

# BLUE GARAGE

## ORDINANCE COMMITTEE

November 19, 2020

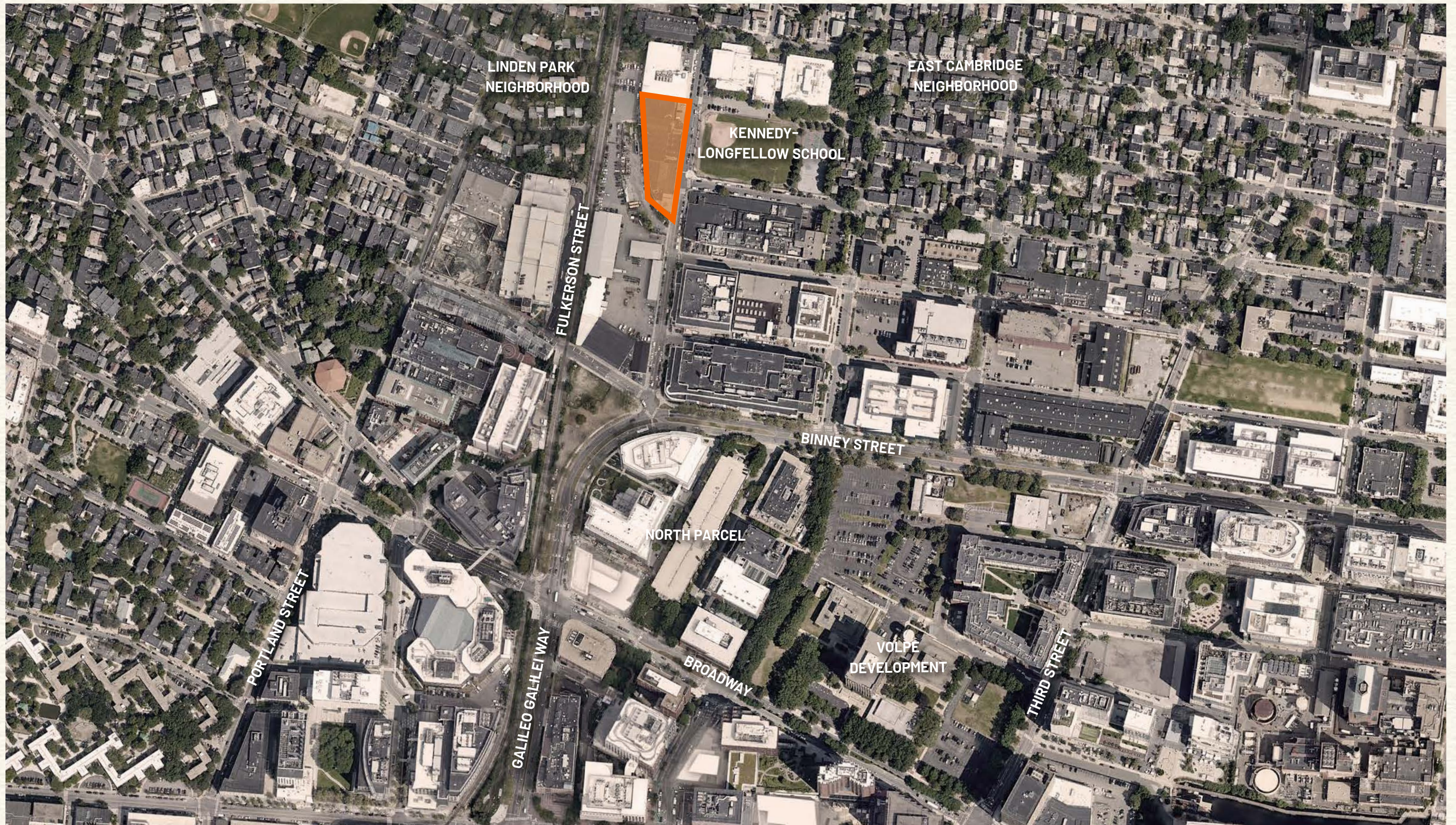


PICKARD CHILTON

# Presentation Outline

- 1 Why We're Here
- 2 Development Plan Objectives
- 3 Planning & Massing Components
- 4 Substation Location Diagram
- 5 Day Lit Open Space
- 6 Vision/Opportunity
- 7 Sense of Place
- 8 Phasing
- 9 Schedule Constraints
- 10 Discussion

# EVERSOURCE FULKERSON



Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

# Eversource Fulkerson Site

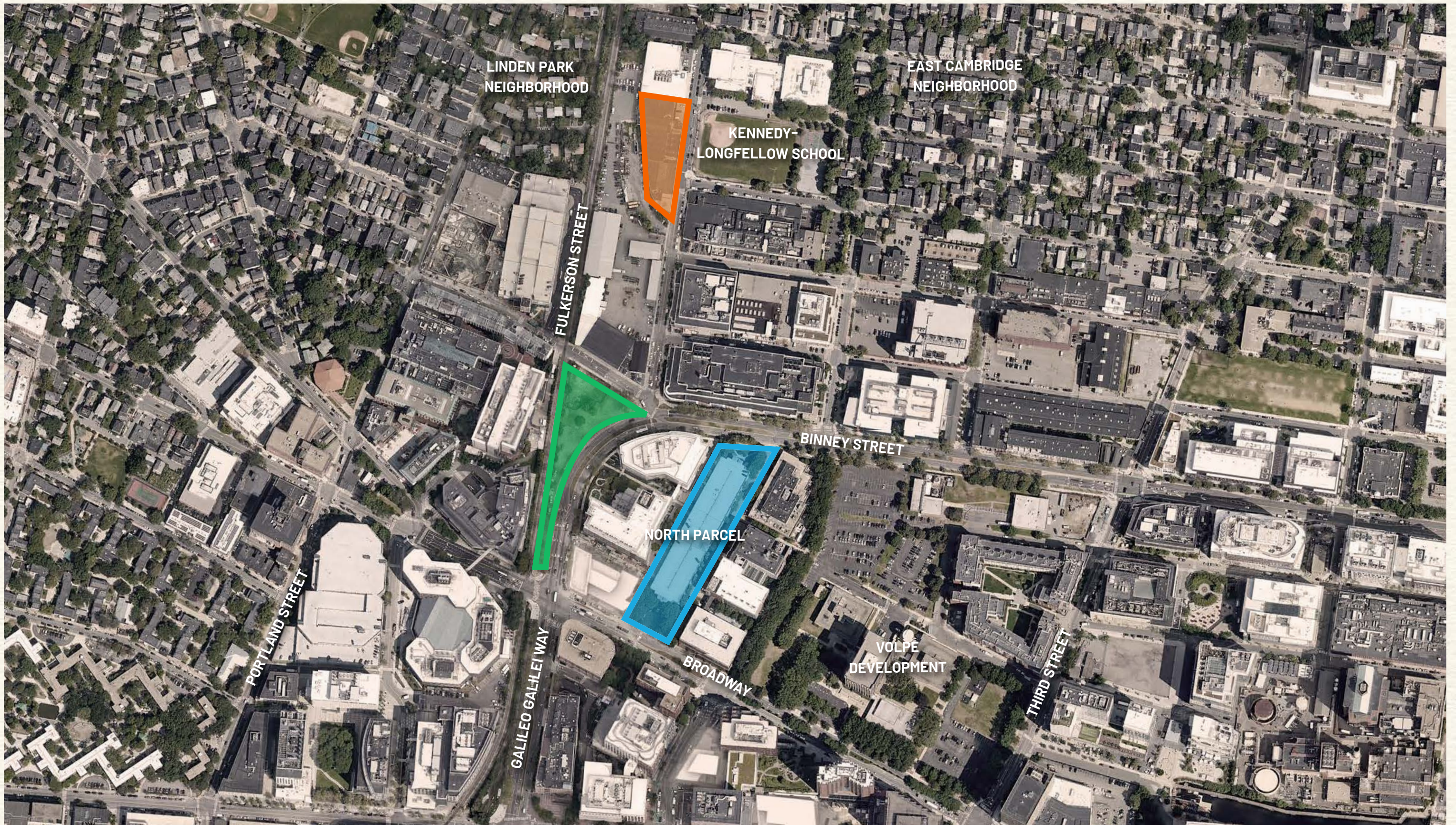


Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

**EVERSOURCE FULKERSON**

**BINNEY STREET PARK**

**NORTH PARCEL BLUE GARAGE SITE**



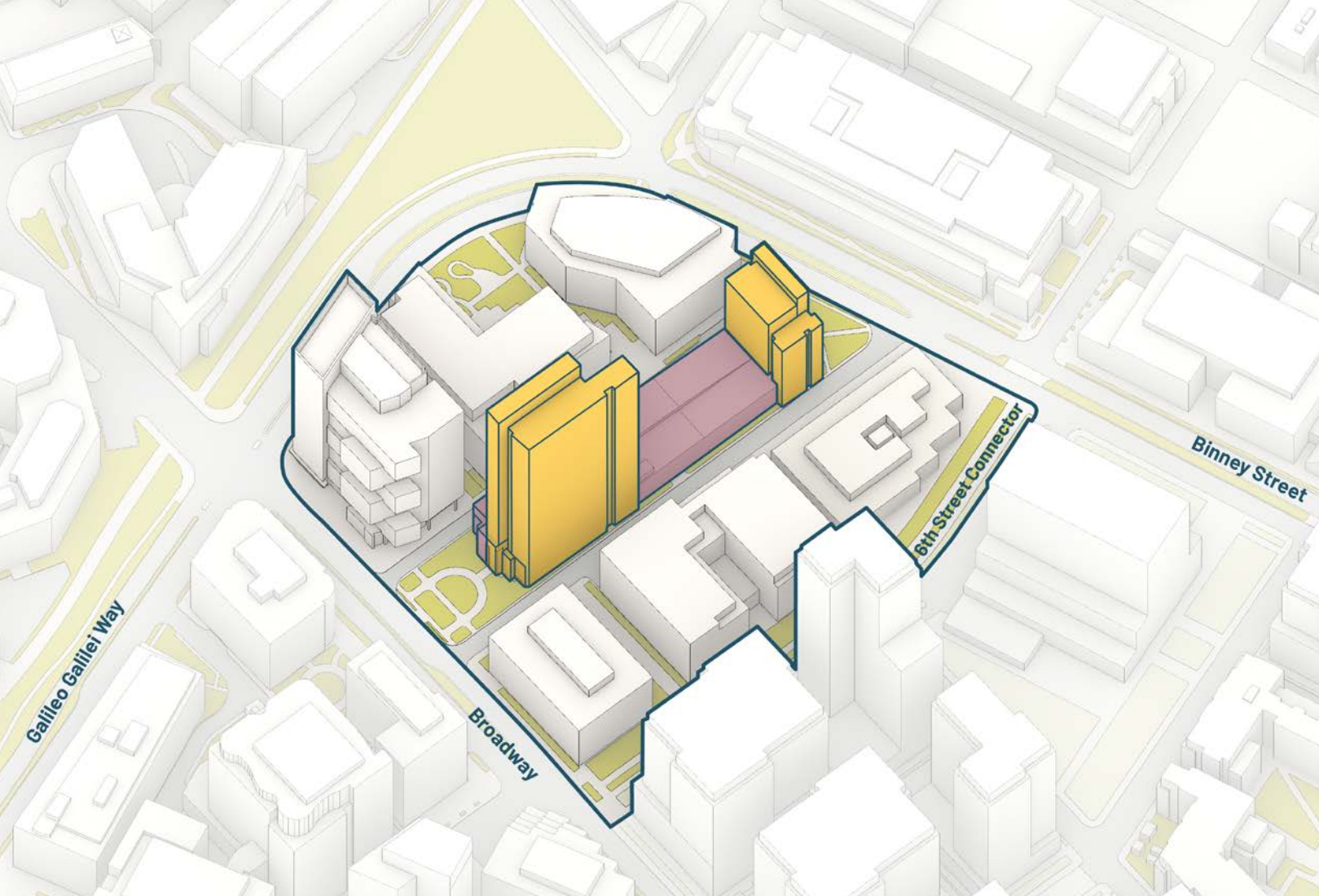
Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

## Ammendment of the MXD Zoning

- Additional 800,000 SF of commercial
- Increase height limits by 50 ft
- Revise Housing Phasing
- Adjust some dimensional requirements

## Amend the KSURP

- Clarify substation as an Infrastructure Objective
- Revise Development Controls per MXD
- Rename to Kendall Square Urban Redevelopment Plan



## Approved Entitlement

**Substation: Stays at Fulkerson**

**Commercial: No incremental development**

**Residential: 420K GFA**

Two residential projects in phases over time

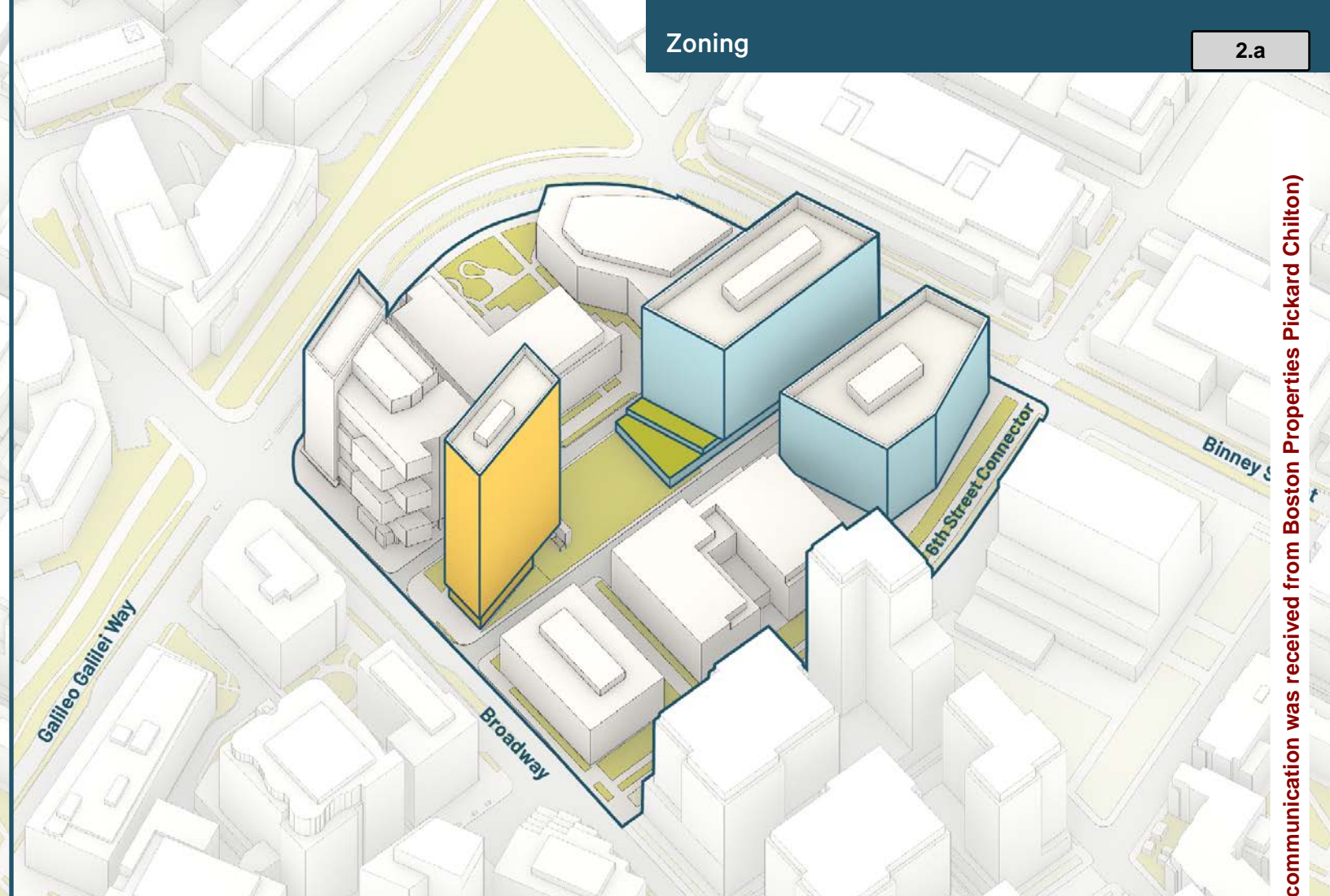
\*Note 350,000 GFA for 135 and 70,000 GFA for North smaller building

\*Note 20% affordable +5% Middle income

\*include 20% for sale housing

**Parking: Demolition and Reconstruction of 1/3 of Garage**

**Infrastructure: (2) edge parks**



## Proposed Entitlement

**Substation: Moves to Blue Garage Site**

**Commercial: +800k GFA**

**Residential: 420K GFA**

One All rental Residential building built in one phase

\*Note 420,000 GFA on one big building

\*Note "All affordable ratios remain the same"

\*Does not include for sale housing

**Parking: Demolition/Reconstruction of 1,100+ spaces**

**Infrastructure: ES Vault, New Central Park**

# Development Plan Objectives

## 1 - Engineering Feasibility

## 2 - Respond to desire for open space + connectivity

## 3 - Cross-subsidize heavy infrastructure





Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

# VISION: Create a Wonderful Place Where



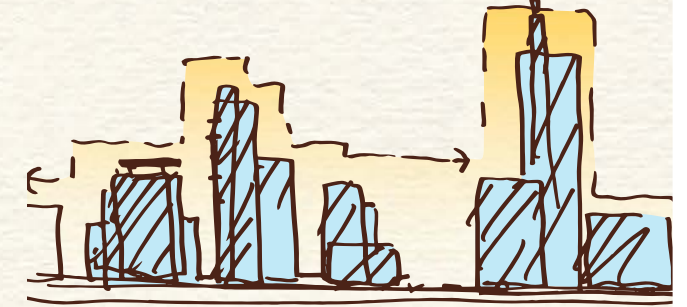
The Community can Flourish



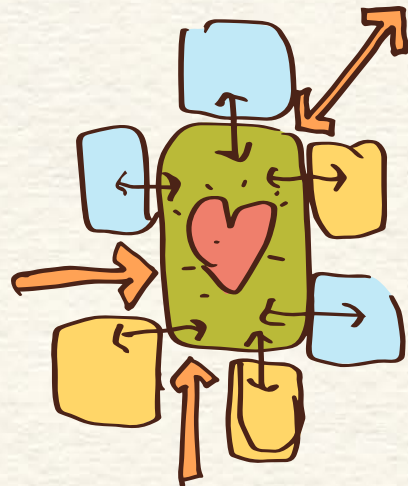
All Feel Welcome and Included



Sustainability, Resiliency, and Wellness Inform the Design



Diverse Urban Forms Create a Varied and Beautiful City Scape



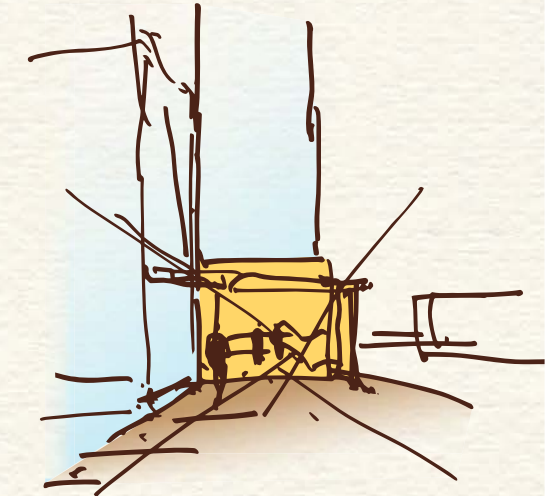
A Vibrant Central Space Connects to the Network of Cambridge Open Spaces



The Design Enriches and Activates the Public Realm



People, Bikes, and Cars Share the Urban Space



Thresholds and Framed Views Enrich the Experience

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



WELLINGTON HARRINGTON NEIGHBORHOOD

EAST CAMBRIDGE NEIGHBORHOOD

THE PORT NEIGHBORHOOD

NORTH PARCEL

VOLPE DEVELOPMENT

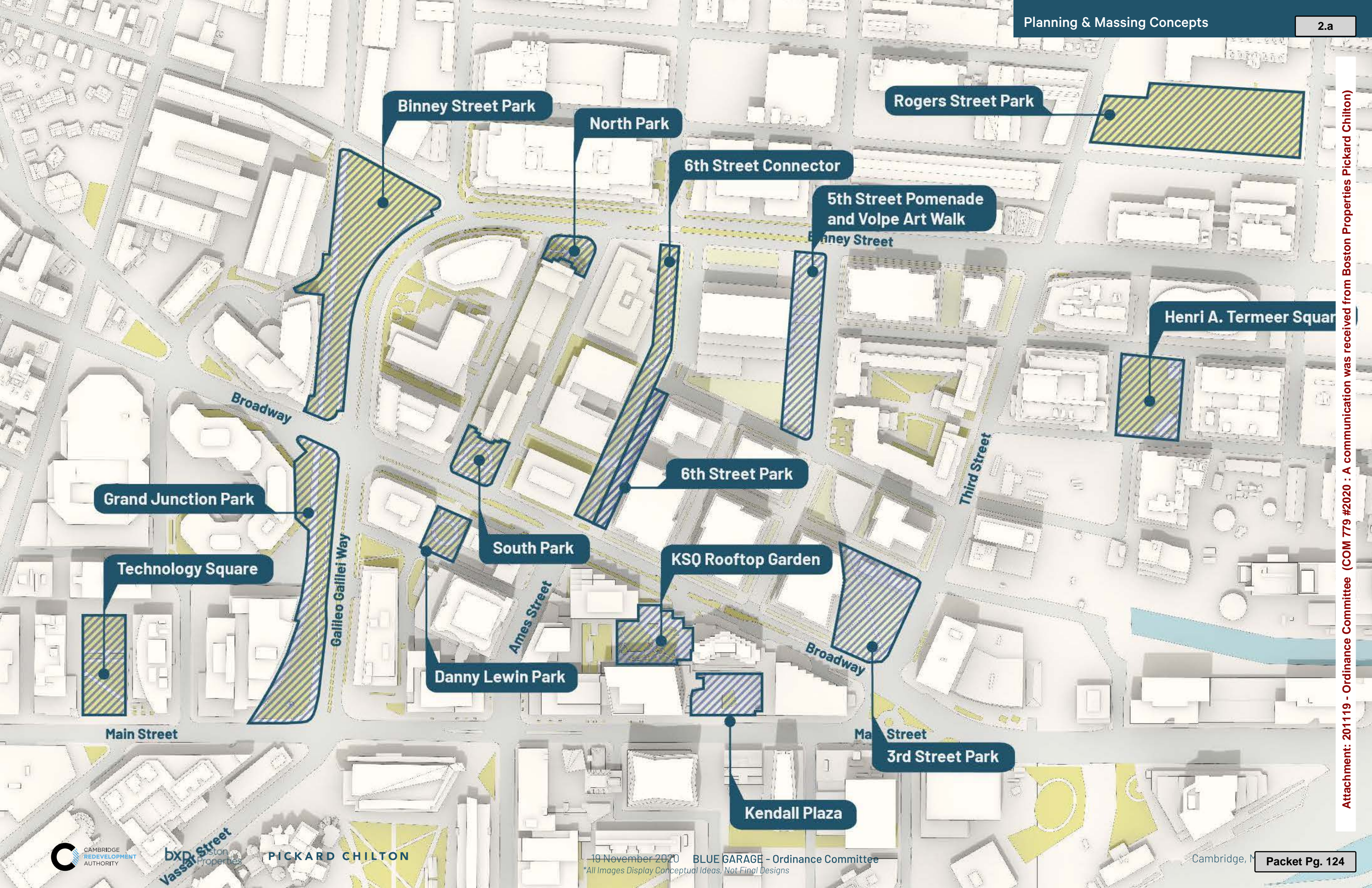
PARCEL THREE

MITIMCo NoMa

MITIMCo SoMa

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

CHARLES RIVER



Binney Street Park

North Park

Rogers Street Park

6th Street Connector

5th Street Pomenade and Volpe Art Walk

Henri A. Termeer Squar

6th Street Park

South Park

KSQ Rooftop Garden

Grand Junction Park

Technology Square

Danny Lewin Park

3rd Street Park

Kendall Plaza

Broadway

Galileo Galilei Way

Ames Street

Third Street

Main Street

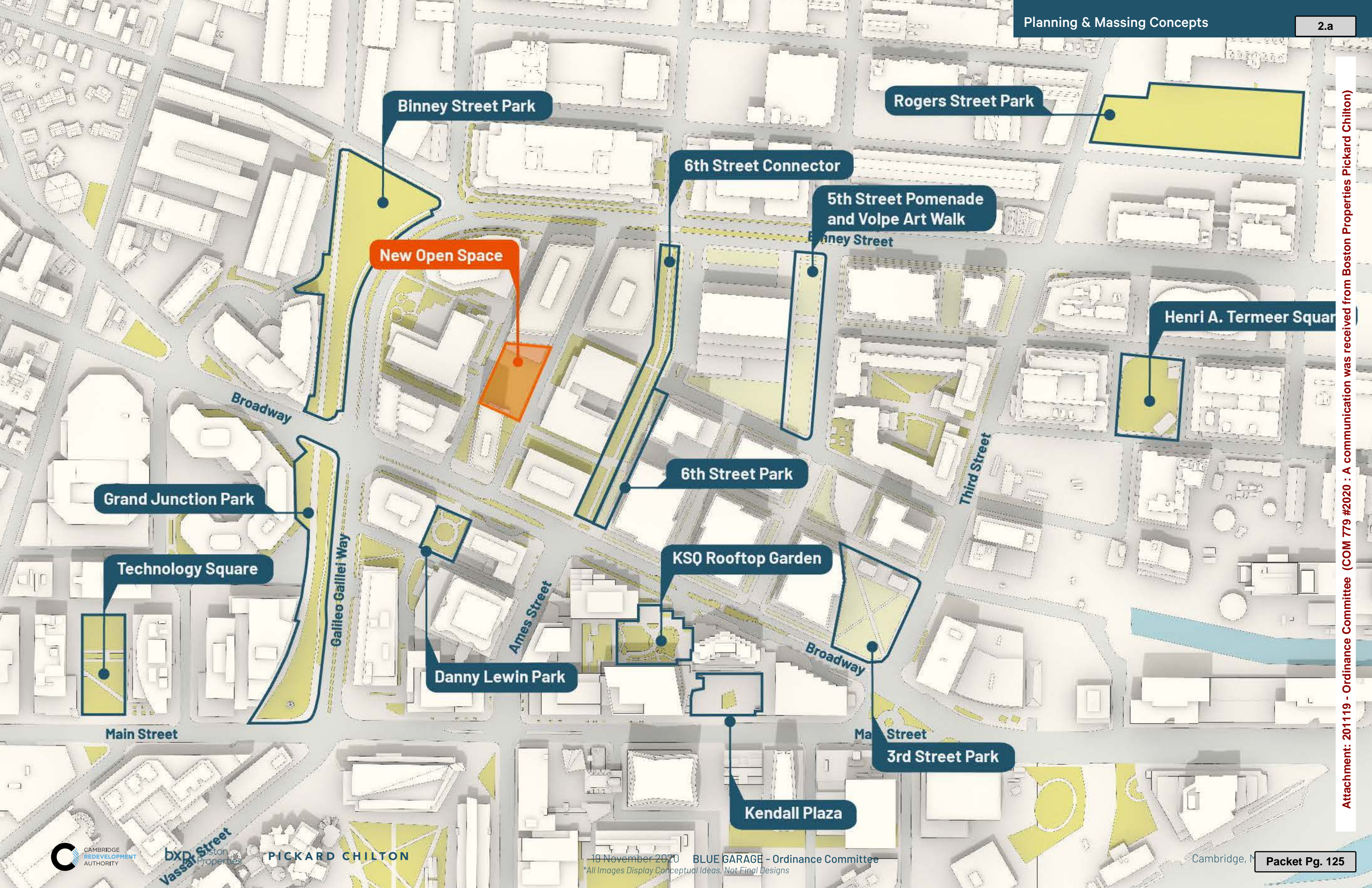
Main Street

Vassar Street



bxp Boston Properties

PICKARD CHILTON



Binney Street Park

Rogers Street Park

New Open Space

6th Street Connector

5th Street Pomenade and Volpe Art Walk

Henri A. Termeer Squar

Grand Junction Park

6th Street Park

Technology Square

KSQ Rooftop Garden

Danny Lewin Park

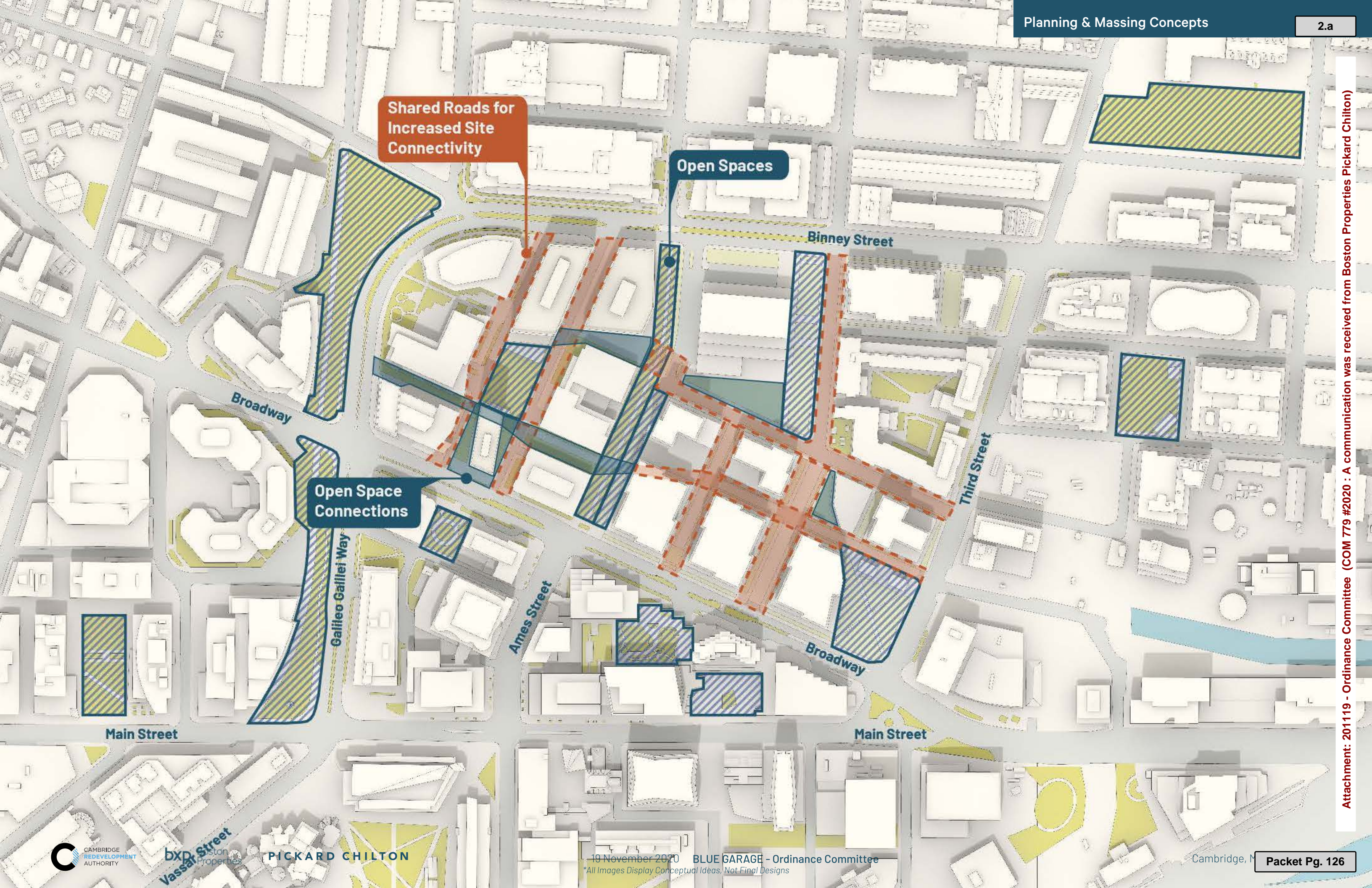
3rd Street Park

Kendall Plaza



PICKARD CHILTON

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



Shared Roads for Increased Site Connectivity

Open Spaces

Open Space Connections

Broadway

Binney Street

Third Street

Ames Street

Broadway

Main Street

Main Street

Vassar Street



bxp Boston Properties

PICKARD CHILTON

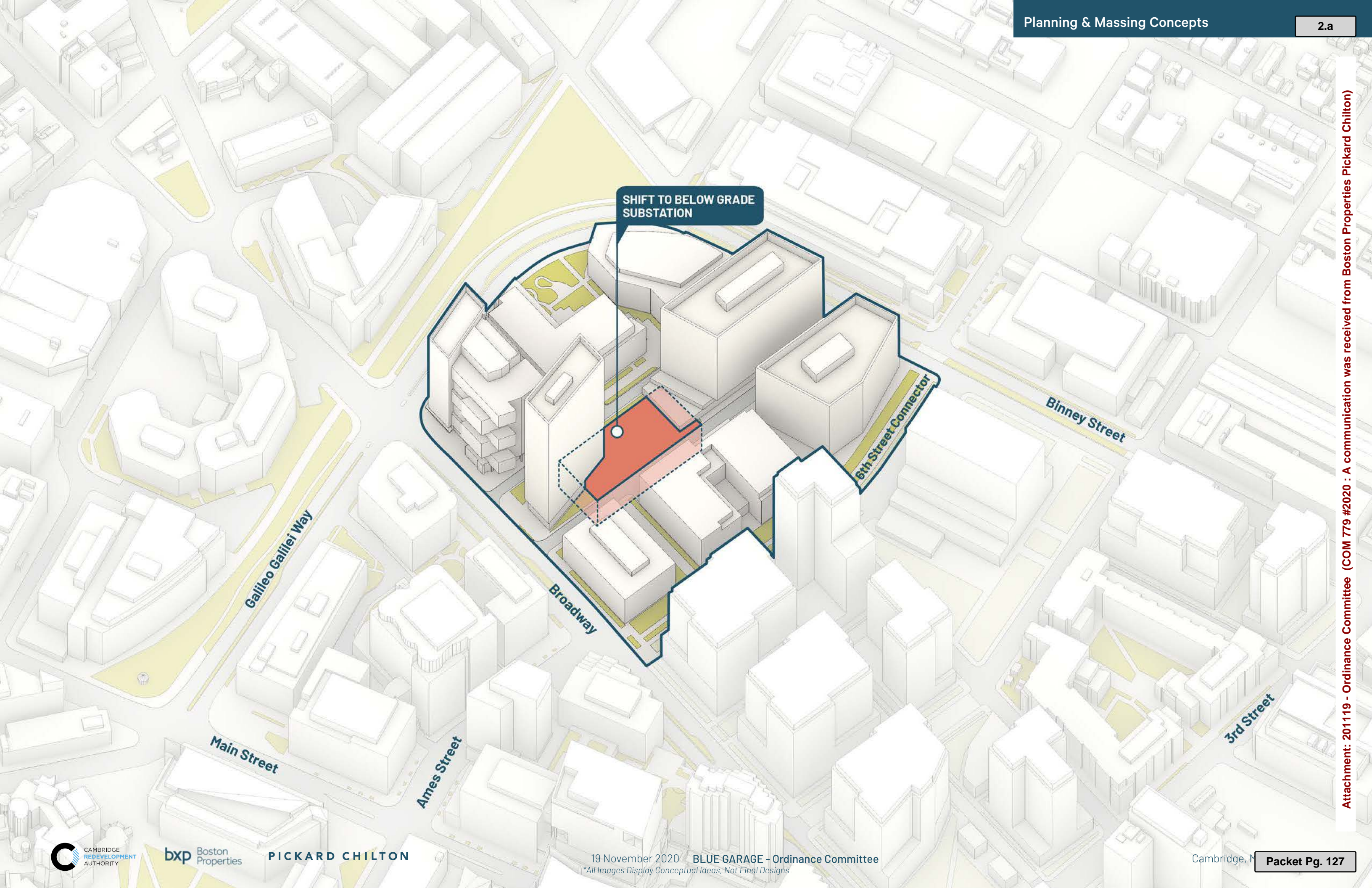
19 November 2020 BLUE GARAGE - Ordinance Committee

\*All Images Display Conceptual Ideas, Not Final Designs

Cambridge, MA

Packet Pg. 126

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



SHIFT TO BELOW GRADE SUBSTATION

6th Street Connector

Binney Street

Broadway

Galileo Galilei Way

Main Street

Ames Street

3rd Street

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



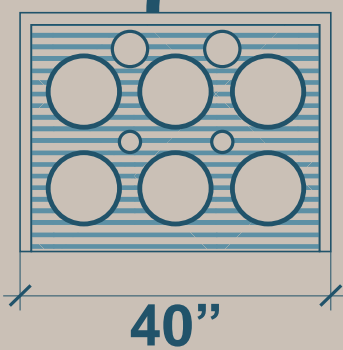
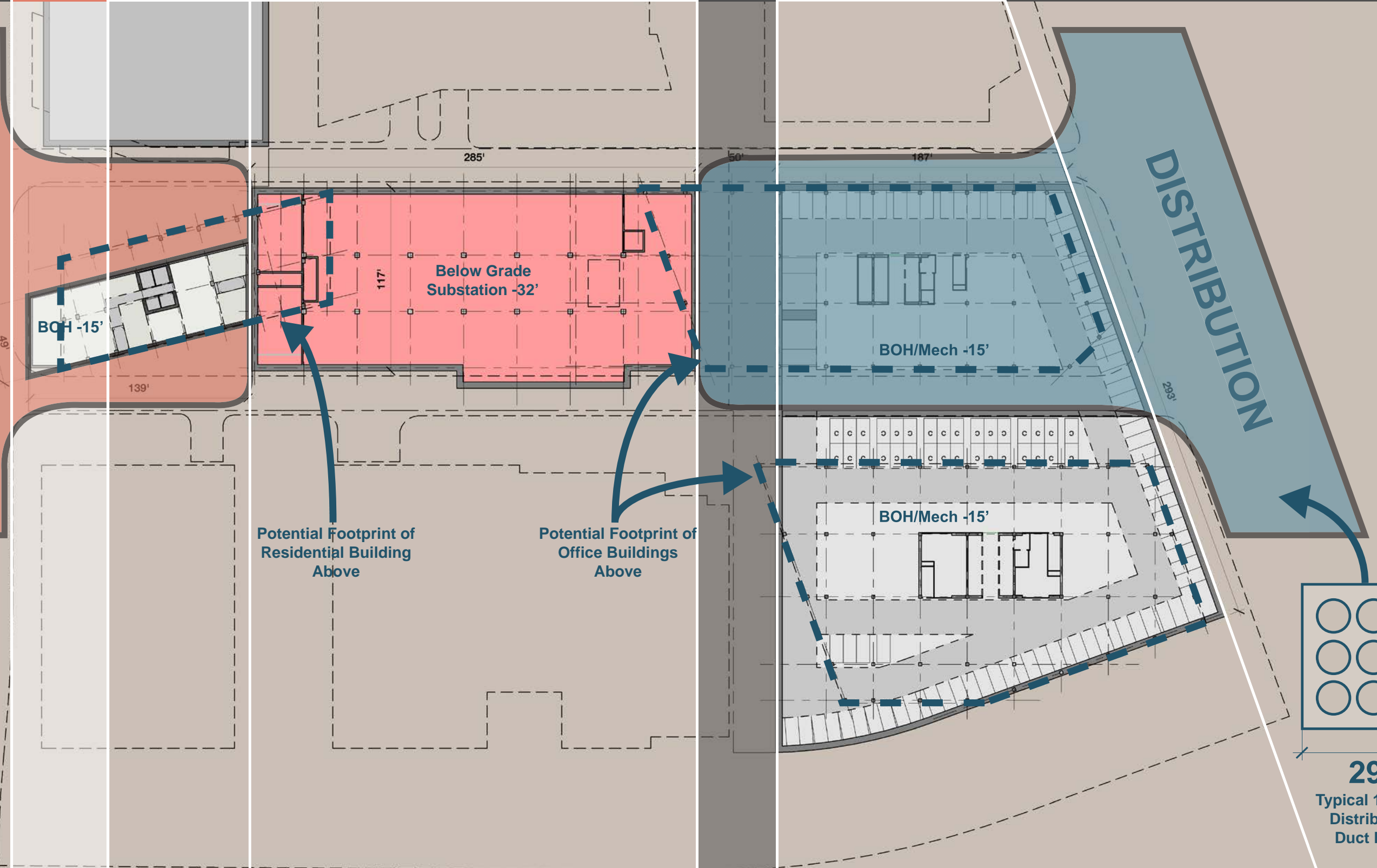
50' Min. Setback for Bend and Termination of the Transmission Lines	150,000V Trans. Duct Bank 48 Lines	Minimum Below-Grade Substation Width	15,000V Distribution Duct Banks 30 Lines
	Buildable Area	Buildable Area	Buildable Area
	Buildable Area	Utility Easement	Buildable Area

Broadway

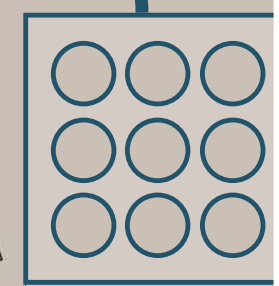
Binney

TRANSMISSION

DISTRIBUTION



40"  
Typical 150,000V Transmission Duct Bank

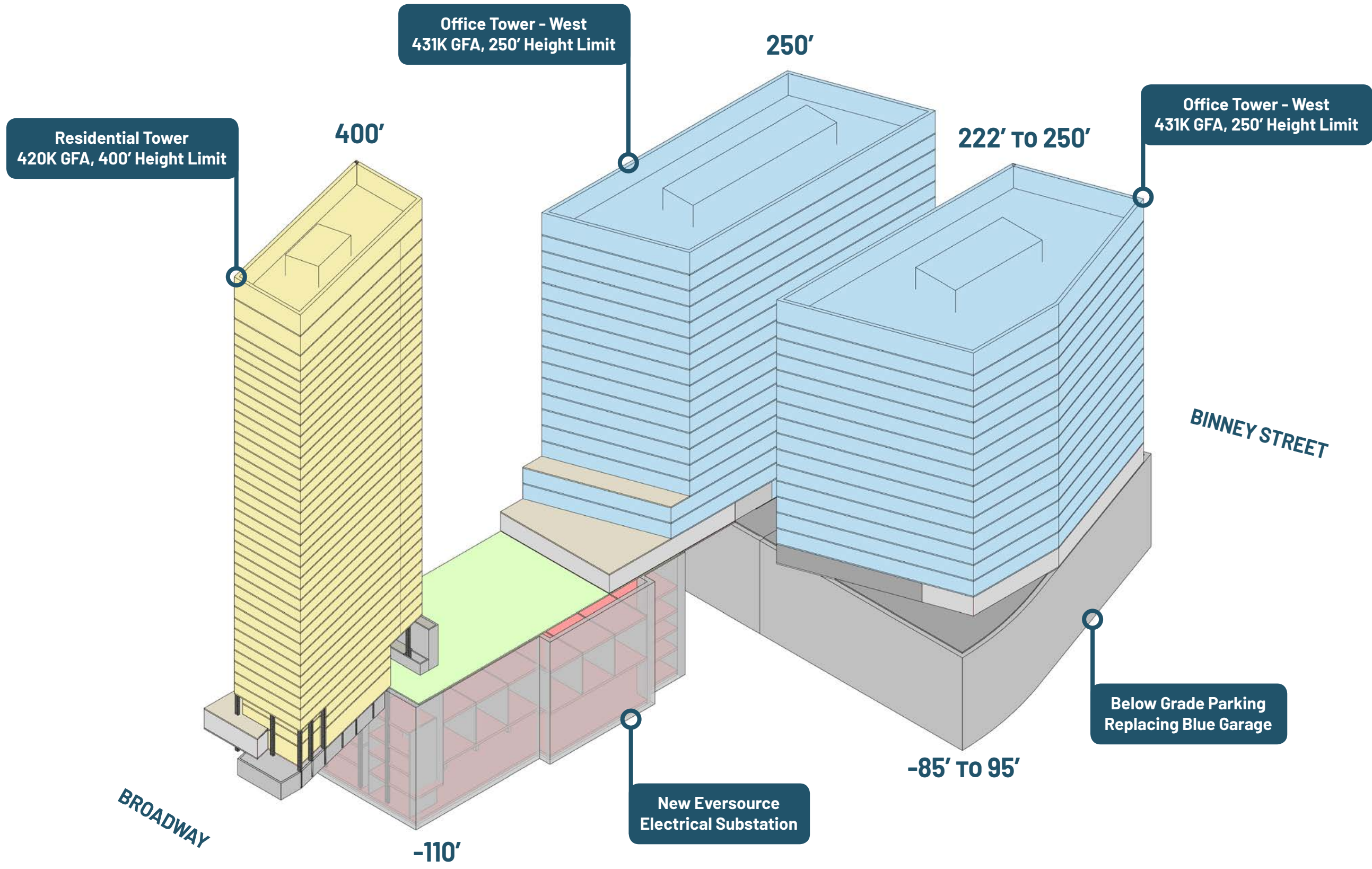


29"  
Typical 15,000V Distribution Duct Bank

Potential Footprint of Residential Building Above

Potential Footprint of Office Buildings Above





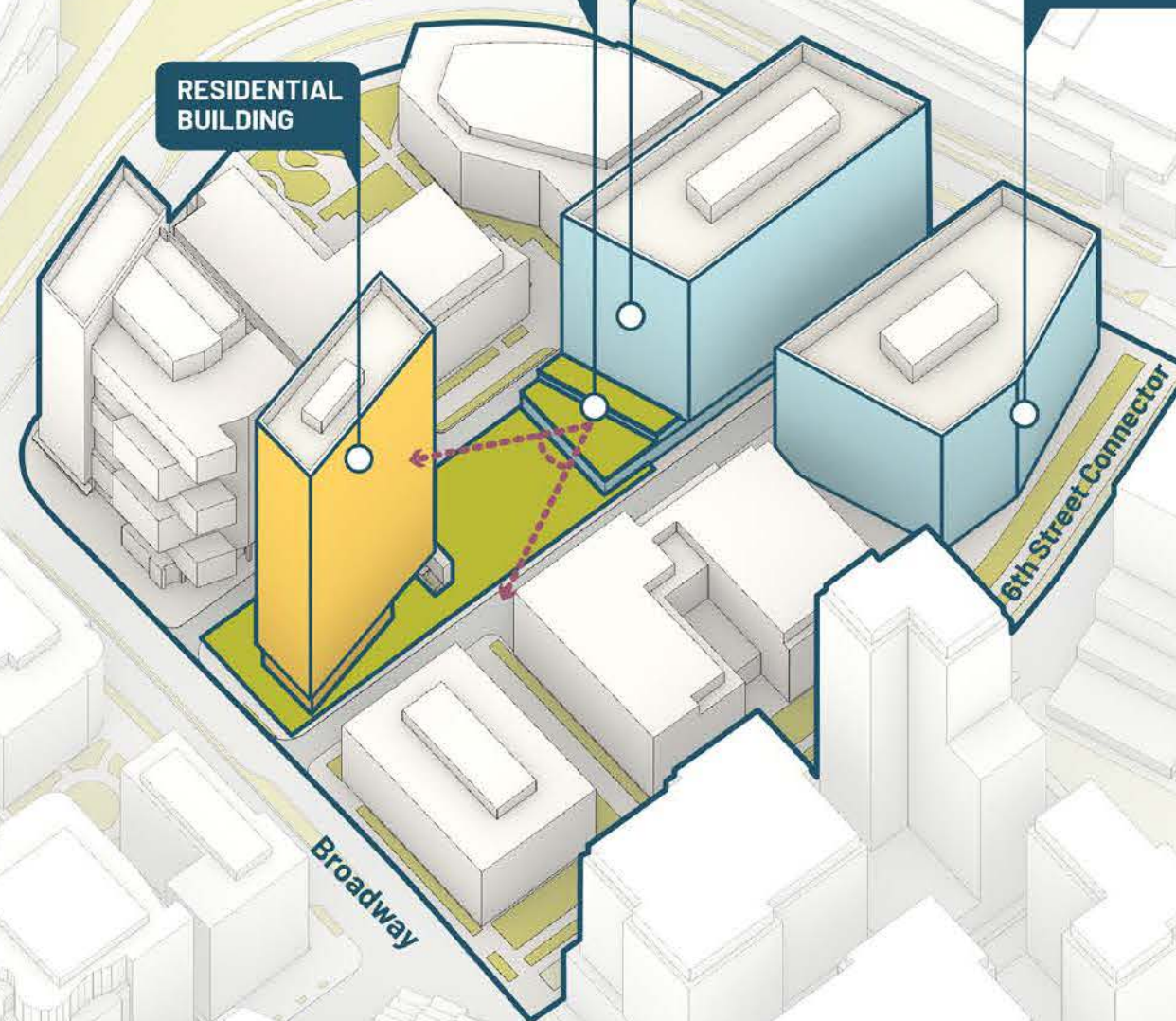
Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

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

OFFICE BUILDING - WEST PARCEL

OFFICE BUILDING - EAST PARCEL

RESIDENTIAL BUILDING



Galileo Galilei Way

Broadway

6th Street Connector

Binney Street

Main Street

Ames Street

3rd Street



bxp Boston Properties

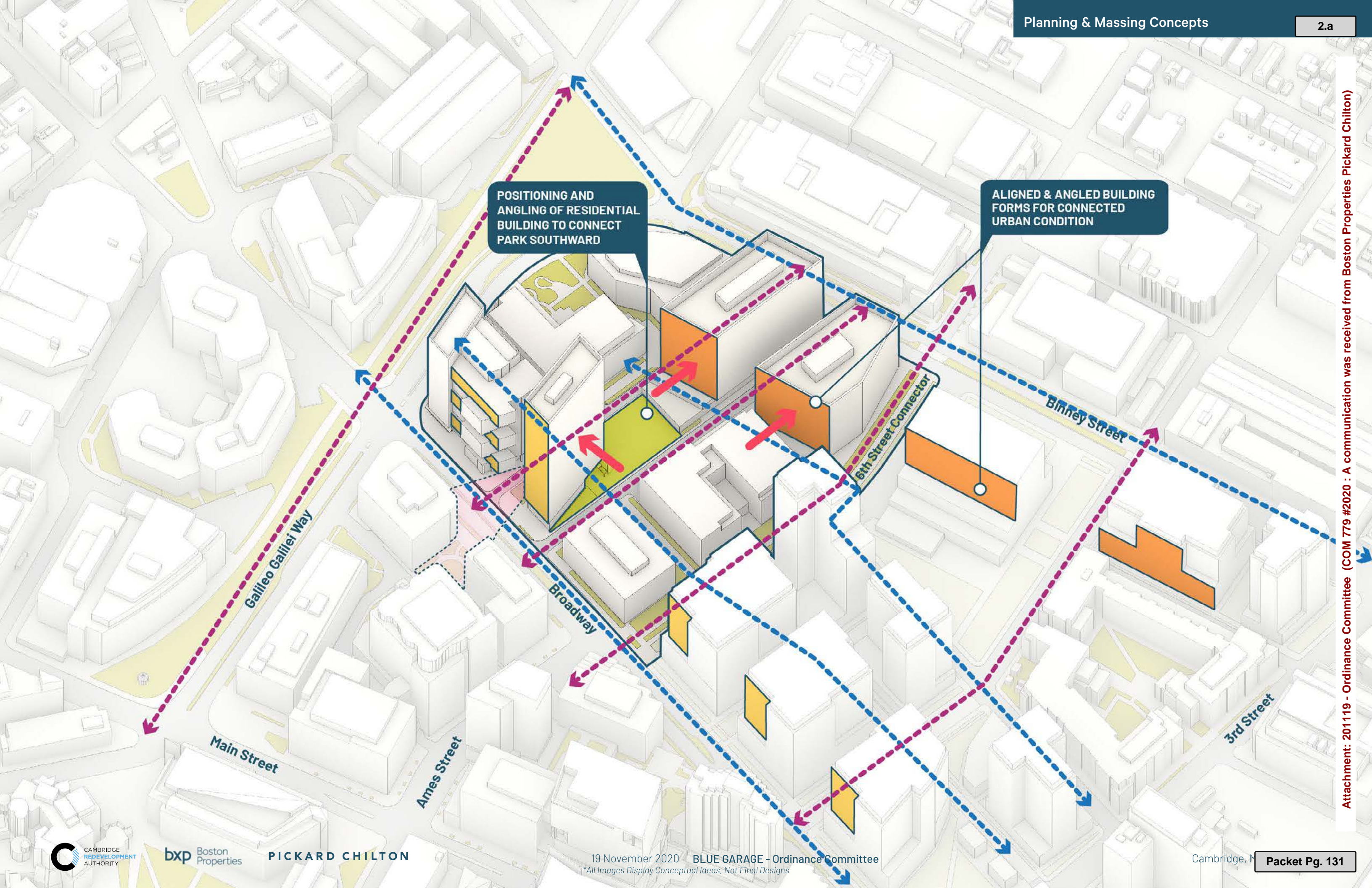
PICKARD CHILTON

19 November 2020 BLUE GARAGE - Ordinance Committee  
\*All Images Display Conceptual Ideas, Not Final Designs

Cambridge, MA

Packet Pg. 130

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



POSITIONING AND ANGLING OF RESIDENTIAL BUILDING TO CONNECT PARK SOUTHWARD

ALIGNED & ANGLED BUILDING FORMS FOR CONNECTED URBAN CONDITION

Galileo Galilei Way

Main Street

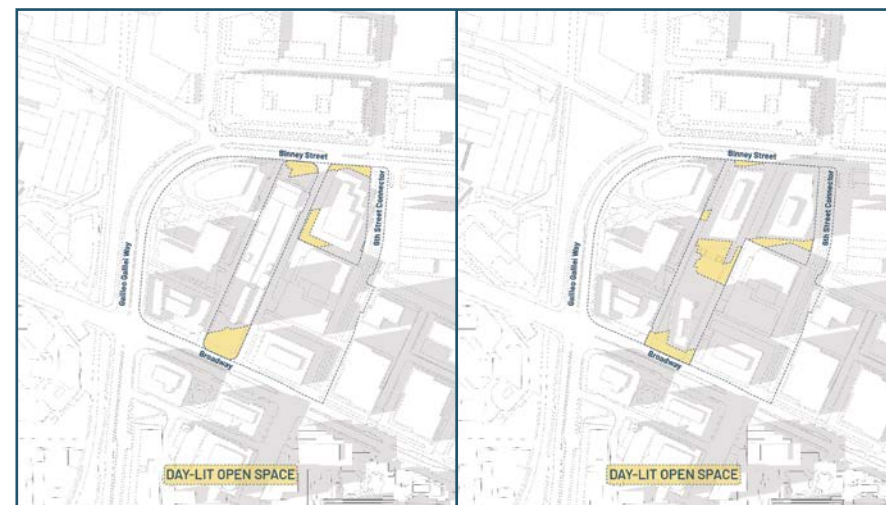
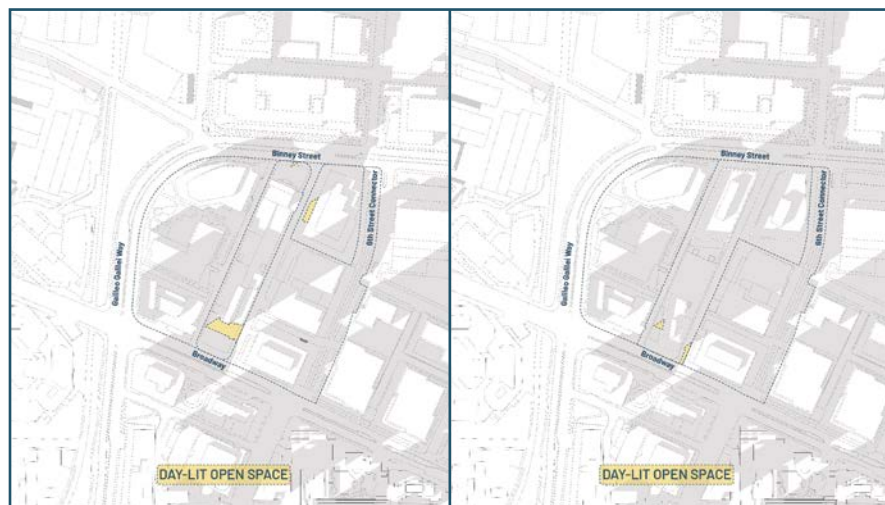
Ames Street

Broadway

6th Street Connector

Binney Street

3rd Street

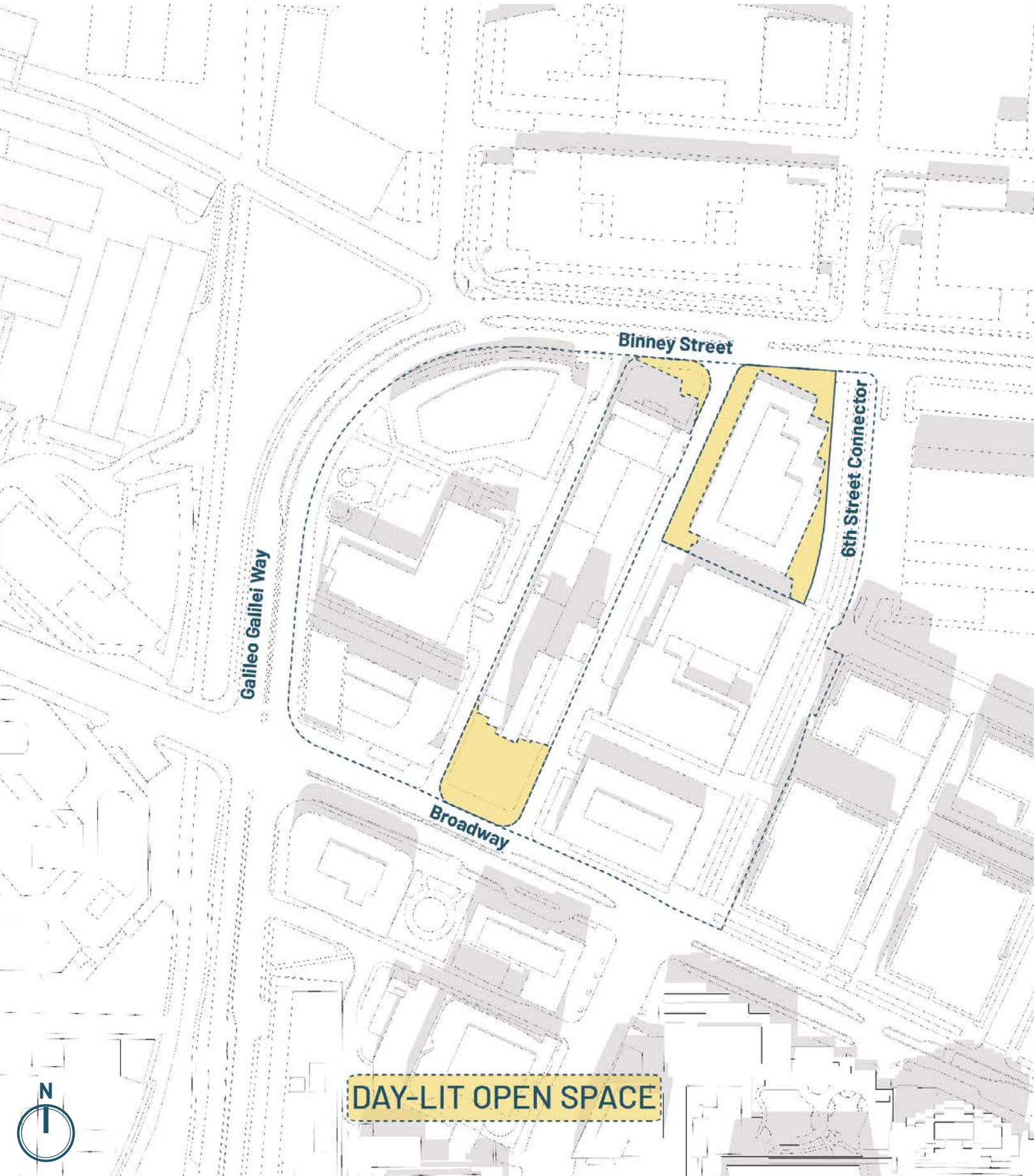


**MARCH & SEPTEMBER 21**  
**9AM, 12PM, 3PM**

**JUNE 21**  
**9AM, 12PM, 3PM**

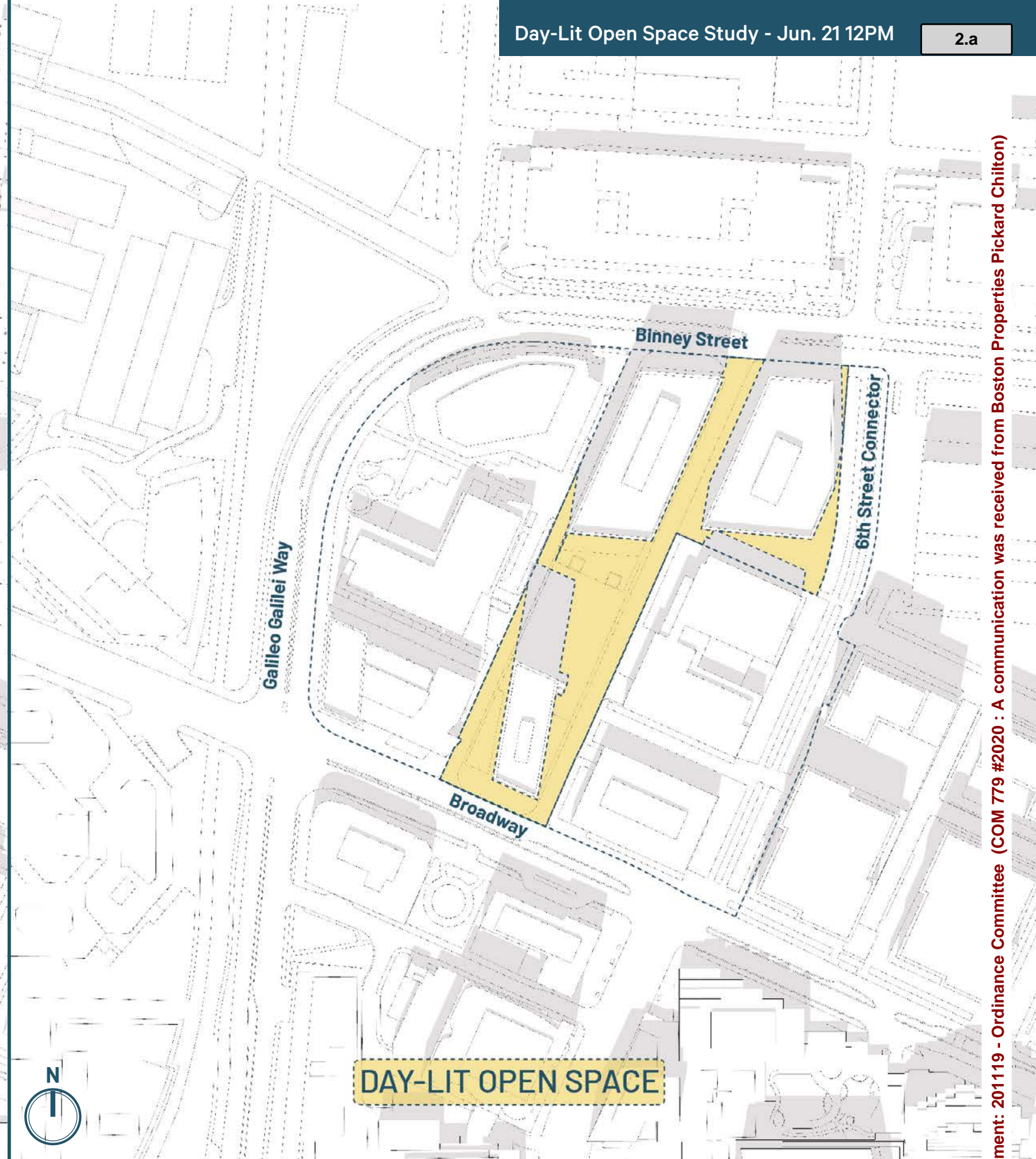
**DECEMBER 21**  
**9AM, 12PM, 3PM**





DAY-LIT OPEN SPACE

### MXD MASSING



DAY-LIT OPEN SPACE

### PROPOSED

# VISION: Create a Wonderful Place Where



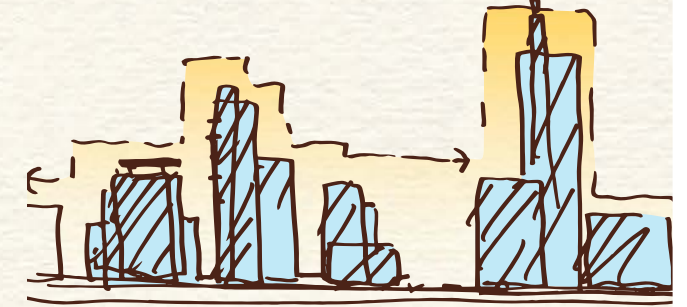
The Community can Flourish



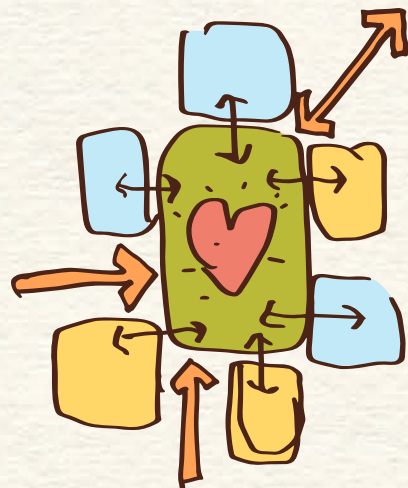
All Feel Welcome and Included



Sustainability, Resiliency, and Wellness Inform the Design



Diverse Urban Forms Create a Varied and Beautiful City Scape



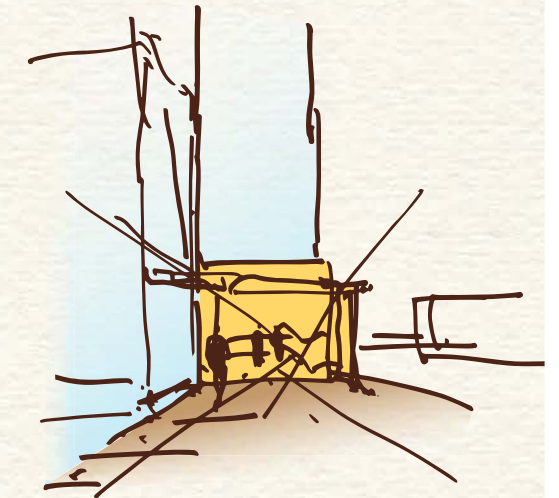
A Vibrant Central Space Connects to the Network of Cambridge Open Spaces



The Design Enriches and Activates the Public Realm



People, Bikes, and Cars Share the Urban Space



Thresholds and Framed Views Enrich the Experience

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

# DESTINATION IDEAS: 10+ Places Within

E-W paseo-links Binney Street Park thru to Volpe

Cafe surrounded by seating

Shared entry plaza with Akamai

Wedge park-link with 6th St connector

Amenities terrace/patio

Activity space under cantilever

Elevated terrace/overlook

Building entrances

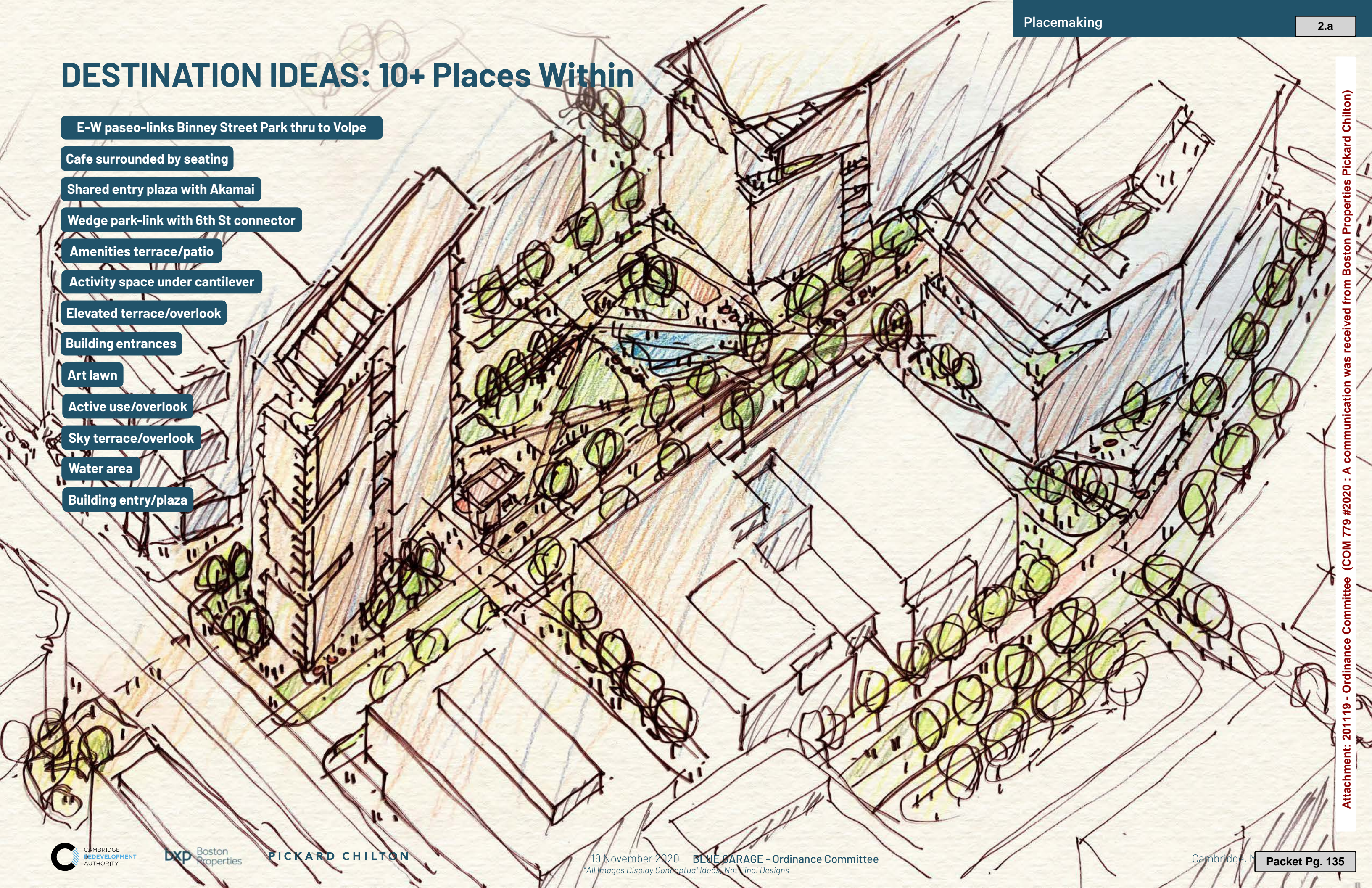
Art lawn

Active use/overlook

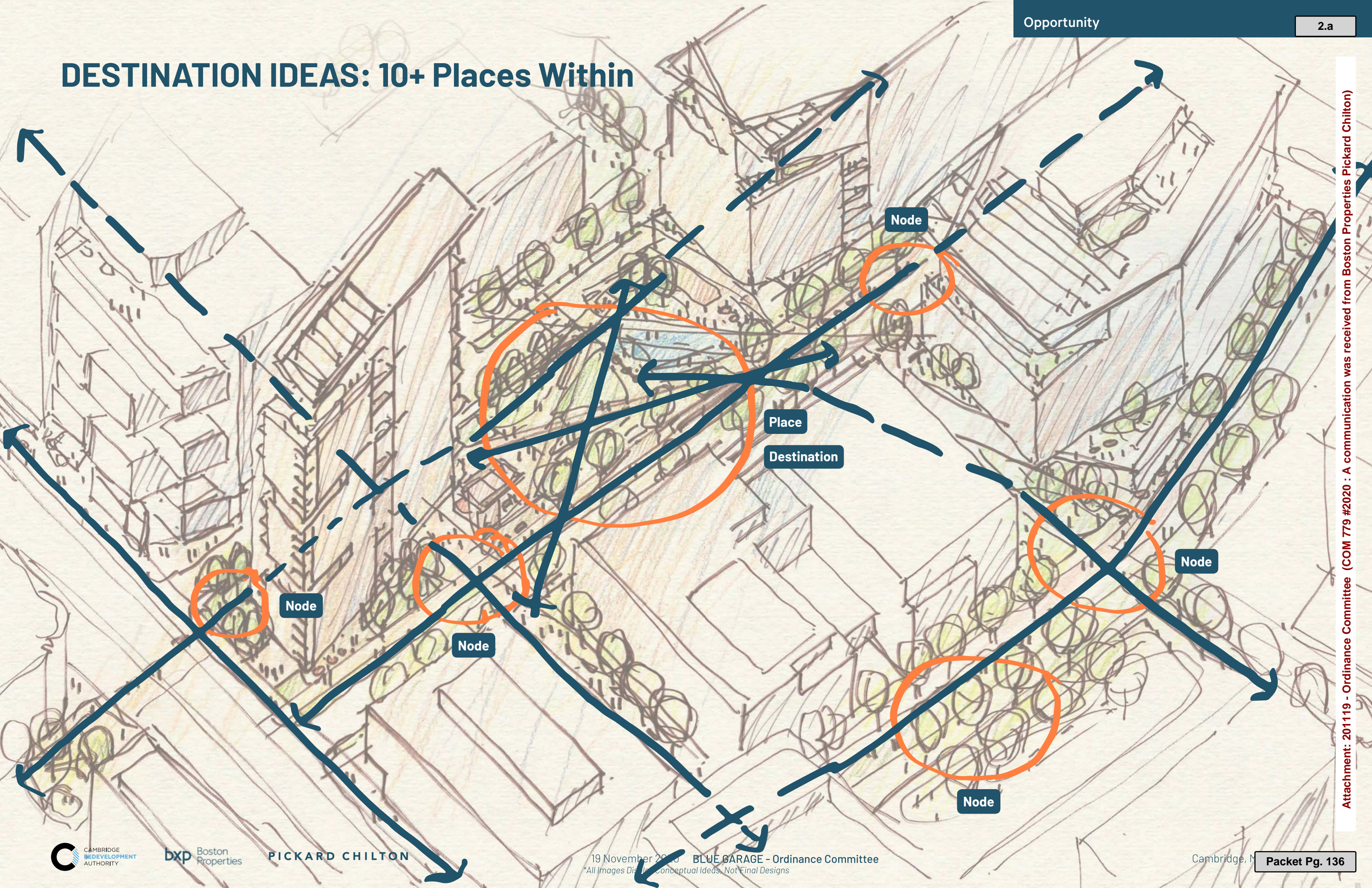
Sky terrace/overlook

Water area

Building entry/plaza



# DESTINATION IDEAS: 10+ Places Within



Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



# DESTINATION IDEAS: 10+ Places Within



Shared entry plaza with Akamai



Amenities terrace/patio



E-W paseo-links Binney Street Park thru to Volpe



Activity space under cantilever



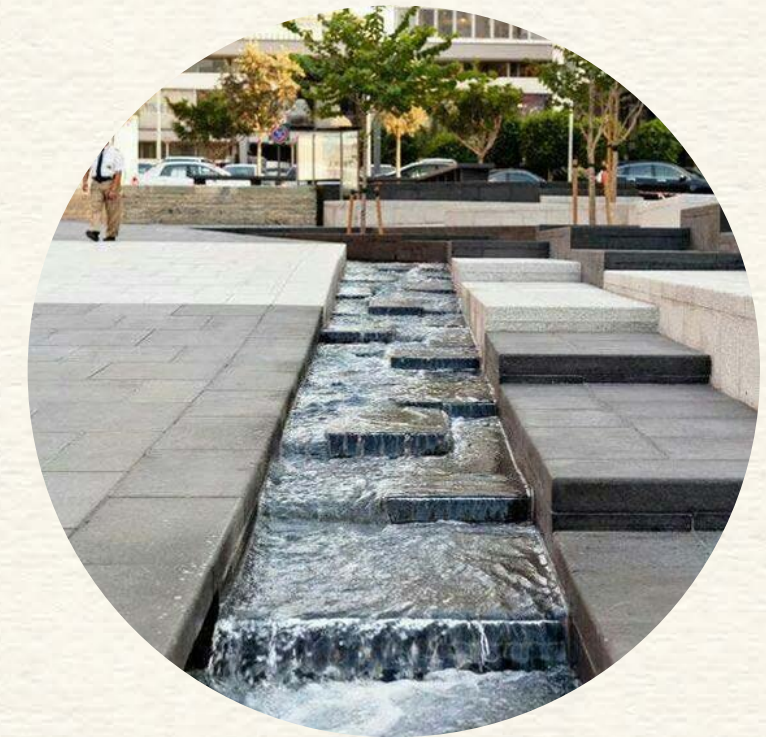
Building entry/plaza



Art lawn



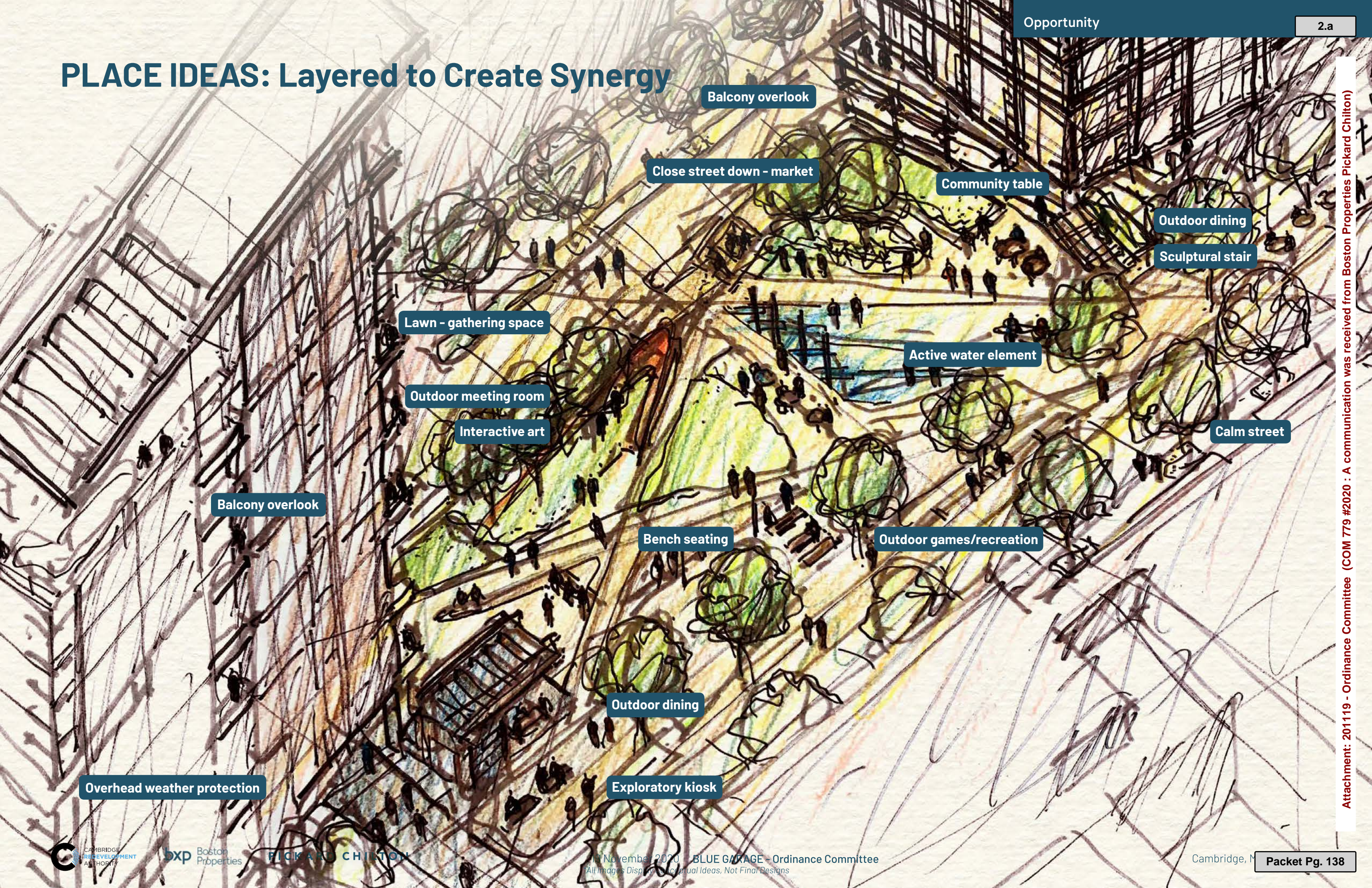
Building entrances



Water area

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

# PLACE IDEAS: Layered to Create Synergy



Balcony overlook

Close street down - market

Community table

Outdoor dining

Sculptural stair

Lawn - gathering space

Active water element

Outdoor meeting room

Interactive art

Calm street

Balcony overlook

Bench seating

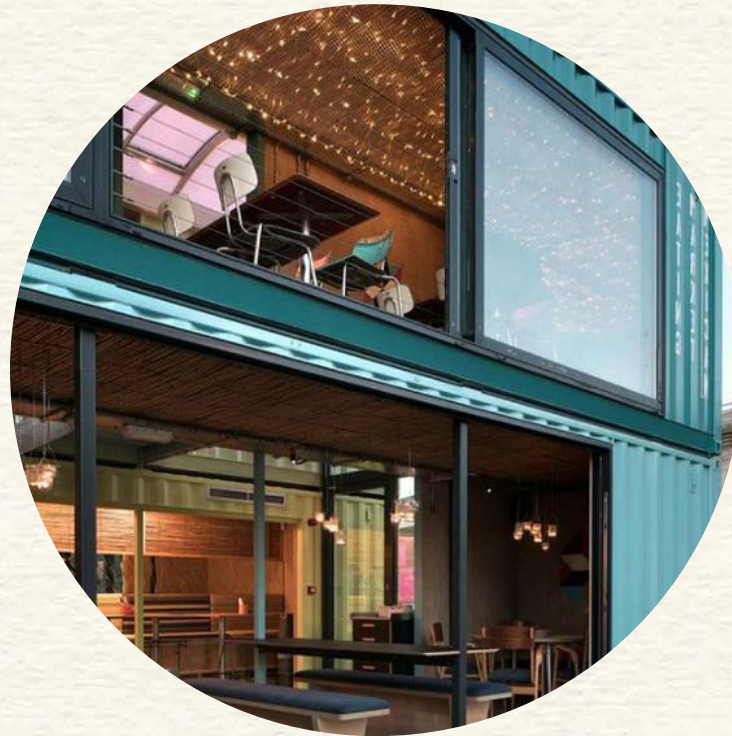
Outdoor games/recreation

Outdoor dining

Overhead weather protection

Exploratory kiosk

# PLACE IDEAS: Layered to Create Synergy



Balcony overlook



Outdoor dining



Active water element



Bench seating



Outdoor games/recreation



Exploratory kiosk



Close street down - market



Community table

Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

### View of the Park from the Northeast, Second Level Terrace

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



Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

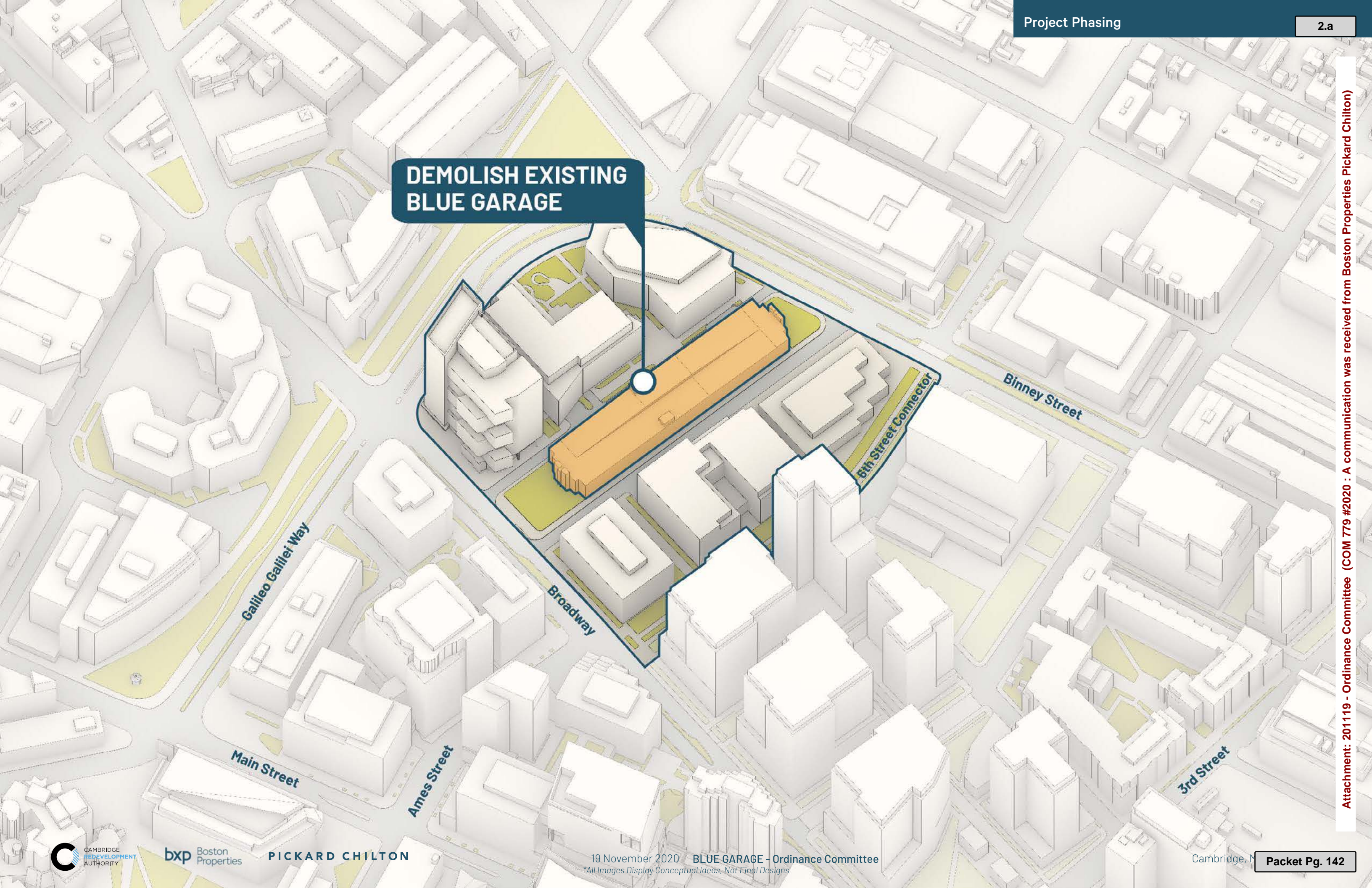
# View of the Park from the Southeast (Vople to Binney Street Park Connector)



- 1 Residential Building
- 2 Volpe to Binney Street Park Connector
- 3 The Park



**DEMOLISH EXISTING  
BLUE GARAGE**

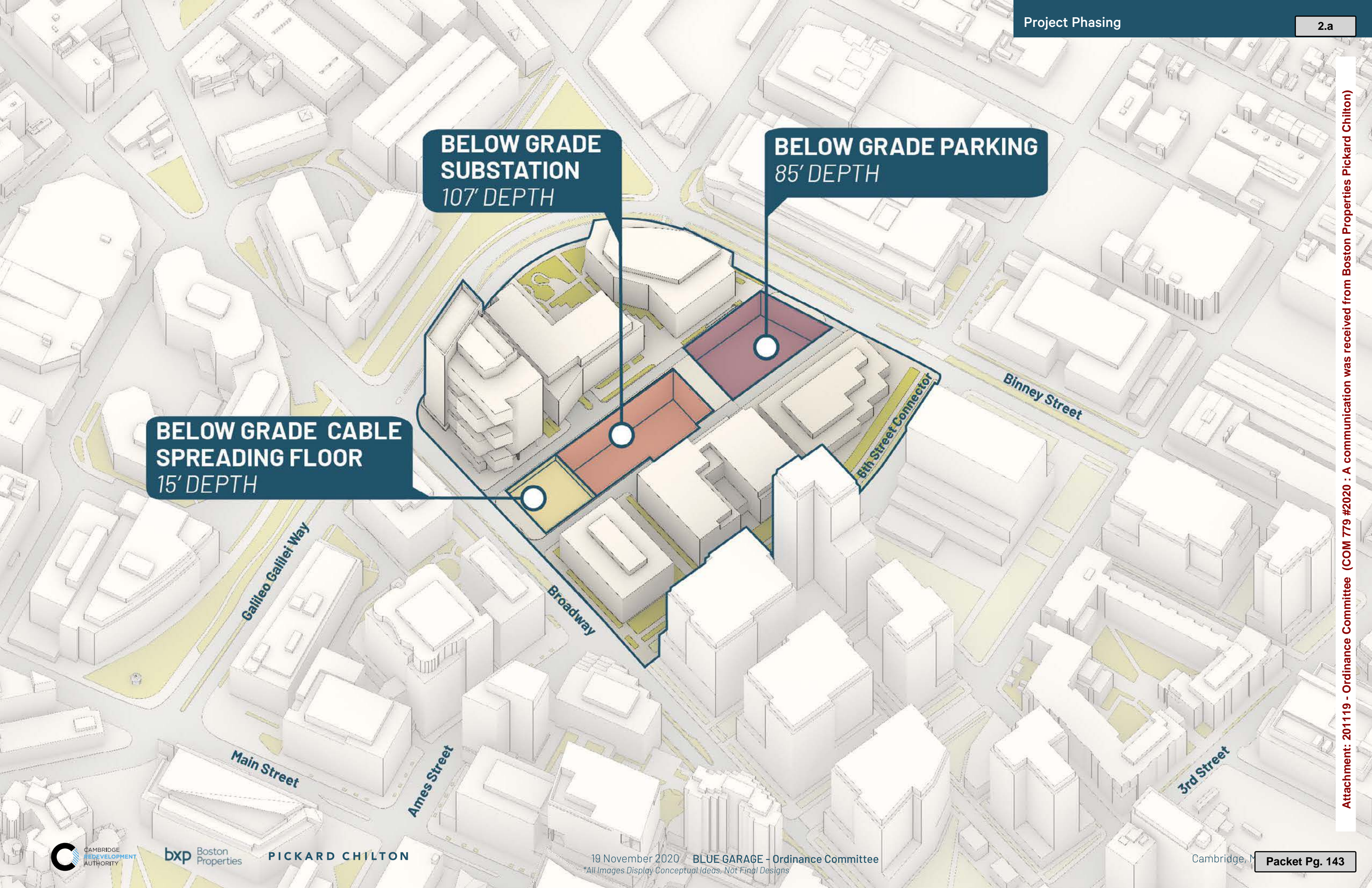


Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

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

**BELOW GRADE SUBSTATION**  
107' DEPTH

**BELOW GRADE PARKING**  
85' DEPTH

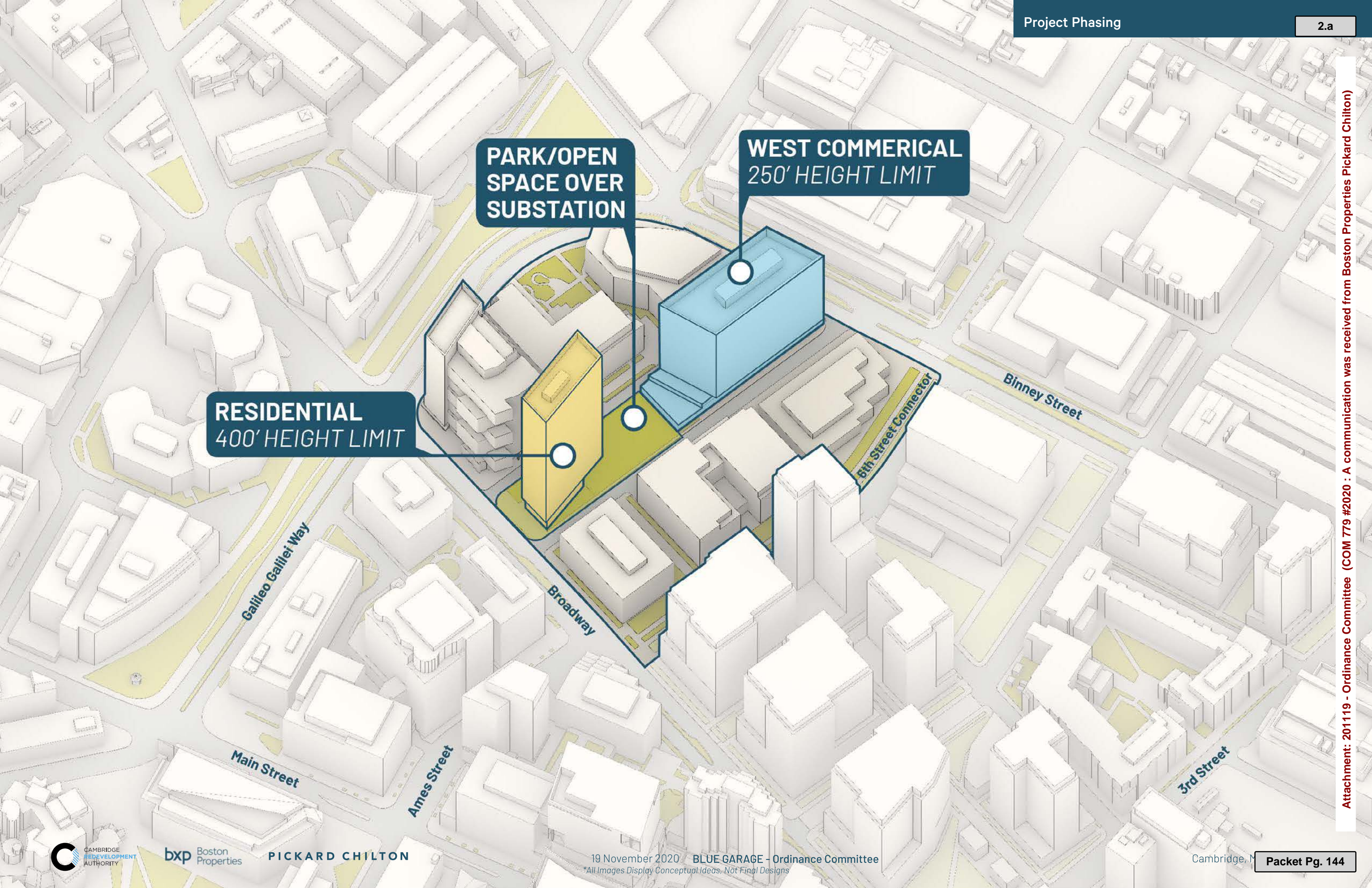


Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

**RESIDENTIAL**  
400' HEIGHT LIMIT

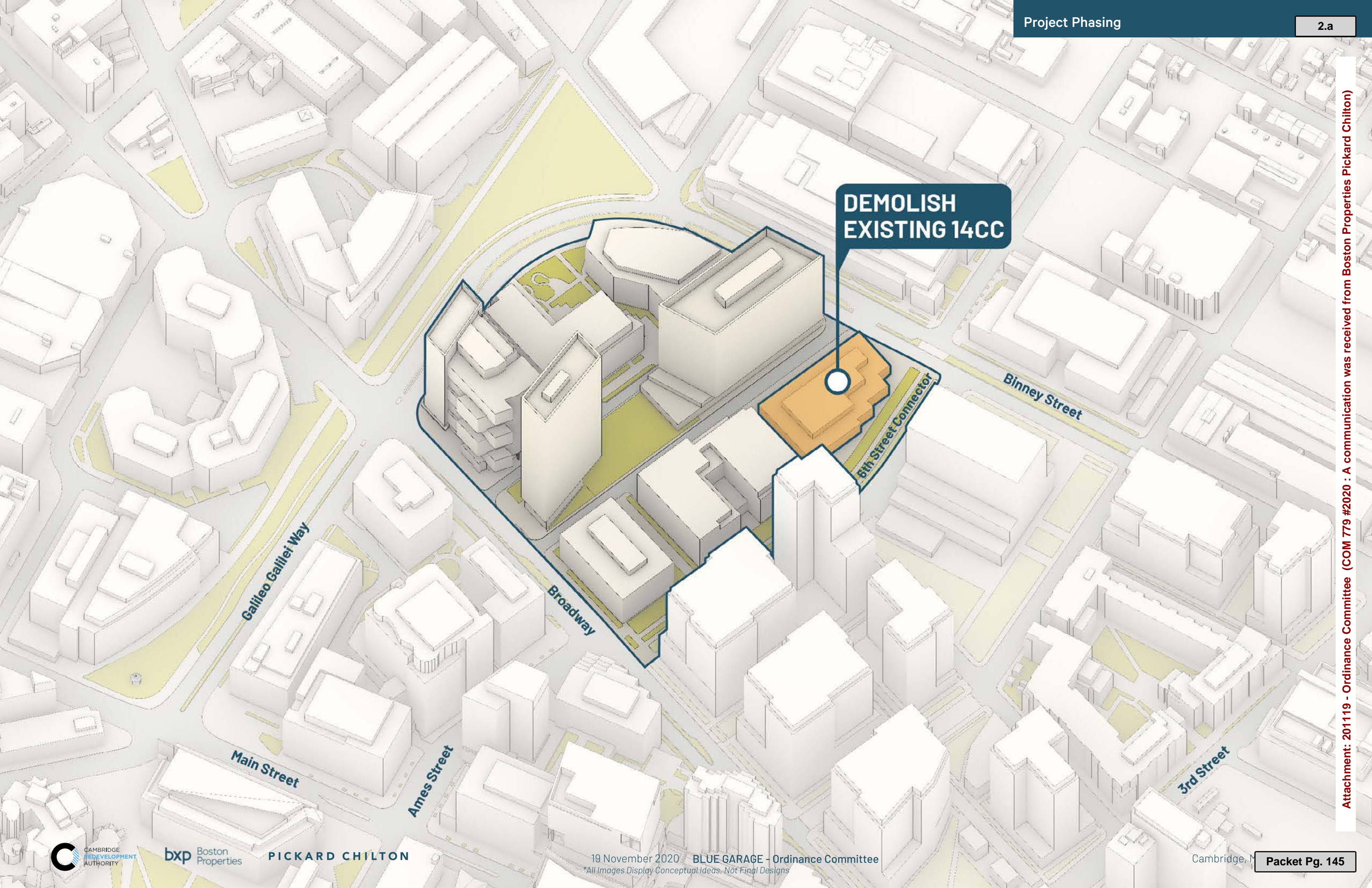
**PARK/OPEN  
SPACE OVER  
SUBSTATION**

**WEST COMMERCIAL**  
250' HEIGHT LIMIT



Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)





**DEMOLISH  
EXISTING 14CC**

Galileo Galilei Way

Main Street

Ames Street

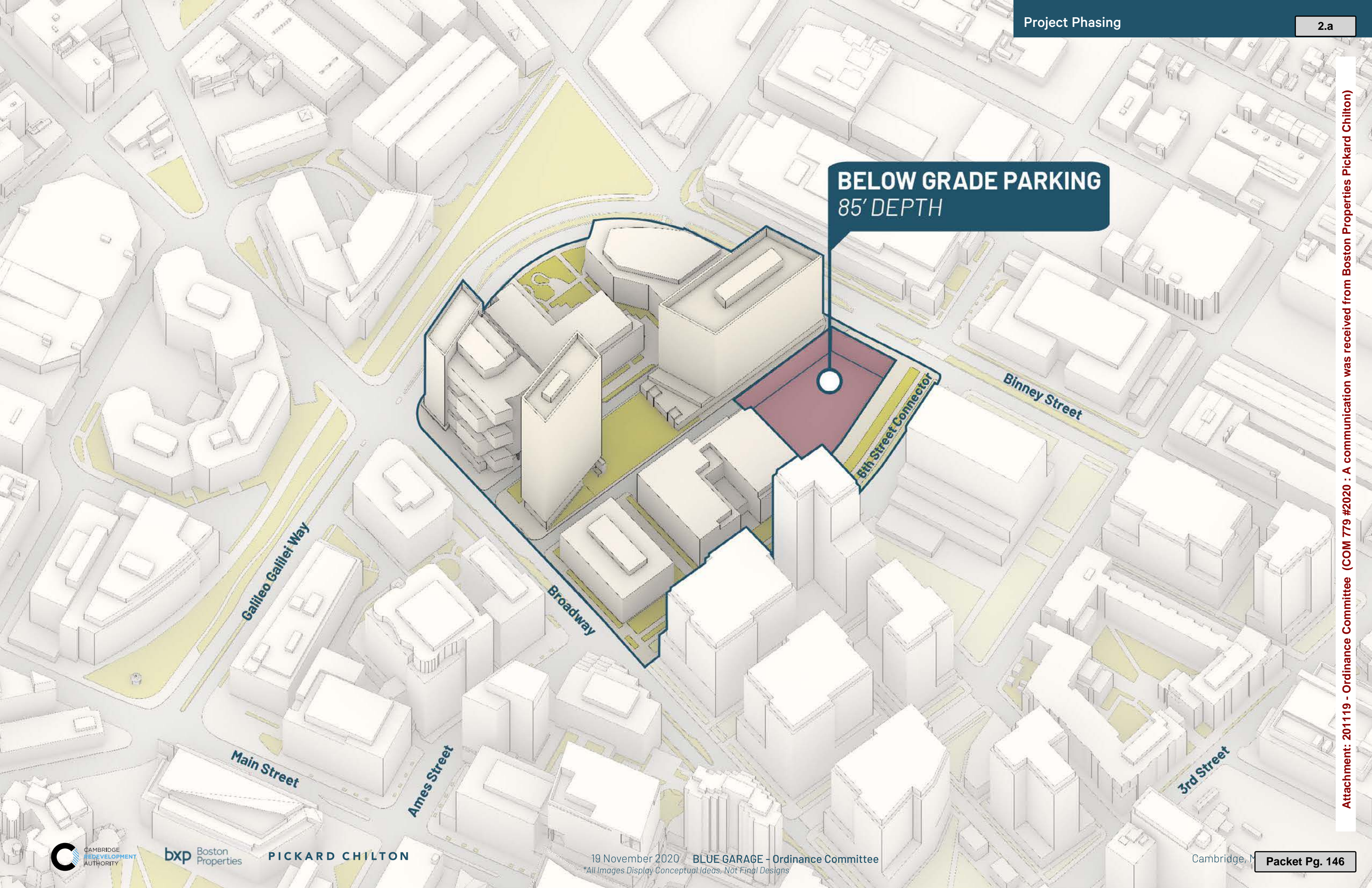
Broadway

8th Street Connector

Binney Street

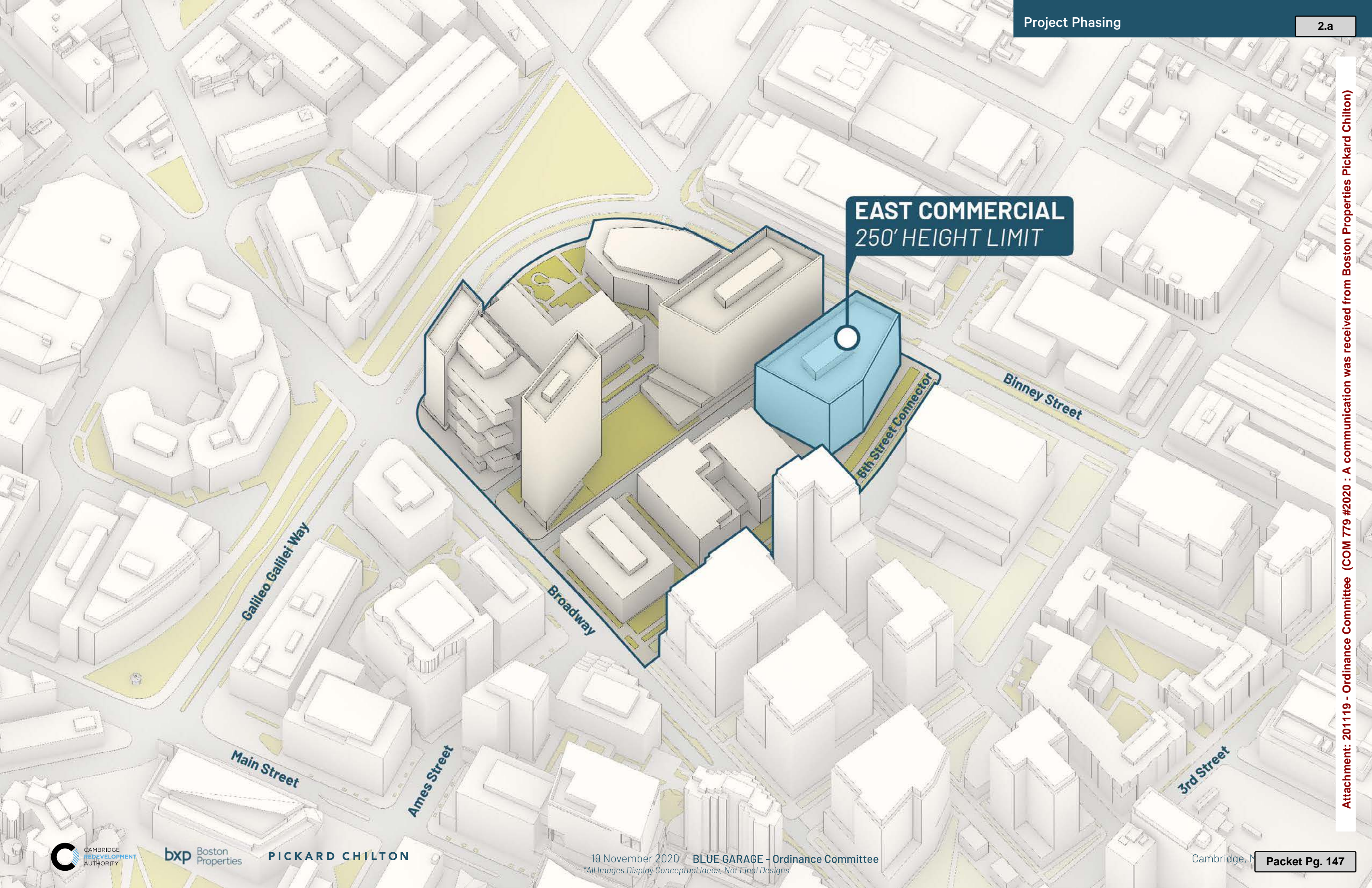
3rd Street

**BELOW GRADE PARKING**  
85' DEPTH



Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)

**EAST COMMERCIAL**  
250' HEIGHT LIMIT



Attachment: 201119 - Ordinance Committee (COM 779 #2020 : A communication was received from Boston Properties Pickard Chilton)



**bxp** Boston Properties

**PICKARD CHILTON**

19 November 2020 BLUE GARAGE - Ordinance Committee  
*\*All Images Display Conceptual Ideas, Not Final Designs*

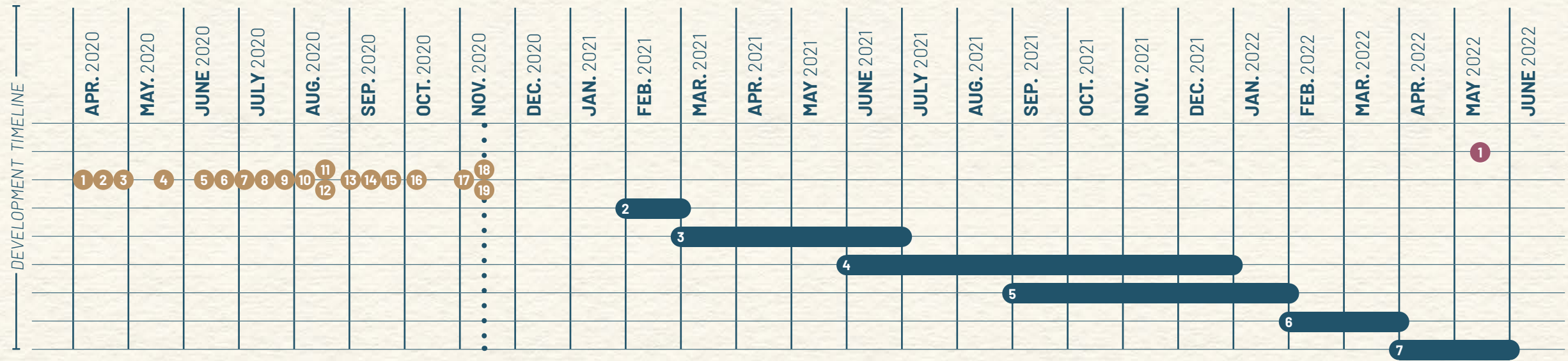
Cambridge, MA

**Packet Pg. 147**

# Schedule Constraints

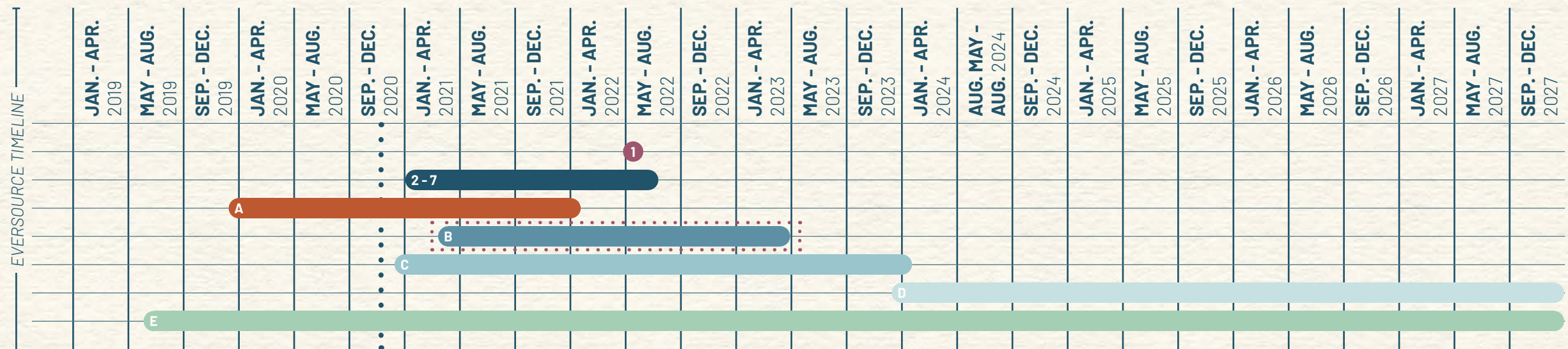
\*\* ANTICIPATED DATES ARE SUBJECT TO CHANGE PENDING ALL NECESSARY PERMITTING AND APPROVALS.

- 1. **325 Main Certificate of Occupancy**  
May 2022
- 2. **SD for 135 Broadway**  
1 Month
- 3. **Submit for CRA/Planning Board Review**  
4 Months
- 4. **Advance Plans to Construction Documents**  
7 Months
- 5. **DRDAP Process**  
5 Months
- 6. **ISD Building Permit Review**  
2 Months
- 7. **Site Enabling**  
2 Months



- 1. **ECPT Meeting**  
(Project Introduction)
- 2. **CRA Board Meeting**  
(Project Introduction)
- 3. **Linden Park Neighbors**  
(Project Overview)
- 4. **CRA Board Meeting**  
(Preliminary Zoning Changes)
- 5. **CRA Board Meeting**  
(Draft MXD Zoning Petition)
- 6. **Virtual Open House**  
(Masterplan Development)
- 7. **Zoom Open Office Hours**  
(Q&A)
- 8. **CRA Board Meeting**  
(Draft KSURP Amendment)
- 9. **ECPT Meeting**  
(Eversource Update)
- 10. **ECBA Meeting**  
(Project Overview)
- 11. **CRA Board Meeting**  
(Design Development)
- 12. **Linden Park Neighbors**  
(Project Update)
- 13. **Kendall Square Association**
- 14. **KRA Meeting**  
(Vote on Eversource Zoning Petition)
- 15. **CRA Board Meeting**  
(City Councilor Working Session)
- 16. **Eversource Working Session**  
(City Councilor Working Session)
- 17. **Design Review Committee**  
(Expected)
- 18. **Planning Board**  
(Expected)
- 19. **Ordinance Committee**  
(Expected)

- A. **Rezoning (BxP Led Effort)**  
2 Years
- B. **EFSB Process**  
2 years
- C. **Other Federal, State, & Local Permitting (Ex: ACOE, MEPA, GOL, Street Opening)**  
3 Years
- D. **Line and Substation Construction**  
4 Years
- E. **Community Outreach**  
Continuous



- Key Dates
- 135 Housing Start of Construction
- EFSB Process
- Line and Substation Construction
- Engagement Timeline
- Rezoning (BxP Led effort)
- Additional Permitting
- Community Outreach

# DISCUSSION