

PHASE II PROGRAM HIGHLIGHTS

- Commercial Building B and the South Residential Tower
- Approximately 355 housing units including 84 income restricted units
- Broadway Park and the EW Connectors to be built
- City and CRA designed ALTA raised cycle track to be built
- Opportunity to re-conceive of Kendal Square Plaza and connect Kendal Square Roof Deck



**135 Broadway
CRA Update**

August 08, 2018

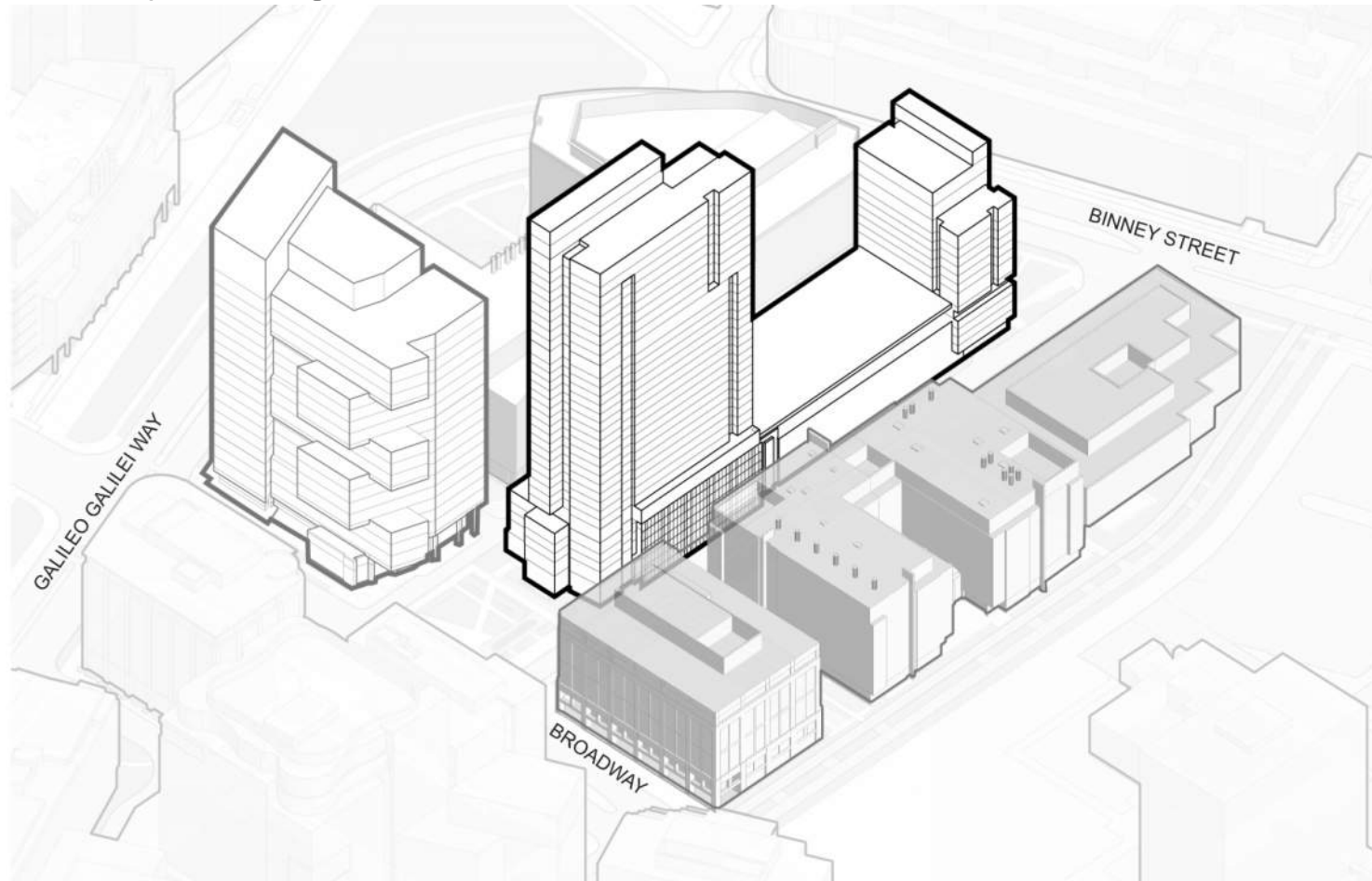


LEMON BROOKE

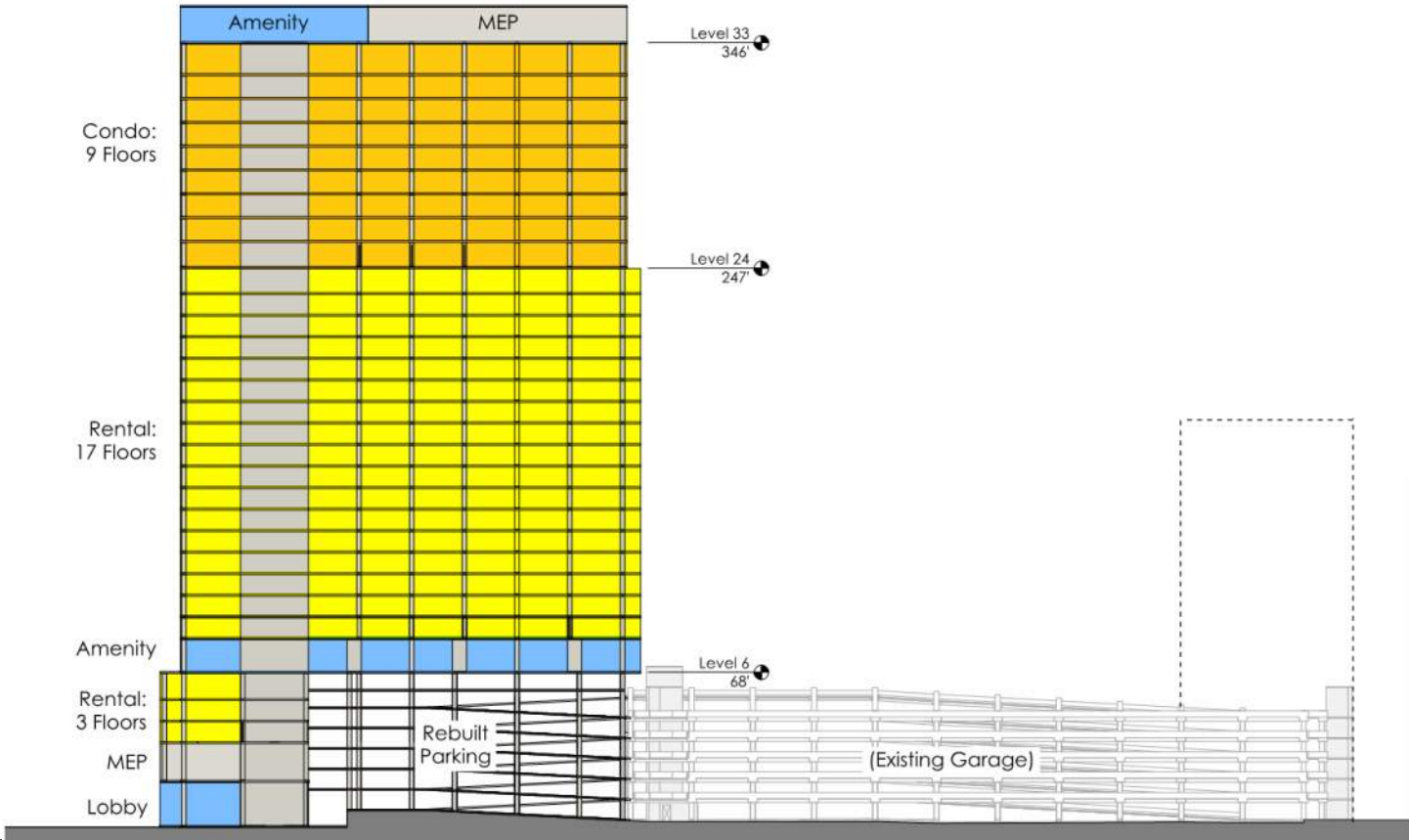
- Introduction
- Overview of Concept Plan
- Unit Mix
- Demo vs. Keep Existing Garage
- Ground Floor Plan
- Open Space Plan

135 Broadway Massing

135 Broadway Cambridge MA







<u>Concept</u>	<u># Units</u>	<u>GFA</u>	<u>%GFA</u>	<u>80% AMI</u>	<u>120% AMI</u>	<u>Total IR GFA</u>
CONDOMINIUM	70	84,000	24.00%	16,000	4,000	20,000
RENTAL	285	266,000	76.00%	50,667	12,667	63,333
TOTAL	355	350,000	100.00%	66,667	16,667	83,333

	<u>Proto</u>	<u>Concept</u>		<u>Design Review</u>	
	<i>Rental</i>	<i>Rental</i>	<i>Condo</i>	<i>Rental</i>	<i>Condo</i>
Micro	5%	14%	5%	15%	7%
Studio	48%	0%	0%	20%	13%
1-Bed	33%	49%	48%	40%	48%
2-Bed	15%	32%	38%	18%	25%
3-Bed	0%	5%	9%	7%	7%
Total	100%	100%	100%	100%	100%

25% Income Restricted

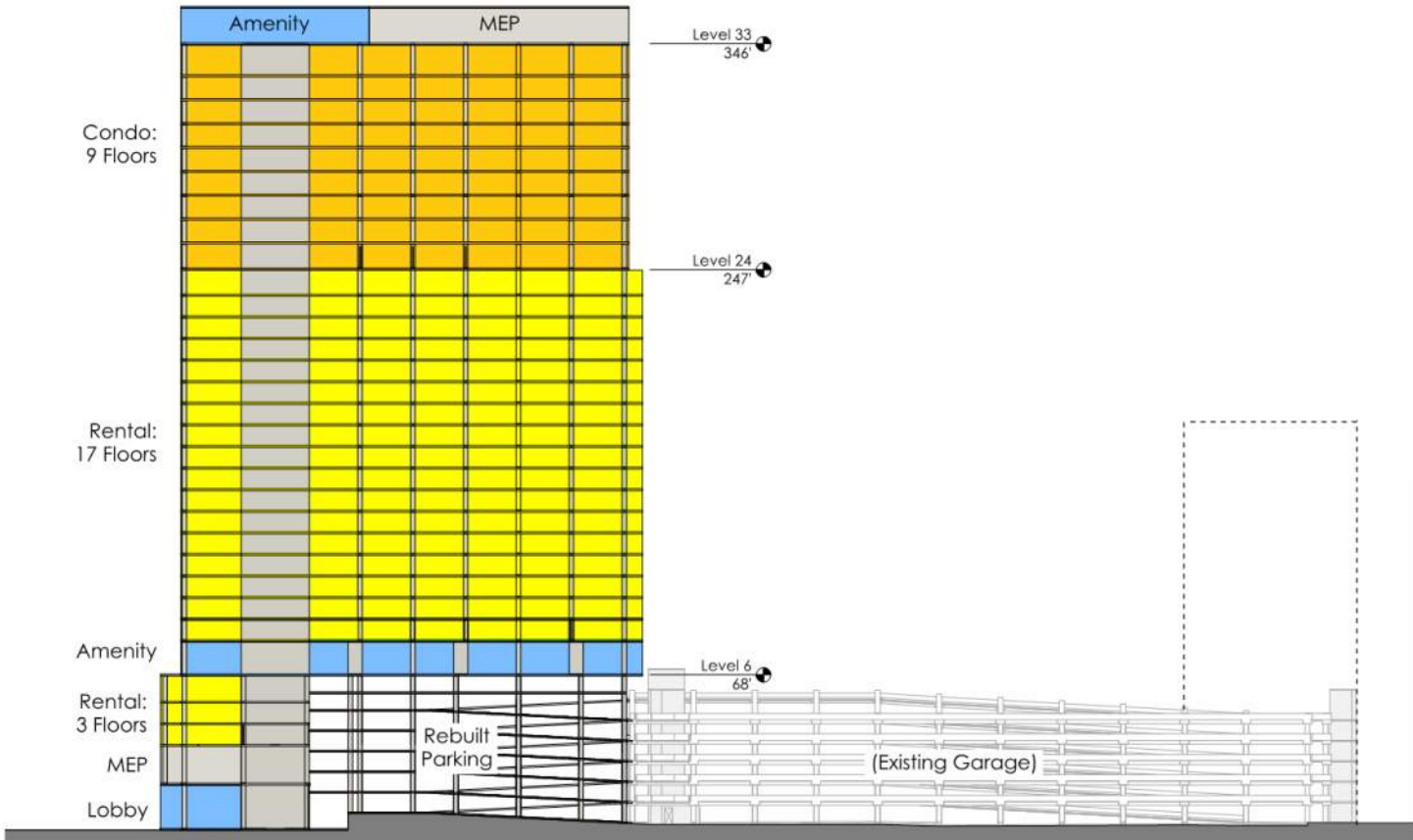
20% Affordable (80% AMI)

5% Middle-Income (120% AMI) – Bonus GFA

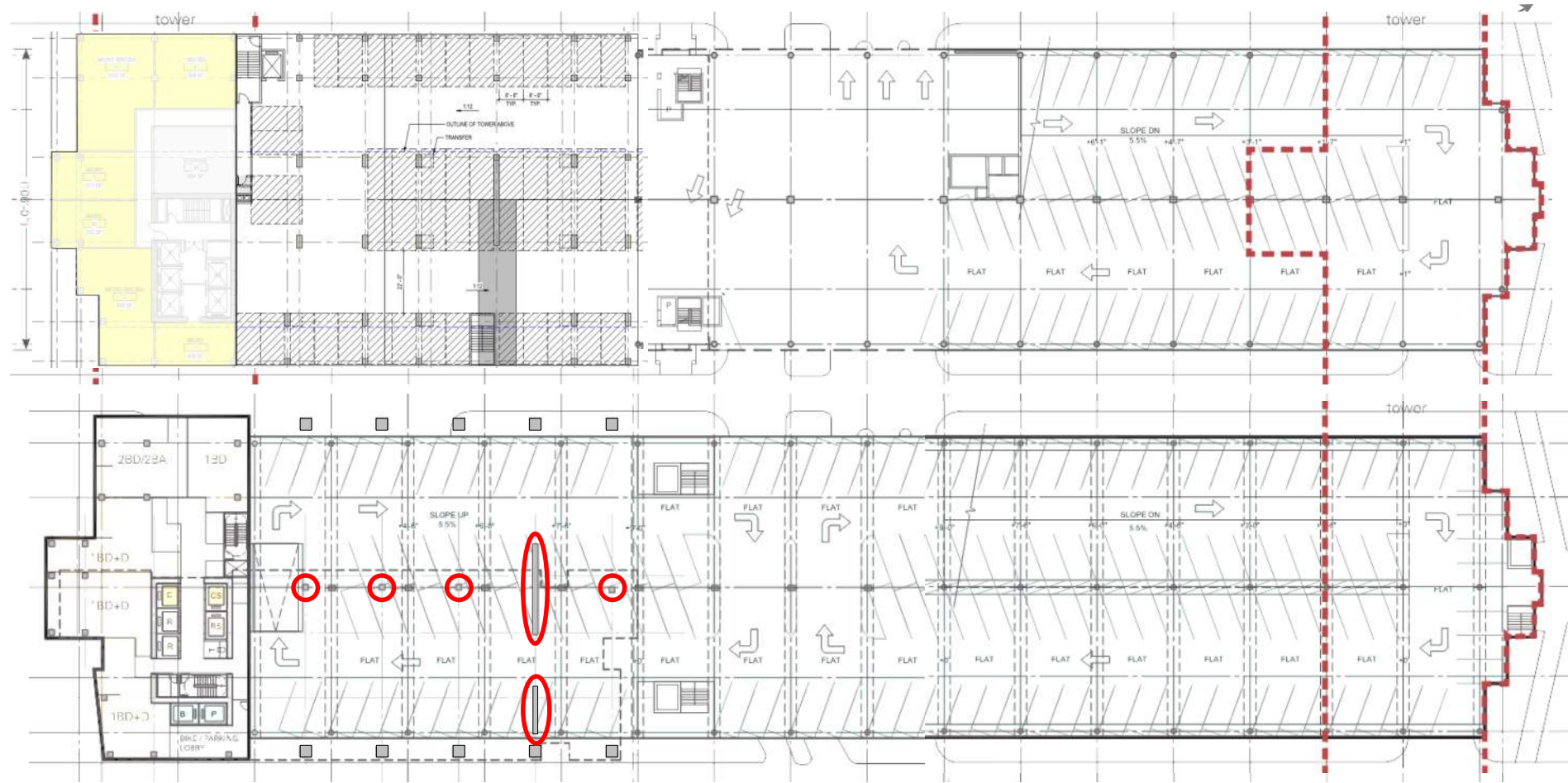
Minimum 20% Condo

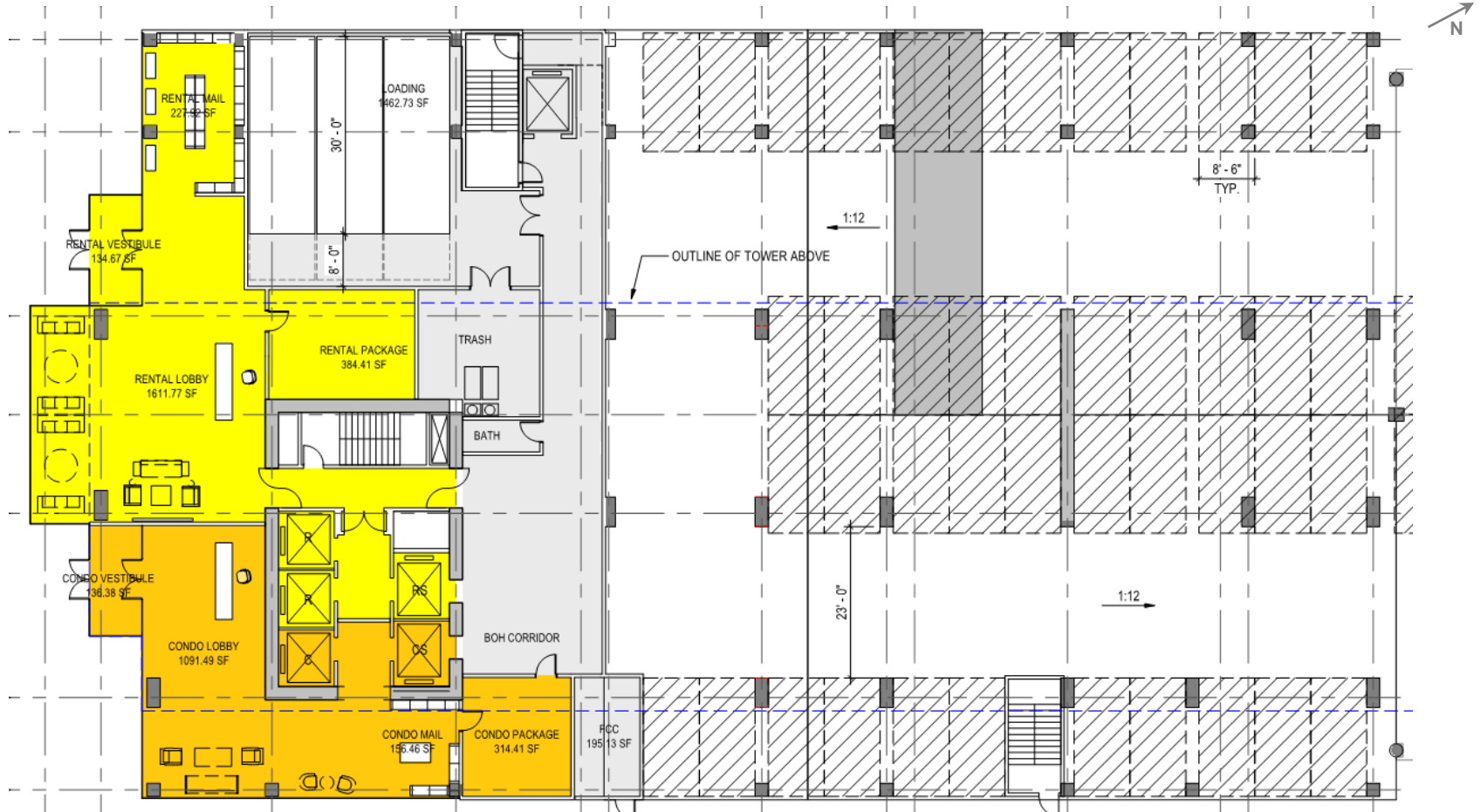
Minimum 5% 3-Bedroom – Income Restricted

<u>Design Review</u>	<u># Units</u>	<u>GFA</u>	<u>%GFA</u>	<u>80% AMI</u>	<u>120% AMI</u>	<u>Total IR GFA</u>
CONDOMINIUM	100	84,000	24.00%	16,000	4,000	20,000
RENTAL	300	266,000	76.00%	50,667	12,667	63,333
TOTAL	400	350,000	100.00%	66,667	16,667	83,333



Existing Garage – Demo & Rebuild vs Keep & Needle







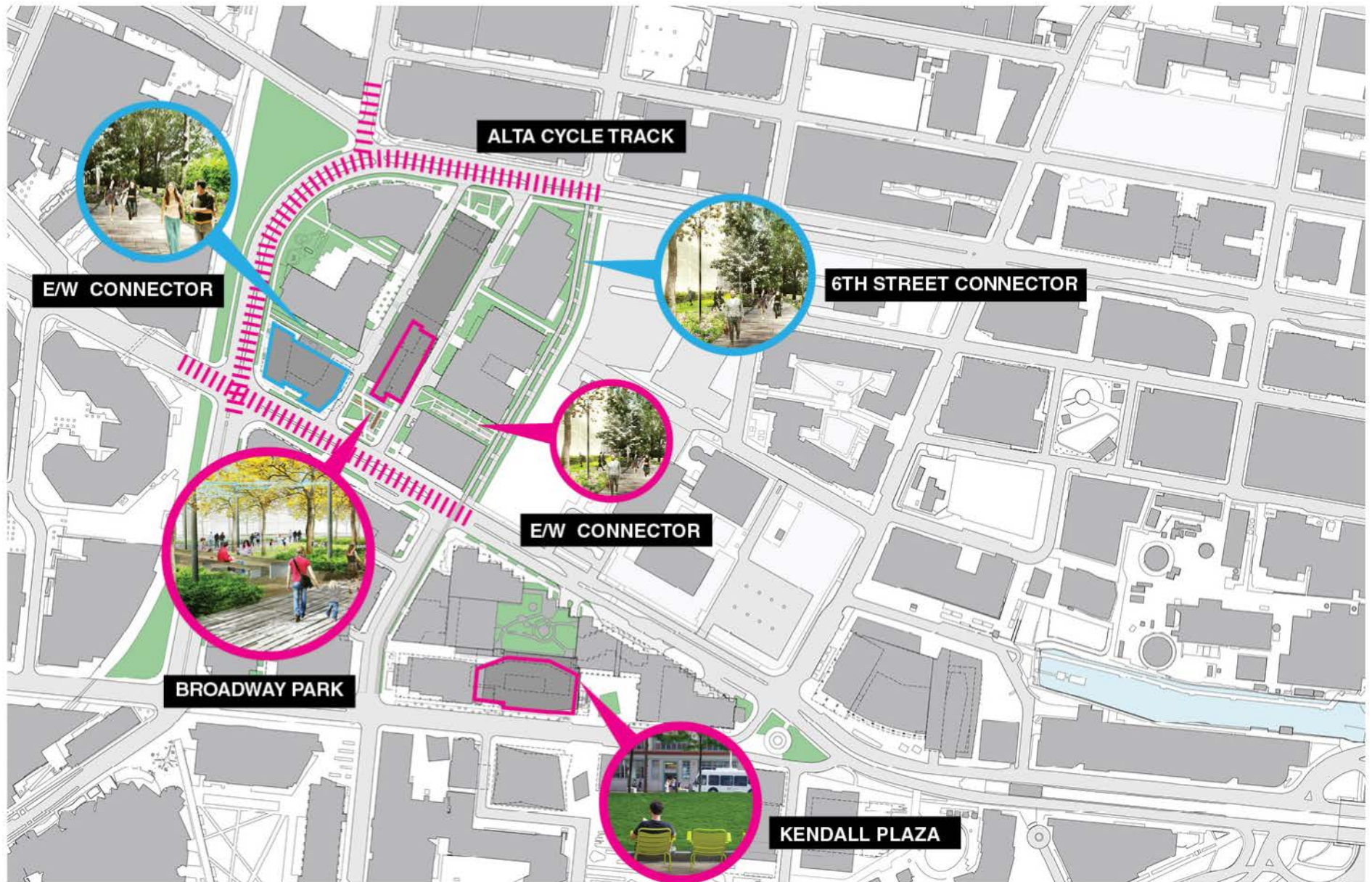
BROADWAY PARK

OPEN SPACE UPDATE

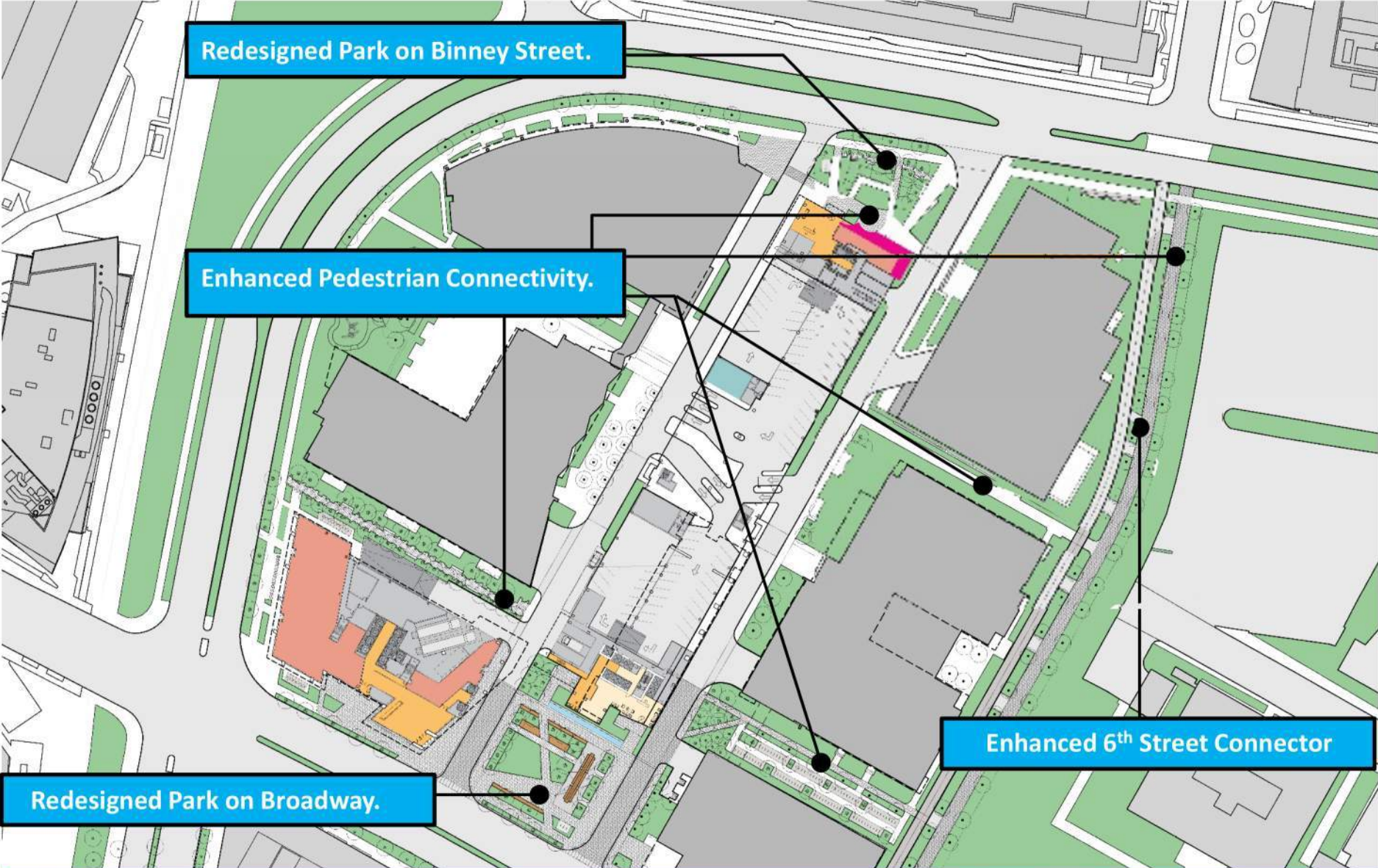
AUGUST 8, 2018

LEMON BROOKE

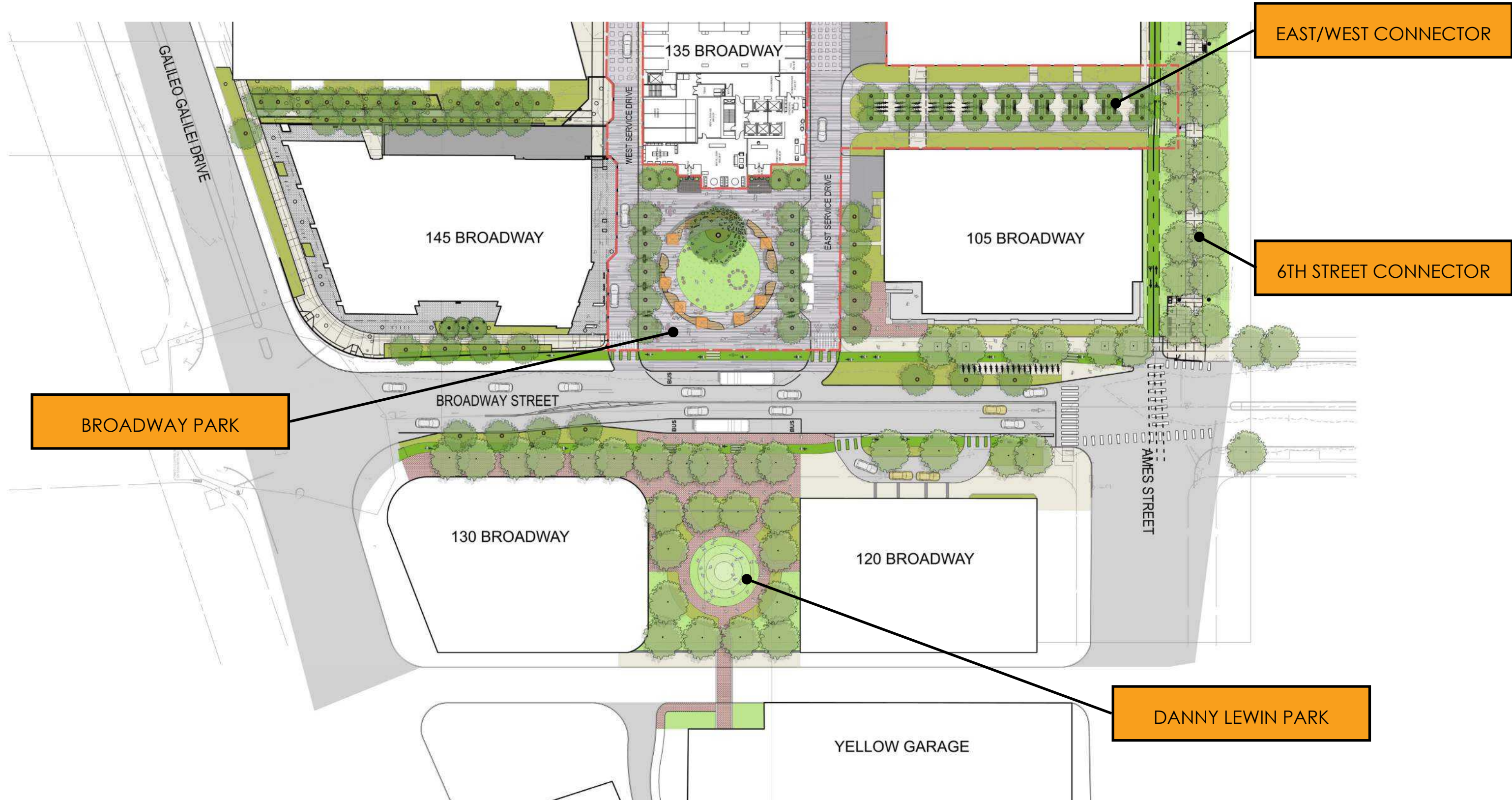
PHASE II – Public Benefits and Projects in Phase II

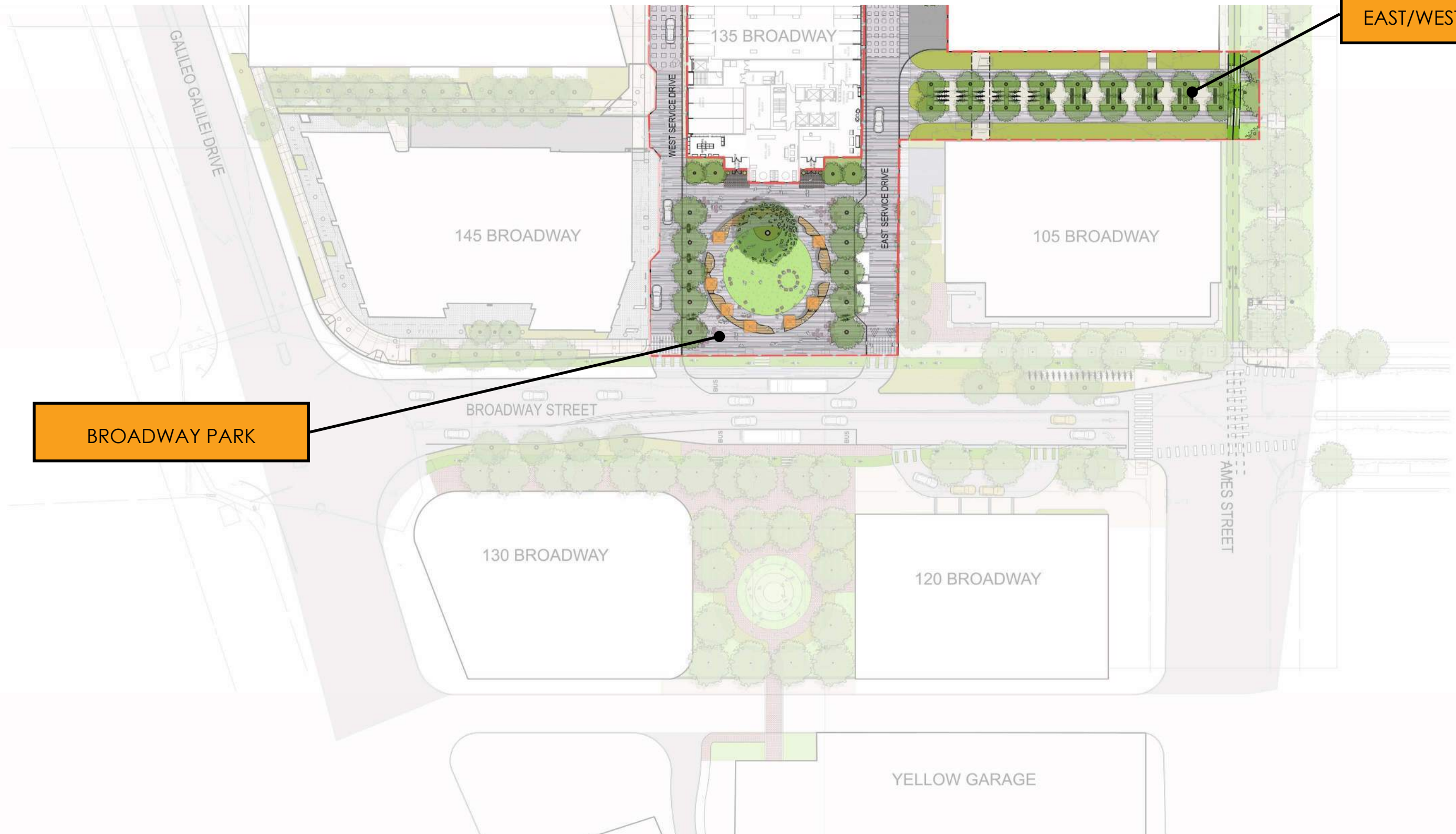


PUBLIC BENEFITS: Improved Public Realm / Connectivity



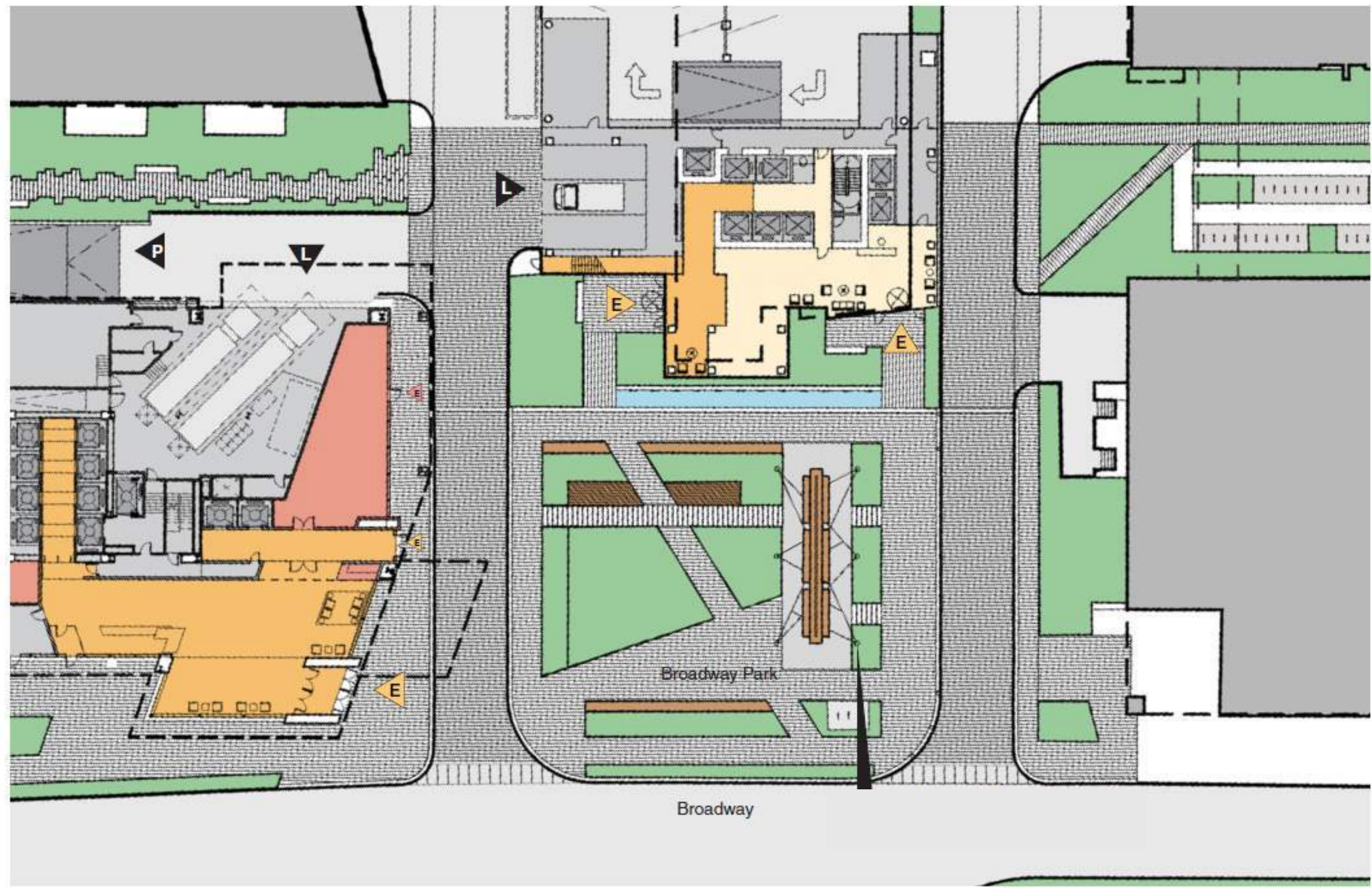
Through a combination of new active ground floor uses and high-level streetscape design, the public realm will be greatly enhanced from existing conditions. Pedestrian and bicycle connectivity will be transformed by significant improvements to the 6th Street Connector and the three East-West Connectors between the buildings.





BROADWAY PARK

EAST/WEST CONNECTOR

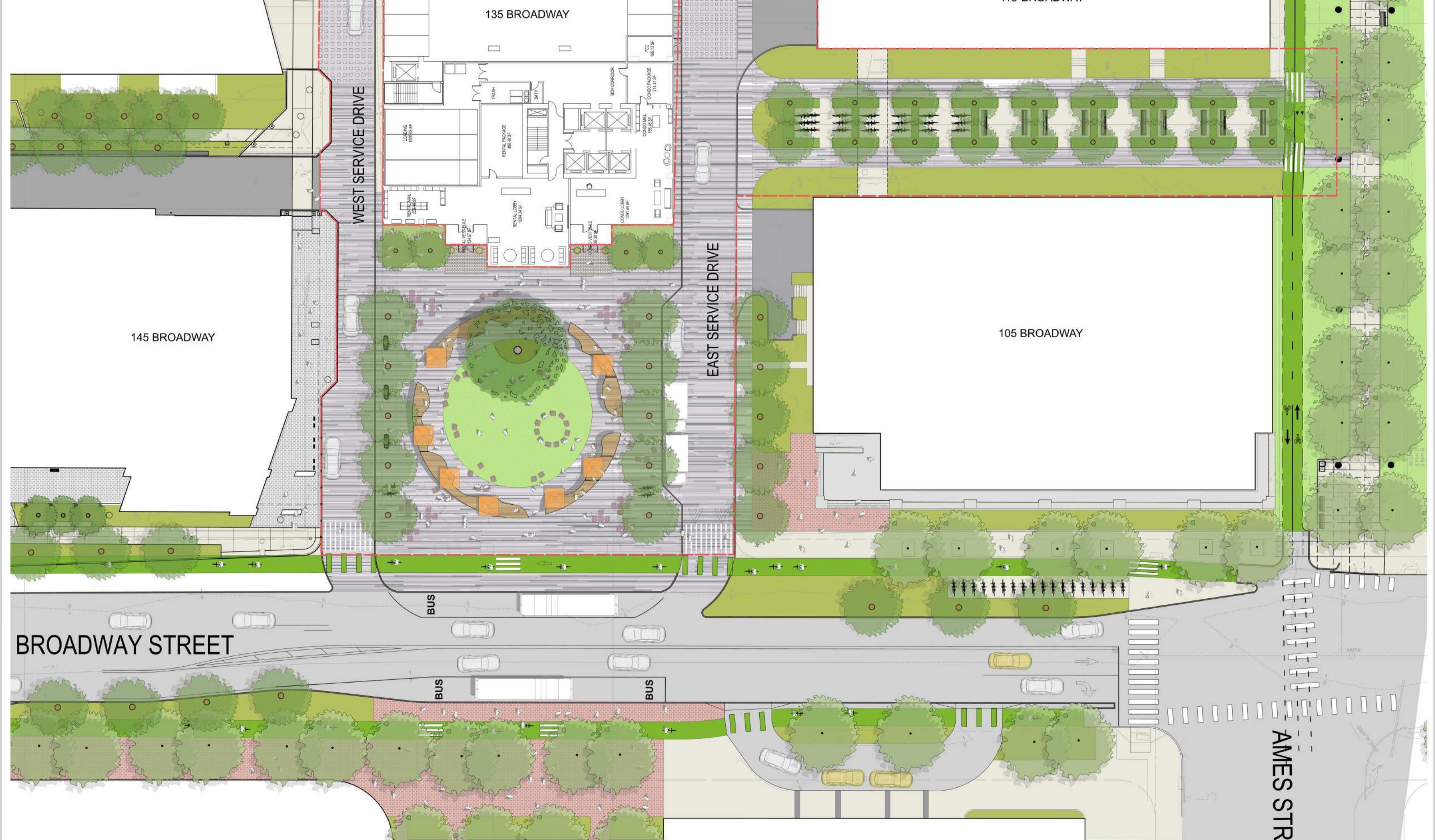


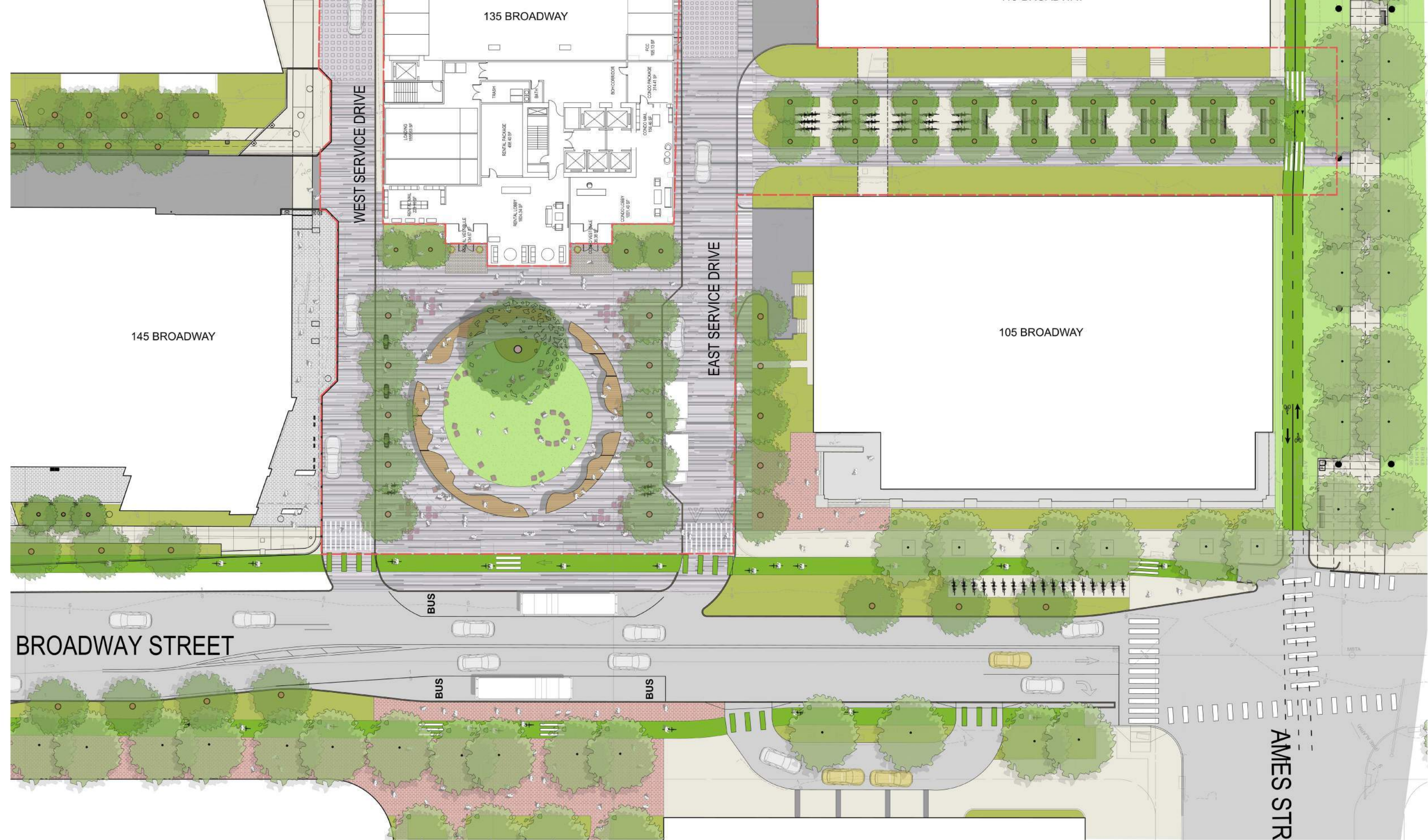
Lobby
Active Use

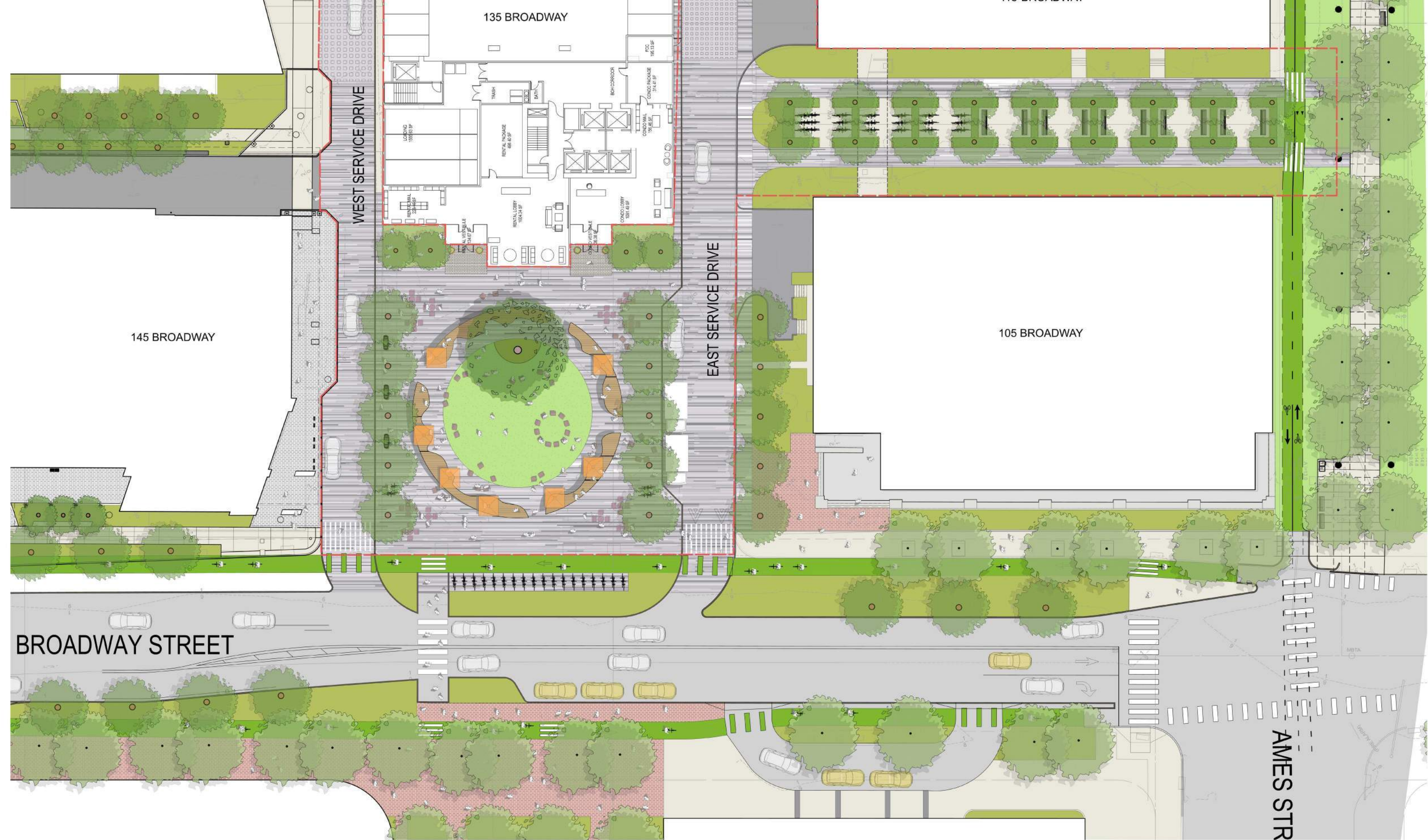
P Parking Entrance Loading

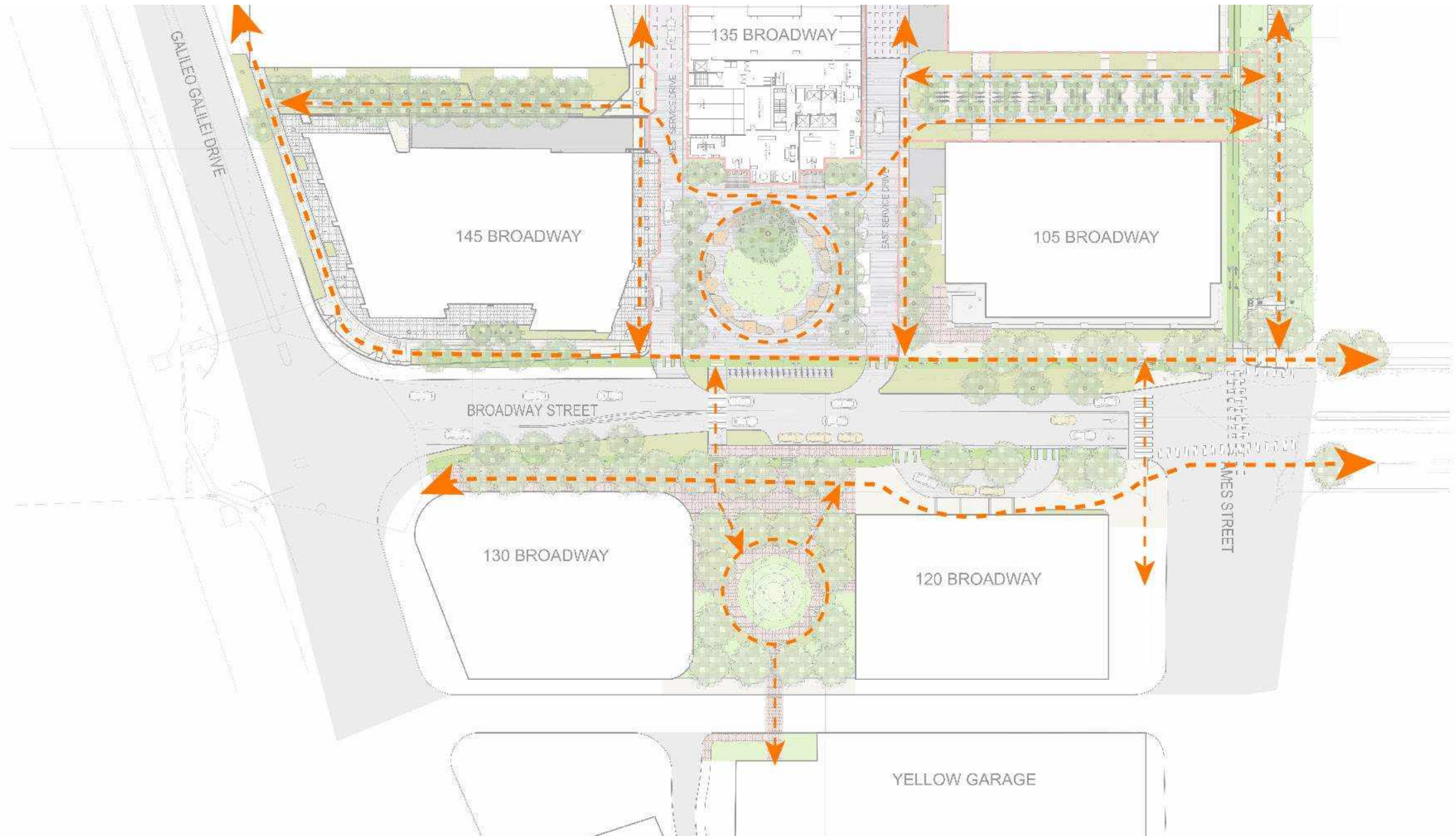
E Entrance (per use type)

GROUND LEVEL
N
0' 20' 40'













BROADWAY PARK



BROADWAY PARK



BROADWAY PARK



WEST DRIVE



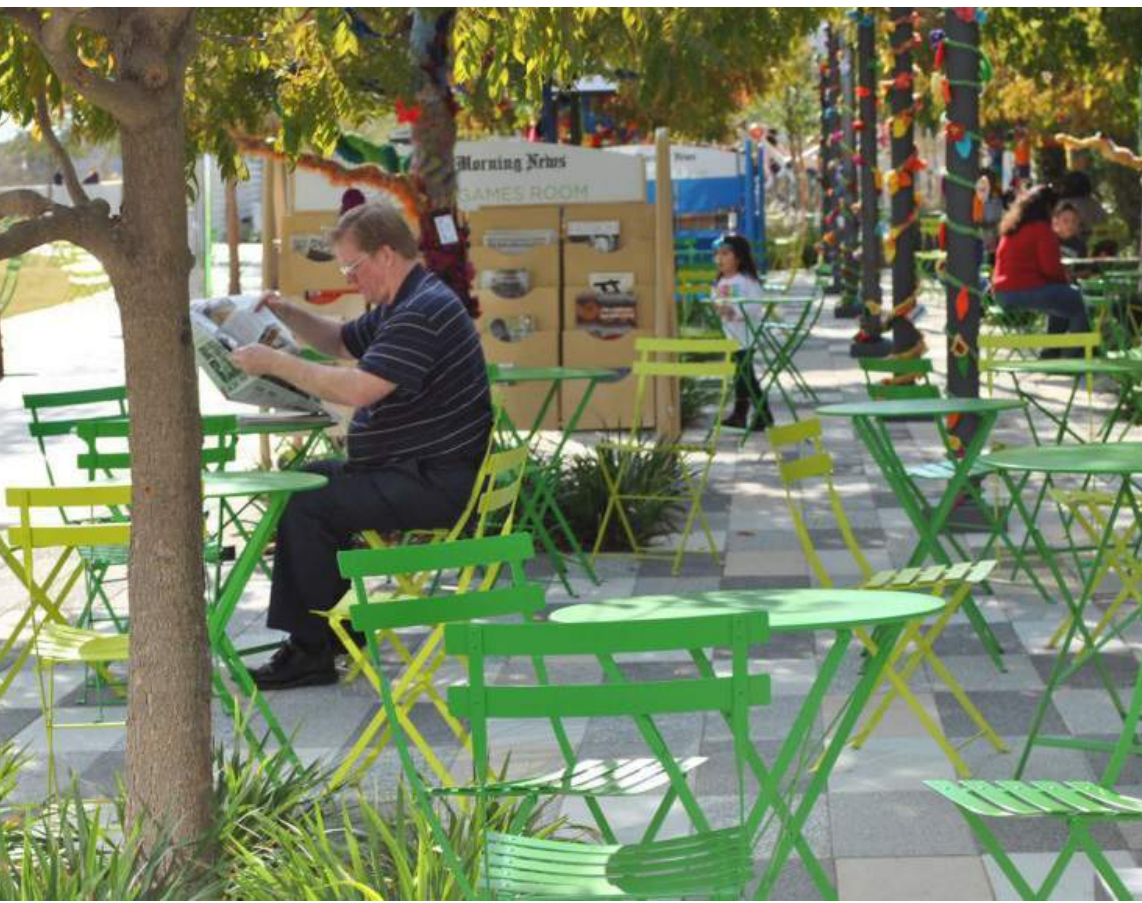
EAST DRIVE



EAST/WEST CONNECTOR



EAST/WEST CONNECTOR

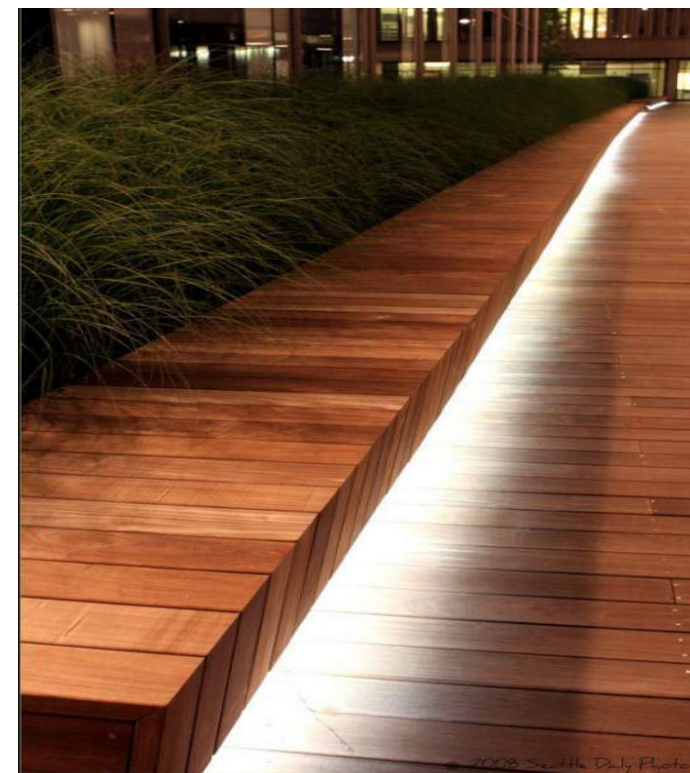
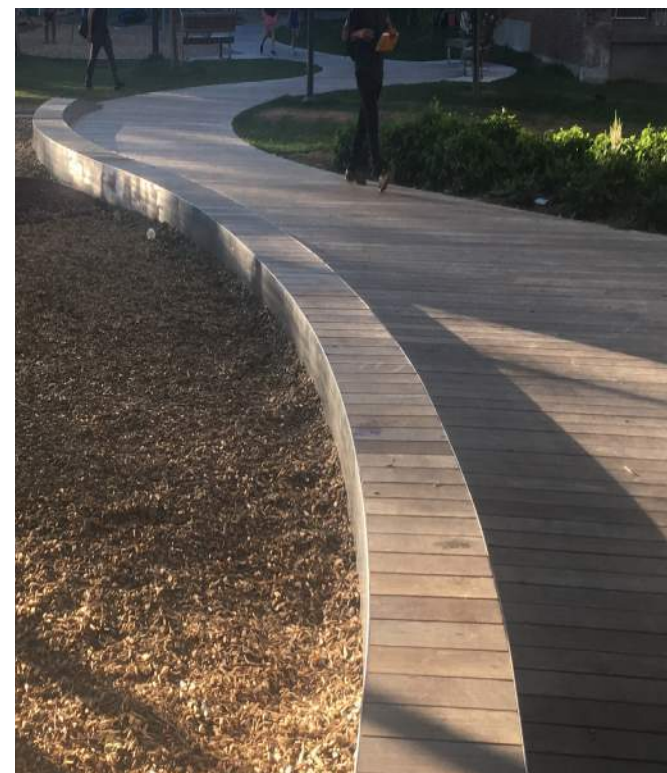


BROADWAY PARK

LEMON BROOKE

PRECEDENT IMAGERY - THE PARK

August 8, 2018



BROADWAY PARK
LEMON BROOKE

PRECEDENT IMAGERY - SEATWALL

August 8, 2018

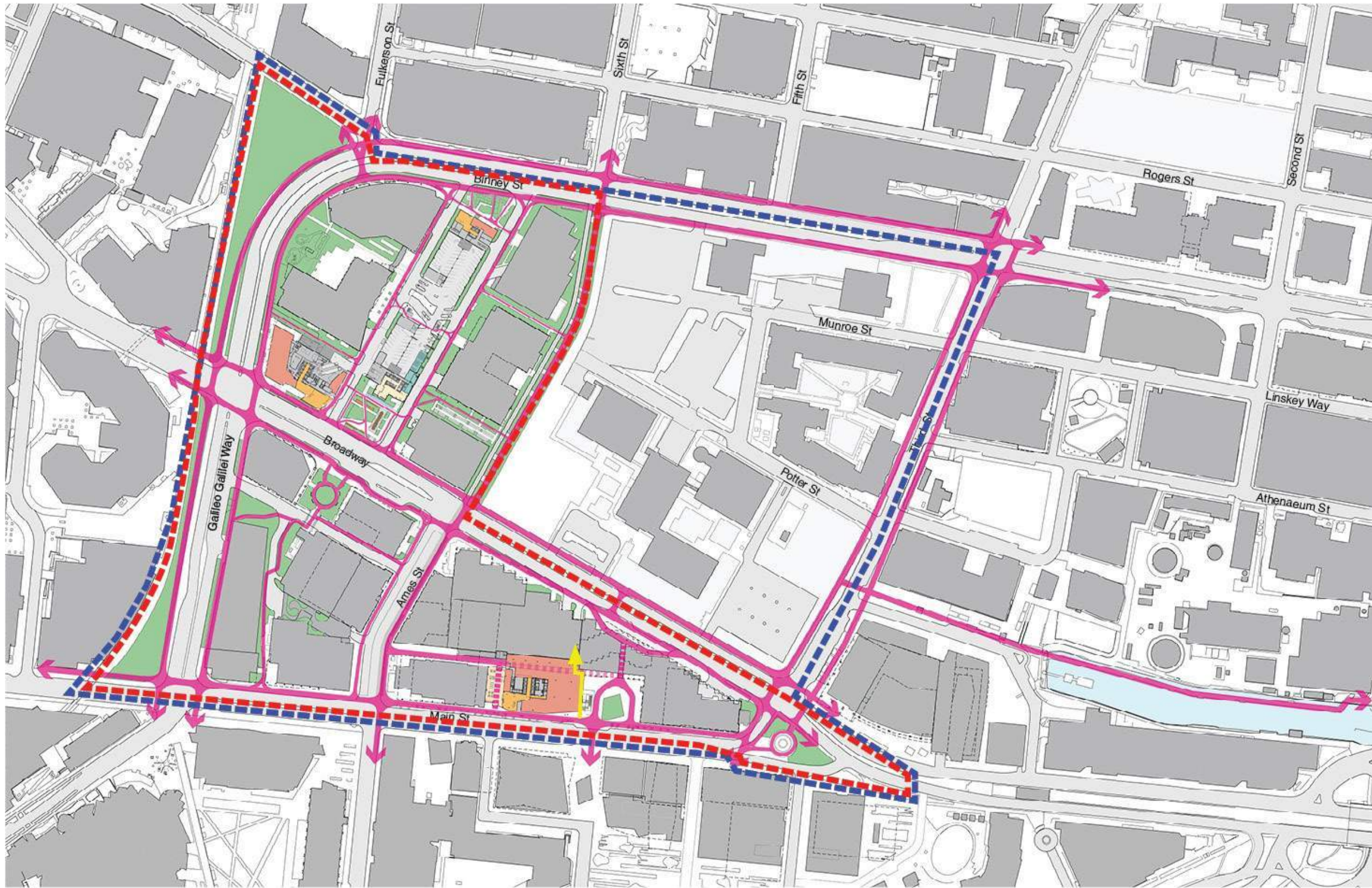


325 MAIN STREET

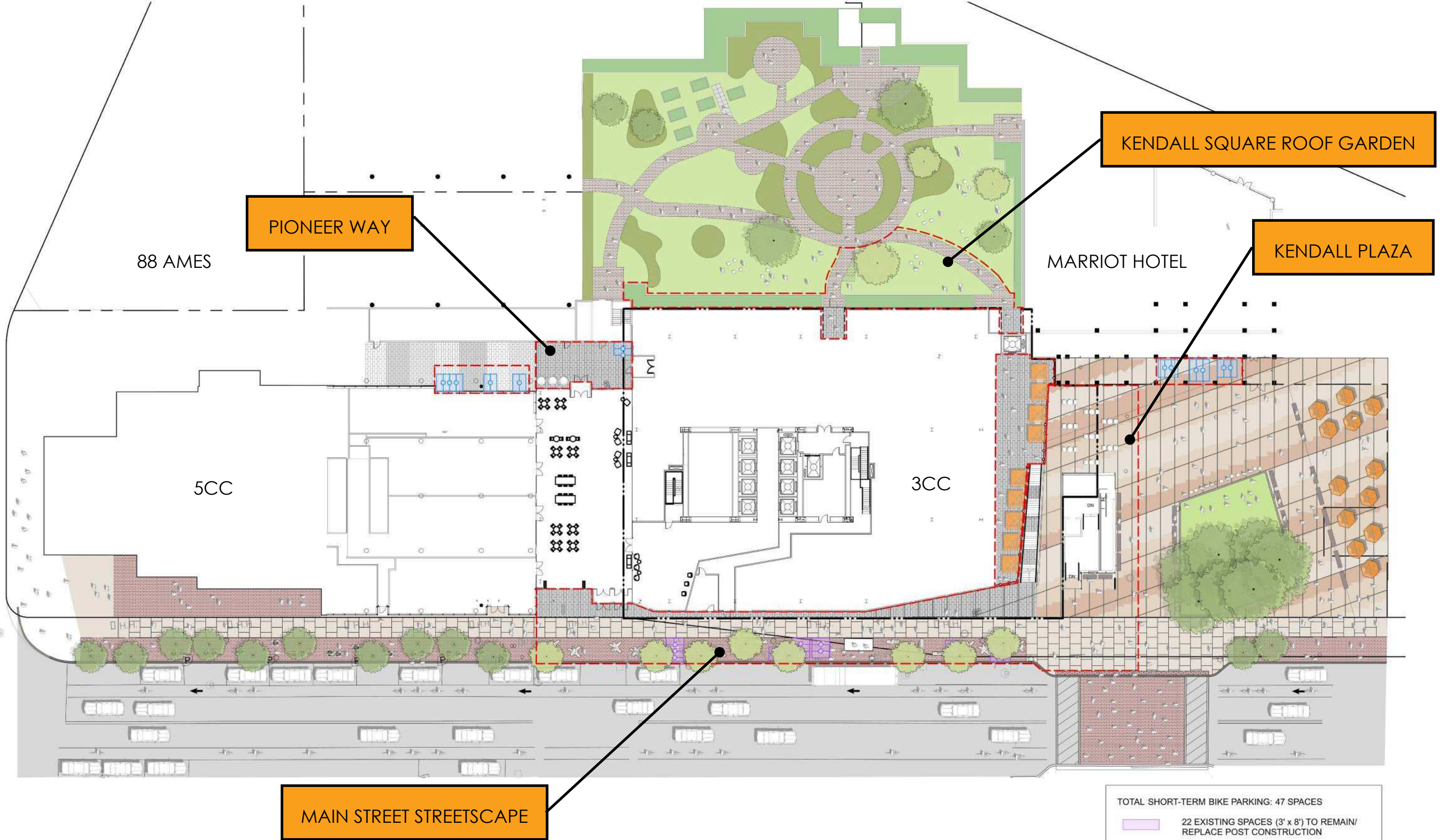
OPEN SPACE UPDATE

AUGUST 8, 2018

LEMON BROOKE



- Circulation Routes
- Vertical Circulation
- Lobby
- Active Use



KENDALL SQUARE ROOF GARDEN

PIONEER WAY

KENDALL PLAZA

MARRIOT HOTEL

88 AMES

5CC

3CC

MAIN STREET STREETSCAPE

TOTAL SHORT-TERM BIKE PARKING: 47 SPACES

- 22 EXISTING SPACES (3' x 8') TO REMAIN/
REPLACE POST CONSTRUCTION
- 21 NEW SPACES (3' x 8')
- 4 NEW TANDEM SPACES (3' x 10')

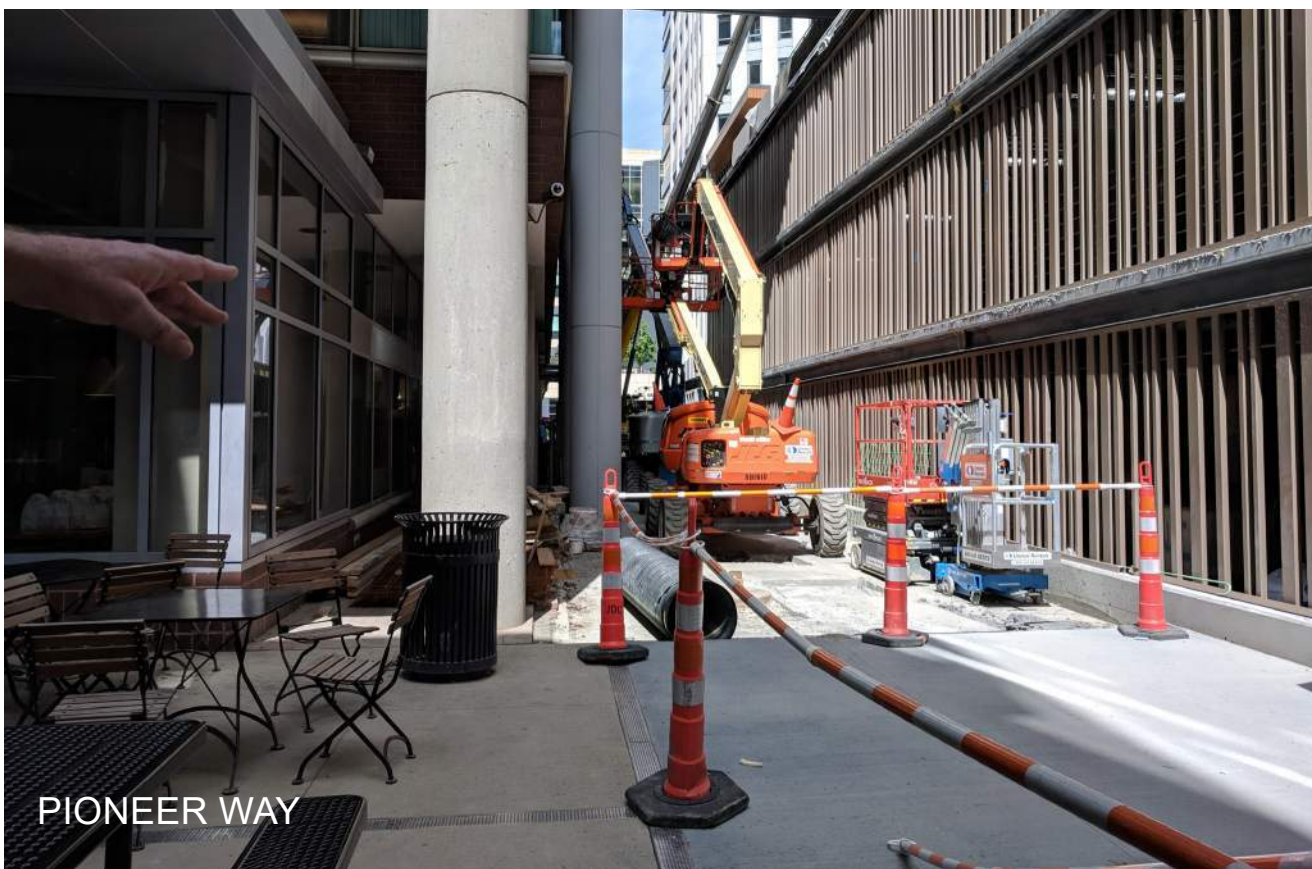
23 TOTAL NEW BIKE HITCHES TO MATCH EXISTING
(NOT INCLUDING SCULPTURAL BIKE HITCH TO BE REUSED)



MAIN STREET



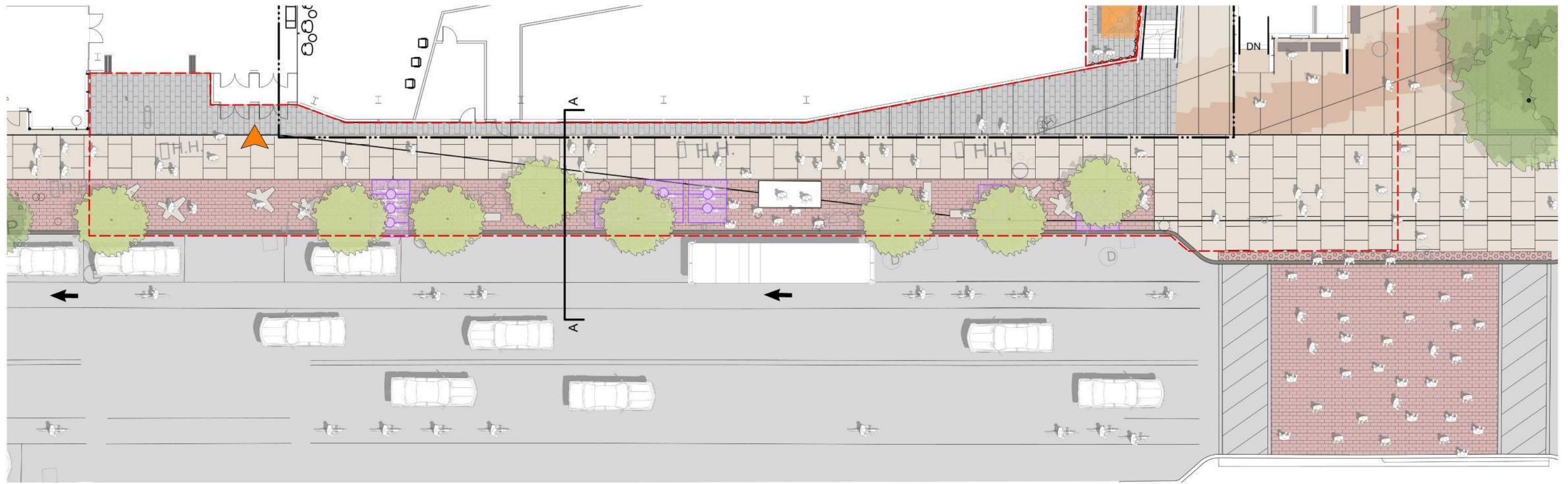
KENDALL PLAZA



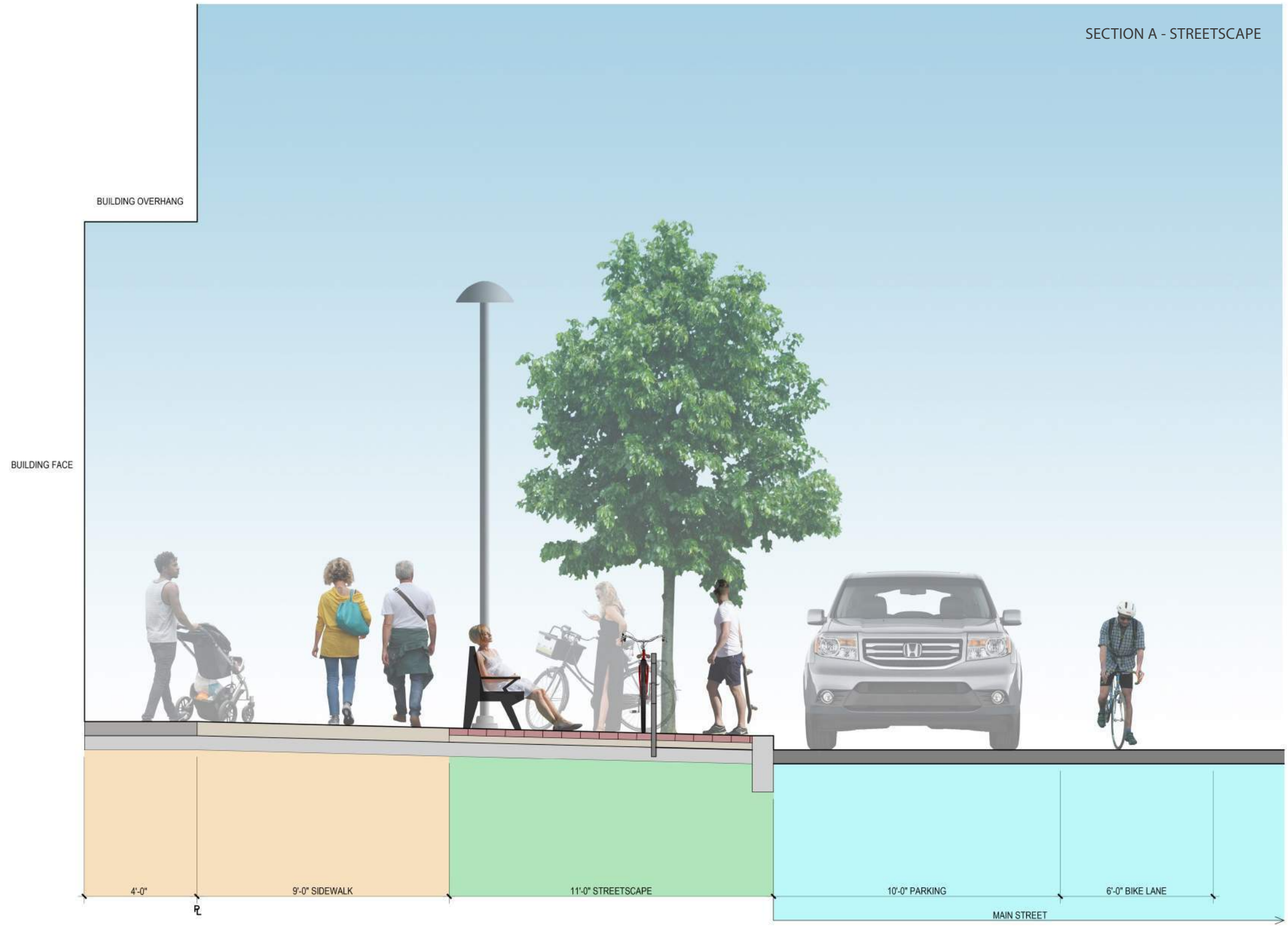
PIONEER WAY

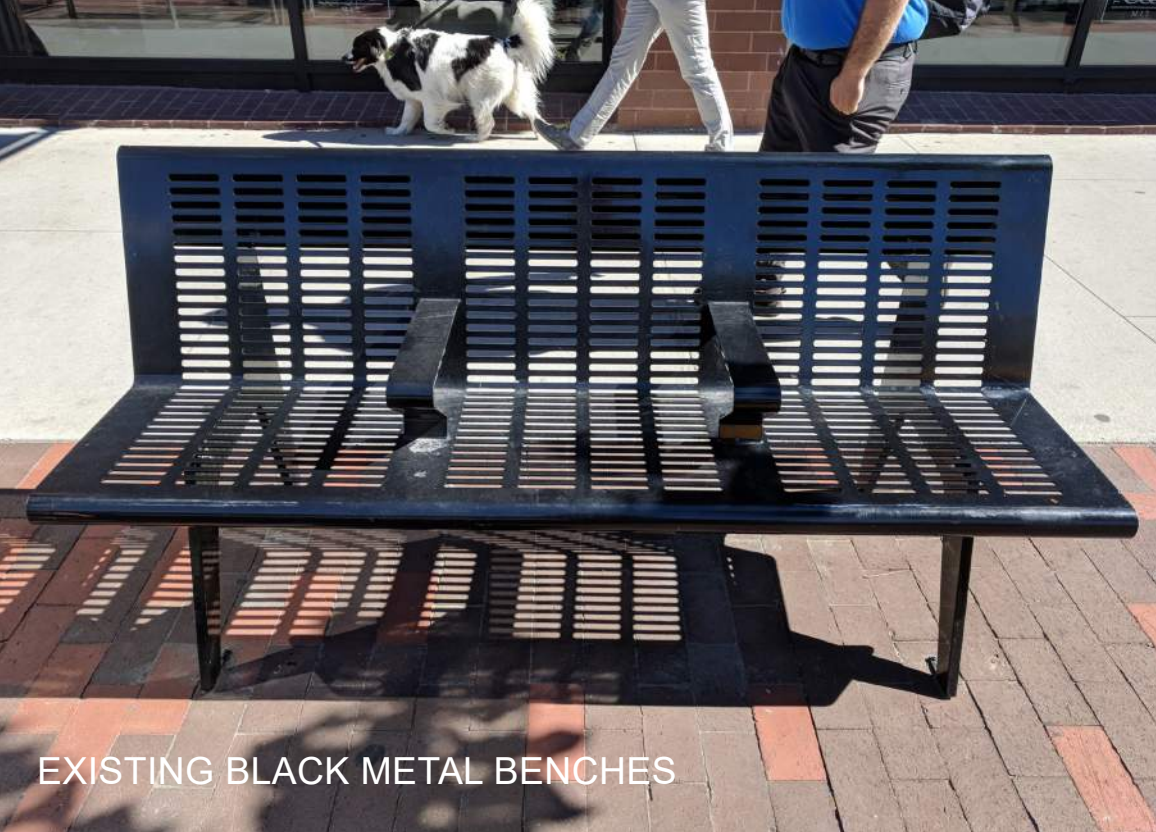


KENDALL SQUARE ROOF GARDEN



SECTION A - STREETScape





EXISTING BLACK METAL BENCHES



SCULPTURAL BIKE HITCH



EXISTING CONCRETE BENCHES



METAL BIKE HITCH

FURNISHINGS

Existing Wood Benches:

6 Total - Remove, protect, and reuse

Existing Black Metal Benches:

5 Total - Remove, protect, and reuse

Existing Concrete Benches:

8 Total - Remove, protect, and reuse

Sculptural Bike Hitch:

1 Total - Remove, protect, and reuse

Metal Bike Hitch

23 Total - New to match existing



325 MAIN STREET
LEMON BROOKE



MAIN STREET - FURNISHINGS
August 8, 2018

FURNISHINGS

Litter and Ash Receptacles:
Remove, protect, and reuse

Soofa Media Center:
1 Total - Remove, protect, and reuse

Bus Shelter:
1 Total - Remove, protect, and reuse



LIGHTING

Vehicular Street Light:

3 Total - Remove, protect, and reuse

Pedestrian Street Light:

3 Total - Remove, protect, and reuse

Street Tree: American Elm

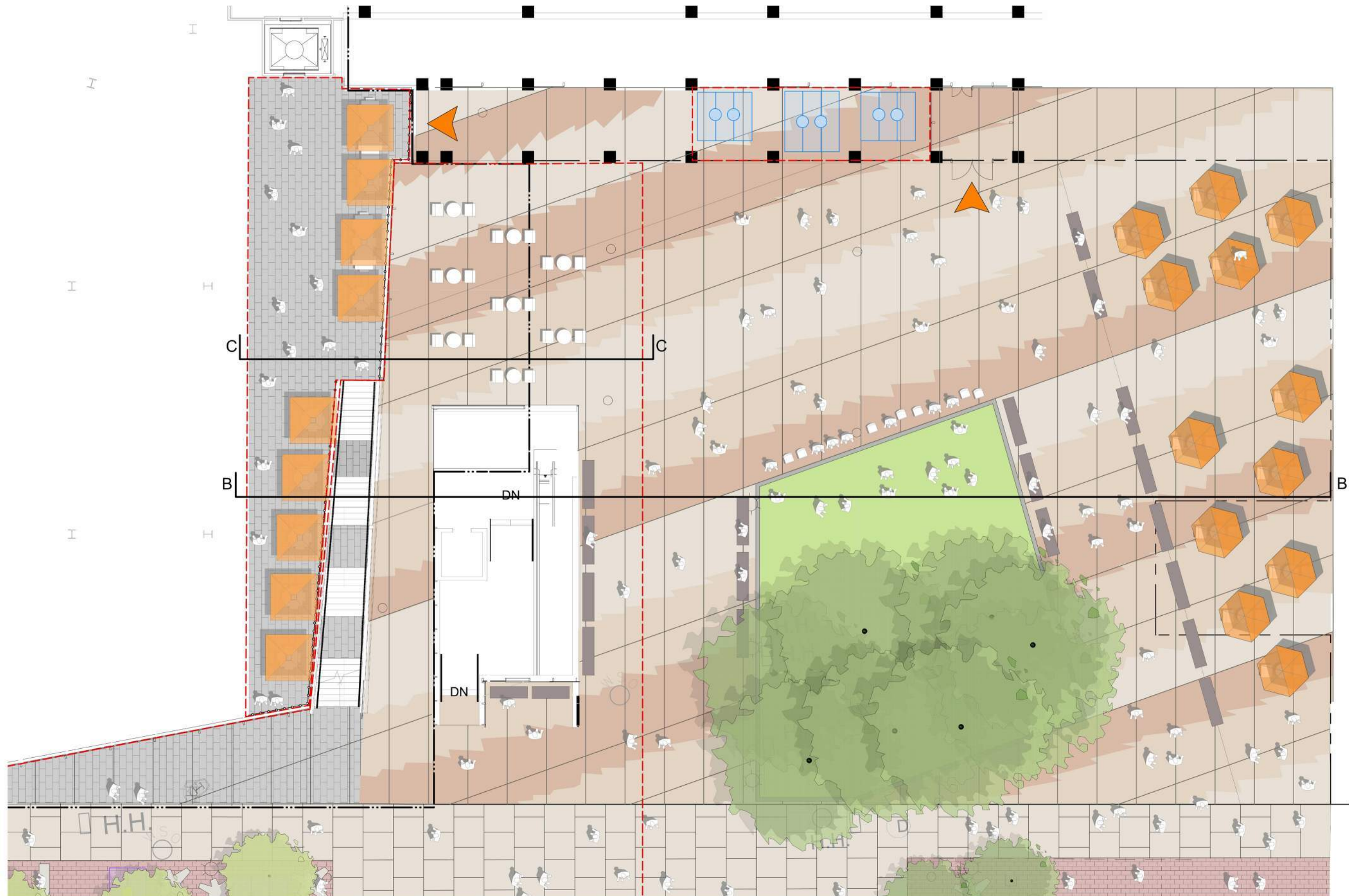
Proposed to match existing

325 MAIN STREET

LEMON BROOKE

MAIN STREET - LIGHTING & STREET TREES

August 8, 2018





SECTION C - LEVEL 02 & PLAZA

BUILDING FACE

FFE 38'-0"

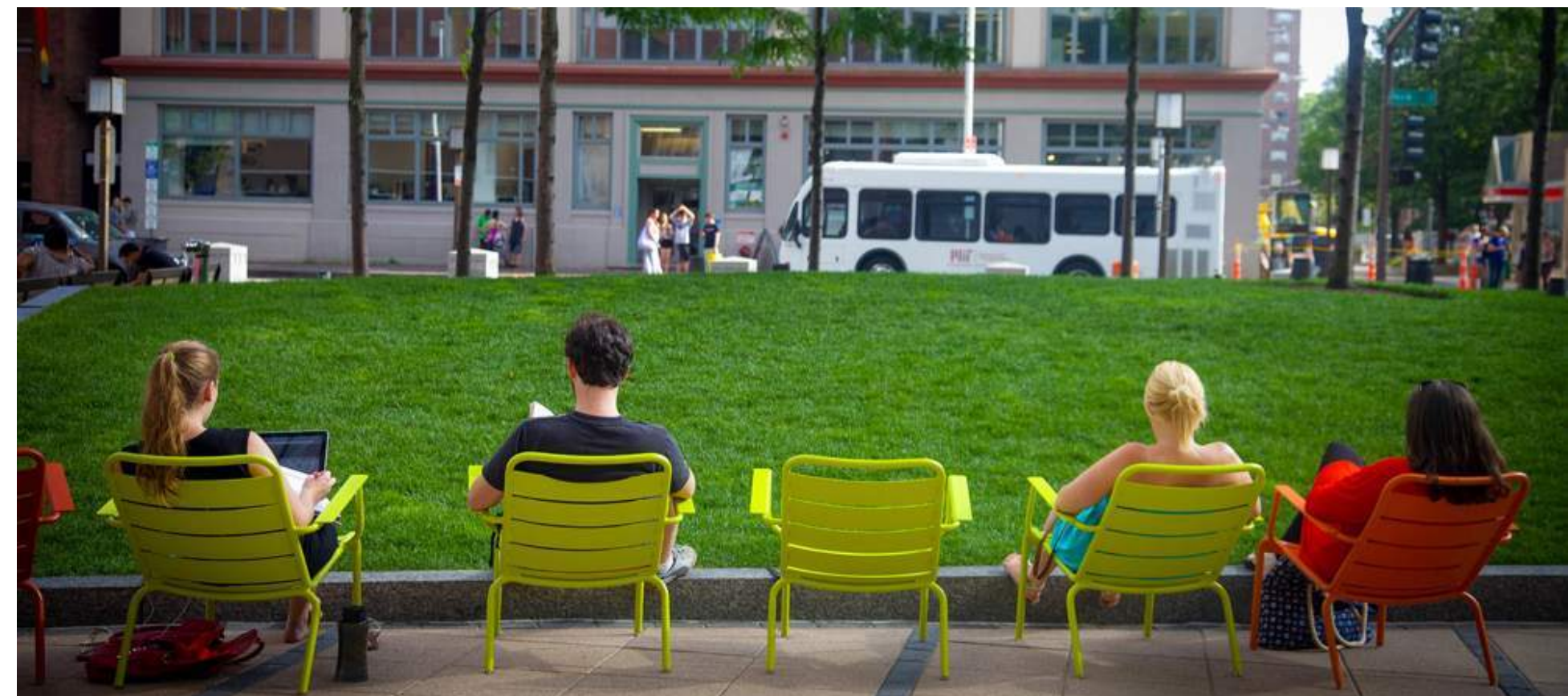
22'-0" TERRACE

42" HIGH METAL GUARDRAIL

FFE 21'-0"

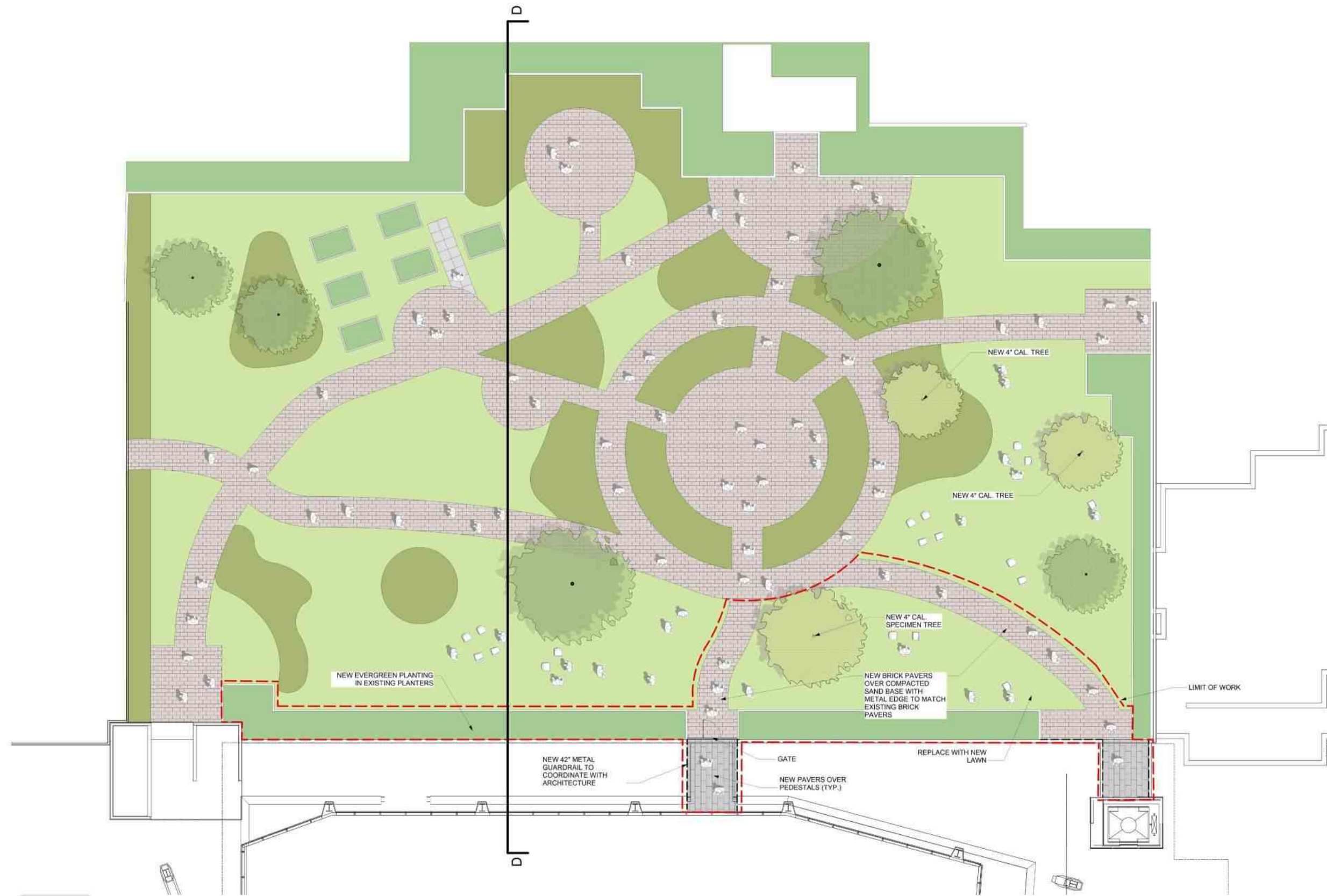
RETAIL

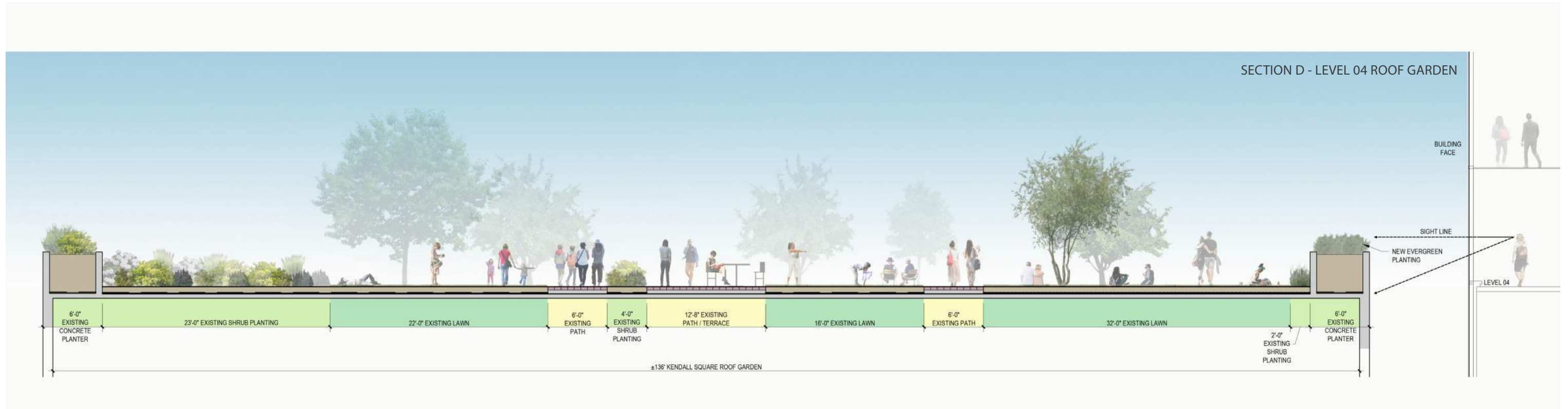
KENDALL SQUARE PLAZA



325 MAIN STREET
LEMON BROOKE

KENDALL PLAZA
August 8, 2018







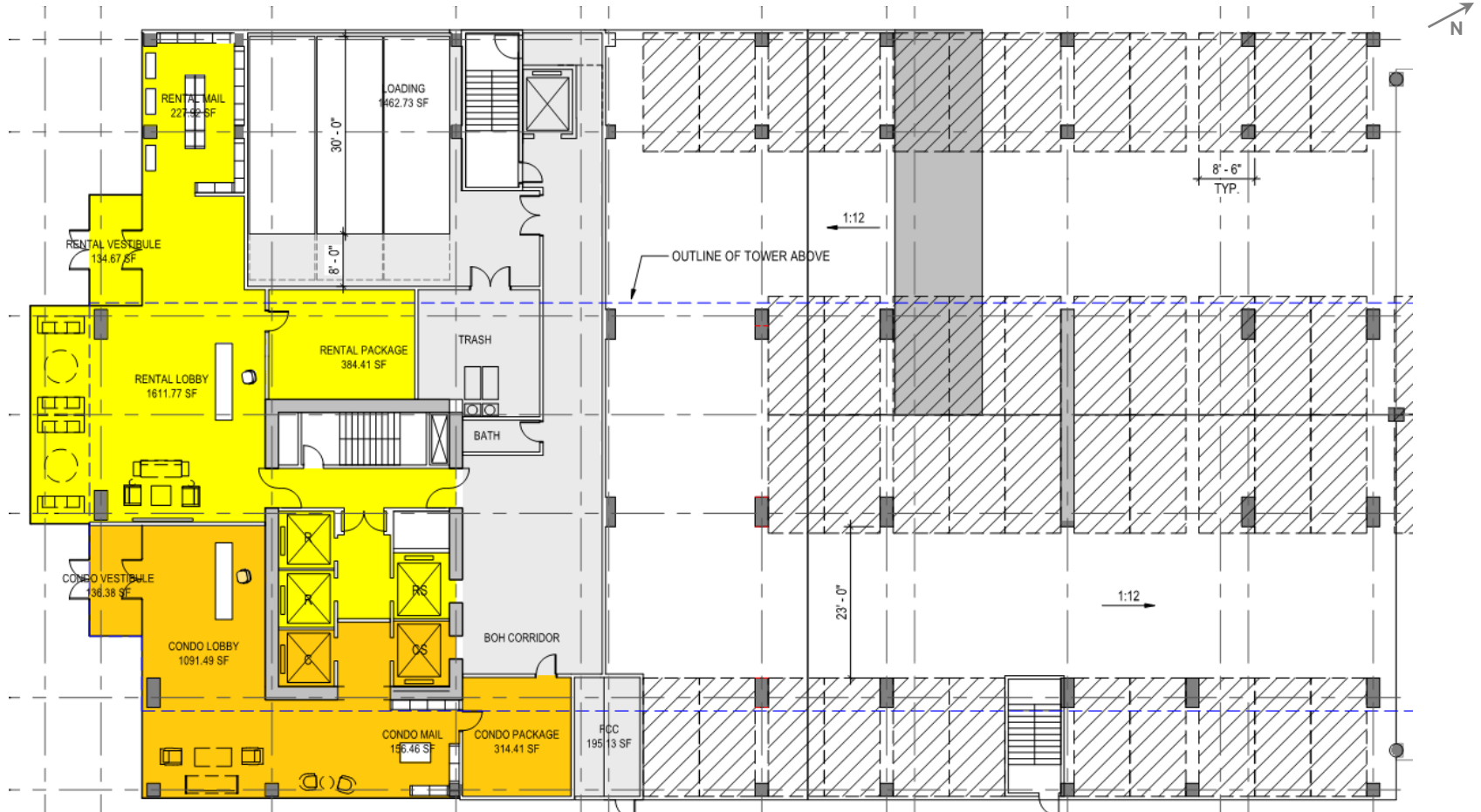
325 MAIN STREET
LEMON BROOKE

KENDALL SQUARE ROOF GARDEN

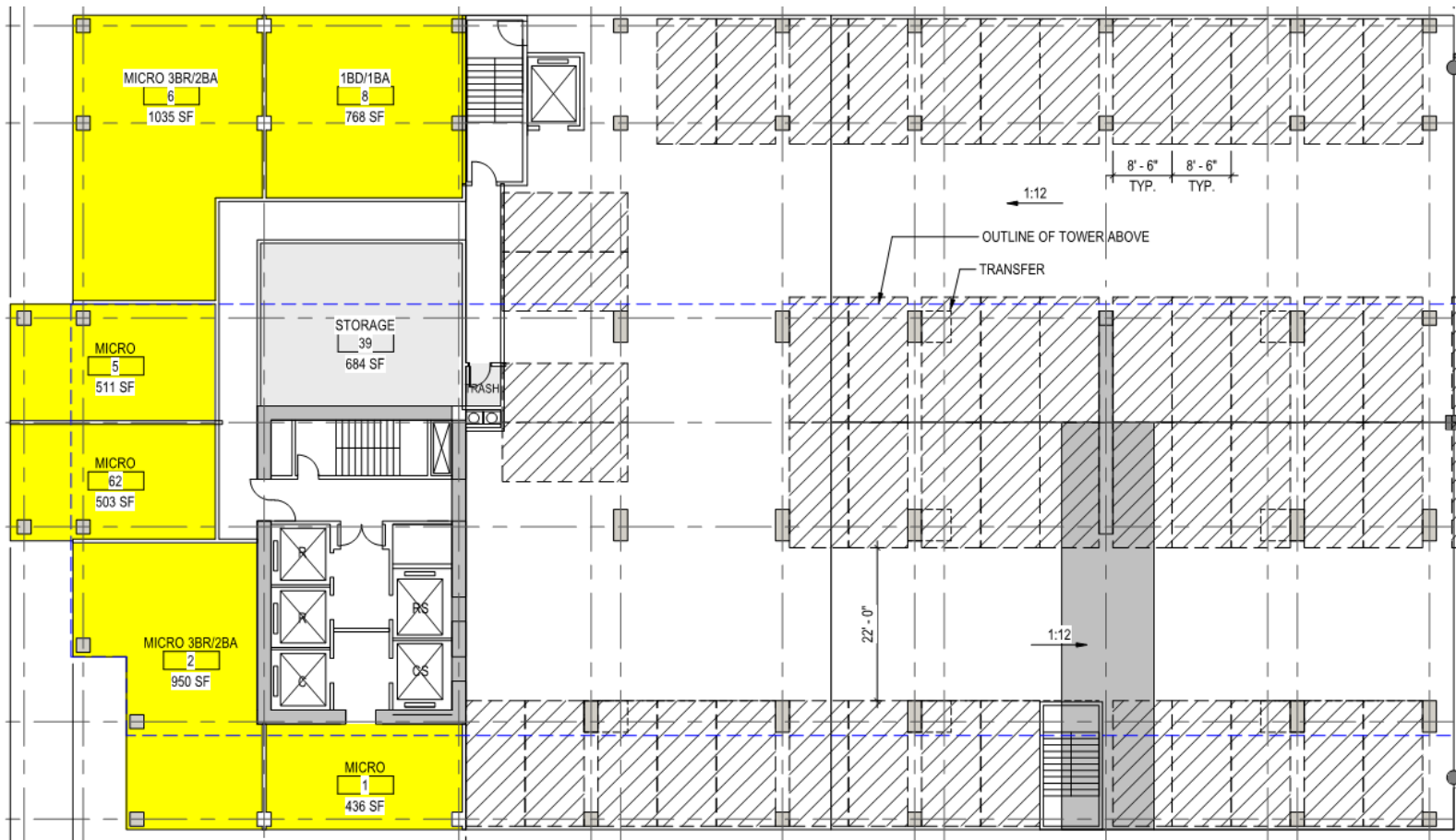
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135 Broadway – Lobby Level

135 Broadway Cambridge MA

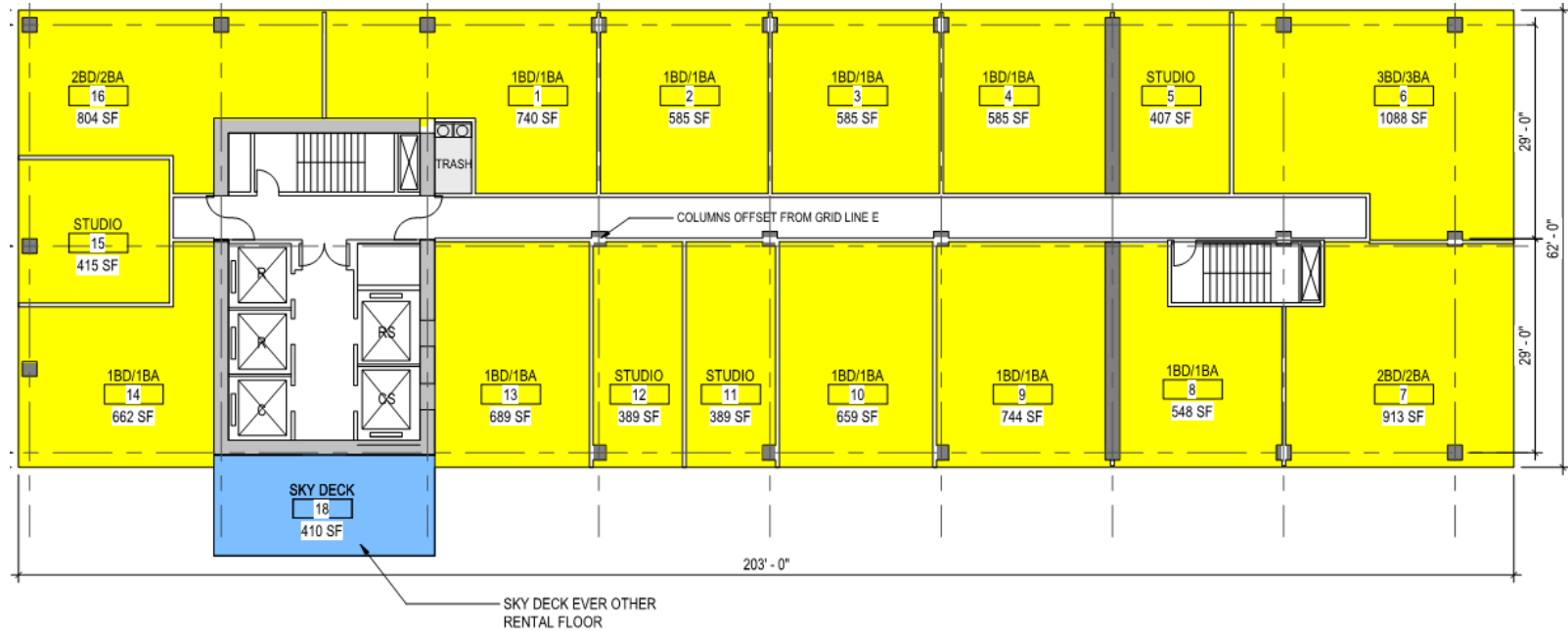


Rental – Garage Liner Floors



Rental – Typical Tower Floors

135 Broadway Cambridge MA



Condo - Typical Tower Floors





Parking (Floors 3-5) - Scheme 1



Parking (Floors 3-5) - Scheme 2



Parking (Floors 3-5) - Scheme 4

Scheme 1: 923
Target: 940-955

Scheme 2: 949
Target: 940-955

Scheme 4: 877
Target: 940-955