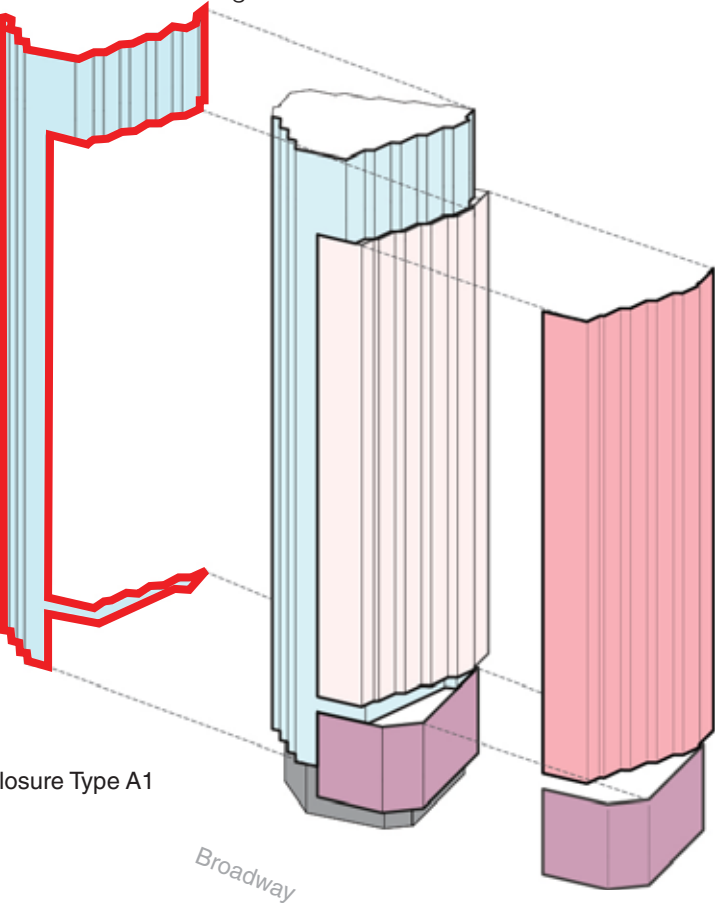


# 1.3.9 ENCLOSURE

## TYPOLOGY / FINISHES

### TYPE A1

- a) High Performance Vision Glass E-1 \*  
VLT: 53%      % Reflectivity: 12%  
Conceptual Glazing Spec, Final Values TBD
- b) Ceramic Frit Spandrel Glass  
Warm Grey
- c) Unitized Curtainwall Vision Panels  
Vertical Mullion Caps 3/8", Dark Bronze Color  
Horizontal Joints: Structural Glazed
- d) Unitized Curtainwall Opaque Spandrel - Type 1  
Vertical Mullion Caps 3/8", Dark Bronze Color  
Horizontal Joints: Structural Glazed  
Aluminum Receptor: Dark Bronze, 5" Depth  
Ultra-High Performance Concrete Rainscreen  
Color: Light Sand  
4" Profile Width, 7/8" Depth  
Rib Face: Formed Rough Texture  
Rib Reveal: Natural Smooth Texture  
Singular Feature Rib: Honed



### TYPE A1

- CERAMIC FRIT SPANDREL GLAZING
- VISION GLAZING
- UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE
- COLOR COATED UNITIZED CURTAINWALL  
ALUMINUM RECEPTOR CHANNEL
- OPERABLE CASEMENT UNIT

### UHPC PANEL: TEXTURE DETAIL



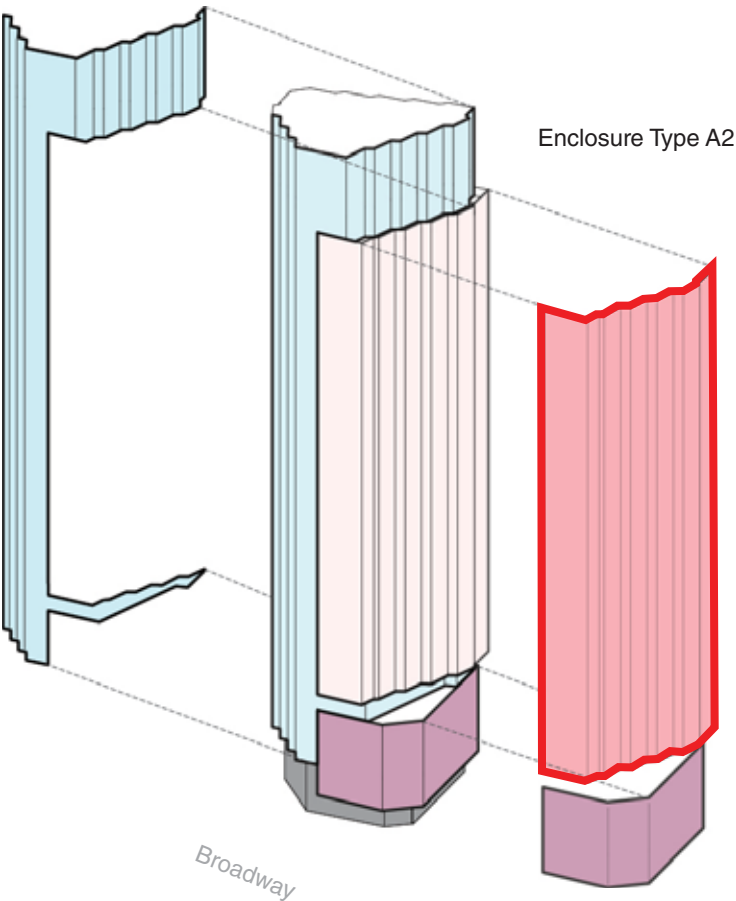
\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.

# 1.3.9 ENCLOSURE

## TYOLOGY / FINISHES

### TYPE A2

- a) High Performance Vision Glass E-1 \*  
VLT: 53%      % Reflectivity: 12%  
Conceptual Glazing Spec, Final Values TBD
- b) Ceramic Frit Spandrel Glass  
Warm Grey
- c) Unitized Curtainwall Vision Panels  
Vertical Mullion Caps 3/8", Dark Bronze Color  
Horizontal Joints: Structural Glazed
- d) Unitized Curtainwall Opaque Spandrel - Type 2  
Vertical Mullion Caps 3/8", Dark Bronze Color  
Horizontal Joints: Structural Glazed  
Aluminum Receptor: Dark Bronze, 5" Depth  
Ultra-High Performance Concrete Rainscreen  
Color: Earth Brown  
3 Textures To Achieve Color Variation



### TYPE A2

VISION GLAZING

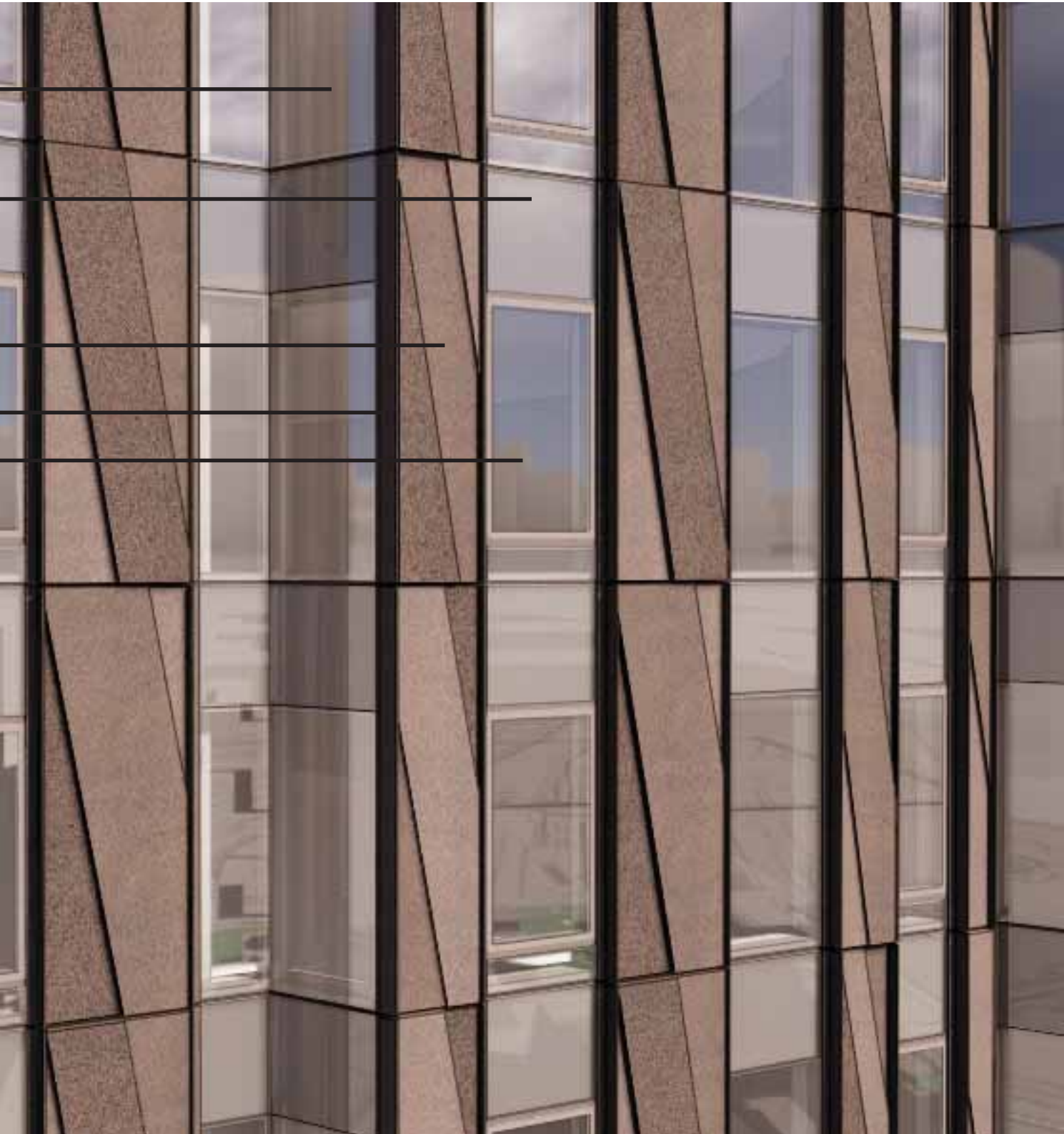
CERAMIC FRIT SPANDREL GLAZING

UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE

COLOR COATED UNITIZED CURTAIN-  
WALL ALUMINUM RECEPTOR CHANNEL

OPERABLE CASEMENT UNIT

UHPC PANEL: TEXTURE DETAIL



\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.



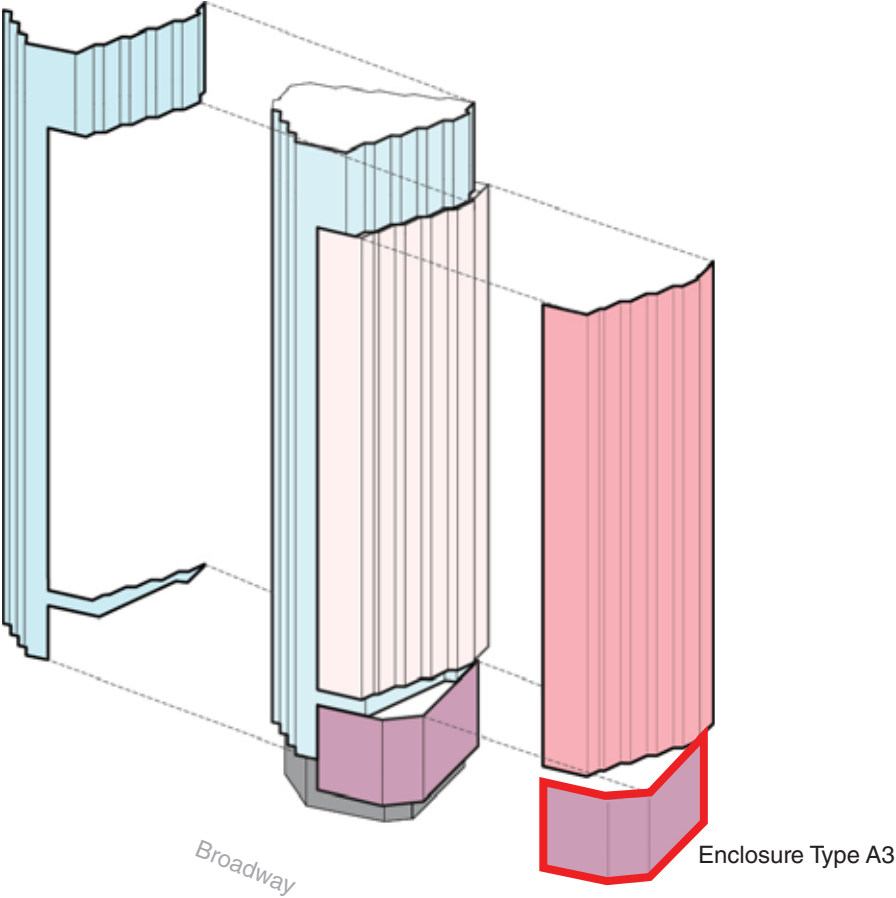
# 1.3.9 ENCLOSURE

## TYPOLOGY / FINISHES

UPDATED

### TYPE A3

- a) High Performance Vision Glass E-1 \*  
VLT: 53%      % Reflectivity: 12%  
Conceptual Glazing Spec, Final Values TBD
- b) Ceramic Frit Spandrel Glass  
Warm Grey
- c) Unitized Curtainwall Vision Panels  
Horizontal Joints: Structural Glazed
- d) Unitized Curtainwall Opaque Spandrel - Type 3  
Horizontal Joints: Structural Glazed  
Aluminum Receptor: Dark Bronze,  
Ultra-High Performance Concrete Rainscreen  
Color: Light Sand  
Natural Smooth Texture  
Feature Panel Color: Dark Brown  
Natural Smooth Texture



### TYPE A3

VISION GLAZING

COLOR COATED UNITIZED CURTAINWALL  
ALUMINUM RECEPTOR CHANNEL

OPERABLE CASEMENT UNIT

CERAMIC FRIT SPANDREL GLAZING

UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE

UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE  
CONTRAST FINISH

ARCHITECTURAL LOUVER



\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.

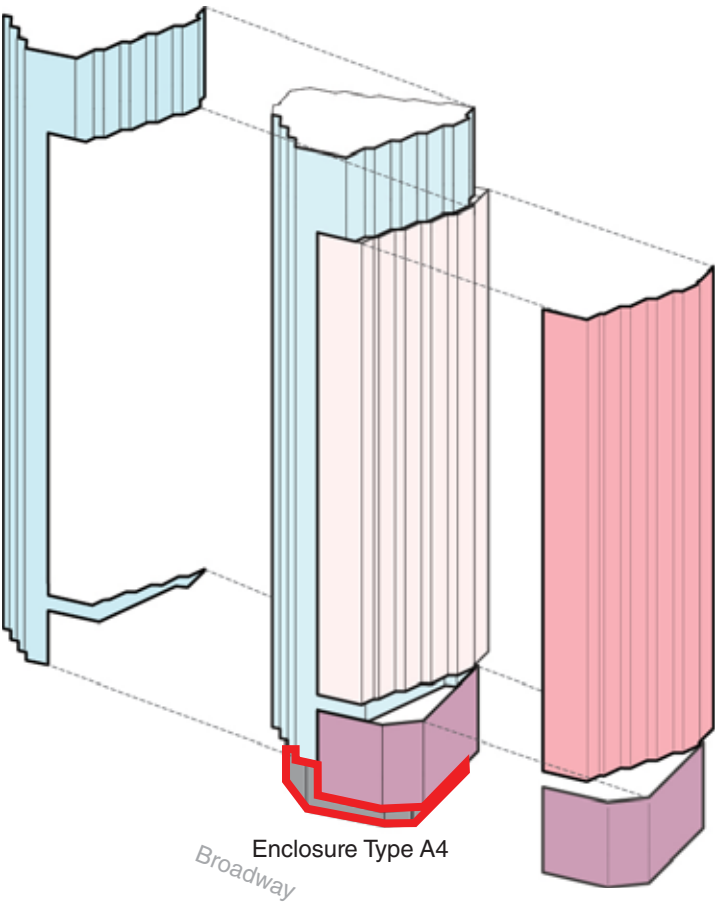
# 1.3.9 ENCLOSURE

## TYOLOGY / FINISHES

UPDATED

### TYPE A4

- a) High Performance Vision Glass E-1 \*  
VLT: 53%      % Reflectivity: 12%  
Conceptual Glazing Spec, Final Values TBD
- b) Thermally Broken Curtainwall System  
Structural Silicone Glazed Joints  
Custom Metal Profile Mullion Caps
- c) Stone Base  
Type and Finish TBD
- d) Exterior Soffit  
Composite Metal Panel, 3D Profile  
Custom Layered Weathered Metal Look Finish



### TYPE A4

3D FORM DECORATIVE SOFFIT

CURTAIN WALL VISION GLAZING

CUSTOM METAL PROFILE  
VERTICAL MULLION COVERS

STONE BASE

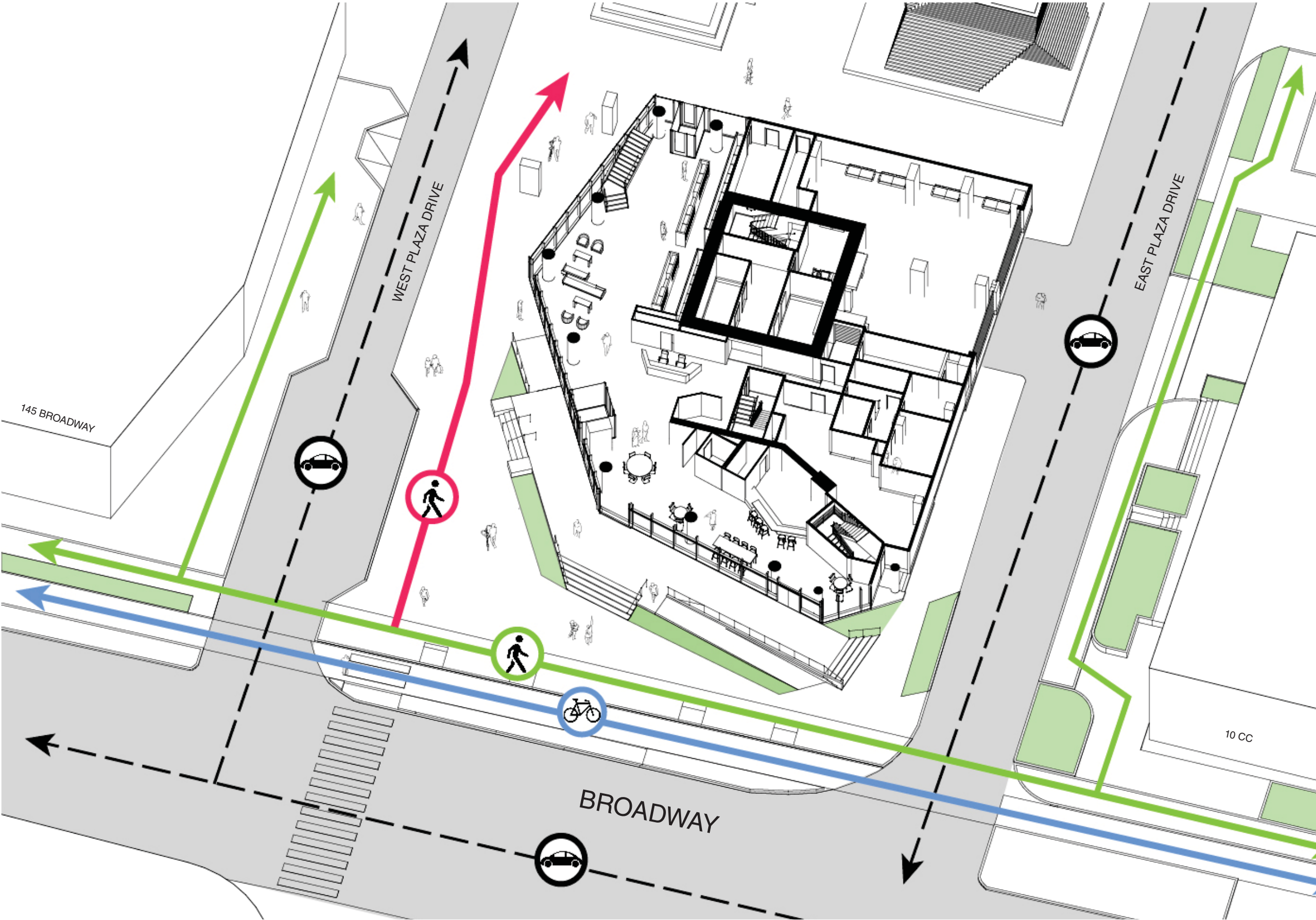


\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.



1.3.10 PEDESTRIAN / VEHICULAR CIRCULATION

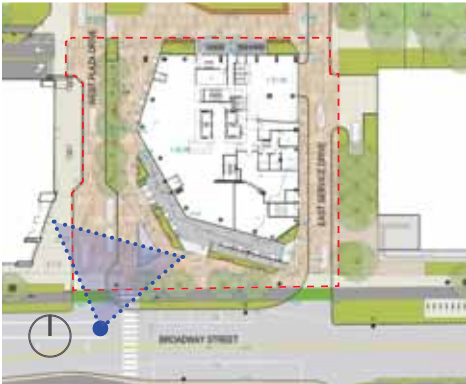
UPDATED





1.3.11 GROUND LEVEL EXPERIENCE  
VIEW LOOKING NORTHEAST FROM BROADWAY

UPDATED



KEY PLAN



135 BROADWAY



# 1.3.11 GROUND LEVEL EXPERIENCE

UPDATED

VIEW LOOKING WEST ALONG BROADWAY



KEY PLAN

135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022



# 1.3.11 GROUND LEVEL EXPERIENCE

UPDATED

VIEW LOOKING SOUTH FROM CENTRAL PLAZA



KEY PLAN

135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022



1.3.11 GROUND LEVEL EXPERIENCE  
VIEW LOOKING EAST ALONG EAST-WEST CONNECTOR

UPDATED



KEY PLAN

135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022

### 1.3.12 DIMENSIONAL FORM

NEW SHEET

## DIMENSIONAL FORM

Project Address: 135 Broadway

Application Date: 15 March 2022

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	60,548	N/A	N/A	
Lot Width (ft)	N/A	N/A	N/A	
Total Gross Floor Area (sq ft)	0	400,000 GFA min	418,136 GFA	
Residential Base	N/A	400,000 GFA min	418,136 GFA	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	5% NSF	17,679 NSF	
Total Floor Area Ratio	N/A*	N/A*	N/A*	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A*	N/A*	N/A*	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Building Height(s) (ft)	±56'-0"	400' MAX	399'-0"	
Front Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Side Yard Setback (ft)	N/A	N/A	N/A	
Rear Yard Setback (ft)	N/A	N/A	N/A	
Open Space (% of Lot Area)	See attached	See attached	See attached	
Private Open Space	See attached	See attached	See attached	
Permeable Open Space	See attached	See attached	See attached	
Other Open Space (Specify)	See attached	See attached	See attached	
Off-Street Parking Spaces	See attached	See attached	See attached	
Long-Term Bicycle Parking	See attached	See attached	See attached	
Short-Term Bicycle Parking	See attached	See attached	See attached	
Loading Bays	0	4	4	

Use space below and/or attached pages for additional notes:

\*\* Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)."



1.3.13 PROPOSED DRDAP SCHEDULE

NEW SHEET

PROPOSED SCHEDULE			
	Residential Building South	Commercial Building C	Commercial Building D
DRDAP: SD	Q1 2022	Q1 2022	Q1 2022
DRDAP: DD	Q2 2022	Q2 2022	Q2 2022
DRDAP: CD	Q3 2022	Q3 2022	Q3 2022
Enabling/Utilities	Q2-Q3 2022	Q2-Q3 2022	Q2-Q3 2022
Demolition	Q1-Q2 2023	Q1-Q2 2023	Q1-Q2 2024
Foundation	Q2-Q3 2023	Q2-Q3 2023	Q1-Q2 2025
Structure	Q2-Q3 2025	Q4 2023	Q3-Q4 2025
Building Completion	Q2-Q3 2027	Q2-Q3 2026	Q1-Q2 2028
Landscape Completion	Q2-Q3 2027	Q2-Q3 2027	Q1-Q2 2028
<i>*All dates subect to change</i>			
<i>**Note all dates reflect start of proposed activities, save milestones noted as "Completion"</i>			

PROJECT PHASING FORECAST																
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
PHASE 1	Commercial Building A															
PHASE 2				Commercial Building B												
PHASE 3								Residential Building South								
								Commercial Building C								
PHASE 4									Commercial Building D						P2 Open Space	
											Sub Station Fit Out					

1.3.14 PROPOSED OPEN SPACE

DESIGN REVIEW OPEN SPACE (2022/03)(BY PHASE ACCOUNTING)

	PH 1	PH 2	PH 3	PH 4		TOTAL
PHASE 1 REQUIRED (OS)	35,504					35,504
145 BROADWAY (OS)	8,114					8,114
6TH STREET CONNECTOR	19,569					19,569
(W) EW CONNECTOR	7,328					7,328
(PARCEL 2) PHASE 1 SUBTOTAL						35,011
6TH STREET CONNECTOR (OUTSIDE MXD)	19,790					19,790
PHASE 1 PROVIDED (PARCEL 2)	54,801					54,801
PHASE 1 OS (EXCESS)	19,790					
PHASE 2 REQUIRED (OS) *ASD PARCEL 4						
325 MAIN STREET (OS)						0
ENHANCED PLAZA AREA		2,562				2,562
KENDALL SQUARE ROOFTOP GARDEN		25,340				25,340
ROOFTOP CONNECTOR TERRACES		2,916				2,916
PH2 PROVIDED		30,818				30,818
PHASE 2 OS (EXCESS)		30,818				
PHASE 3 REQUIRED (OS)						
DANIEL LEWIN PARK (IVA)			4,955			4,955
DANIEL LEWIN PARK (IVB)			5,297			5,297
PH3 PROVIDED						10,252
PHASE 3 OS (EXCESS)			10,252			
PHASE 4 REQUIRED (OS) **						96,185
CENTER PLAZA				28,741		28,741
COMMERCIAL C				5,751		5,144
COMMERCIAL D				18,325		18,325
RESIDENTIAL				7,745		7,745
RETAIL				607		607
(SE) EW CONNECTOR				6,866		6,866
ENHANCED OS AREA				4,589		4,589
E SERV DRIVE WOONERF AREA		AREA FOR ACCT.		4,570		NOT INC.
W SERV DRIVE WOONERF AREA		AREA FOR ACCT.		3,259		NOT INC.
PHASE 4 (PARCEL2) (PROPOSED)				80,453		72,017

PHASE 1 OS (EXCESS)	19,790					19,790
PHASE 2 OS (EXCESS)		30,818				30,818
PHASE 3 OS (EXCESS)			10,252			10,252
TOTAL OS (PROVIDED)						102,059
OS OVER REQUIRED						5,874

TOTAL OVERALL OS (EXCESS)						36,692
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TOTAL PARCEL 2 OS						107,028
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* ASD See Ames Street District Article 14	GFA REQUIRED		
** COMMERCIAL C (OS) INFILL GFA (8:100)	424,565	33,965	33,965
** RETAIL (OS) INFILL GFA (10:100)	5,271	527	527
** COMMERCIAL D (OS) INFILL GFA (8:100)	370,164	29,613	29,613
** RETAIL (OS) INFILL GFA (10:100)	7267	(EXEMPT:BIKE VALET)	
** RESIDENTIAL (OS) INFILL GFA (8:100)	400,000	32,000	32,000
** RETAIL (OS) INFILL GFA (10:100)	800	80	80
			96,185



PARCEL 2 TRACT

- Commercial Building A  
Phase I  
(Parcel 2)

Commercial Building B  
Phase II  
(Parcel 4)

Commercial Building C  
Residential Building South  
Commercial Building D  
(Parcel 2)
- Phase I. Open Space

Phase I. Enhanced OS.

Phase II. Enhanced OS.

Phase II. Rooftop OS.

Phase IV. Open Space

Phase IV. Enhanced OS.
- Daniel Lewin Park Tract IVA and IVB (Parcel 3)  
Rooftop connector terraces area in the ASD  
(Parcel 4) not represented in this graphic



# 1.3.14 PROPOSED OPEN SPACE

## DESIGN REVIEW OPEN SPACE SUMMARY (2022/03)

DEVELOPMENT PROGRAM SUMMARY BY USE (GFA)					
	Residential Building South	Commercial Building C	Commercial Building D		TOTAL
COMMERCIAL GFA	0	424,565	370,164		424,565
RETAIL/ACTIVE USE GFA***	800	5,271	7,267		8,067
RESIDENTIAL GFA***	420,000	0	0		420,000
TOTAL NET NEW GFA	420,800	429,836	370,164		1,220,800

\*Note GFA as defined in Article 2.0 of the Cambridge Zoning Ordinance  
\*\*Note Commercial Building D Commercial GFA provided net of 62,576 of existing GFA  
\*\*\*Note Residential Building South middle income of 20,0000 SF is classified as exempt, as is bicycle parking of 7,267 SF in Commercial Building D

PARCEL 2 OPEN SPACE CALCULATION SUMMARY					
	Residential Building South	Commercial Building C	Commercial Building D	Retail	TOTAL OS
REQUIRED	32,000	33,965	29,613	607	96,185
PROVIDED	7,745	5,144	18,325	607	31,821
VARIANCE	-24,255	-28,821	-11,288	0	-64,364
*Required values calculated according to 8SF per 100SF of GFA for Office and Biotechnology Uses and Multifamily Residential Uses					
**Required values calculated according to 10SF per 100SF of GFA for Retail and Consumer Service Uses					
OPEN SPACE AREAS (PARCEL 2)					
(SE) EW CONNECTOR	PHASE 3				6,866
CENTER PLAZA	PHASE 4				28,741
ENHANCED OS AREAS	PHASE 4				4,589
SUBTOTAL					40,196
ENHANCED OPEN SPACE AREAS (OUTSIDE OF PARCEL 2)					
DANIEL LEWIN PARK (IVA)	PHASE 3				4,955
DANIEL LEWIN PARK (IVB)	PHASE 3				5,297
SUBTOTAL					10,252
EXCESS ENHANCED OPEN SPACE AREAS (OUTSIDE OF PARCEL 2)					
6TH STREET CONNECTOR	PHASE 1 (145 BROADWAY)				19,790
SUBTOTAL					19,790
TOTAL PROVIDED	(31,821+40,196+10,252+30,042)				102,059
VARIANCE	(OPEN SPACE OVER REQUIRED)				5,874

ADDITIONAL EXCESS ENHANCED OPEN SPACE AREAS (OUTSIDE OF PARCEL 2)		
ENHANCED PLAZA AREA	PHASE 2 (325 MAIN STREET)	2,562
KENDALL SQUARE ROOFTOP GARDEN	PHASE 2 (325 MAIN STREET)	25,340
ROOFTOP CONNECTOR TERRACES	PHASE 2 (325 MAIN STREET)	2,916
SUB TOTAL		30,818
TOTAL EXCESS OPEN SPACE		36,692

1.3.14 OPEN SPACE (IDCP)

DEFINITION OF OPEN SPACE

Open spaces, as described in this document, and reinforced by Article 14, are described in the following ways:

1. Portion of a lot or other area of land associated with and adjacent to a building for a group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public, but may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscape features, screening or buffering for the occupants or neighbors or a general appearance of openness. Open space shall include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways as listed in Section 14.45 of the Zoning Ordinance, active and passive recreational areas, including playgrounds and swimming pools.
2. Parks, gardens and plazas reserved for public use and enjoyment as guaranteed through one or more of the following:
  - Retention by the CRA.
  - Dedication to and acceptance by the City or other public entity.
  - Easements or deed restrictions over such land sufficient to ensure its perpetual reservation for public open space purposes.
  - Dedication, by covenant or comparable legal instrument to the community use of the residents, lessees and visitors to the MXD District for reasonable amounts of time on a regular basis.
  - Lease agreements of 99 years or longer from the private developer or owner to the City or other public entity.
3. Open space on the development lot. Some or all of this required open space may be designated and also serve as open space.
4. Pocket parks, bike paths and enhanced planting zones created through modification of roadways as part of the ALTA cycle track.
5. Circulation elements including stairs, elevators, elevated plazas or pathways used to enhance connection to and between publicly accessible spaces.
6. Spaces that are not considered as open spaces, as described in this document and reinforced by the Zoning Ordinance are:
  - Streets, parking lots, driveways, service roads, loading areas, and areas normally inaccessible to pedestrian circulation beneath pedestrian bridges, decks or shopping bridges.

EXISTING MXD PARCEL AREAS & OPEN SPACE

EXISTING MXD DEVELOPABLE PARCEL AREA (P)			
	P2		445,825
	P3		229,558
	P4		257,824
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
TOTAL EXISTING MXD AREA (±SF)			1,010,596
EXISTING OPEN SPACE (OS) TOTALS			
	P2		148,825
	P3		77,429
	P4		141,247
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
TOTAL EXISTING MXD OS (±SF)			462,021
EXISTING OPEN SPACE (OS) TOTALS			
	(BROADWAY PARK)@BLUE GARAGE		13,970
	(BINNEY PARK)@BLUE GARAGE		7,815
	KENDALL SQUARE ROOFTOP GARDEN	ASD	25,340
	KENDALL PLAZA	ASD	14,372
	GALAXY PARK	ASD	18,664
	75 AMES ST OPEN SPACE	ASD	6,867
	DANIEL LEWIN PARK (CENTER ONLY)	ASD	5,297
	DANIEL LEWIN PARK (WEST)		4,955
	DANIEL LEWIN PARK (EAST)		7,341
	ORIGINAL BROAD OPEN SPACE (7CC)		5022
	WHITEHEAD PLAZA		10,930
	GRAND JUNCTION		27,300
	BINNEY STREET PARK		50,061
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	LOUGHREY WALKWAY (OUTSIDE OF MXD)		19,790
TOTAL EXISTING PUBLIC OS (±SF)			237,293

REQUIRED	PROVIDED
100K	TOTAL EXISTING PUBLIC OPEN SPACE
100,000	237,293±SF
15% OF TOTAL MXD AREA	TOTAL EXISTING OPEN SPACE
151,585	462,021±SF
AMES STREET DISTRICT*	OPEN SPACE
53,000	70,540±SF
REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE	

AMENDMENT #2 OPEN SPACE

EXISTING MXD DEVELOPABLE PARCEL AREA (P)			
	P2		445,825
	P3		229,558
	P4		257,824
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
	TOTAL EXISTING MXD AREA (±SF)		1,010,596

PROPOSED OPEN SPACE (OS) TOTALS			
	P2		151,590
	P3		73,456
	P4		141,247
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
	TOTAL EXISTING MXD OS (±SF)		463,223

PROPOSED OPEN SPACE (OS) TOTALS			
	(BROADWAY PARK)@BLUE GARAGE		13,970
	(BINNEY PARK)@BLUE GARAGE		7,815
	P2 ENHANCED OPEN SPACE		82,011*
	KENDALL SQUARE ROOFTOP GARDEN	ASD	25,340
	ROOFTOP CONNECTOR TERRACES	ASD	2,916*
	KENDALL PLAZA	ASD	14,372
	GALAXY PARK	ASD	18,664
	75 AMES ST OPEN SPACE	ASD	6,867
	DANIEL LEWIN PARK (CENTER ONLY) (IVA)	ASD	5,297*
	DANIEL LEWIN PARK (WEST) (IVB)		4,955*
	DANIEL LEWIN PARK (EAST)		7,341
	ORIGINAL BROAD OPEN SPACE (7CC)		5022
	WHITEHEAD PLAZA		10,930
	GRAND JUNCTION		27,300
	BINNEY STREET PARK		50,061
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	LOUGHREY WALKWAY (OUTSIDE OF MXD)		19,790
	TOTAL PROPOSED PUBLIC OS (±SF)		300,435

REQUIRED	PROVIDED
100K	TOTAL PROPOSED PUBLIC OPEN SPACE
100,000	300,435*±SF
15% OF TOTAL MXD AREA	TOTAL PROPOSED OPEN SPACE
151,589	463,223*±SF
AMES STREET DISTRICT*	OPEN SPACE
53,000	73,456*±SF
REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE	

Total enhanced open space also includes enhancements to Daniel Lewin Park Tract IVA and IVB. Rooftop connector terraces area in the ASD were revised, accounting for final design and areas associated with the MBTA headhouse and rooftop connector terraces adjacent to the 325M project approaching completion. Parcel 2 enhanced open space remains unchanged.

DESIGN REVIEW OPEN SPACE (2022/03)

EXISTING MXD DEVELOPABLE PARCEL AREA (P)			
	P2		445,825
	P3		229,558
	P4		257,824
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
	TOTAL EXISTING MXD AREA (±SF)		1,010,596

PROPOSED OPEN SPACE (OS) TOTALS			
	P2		156,482
	P3		73,456
	P4		141,247
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	GRAND JUNCTION + BINNEY ST PARK		77,361
	TOTAL EXISTING MXD OS (±SF)		468,115

PROPOSED OPEN SPACE (OS) TOTALS			
	(BROADWAY PARK)@BLUE GARAGE		13,970
	(BINNEY PARK)@BLUE GARAGE		7,815
	P2 ENHANCED OPEN SPACE		107,028
	KENDALL SQUARE ROOFTOP GARDEN	ASD	25,340
	ROOFTOP CONNECTOR TERRACES	ASD	2,916*
	KENDALL PLAZA	ASD	14,372
	GALAXY PARK	ASD	18,664
	75 AMES ST OPEN SPACE	ASD	6,867
	DANIEL LEWIN PARK (CENTER ONLY) (IVA)	ASD	5,297*
	DANIEL LEWIN PARK (WEST) (IVB)		4,955*
	DANIEL LEWIN PARK (EAST)		7,341
	ORIGINAL BROAD OPEN SPACE (7CC)		5022
	WHITEHEAD PLAZA		10,930
	GRAND JUNCTION		27,300
	BINNEY STREET PARK		50,061
	LOUGHREY WALKWAY (WITHIN MXD)		19,569
	LOUGHREY WALKWAY (OUTSIDE OF MXD)		19,790
	TOTAL PROPOSED PUBLIC OS (±SF)		325,452

REQUIRED	PROVIDED
100K	TOTAL PROPOSED PUBLIC OPEN SPACE
100,000	325,452±SF
15% OF TOTAL MXD AREA	TOTAL PROPOSED OPEN SPACE
151,589	468,115±SF
AMES STREET DISTRICT*	OPEN SPACE
53,000	73,456±SF
REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE	



1.3.14 OPEN SPACE COMPARISON

OPEN SPACE (OS) COMPARISONS AMENDMENT #1 / AMENDMENT #2 / DESIGN REVIEW

IDCP AMENDMENT #1 OPEN SPACE	
(OS) COMMERCIAL BUILDING A (PHASE I)	
REQUIRED	35,504 ±SF
PROVIDED	54,801 ±SF
145 BROADWAY (OS)	8,114 ±SF
(SW) EW CONNECTOR (EASEMENT C)	7,328 ±SF
6TH ST CONNECTOR (WITHIN MXD)	19,569 ±SF

(OS) COMMERCIAL BUILDING B (PHASE 2)	
REQUIRED	0 (ASD)
PROVIDED	27,501 ±SF
KENDALL SQUARE ROOFTOP GARDEN*	18,789 ±SF
ENHANCED OS PLAZA AREA	2,562 ±SF
ENHANCED OS TERRACE	4,750 ±SF
ENHANCED OS TERRACE (PENDING MBTA)	1,400 ±SF

RESIDENTIAL BUILDING SOUTH (PHASE 2)	
REQUIRED	28,000 ±SF
PROVIDED*	32,070 ±SF

RESIDENTIAL BUILDING NORTH (PHASE 3)	
REQUIRED	5,600 ±SF
PROVIDED*	16,895 ±SF

PARCEL 2 AMD#1 ENHANCED (OS) 64,593 ±SF

\* Denotes OS calculations made for IDCP AMENDMENT #1 via Lot calculations

IDCP AMENDMENT #2 OPEN SPACE	
(OS) COMMERCIAL BUILDING A (PHASE I)	
PROVIDED	54,801 ±SF
PHASE 1 OPEN SPACE EXCESS	19,790 ±SF

(OS) COMMERCIAL BUILDING B (PHASE 2)	
**PROVIDED (UPDATE)	30,818 ±SF
KENDALL SQUARE ROOFTOP GARDEN	25,340 ±SF
ROOFTOP CONNECTOR TERRACES***	2,916 ±SF
ENHANCED OS PLAZA AREA	2,562 ±SF
PHASE 2 OPEN SPACE EXCESS	30,818 ±SF

DANIEL LEWIN PARK (IVA) WEST	
	4,955 ±SF
DANIEL LEWIN PARK (IVB) CENTER	
	5,297 ±SF
PHASE 3 OPEN SPACE EXCESS	10,252 ±SF

(OS) COMMERCIAL BUILDING C (PHASE4)	
(OS) RESIDENTIAL BUILDING SOUTH (PHASE 4)	
PROVIDED	30,000 ±SF
CENTER PLAZA	30,000 ±SF

(OS) COMMERCIAL BUILDING D (PHASE 4)	
PROVIDED	17,000 ±SF
(NE) EW CONNECTOR	7,000 ±SF
(SE) EW CONNECTOR	10,000 ±SF
REQUIRED	96,180 ±SF
PROVIDED	107,860 ±SF
TOTAL OPEN SPACE EXCESS	11,680 ±SF

PARCEL 2 AMD #2 ENHANCED (OS) 82,011 ±SF > AMD#1 17,418 ±SF

Pursuant to City Council Ordinance No. 2020-17, Section 14.33 of the Zoning Ordinance was amended to provide that "...there shall be no maximum floor area ratio for any project utilizing Infill GFA (including Utility Project GFA)." All of the GFA reflected in this application is Infill GFA, and therefore there are no maximum floor area ratio requirements for the buildings described herein.

\*\* Denotes OS calculation updates made after IDCP Amendment 2 for 325 Main St Design Review

\*\*\* Includes the removal of 700 SF for retail uses on the terrace

DESIGN REVIEW OPEN SPACE (2022/03)	
(OS) COMMERCIAL BUILDING A (PHASE I)	
PROVIDED	54,801 ±SF
PHASE 1 OPEN SPACE EXCESS	19,790 ±SF

(OS) COMMERCIAL BUILDING B (PHASE 2)	
**PROVIDED (UPDATE)	30,818 ±SF
KENDALL SQUARE ROOFTOP GARDEN	25,340 ±SF
ROOFTOP CONNECTOR TERRACES***	2,916 ±SF
ENHANCED OS PLAZA AREA	2,562 ±SF
PHASE 2 OPEN SPACE EXCESS	30,818 ±SF

DANIEL LEWIN PARK (IVA) WEST	
	4,955 ±SF
DANIEL LEWIN PARK (IVB) CENTER	
	5,297 ±SF
PHASE 3 OPEN SPACE EXCESS	10,252 ±SF

(OS) COMMERCIAL BUILDING C (PHASE4)	
PROVIDED	
	5,144 ±SF
(OS) RESIDENTIAL BUILDING SOUTH (PHASE 4)	
PROVIDED	
	7,745 ±SF
(OS) COMMERCIAL BUILDING D (PHASE 4)	
PROVIDED	
	18,325 ±SF
RETAIL	
	607 ±SF
CENTER PLAZA	
	28,741 ±SF
(SE) EW CONNECTOR	
	6,866 ±SF
****(NE) EW CONNECTOR	
	-
*****ENHANCED OS AREA	
	4,589 ±SF

REQUIRED	
	96,185 ±SF
PROVIDED	
	102,059 ±SF
OPEN SPACE EXCESS	
	5,874 ±SF
TOTAL OPEN SPACE EXCESS	
	36,692 ±SF

PARCEL 2 DESIGN REVIEW (OS) 107,028 ±SF > AMD#1 42,435 ±SF

\*\* Denotes OS calculation updates made after IDCP Amendment 2 for 325 Main St Design Review

\*\*\* Includes the removal of 700 SF for retail uses on the terrace

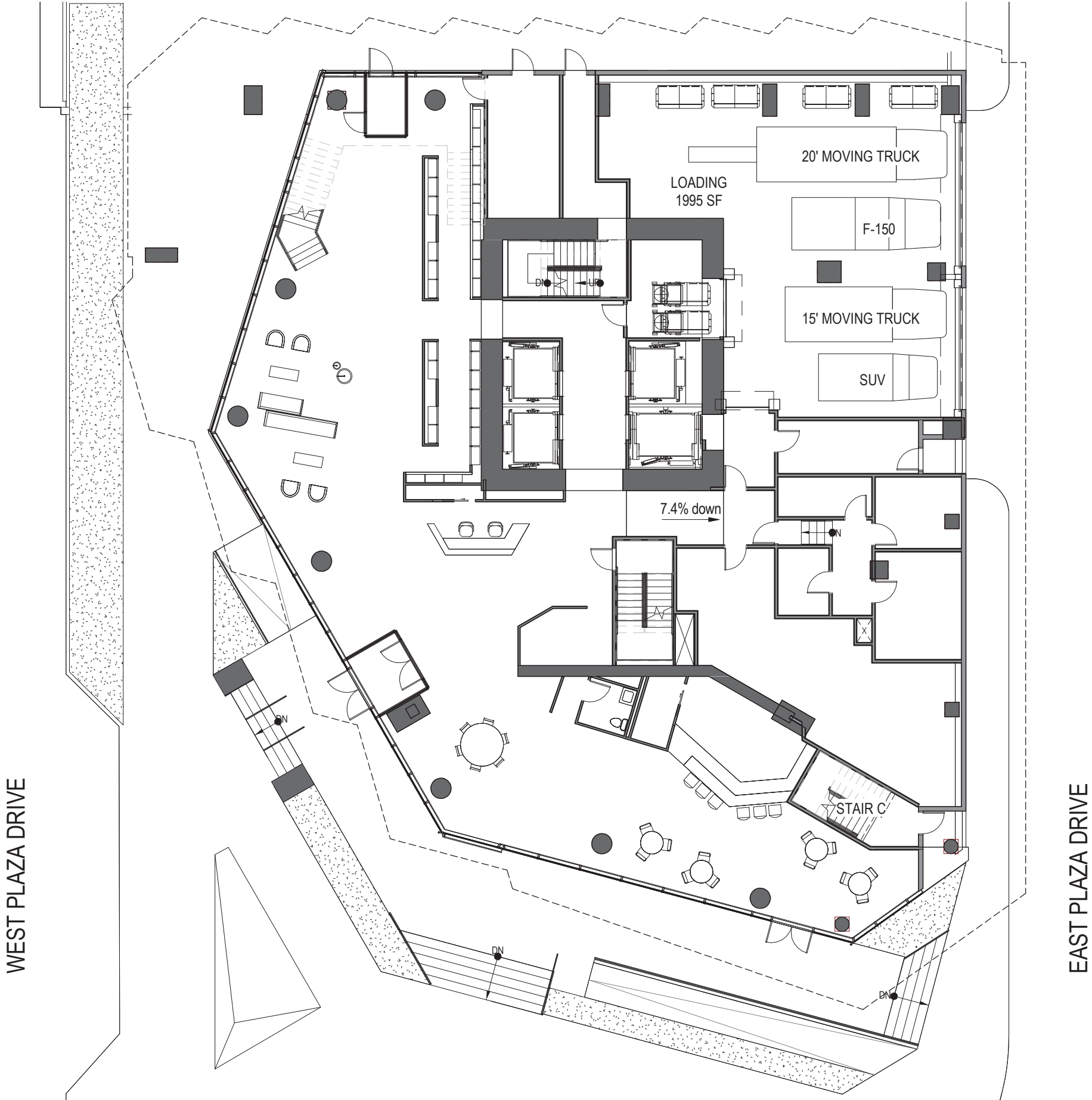
\*\*\*\*Area now included in over Proposed Commercial Building D OS

\*\*\*\*\*Pavement areas along the East Service Drive

1.4    LOADING

4-BAY LOADING DOCK LAYOUT

NEW SHEET

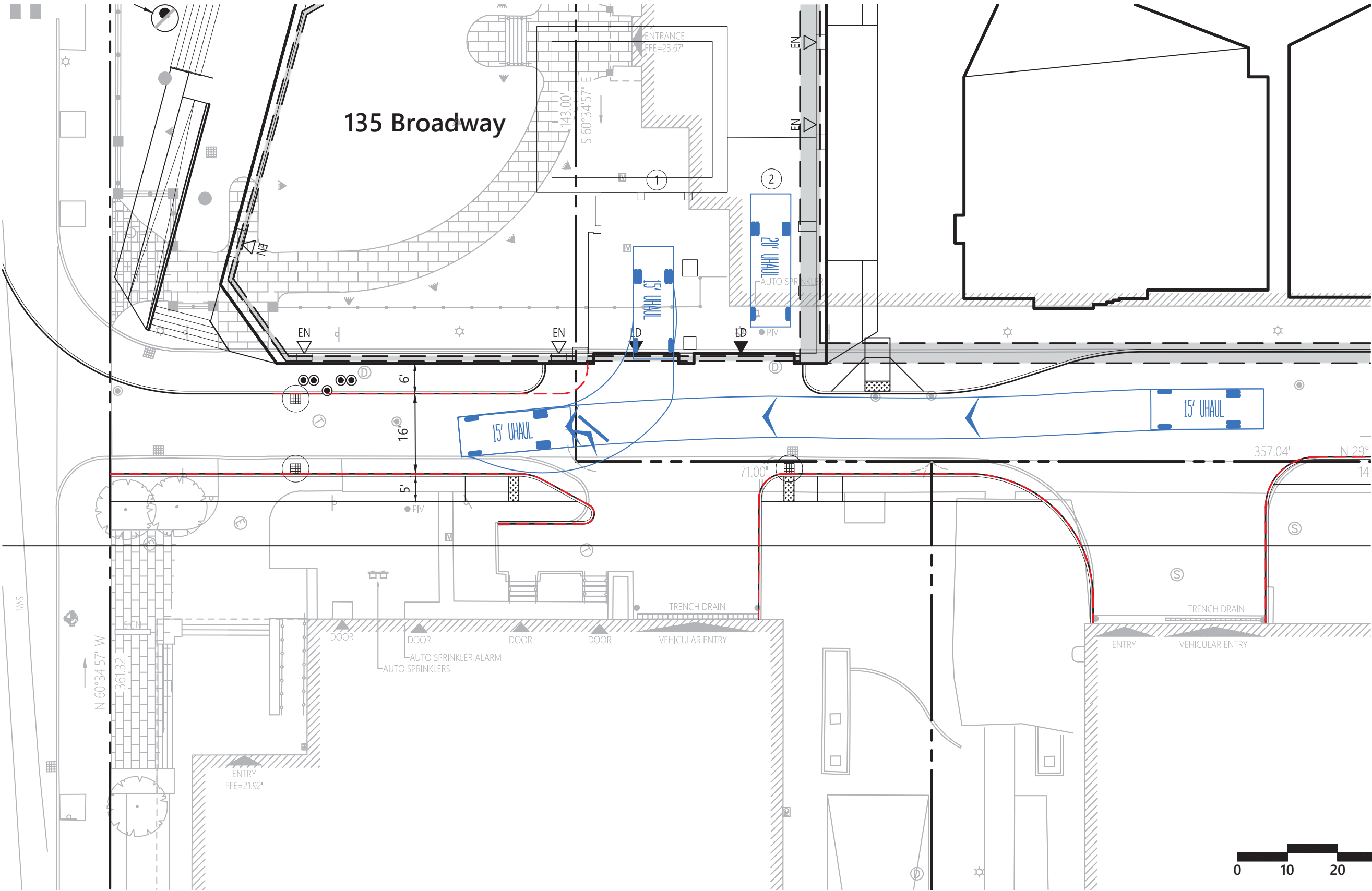




1.4    **LOADING**

TRUCK TURN DIAGRAMS - SOUTH BAY

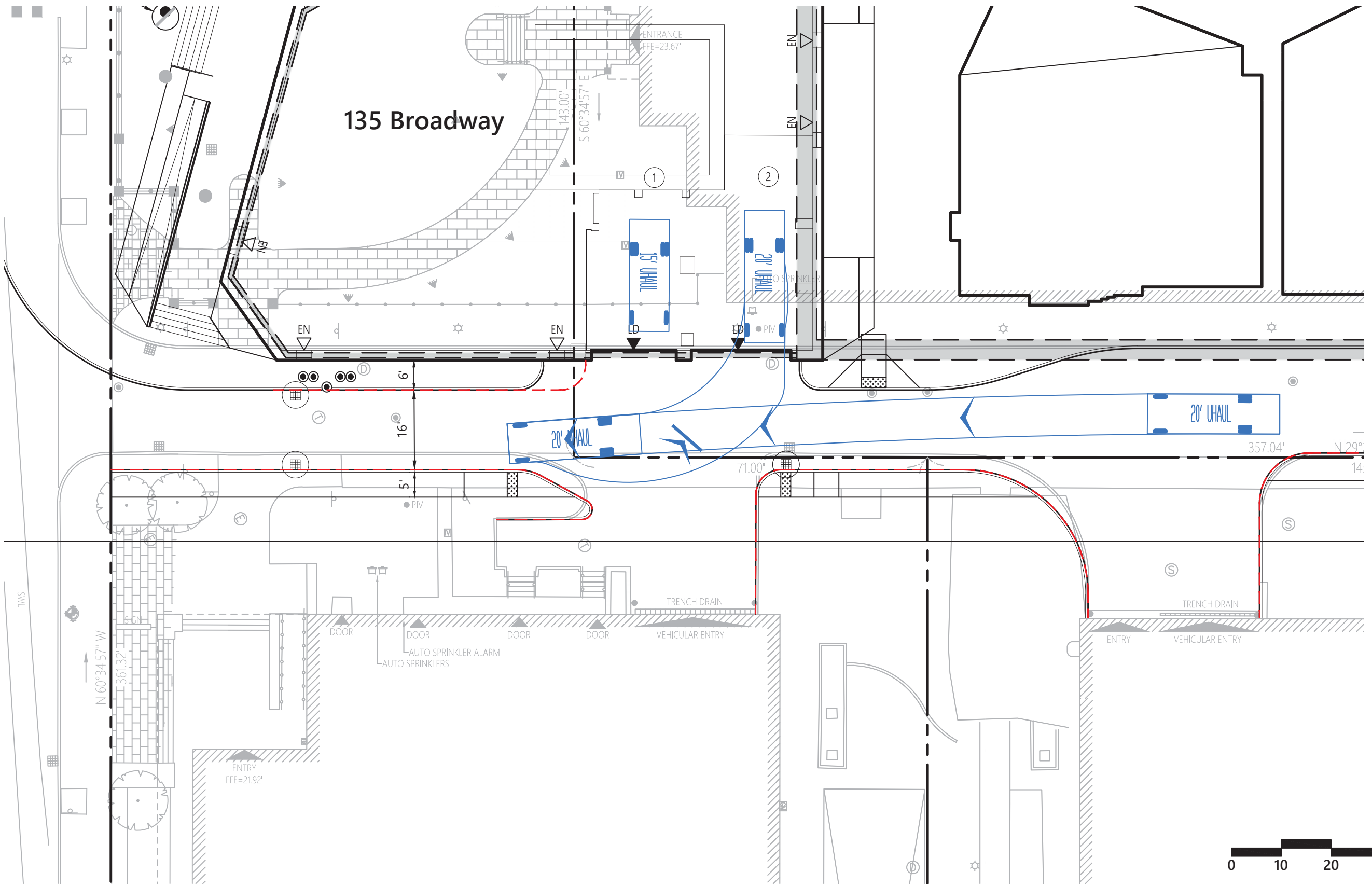
NEW SHEET



1.4    **LOADING**

TRUCK TURN DIAGRAMS - NORTH BAY

NEW SHEET

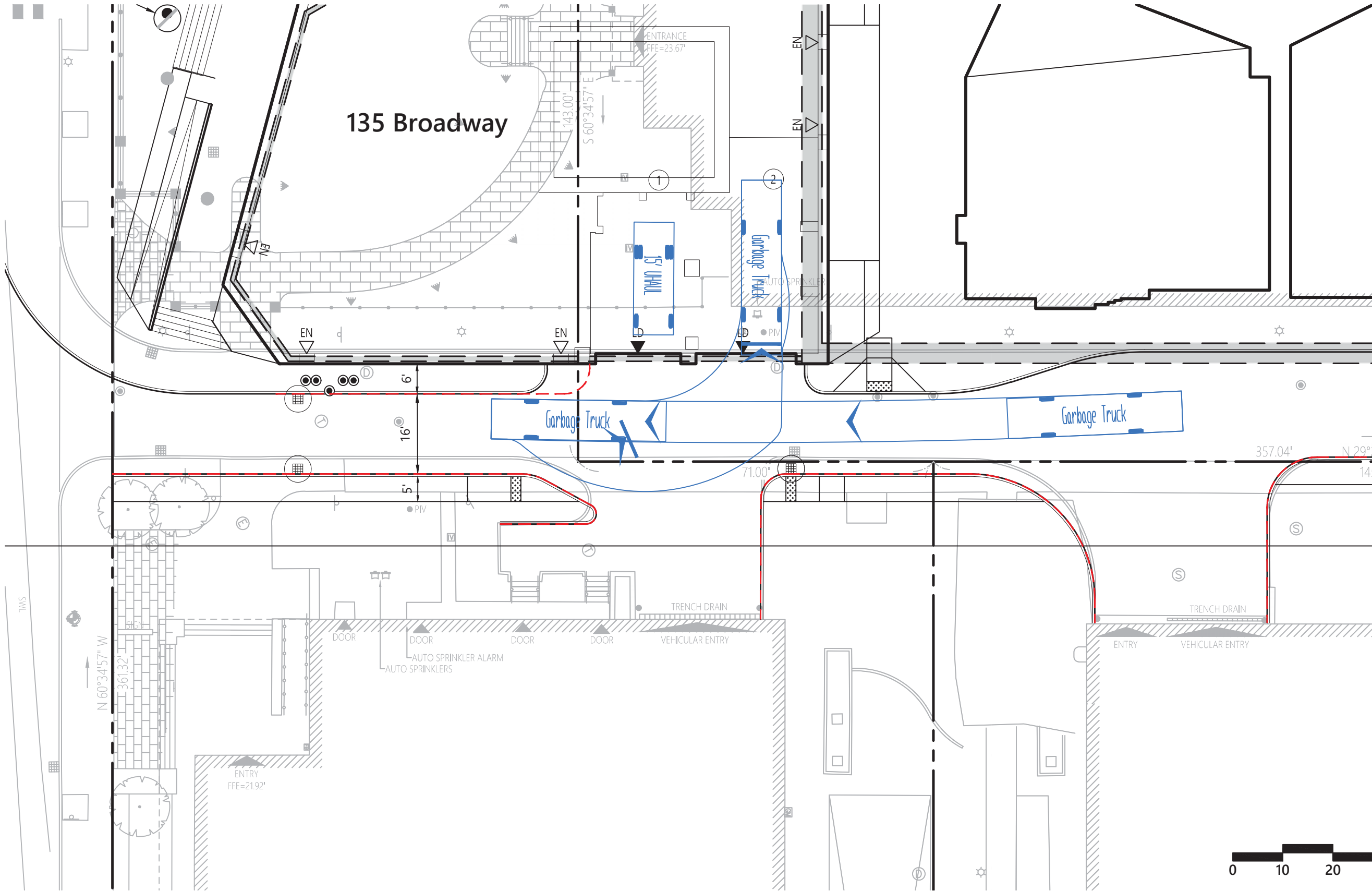




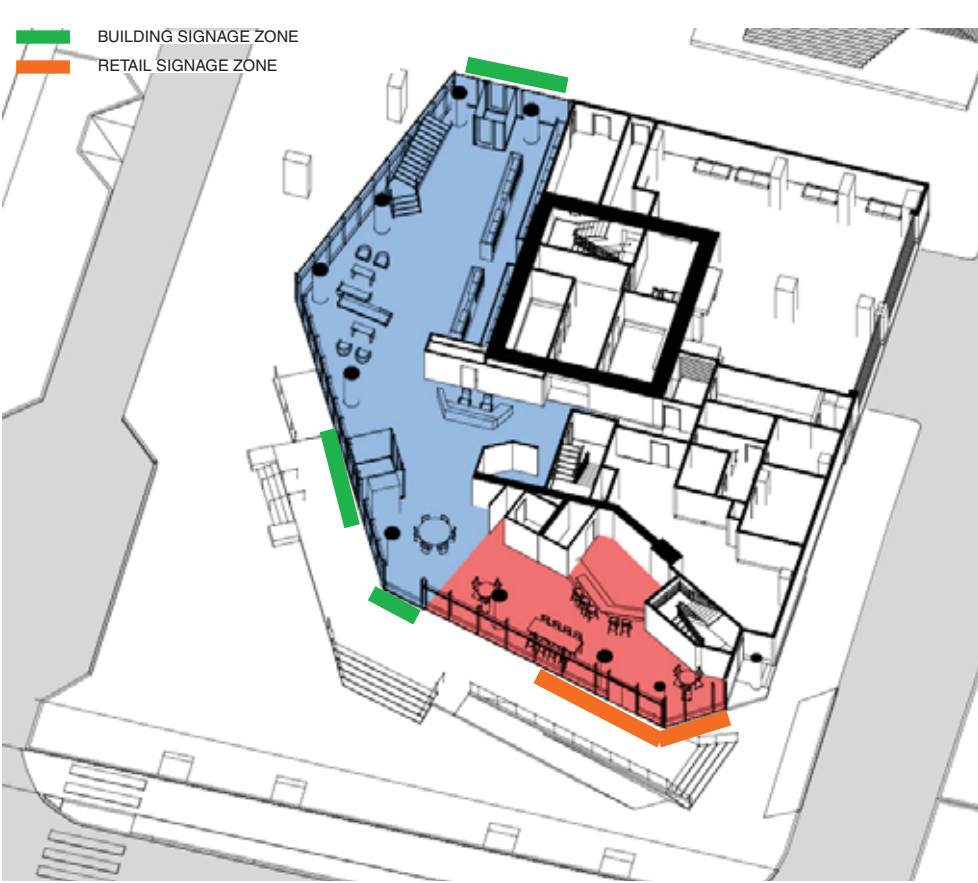
1.4    **LOADING**

TRUCK TURN DIAGRAMS - GARBAGE TRUCK

NEW SHEET















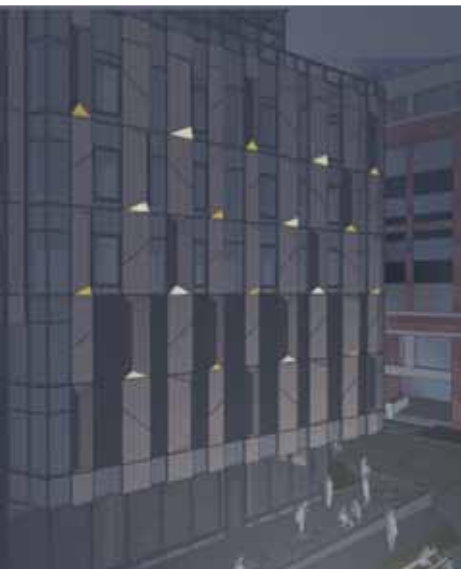
- 

1. Tapelight integrated into soffit tiles
- 

2. Bendable tape light integrated into the perimeter
- 

3. Recessed downlights in soffit graze the columns and provide general ambient light
- 

4. LED pods integrated into the handrails to light the stairs



**LIGHTING STRATEGY**

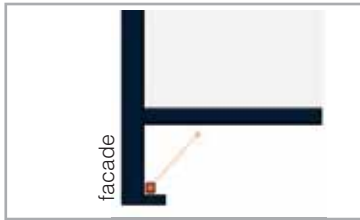
The hardware used to achieve the various lighting effects are small profile discrete LED fixtures that can be controlled and dimmed to provide the optimal luminous environment.

Tape light is hidden in various architectural details and pockets to shield the light source and minimize visible hardware.

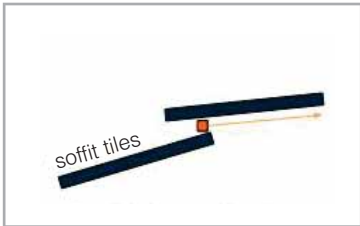
Adjustable downlights within a deep regress can be aimed at various landscape elements and the pathway below without creating glare.

The triangular niches along the East Plaza Drive and the lower facets of the podium facade prisms feature backlighted LED panels to make these elements glow softly.

The faceted soffit is met with two lighting approaches-



- Marking the boundary with a soft indirect glow



- Highlighting random tiles to create a dappled, visually rich ceiling

LIGHTING DESIGN CRITERIA

135 Broadway will become a locus of activity and gathering in Kendall Square. The lighting design will reinforce the vibrant architecture of the tower and animate the landscape via an integrated approach. Indirect lighting will highlight the main entry under the two-story soffit of faceted/angled tiles and create an iconic visual marker while discrete downlights will target landscape elements to complete the pedestrian experience.

The surrounding landscape will be selectively lighted to create more intimate areas for public use while the softly glowing triangular undersides of the podium prisms will strengthen the landmark nature of the site.

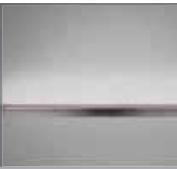
5. Microcell downlights tucked into the perimeter to highlight the retail entry



6. LED panels to backlight the triangular bases of the prisms



7. Mullion mounted uplight to highlight the soffit covering the retail area.



8. Tapelight integrated into benches



The lower soffit is illuminated by two lighting approaches -

- Uplight from the upper storefront mullion highlights the retail entry
- A low brightness linear downlight with louver traces the perimeter of the podium and provides low-glare circulation lighting.



LIGHTING DESIGN CRITERIA

The MXD residential tower with its faceted form and textured paneling will become a beacon in Kendall Square and highly visible in the Cambridge skyline.

The concept is to curate and balance an expression of verticality, without overwhelming the volume of the tower, by integrating lighting into the facade to indirectly highlight texture and geometry. Smaller scale glowing elements lower down on the podium structure will create subtle visual abstractions of the building's structure.

The design will use energy efficient, dimmable LED fixtures with carefully considered optics to ensure that no light spills into the residential units.



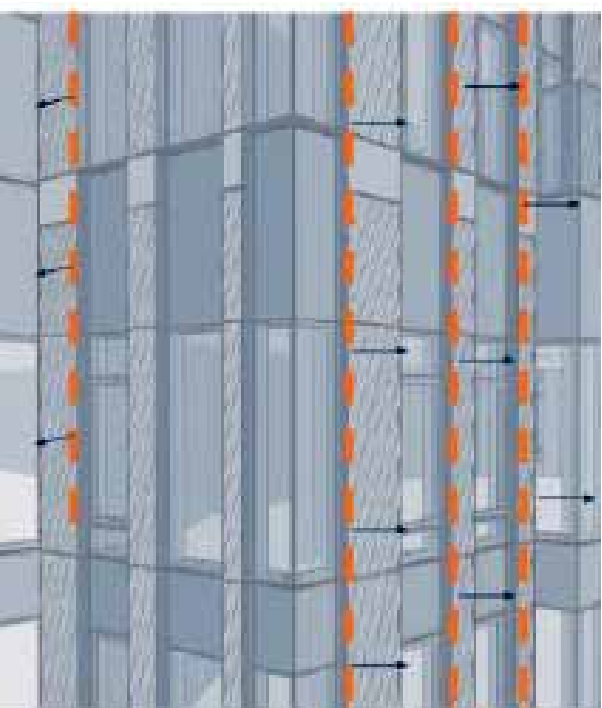
LIGHTING DESIGN STRATEGY

Low-output, low-wattage linear tape light will be integrated within vertical architectural channels to indirectly wash light across the facade panels.

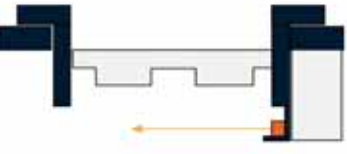
The vertical light will only fully extend down the Broadway facade to mark the main entry below and will be truncated at various lengths on the other facades to create a subtle and playful effect at night.



View from the intersection of Ames St and Broadway.



Linear tape light extrusion



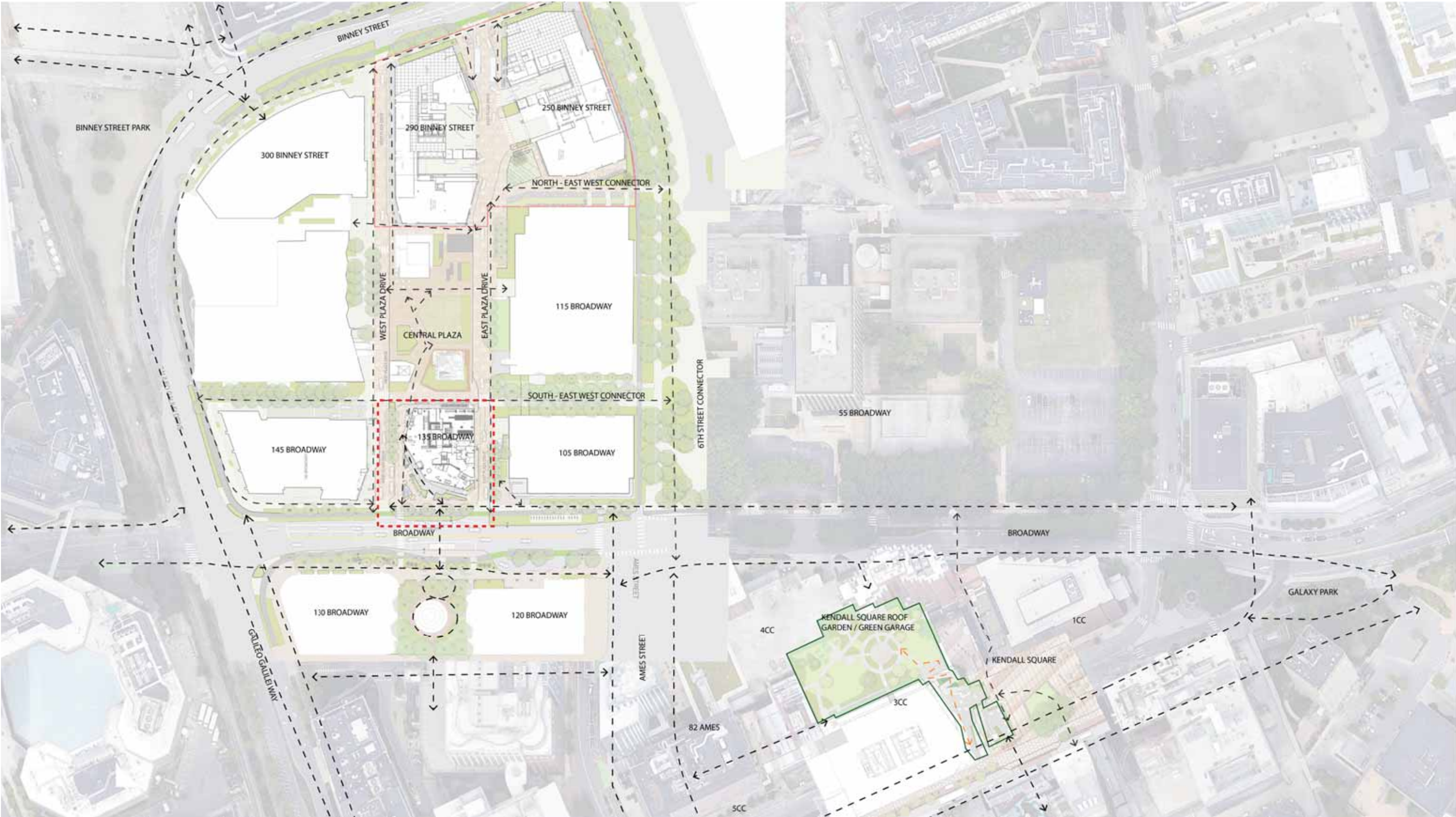
Vertical section detail showing how the tape light will be integrated into the facade



## 2. LANDSCAPE

# 2.1 OPEN SPACE OVERVIEW

## DISTRICT CONNECTIONS

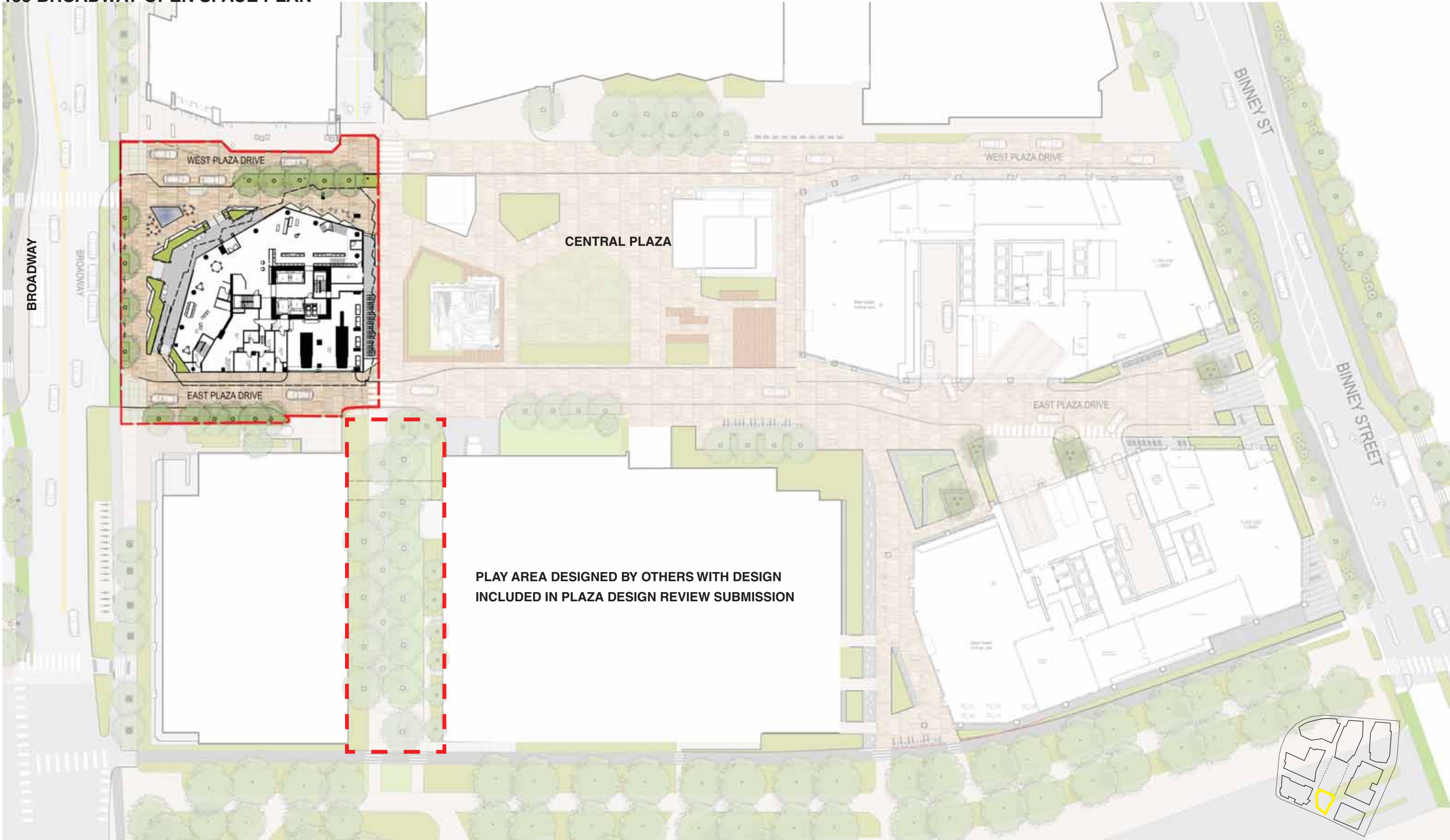




2.1 OPEN SPACE OVERVIEW

UPDATED

135 BROADWAY OPEN SPACE PLAN





# 2.1 OPEN SPACE OVERVIEW

## OPEN SPACE SUMMARY

UPDATED

### BROADWAY

The Broadway side of the project will follow the proposed ALTA streetscape including a continuation of the cycle track, planted streetscape and the new street trees. At the base of the residential building is an elevated porch that provides ample area in front of the residential entry and retail with multiple places to sit, and room to circulate around the building to Central Plaza. The porch varies 18-36" above the side walk grade ringed with multiple entries, seating and planting to soften the transition. At the corner of Broadway and West Plaza Drive is a focal water feature to help activate the public realm experience along Broadway and be a sign of sorts for Central Plaza – its form taking inspiration from elements in the plaza.



### WEST PLAZA DRIVE

The west plaza drive is a one-way drive aisle heading north from Broadway to Binney Street. The edges of the drive are envisioned to be primary pedestrian ways between Broadway and Binney – the first part extending north from the water feature along the west side of the residential building where new street trees, planting and benches will be incorporated. The paving of the drive will seek consistency with the Central Plaza paving and public realm around the residential building creating an attractive and inviting environment for both pedestrians and drivers. The drive will include a new drop-off for the residential building and have curbs to guide vehicular traffic supported by site lighting to provide a safe environment.



### CENTRAL PLAZA

The Central Plaza side of the building provides an important mid-block pedestrian connection from 145 Broadway, to Central Plaza, to the 6th Street Connector. Immediately adjacent to the north side of the building will be short-term bike parking with seating that blend with the Central Plaza elements.



### EAST PLAZA DRIVE

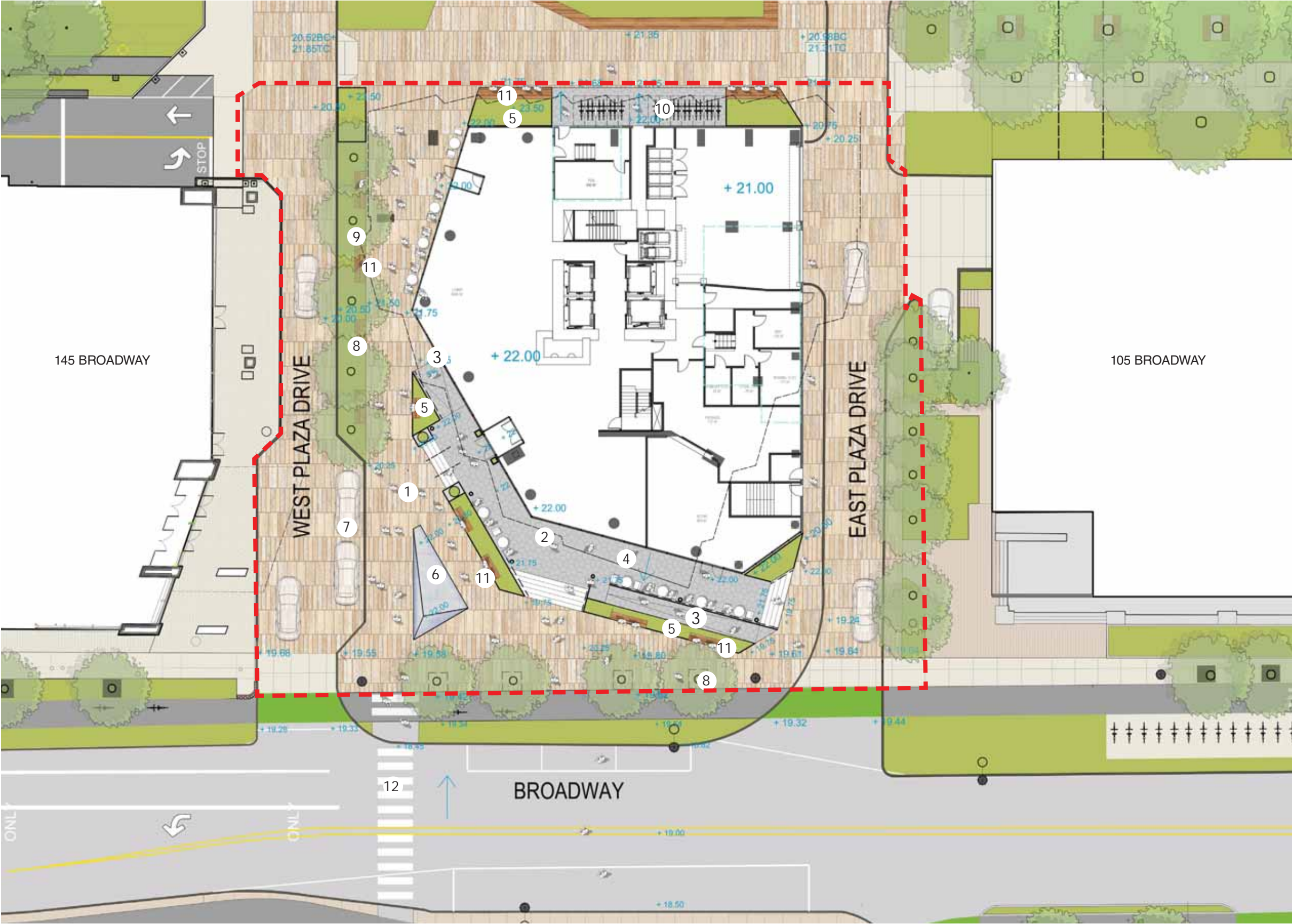
The East Plaza Drive is a one-way drive aisle heading south from Binney Street to Broadway. Within the residential site the drive will accommodate loading for the building and a new streetscape on the east of the drive. The paving of the drive will seek consistency with the Central Plaza paving creating an attractive and inviting environment for both pedestrians and drivers. The drive will have curbs within the residential site to guide vehicular traffic and protect designed pedestrian routes supported by consistent site lighting to provide a safe environment.





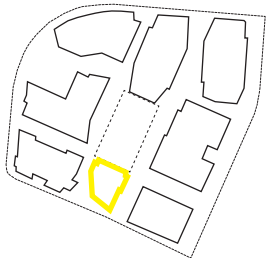
# 2.2 LEVEL 01 GROUND PLANE

## LANDSCAPE PLAN - JAN 21 SUBMISSION



### LEGEND

- ① PLAZA PAVING - PUBLIC REALM
- ② ENHANCED 135 PAVING
- ③ SLOPED WALK
- ④ RAISED RESI / RETAIL PORCH
- ⑤ RAISED PLANTER
- ⑥ WATER FEATURE
- ⑦ RESIDENTIAL DROP OFF
- ⑧ PROPOSED TREES
- ⑨ GARDEN PLANTING
- ⑩ SHORT-TERM BIKE PARKING (20)
- ⑪ BENCH
- ⑫ PROPOSED MID-BLOCK CONNECTION



135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022



LEMON BROOKE





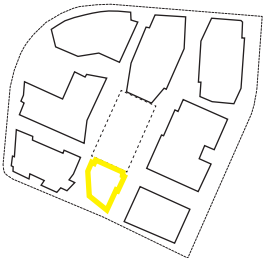
2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE PLAN - CURRENT PLAN

UPDATED



LEGEND

- ① PLAZA PAVING - PUBLIC REALM
- ② ENHANCED 135 PAVING
- ③ SLOPED WALK
- ④ RAISED RESI / RETAIL PORCH
- ⑤ RAISED PLANTER
- ⑥ WATER FEATURE
- ⑦ RESIDENTIAL DROP OFF
- ⑧ PROPOSED TREES
- ⑨ GARDEN PLANTING
- ⑩ SHORT-TERM BIKE PARKING (32)
- ⑪ BENCH
- ⑫ PROPOSED MID-BLOCK CONNECTION

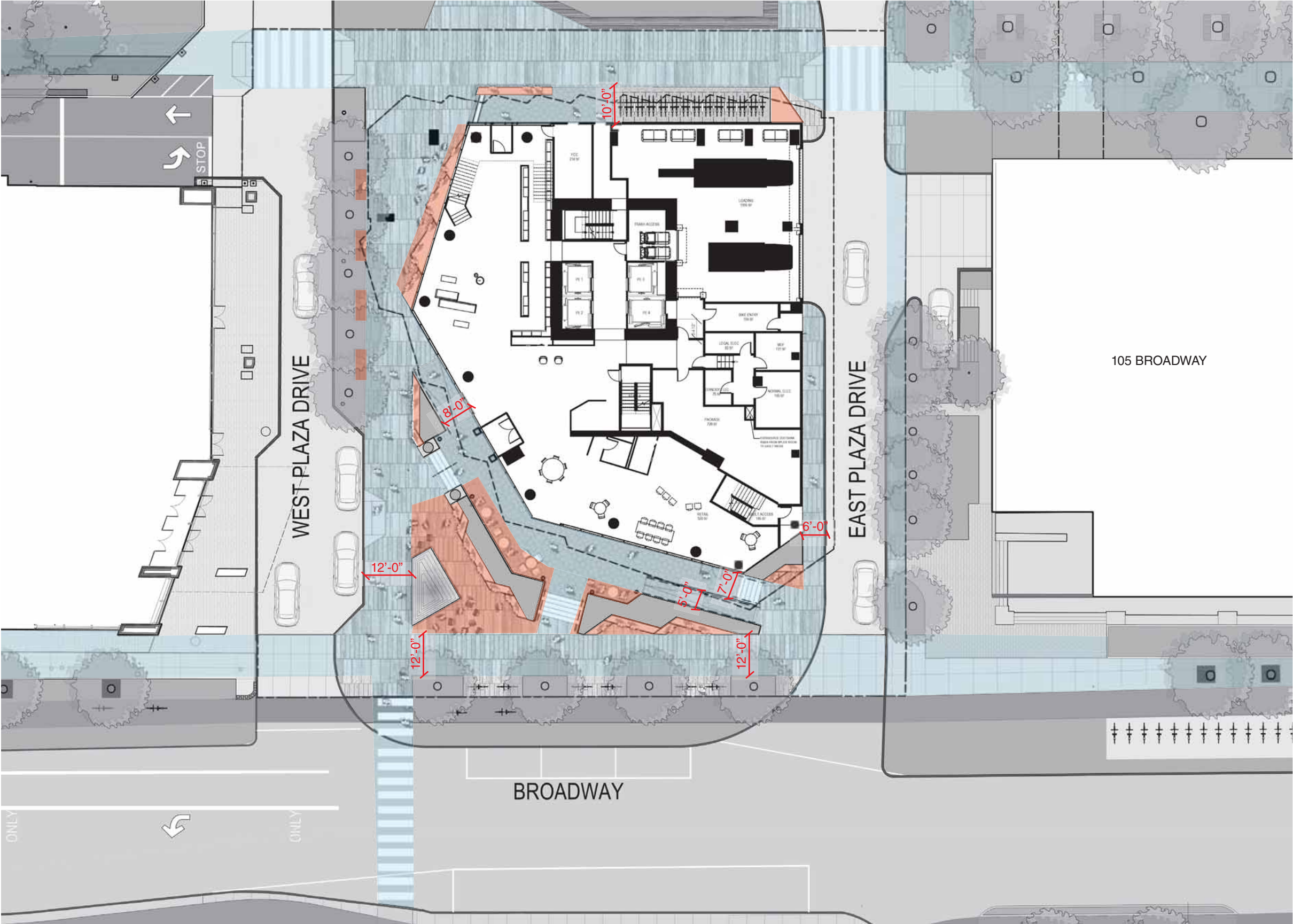


135 BROADWAY



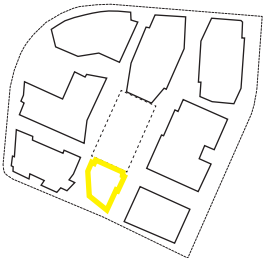
2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE PLAN - PROGRAM & CIRCULATION

NEW SHEET



LEGEND

- PEDESTRIAN CIRCULATION
- PEDESTRIAN SEATING



135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022

LEMON BROOKE



2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE DIAGRAM

UPDATED



LANDSCAPE PLAN - OLD - 01-21-2022

TOTAL SQUARE FOOTAGE:  
PLANTING: 1,300 SQ FT  
PAVING: 8,350 SQ FT

● BIKES TOTAL: 21

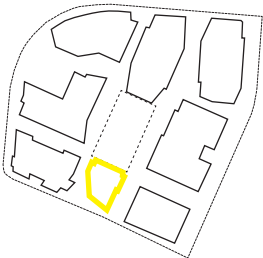


LANDSCAPE PLAN - CURRENT 03-15-2022

TOTAL SQUARE FOOTAGE:  
PLANTING: 1,500 SQ FT  
PAVING: 8,000 SQ FT

TOTAL PLANTING IMPROVEMENT: +16%  
TOTAL PAVING REDUCTION: -4%

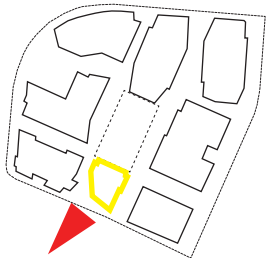
● BIKES TOTAL: 32





2.2 LEVEL 01 GROUND PLANE  
BROADWAY PLAZA - AERIAL

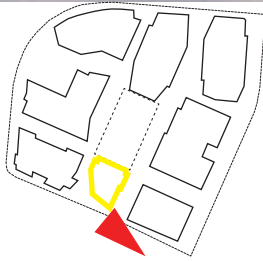
UPDATED





2.2 LEVEL 01 GROUND PLANE  
BROADWAY PLAZA - VIEW A - LOOKING WEST ON BROADWAY

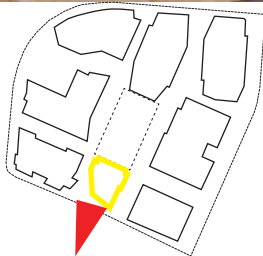
UPDATED





2.2 LEVEL 01 GROUND PLANE  
BROADWAY PLAZA - VIEW B - LOOKING NORTH FROM BROADWAY

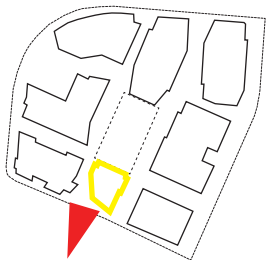
UPDATED





2.2 LEVEL 01 GROUND PLANE  
BROADWAY PLAZA - VIEW C - LOOKING NORTH FROM BROADWAY MID BLOCK

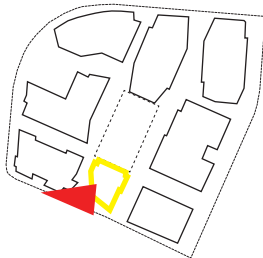
UPDATED





2.2    **LEVEL 01 GROUND PLANE**  
BROADWAY PLAZA - VIEW D - LOOKING EAST FROM 145 BROADWAY

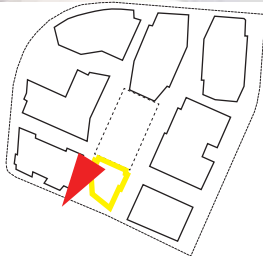
UPDATED





2.2    LEVEL 01 GROUND PLANE  
BROADWAY PLAZA - VIEW E - LOOKING NORTH TOWARDS CENTER PLAZA

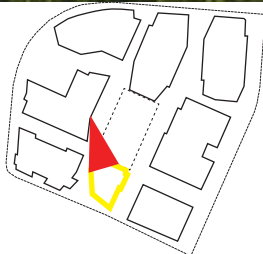
UPDATED





2.2    **LEVEL 01 GROUND PLANE**  
BROADWAY PLAZA - VIEW F - LOOKING SOUTH TOWARDS BROADWAY

UPDATED

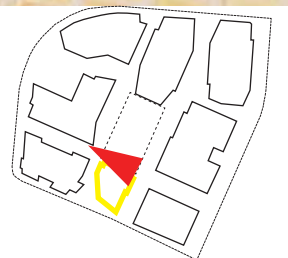




## 2.2 LEVEL 01 GROUND PLANE

BROADWAY PLAZA - VIEW G - LOOKING EAST AT NORTH FRONTAGE OF 135

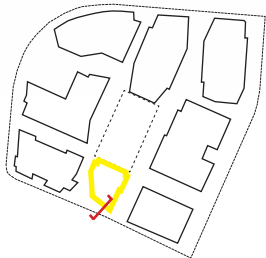
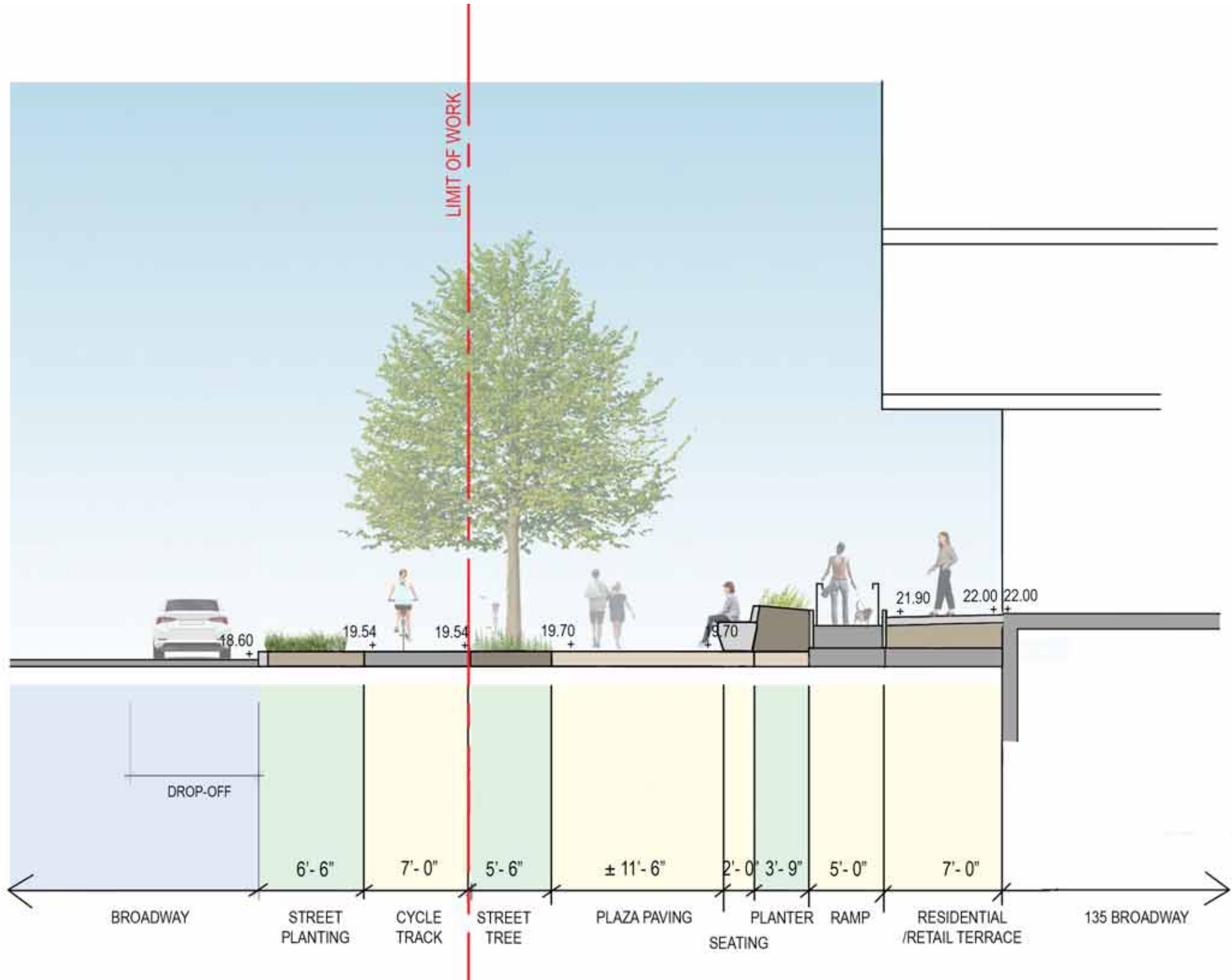
UPDATED





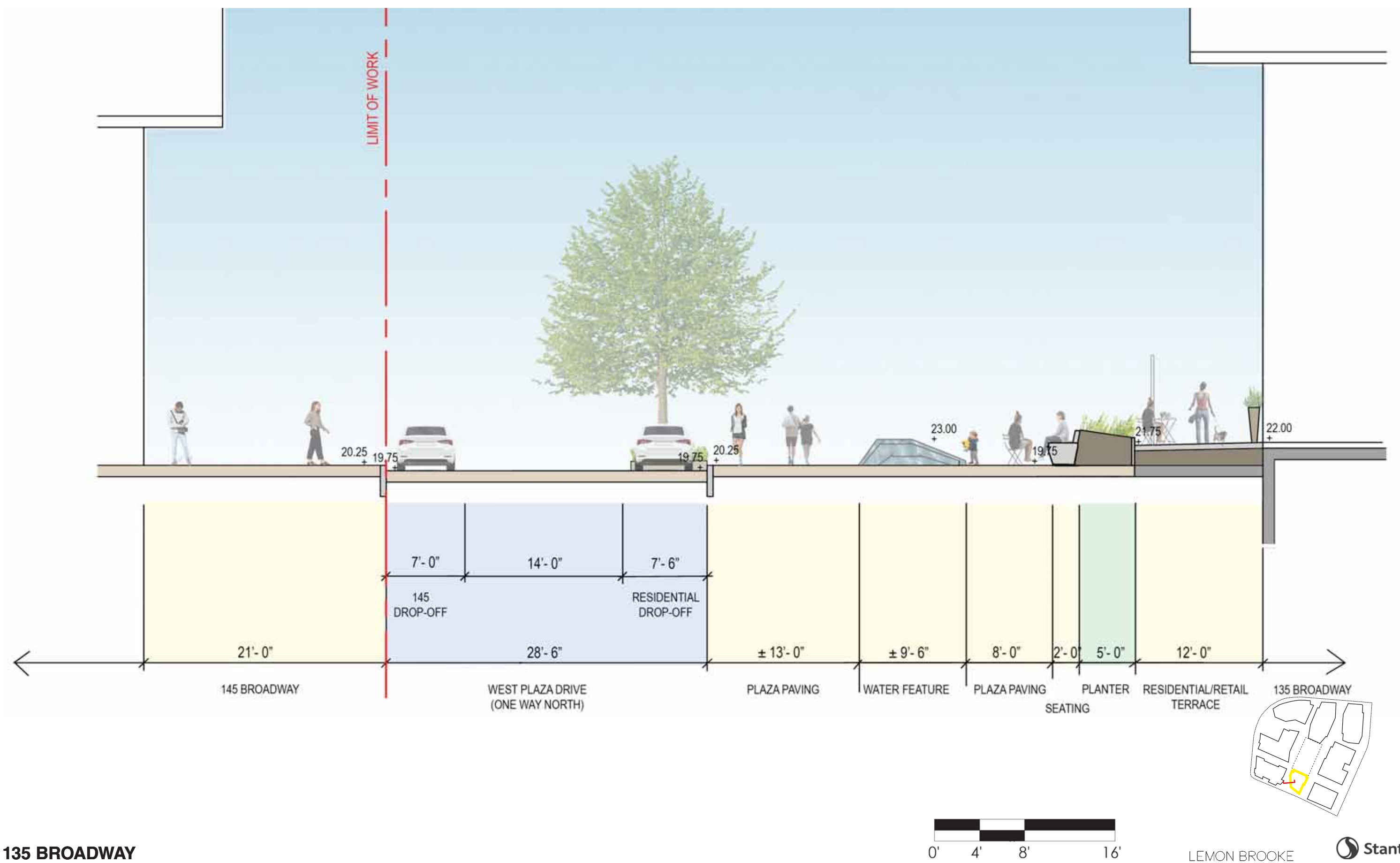
2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE SECTION A - BROADWAY FRONTAGE

UPDATED



2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE SECTION B - WEST PLAZA DRIVE

UPDATED



135 BROADWAY

DESIGN REVIEW SUBMISSION

MARCH 15, 2022

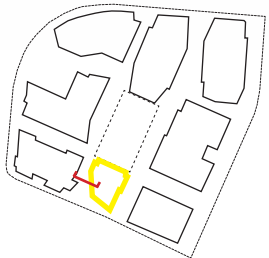
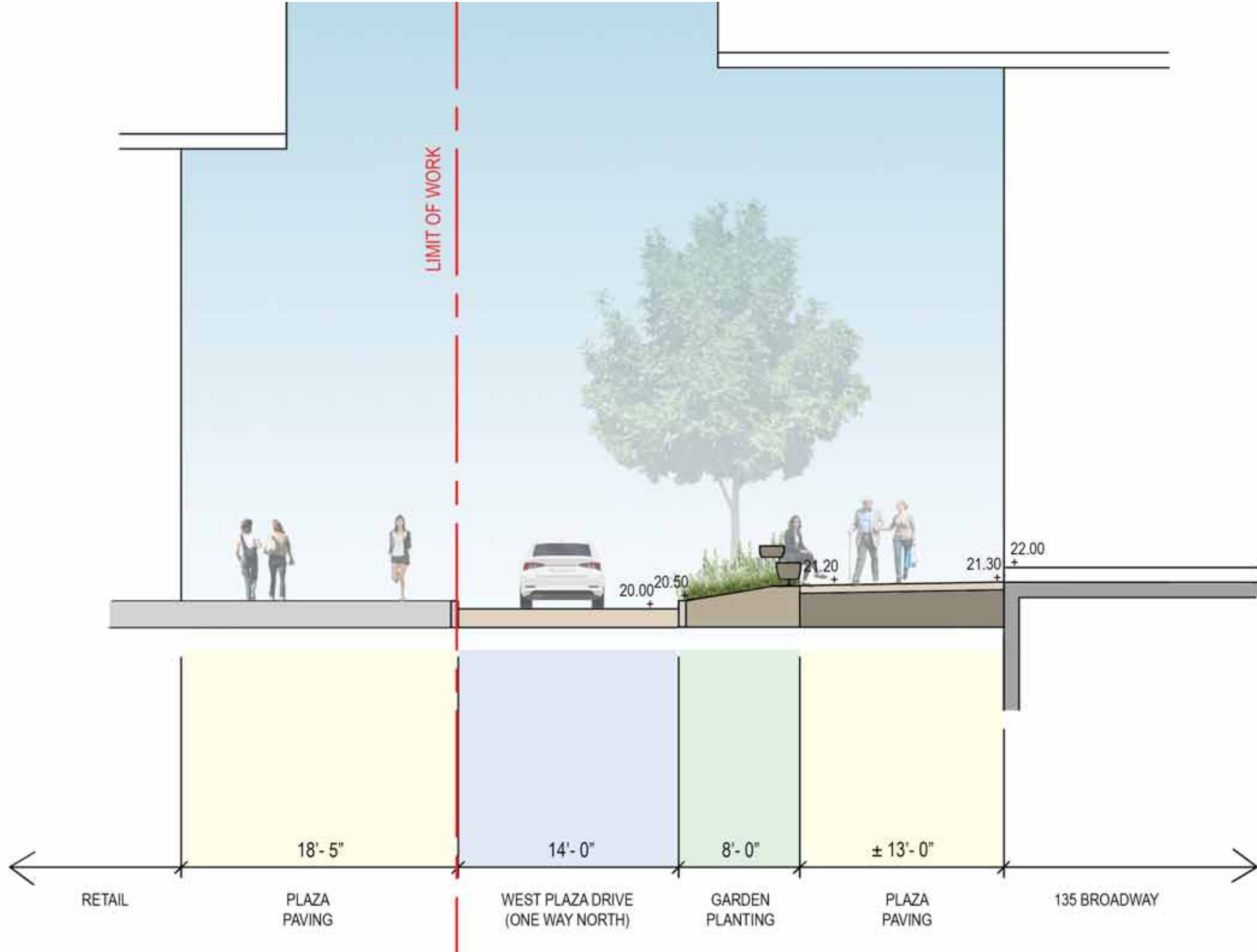
LEMON BROOKE





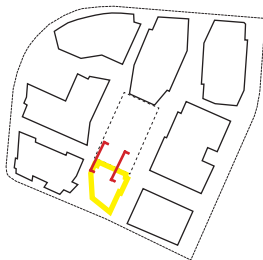
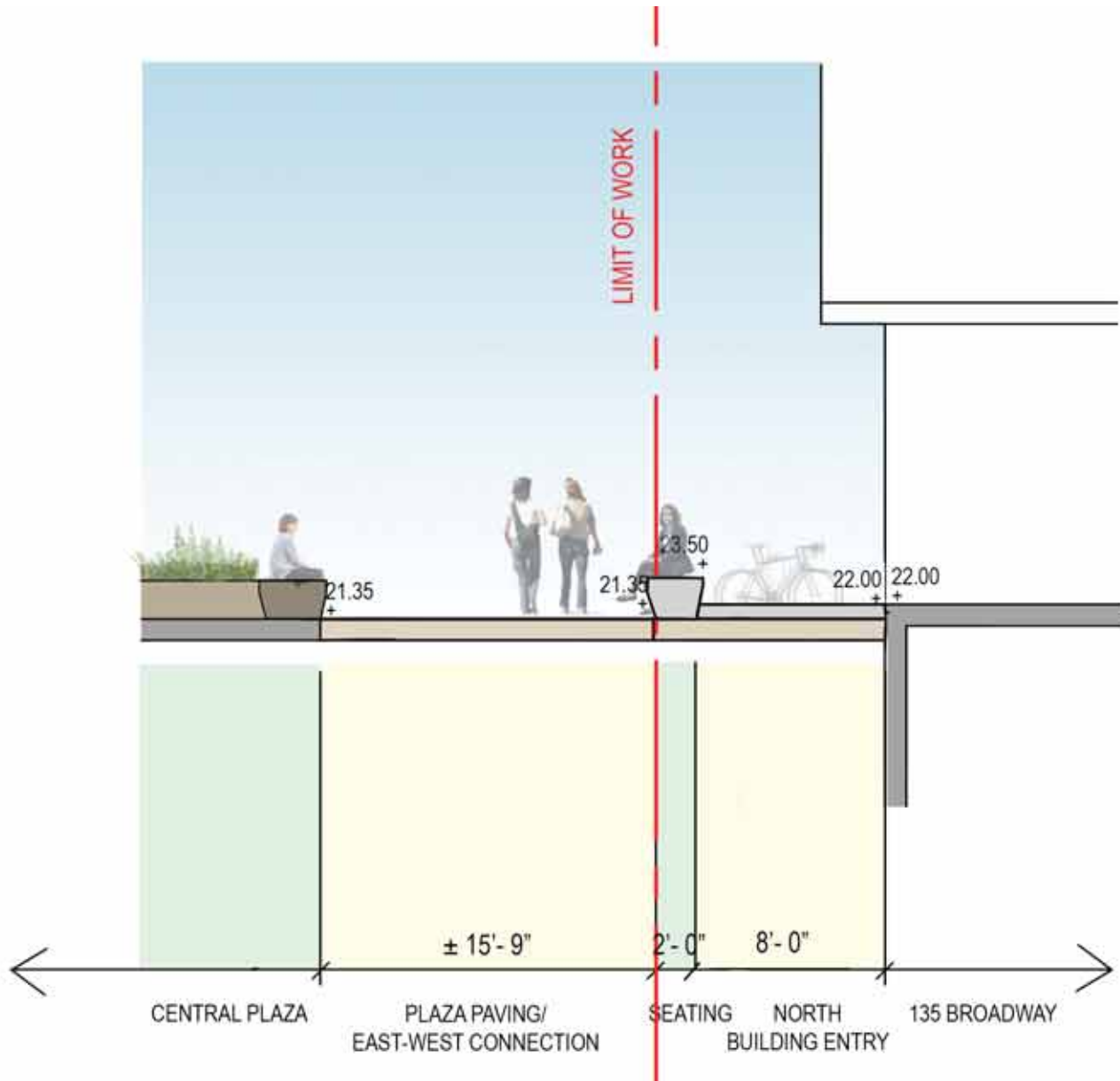
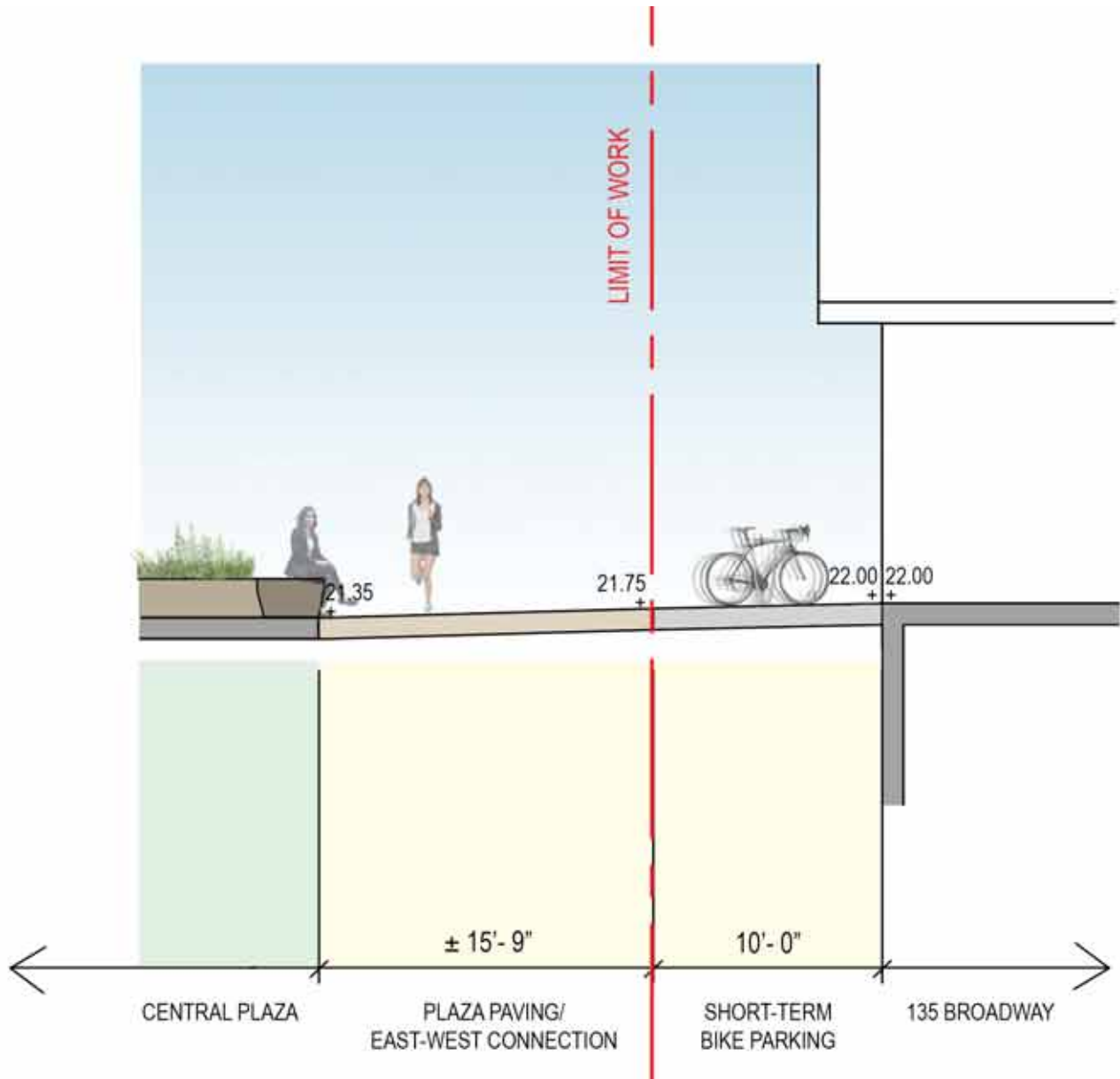
2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE SECTION C - WEST PLAZA DRIVE

UPDATED



2.2 LEVEL 01 GROUND PLANE  
LANDSCAPE SECTION D & E - NORTH FRONTAGE

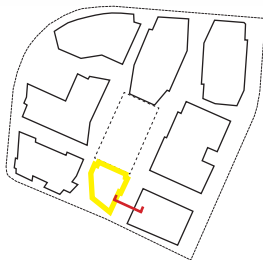
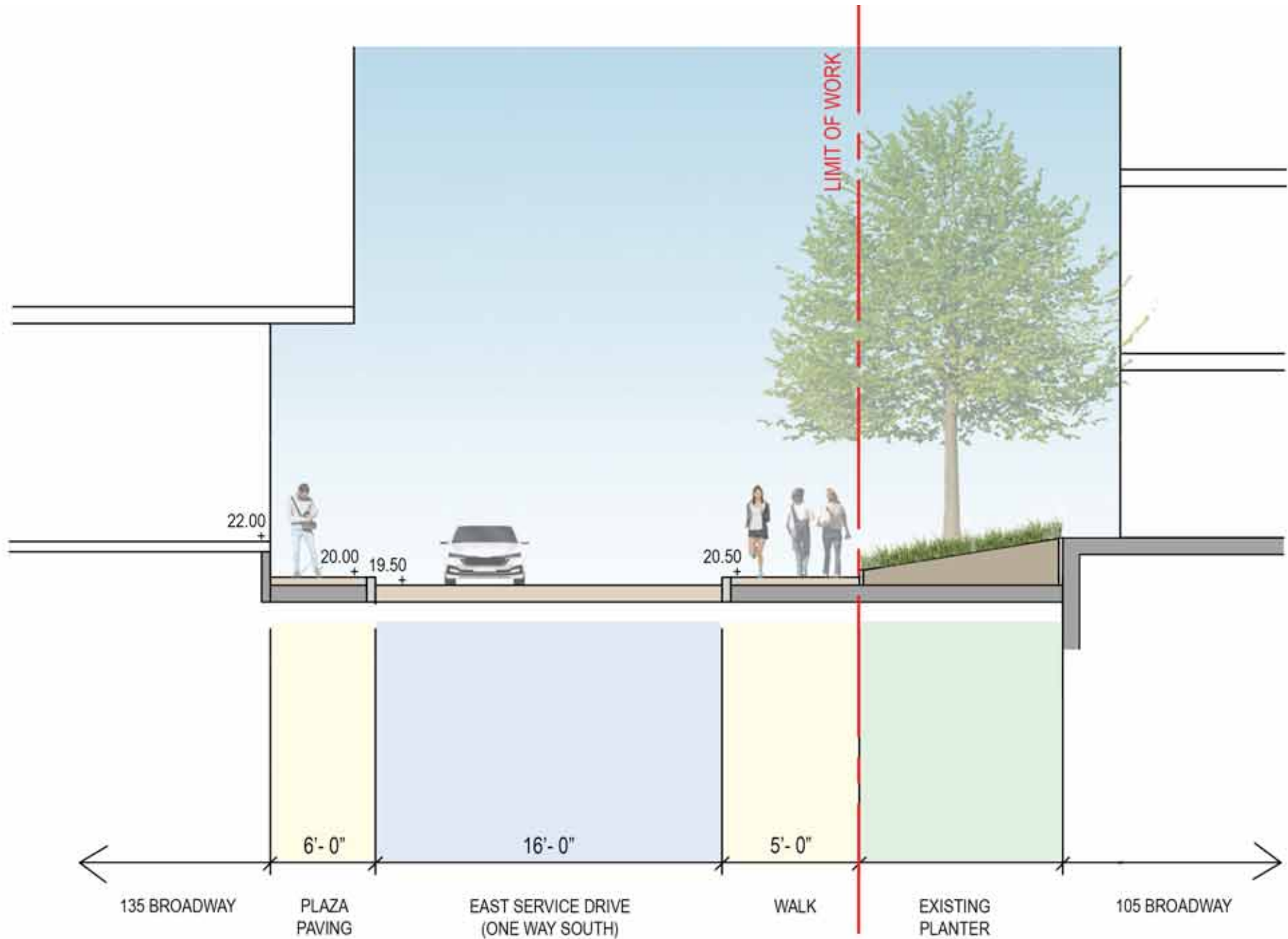
UPDATED





2.2    **LEVEL 01 GROUND PLANE**  
LANDSCAPE SECTION F - EAST PLAZA DRIVE

UPDATED



2.2 LEVEL 01 GROUND PLANE

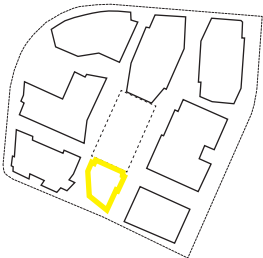
PROPOSED PAVING

UPDATED



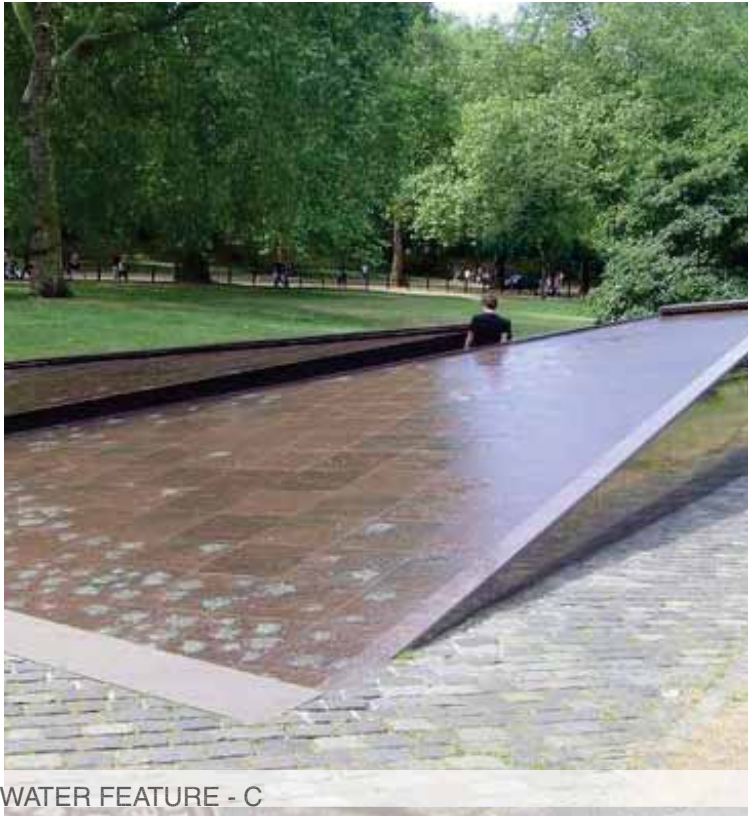
PAVING LEGEND

- TYPE I - PEDESTRIAN PAVING
- TYPE II - PEDESTRIAN PAVING
- TYPE III - WATER FEATURE - STONE
- TYPE IV - VEHICULAR PAVING - CONCRETE PAVERS
- TYPE V - VEHICULAR PAVING - CONCRETE PAVING
- TYPE VI - WOOD AND STEEL BENCHES
- TYPE VII - STONE / PRE-CAST CONCRETE BENCHES
- TYPE VIII - PEDESTRIAN PAVING - CONCRETE





2.2    LEVEL 01 GROUND PLANE  
PAVING PRECEDENTS





2.2






LEVEL 01 GROUND PLANE

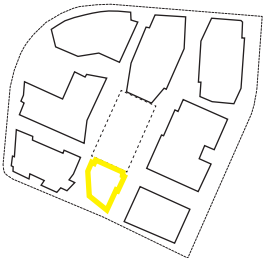
PROPOSED PLANTING

UPDATED



PLANTING LEGEND

-  TYPE I - STREET TREES  
-THORNLESS HONEY LOCUST (30'H - 20'W)  
(COORDINATE WITH ALTA PLAN)
-  TYPE II - STREET TREES  
-ZELKOVA (50'H - 30'W)
-  TYPE III - STREET TREES  
-RED MAPLE (40'H - 20'W)
-  TYPE III - SHRUB PLANTING - RAISED PLANTERS
-  TYPE IV - SHRUB PLANTING - AT - GRADE





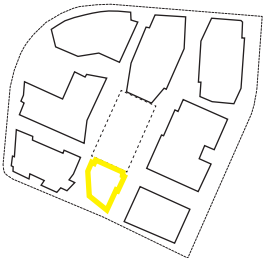
2.2 LEVEL 01 GROUND PLANE  
PROPOSED SITE LIGHTING

UPDATED



LEGEND

- TYPE I - PLAZA DRIVE STREET LIGHT
- TYPE II - 8-12' POLE
- TYPE III - PROPOSED STREET LIGHTING - SEE ALTA PLANS
- TYPE IV - WATER FEATURE WITH INTEGRATED LIGHTING
- TYPE V - SEATING WITH INTEGRATED LIGHTING





2.2 LEVEL 01 GROUND PLANE  
LIGHTING PRECEDENTS

UPDATED



PLAZA DRIVE LIGHT



POLE LIGHT



SEATING WITH INTEGRATED LIGHTING



HANDRAIL WITH INTEGRATED LIGHTING

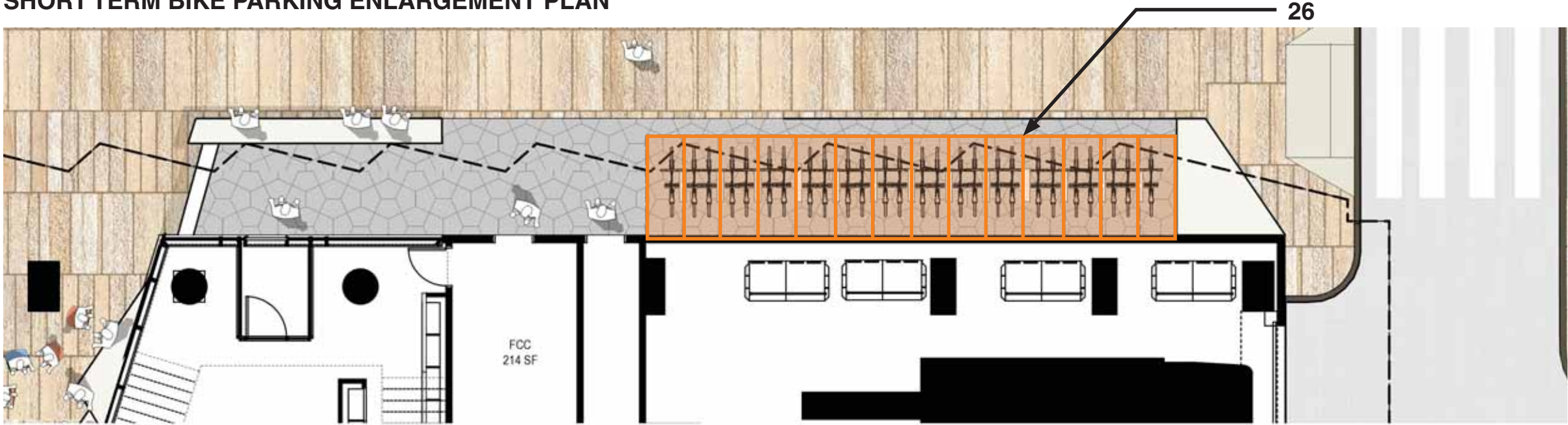


WATER FEATURE WITH INTEGRATED LIGHTING



2.2 LEVEL 01 GROUND PLANE  
SHORT TERM BIKE PARKING ENLARGEMENT PLAN

NEW SHEET



TOTAL SHORT TERM  
BIKE PARKING  
BIKE LOCATIONS - 32

