



IDCP Update Meeting – CRA Board May 9, 2018

AGENDA

I. 145 Broadway Construction

II. 6th Street Connector

III. Innovation Space Plan

IV. 255 Main Street Retail

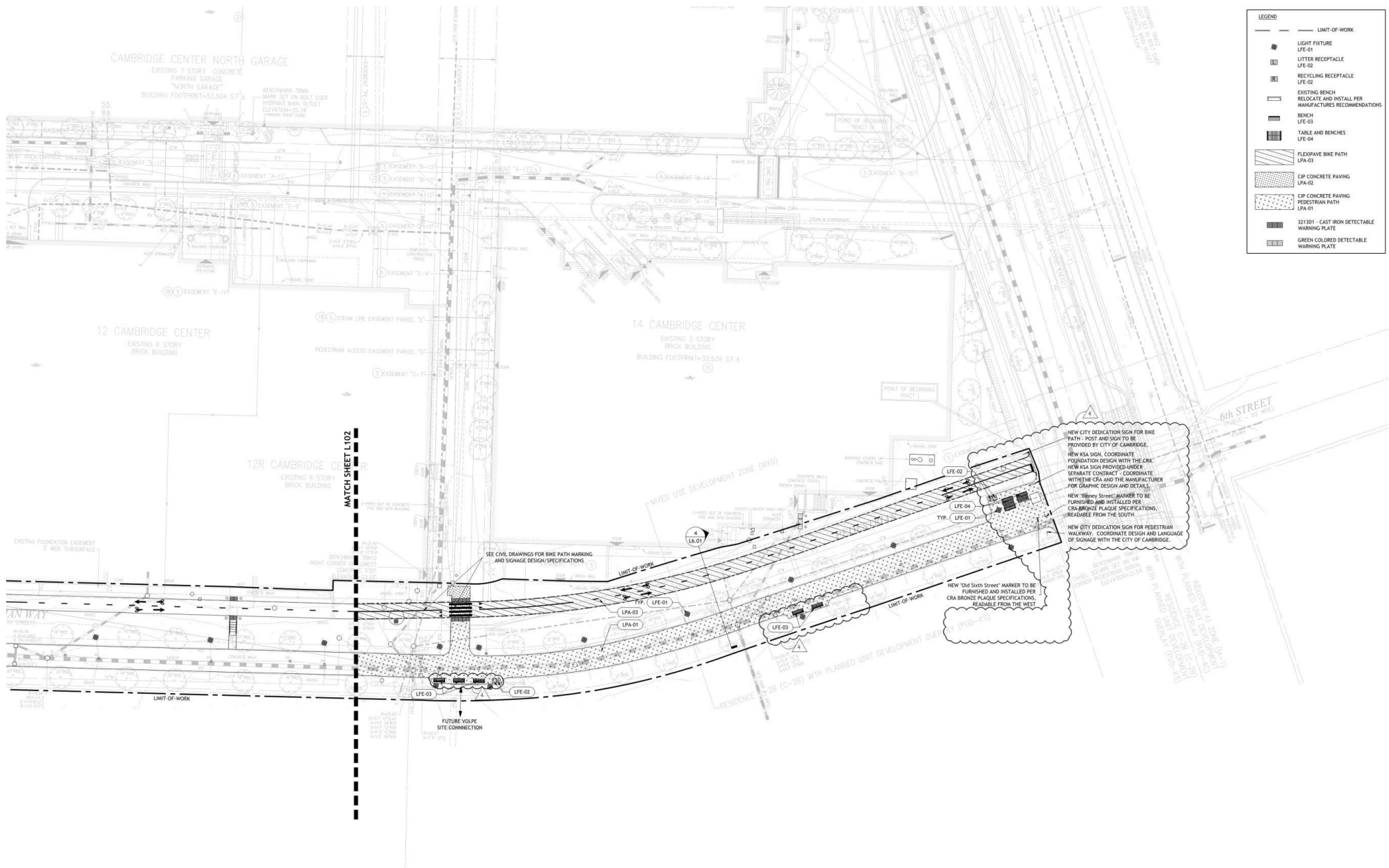
V. Proto - 88 Ames Street

VI. Potential IDCP Amendment

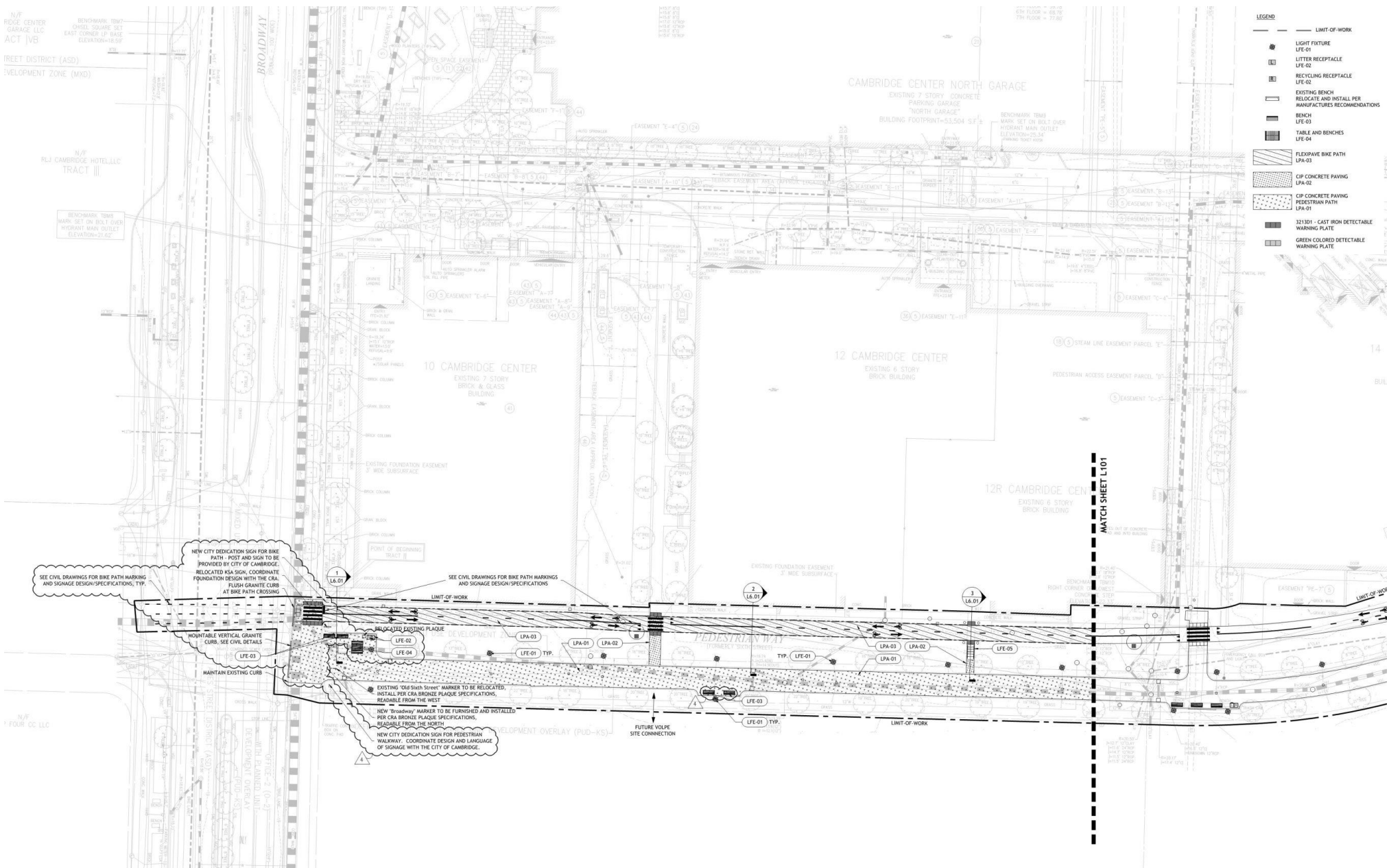
145 Broadway Construction



Site Plan 6th Street



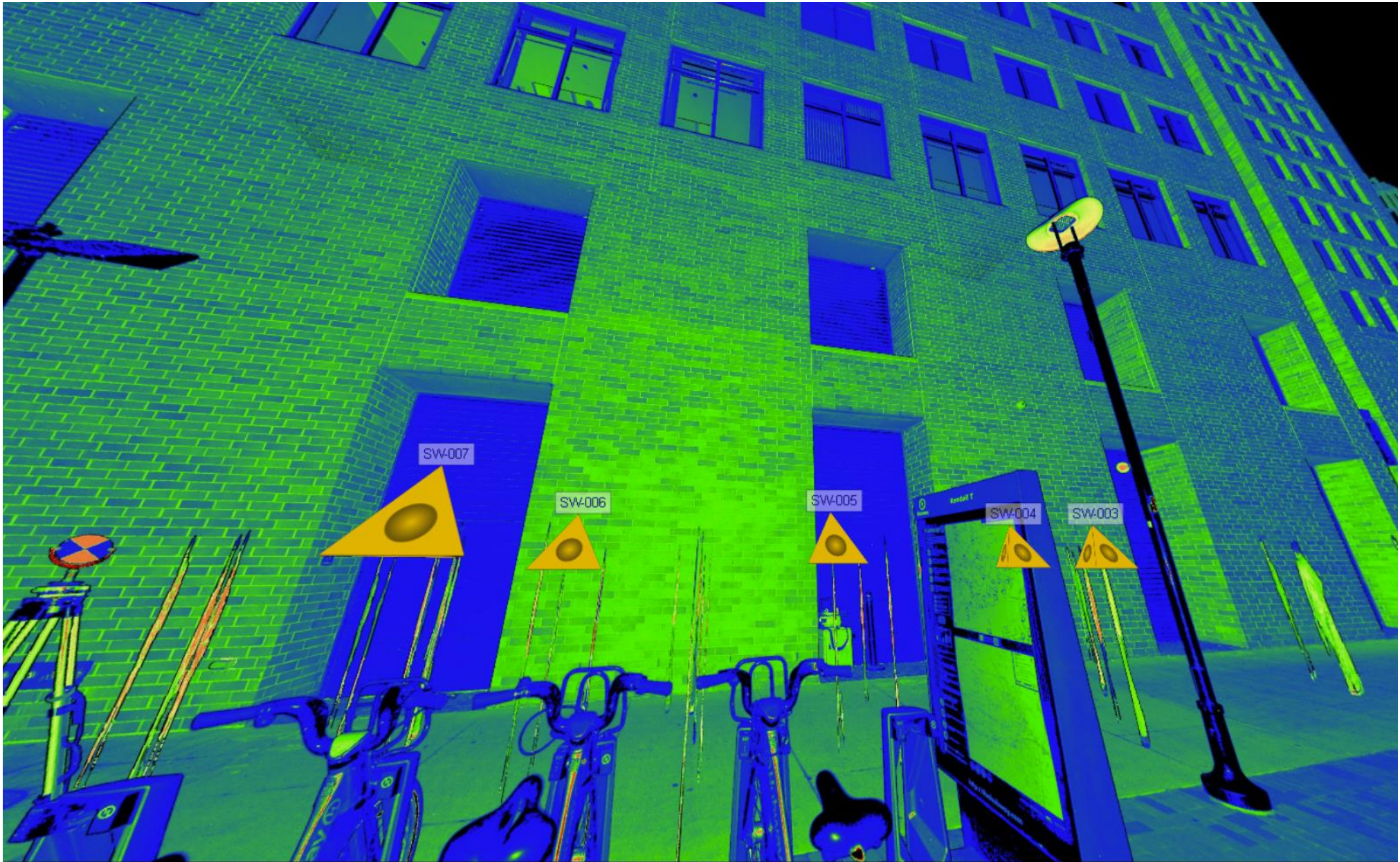
Site Plan 6th Street



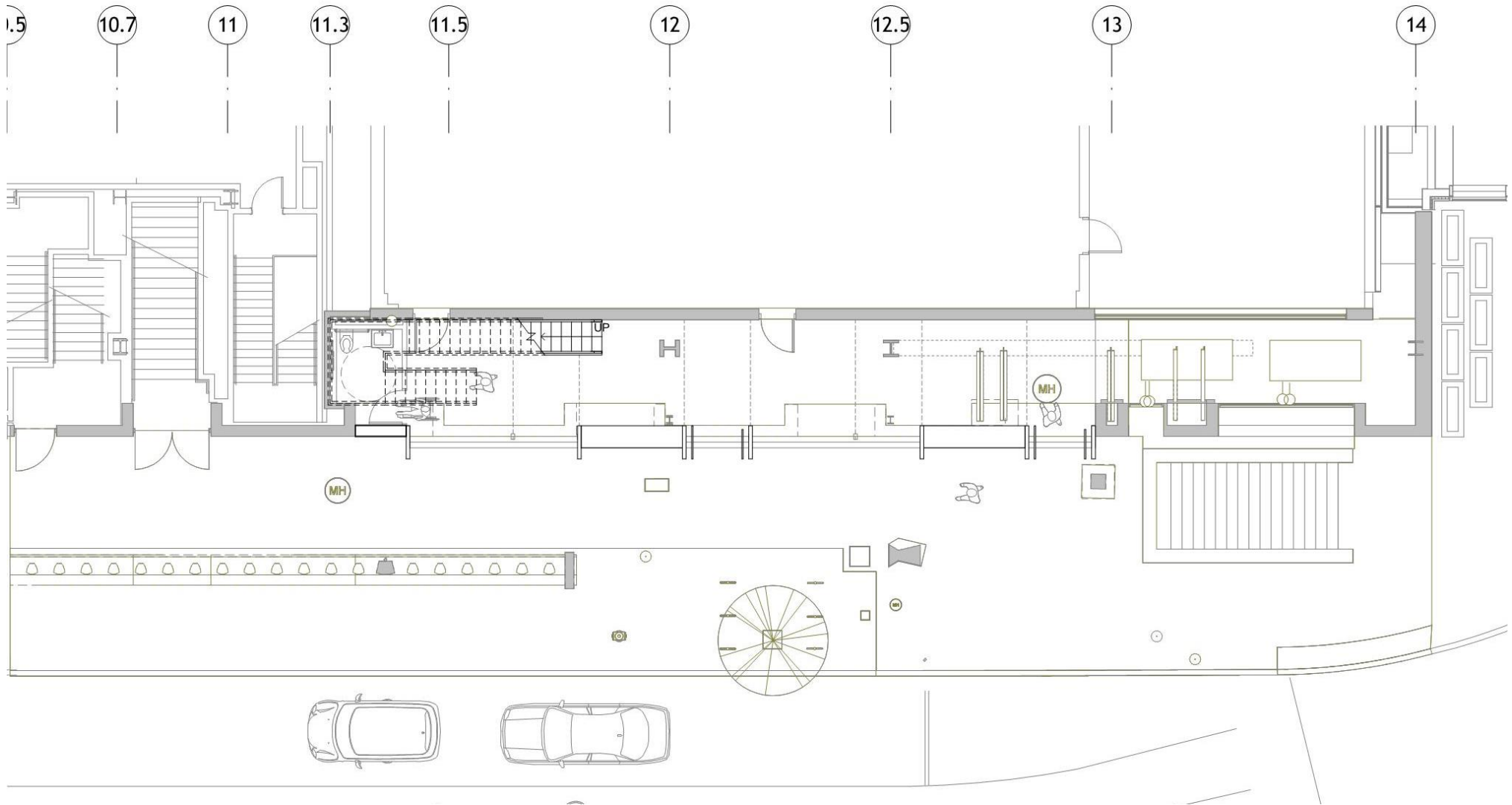
Innovation Space Plan

- Still pursuing STEAM education collaborative
- Potentially partnering with CIC on both the market rate and the affordable portion
- Operations Plan to be submitted in June/July

255 Main Street Retail



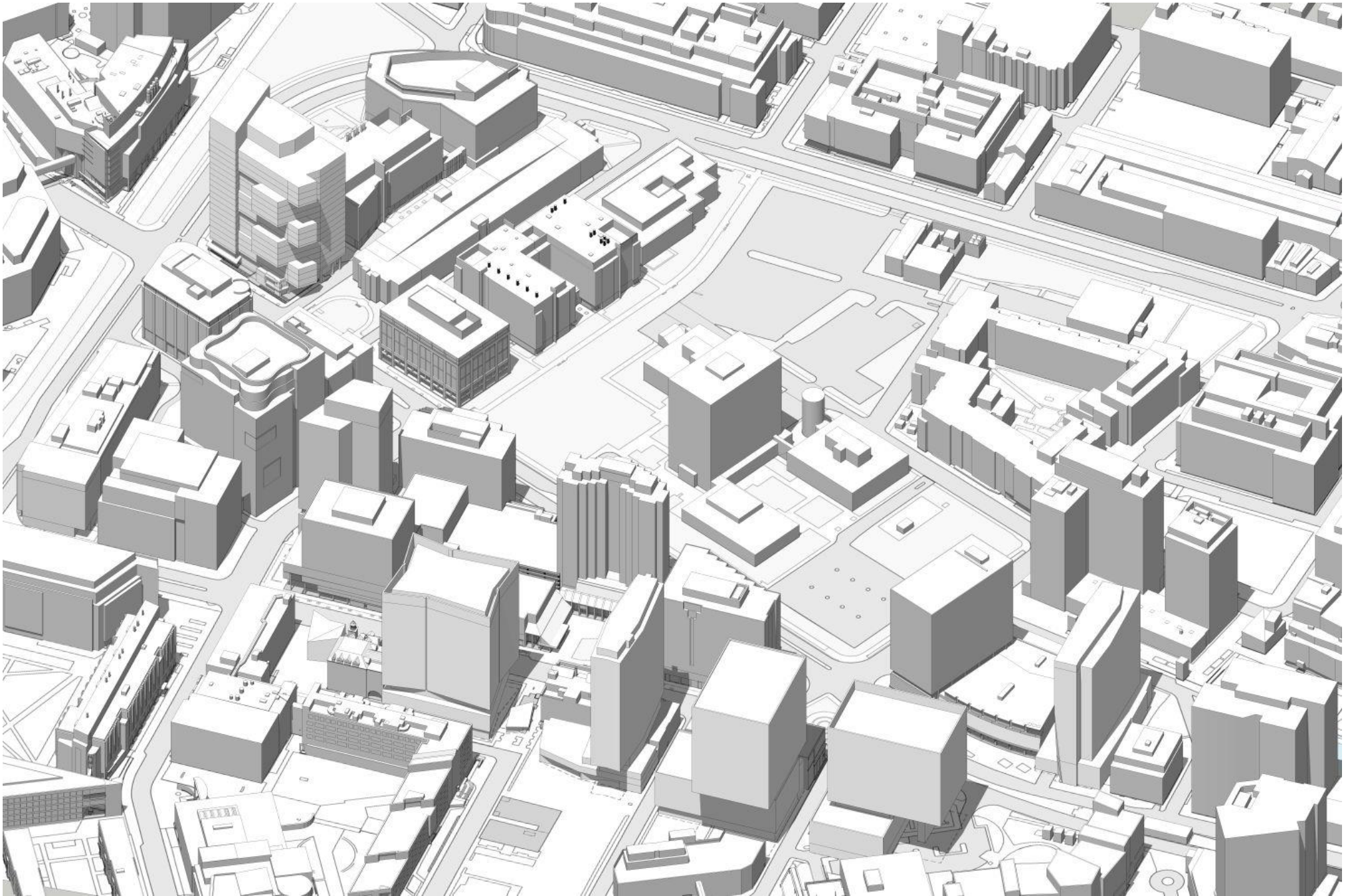
255 Main Street Retail



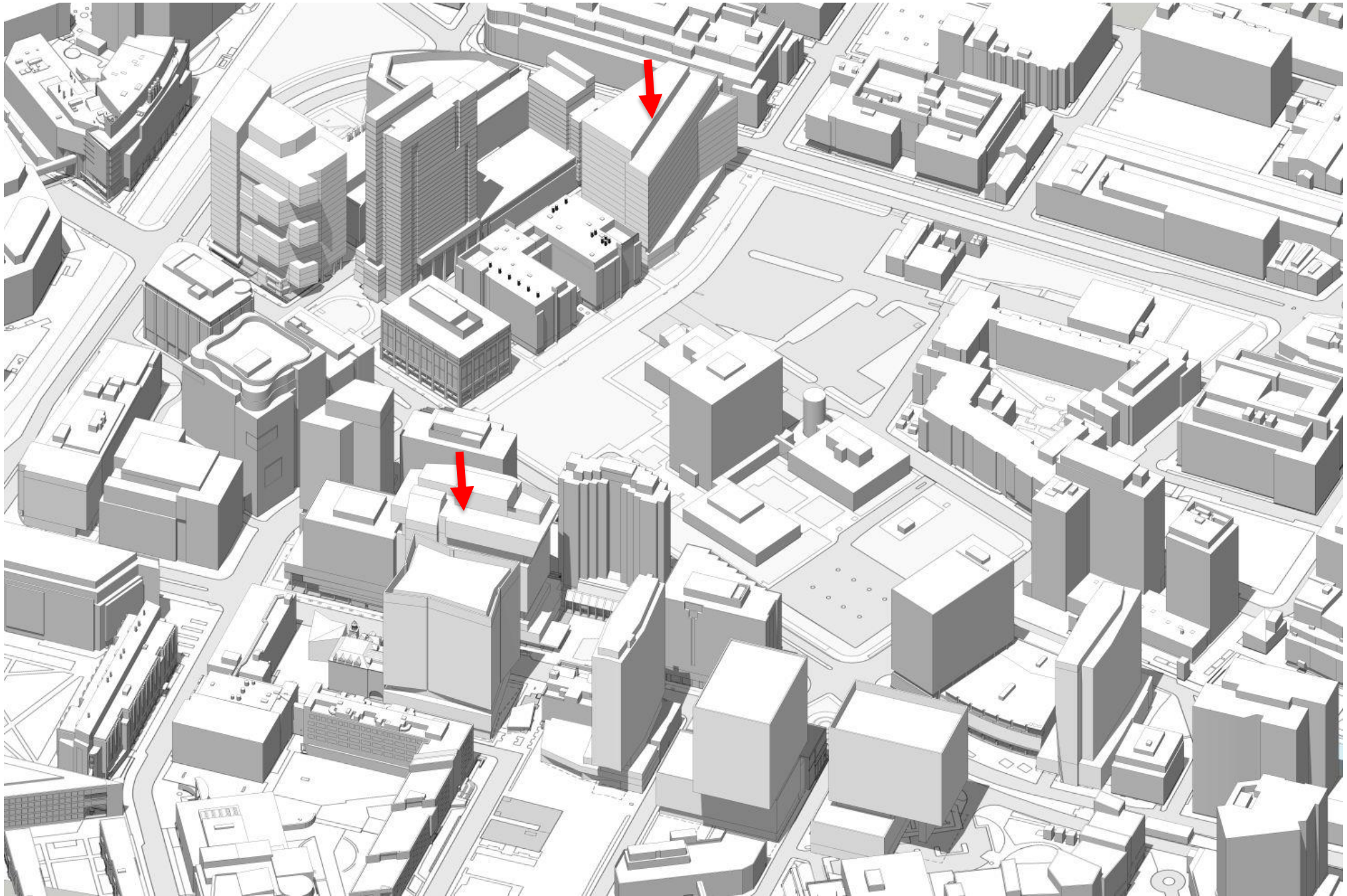
Proto (88 Ames)



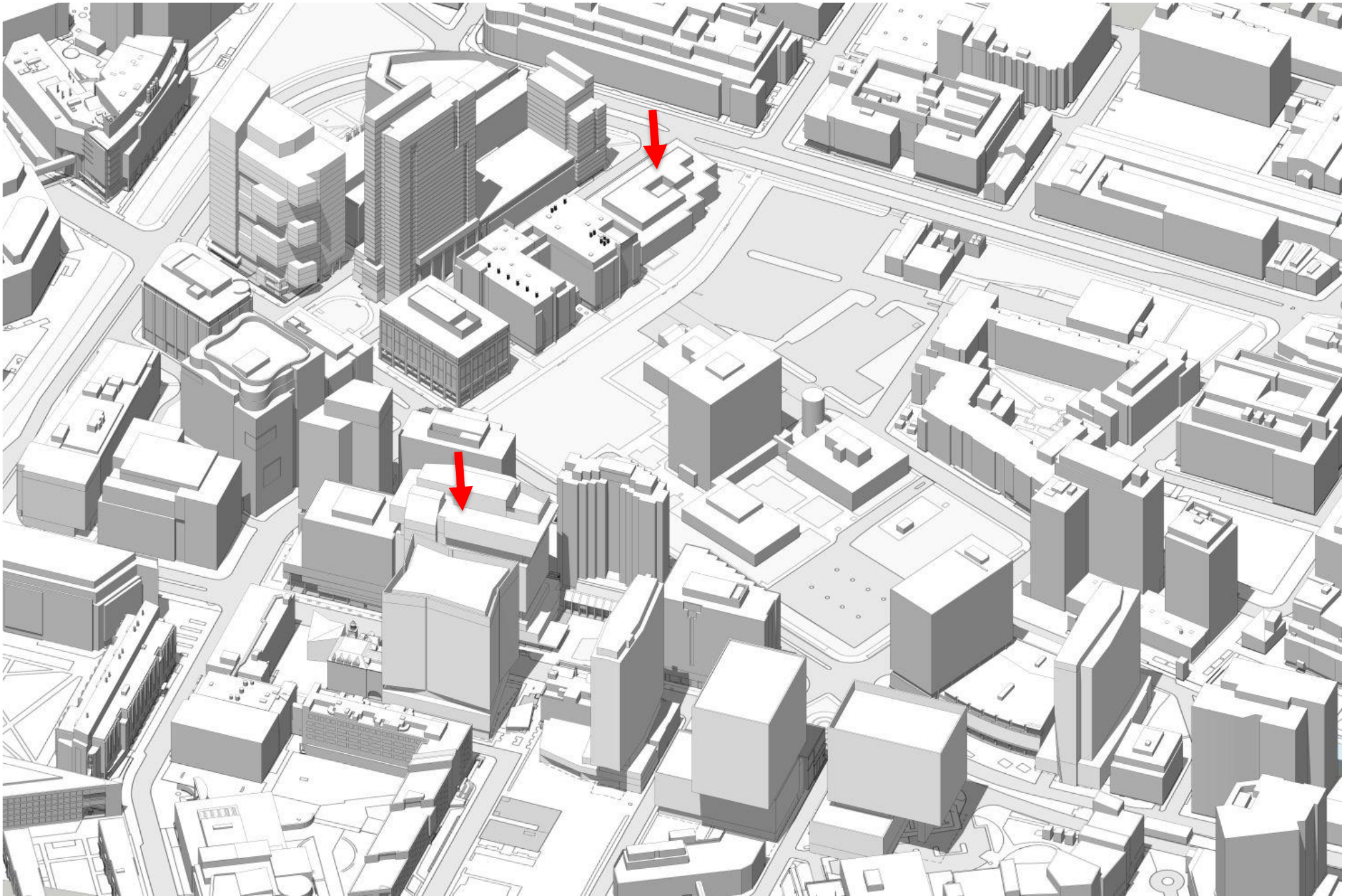
POTENTIAL AMENDMENT – Current Condition



POTENTIAL AMENDMENT - 14CC for comparative reference



POTENTIAL AMENDMENT – 3CC Future Build Out



POTENTIAL AMENDMENT - HIGHLIGHTS

- Shifting of massing from Binney (near neighborhoods) to Main Street
- Consistent with K2 and original MEPA filing
- Will likely result in the reduction of IDCP approved parking spaces
- Selected Pickard Chilton for the re-massing study
- In discussions with potential tenant
- First residential project will be delivered consistent with approved phasing plan
- Residential design submission will follow Commercial Building B Design Submission to allow for Proto lease up to inform design
- Still in preliminary planning stages