

EVERSOURCE SUBSTATION

APRIL 15, 2020





AGENDA

- **CONTEXT**

- Recent Timeline
- MXD Infill Development Concept Plan
- Fulkerson Eversource site

- **ALTERNATIVES**

- Binney Street Park site
- North Parcel Blue Garage site

- **NEXT STEPS**

- Substation technical requirements
- Design considerations

HOW WE GOT HERE? – CURRENT TIMELINE

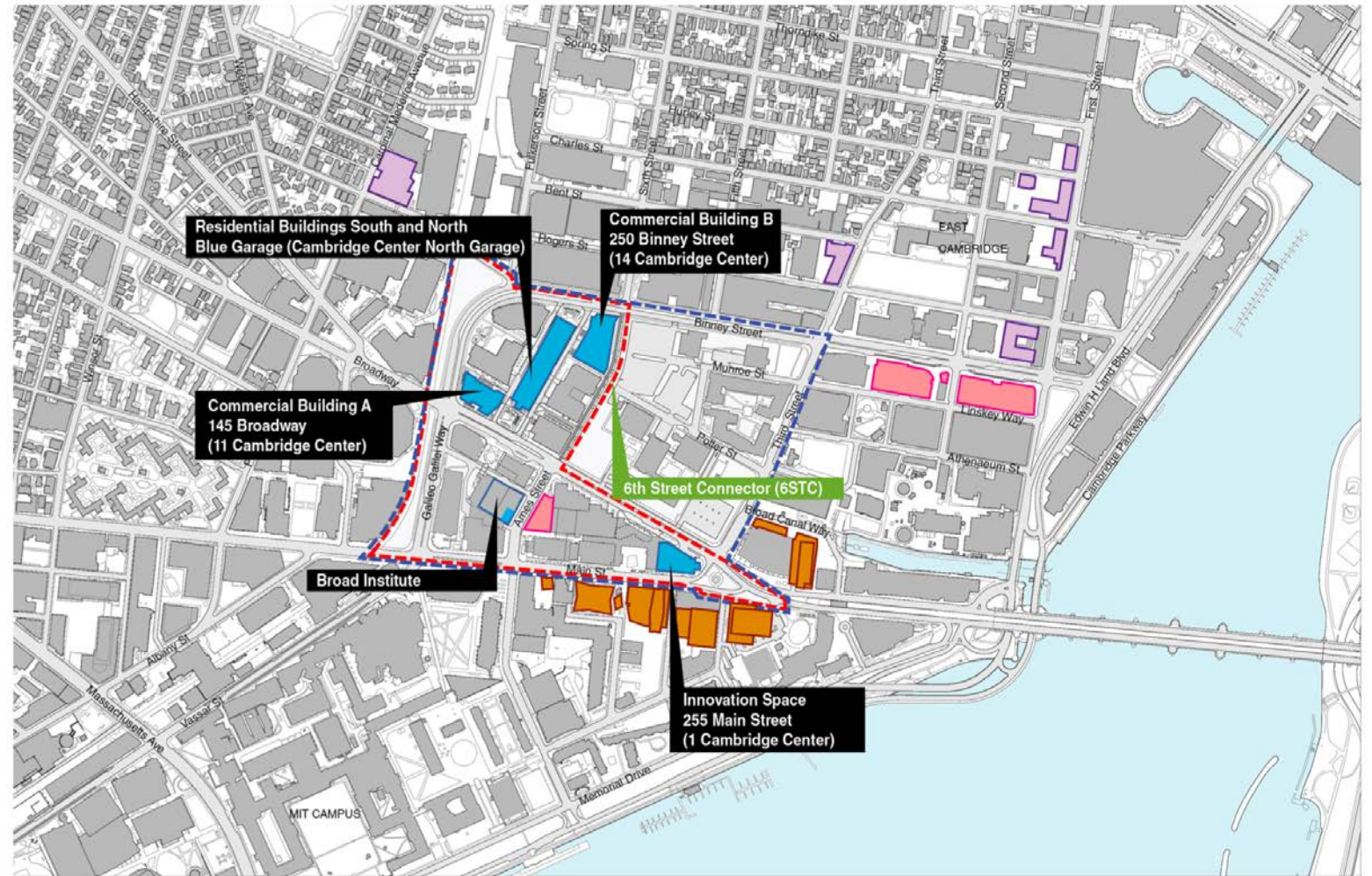


NORTH PARCEL – BLUE GARAGE SITE

Kendall Square Urban Renewal Plan / MXD

- 2015 Approval
- Infill Development Concept Plan (Special Permit #PB-315)
- Approx. one million SF (60/40 office/housing)
- Two commercial buildings
- Two residential buildings

FIGURE 1.2 - SITE CONTEXT



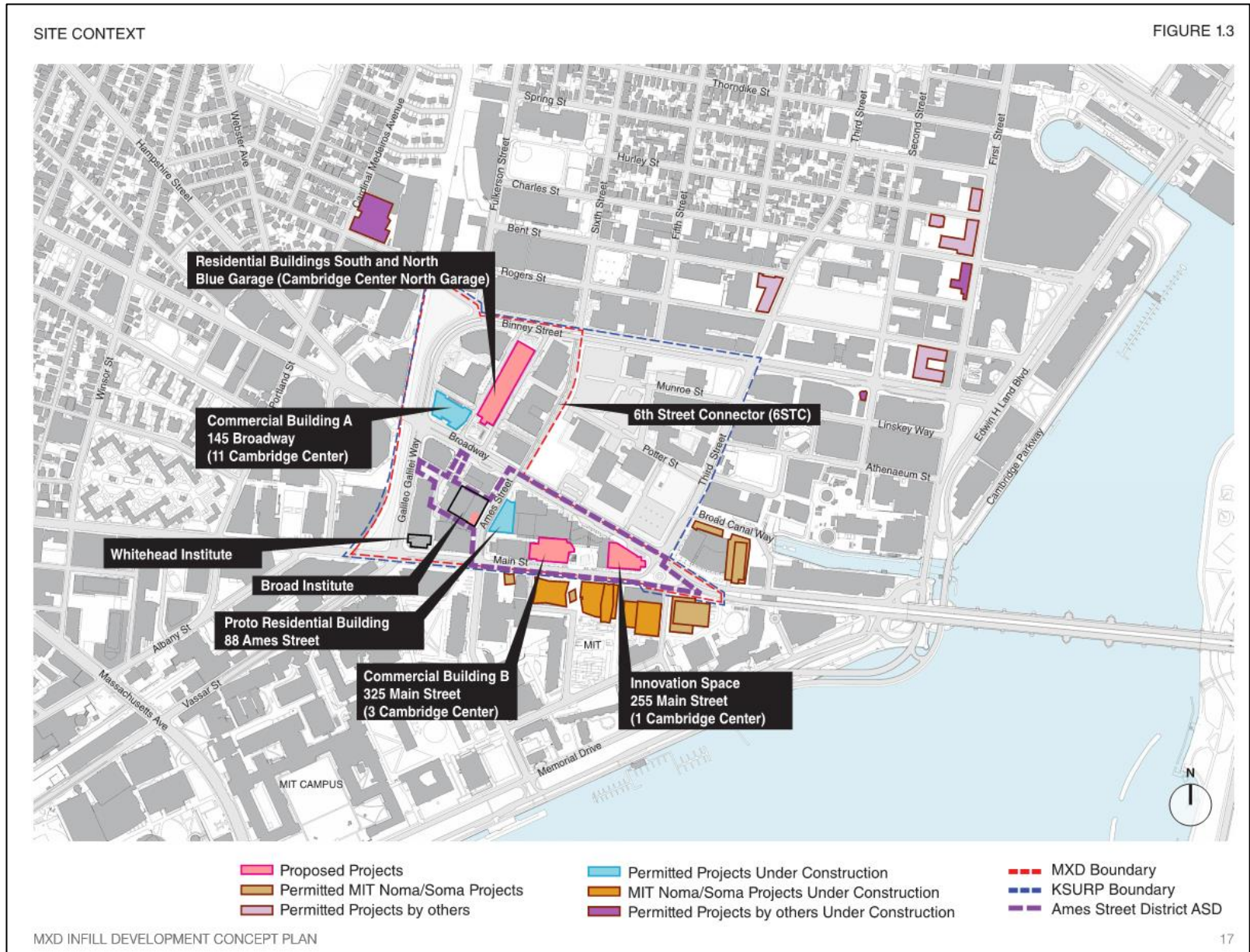
- Permitted Under Construction
- Proposed Permitted
- Proposed MIT Noma/Soma
- MXD Boundary
- KSURP Boundary
- Proposed Building Sites



NORTH PARCEL – BLUE GARAGE SITE

IDCP Amendment 2019

- Relocated commercial to 325 Main St.
- Residential buildings bookend blue garage
- Akamai HQ opened
- Google expansion under construction
- 135 Residential tower under design review in 2019



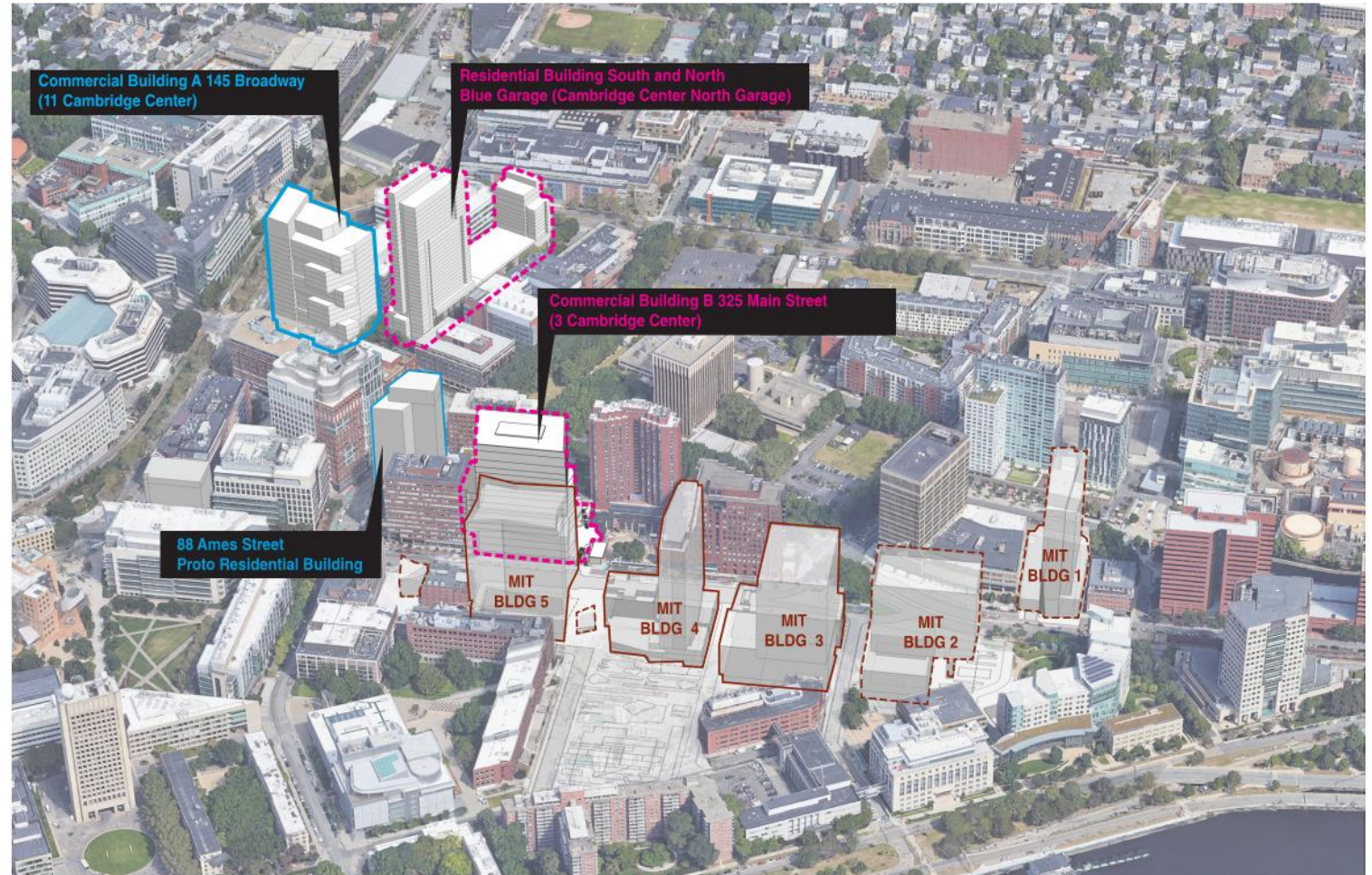
NORTH PARCEL – BLUE GARAGE SITE

Current MXD Design

- Akamai 250 ft
- 135 Broadway Residential Tower 350 ft
- 325 Main and MIT SOMA offices 250 ft
- IDCP @ www.cambridgeredevelopment.org/ksq-key-documents

PROPOSED BUILDINGS CONCEPT MASSING

FIGURE 1.8B



--- Proposed Projects
--- Permitted Projects by others

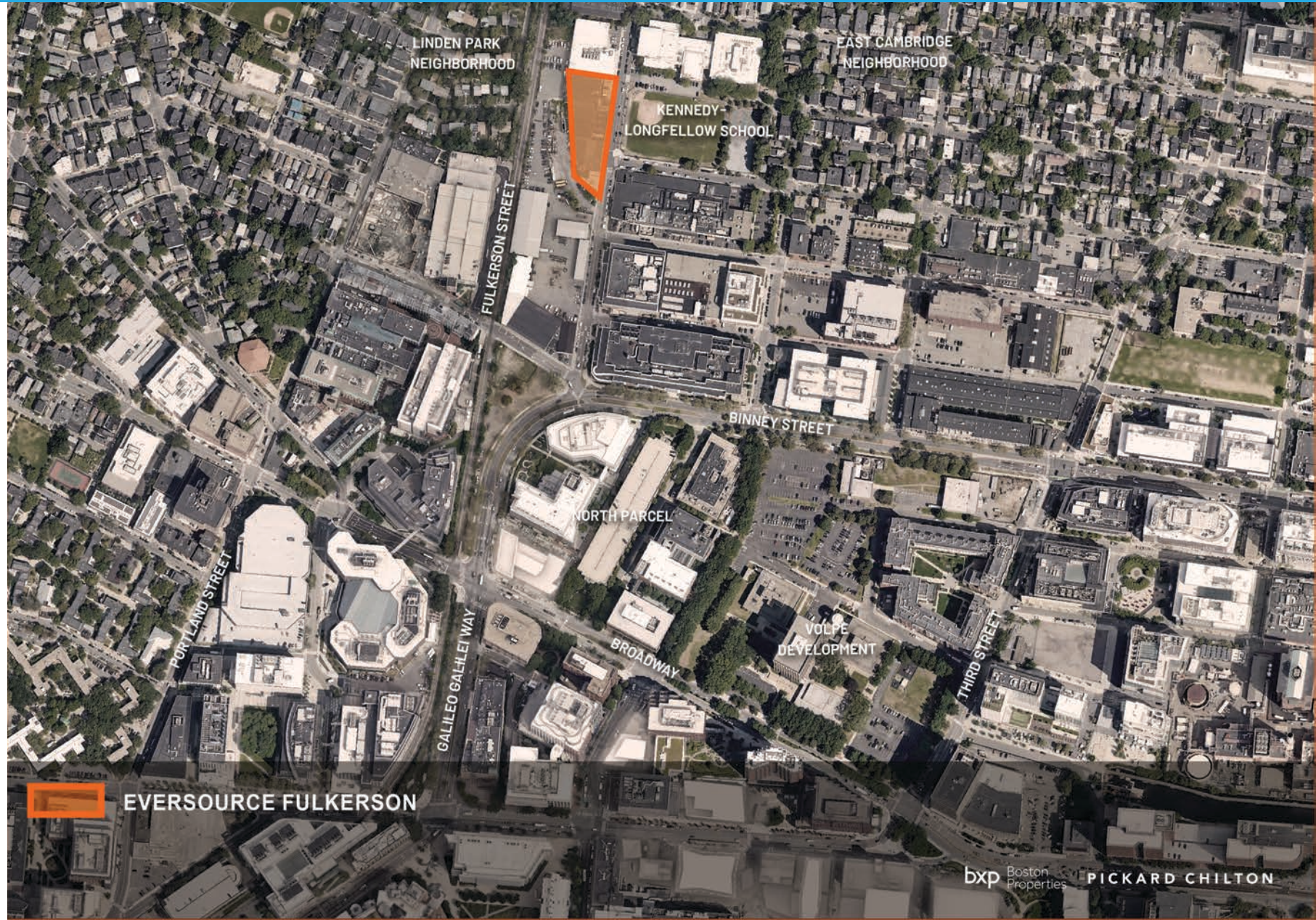
— Permitted Projects Under Construction
— Permitted Projects by others Under Construction



FULKERSON EVERSOURCE SITE

135 Fulkerson – ML# 32-52

- Housing project approved in 2016
- 40 Housing Units
- SP #PB-313
- Purchased in 2017



FULKERSON EVERSOURCE SITE

Proximity Concerns

- Elementary School
- Public Park
- Residential neighborhood



FULKERSON EVERSOURCE SITE

Proximity Concerns

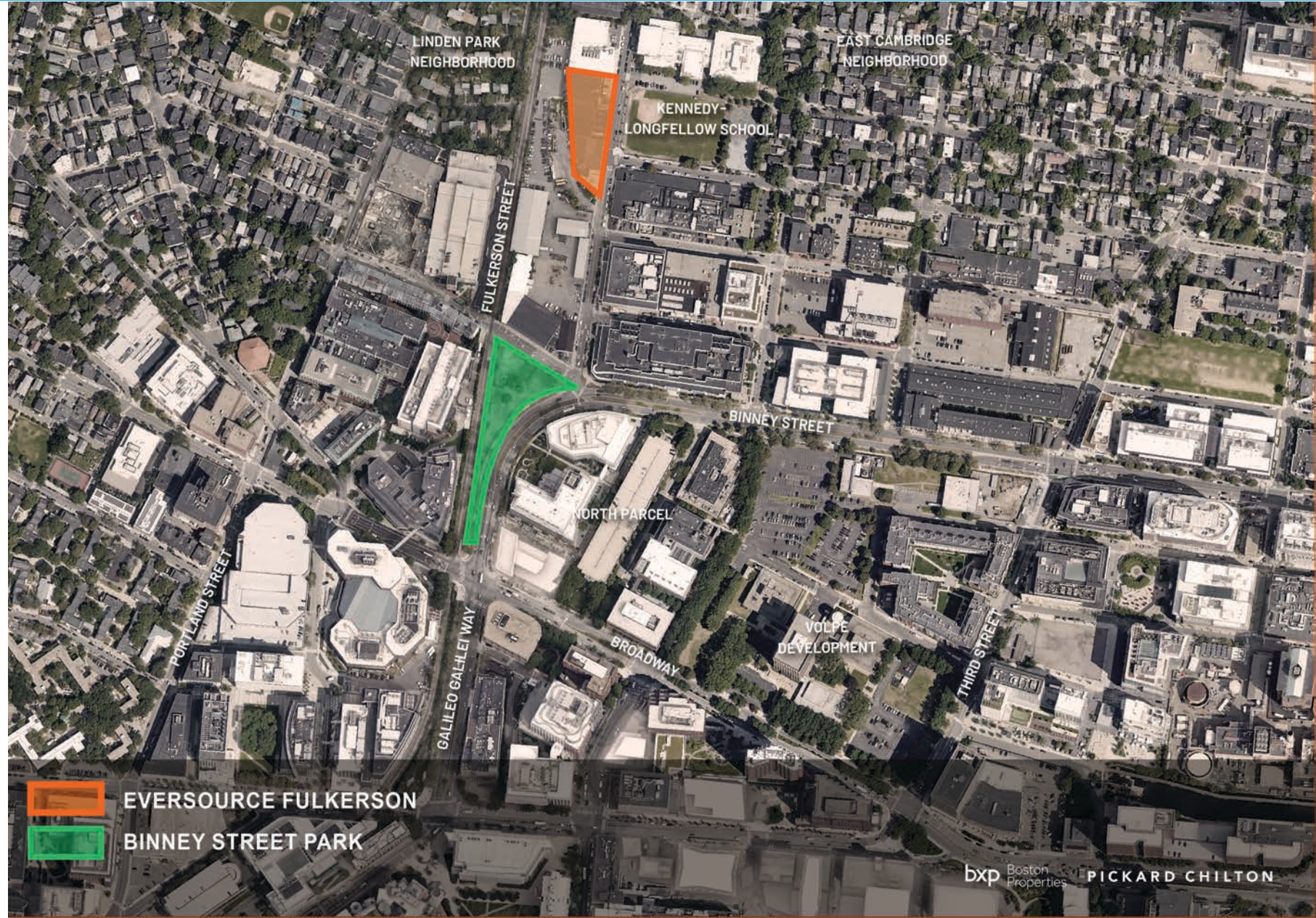
- Elementary School
- Public Park
- Residential neighborhood



BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

'Porkchop' Parcel

- Transferred by CRA to City for open space
- ECKOS & Connect Kendall site
- Approx. one acre
- Closer to commercial activity



BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

Challenging Site

- Significant open space contribution for MXD
- Infrastructure – Stormwater, Steam, Telecommunication cables
- Awkward shape



BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

Binney Street Park

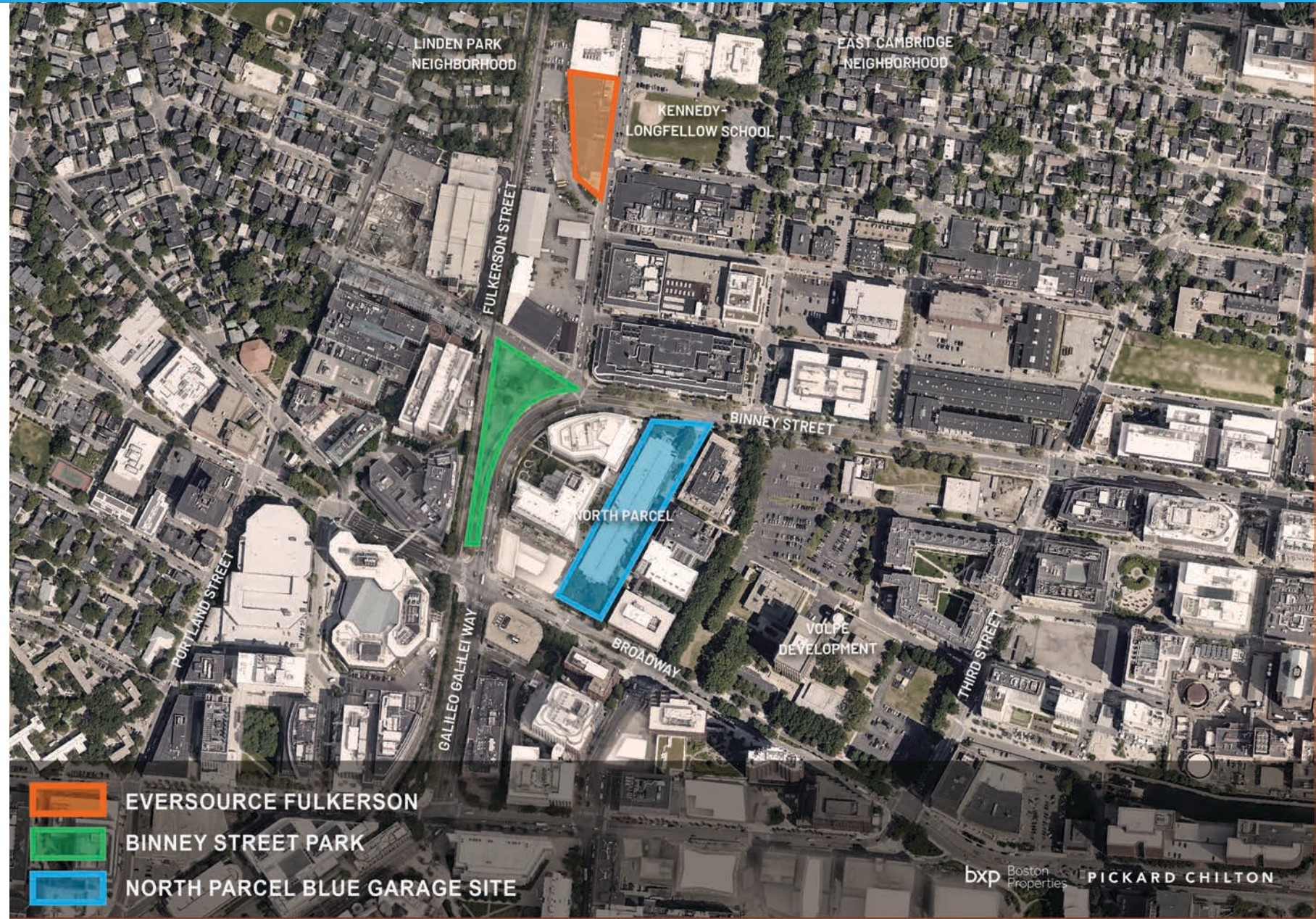
- Significant dog play area
- Grand Junction multi-use path
- Designed by Stoss Landscape Architecture
- Construction anticipated in 2021



NORTH PARCEL – BLUE GARAGE SITE

Blue Garage

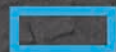
- Within the Kendall Square Urban Renewal Plan area
- Built in 1990
- Owned by Boston Properties
- Capacity for 1,136 cars and 100 bikes
- Served by two access roadways



NORTH PARCEL – BLUE GARAGE SITE

Blue Garage

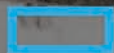
- Identified by BXP as potential substation site
- Eversource began technical review in late 2019
- Parcel contains two small private open spaces



NORTH PARCEL – BLUE GARAGE SITE

Challenges

- Existing parking
- Location for residential commitment
- Impact on open spaces
- More expensive site preparation
- Access for wiring and operations



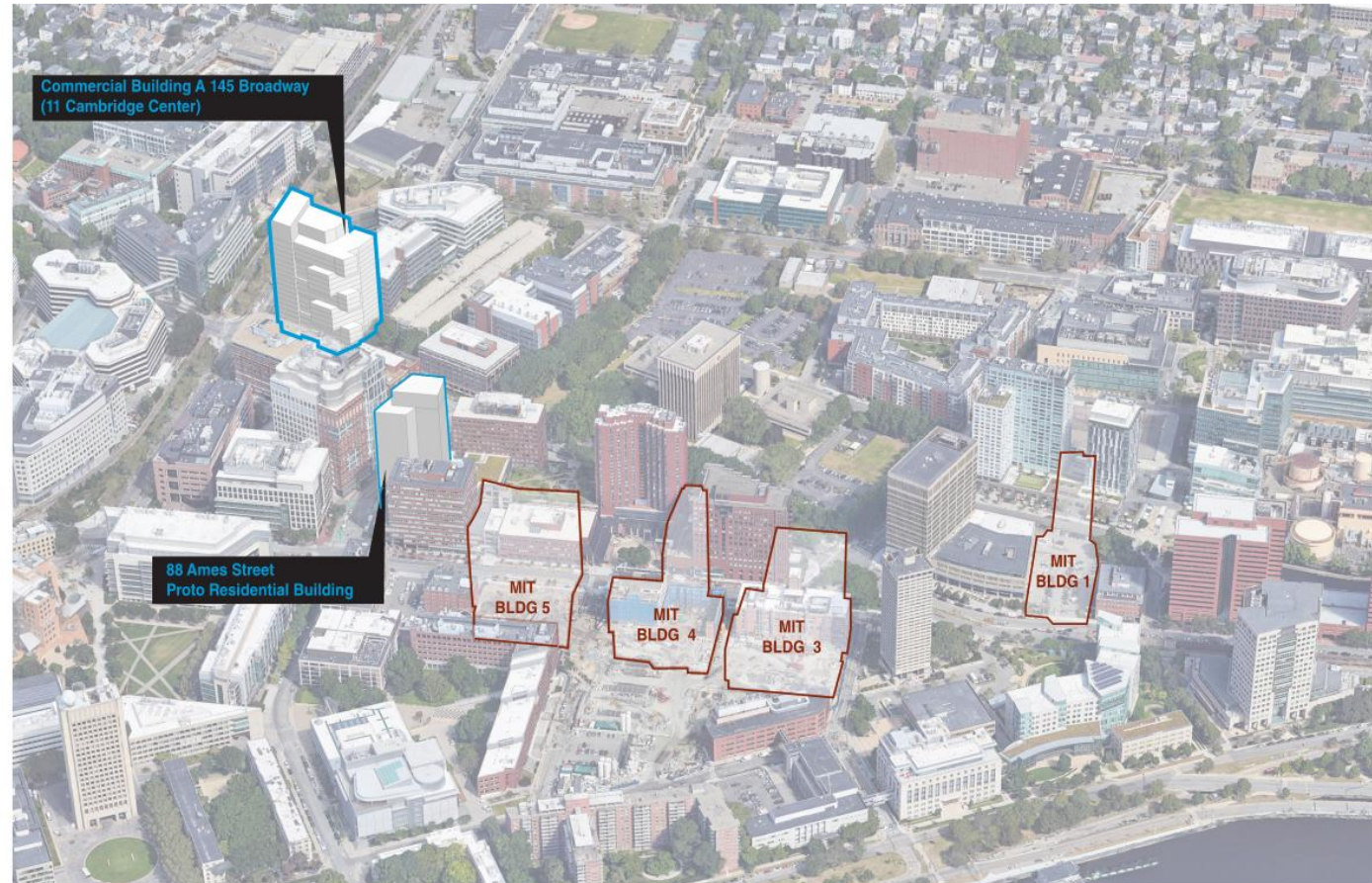
NORTH PARCEL – BLUE GARAGE SITE

Proposal

- Amend KSURP and MXD
- Substation at parking location
- All parking underground
- Full residential development (420K) in one building
- 25% below market housing / all rental
- Two additional commercial buildings (800K office/lab)

EXISTING CONDITIONS 2018

FIGURE 1.8A



— Permitted Projects Under Construction
— Permitted Projects by others Under Construction



NORTH PARCEL – BLUE GARAGE SITE



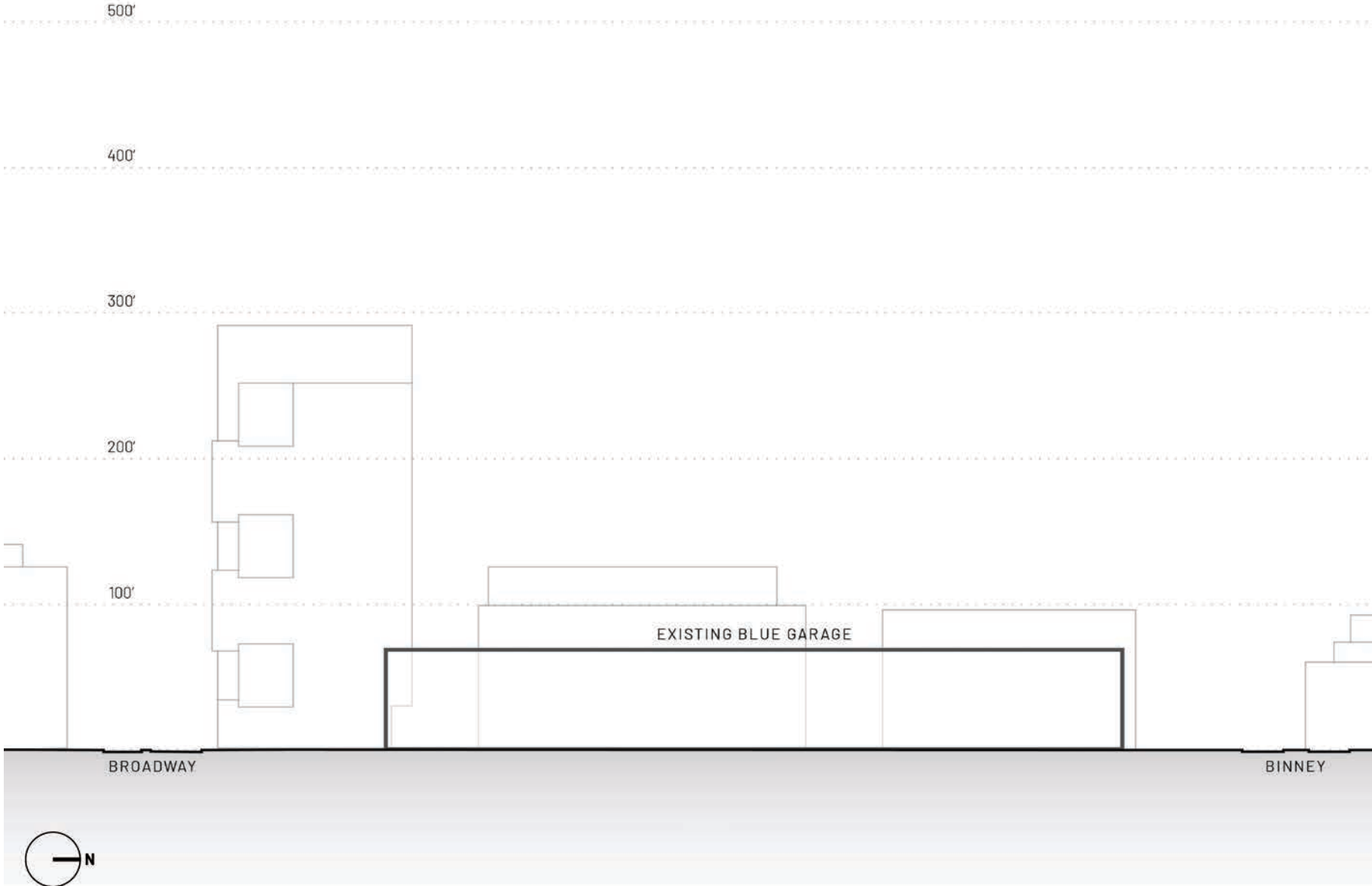
NORTH PARCEL – BLUE GARAGE SITE



NORTH PARCEL – BLUE GARAGE SITE

Existing Condition

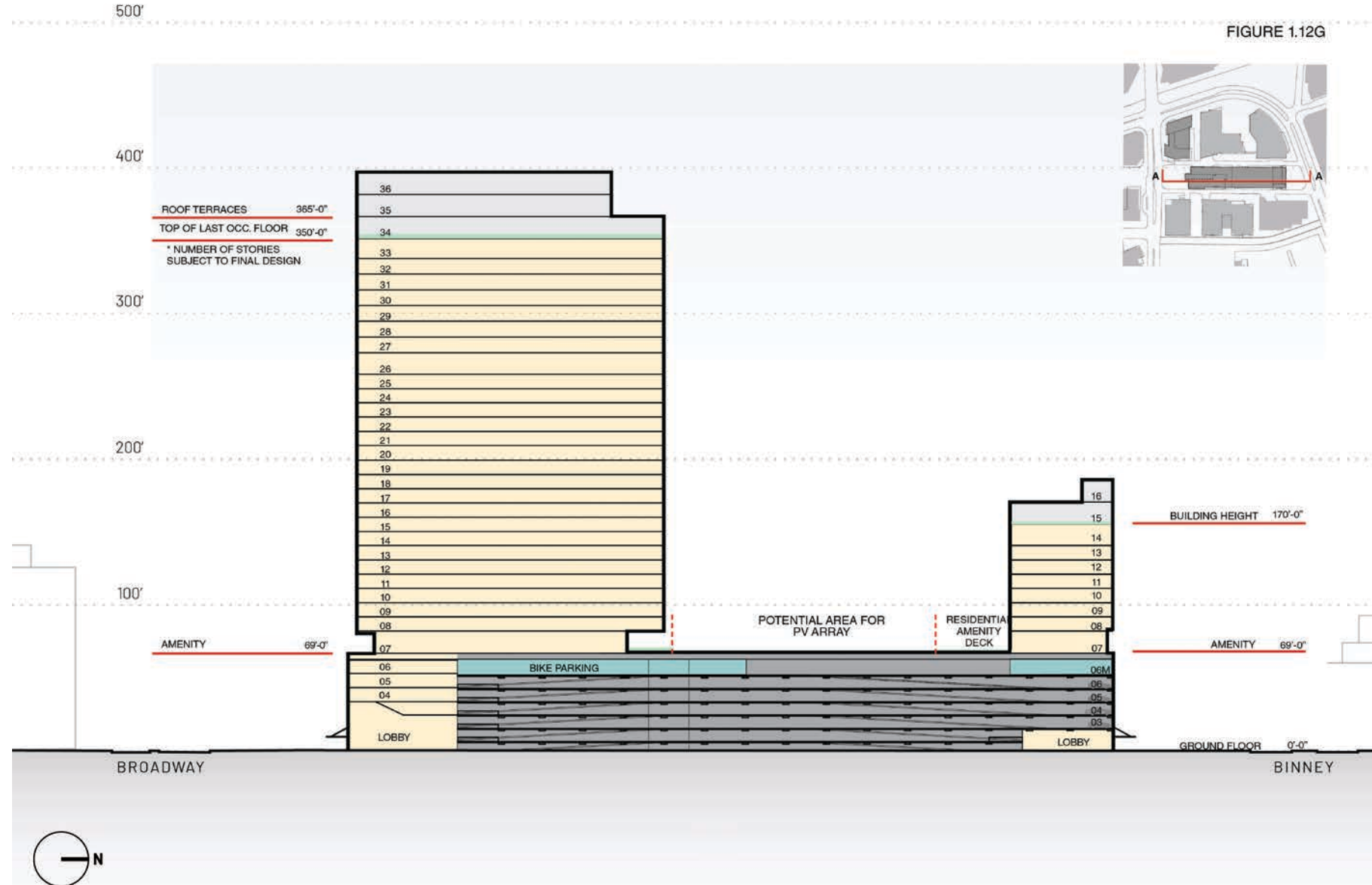
- 1,100 space garage
- Akamai and Biogen buildings in background



NORTH PARCEL – BLUE GARAGE SITE

IDCP Housing site

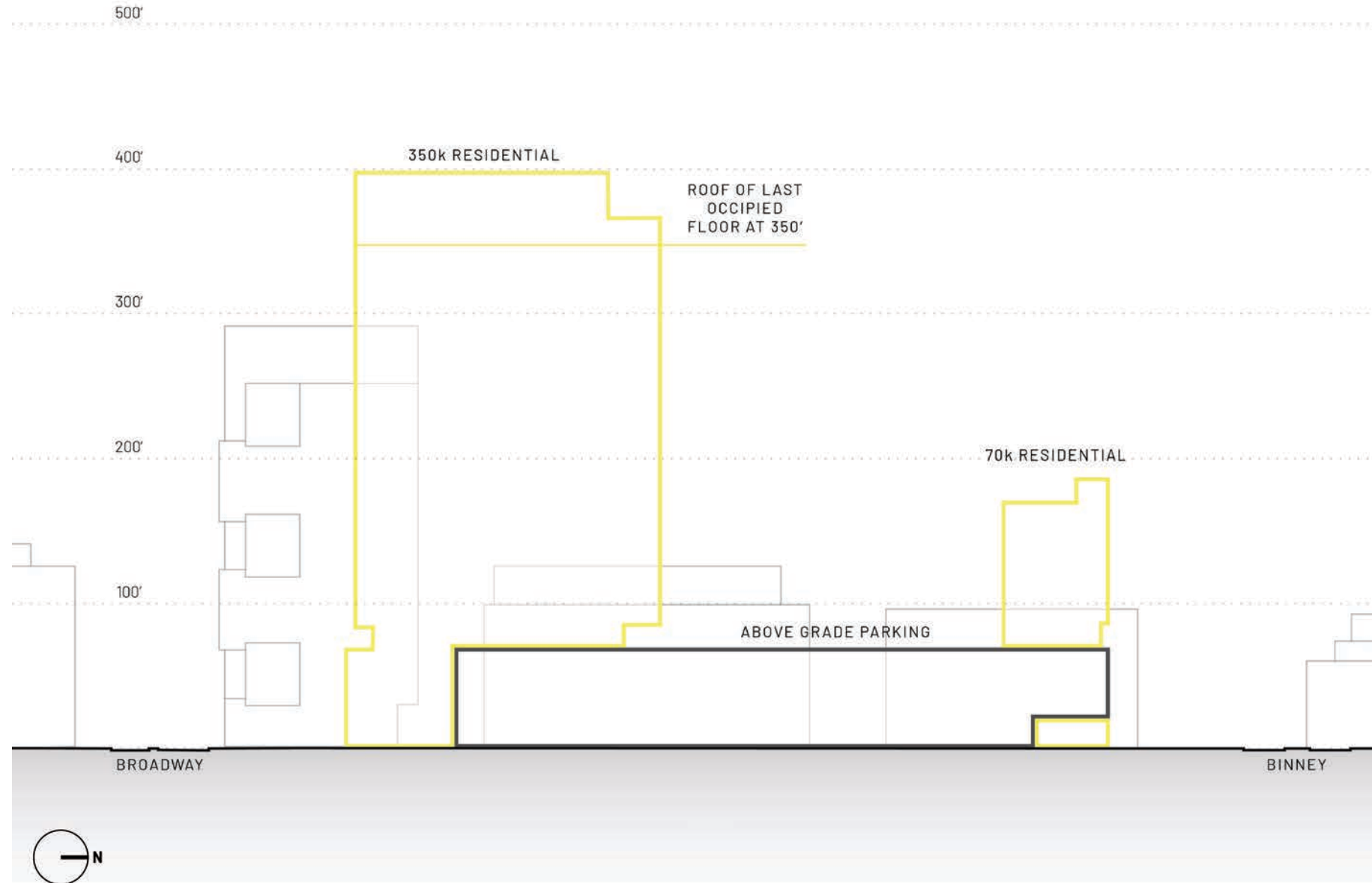
- 135 Broadway tower
- 350' top occupied floor
- Binney Street
- 170' top occupied floor
- Top of garage for limited open space and solar



NORTH PARCEL – BLUE GARAGE SITE

IDCP Housing site

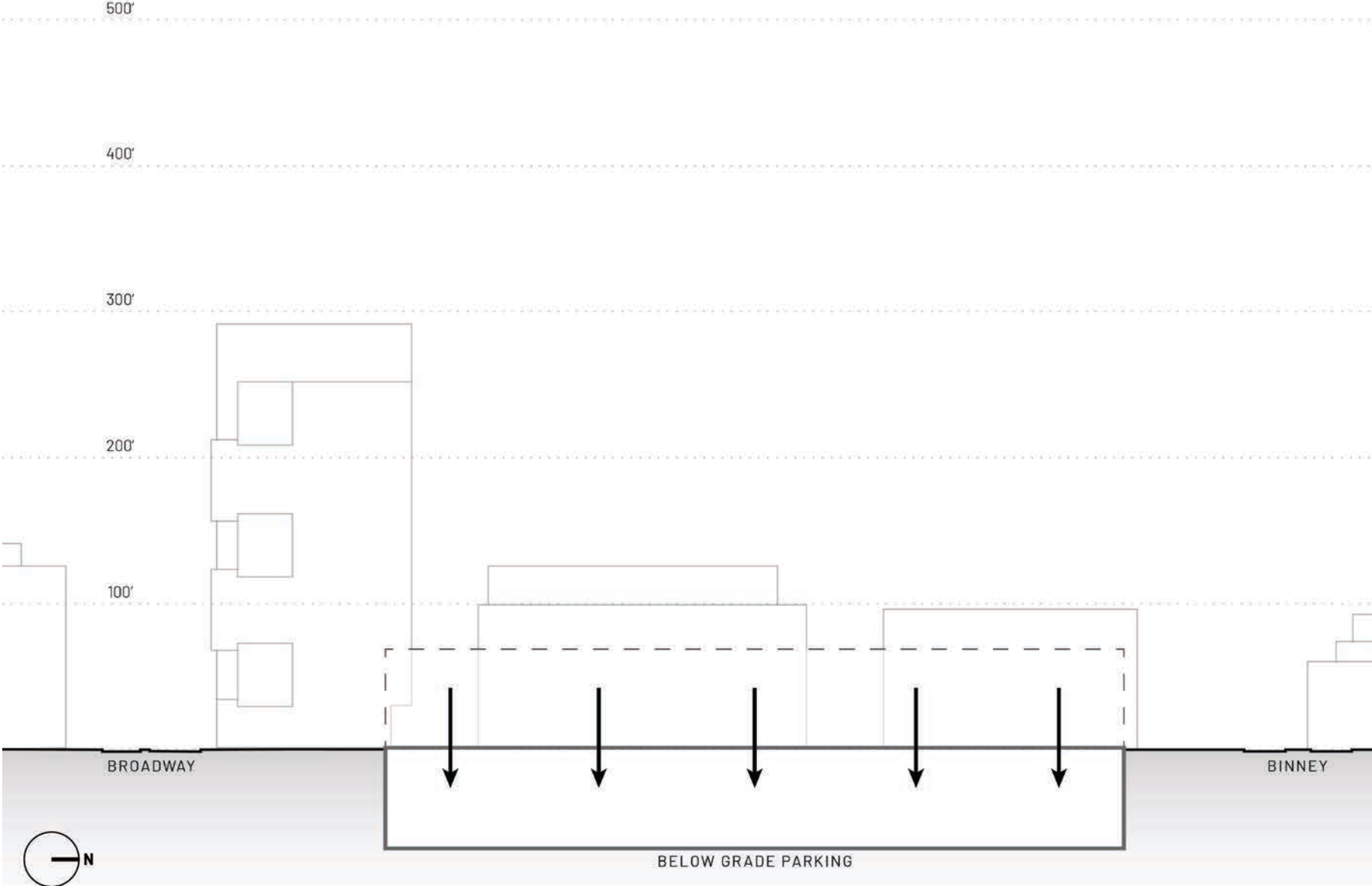
- 135 Broadway tower
- 350' top occupied floor
- Binney Street
- 170' top occupied floor
- Top of garage for limited open space and solar



NORTH PARCEL – BLUE GARAGE SITE

Eversource Proposal

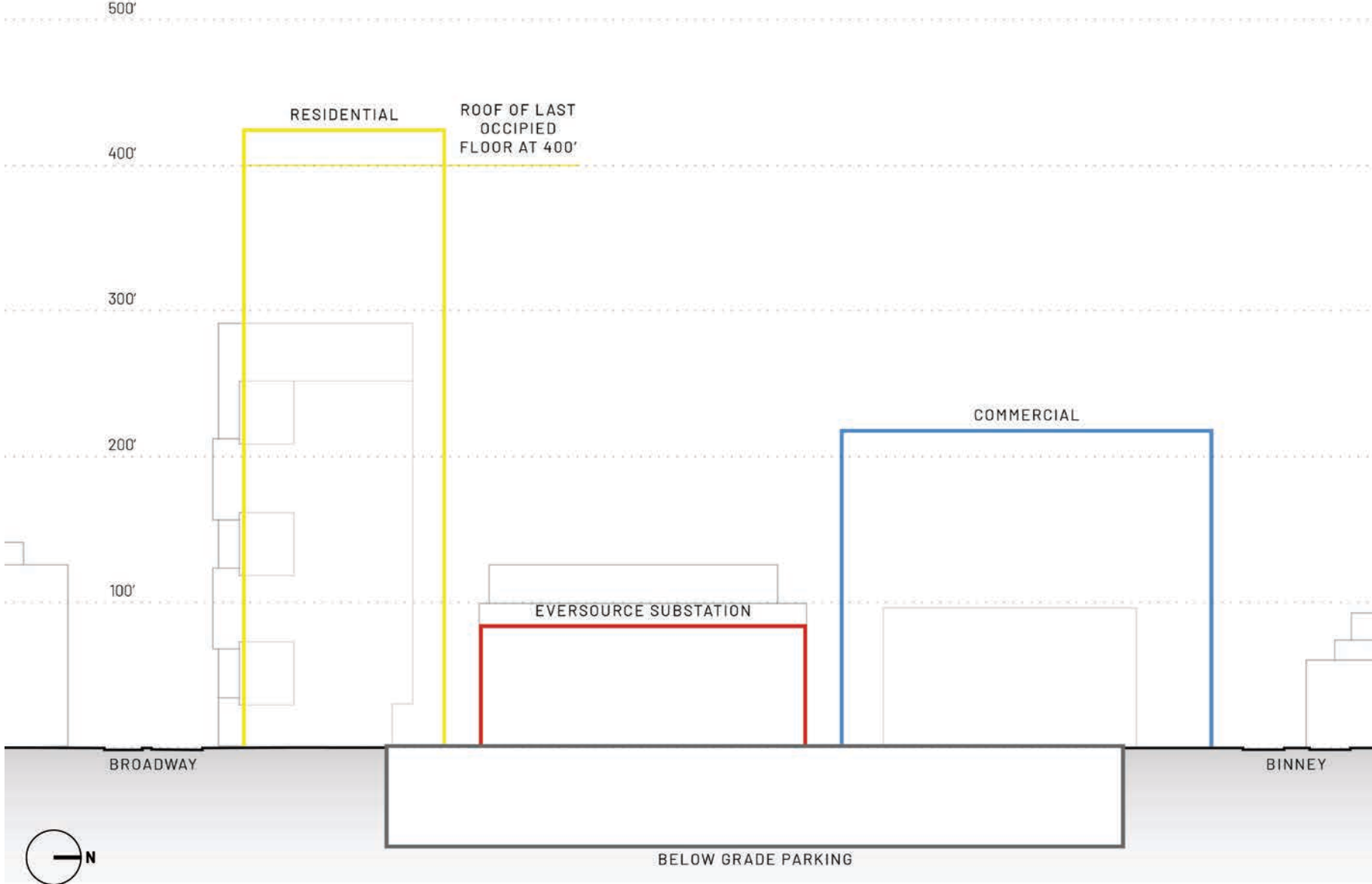
- All parking underground



NORTH PARCEL – BLUE GARAGE SITE

Eversource Proposal

- All parking underground
- Substation in center
- 400' residential tower at 135 Broadway
- Second commercial building in MXD (likely also Parcel 2)

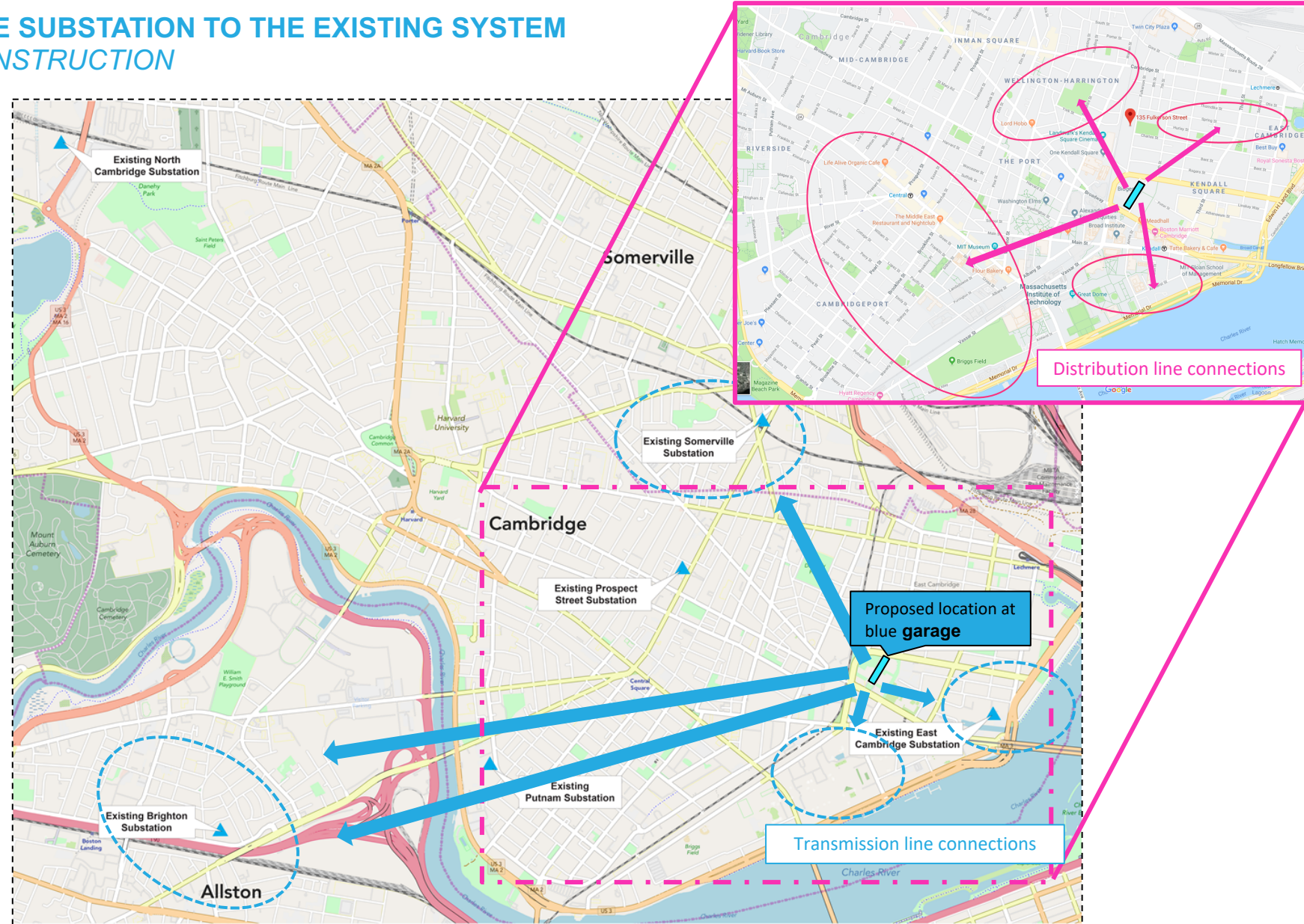


EVERSOURCE SUBSTATION DESIGN REQUIREMENTS

****CONNECTING THE EAST CAMBRIDGE SUBSTATION TO THE EXISTING SYSTEM REQUIRES EXTENSIVE IN-STREET CONSTRUCTION**

Insuring a sufficient and reliable power system:

- Multiple high-voltage transmission lines beneath city streets
- Connect to existing electric substations in East Cambridge, Somerville, and Brighton.
- Extensive lower-voltage distribution lines beneath city streets to serve East Cambridge electric customers.





NEXT STEPS

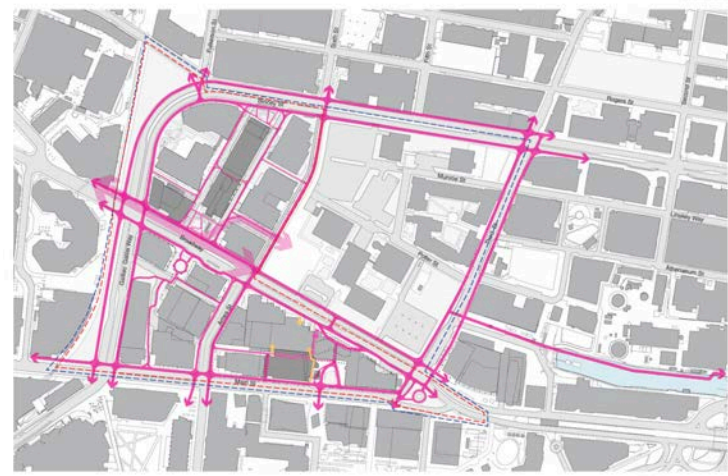
SITE PLANNING FACTORS

- SUBSTATION TECHNICAL ENGINEERING
 - BALANCING -
- STRONG PUBLIC REALM COMPONENTS
- CONSIDERATION OF TRANSPORTATION
- ENVIRONMENTAL IMPACTS
- OCCUPANT UTILITY (RESIDENTS AND WORKERS)
- URBAN DESIGN

URBAN DESIGN CONNECTIVITY



PEDESTRIAN ACCESS AND CIRCULATION PLAN FIGURE 3.8



(See Section 5 Fig 5.2A 5.2B 5.4)

Principle: Connectivity

Public spaces within the site will be interconnected with each other, and with other key public spaces in Kendall

Lattice of circulation routes

Volpe Working Group Cambridge Community Development Department
Michael Dennis & Associates Public Space



NEXT STEPS

PLANNING PROCESS

- MXD ZONING PETITION (CRA, PLANNING, COUNCIL)
- AMEND KSURP (CRA, COUNCIL, DHCD)
- MEPA FOR KSURP (CRA, DHCD)
- SUBSTATION SITE REVIEW (DPU)

TOTAL CURRENT/APPROVED: MXD SUMMARY

Current IDCP [Amendment 2019]

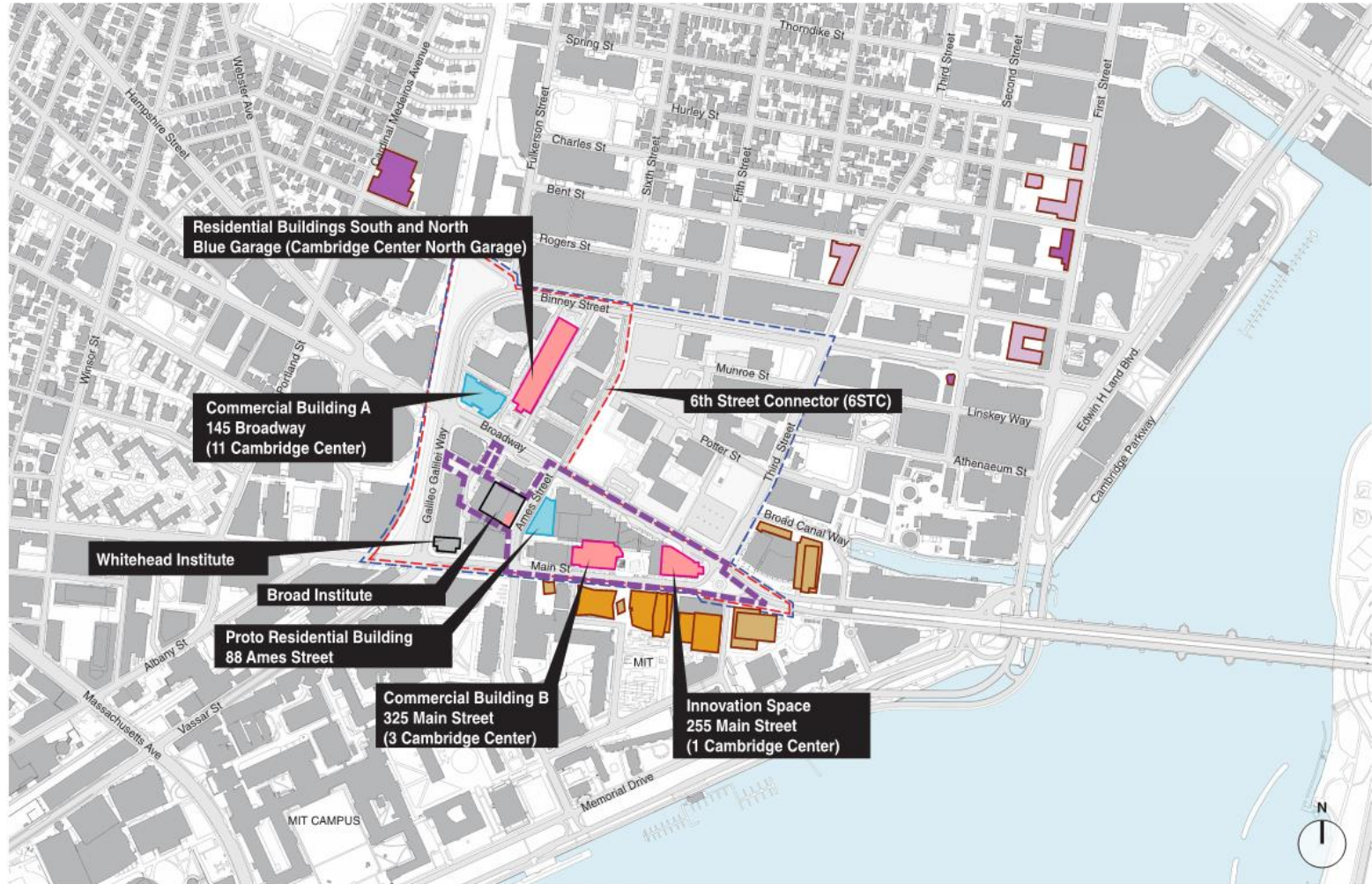
New District Aggregate GFA – 4,273,000 GFA

Commercial GFA – 3,673,000 GFA

Residential GFA - 600,000 GFA

SITE CONTEXT

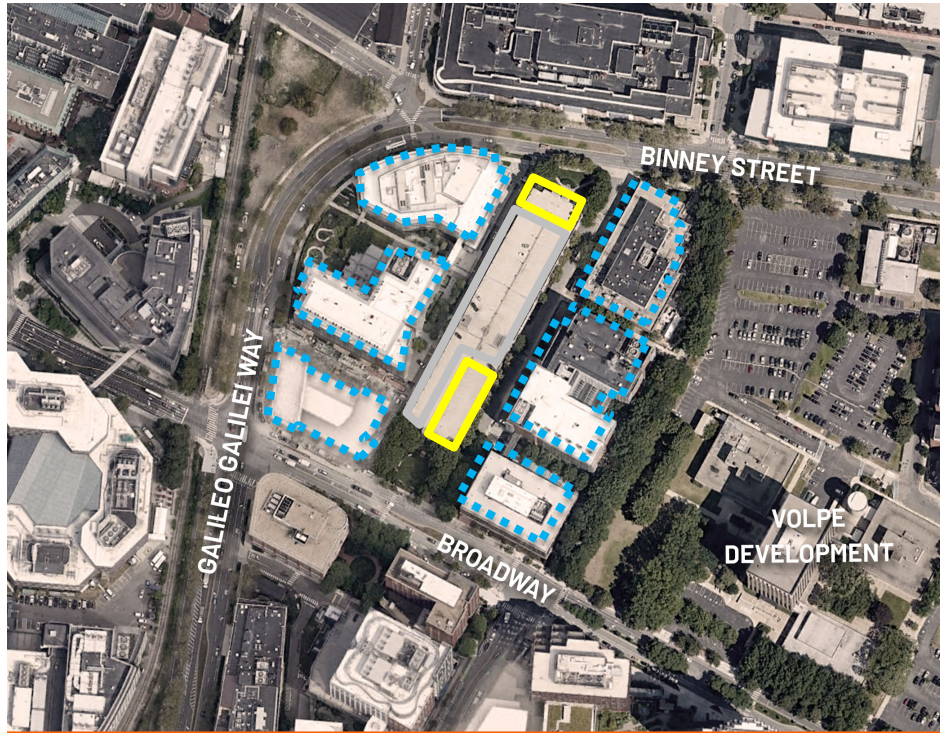
FIGURE 1.3



- Proposed Projects
- Permitted Projects Under Construction
- MXD Boundary
- Permitted MIT Noma/Soma Projects
- MIT Noma/Soma Projects Under Construction
- KSURP Boundary
- Permitted Projects by others
- Permitted Projects by others Under Construction
- Ames Street District ASD



TOTAL CURRENT/APPROVED MXD VS PROPOSED

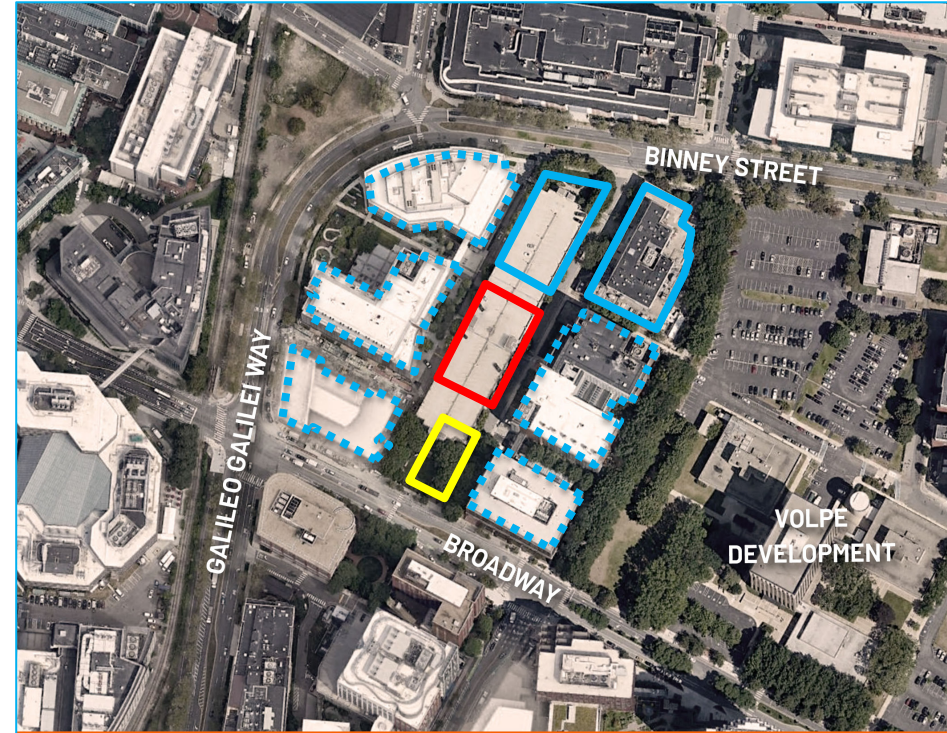


Current IDCP - Approved 2019

New District Aggregate GFA - 4,273,000 GFA

Commercial GFA - 3,673,000 GFA

Residential GFA - 600,000 GFA



IDCP Amendment - Proposed April 2020

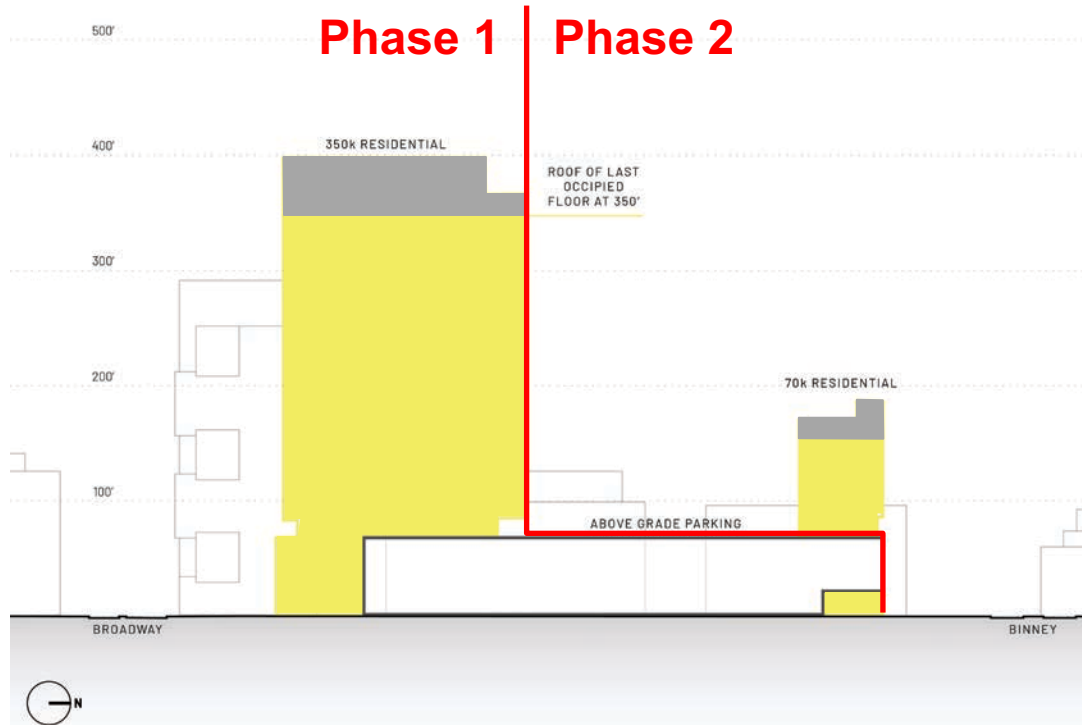
New District Aggregate GFA - 5,073,000 GFA

Commercial GFA - 4,473,000 GFA

Residential GFA - 600,000 GFA



RESIDENTIAL PROGRAM SUMMARY



Current IDCP - Approved 2019

Two Phases – up to 425 units

Phase 1 - 350,000 GFA / 355 units

(only 200,000 GFA required under zoning)

Phase 2 - 70,000 GFA / 70 units

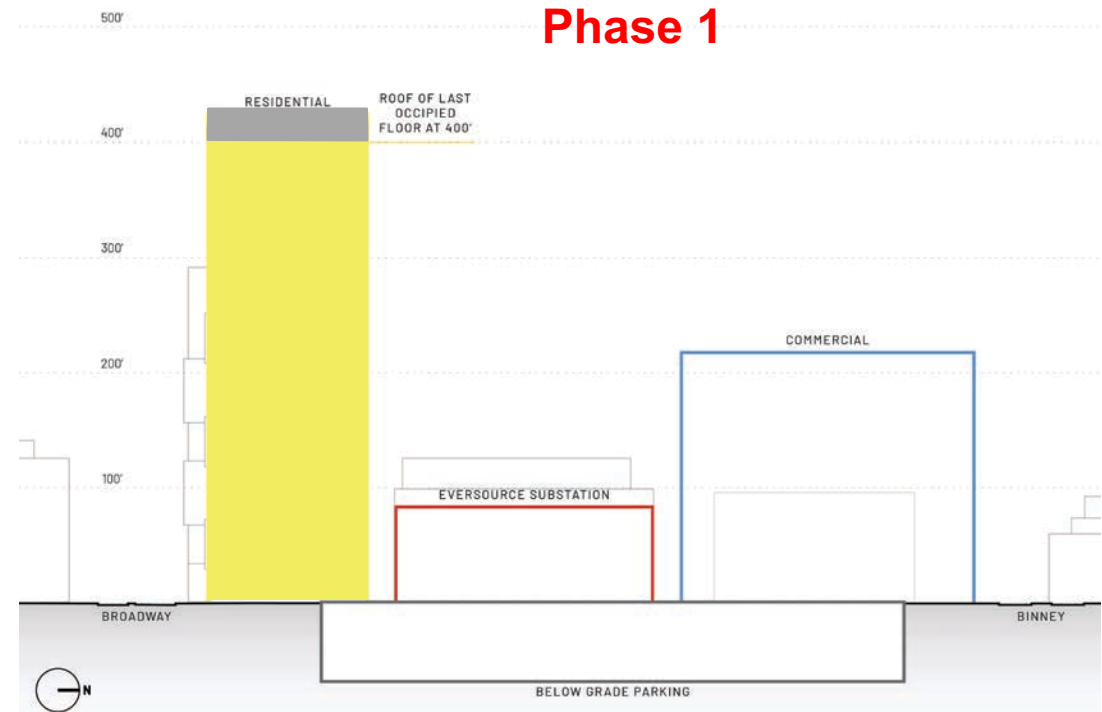
Inclusionary Housing / Family Units

20% of GFA - Affordable

5% of GFA - Middle Income

5% of GFA - 3-Bedroom units

Condo Units - 20% of GFA



IDCP Amendment - Proposed April 2020

Single Phase – up to +/- 500 units

Phase 1 - 420,000 GFA / *all +/- 500 units*

+75 additional total homes

+145 additional homes in Phase 1

Inclusionary Housing / Family Units / NO CHANGE

20% of GFA - Affordable

5% of GFA - Middle Income

5% of GFA - 3-Bedroom units

Elimination of Condo Units



AREA SUMMARY – PROPOSED AMENDMENT APRIL 2020

Eversource/BxP Masterplan Massing Proposed April 2020

Typical Floor Plates Size (approx.)

Residential - +/- 12,000 SF

Substation - +/- 25,000 SF

Commercial - +/- 30,000 SF & +/- 30,000 SF

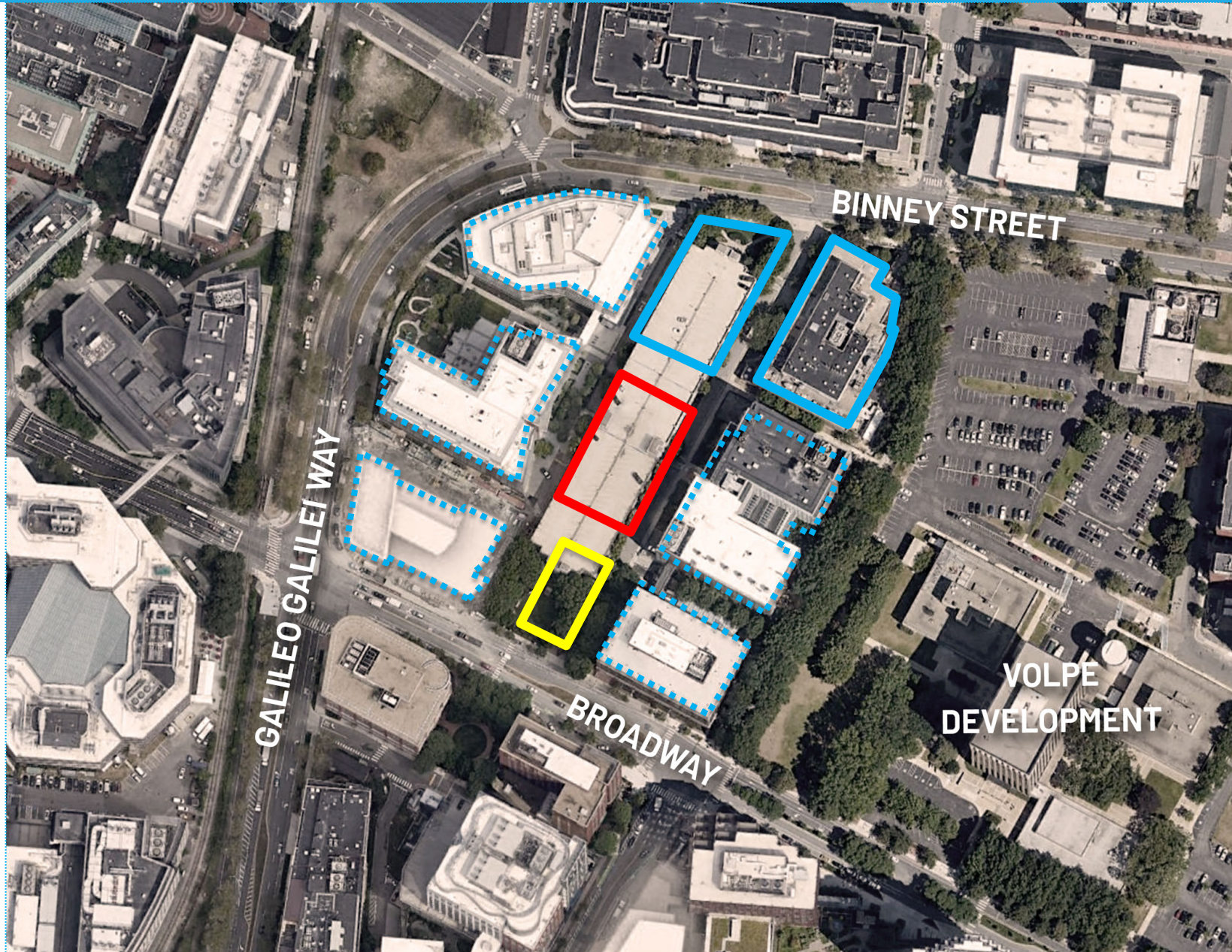
Total Areas (approx.)

Residential – +/- 420,000 SF

Commercial – +/- 800,000 SF

Excluded (approx.)

Substation – +/- 75,000 SF



SITE CONNECTIVITY – PROPOSED AMENDMENT APRIL 2020

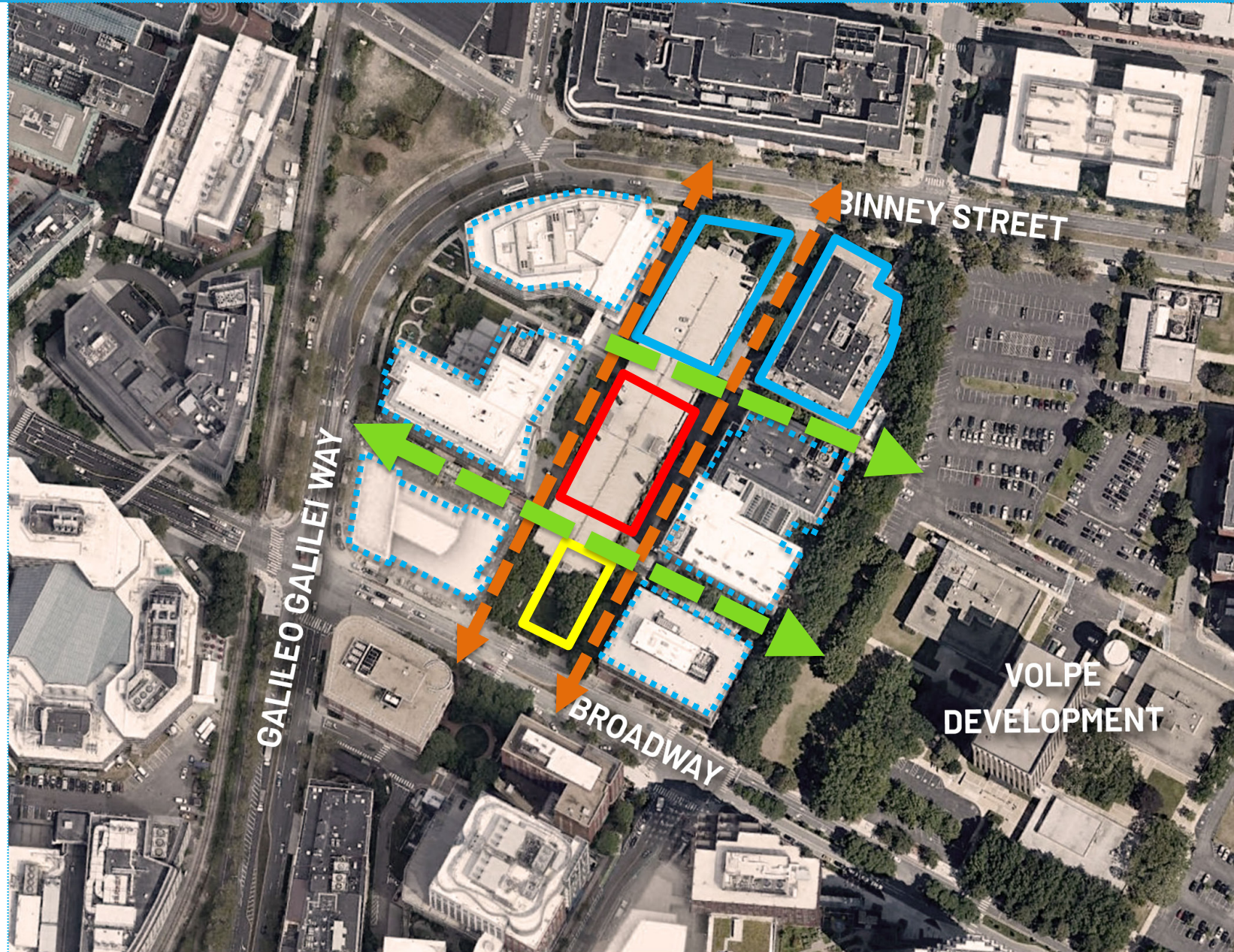
Eversource/BxP Masterplan Massing Proposed April 2020



Improved pedestrian/greenway connectivity through the site to Volpe



Existing principal circulation through the site



WHY 800,000 GFA AND CONCEPTUAL COST OF BLUE GARGE REMOVAL

Facilitation Costs

Temporary parking relocation costs

Staff time, engineering, design costs

Heavy Infrastructure Costs

Site work [unknown]

Replicate existing parking underground
[\$100 - \$200 million]

Eversource substation, distribution,
transmission infrastructure integration
[unknown]

Forfeit Development Value

Substation will permanently extinguish
future development value associated with
parcel conveyed to Eversource



KSURP / MXD REGULATORY ENTITLEMENT STEPS

2015 – K2C2 Plan Implementation

	K2 Plan >	MEPA EIR >	MXD Zoning Petition >	KSURP Plan Amendment >	IDCP / Special Permit >	Development Agreement
Planning Board	X		X	X	X	
CRA Board		X	X	X	X	X
City Council			X	X		
State (MEPA/DHCD)		X		X		

2020 Eversource

	Sub-Station Alternative >	MXD Zoning Petition >	KSURP Plan Amendment >	MEPA >	EFSB Approval >	IDCP / Special Permit >	Development Agreement
Planning Board	X	X	X			X	
CRA Board	X	X	X	X		X	X
City Council	X	X	X				
MEPA/DHCD/DPU			DHCD post MEPA	X	X		

Pre-petition planning process

