



**INFILL
DEVELOPMENT
CONCEPT
PLAN**

AMENDMENT 2

MXD
CAMBRIDGE, MA

**JOINT MEETING
CAMBRIDGE PLANNING BOARD / CRA BOARD
September 28th 2021**



Boston
Properties

SASAKI



AGENDA

- WELCOME & AMENDMENT 2 CONTEXT
- RESIDENTIAL SOUTH (135 BROADWAY)
- CENTER PLAZA
- COMMERCIAL BUILDINGS C & D
- Q&A

Ian Hatch
Susannah Shaw
Michael Tilford
Ian Hatch
Project Team



PUBLIC PROCESS TO DATE 2020-2021

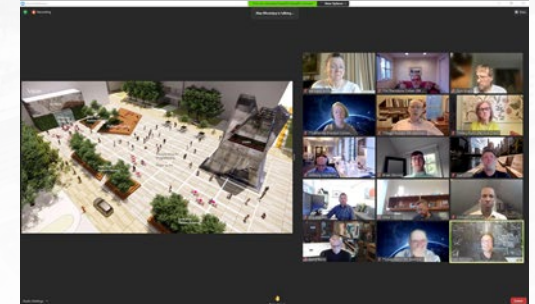
2020

07 April	ECPT Meeting [Project Introduction]
15 April	CRA Board Meeting [Project Introduction]
21 April	Linden Park Neighbors [Project Overview]
20 May	CRA Board Meeting [Preliminary Zoning Changes]
17 June	CRA Board Meeting [Draft MXD Zoning Petition]
25 June	Virtual Open House [Concept Plan Development]
01 July	Zoom Open office Hours [Q&A]
15 July	CRA Board Meeting [Draft KSURP Amendment]
22 July	ECPT Meeting [Eversource Update]
04 August	ECBA Meeting [Project Overview]
19 August	Linden Park Neighbors [Project Update]
02 September	Kendall Square Association [Project Update]
03 September	Kendall Residents Association [Project Update]
16 September	CRA Board Meeting [Vote on Zoning Petition]
11 November	CRA/CDD Design Review Committee [Project Update]
12 November	Cambridge Planning Board Meeting [Zoning Petition Review]
19 November	Cambridge Ordinance Committee [Zoning Petition Review]

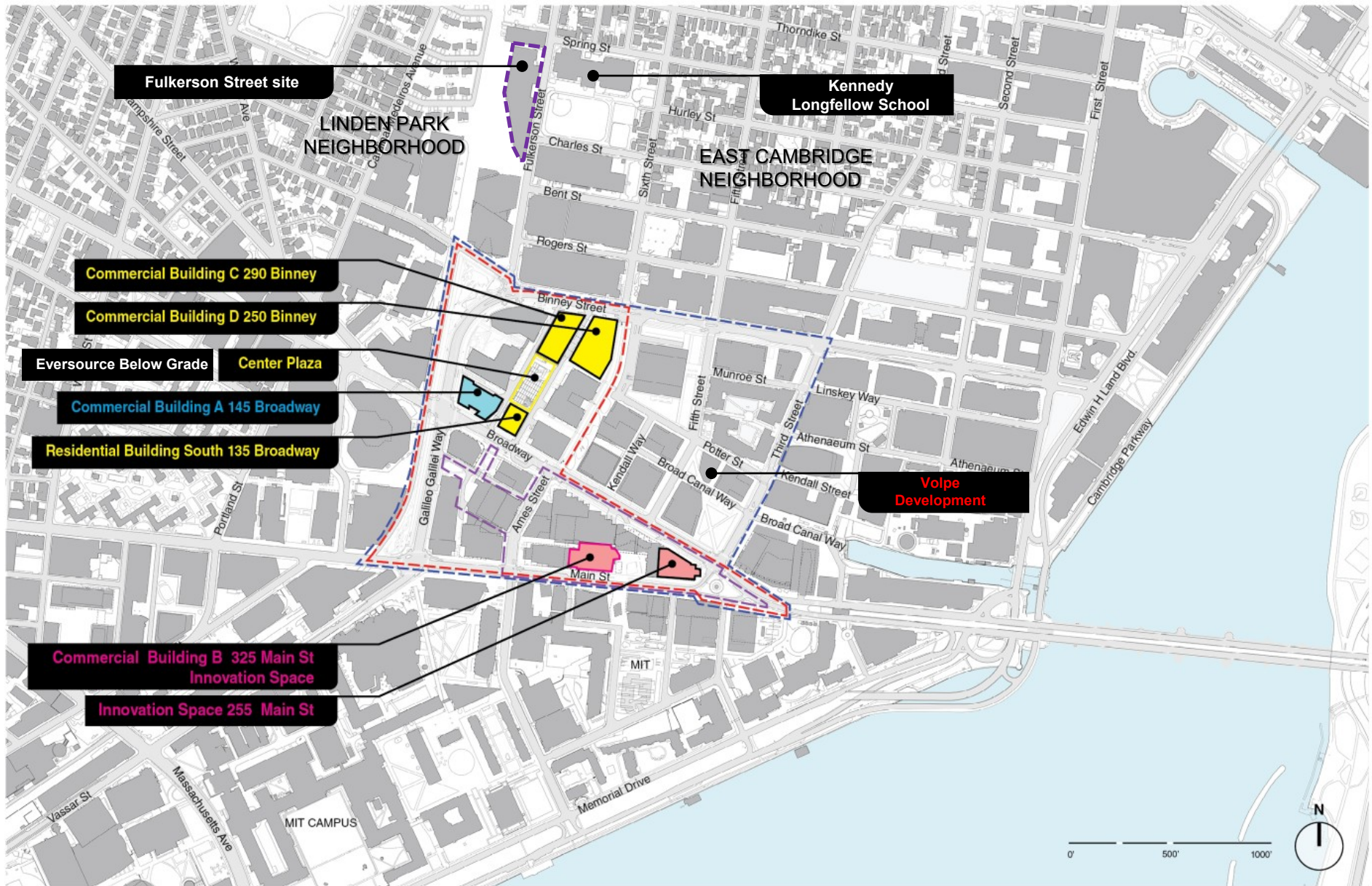


2021

05 January	Cambridge City Council [Review & Q&A]
27 January	Cambridge Ordinance Committee [Financial Review]
03 February	Cambridge City Council [Zoning Petition Approved]
30 March	Design Review Committee Meeting [Review & Q&A]
31 March	Virtual Open House Community Meeting [Review & Q&A]
04 April	Open Office Hours [Review & Q&A]
14 April	ECPT Meeting [Review & Q&A]
13 May	CRA/BXP Joint MXD Substation Open House
18 May	Joint Planning Board and CRA Board Meeting [Project Introduction]
28 May	Cambridge Community Charter School [Project Introduction]
09 June	Joint Design Review Committee Meeting [135 Broadway Design Consultation]
09 July	Cambridge Bicycle Committee Meeting [Review & Q&A]

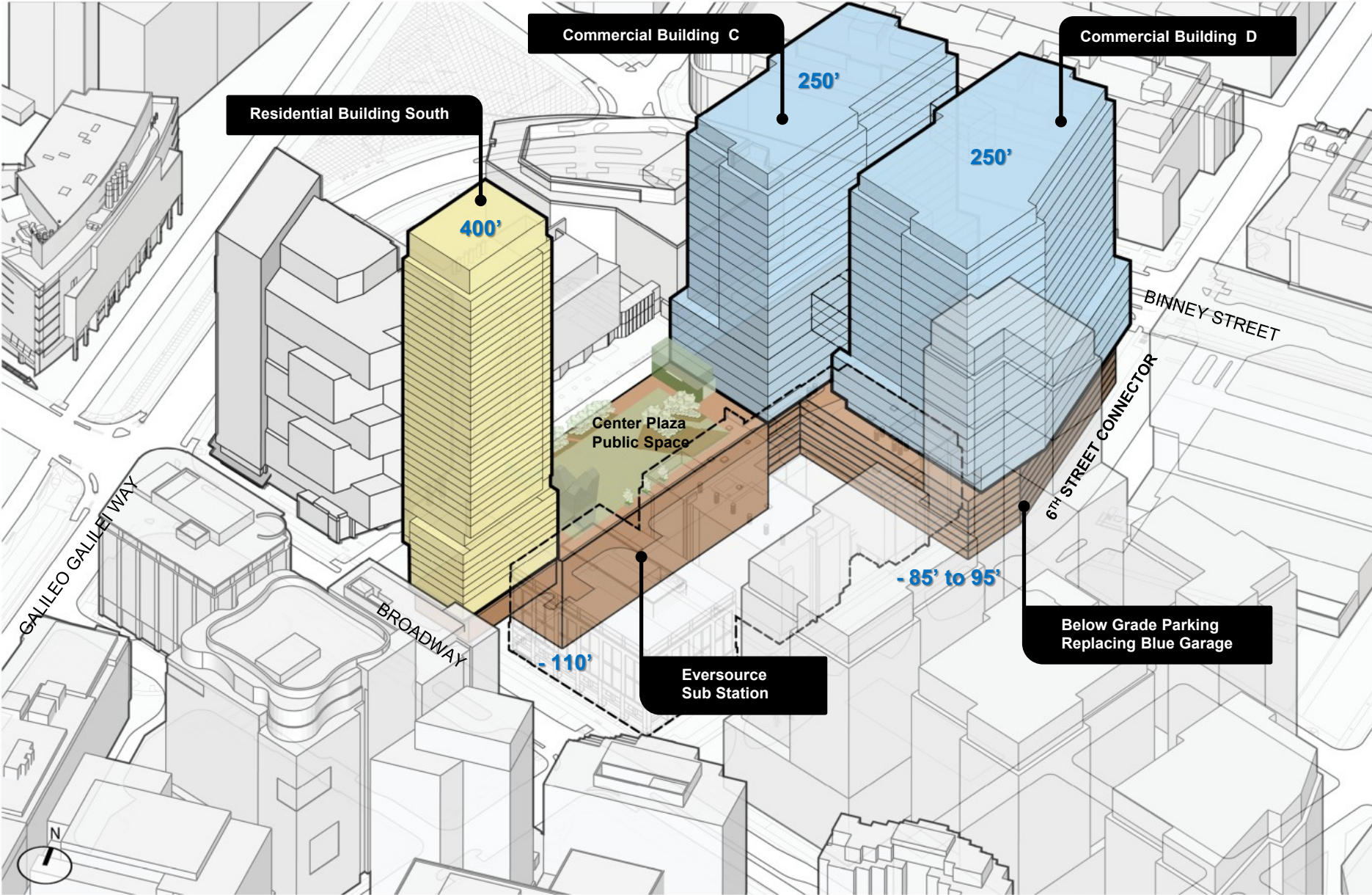


IDCP AMENDMENT 2 CONTEXT



- MXD Boundary
- KSURP Boundary
- Ames Street District ASD

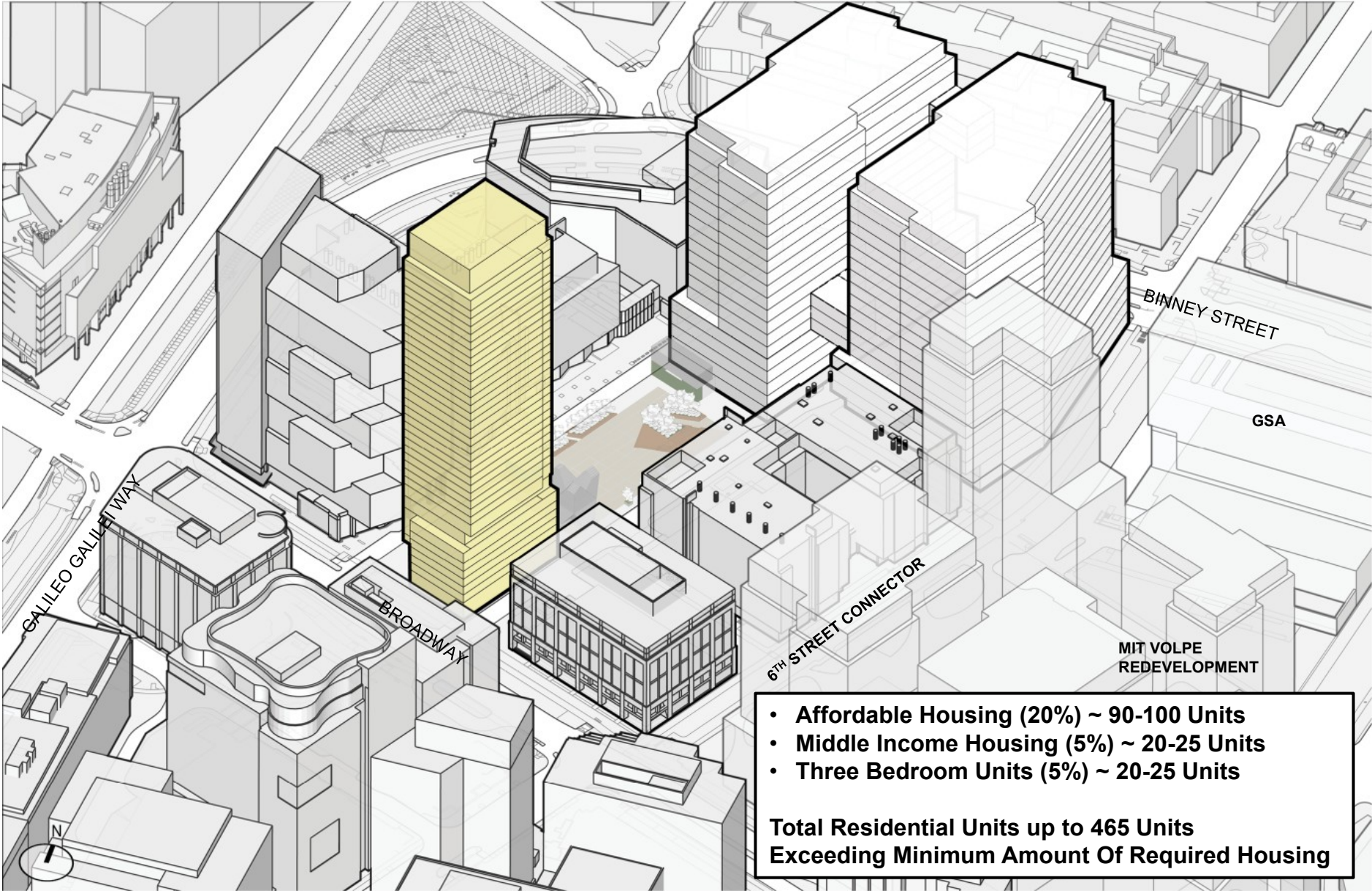
IDCP AMENDMENT 2 PROJECT COMPONENTS



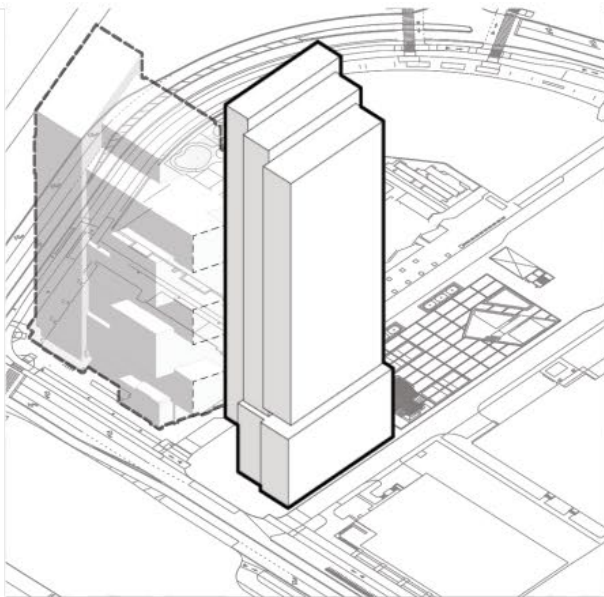
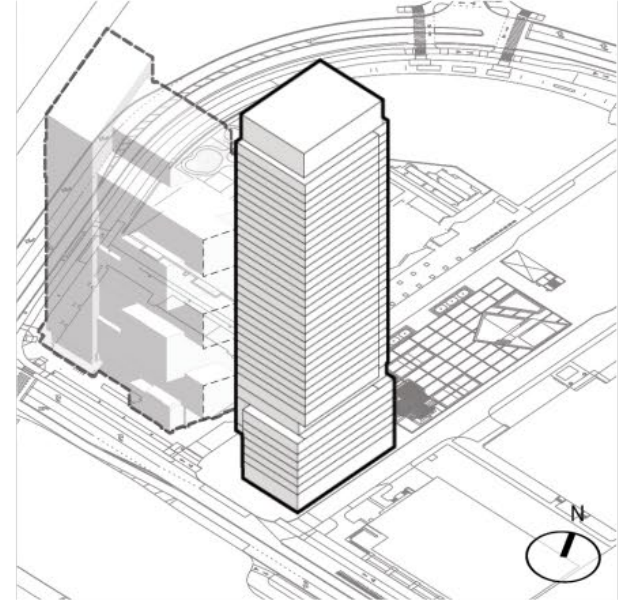
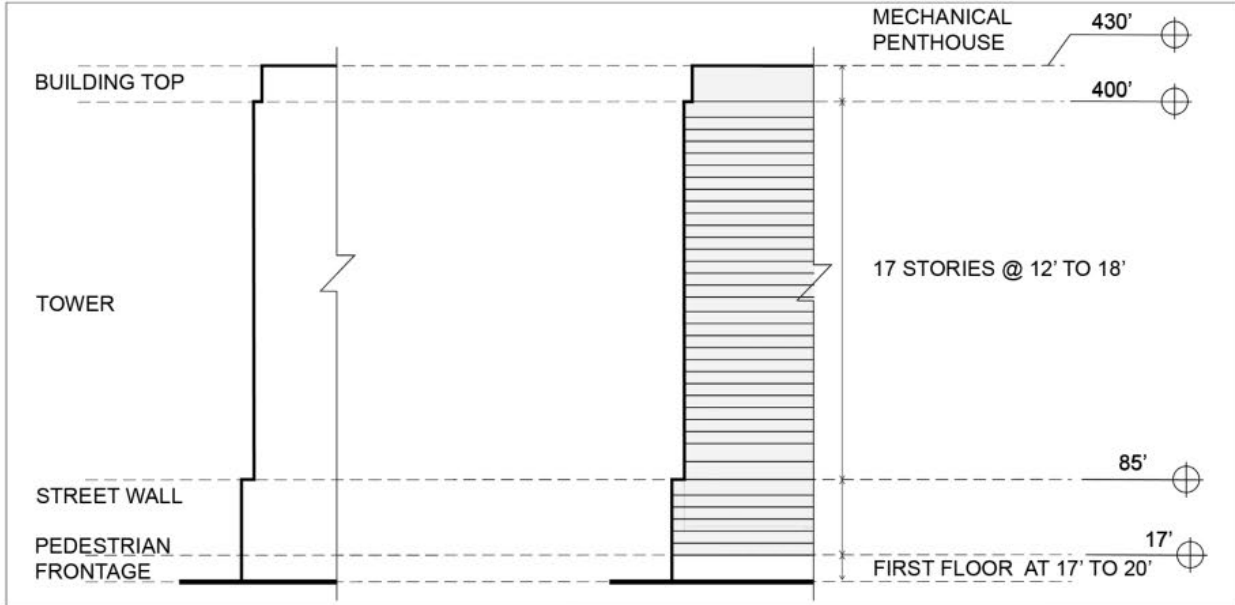
The background of the slide is a yellow-tinted aerial photograph of a city grid. A specific rectangular area in the upper left quadrant is outlined with a thin orange border, indicating the location of the project. The rest of the city grid is visible in a lighter yellow tone.

RESIDENTIAL BUILDING SOUTH

IDCP RESIDENTIAL BUILDING SOUTH



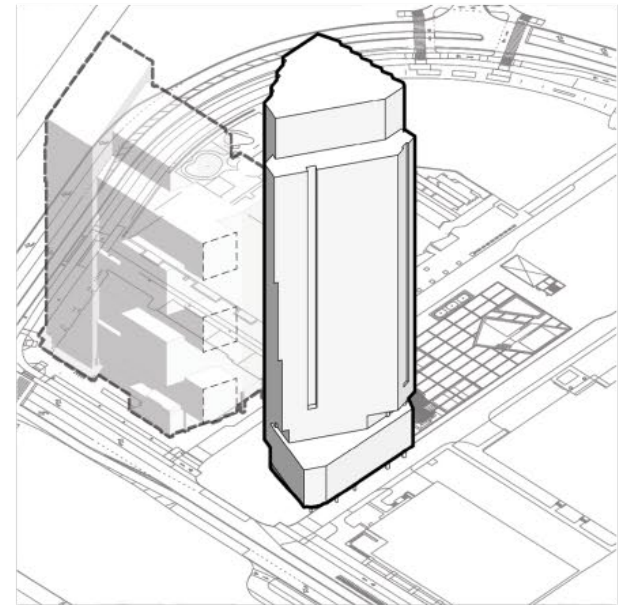
IDCP RESIDENTIAL BUILDING SOUTH BUILT FORM AND MASSING



Variation 1



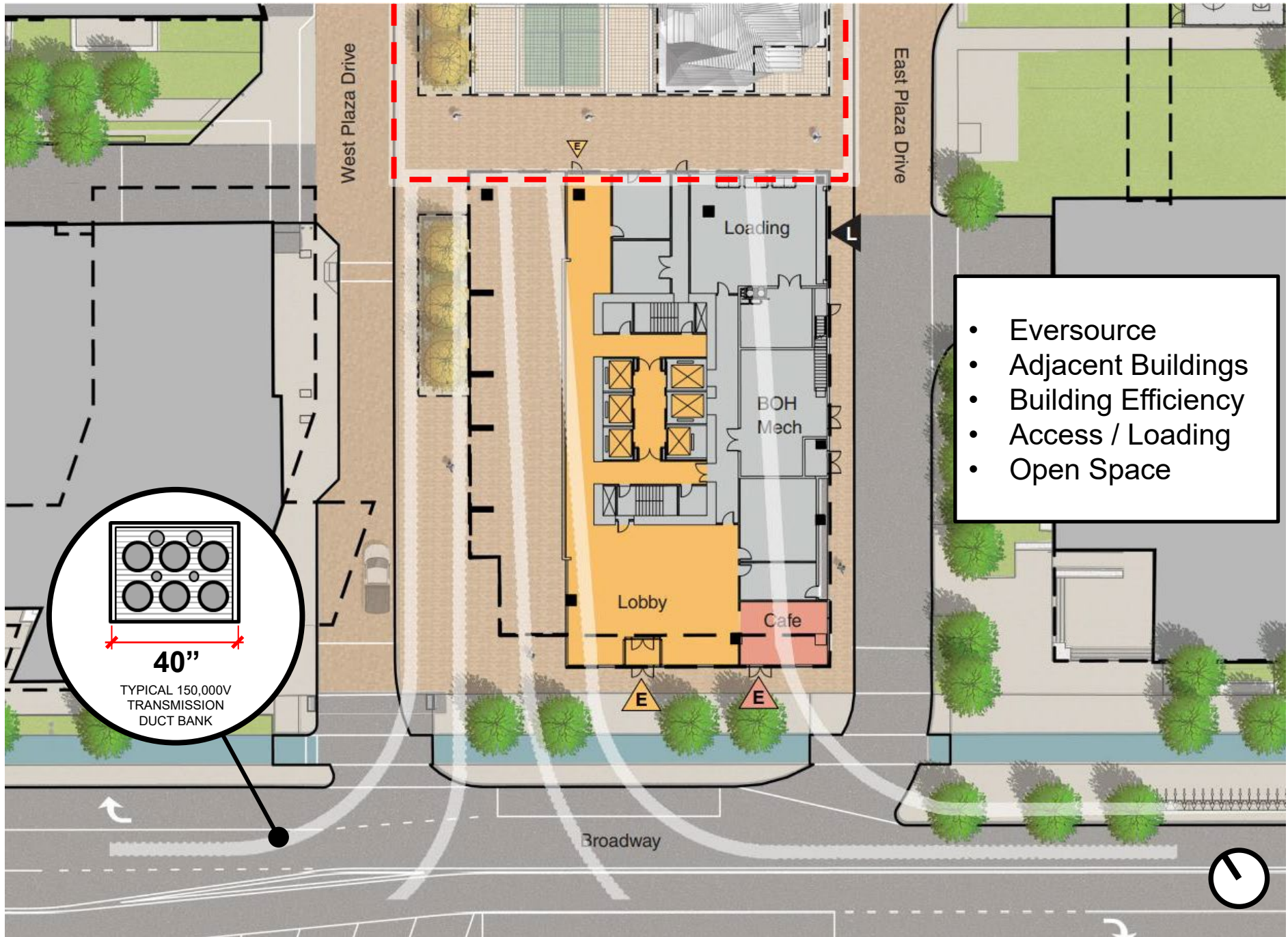
Variation 2



Variation 3

SOUTH EAST AXON

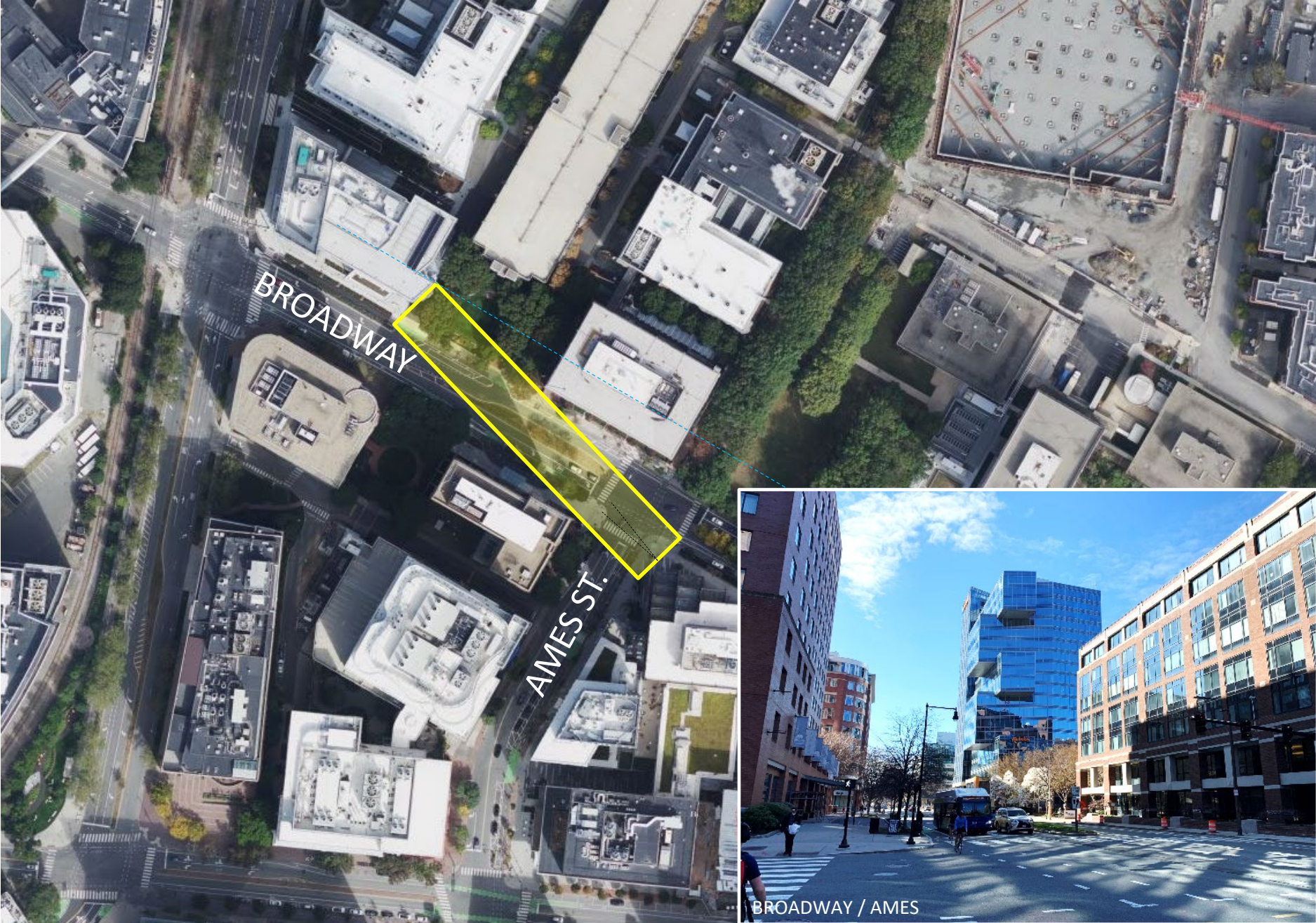
SITE CONSTRAINTS & CHALLENGES



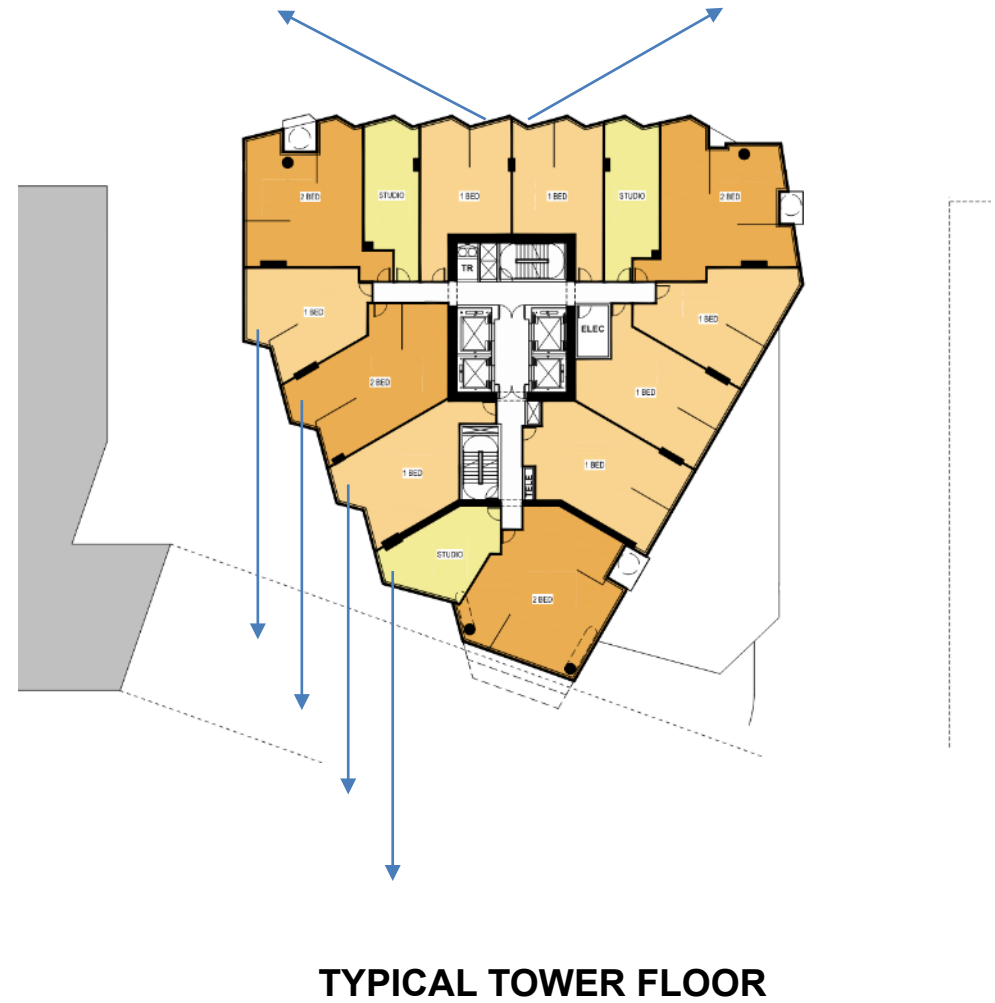
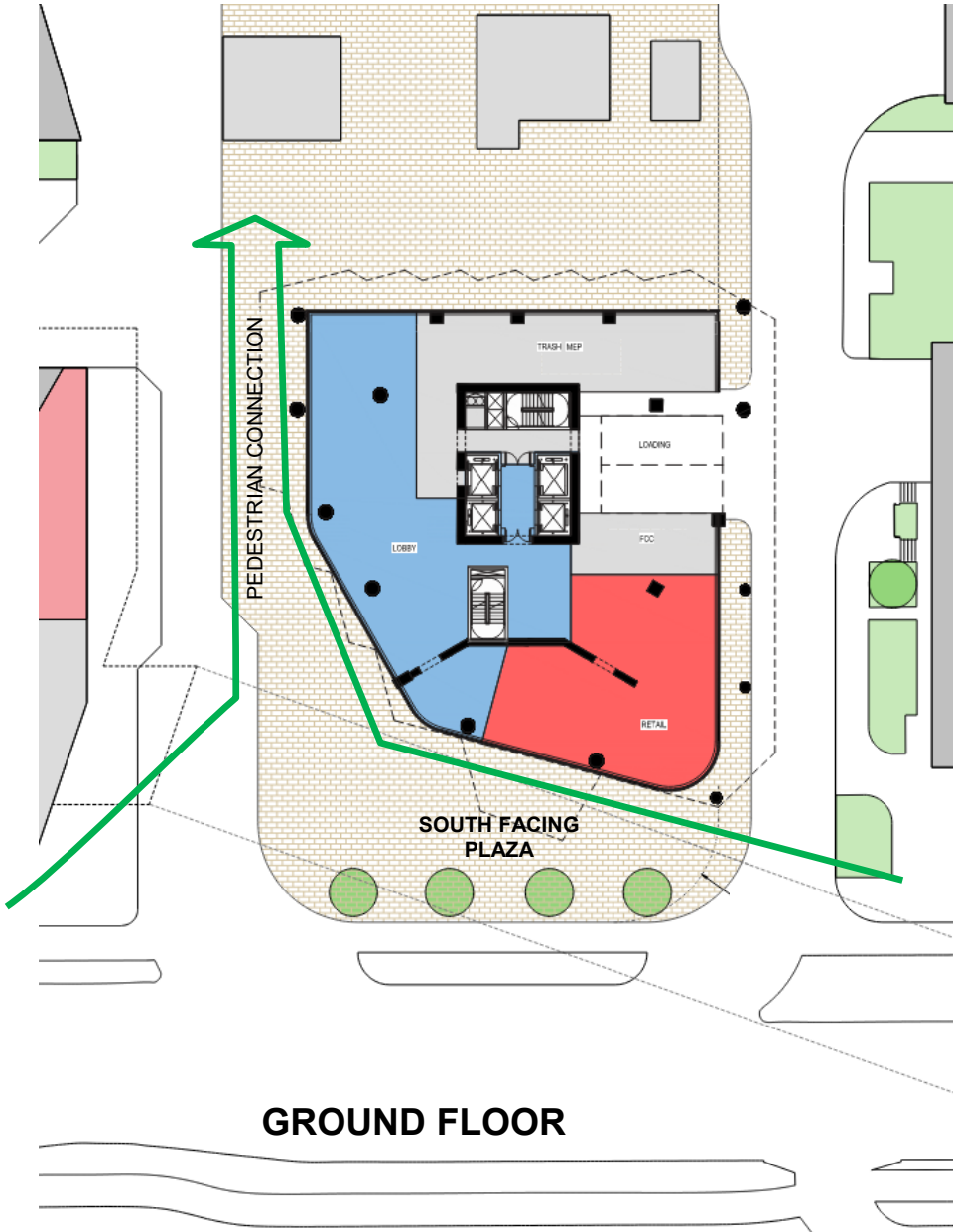
TOWER VIEWS STUDY



RESIDENTIAL BUILDING SOUTH URBAN RESPONSE



RESIDENTIAL BUILDING SOUTH VARIATION 3



RESIDENTIAL BUILDING SOUTH VARIATION 3

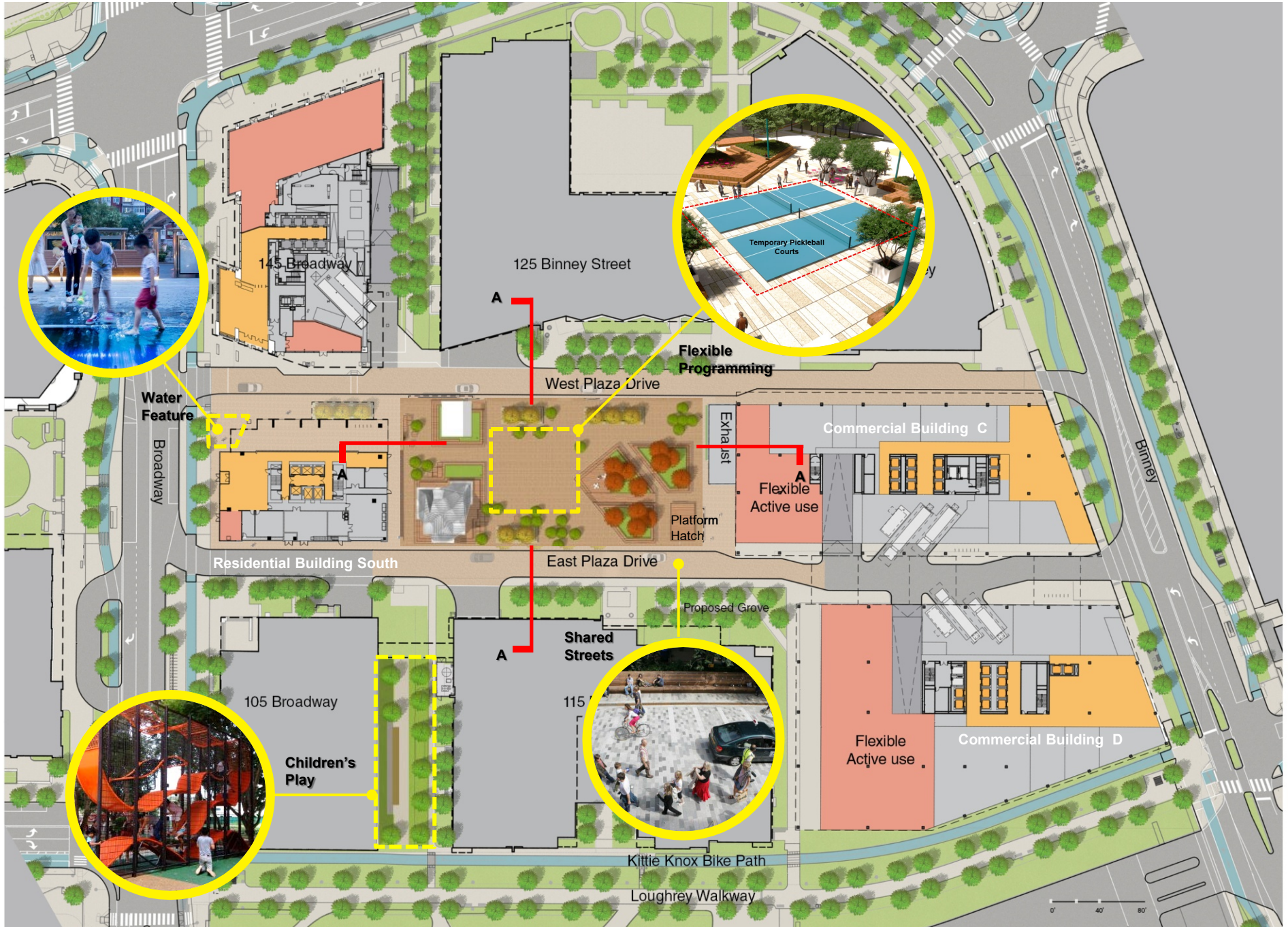
AMES & BROADWAY PEDESTRIAN VIEWS





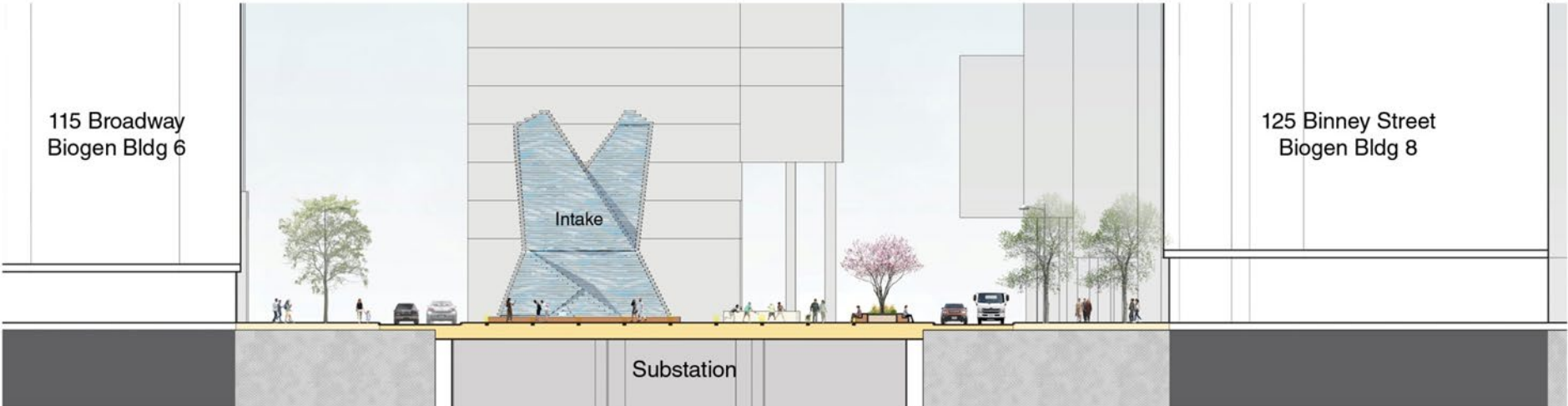
CENTER PLAZA

CENTER PLAZA SITE PLAN

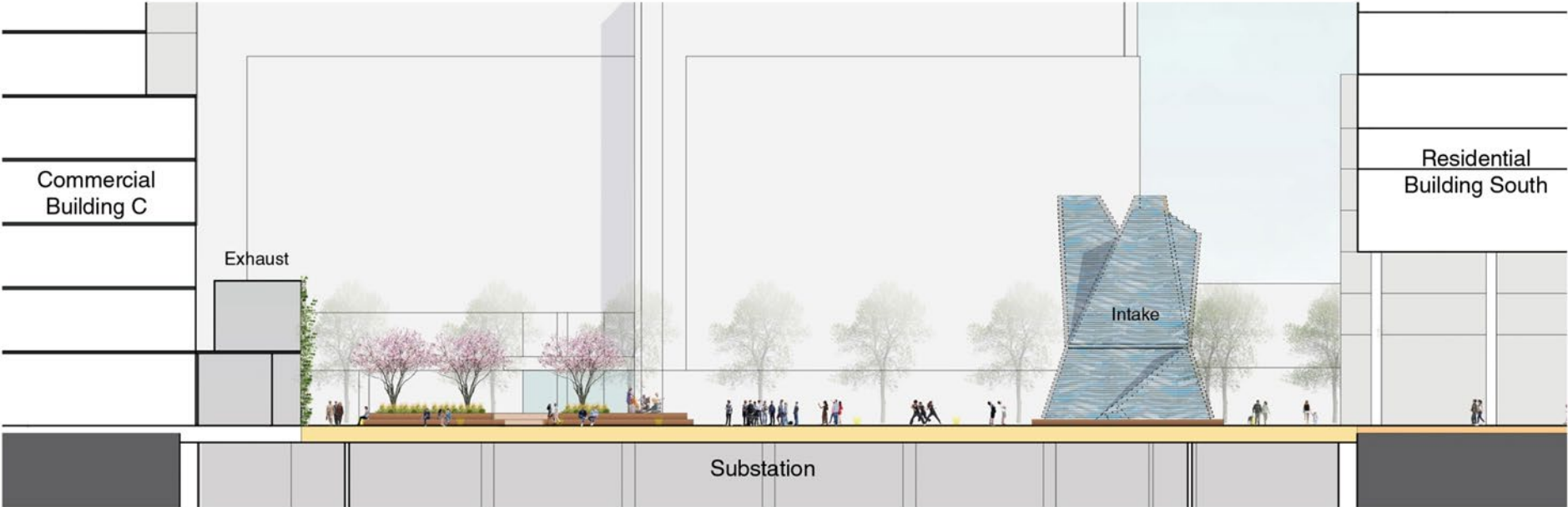


CENTER PLAZA SECTIONS

CENTER PLAZA SECTION A - A' FACING SOUTH



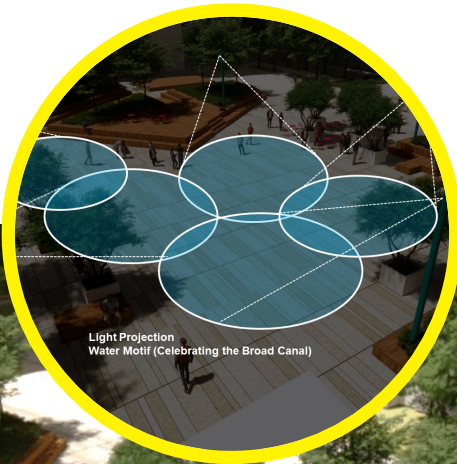
CENTER PLAZA SECTION B - B' FACING EAST



PLAZA PROGRAM OUTDOOR SEATING / COLLABORATION SPACES



1. Intake "Breathing Tree"
2. Digital Screen
3. Movable Planters and Seating
4. Flexible Programming Area
5. Raised Platform for Potential Stage
6. Exhaust
7. West Plaza Drive
8. East Plaza Drive
9. East West Connector (S) Children's Play



PRECEDENTS FLEXIBLE PLAZA PROGRAMMING PLANTING AND SEATING



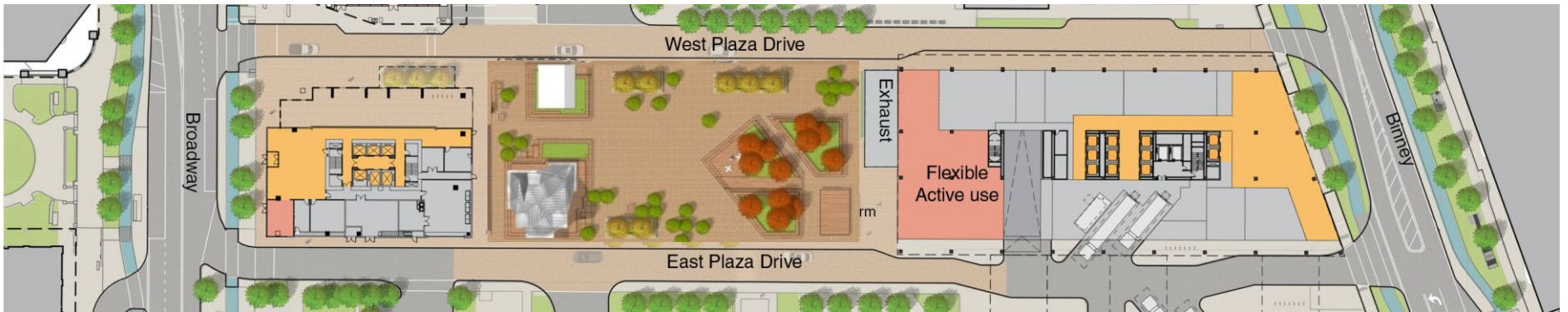
PRECEDENTS EAST AND WEST PLAZA DRIVES (WOONERFS)



Reston Town Plaza - Reston, VA



DC Wharf, Washington, DC



Dordrecht, Netherlands

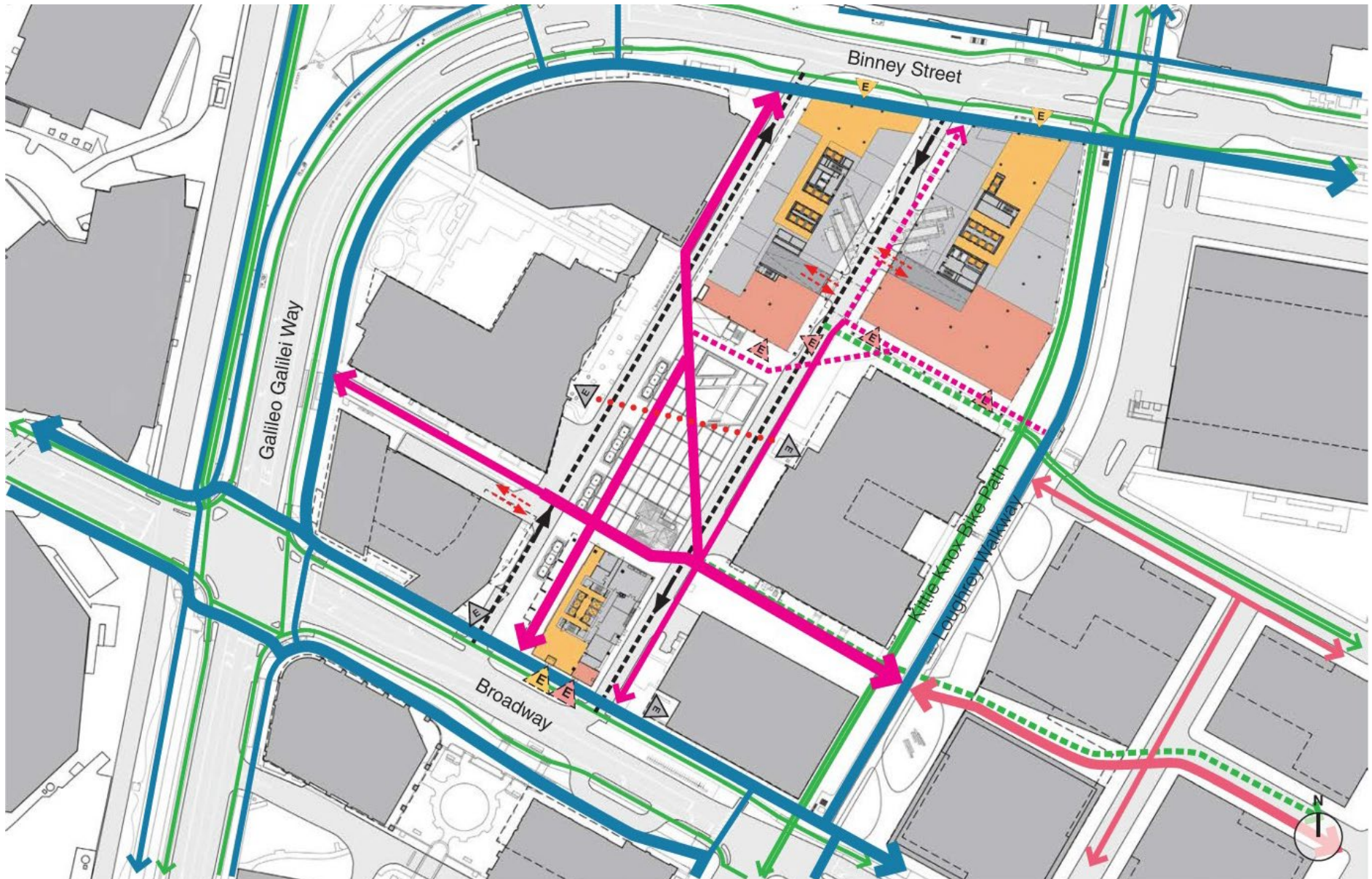


Brighton, UK



Wynwood One - Miami, FL

IDCP CIRCULATION PLAN

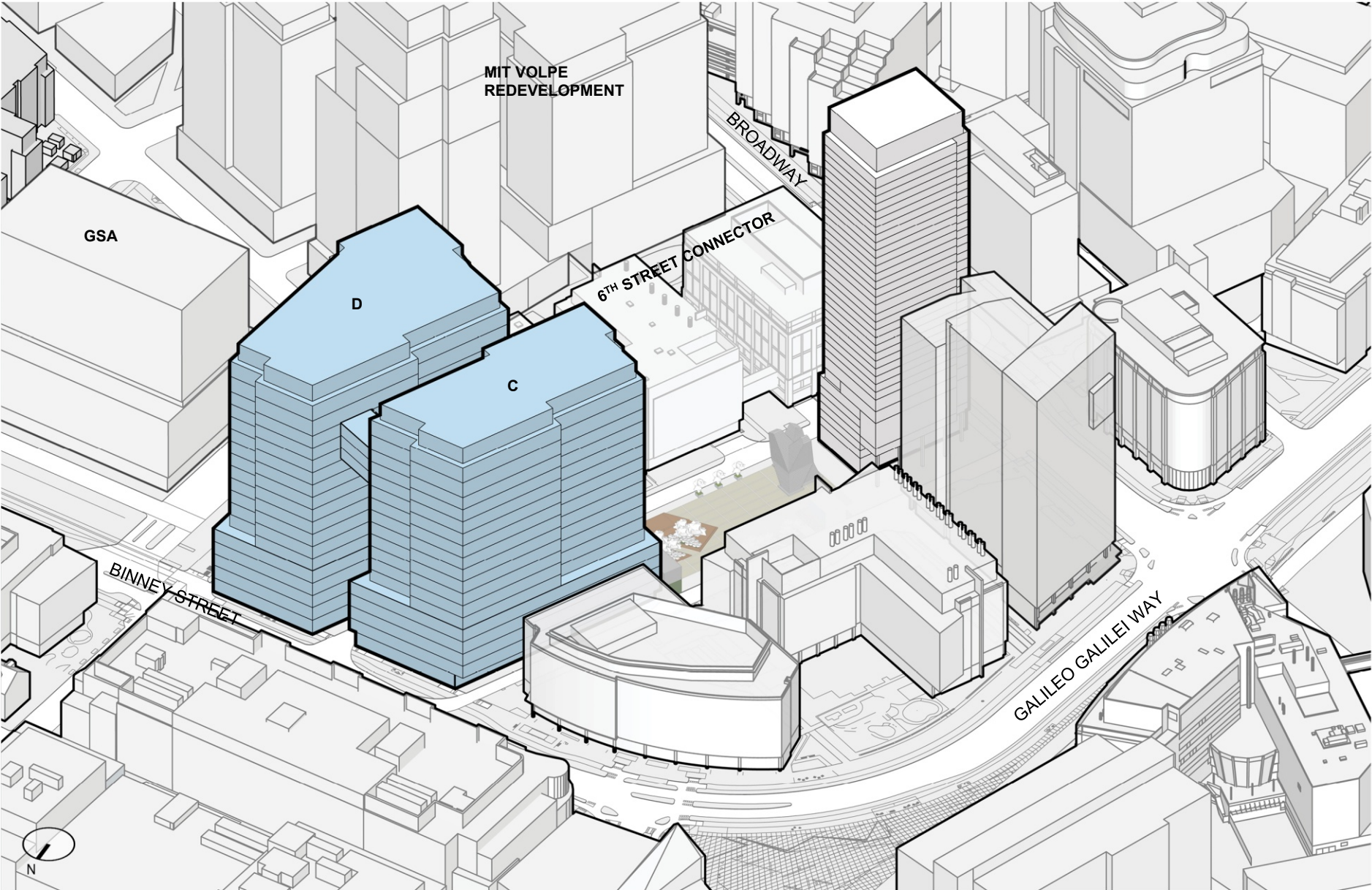


- | | | | | |
|---|--|------------|-----------------------------------|-----------------------|
| Existing Primary Pedestrian Connections | Separated Bike Facility | Lobby | Potential Entrance (per use type) | Vehicular Circulation |
| Existing Secondary Pedestrian Connections | Shared Pedestrian / Bike | Active Use | Entrance (per use type) | Garage Access |
| Proposed Primary Pedestrian Connections | Shared Street | | | |
| Proposed Secondary Pedestrian Connections | Proposed Pedestrian Connection by others | | | |

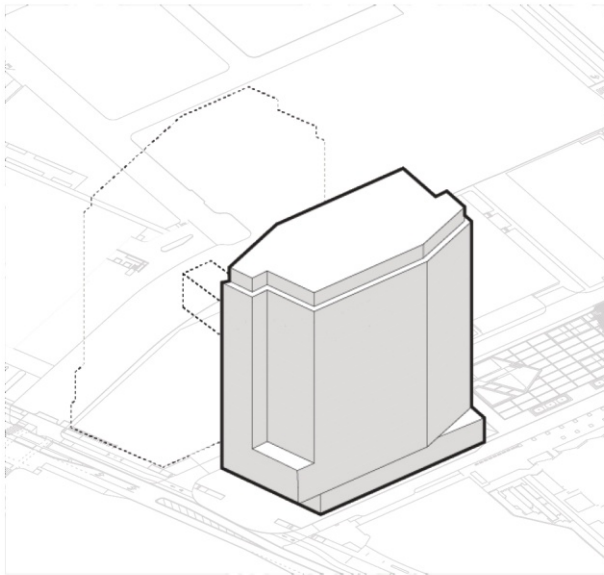
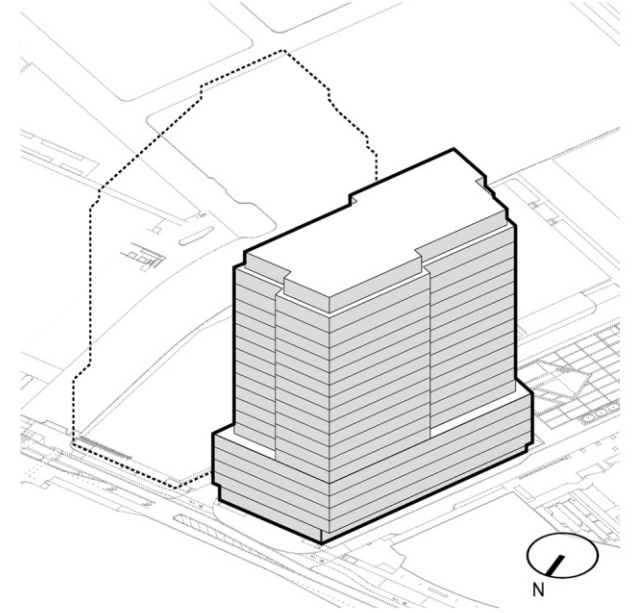
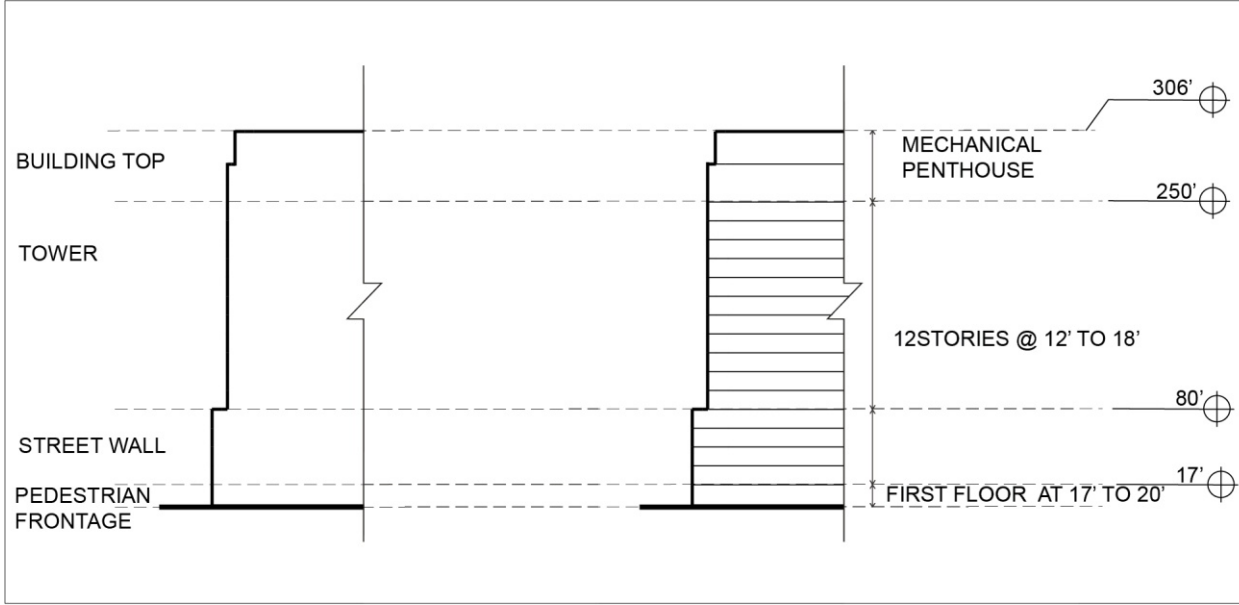


COMMERCIAL BUILDINGS

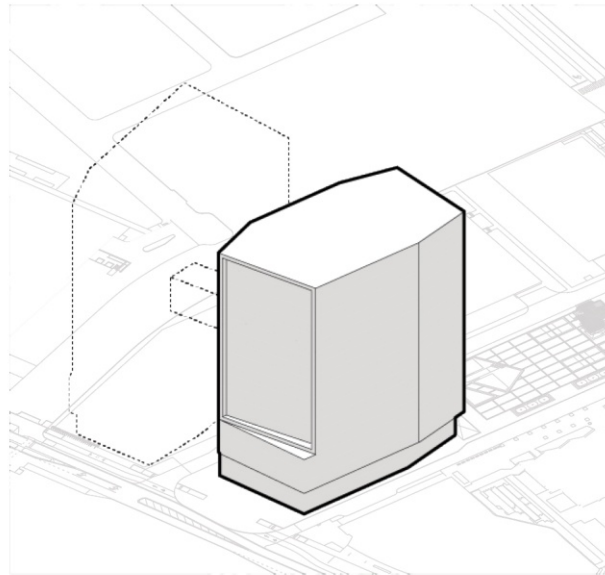
IDCP COMMERCIAL BUILDINGS



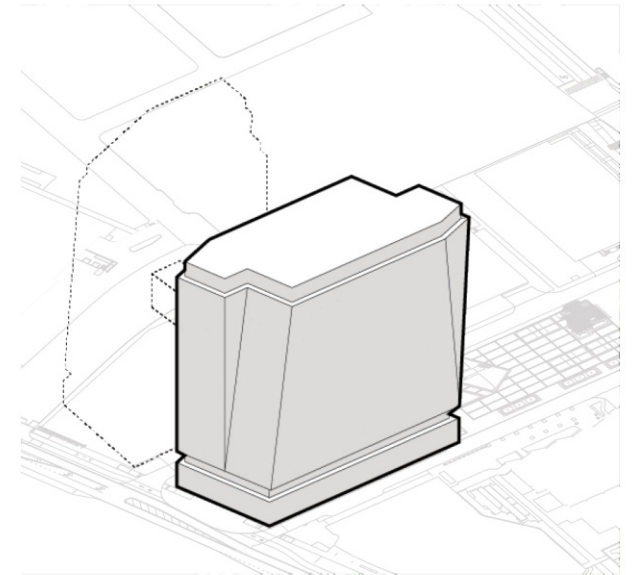
IDCP COMMERCIAL BUILDING C BUILT FORM AND MASSING



Variation 1



Variation 2



Variation 3

NORTH WEST AXON

IDCP SITE PLAN COMMERCIAL BUILDINGS



- Site Dimensions
- Service Access
- Infrastructure
- Context
- Height Limit

IDCP MASSING VIEW FROM I-93



- Proposed Projects
- Proposed Projects Under Const.
- Proposed Projects Complete

- Proposed Projects (Volpe)
- Permitted Projects (MIT Noma/Soma)
- Projects Under Const.(MIT Noma/Soma)

- Proposed Projects by others
- Permitted Projects by others
- Permitted Projects by others Under Const.

IDCP MASSING FULKERSON ST. VIEW

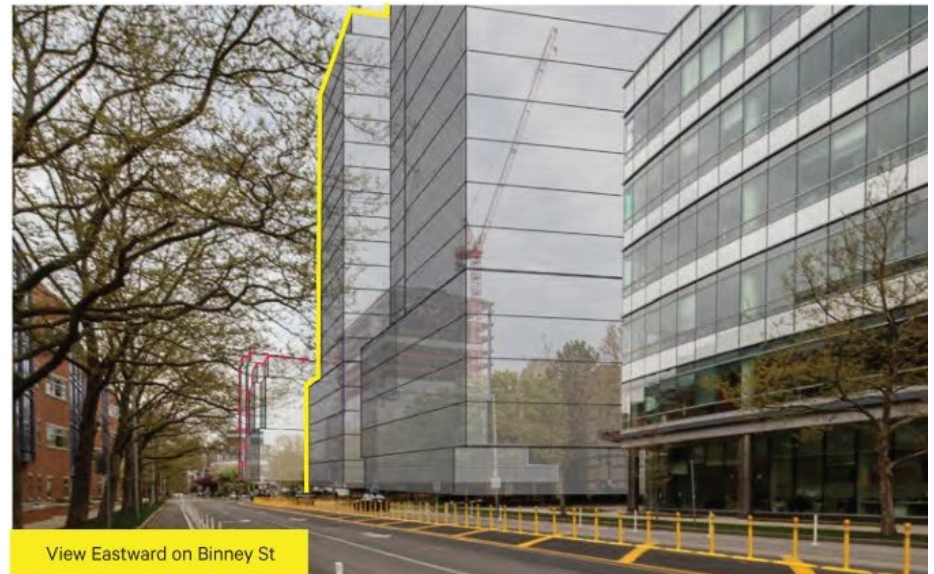


- Proposed Projects
- Proposed Projects Under Const.
- Proposed Projects Complete

- Proposed Projects (Volpe)
- Permitted Projects (MIT Noma/Soma)
- Projects Under Const.(MIT Noma/Soma)

- Proposed Projects by others
- Permitted Projects by others
- Permitted Projects by others Under Const.

IDCP MASSING STREET VIEWS

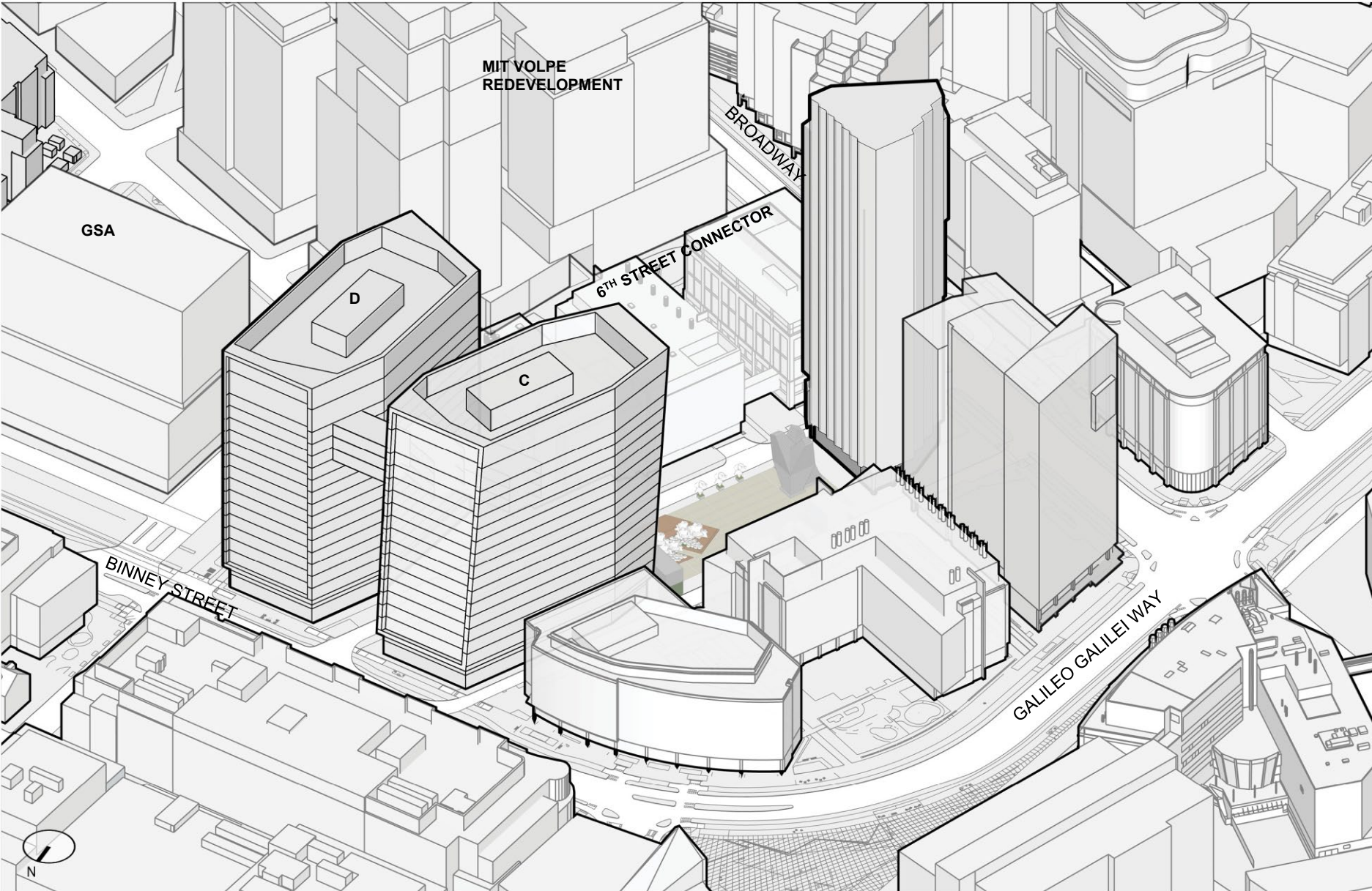


- ▬ Proposed Projects
- ▬ Proposed Projects Under Const.
- ▬ Proposed Projects Complete

- ▬ Proposed Projects (Volpe)
- ▬ Permitted Projects (MIT Noma/Soma)
- ▬ Projects Under Const.(MIT Noma/Soma)

- ▬ Proposed Projects by others
- ▬ Permitted Projects by others
- ▬ Permitted Projects by others Under Const.

IDCP COMMERCIAL BUILDINGS MASSING DEVELOPMENT



The background of the slide is a faded, yellow-tinted aerial photograph of a city grid. The grid lines are clearly visible, and the buildings are represented by light-colored rectangular shapes. The overall tone is bright and professional.

THANK YOU
Q&A