

BLUE GARAGE

Master Plan Vision

August 19, 2020



PICKARD CHILTON

Engagement Timeline

- 1 **07 April 2020** - ECPT Meeting [Project Introduction]
- 2 **15 April 2020** - CRA Board Meeting [Project Introduction]
- 3 **21 April 2020** - Linden Park Neighbors [Project Overview]
- 4 **20 May 2020** - CRA Board Meeting [Preliminary Zoning Changes]
- 5 **17 June 2020** - CRA Board Meeting [Draft MXD Zoning Petition]
- 6 **25 June 2020** - Virtual Open House [Masterplan Development]
- 7 **01 July 2020** - Zoom Open Office Hours [Q&A]
- 8 **15 July 2020** - CRA Board Meeting [Draft KSURP Amendment]
- 9 **22 July 2020** - ECPT [Eversource Update]
- 10 **04 August 2020** - ECBA Meeting [Project Overview]
- 11 **19 August 2020** - CRA Board Meeting [Design Development]
- 12 **19 August 2020** - Linden Park Neighbors [Project Update]
- 13 **02 September 2020** - Kendall Square Association [Expected]
- 14 **03 September 2020** - KRA Meeting [Expected]
- 15 **16 September 2020** - CRA Board Meeting [Vote on Eversource Zoning Petition]

Meeting Agenda

- 1 **Neighborhood Influences**
- 2 **Planning & Massing Components**
- 3 **Sense of Place**
- 4 **Massing Possibilities**
- 5 **Conceptual Construction Plan**
- 6 **Questions**









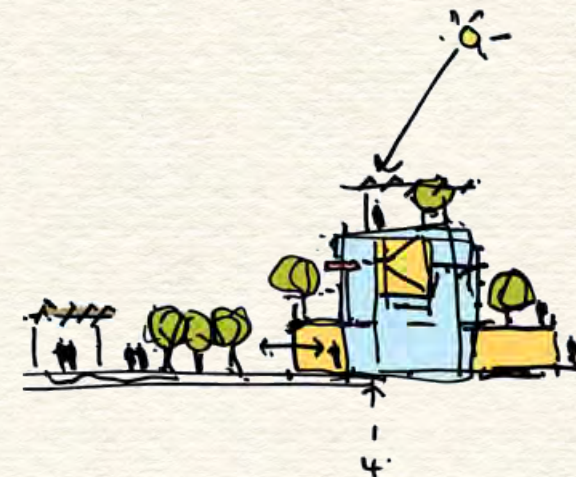
VISION: Create a Wonderful Place Where



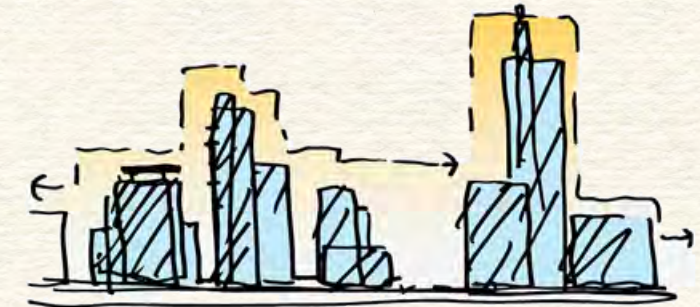
The Community can Flourish



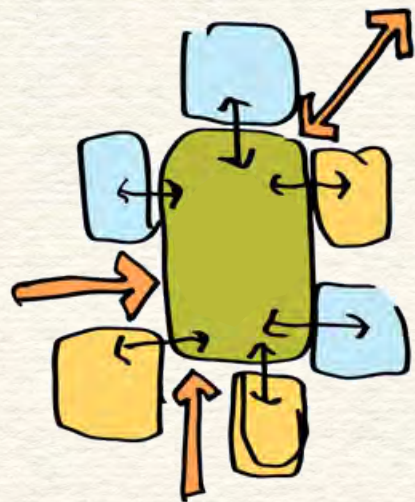
All Feel Welcome and Included



Sustainability, Resiliency, and Wellness Inform the Design



Diverse Urban Forms Create a Varied and Beautiful City Scape



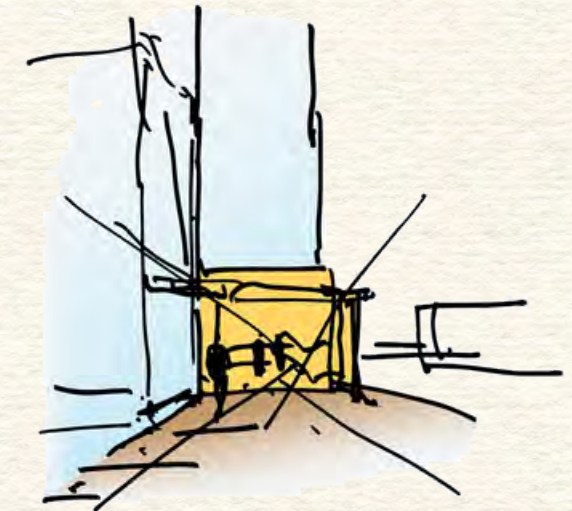
A Vibrant Central Space Connects to the Network of Cambridge Open Spaces



The Design Enriches and Activates the Public Realm



People, Bikes, and Cars Share the Urban Space



Thresholds and Framed Views Enrich the Experience

WELLINGTON
HARRINGTON
NEIGHBORHOOD

EAST CAMBRIDGE
NEIGHBORHOOD

THE PORT
NEIGHBORHOOD

NORTH PARCEL

VOLPE
DEVELOPMENT

PARCEL THREE

MITIMCo NoMa

MITIMCo SoMa

MASSACHUSETTS
INSTITUTE OF
TECHNOLOGY

CHARLES RIVER

MXD DEVELOPMENT BOUNDARY

Binney Street

Broadway

Third Street

Galileo-Gallier Way

Ames Street

Broadway

Main Street

Main Street

Vassar Street



Binney Street Park

North Park - 8K SF

6th Street Connector

Henri A. Termeer Square

Technology Square

South Park - 14K SF

KSQ Rooftop Garden

Kendall Plaza

CHARLES RIVER



Binney Street Park

New Open Space - 56K SF

6th Street Connector

Binney Street

Henri A. Termeer Square

Technology Square

KSQ Rooftop Garden

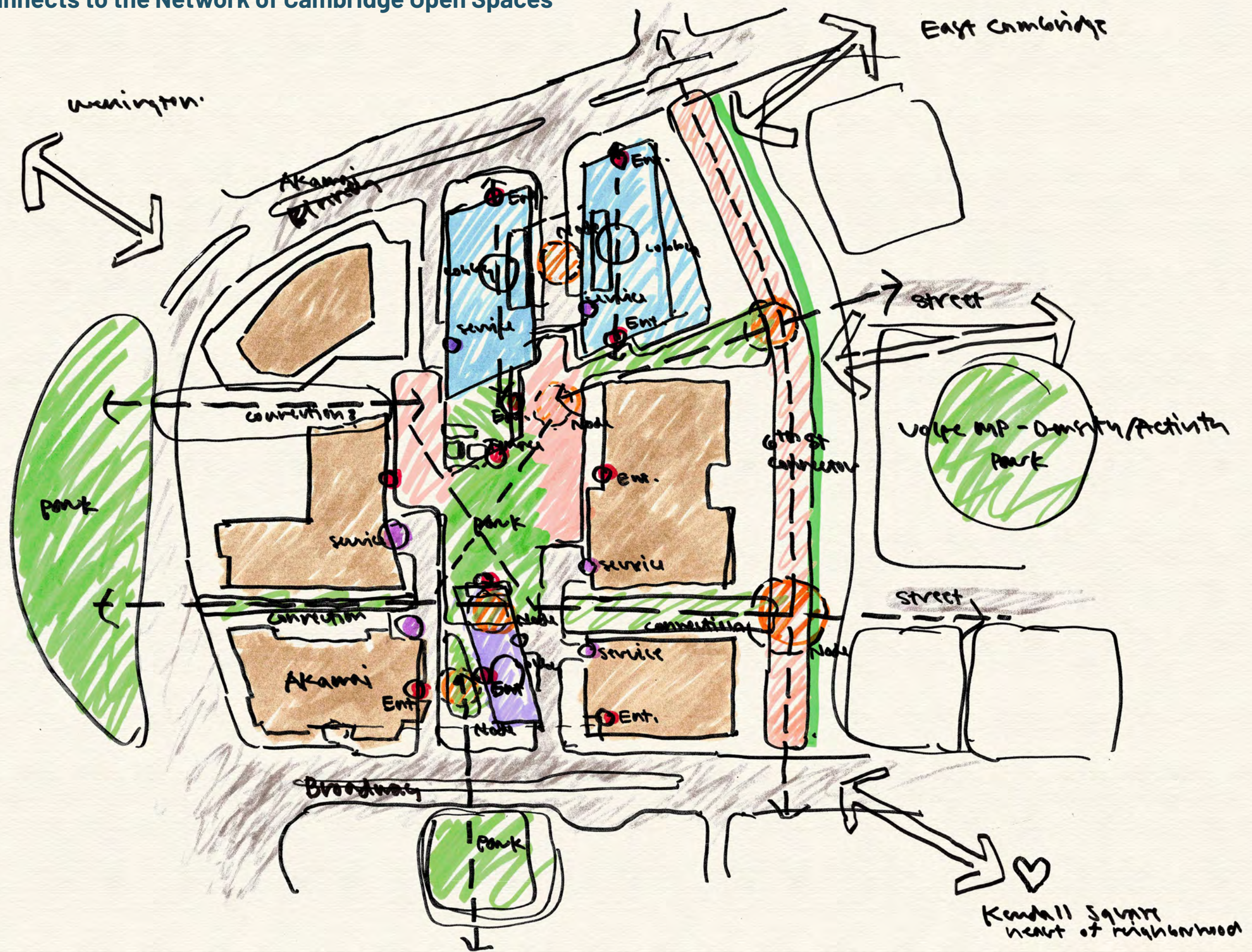
Kendall Plaza

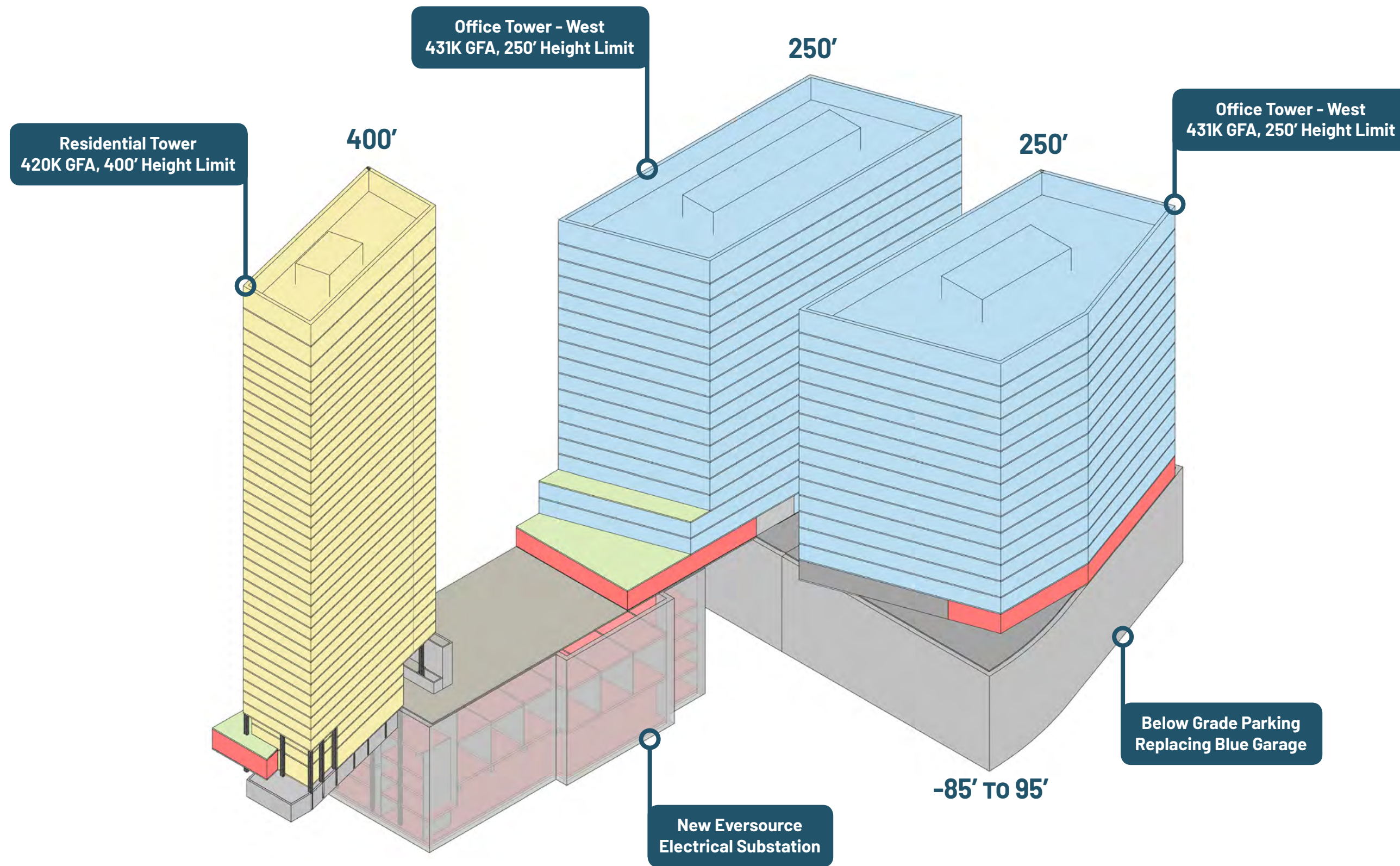
CHARLES RIVER

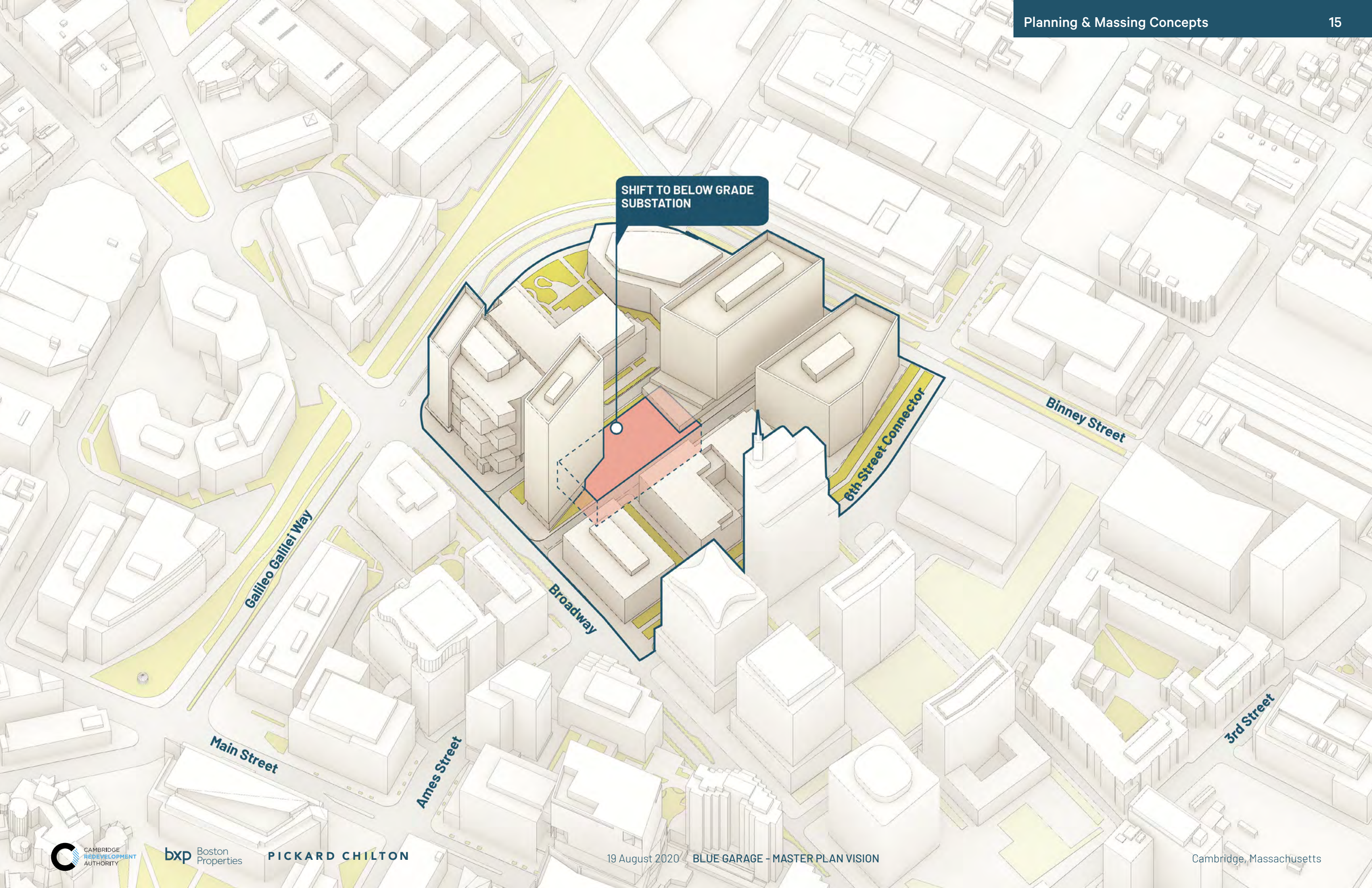


CHARLES RIVER

A Vibrant Central Space Connects to the Network of Cambridge Open Spaces







SHIFT TO BELOW GRADE
SUBSTATION

Galileo Galleri Way

Broadway

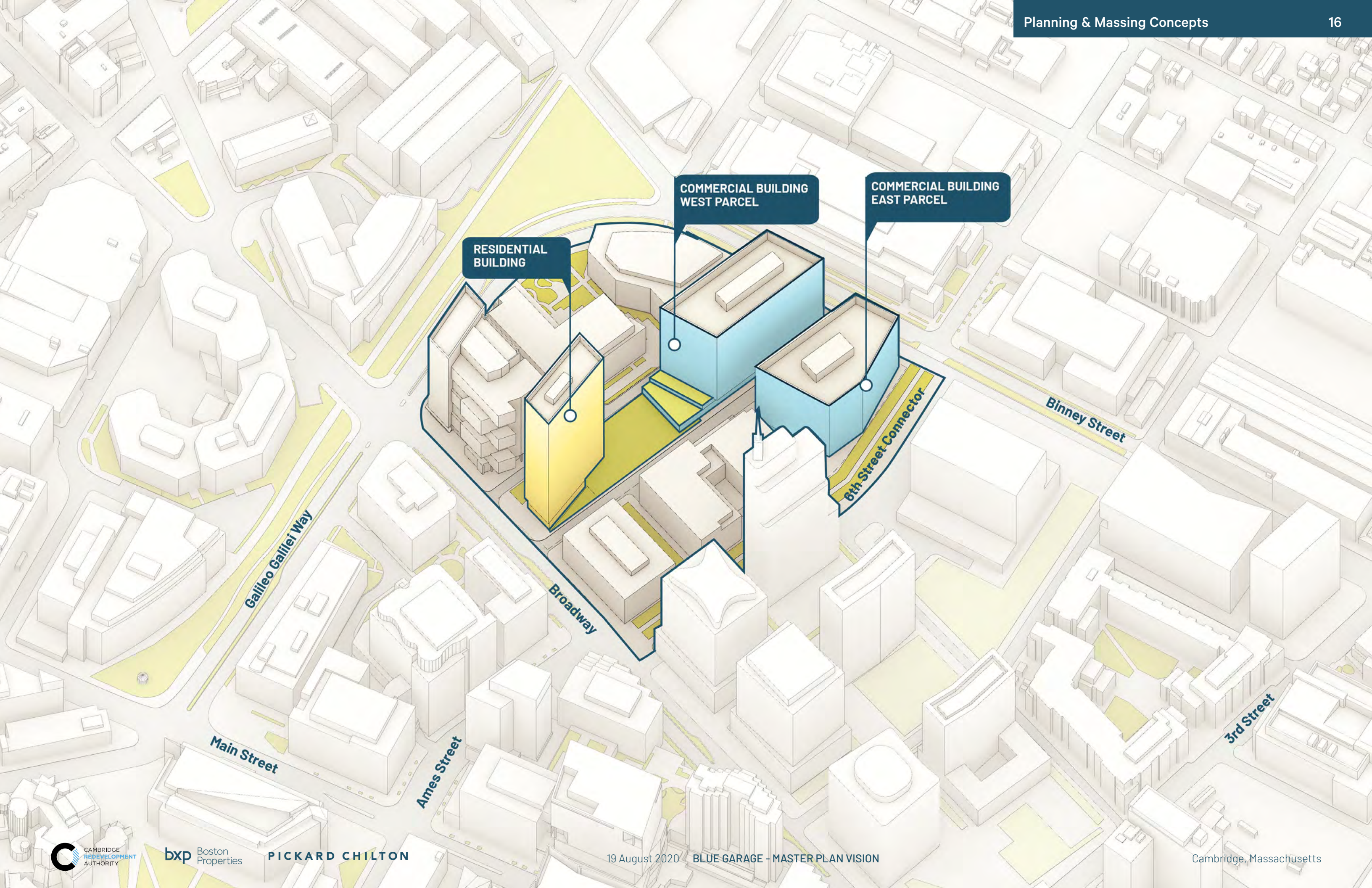
6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street



RESIDENTIAL BUILDING

COMMERCIAL BUILDING WEST PARCEL

COMMERCIAL BUILDING EAST PARCEL

Galileo Galleri Way

Broadway

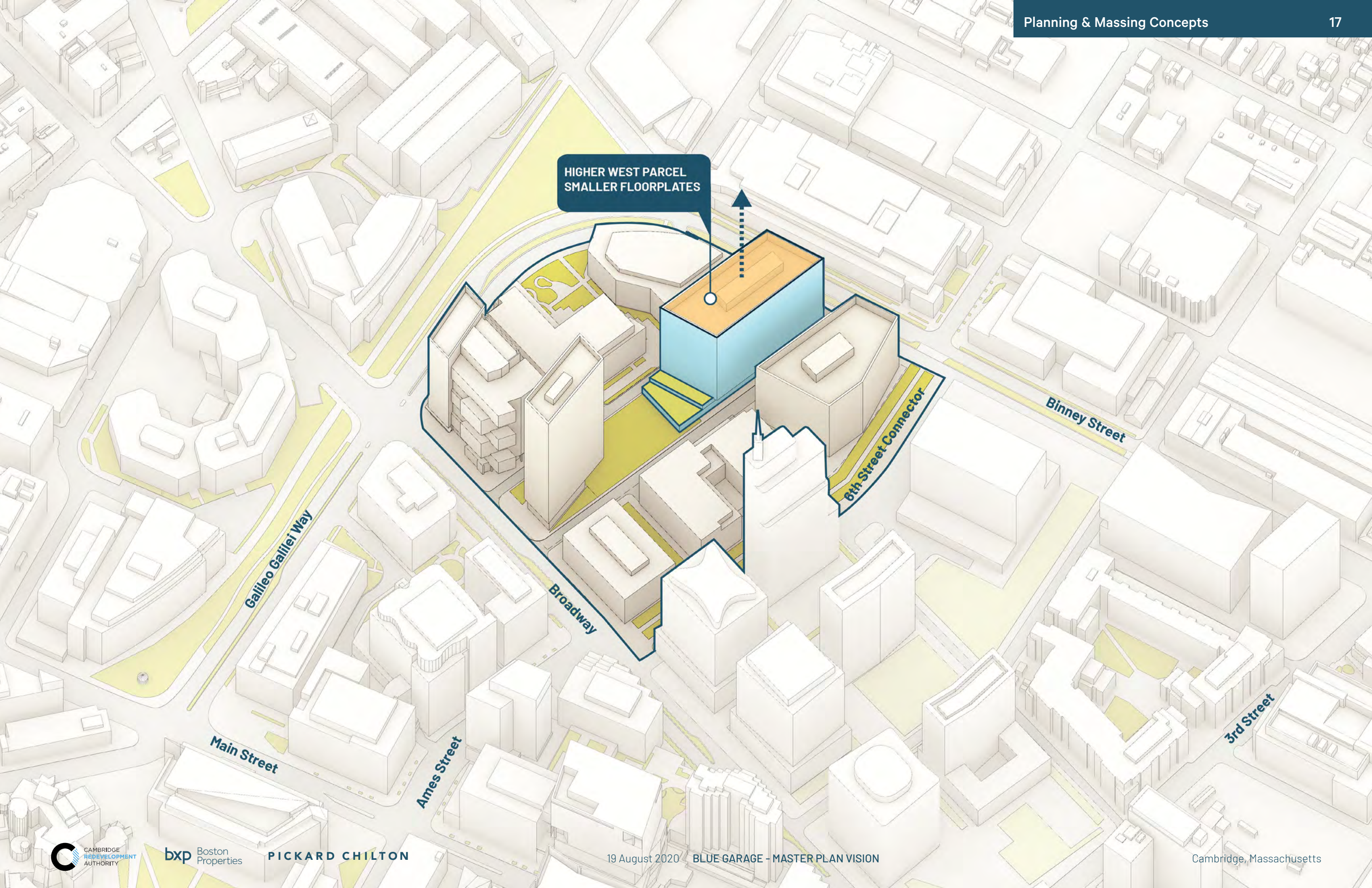
6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street



HIGHER WEST PARCEL
SMALLER FLOORPLATES

Galileo Galilei Way

Broadway

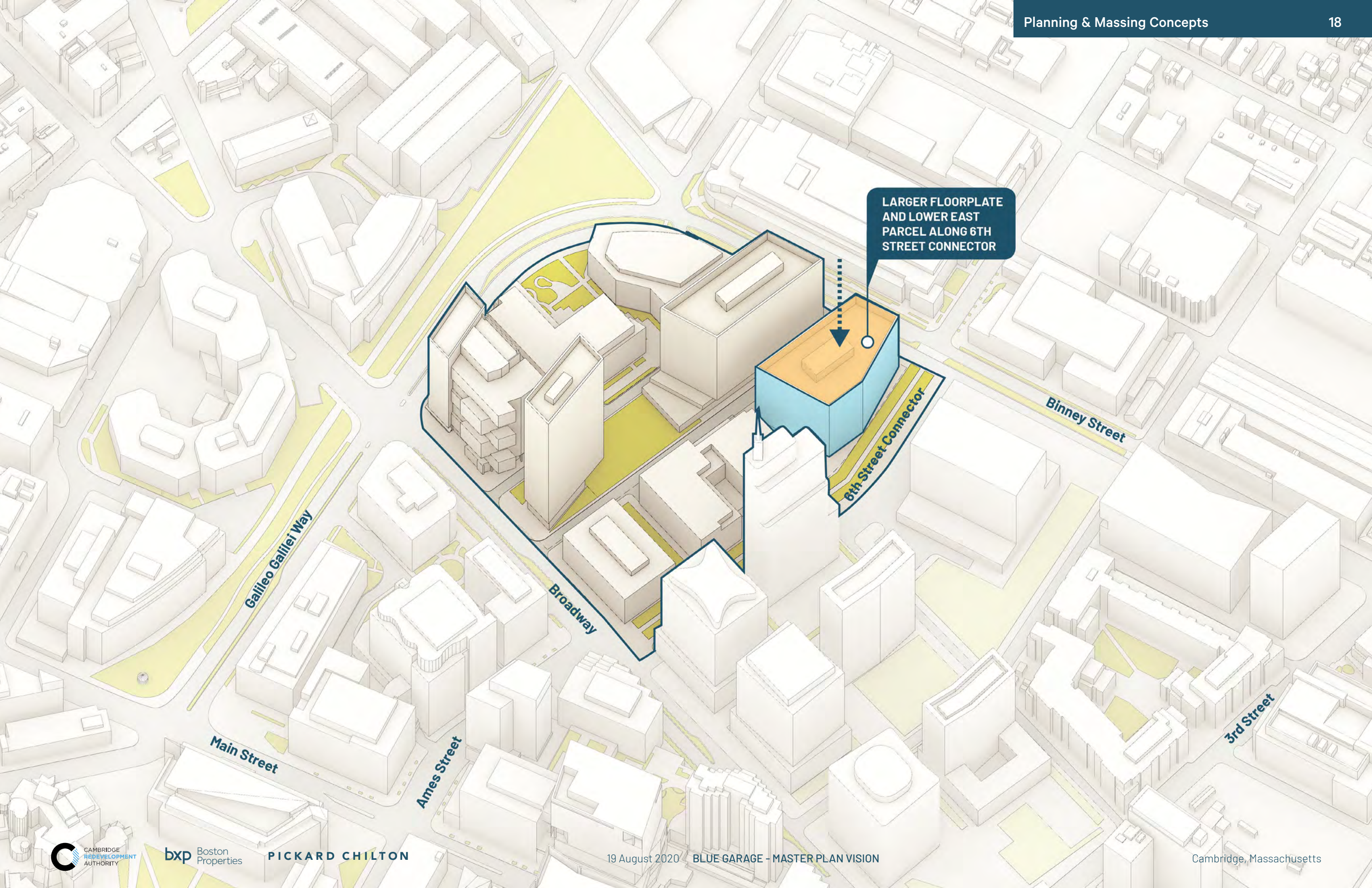
6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street



LARGER FLOORPLATE
AND LOWER EAST
PARCEL ALONG 6TH
STREET CONNECTOR

Galileo Galleri Way

Broadway

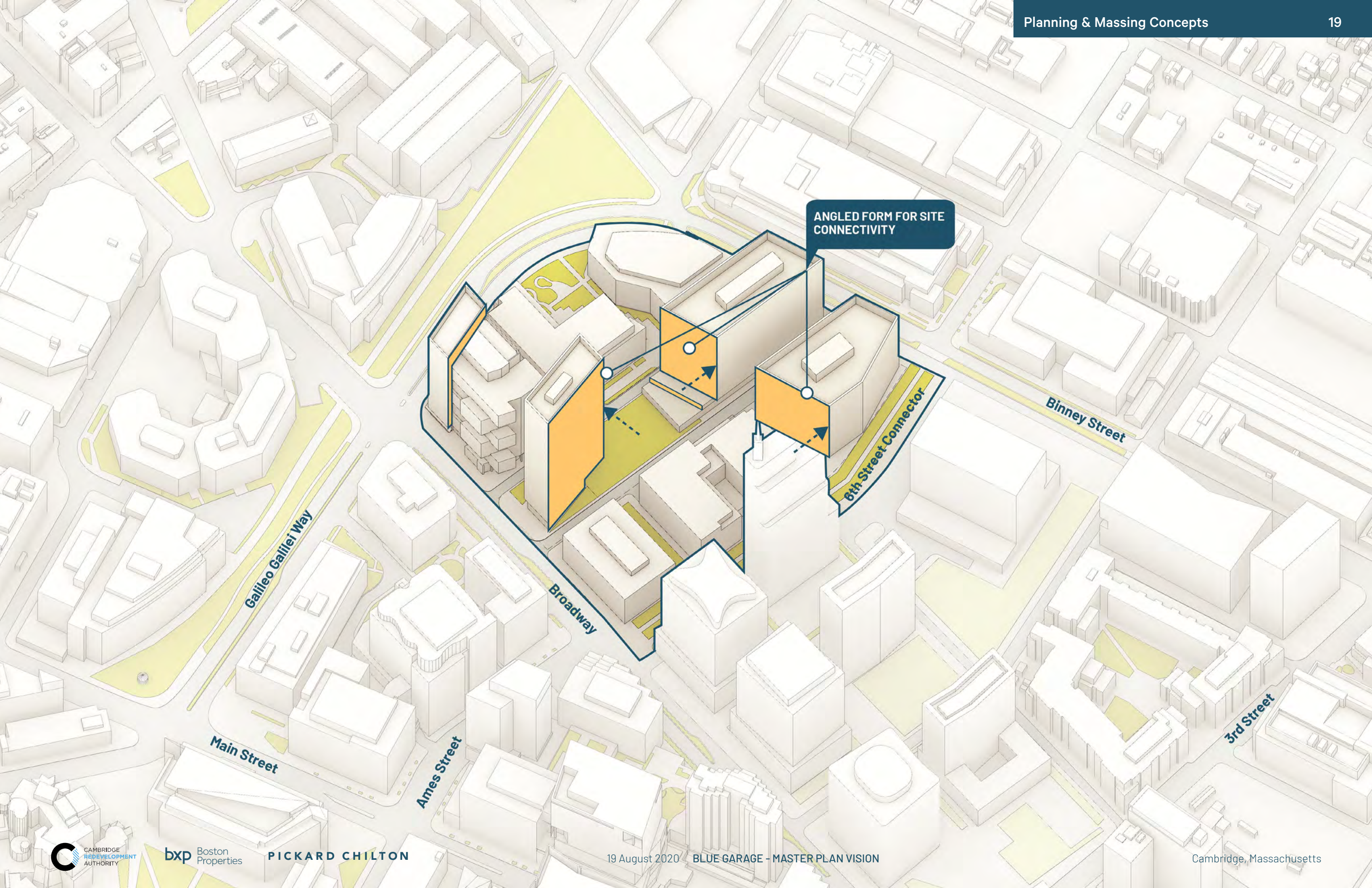
6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street



ANGLED FORM FOR SITE CONNECTIVITY

Galileo Galilei Way

Broadway

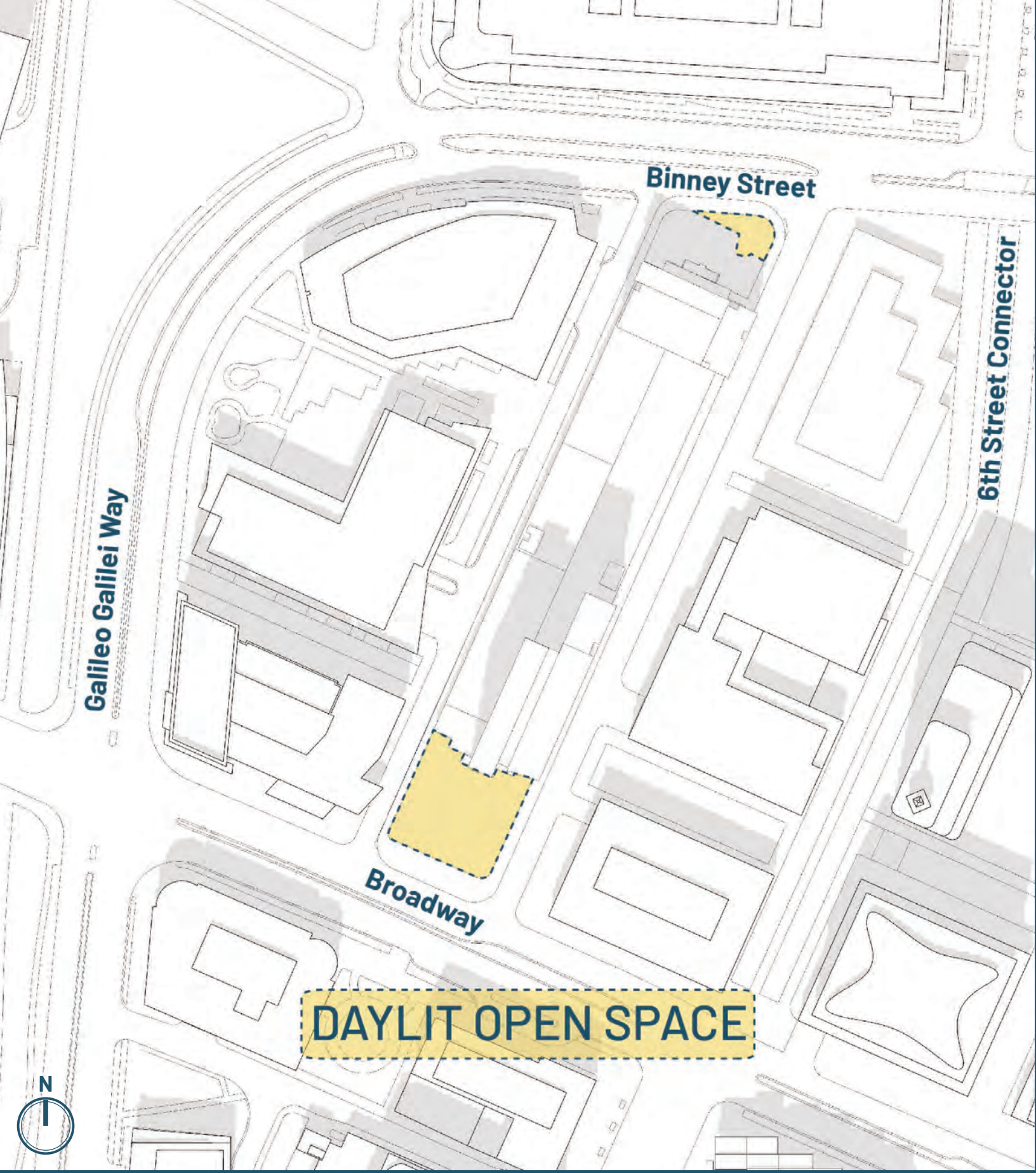
6th Street Connector

Binney Street

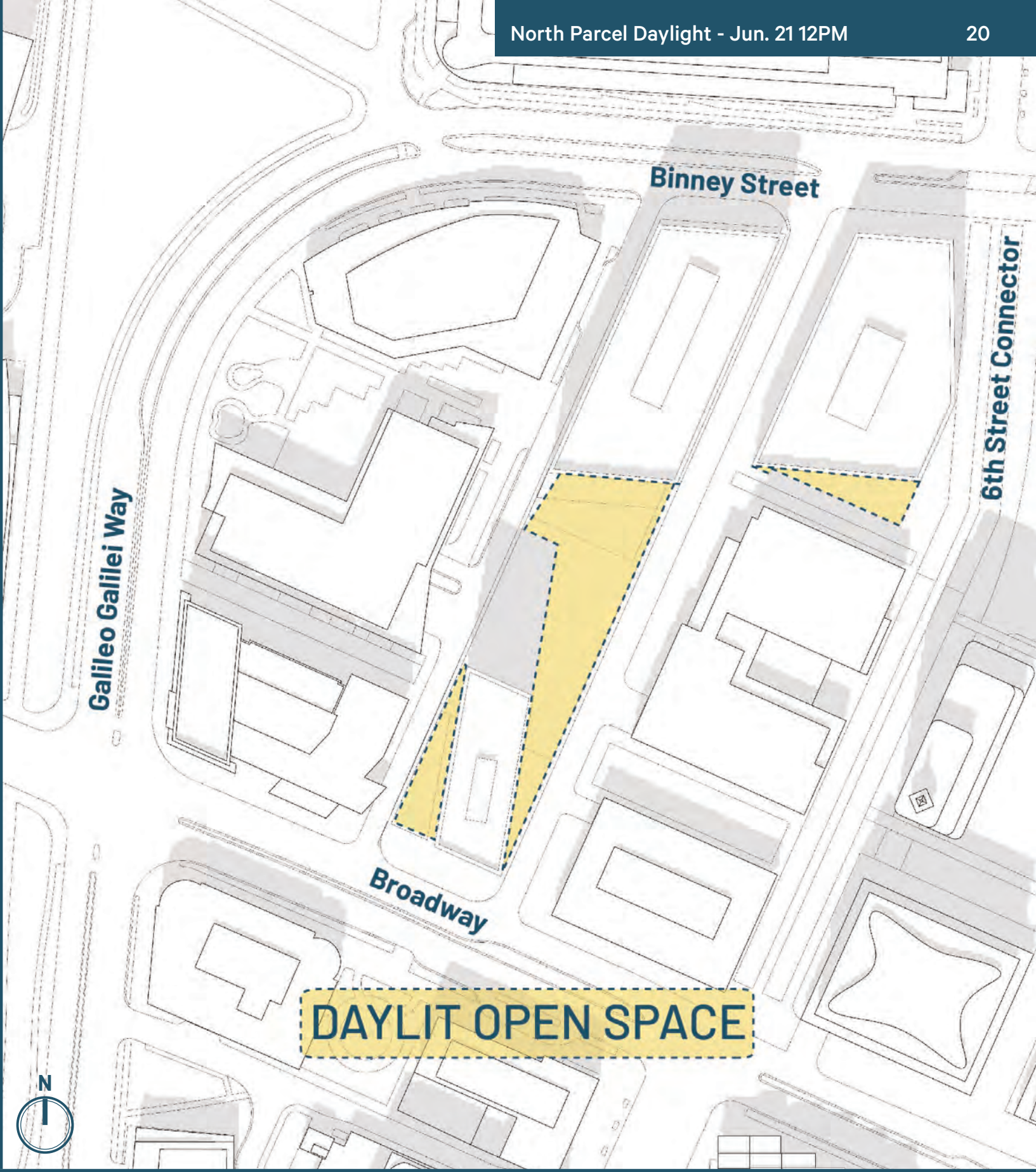
Main Street

Ames Street

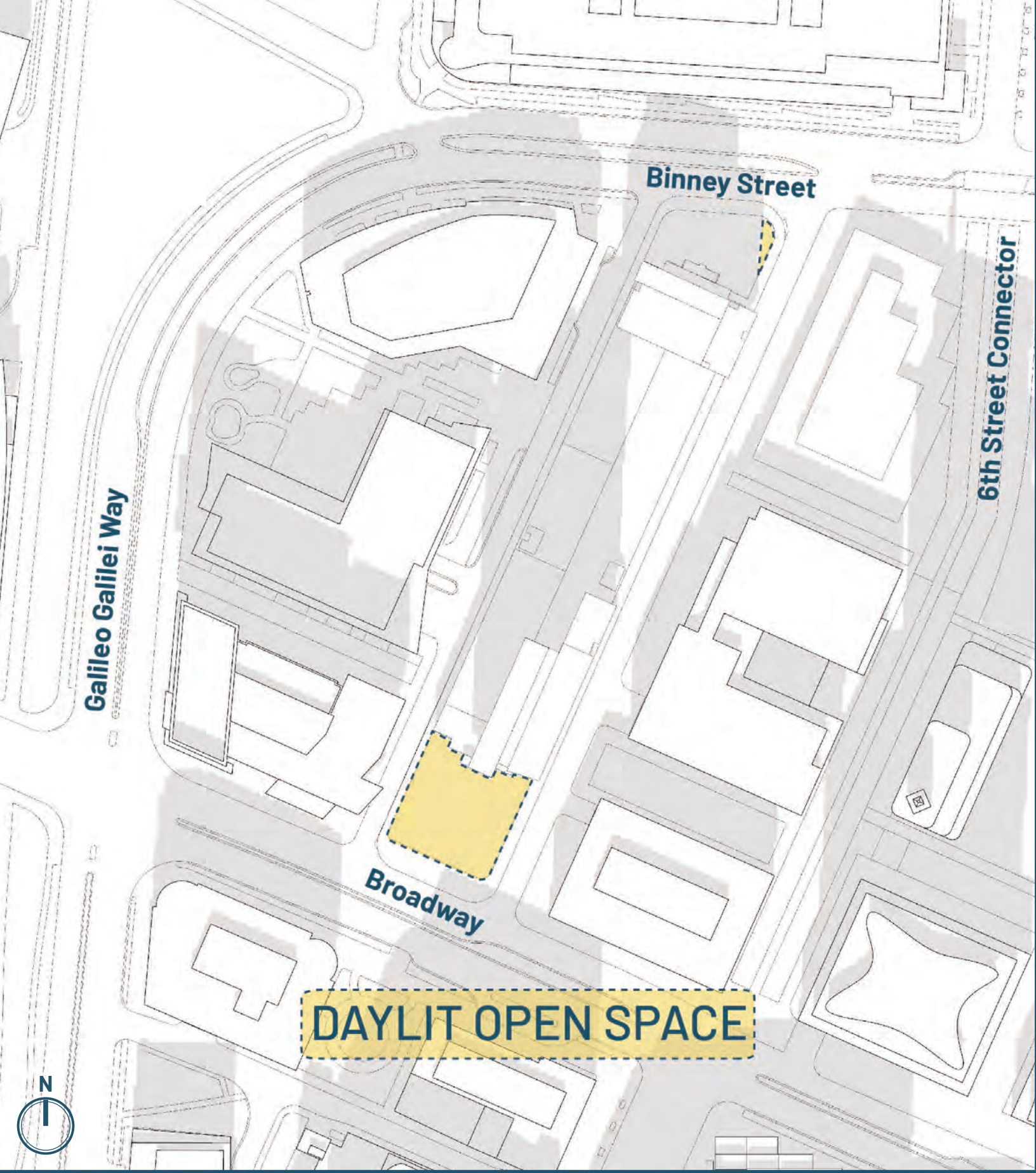
3rd Street



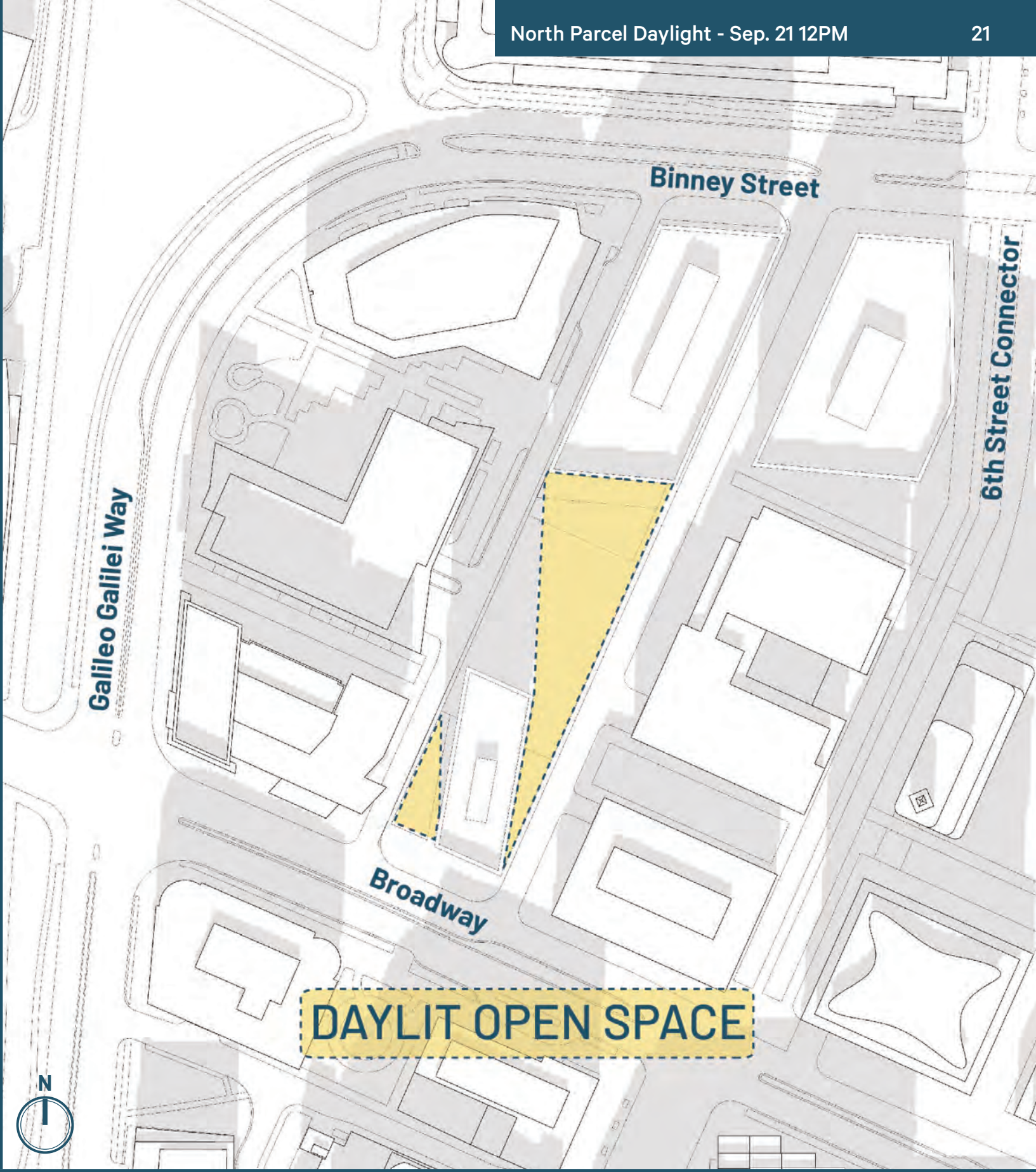
APPROVED MXD - 12,350 SF



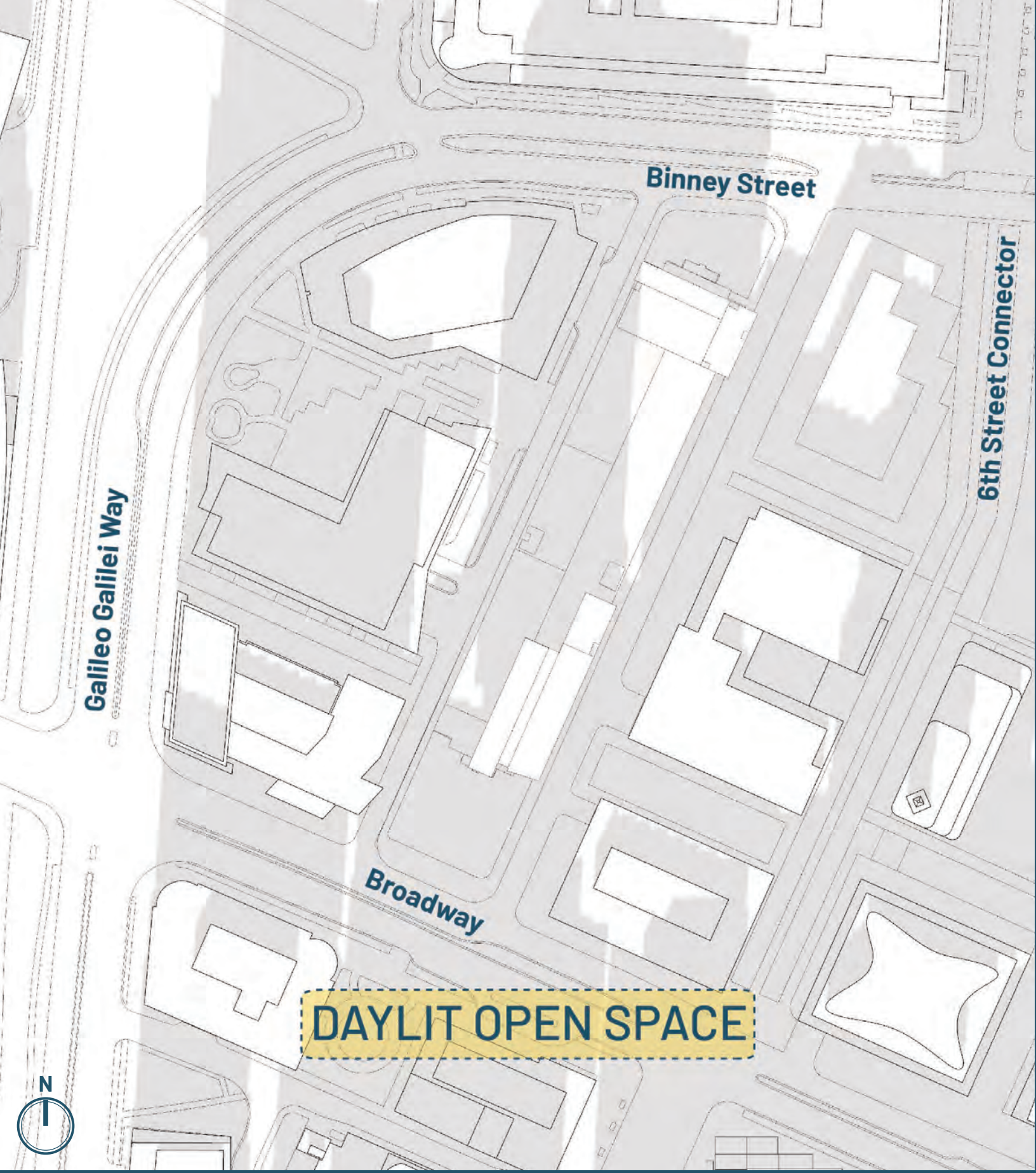
PROPOSED MASTERPLAN - 28,000 SF



APPROVED MXD - 11,000 SF

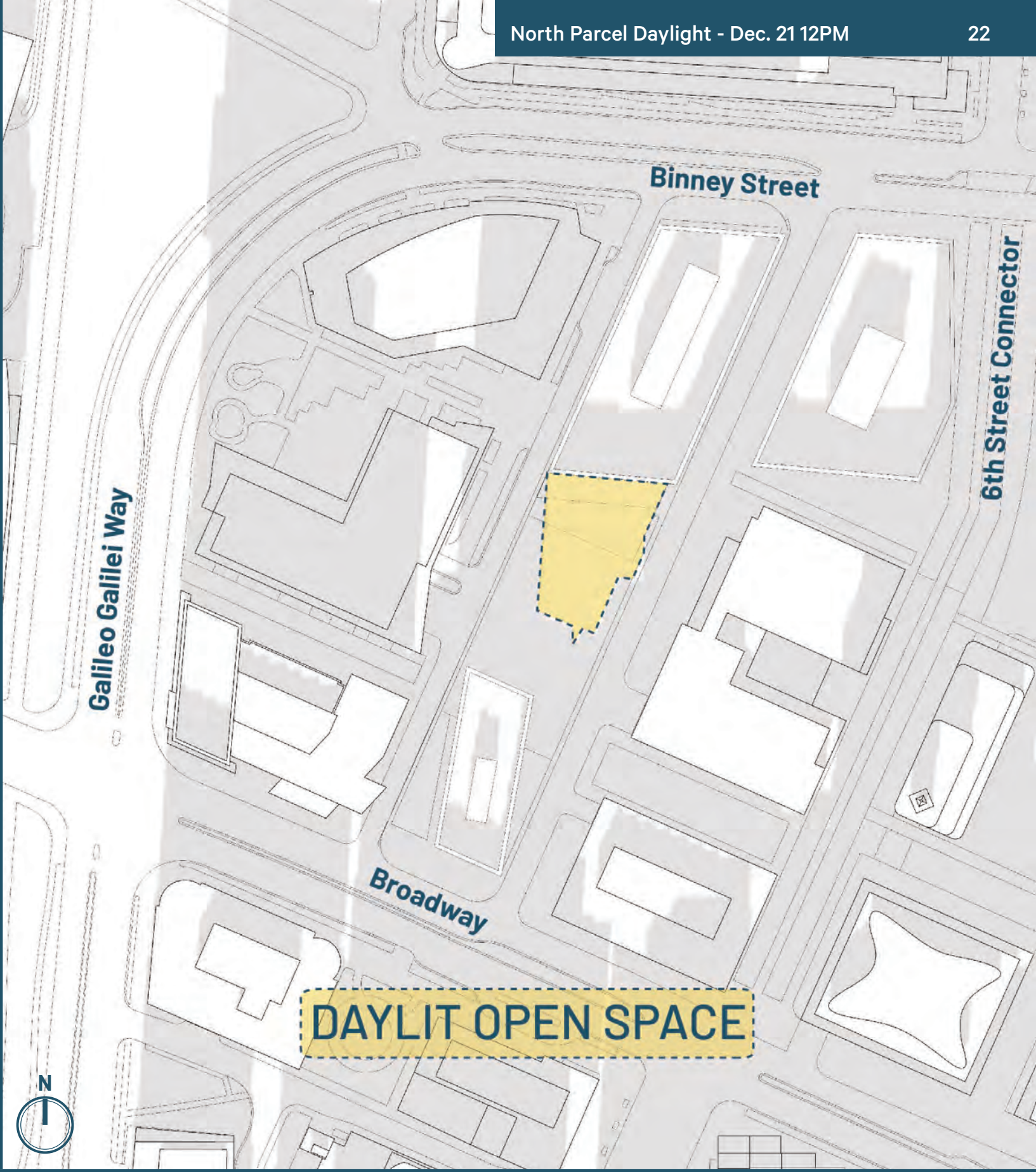


PROPOSED MASTERPLAN - 23,950 SF



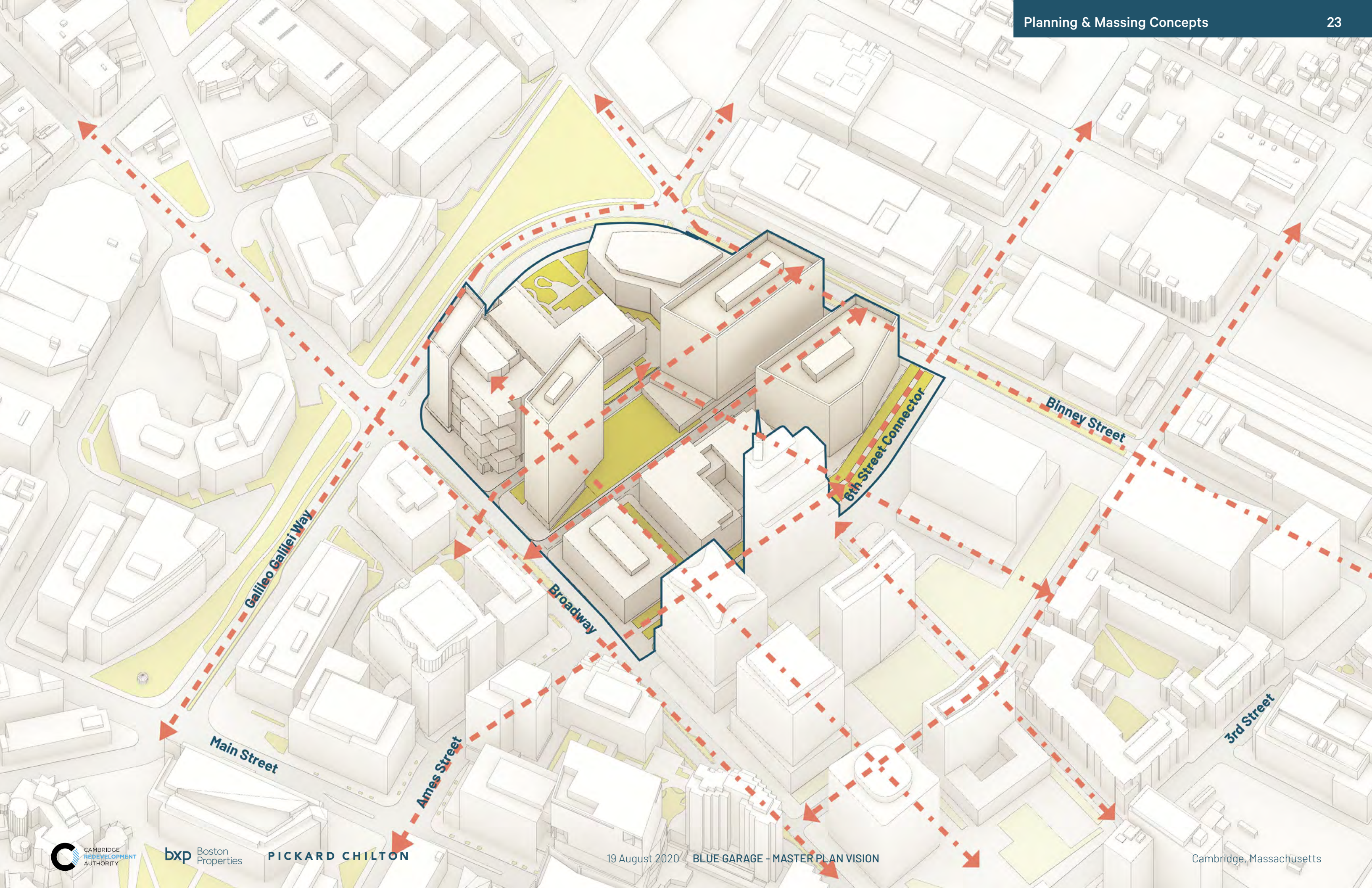
DAYLIT OPEN SPACE

APPROVED MXD - 0 SF



DAYLIT OPEN SPACE

PROPOSED MASTERPLAN - 12,750 SF



Galileo Galleri Way

Broadway

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Binney Street

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Ames Street

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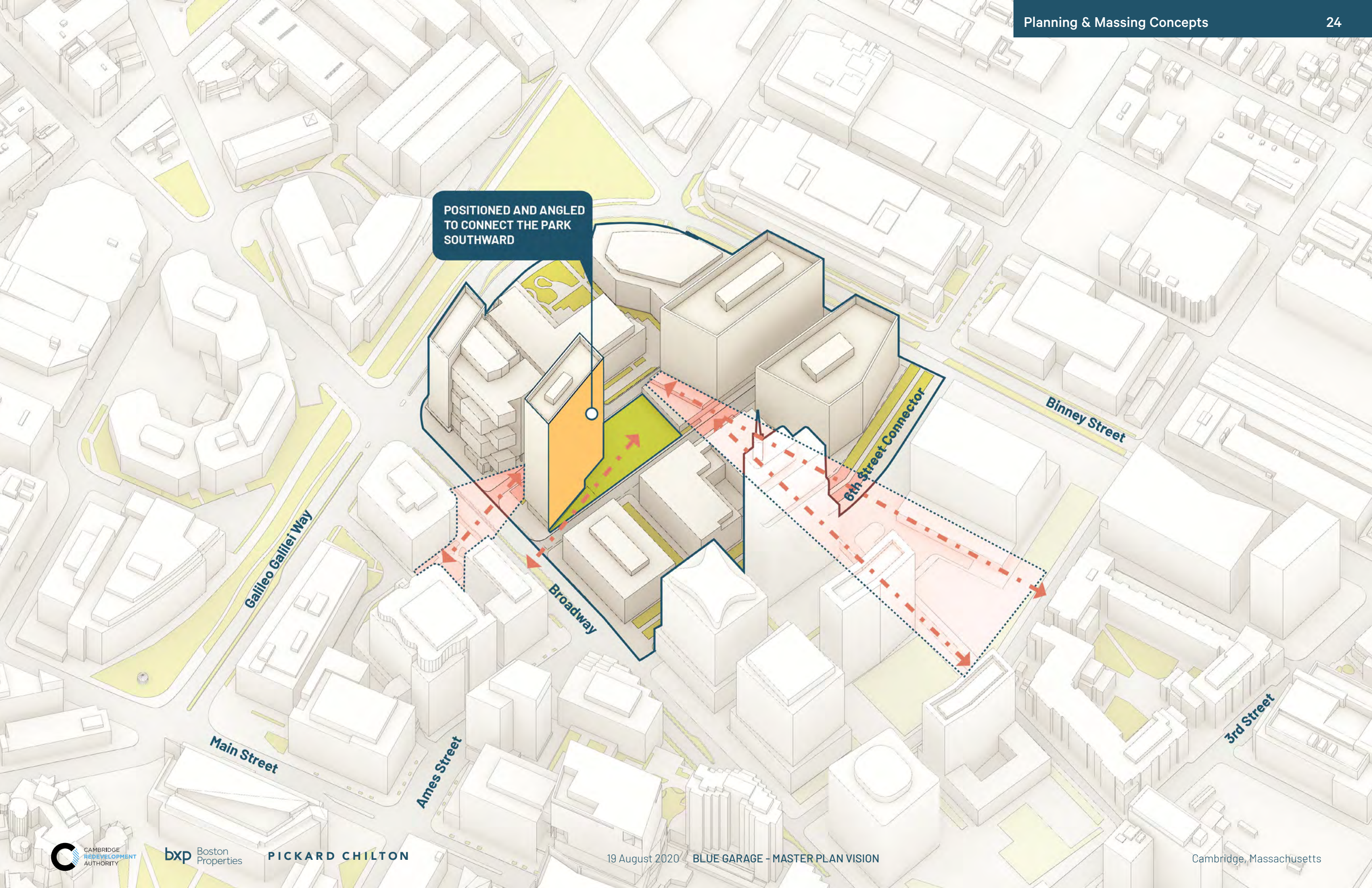
bxp Boston Properties

PICKARD CHILTON

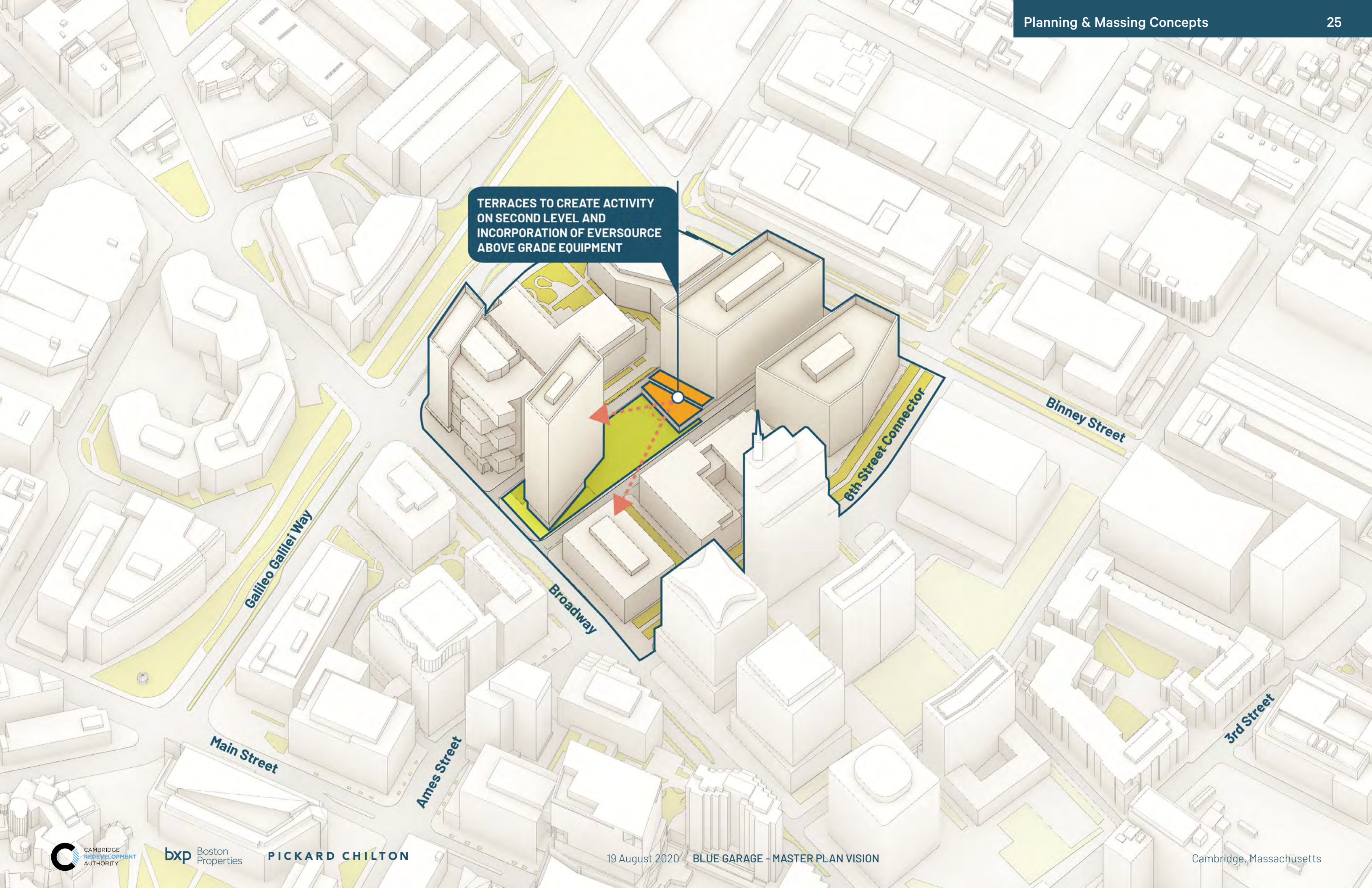
19 August 2020 BLUE GARAGE - MASTER PLAN VISION

Cambridge, Massachusetts

POSITIONED AND ANGLED TO CONNECT THE PARK SOUTHWARD

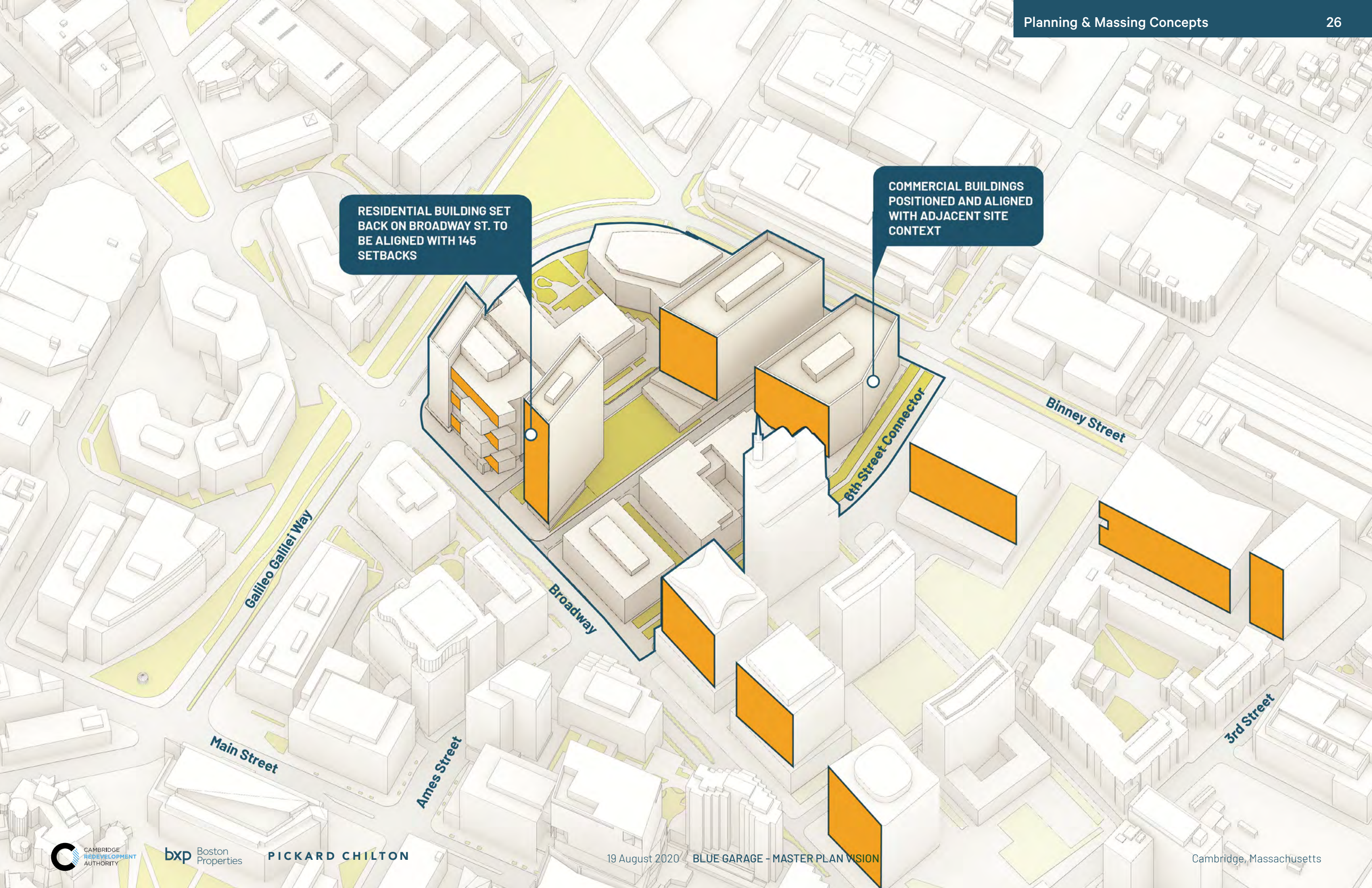


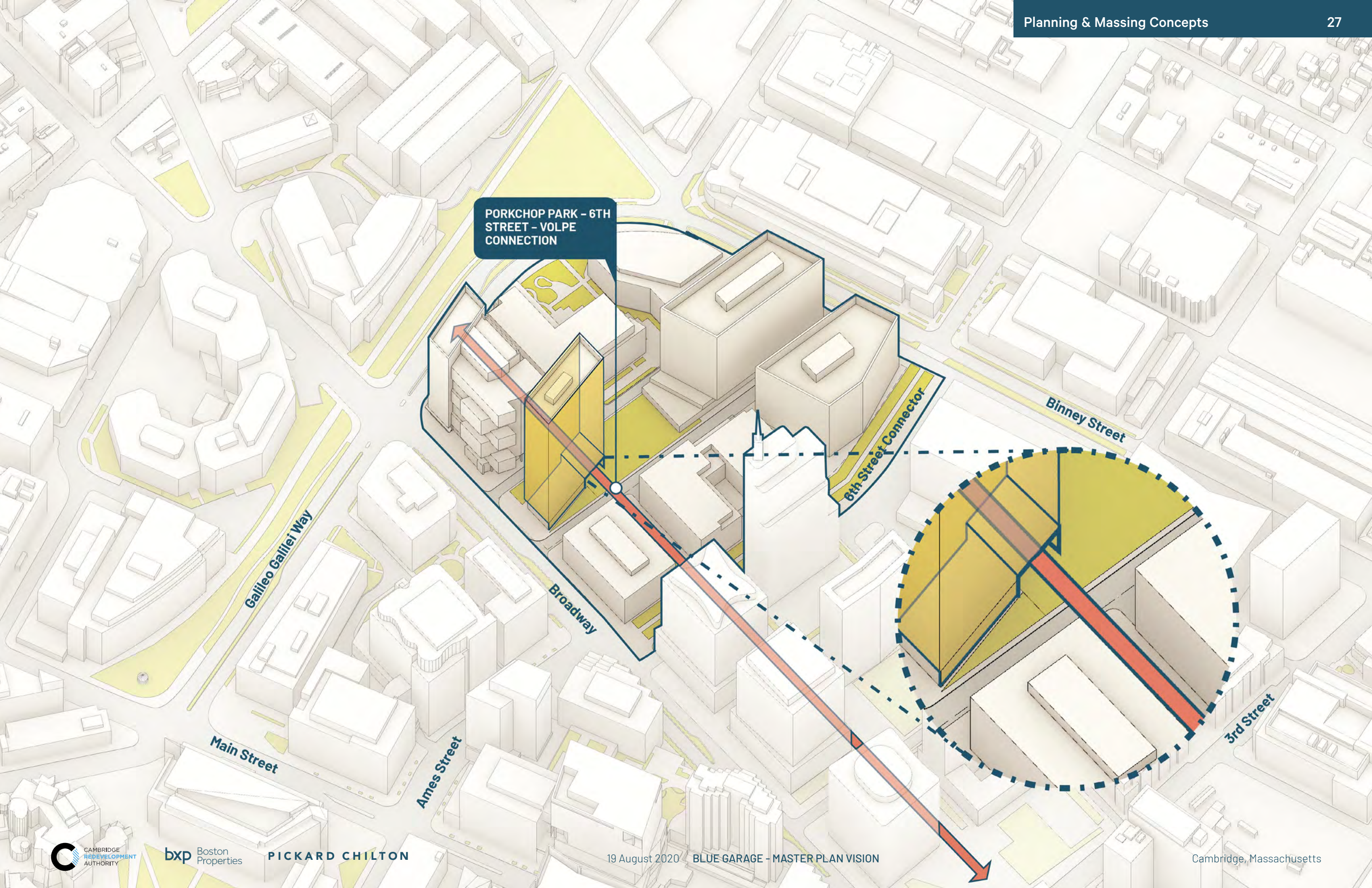
TERRACES TO CREATE ACTIVITY ON SECOND LEVEL AND INCORPORATION OF EVERSOURCE ABOVE GRADE EQUIPMENT



RESIDENTIAL BUILDING SET BACK ON BROADWAY ST. TO BE ALIGNED WITH 145 SETBACKS

COMMERCIAL BUILDINGS POSITIONED AND ALIGNED WITH ADJACENT SITE CONTEXT





PORKCHOP PARK - 6TH STREET - VOLPE CONNECTION

Galileo Galleri Way

Broadway

6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street



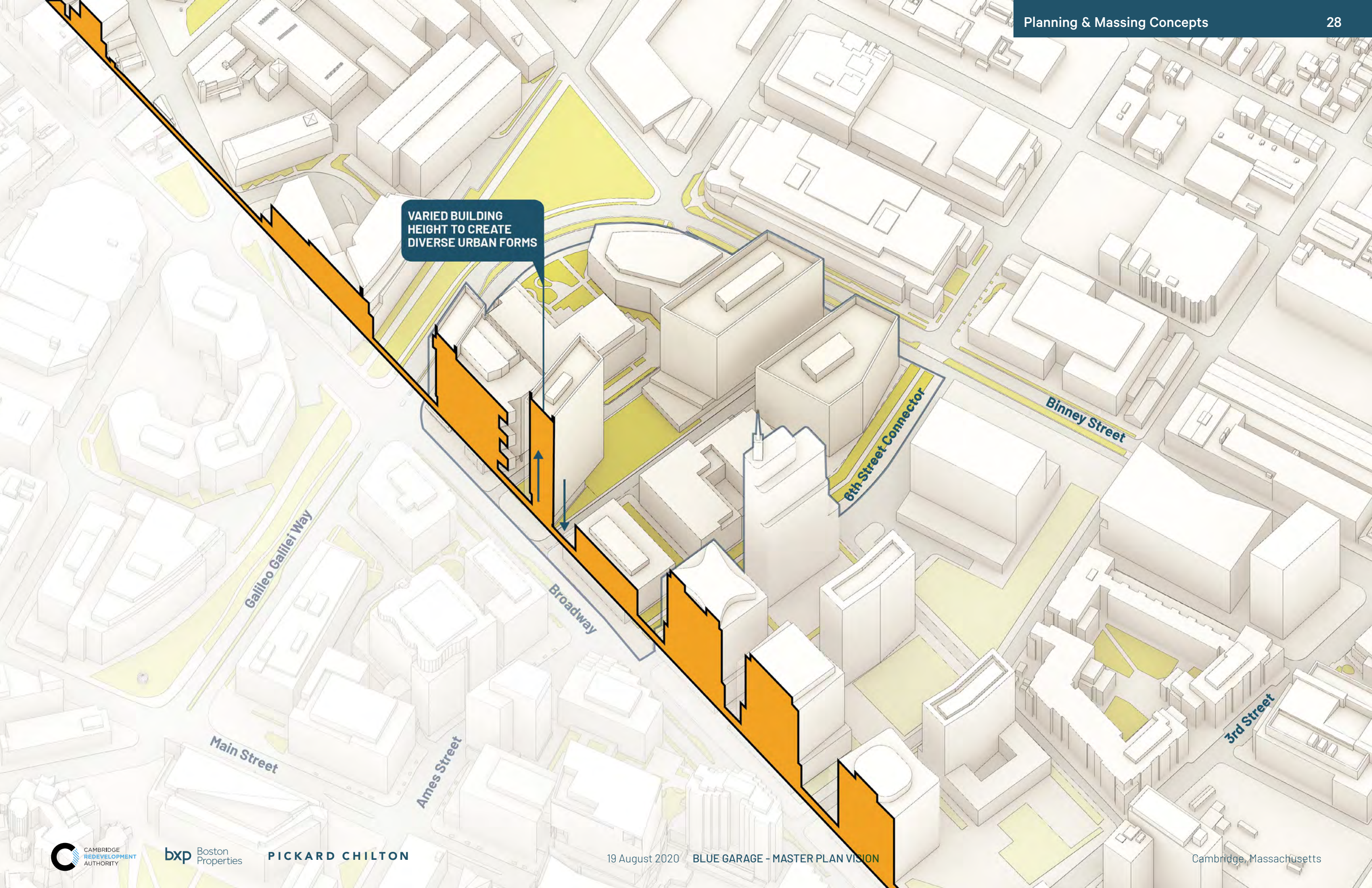
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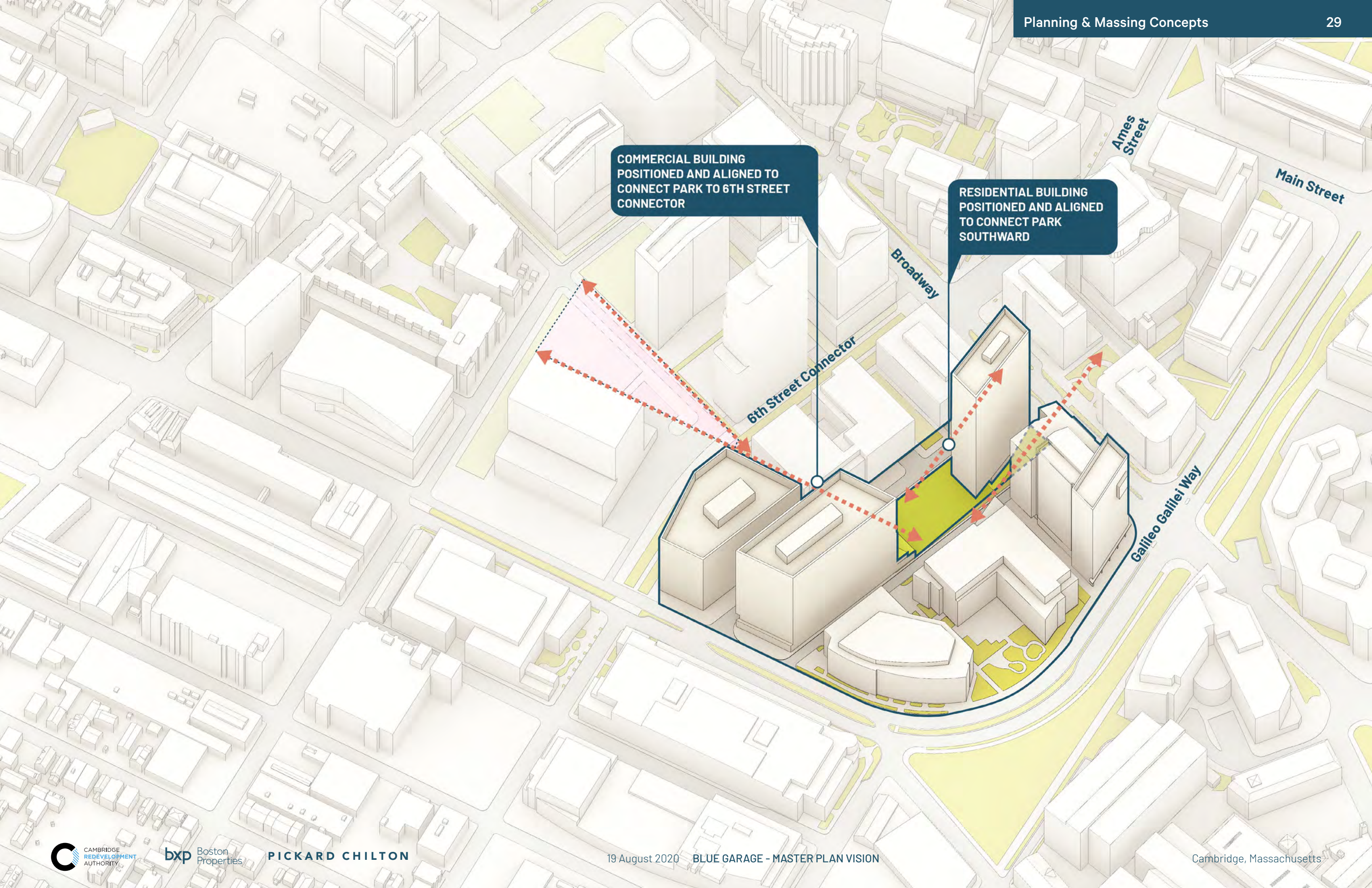
PICKARD CHILTON

19 August 2020 BLUE GARAGE - MASTER PLAN VISION

Cambridge, Massachusetts

VARIED BUILDING HEIGHT TO CREATE DIVERSE URBAN FORMS





COMMERCIAL BUILDING
POSITIONED AND ALIGNED TO
CONNECT PARK TO 6TH STREET
CONNECTOR

RESIDENTIAL BUILDING
POSITIONED AND ALIGNED
TO CONNECT PARK
SOUTHWARD

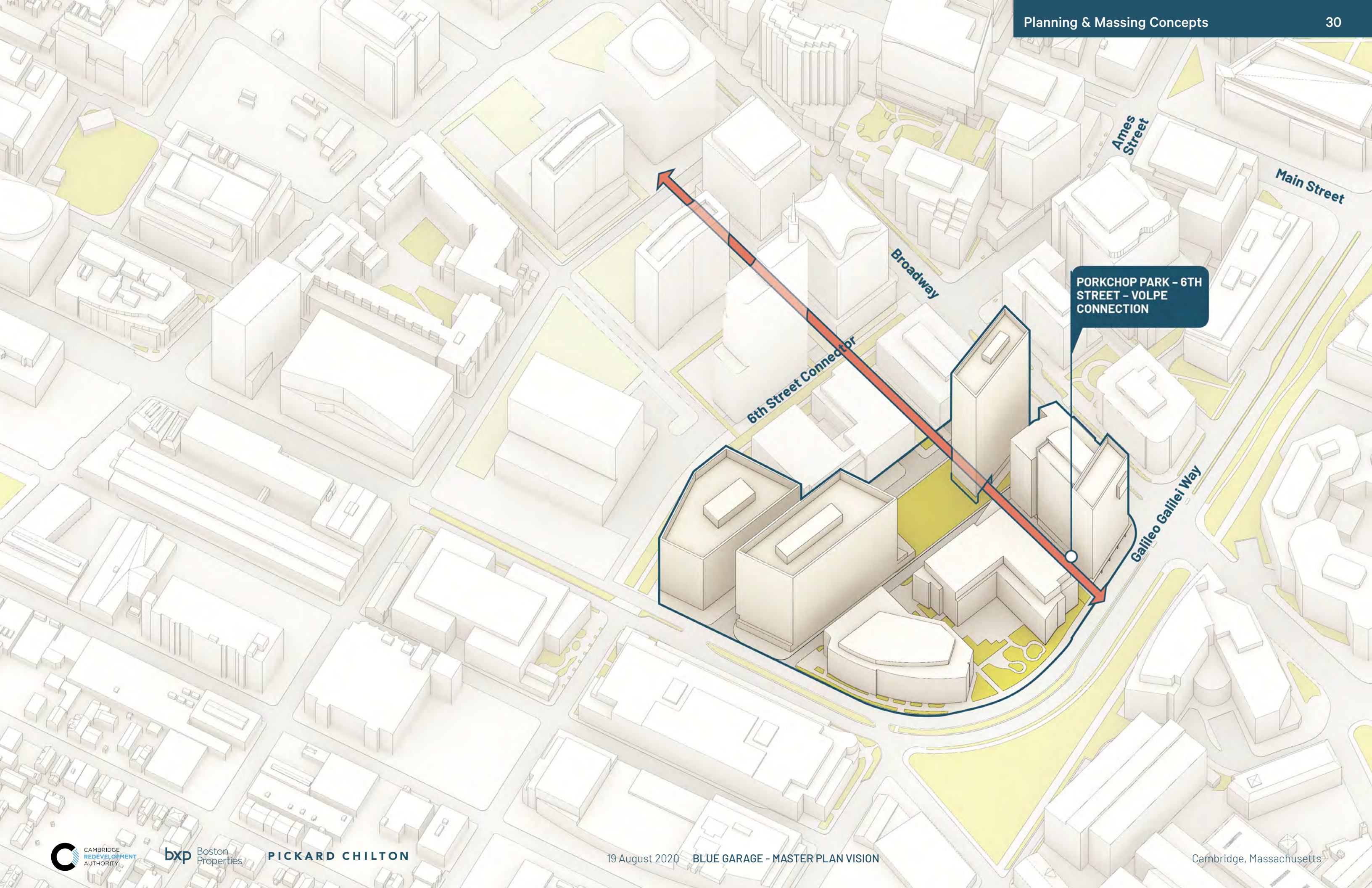
Ames Street

Main Street

Broadway

6th Street Connector

Galileo Galilei Way



PORKCHOP PARK - 6TH STREET - VOLPE CONNECTION

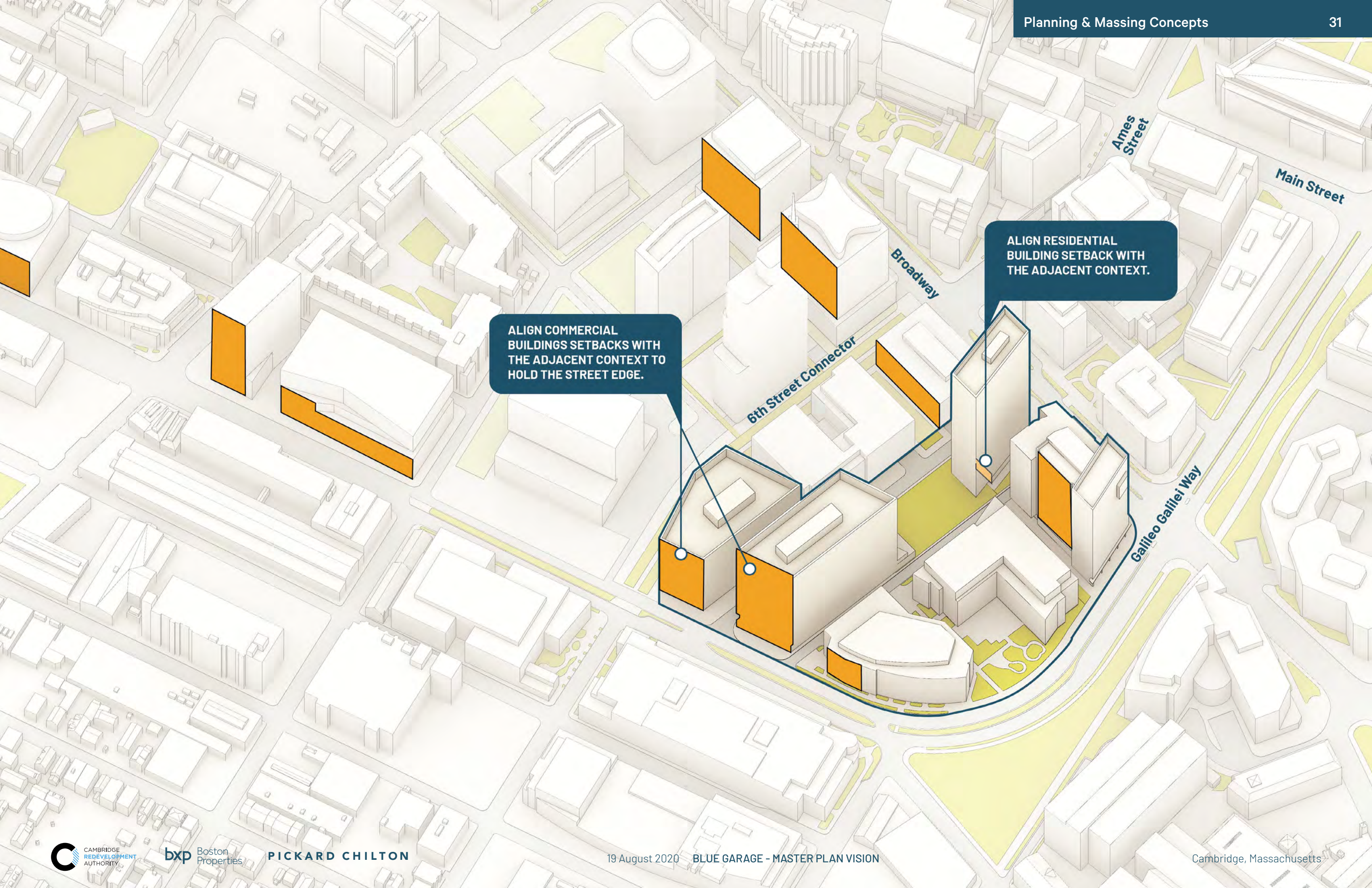
6th Street Connector

Broadway

Ames Street

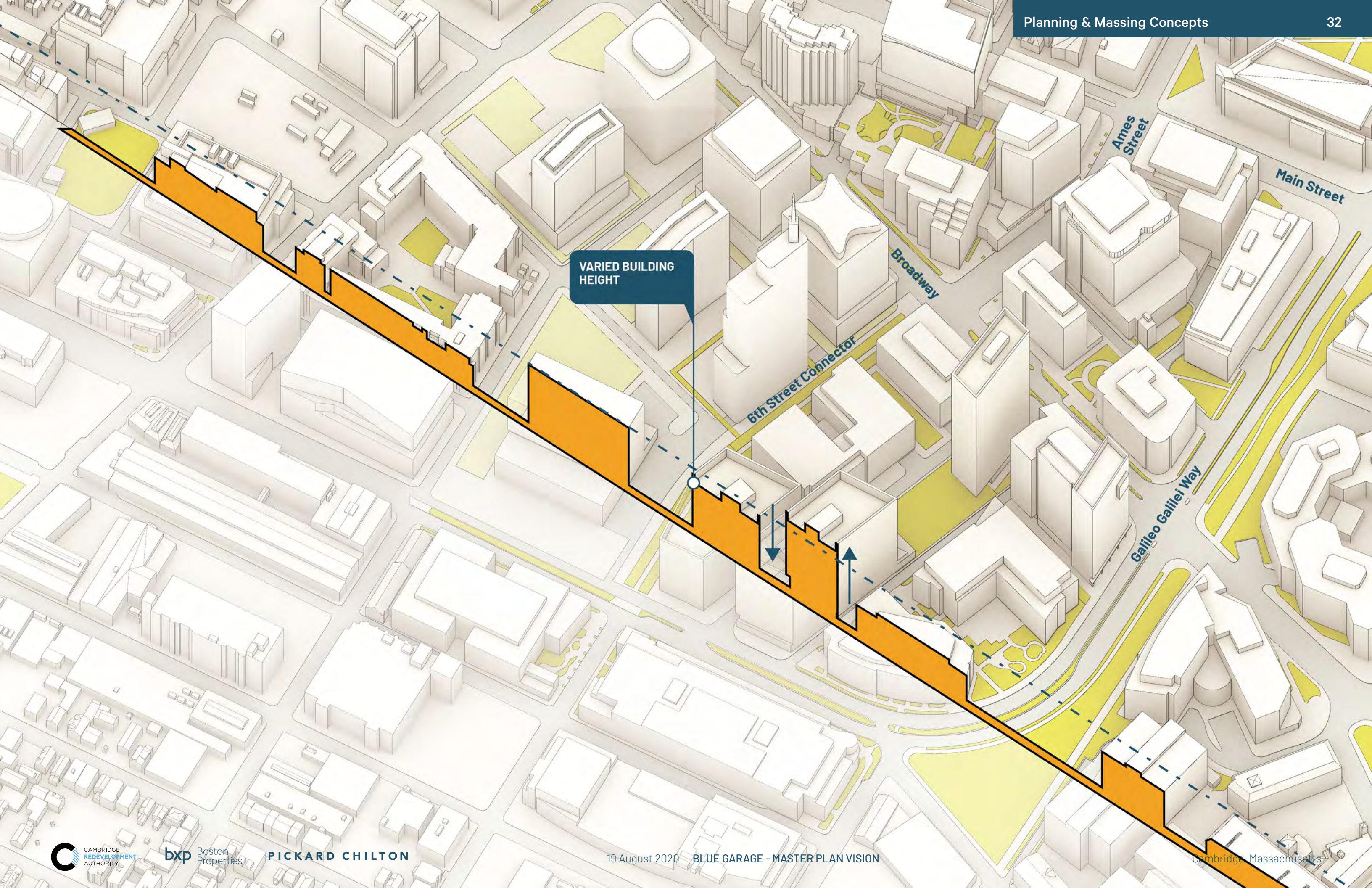
Main Street

Galileo Galilei Way

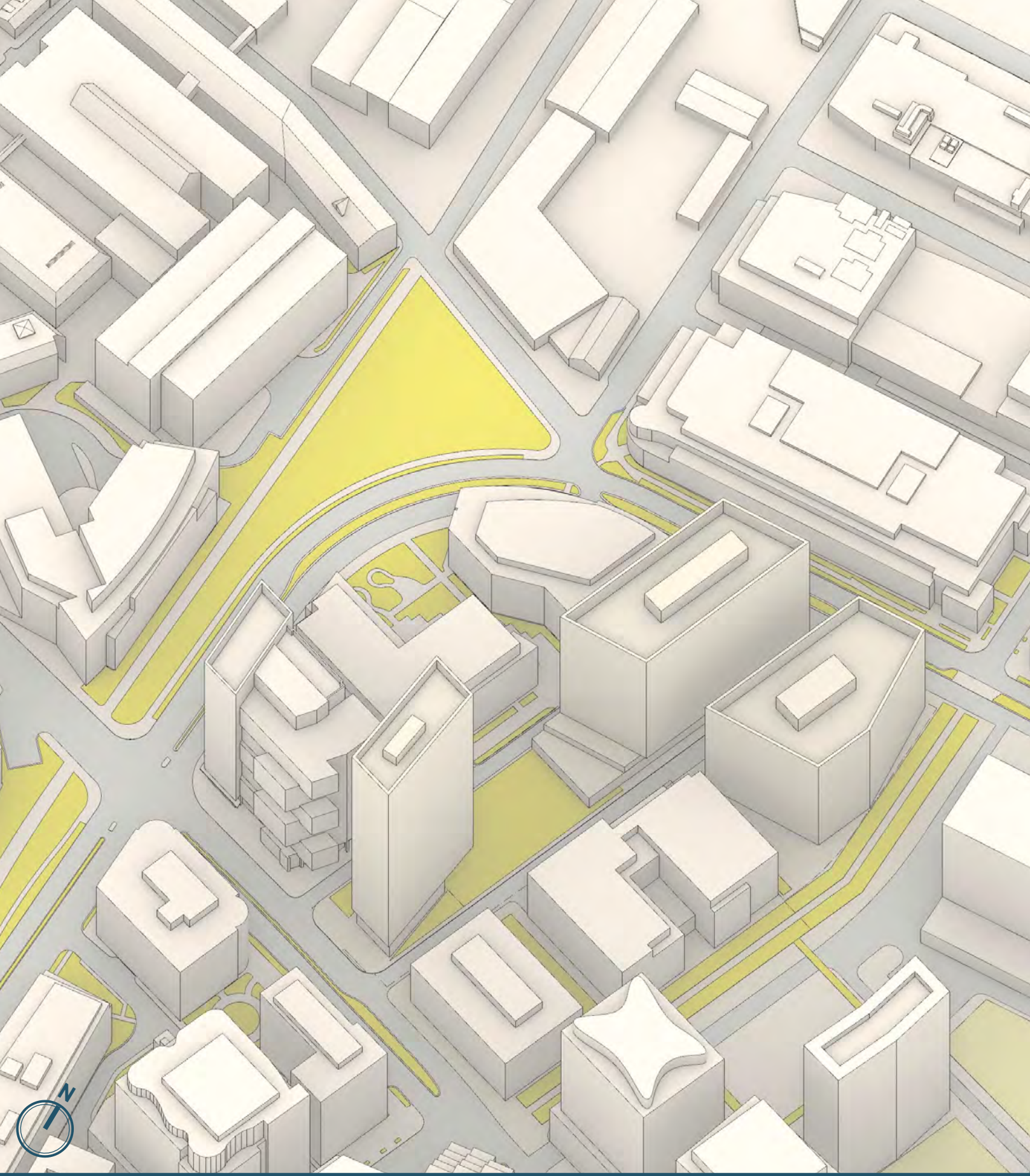


ALIGN COMMERCIAL BUILDINGS SETBACKS WITH THE ADJACENT CONTEXT TO HOLD THE STREET EDGE.

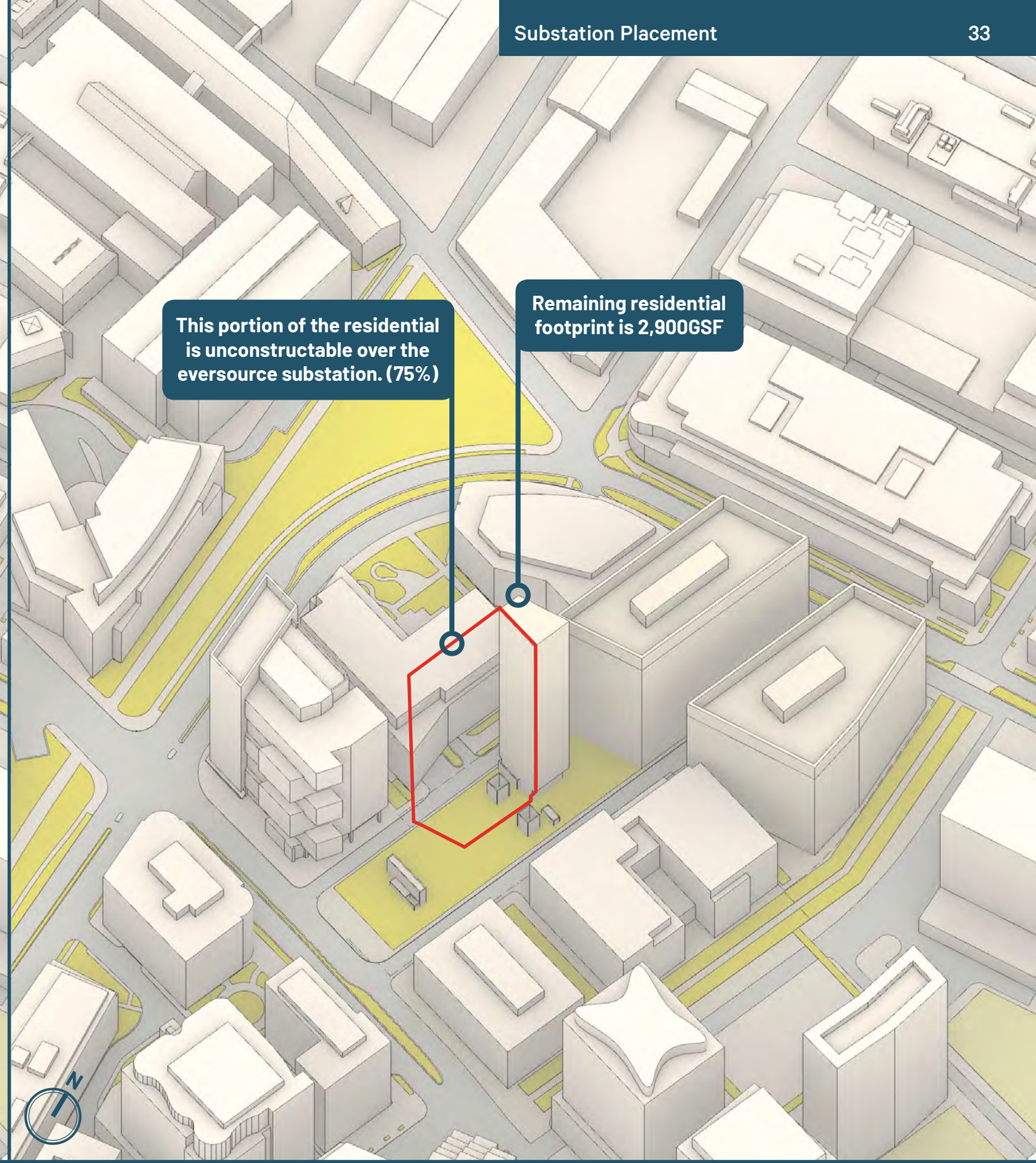
ALIGN RESIDENTIAL BUILDING SETBACK WITH THE ADJACENT CONTEXT.



VARIED BUILDING HEIGHT



CENTRAL SUBSTATION



SOUTH SUBSTATION

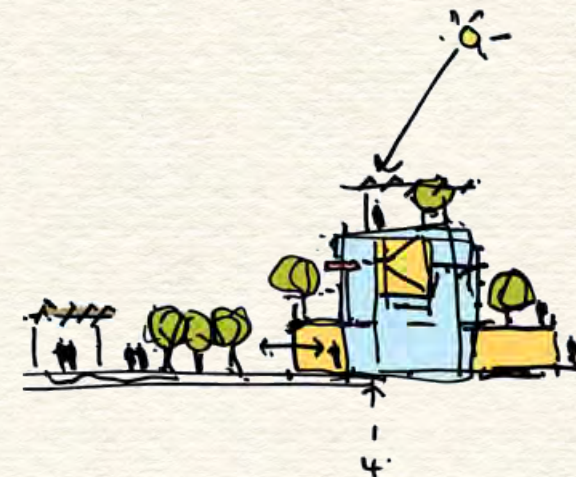
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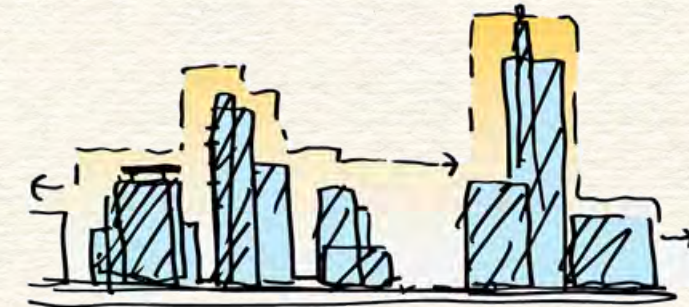
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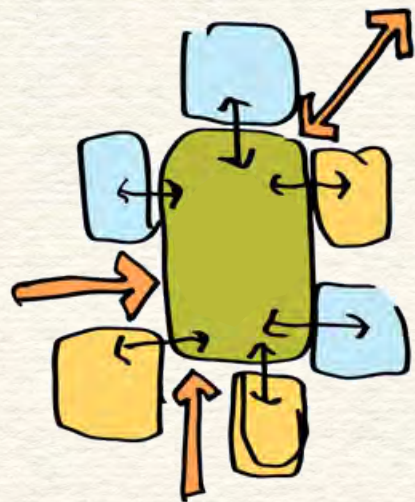
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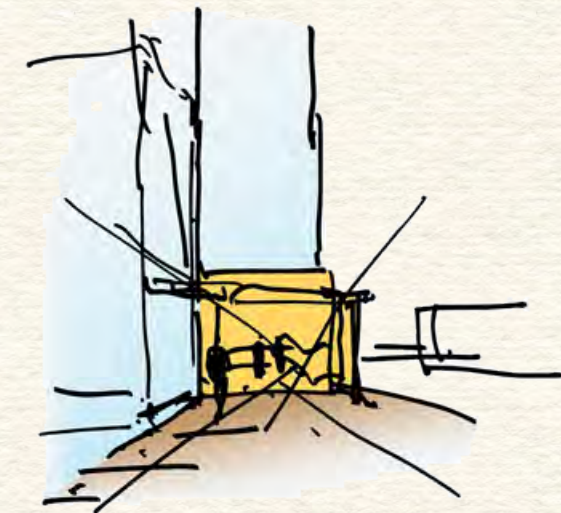
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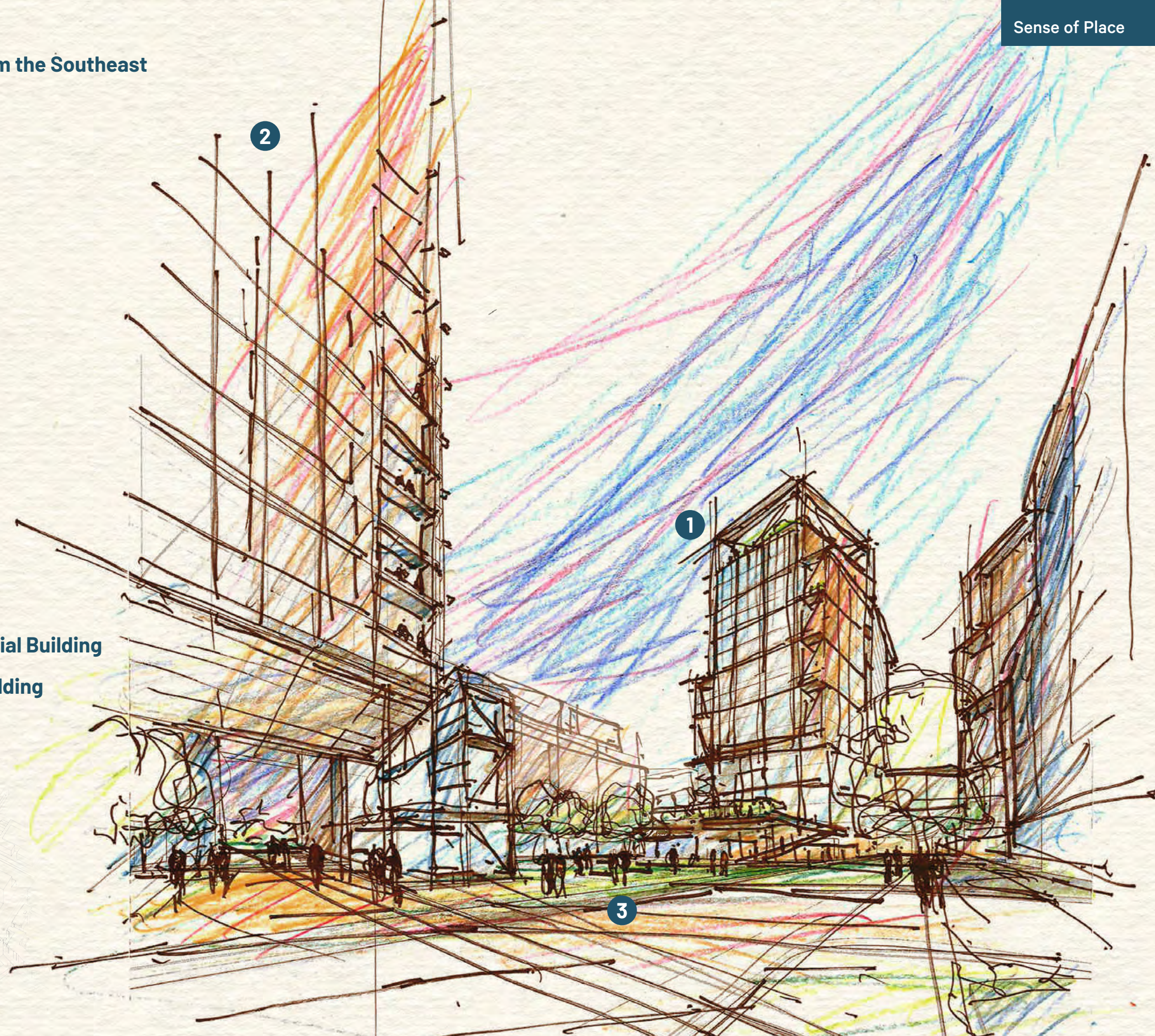


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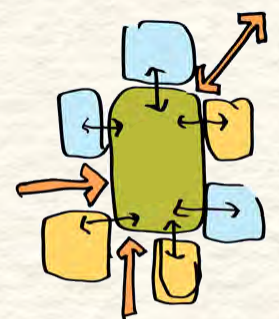


Thresholds and Framed Views Enrich the Experience

View of the Park from the Southeast



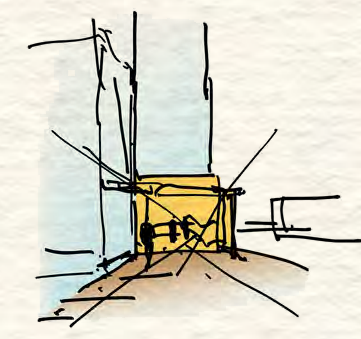
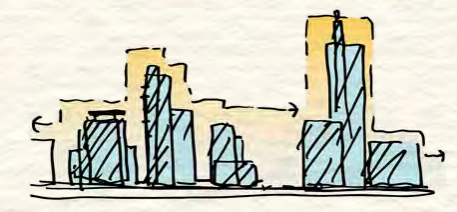
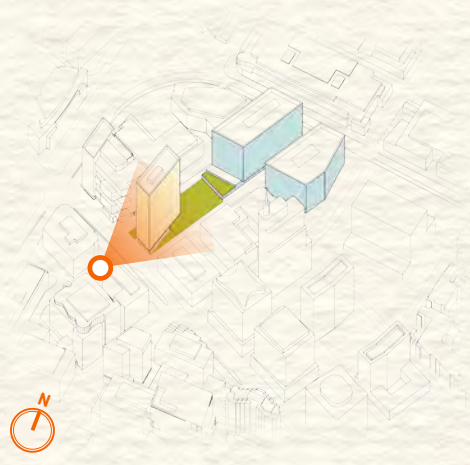
- 1** West Commercial Building
- 2** Residential Building
- 3** The Park



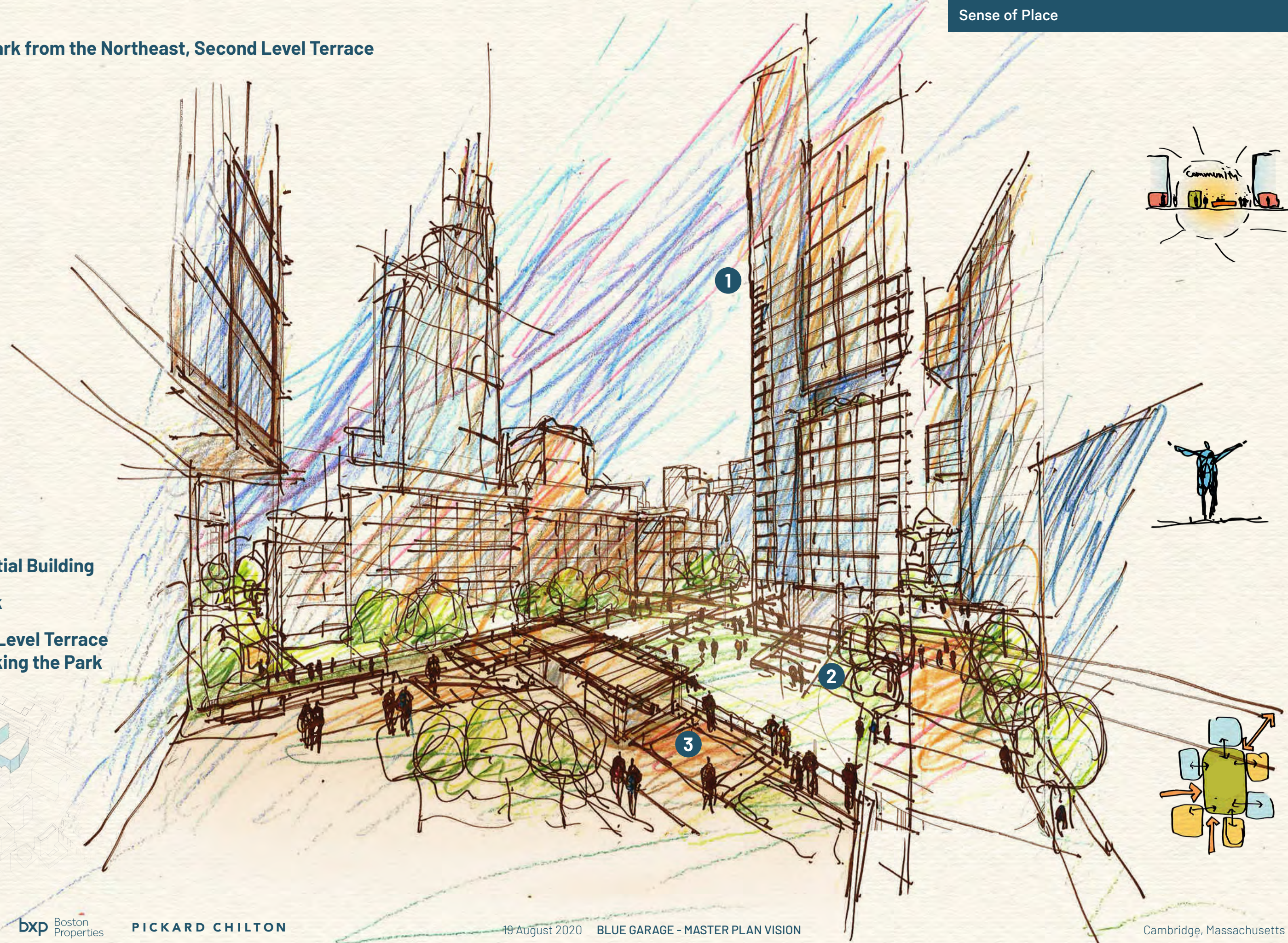
View of the Residential Building from Danny Lewin Park



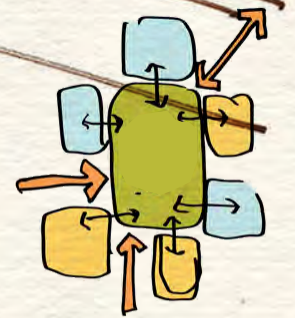
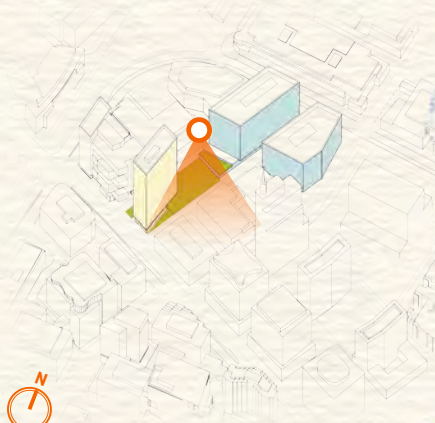
- 1 145 Broadway
- 2 Residential Building
- 3 Danny Lewin Park



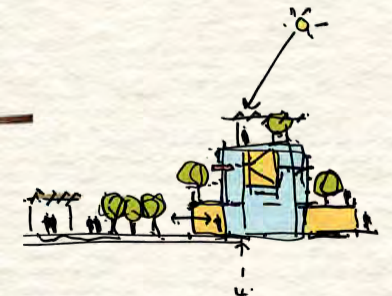
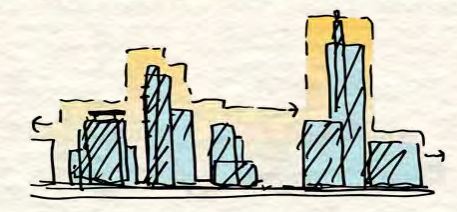
View of the Park from the Northeast, Second Level Terrace



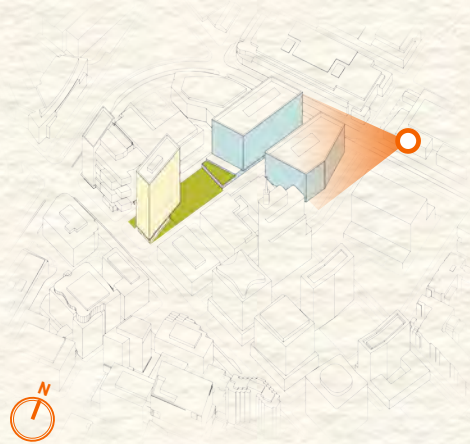
- 1** Residential Building
- 2** The Park
- 3** Second Level Terrace Overlooking the Park



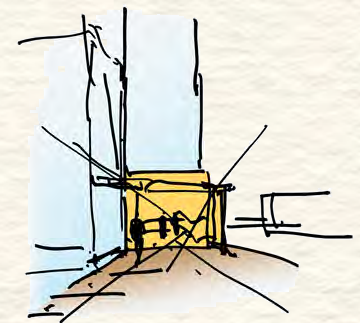
View of the Commercial Building from the Northeast (Intersection of Binney Street and the 6th Street Connector)



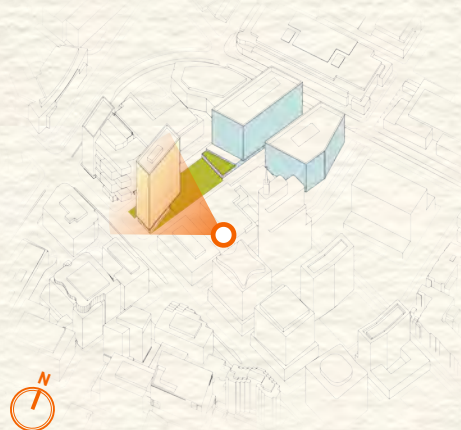
- 1 East Commercial Building
- 2 Binney Street
- 3 6th Street Connector

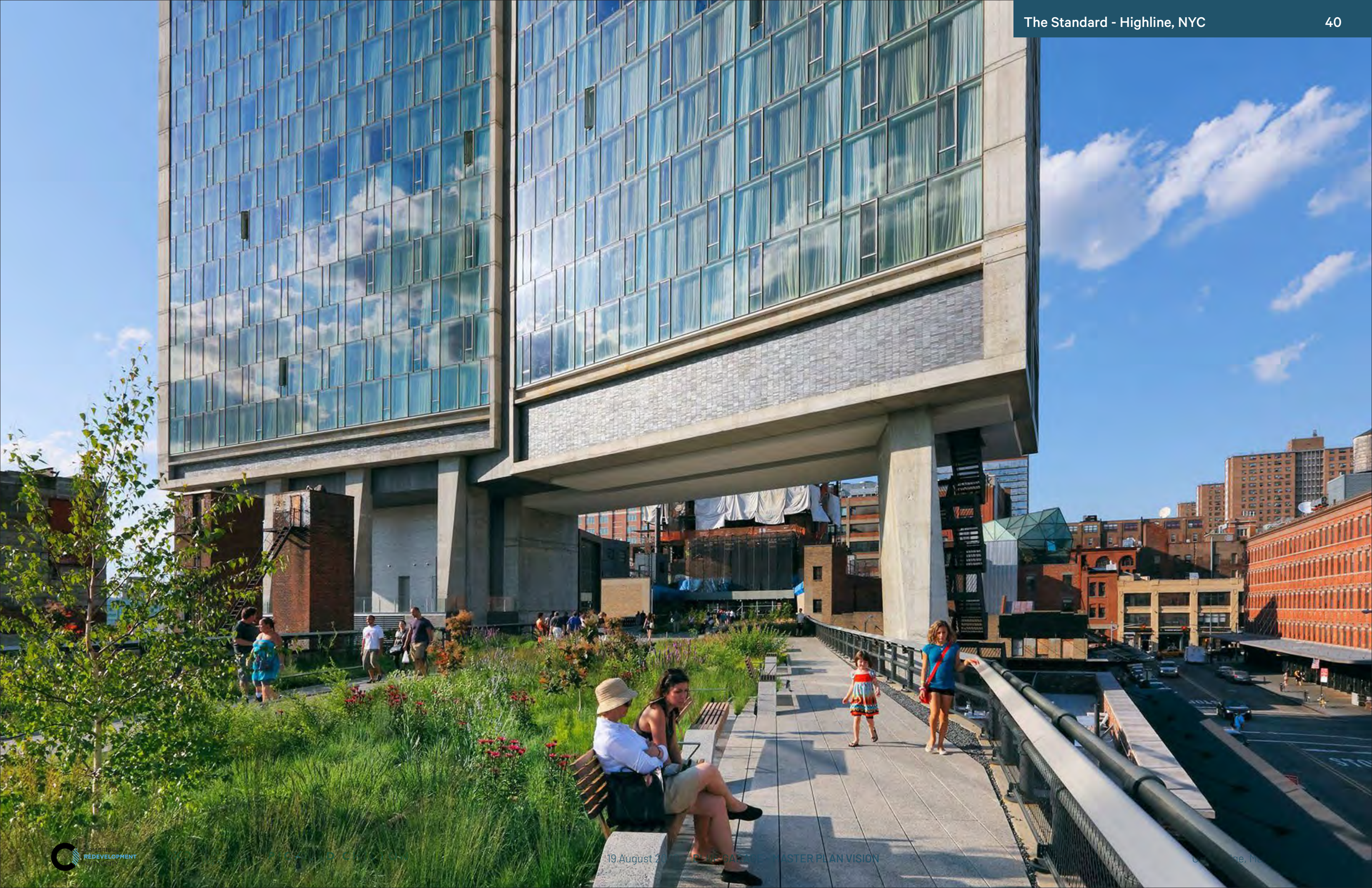


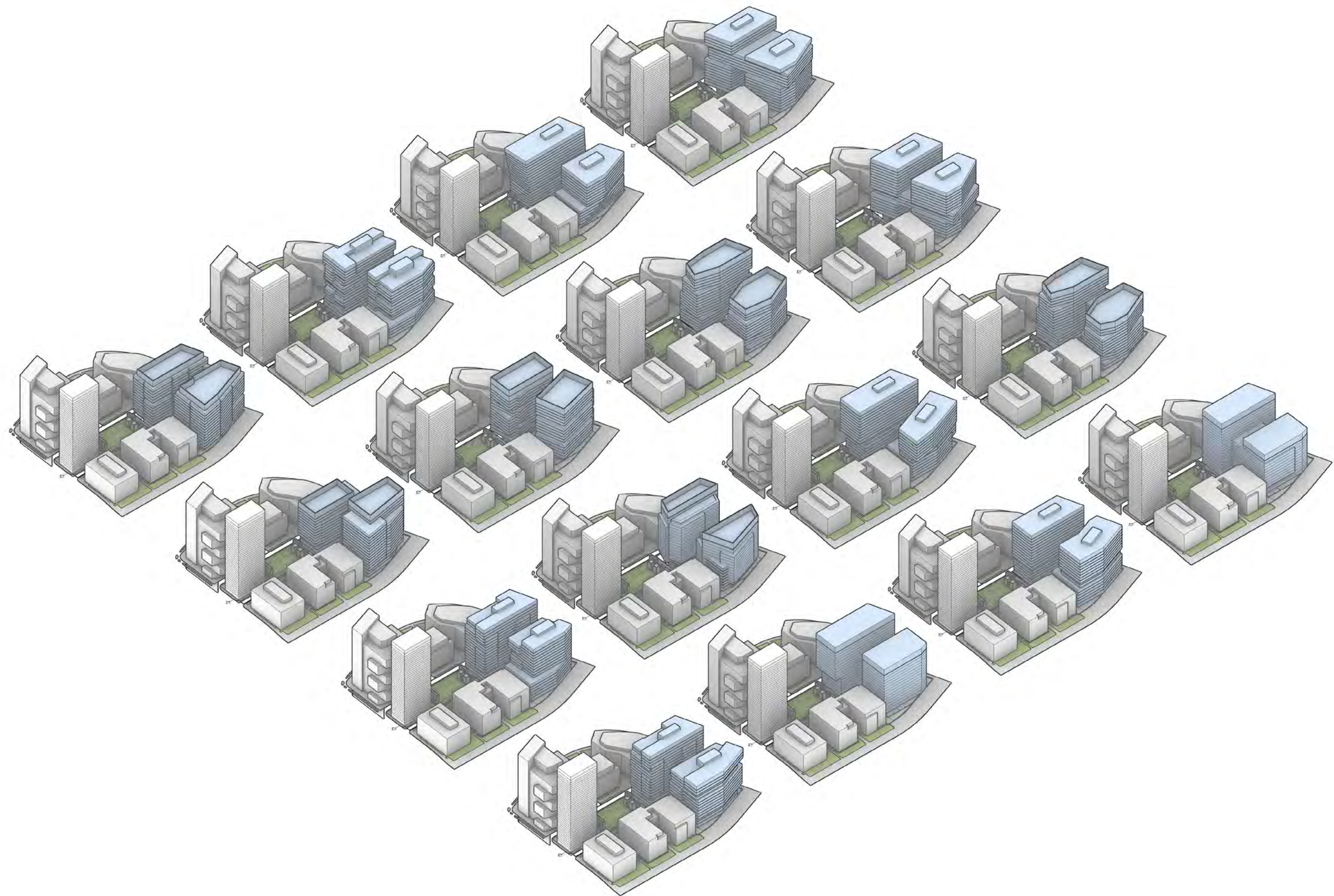
View of the Park from the Southeast (Vople to Porkchop Park Connector)

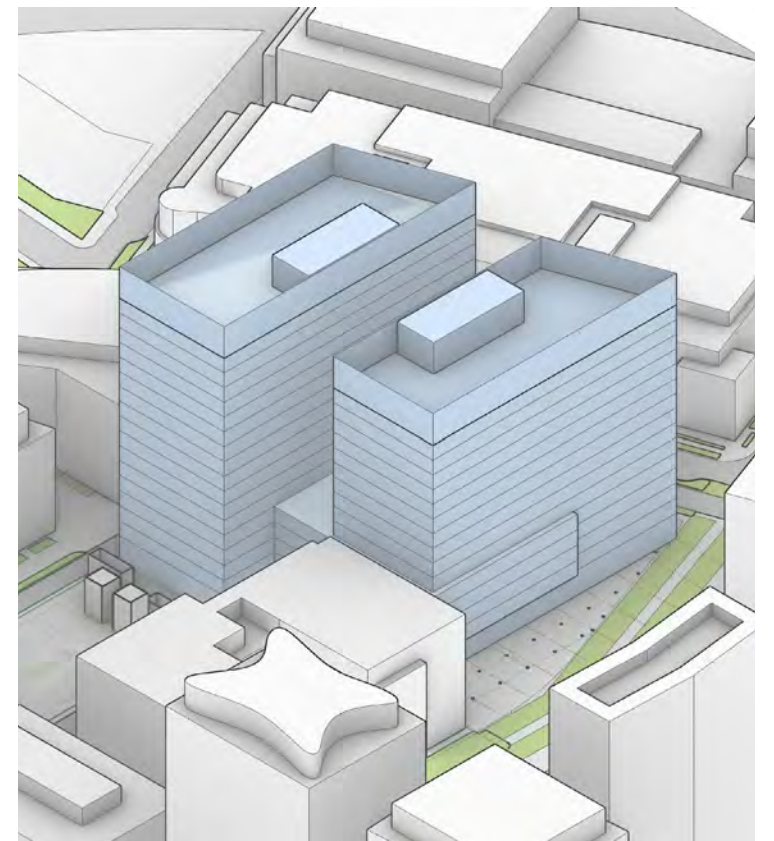
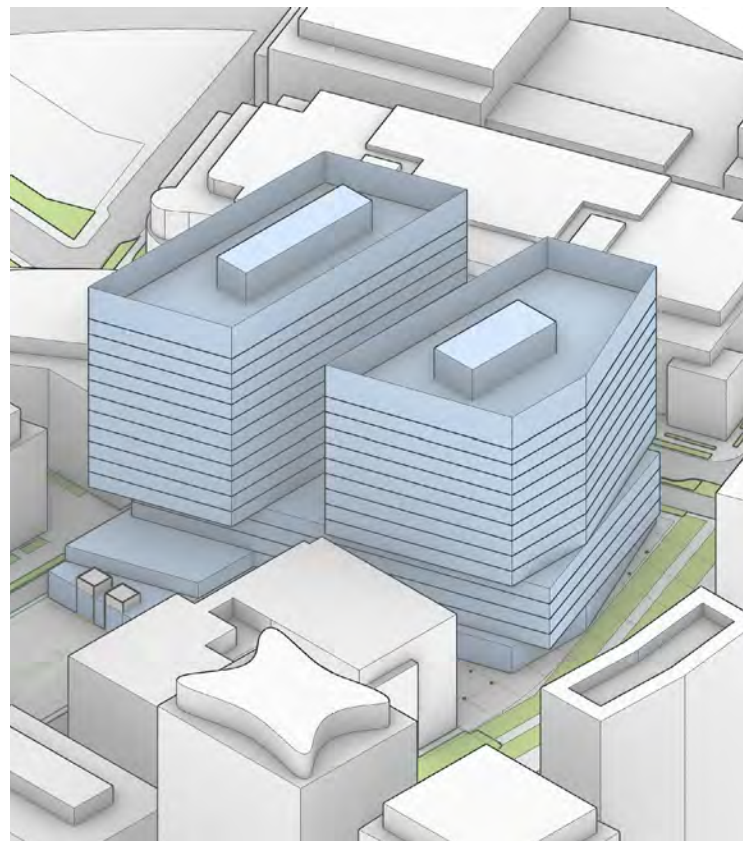
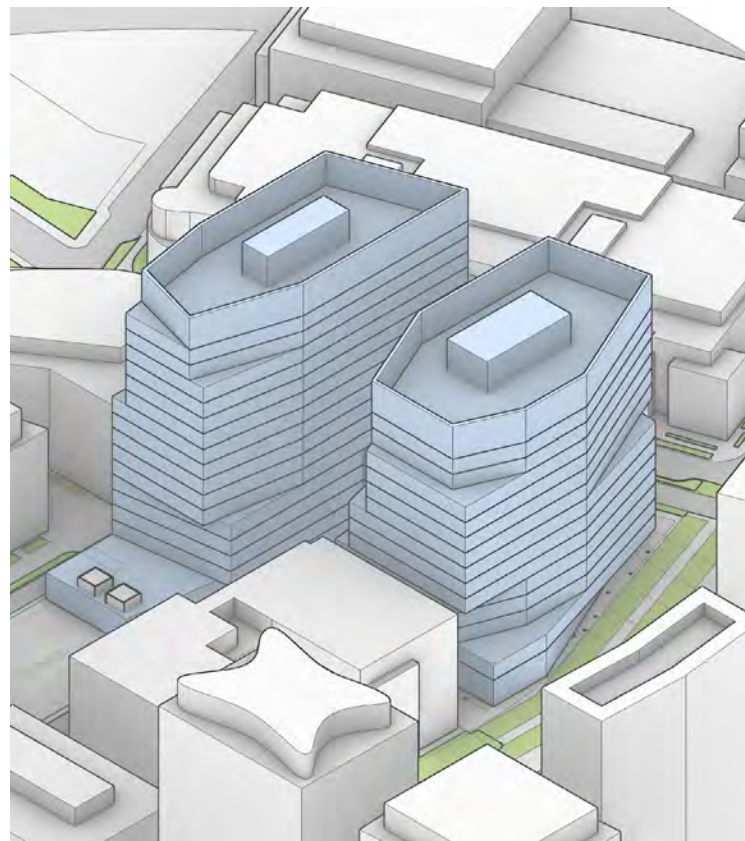
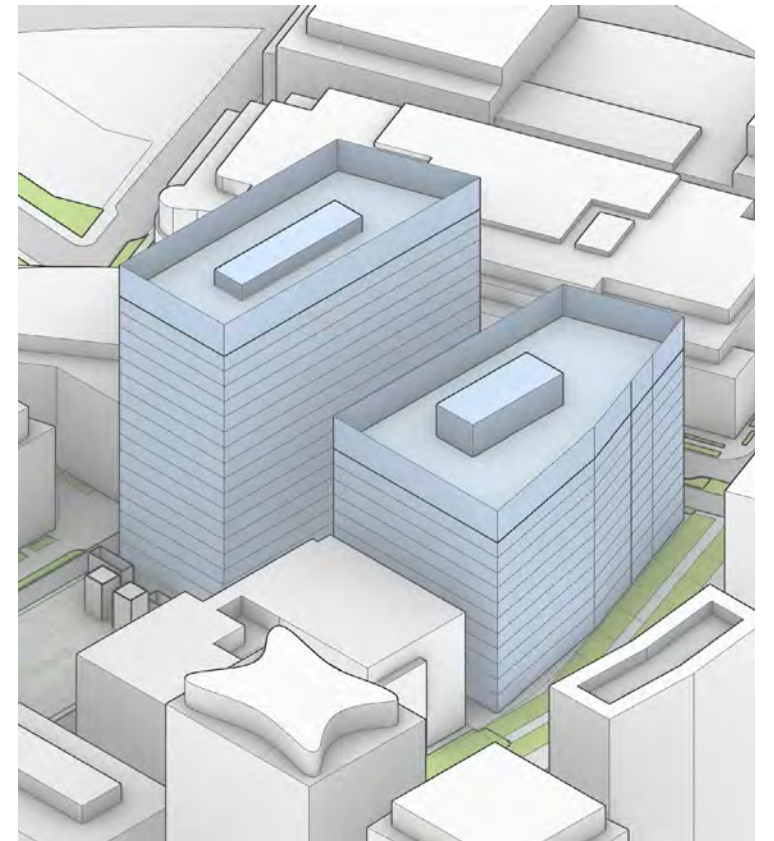
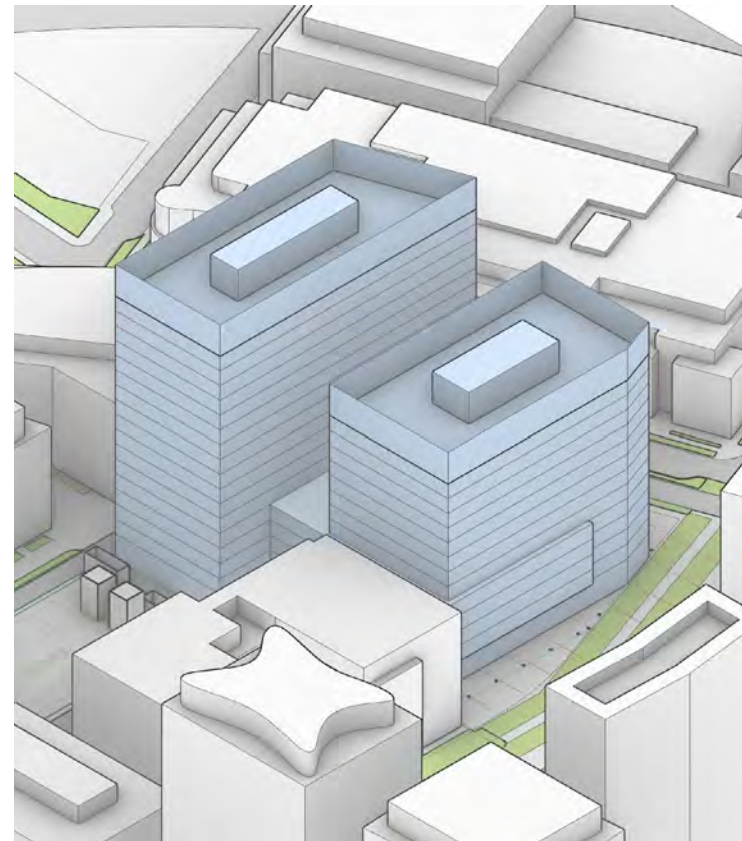
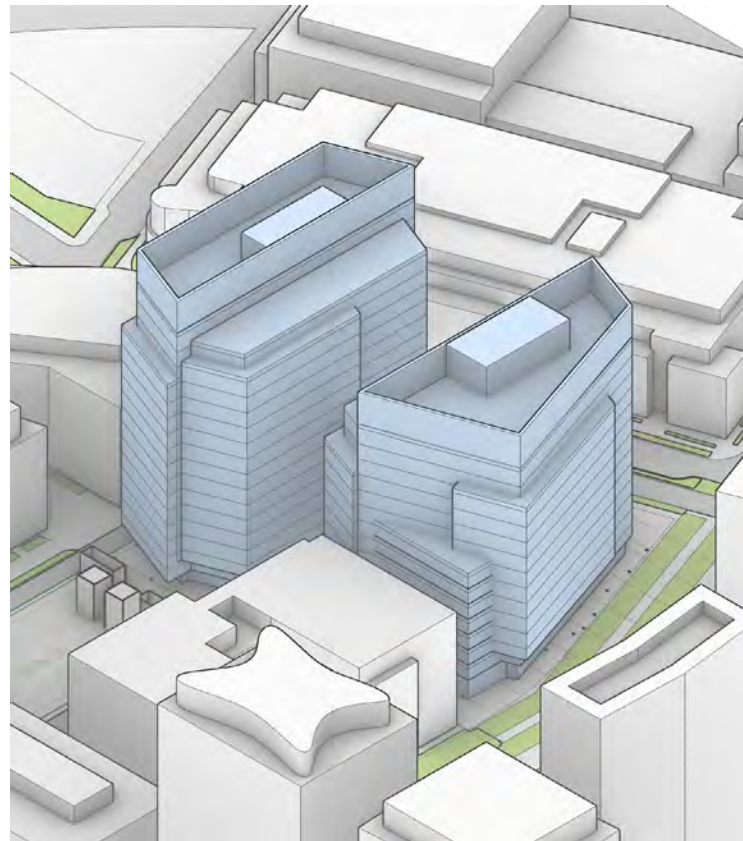
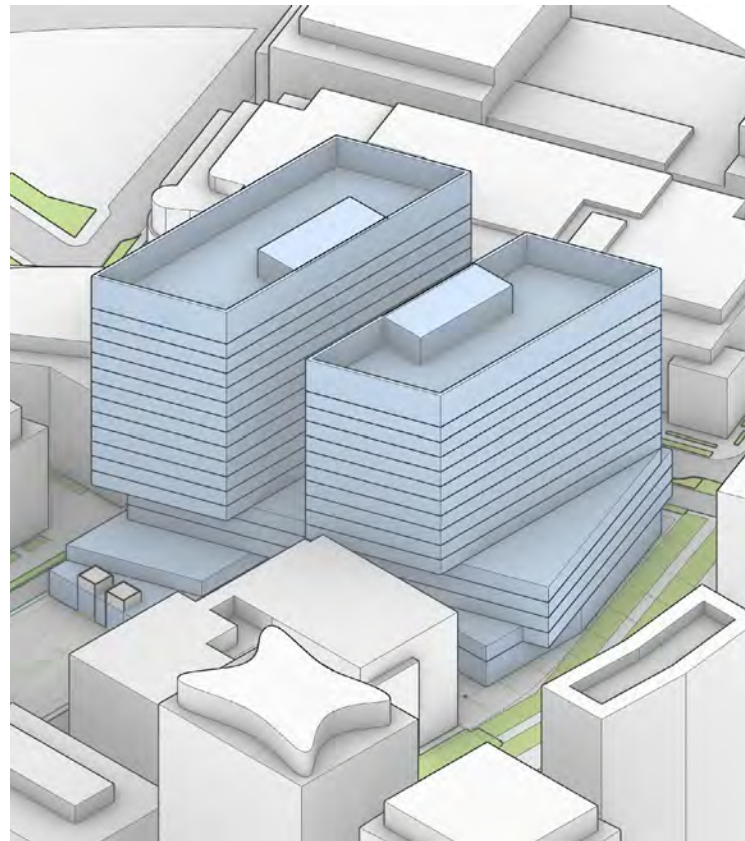


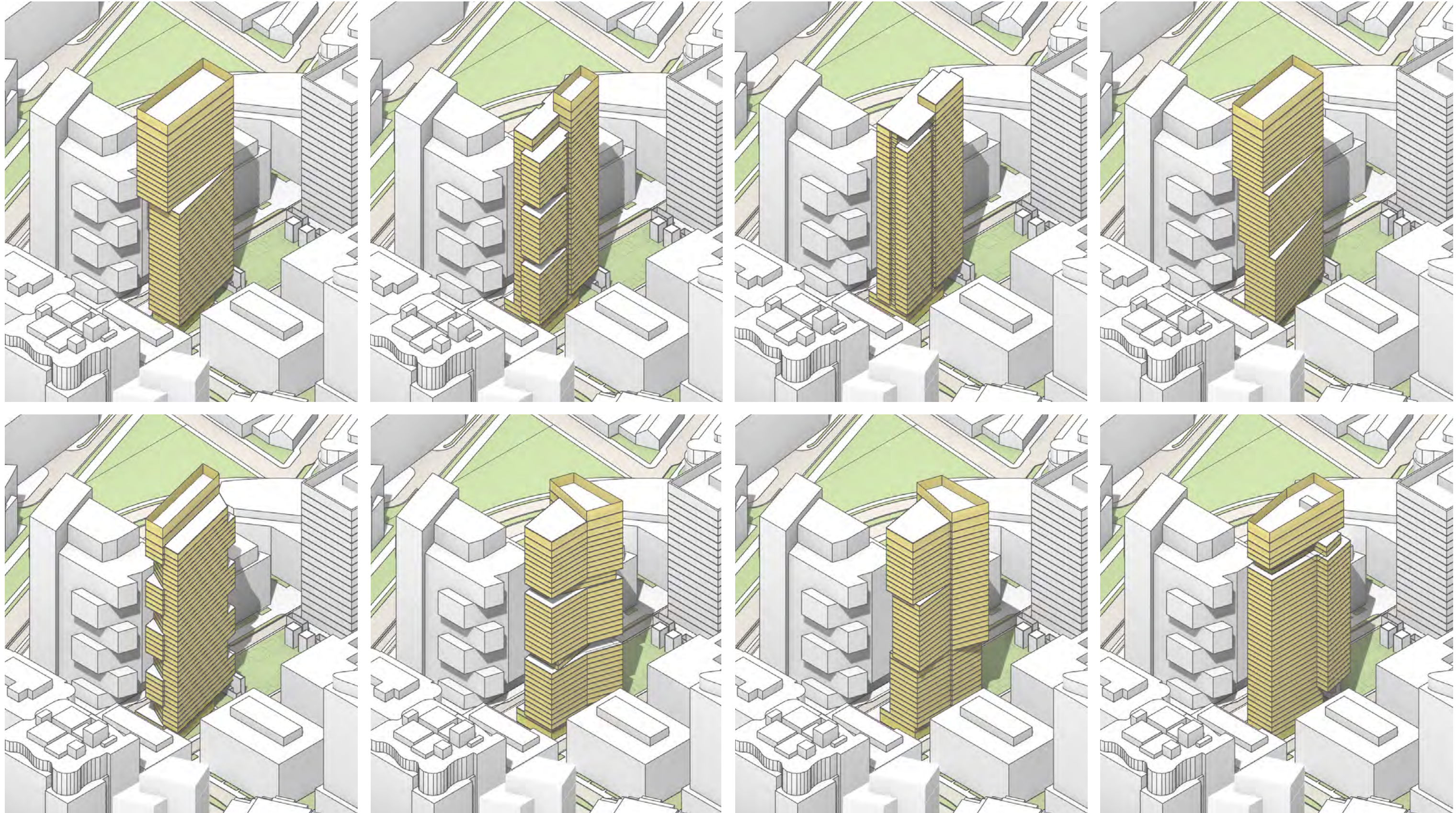
- 1** Residential Building
- 2** Volpe to Porkchop Park Connector
- 3** The Park



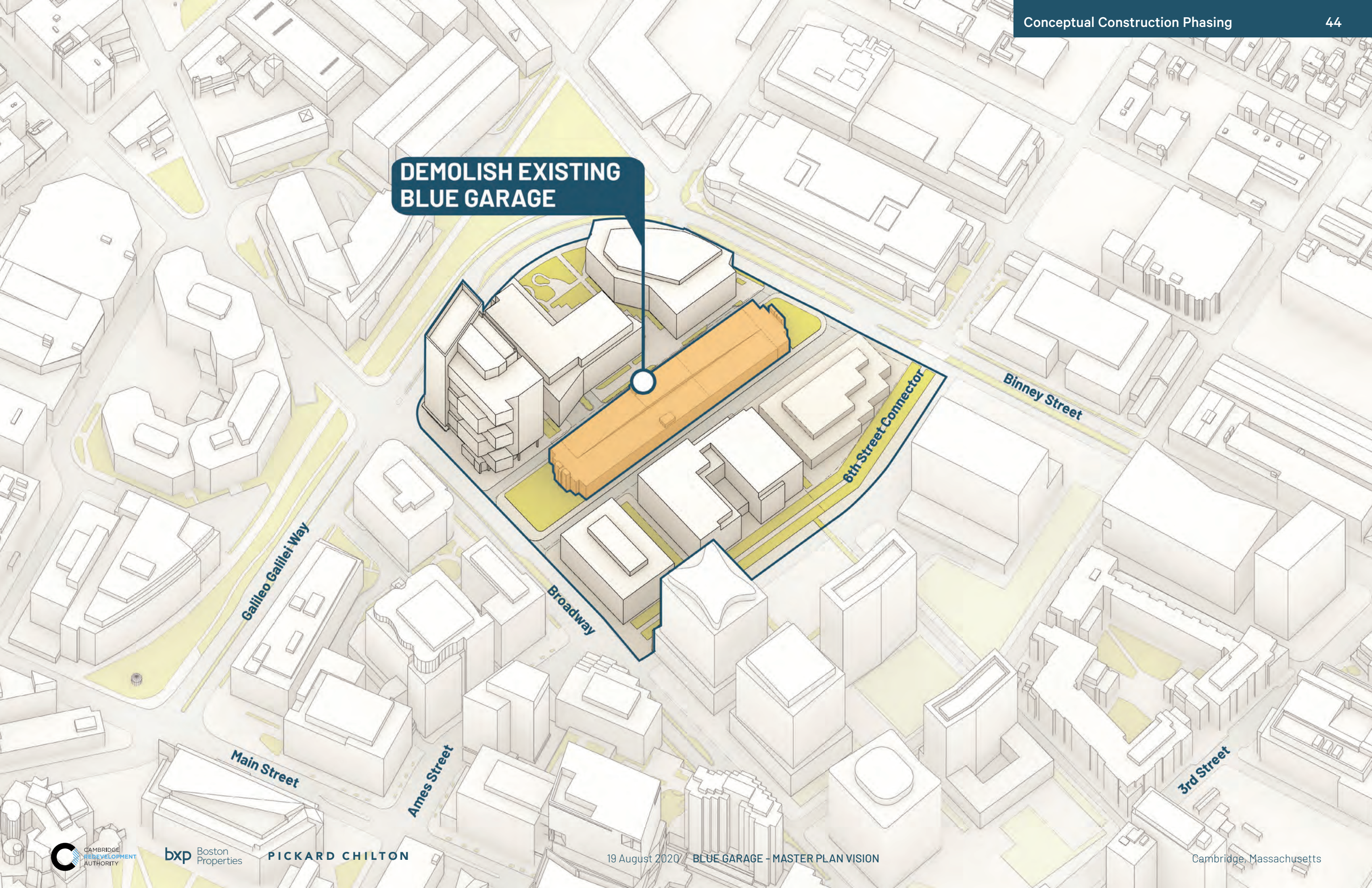








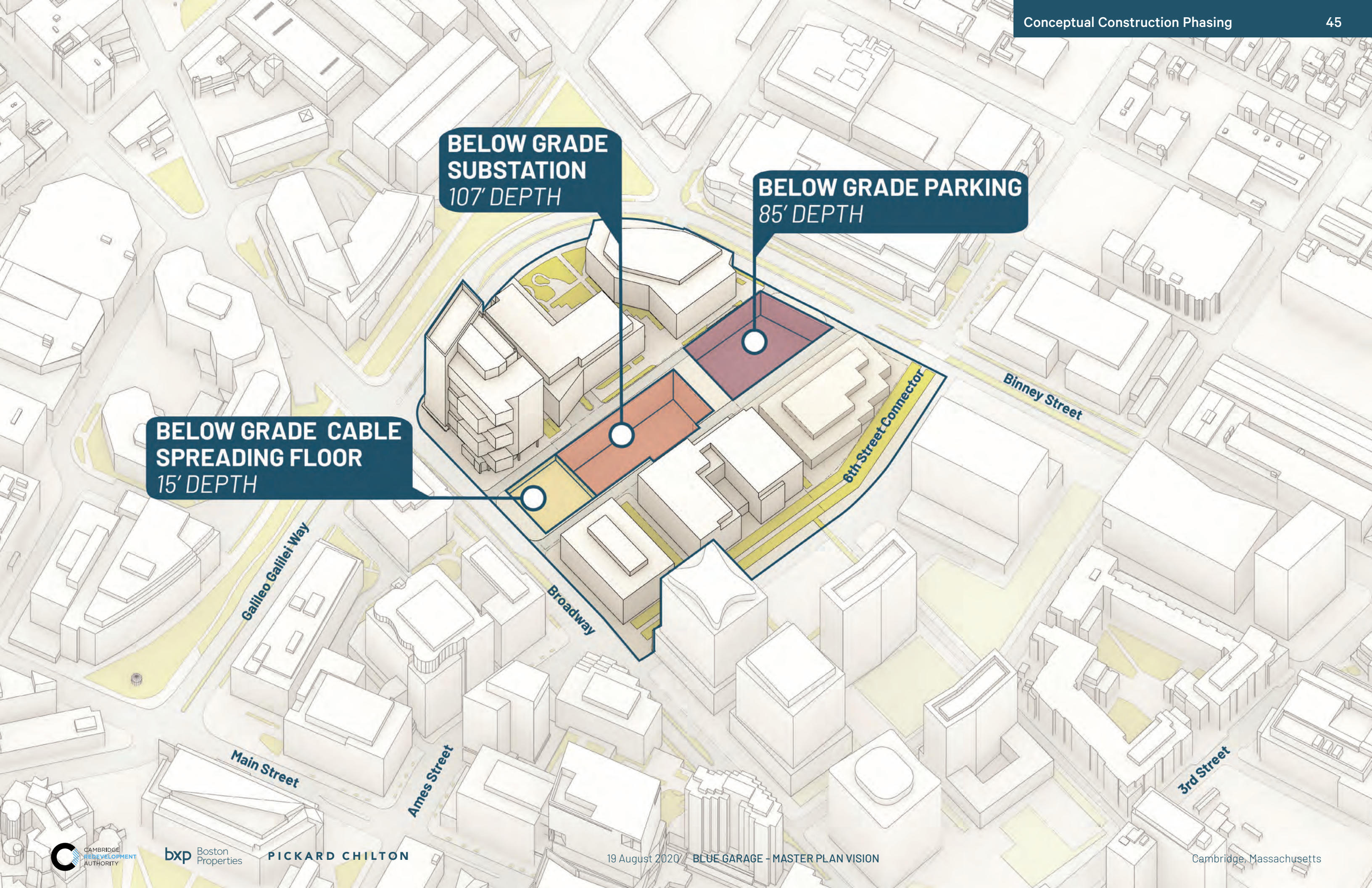
**DEMOLISH EXISTING
BLUE GARAGE**



**BELOW GRADE CABLE
SPREADING FLOOR**
15' DEPTH

**BELOW GRADE
SUBSTATION**
107' DEPTH

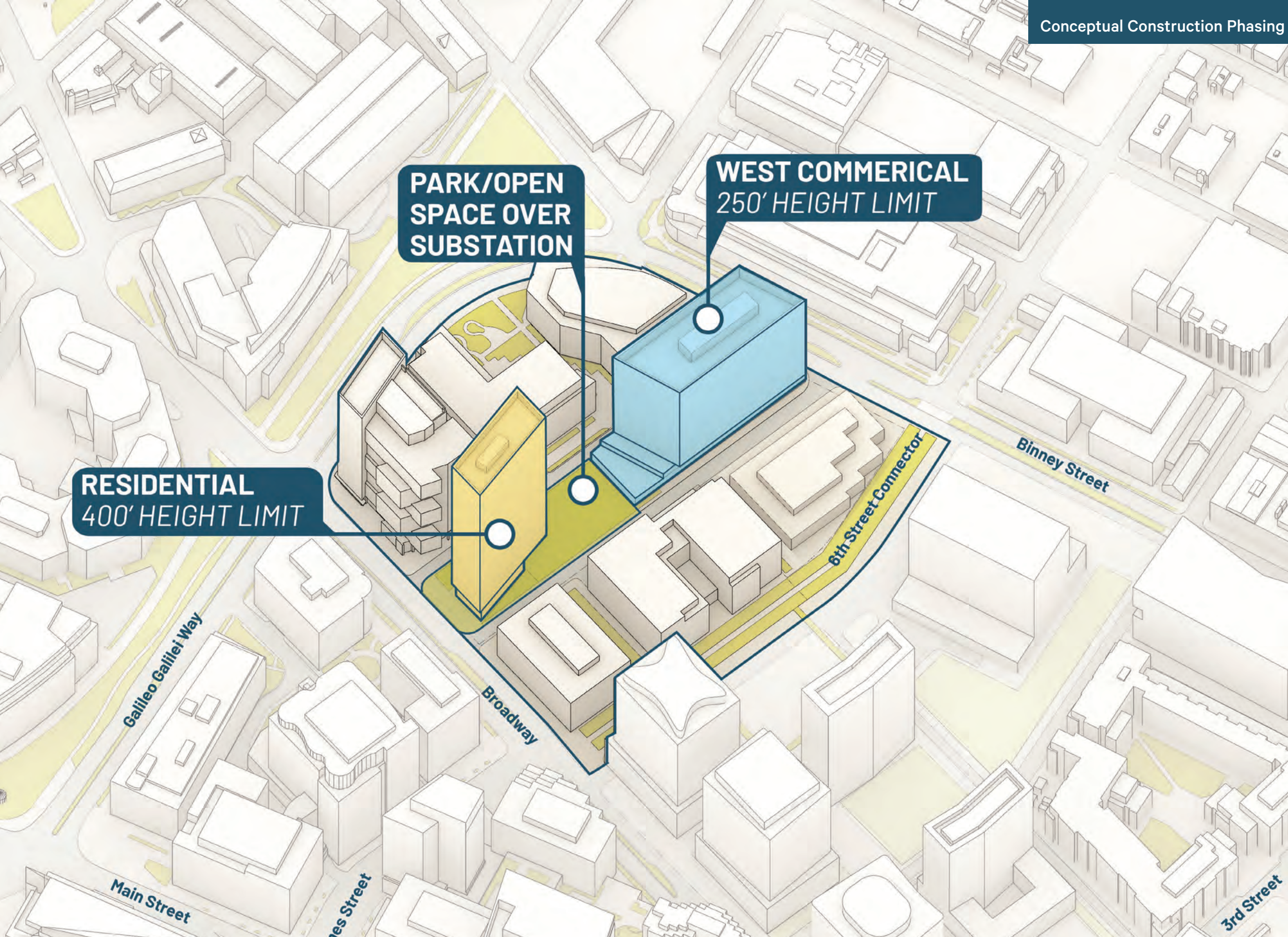
BELOW GRADE PARKING
85' DEPTH

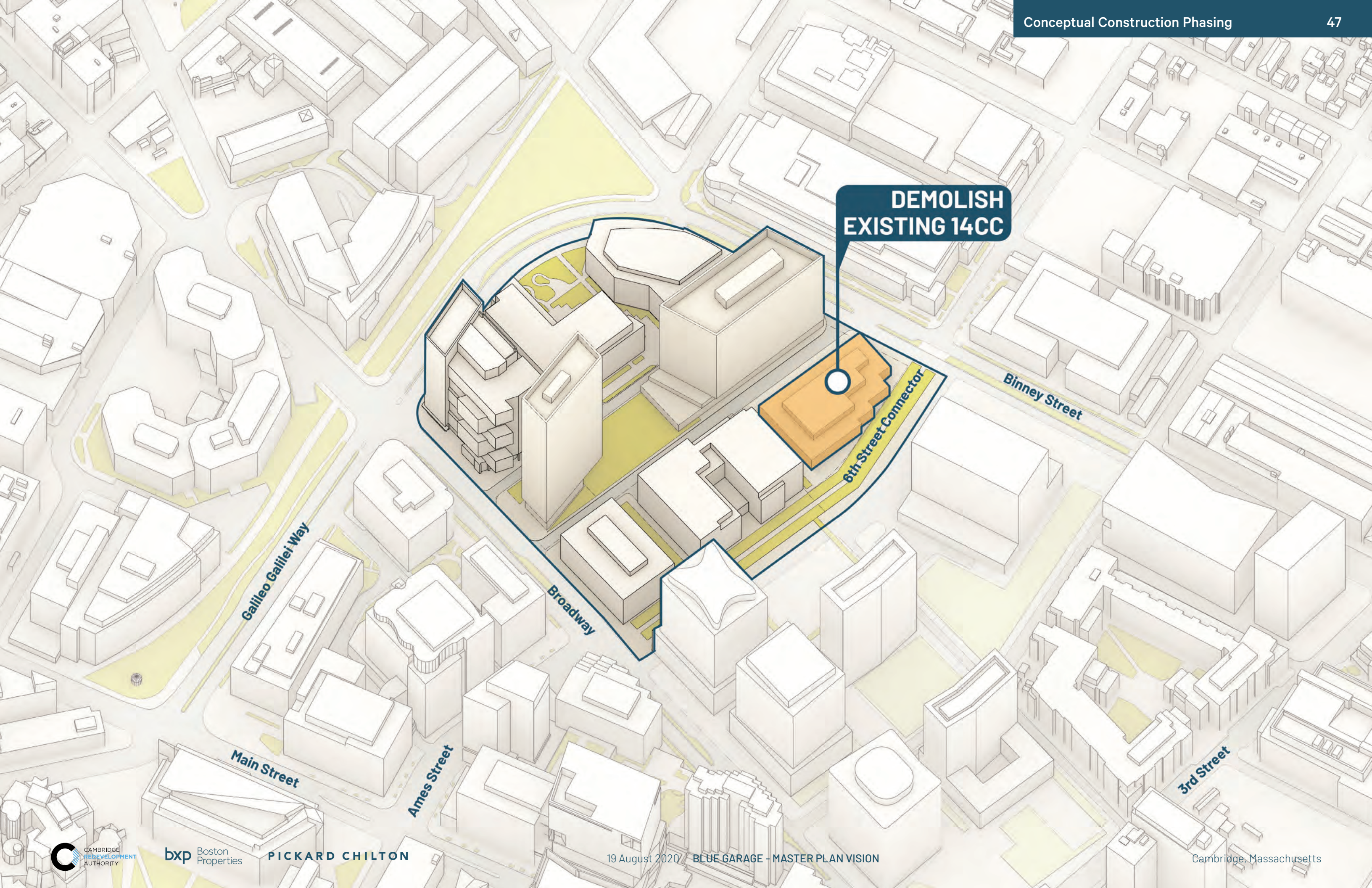


RESIDENTIAL
400' HEIGHT LIMIT

**PARK/OPEN
SPACE OVER
SUBSTATION**

WEST COMMERCIAL
250' HEIGHT LIMIT





**DEMOLISH
EXISTING 14CC**

6th Street Connector

Binney Street

Galileo Galilei Way

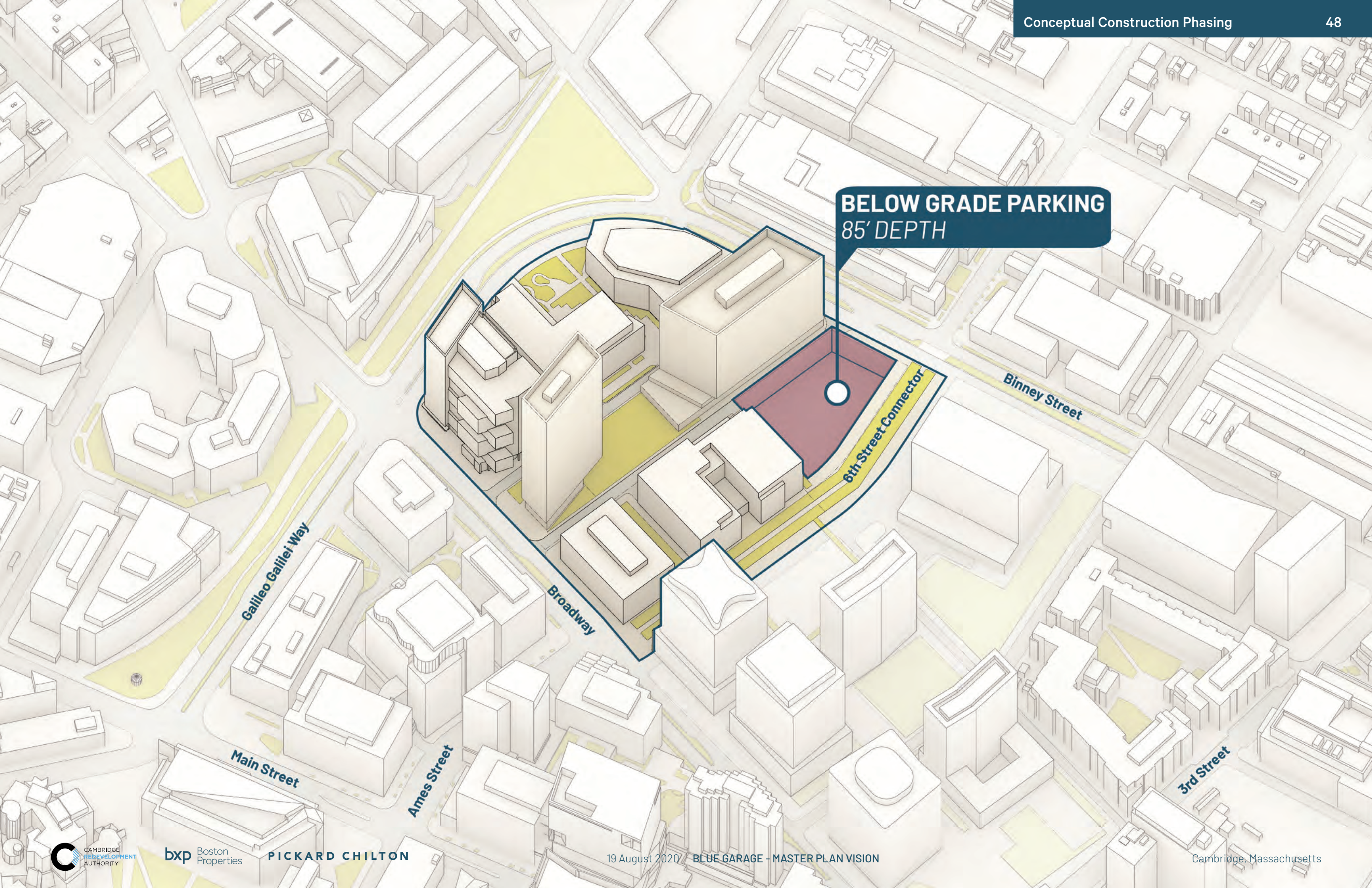
Broadway

Main Street

Ames Street

3rd Street

BELOW GRADE PARKING
85' DEPTH



Galileo Galilei Way

Binney Street

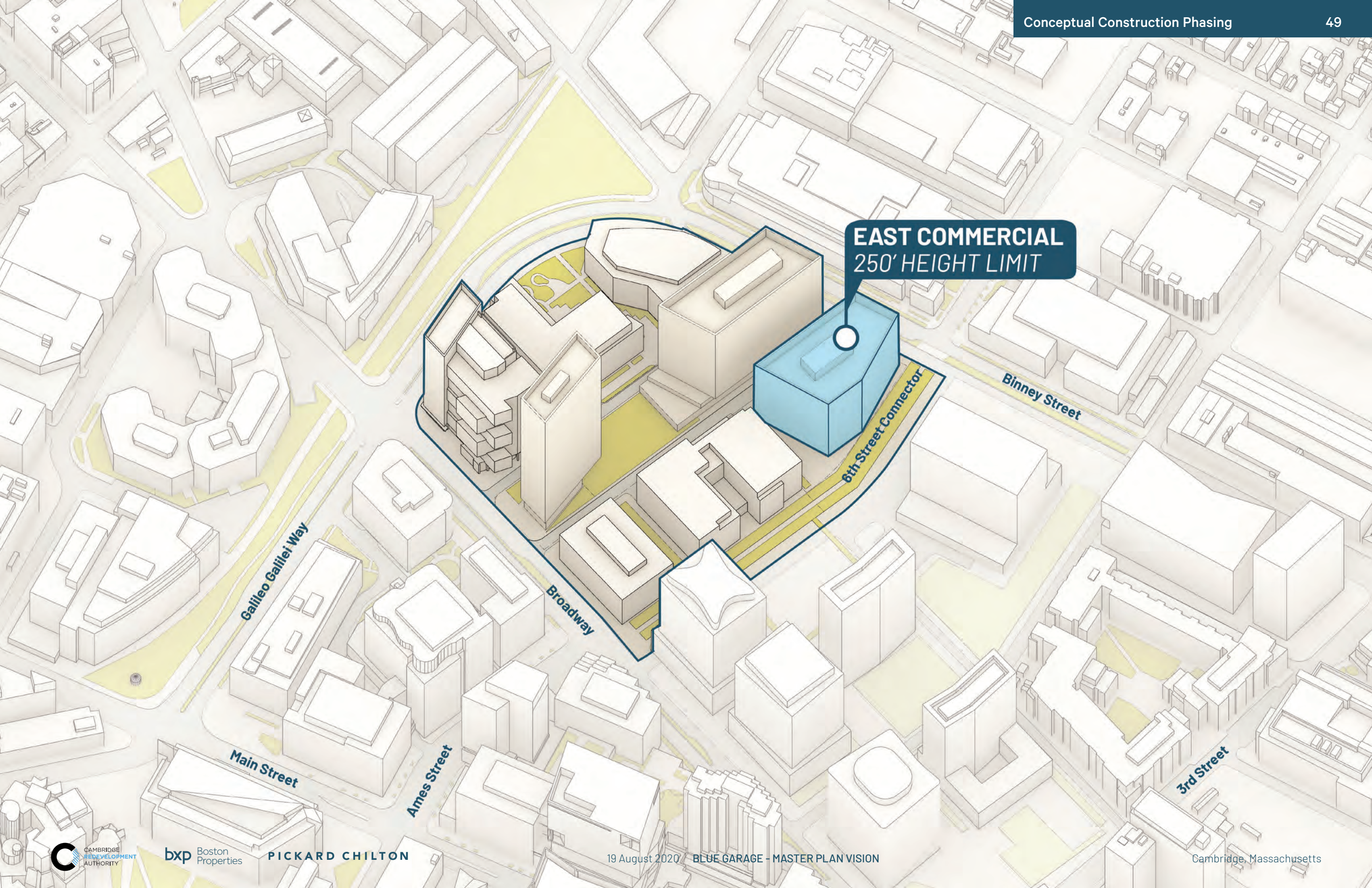
6th Street Connector

Broadway

Main Street

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3rd Street



EAST COMMERCIAL
250' HEIGHT LIMIT

Galileo Galilei Way

Broadway

6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street





QUESTIONS