

# 135 Broadway Residential

CRA / CDD Board Meeting

April 12, 2022



# 135 Broadway Residential

CRA / CDD Board Meeting

April 12, 2022



## Building Snapshot Approx. Statistics At Time Of Filing

**Zoning Height:** 399' (Screen Wall 454')

**GSF:** 486,737 SF

**GFA:** 403,040 SF\*

**DUNFA:** 319,559 SF\*

**Unit Count:** 439\*

**Retail:** 1,330 SF

**Bike Count:** Varies\*

*\*see supplemental appendix for additional info*



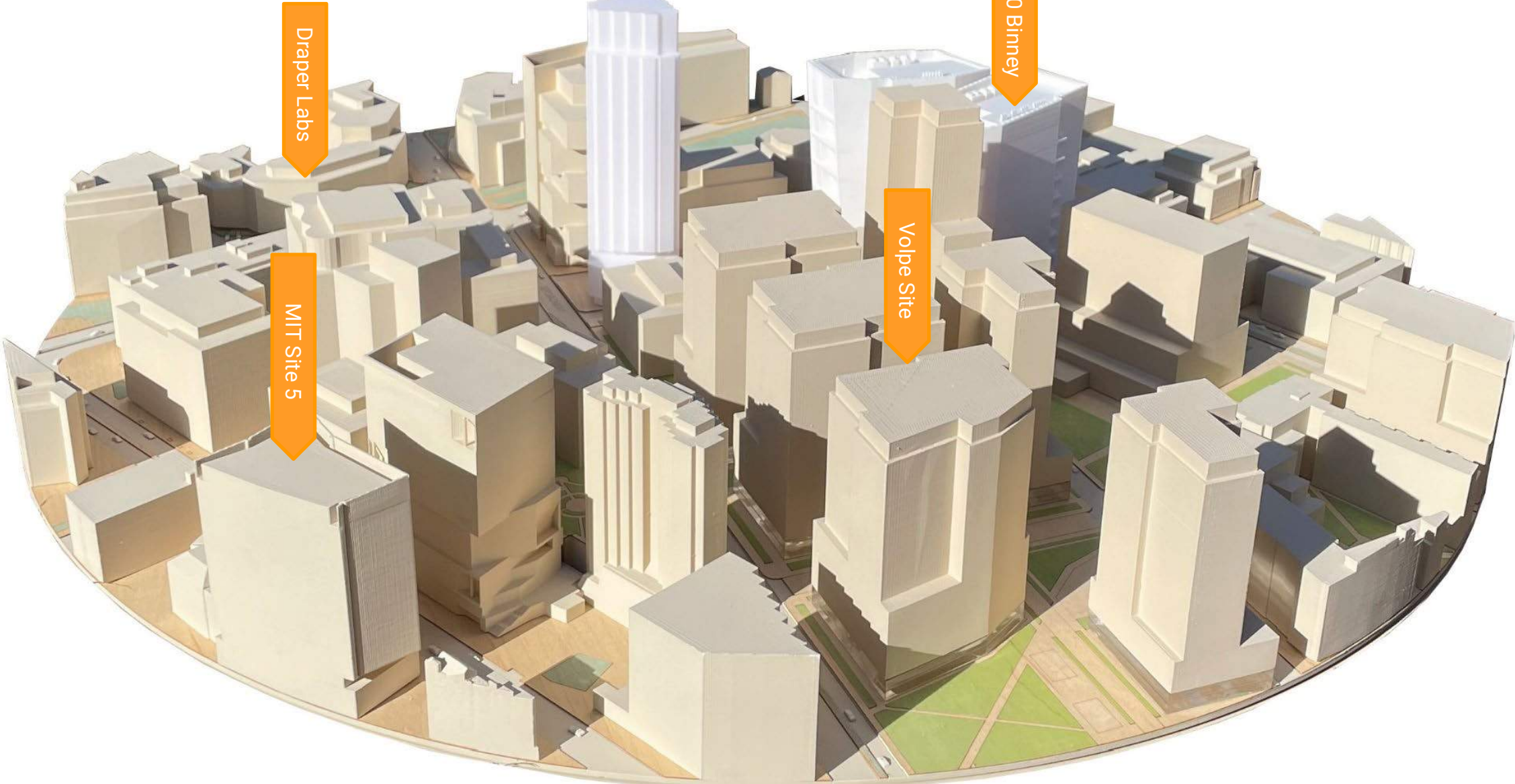
## **Project Overview Presentation CRA / CDD Feedback Themes & Design Team Response:**

- **Broadway Facades, Massing & Open Space**
  - Relationship To Urban Design Goals
- **Tower Massing & Face Orientation**
  - Massing Goals & Design Guidelines
- **Façade Detail & Activation**
  - Character & Relationship To Podium
- **Ground Floor Lobby Façade Character & Function**
  - Additional Explanation Requested

## **Supplemental Technical Follow-up**

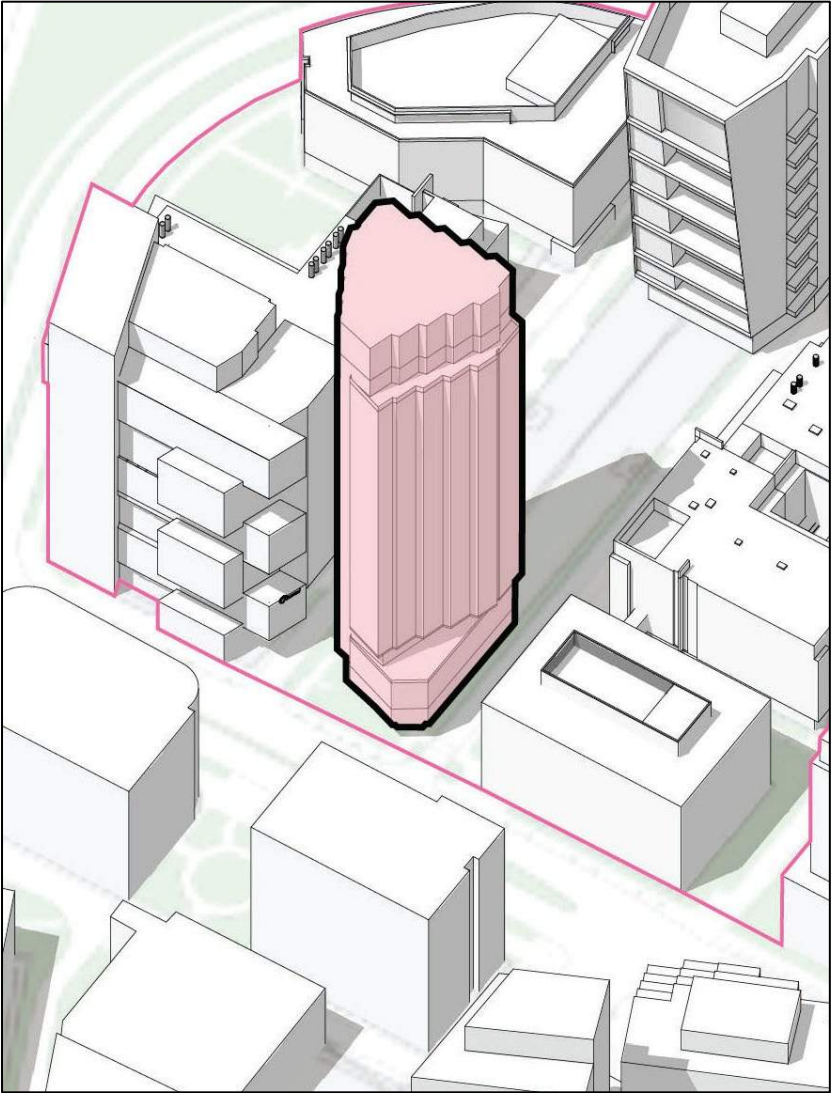
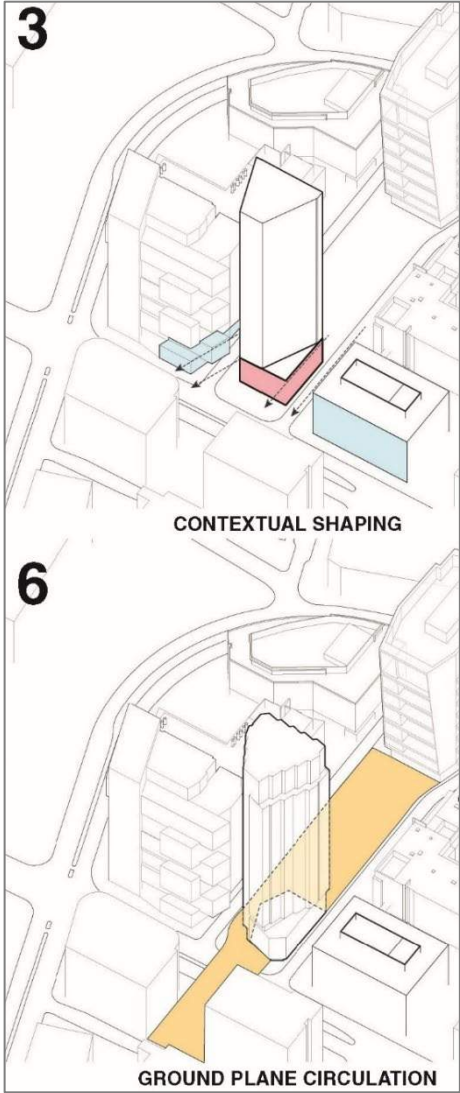
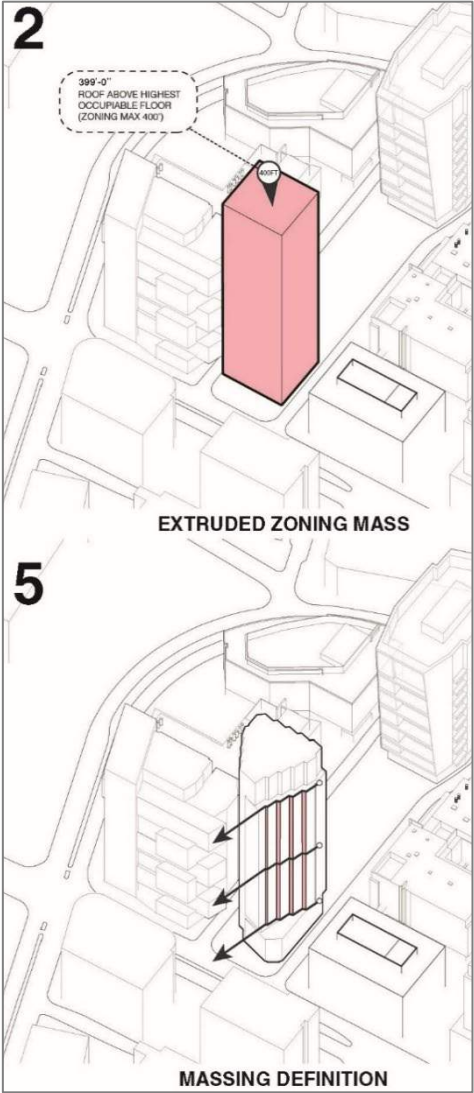
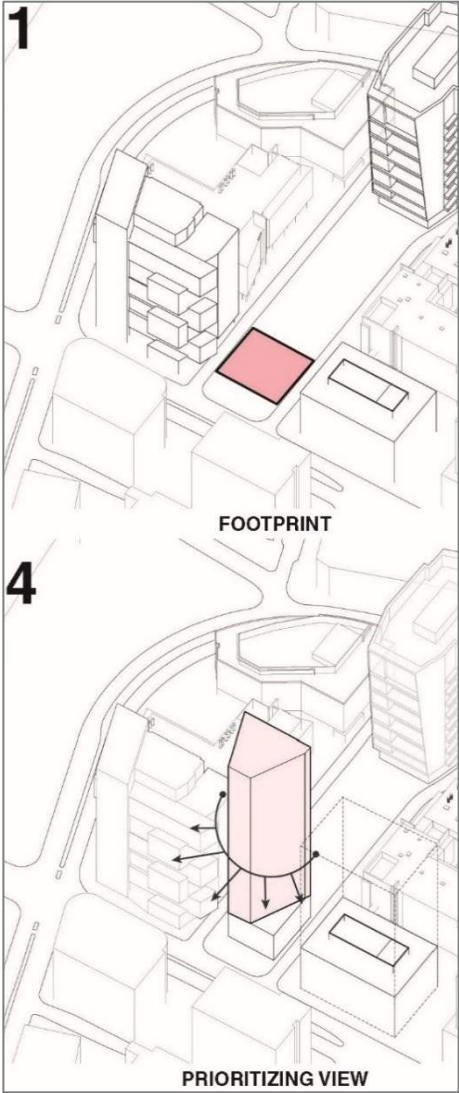
- Resiliency, Roofscape, Bicycles, Statistics, Lighting





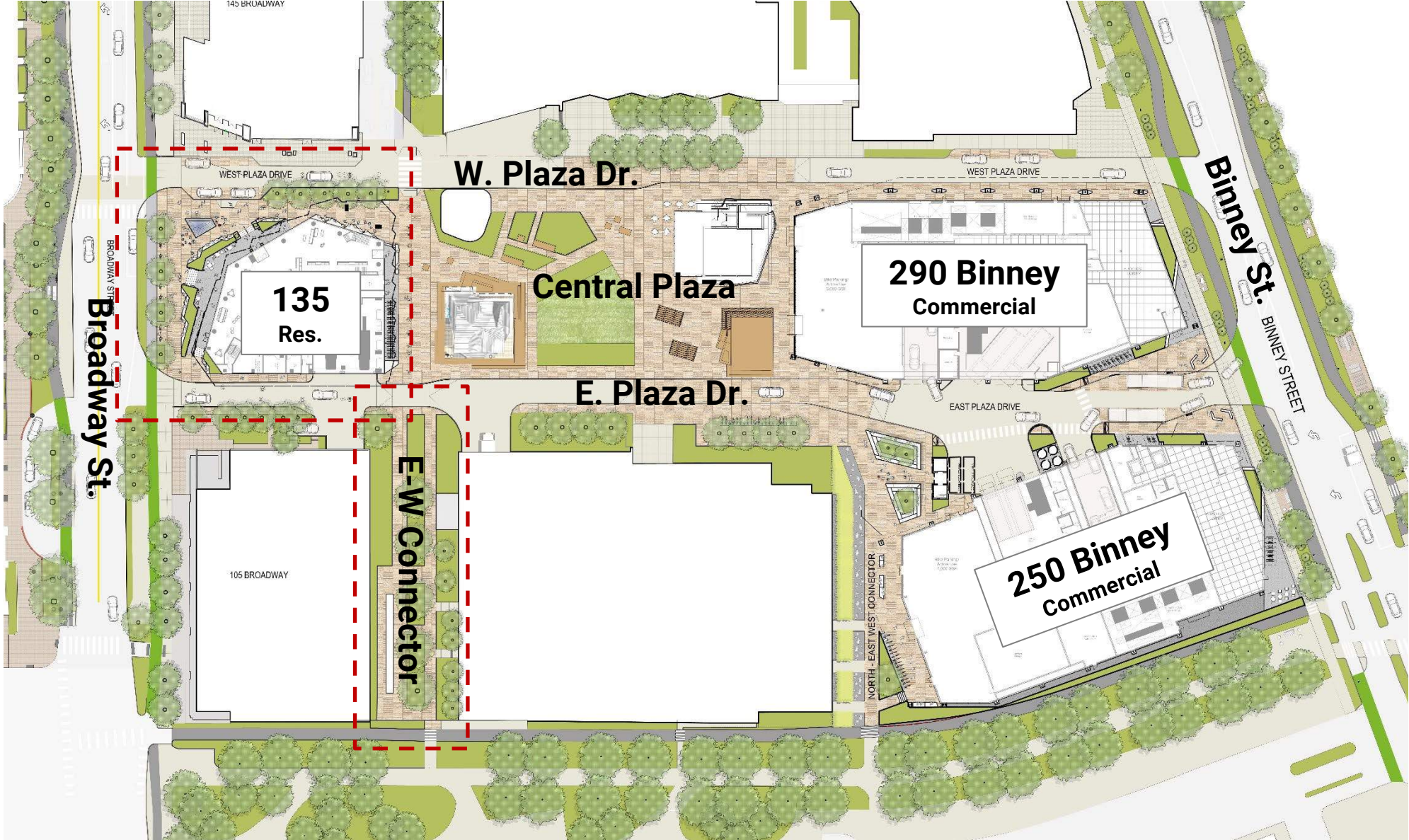


# Project Massing Development



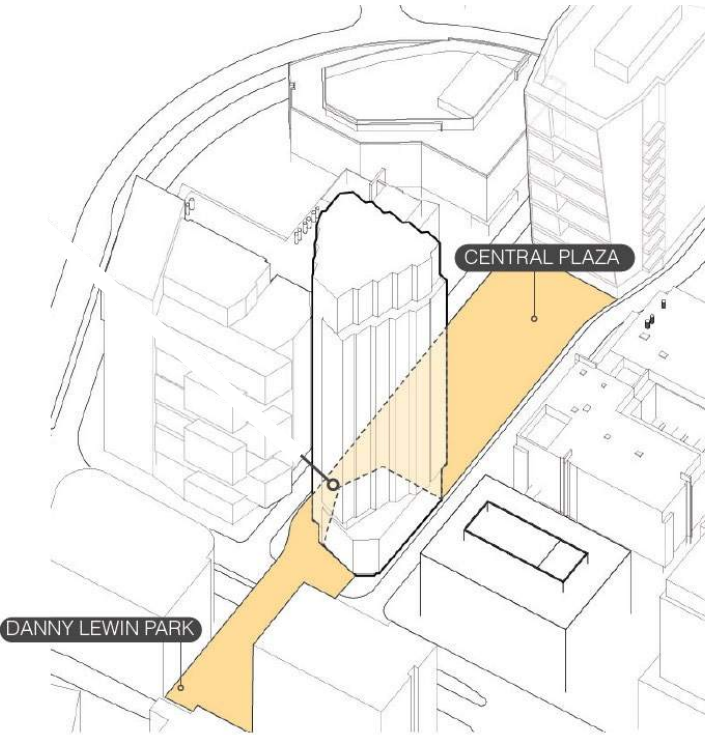


# Project Site Context



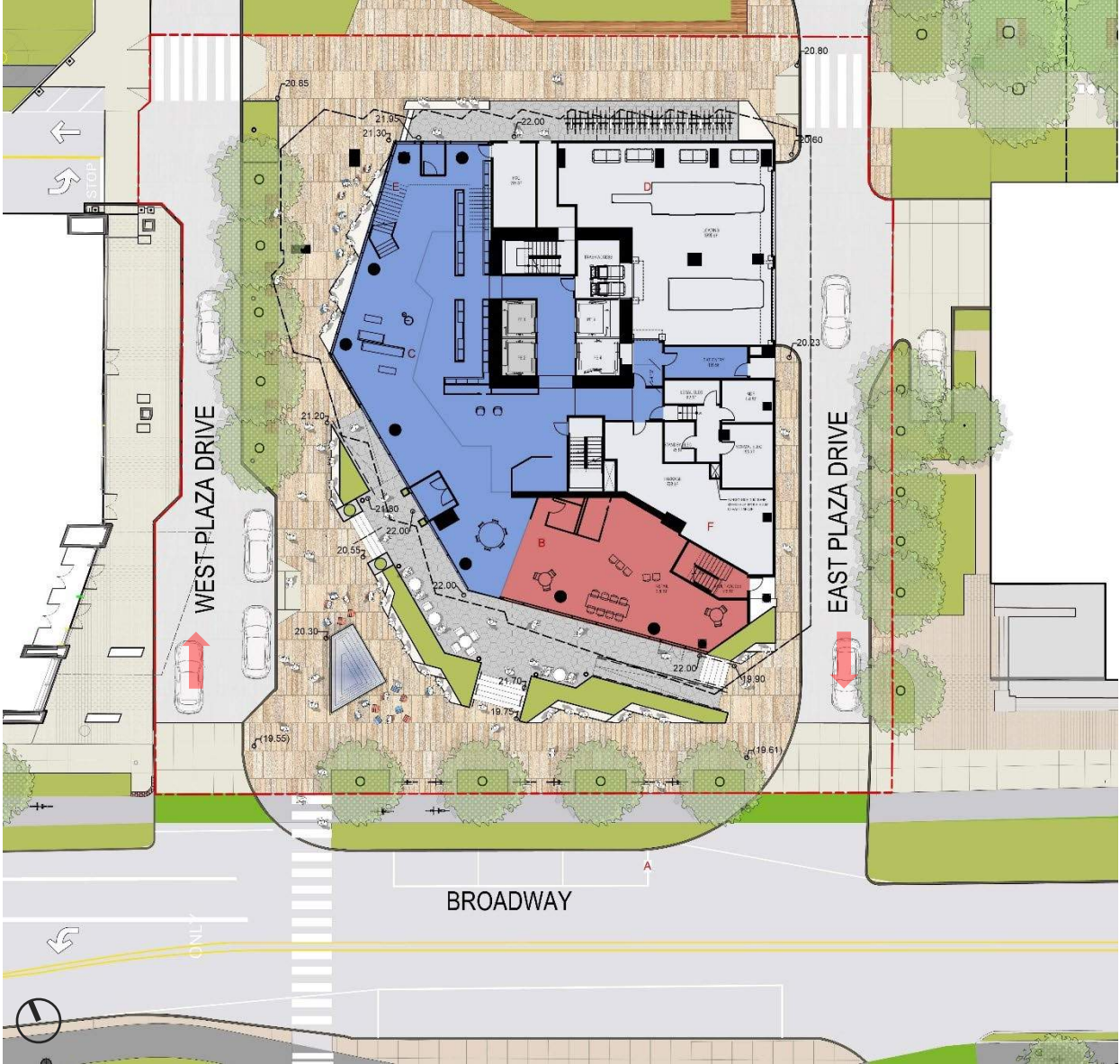


# Ground Floor Plan

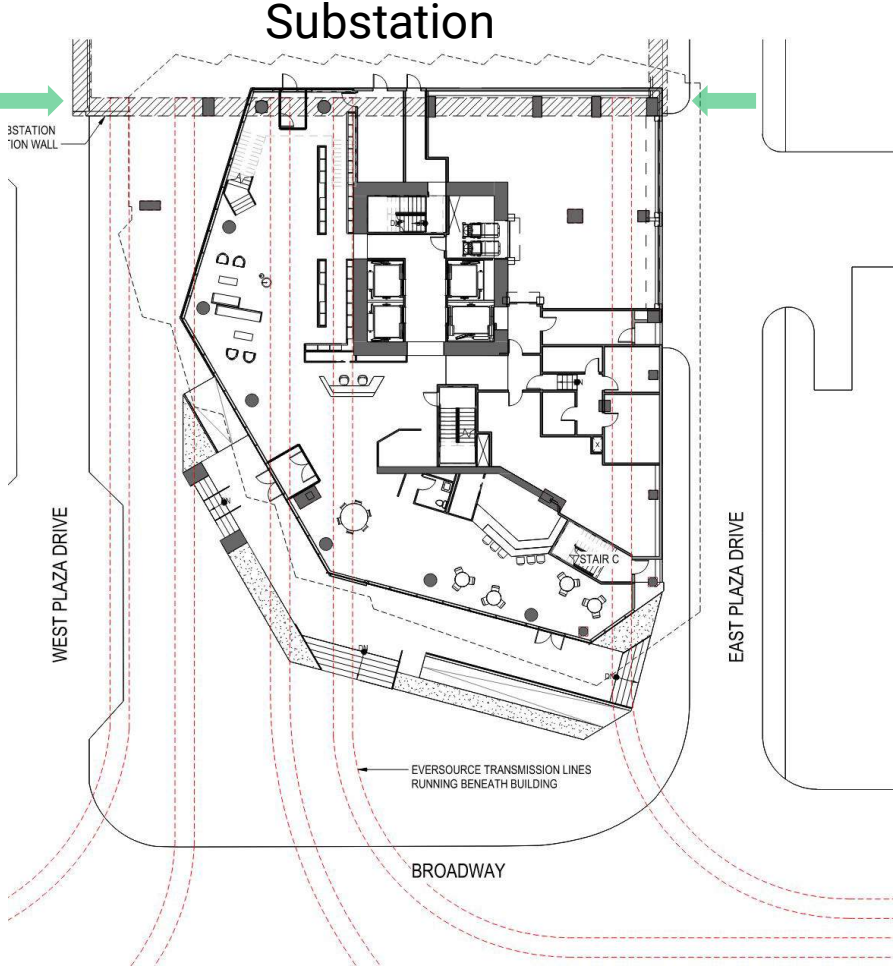




# Ground Floor Plan



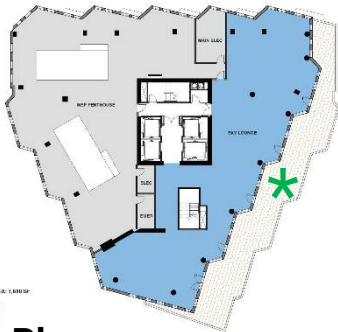
# Site Constraints



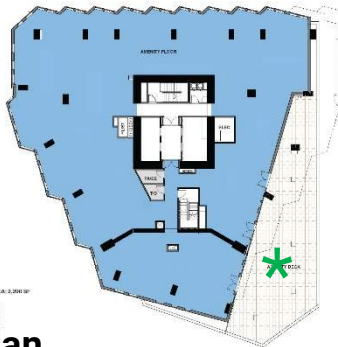
Transmission Lines



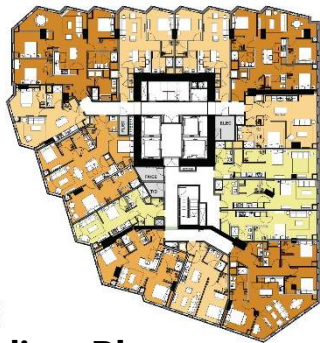
# Floor Plans



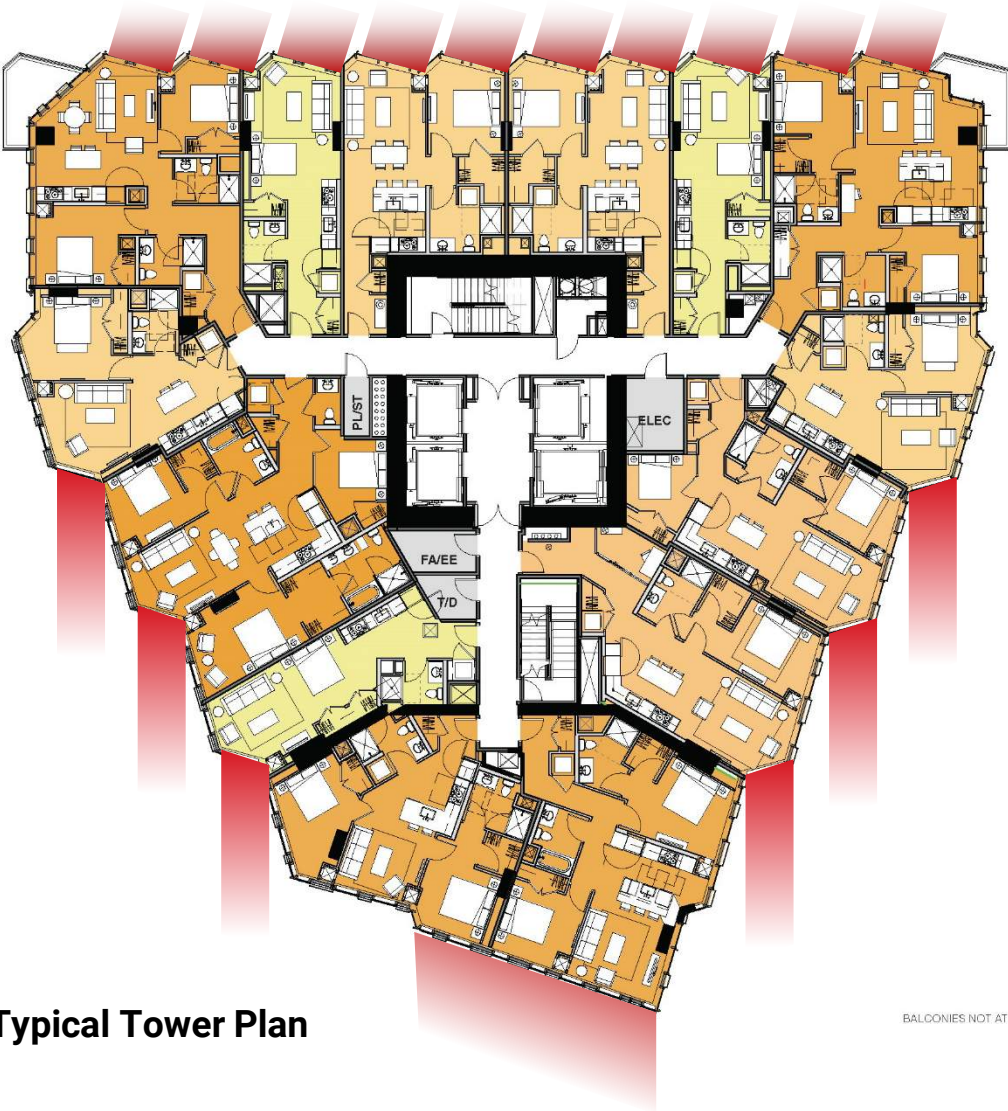
Penthouse Plan



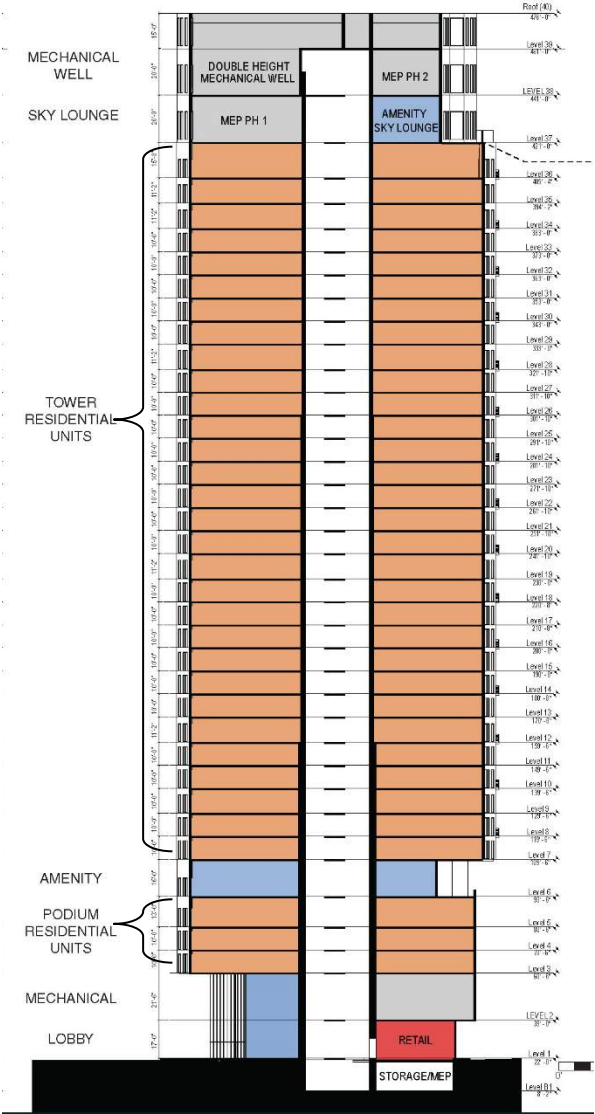
Amenity Plan



Typical Podium Plan



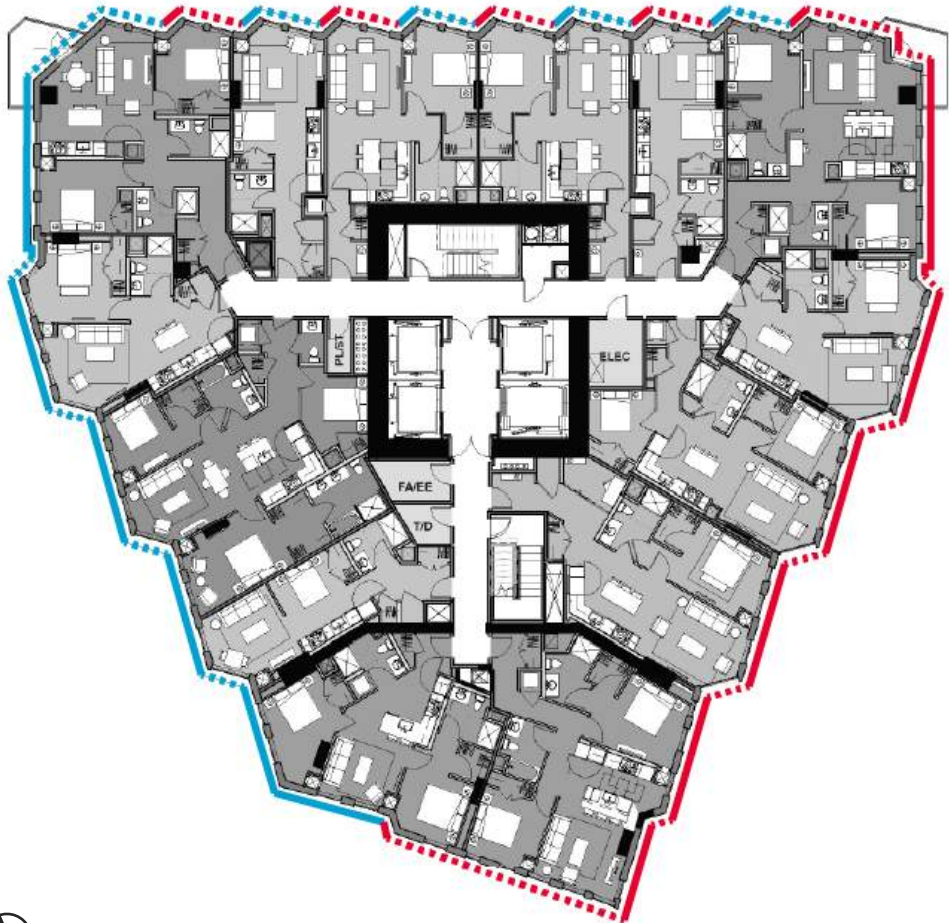
Typical Tower Plan



BALCONIES NOT AT EVERY



# Façade Concept / Strategy



West Façade  
'Light' UHPC  
Pattern A

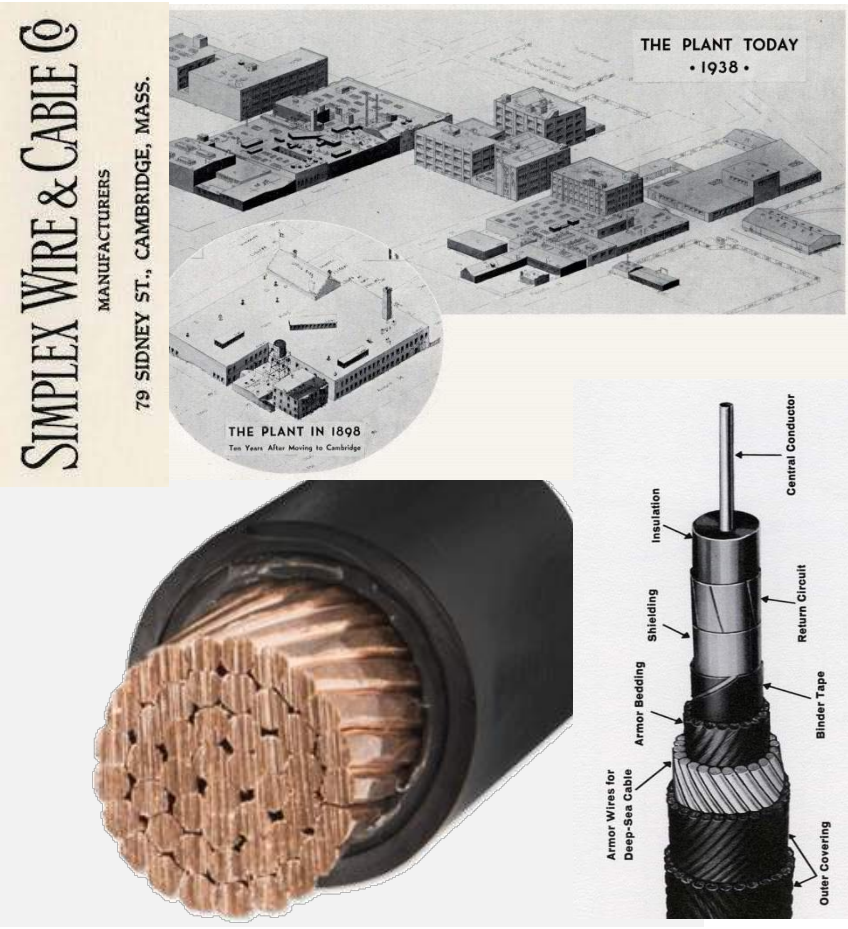
East Façade  
'Medium' UHPC  
Pattern B





# East Façade Detail

## Inspiration

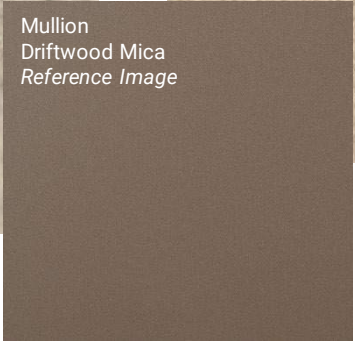


Mullion: PPG or Sim  
New-Age Dark Bronze Mica  
Reference Image





# West Façade Detail



- GERAMIC FRIT SPANDREL GLAZING
- VISION GLAZING
- UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE
- COLOR COATED UNITIZED CURTAINWALL  
ALUMINUM RECEPTOR CHANNEL
- OPERABLE CASEMENT UNIT

UHPC PANEL: TEXTURE DETAIL



TYPE A1



\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.



# Podium Façade Detail



UHP-Concrete:  
Color 2 Texture 2  
Reference Image



Mullion  
Driftwood Mica  
Reference Image



Primary Glazing: Mfr. Interspace  
Stopray 62 (Reflectivity 14%)  
Reference Image

## TYPE A3

VISION GLAZING

COLOR COATED UNITIZED CURTAINWALL  
ALUMINUM RECEPTOR CHANNEL

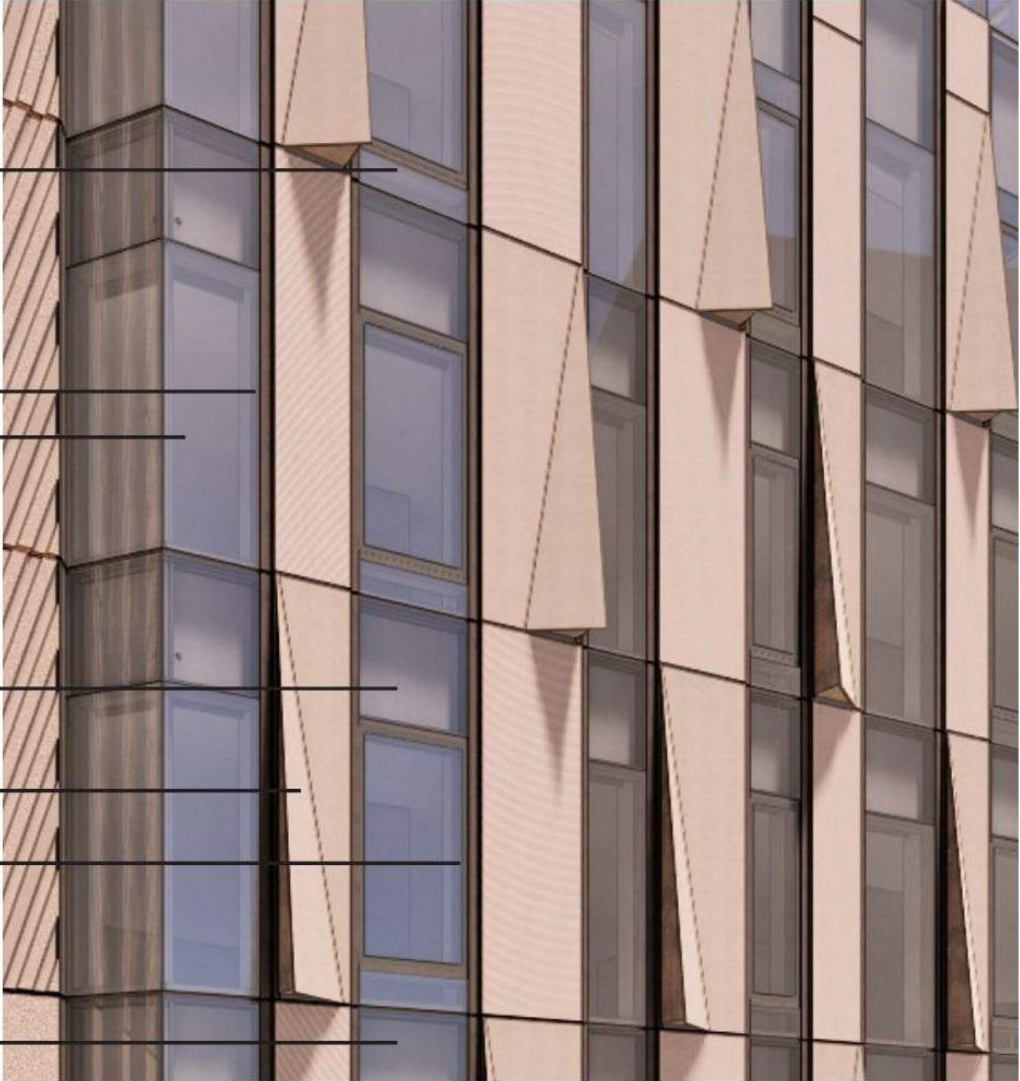
OPERABLE CASEMENT UNIT

CERAMIC FRIT SPANDREL GLAZING

UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE

UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE  
CONTRAST FINISH

ARCHITECTURAL LOUVER

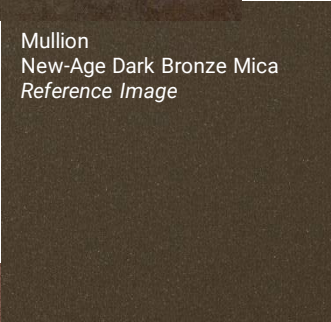
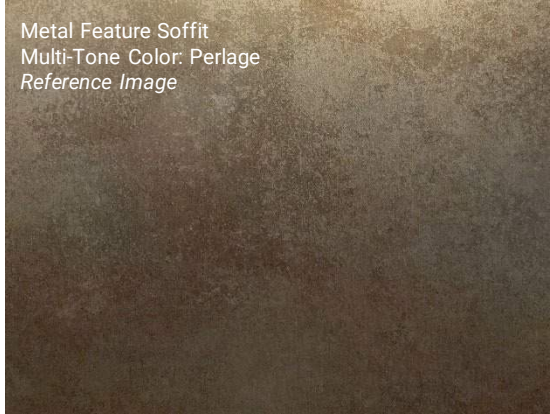


\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.



# Lobby Façade Detail

TYPE A4



3D FORM DECORATIVE SOFFIT

CURTAIN WALL VISION GLAZING

VERTICAL MULLION COVERS

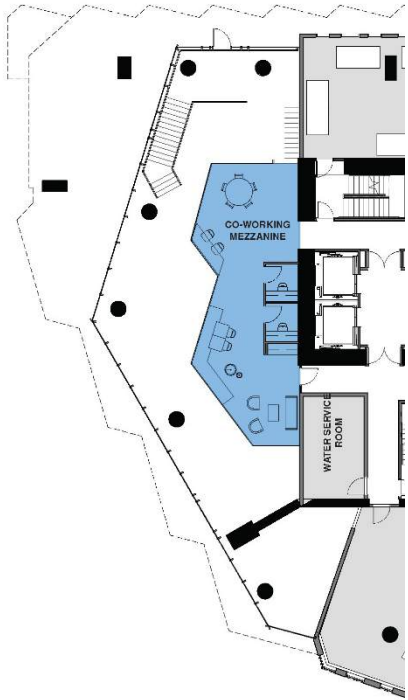
STONE BASE





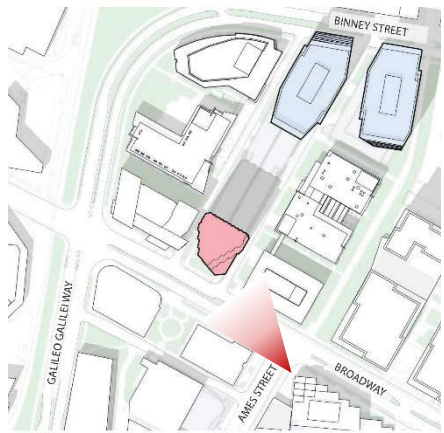
# Pedestrian View from Center Plaza

Mezzanine L2 Partial Plan



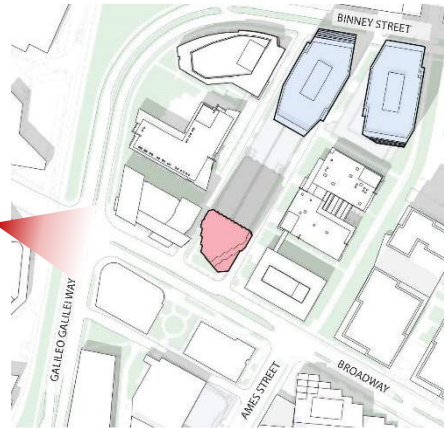


# Broadway Pedestrian View looking West



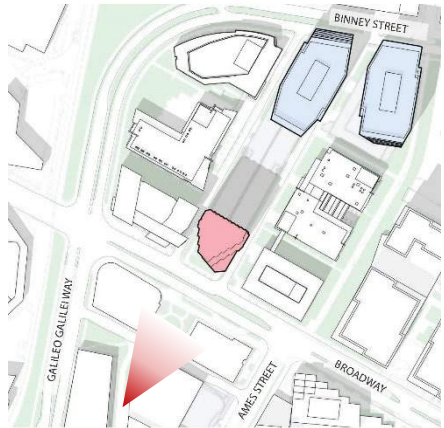


# Broadway Pedestrian View looking East



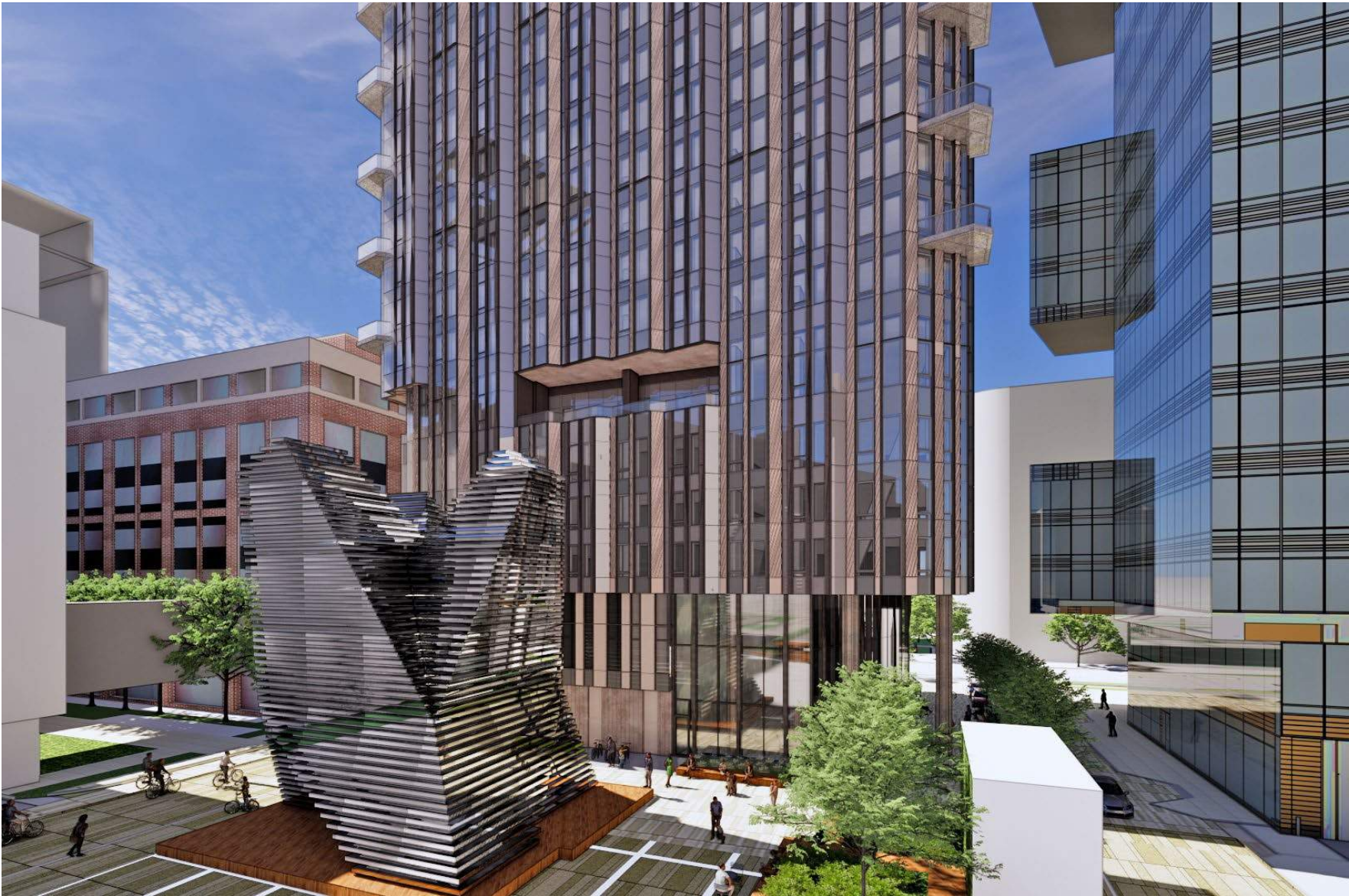


# North & South Aerial View





# North & South Aerial View





# Pedestrian View From Center Plaza





# Pedestrian View From Broadway



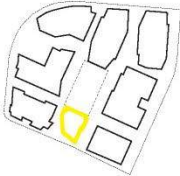


# Level 1 Ground Plane Landscape Plan



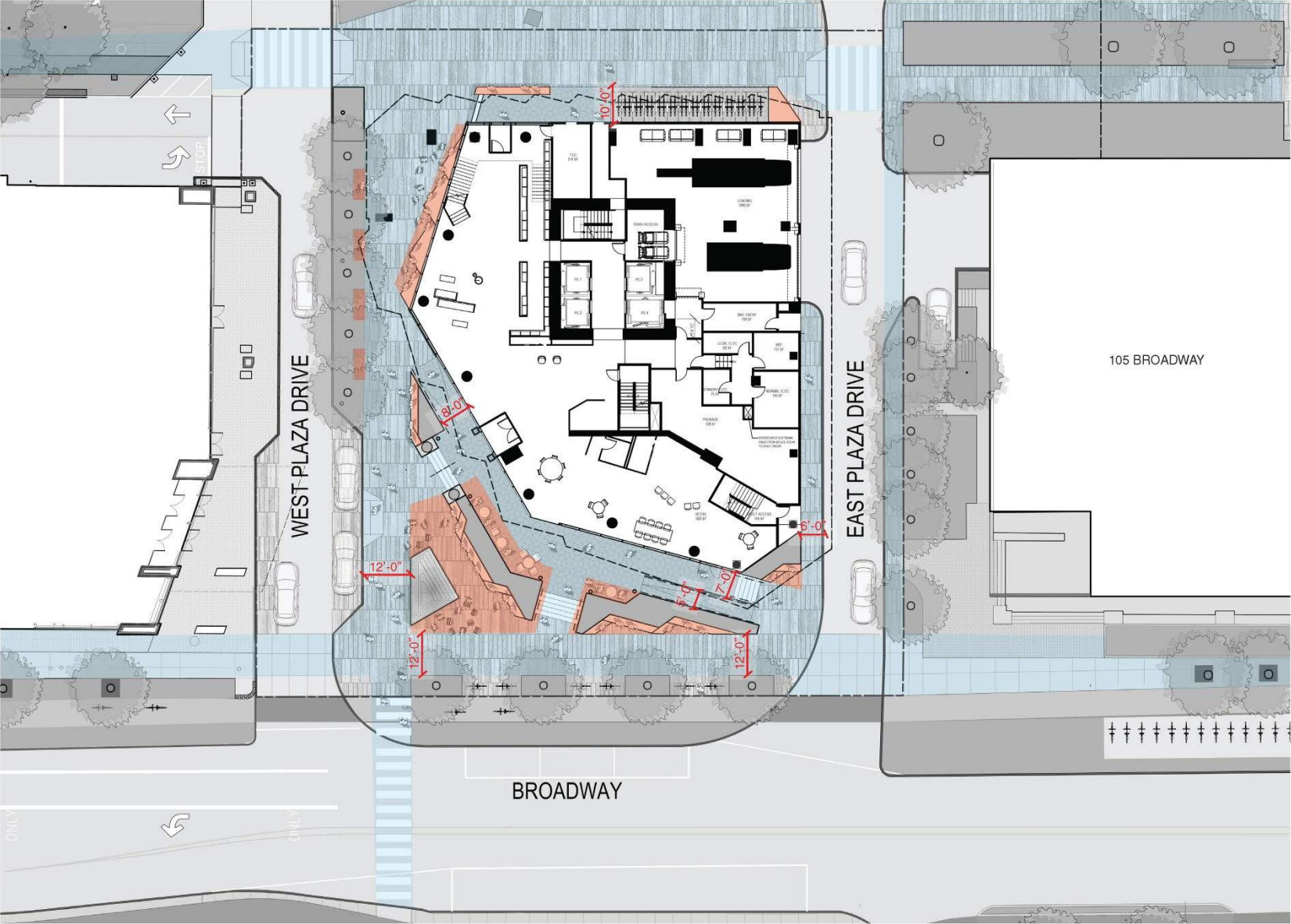
**LEGEND**

- ① PLAZA PAVING - PUBLIC REALM
- ② ENHANCED 135 PAVING
- ③ SLOPED WALK
- ④ RAISED RESI / RETAIL PORCH
- ⑤ RAISED PLANTER
- ⑥ WATER FEATURE
- ⑦ RESIDENTIAL DROP OFF
- ⑧ PROPOSED TREES
- ⑨ GARDEN PLANTING
- ⑩ SHORT-TERM BIKE PARKING (32)
- ⑪ BENCH
- ⑫ PROPOSED MID-BLOCK CONNECTION





# Level 1 Ground Plane Program & Circulation



**LEGEND**

- PEDESTRIAN CIRCULATION
- PEDESTRIAN SEATING



# Paving & Materiality Precedents



PEDESTRIAN PAVING - A



PEDESTRIAN PAVING - B



PEDESTRIAN PAVING - C



VEHICULAR PAVING - CONCRETE PAVERS



WATER FEATURE - A



WATER FEATURE - B



WATER FEATURE - C



WATER FEATURE - D



# Pedestrian View Broadway Plaza Looking West



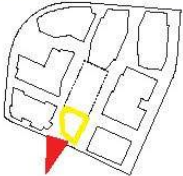


# Pedestrian View Looking North From Broadway



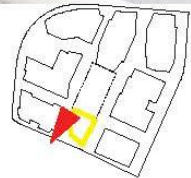


# Pedestrian View From Broadway Plaza North To Central Plaza





# Pedestrian View From Broadway Plaza North To Central Plaza



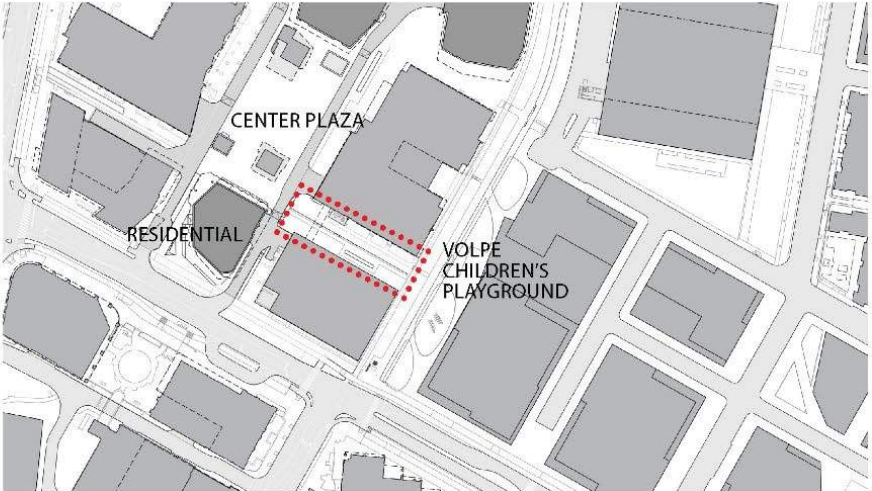


# Pedestrian View Looking South, Through Broadway Plaza





# East-West Connector Context



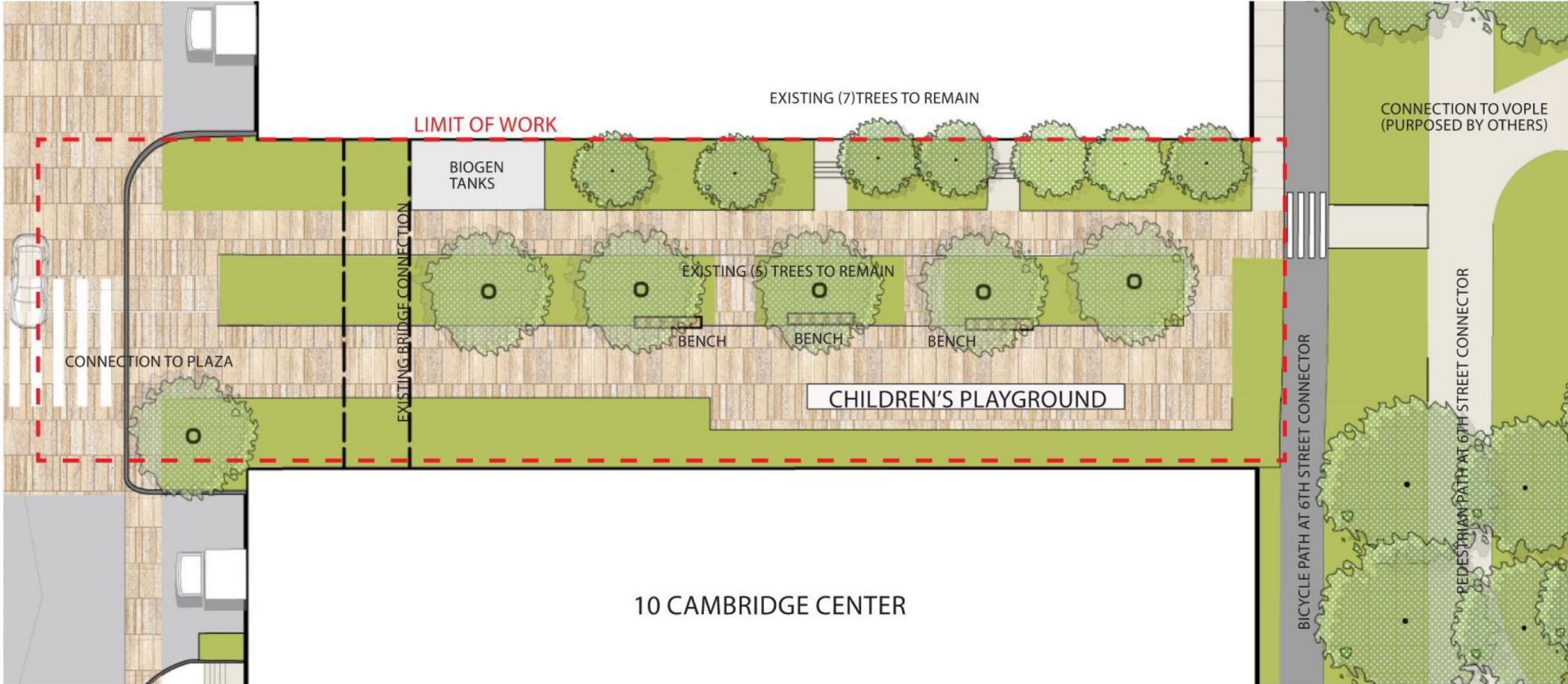


# East-West Connector Site Plan

NOTES:

- 1) PLAY STRUCTURE TO BE CONFIRMED WITH EXISTING UTILITIES RELATED TO FOUNDATIONS
- 2) NEW SIDEWALKS TO BE INSTALLED WHILE MAKING MINIMUM IMPACTS TO EXISTING TREES.
- 3) PLAY STRUCTURE IS AN EXTENSION OF CHILDREN'S PLAYGROUND AT THE VOLPE SITE.

12 CAMBRIDGE CENTER



10 CAMBRIDGE CENTER



# East-West Connector Looking West





# East-West Connector Looking South





## Pause For Overview Feedback & Discussion

### Supplemental Technical Follow-up

- **Resiliency** Narrative & Additional Data
- **Bicycle Parking** Project Approach & Options
- **Building Roofscape** Design & Function
- **Architectural Lighting** Overview
- **Project Statistics** Detailed Breakdown Available

## Physical Model Available For ‘Live Fly-Thru’



# 135 Broadway Residential

## Supplemental Information





# 135 Broadway Resiliency Narrative

## MXD Commercial Redevelopment Plan

### 135 Broadway Resiliency Narrative

The residential tower located at 135 Broadway is designed to meet the long-term sustainability and resiliency goals of the City of Cambridge. The distinct resiliency efforts undertaken in this project is designed to work towards the larger goal of addressing the resiliency efforts outlined in the “Resilient Cambridge” narrative among both a diverse range of uses and across the City. This includes structures that are designed to be built/protected from the 2070 - 10 Year Flood Event and able to recover from a 2070 - 100 Year Event. This building will be compliant with current resiliency guidelines but is being designed to comply with the future targets and guidelines.

135 Broadway is being designed to comply with its Projected Flood Elevations per the City of Cambridge Department of Public Works mapping and data. 135 Broadway has a 2070 – 10% SLR/SS elevation of +21.4’ and a 2070 – 1% SLR/SS elevation of +23.5’. Furthermore, the building features a stormwater retention tanks to aid with City-wide resiliency efforts.

The residential lobby has been raised to have a finish floor elevation of +22.00’, up from the bottom of curb elevation along Broadway at ±19.6’. To further protect from flooding and storm surge, the ground floor will feature concrete curbs set at +23.5’ around the perimeter of the building, on top of which the curtainwall will sit. The curbs will be waterproofed and intend to keep water out. This +22.0’ finish floor elevation exceeds the recommended 2070 – 10% SLR/SS (10 Year Flood Event) elevation of +21.4’ for appropriate resiliency.

In addition to the concrete curb, all spaces with a finish floor elevation of +22.0’ will feature deployable flood barriers at all building entries to achieve an effective height of +23.5’ across this zone of the building. This +23.5’ sill elevation supported by deployable flood barriers at all building entries meets the +23.5’ elevation as recommended by the 2070 – 1% SLR/SS (100 Year Flood Event) guidelines. To the extent possible, the material selections throughout the project will be designed per the “Resilient Cambridge” standard of materials that can withstand repeated wetting and drying through projected conditions, including; stone, concrete, and weatherproofed metals.

Critical building infrastructure on the ground floor (electrical closets) has been raised up to an elevation of +23.5’, meeting the recommended 2070 – 1% SLR/SS (100 Year Flood Event) elevation for appropriate resiliency. Furthermore, the Eversource Utility Vault and Main Electric Room have been located on Level 2, along with the Fire Pump and Water Pump rooms.

The entry to the loading dock has an elevation of 21.0’, due to the existing elevation of East Plaza Drive at 20.0’. The Loading Dock slab will slope away from the core of the building down to meet the 20.0’ street elevation, with an apron at the entry. Additionally, the loading dock entry will feature deployable flood barriers of 2.5’, to match the height of the concrete curbs surround Level 1, to bring the effective elevation to +23.5’.

In an event where these barriers were not deployed or were to fail, the only infrastructural element addressed in the “Resilient Cambridge” narrative that could be affected is the fuel oil storage room located in the basement at +8.17’. This would require water entering the ground floor and traveling into the basement below through elevator shafts and stairs. To protect from water damage, the Fuel Oil Room will feature a raised curb of 1.5’ from the surrounding slab and enhanced waterproofing measures to address the sensitivity of this program when addressing protection and recovery measures. Any water collected in the basement will first travel to elevator pits, where pumps will be installed to collect and pump water out of the basement.

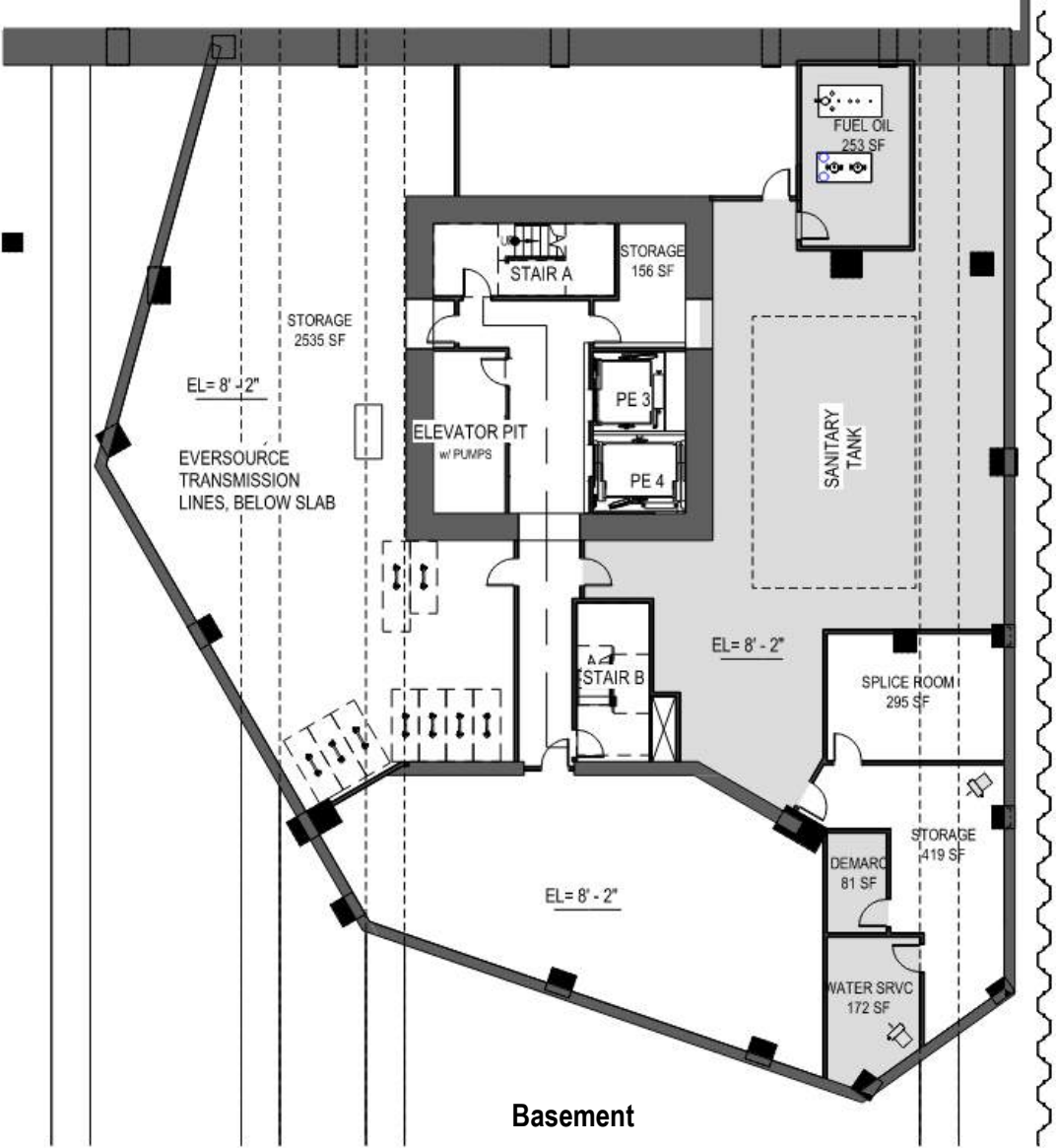
Through these strategies, 135 Broadway is compliant with the recommended 2070 – 1% SLR/SS (100 Year Flood Event) guidelines.



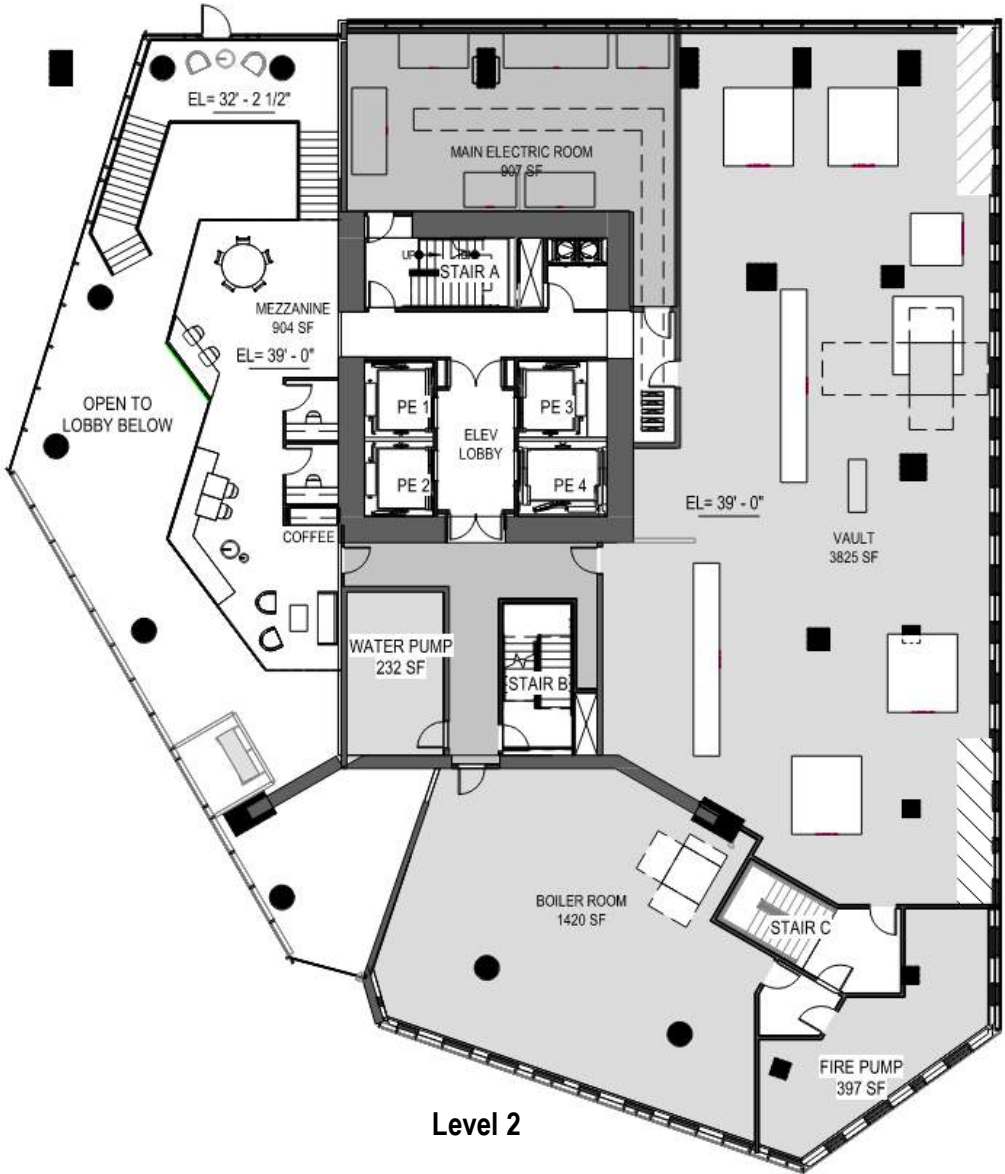




# Resiliency Basement & Level 2



Basement



Level 2







# Bicycle Parking Approach Site Plan

## SITE KEY PLAN

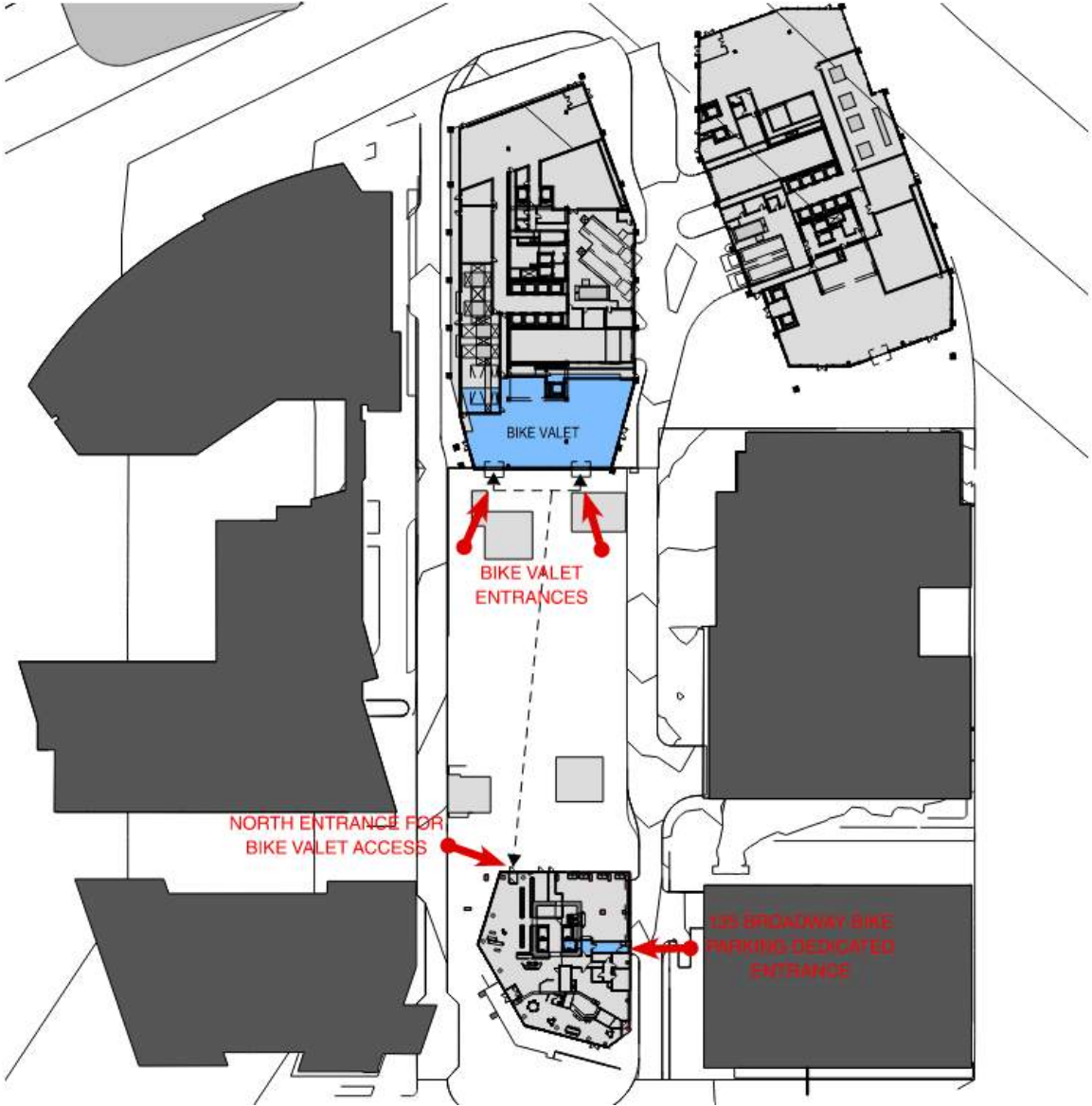
### Bike Parking Approach:

Bike parking for residents will be achieved through a combination of methods in an effort to keep building areas active and to provide a variety of accommodations to suit bicyclists' varying preferences.

On the north side of the plaza will be a Bike Valet, offered to residents of 135 Broadway, as well office employees and the public. The operations of which are explained on the next page.

Within 135 Broadway will be accommodations for 204 bicycles, around 43% of the bike parking requirements. These will be provided through a mix of Cambridge compliant bike racks and spaces, along with a mix of high-density racks.

The mix of parking locations and types will provide residents with the options to suit their needs, as some may prefer the convenience of having their bike stored and in a managed valet setting, while others may prefer to have it closer inside the building.



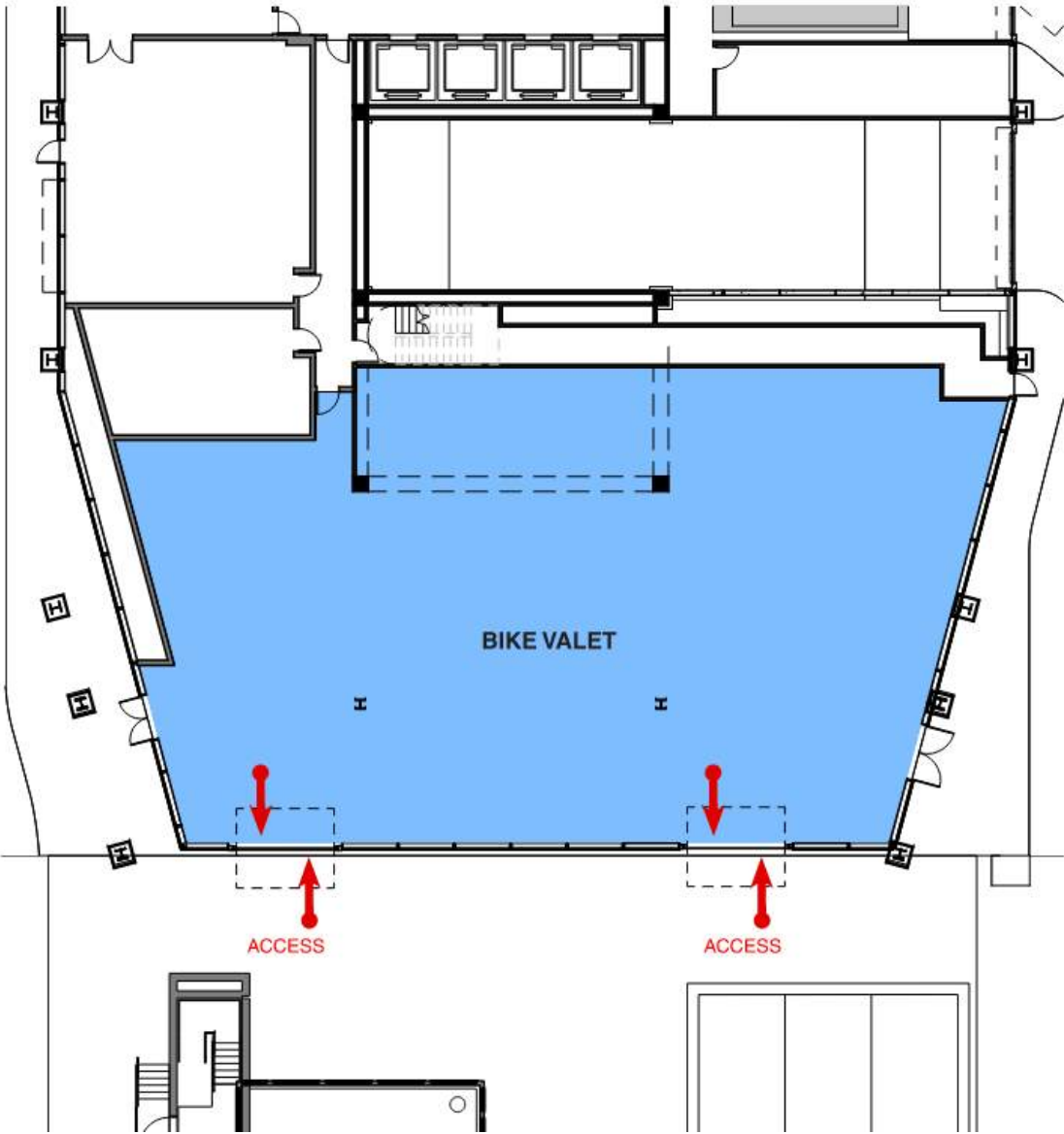


# Bicycle Parking Approach Bike Valet

## BIKE VALET

### Pick-up process:

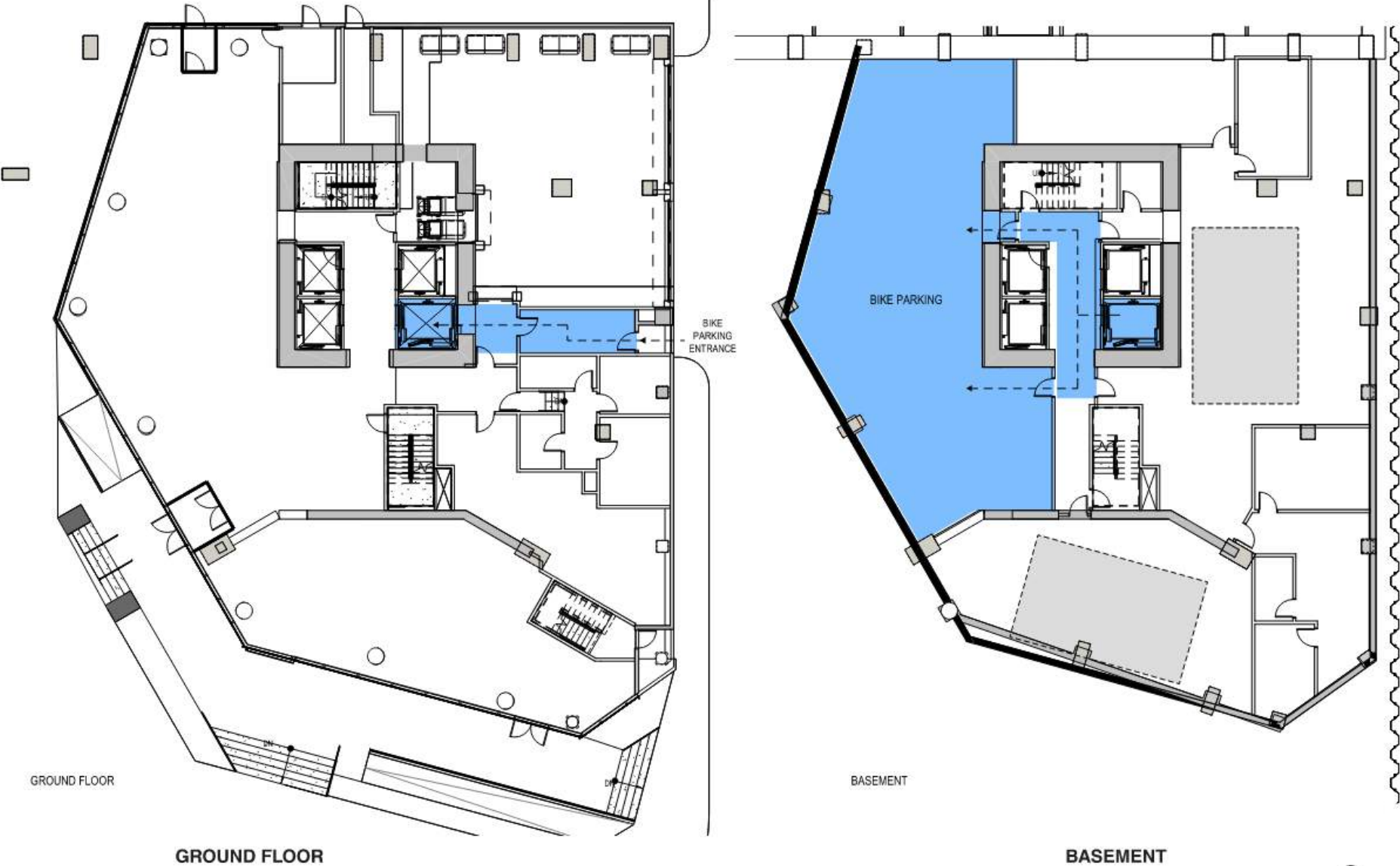
- 1. Residents retrieving bicycles from the valet will be able provide advance notice of retrieval to staff via text message or simply show up in person.
- 2. Valet staff will respond by retrieving the resident's bike and place adjacent to the attendant booth.
- 3. If time permits, attendant will check tires, chain, and brakes.
- 4. When resident arrives at the valet facility, they will scan their building badge to confirm ownership of the bike.
- 5. A proprietary software solution will assign each bike a parking space number inside the facility for tracking purposes
- 6. Valet staff will then hand the resident their bike.
- 7. In the event that sufficient space can be created for shop space in the commercial buildings (subject to design review) repair requests can be fulfilled while a bicycle is stored.





# Bicycle Parking Approach In-Building Bike Parking Access

135 BROADWAY BASEMENT



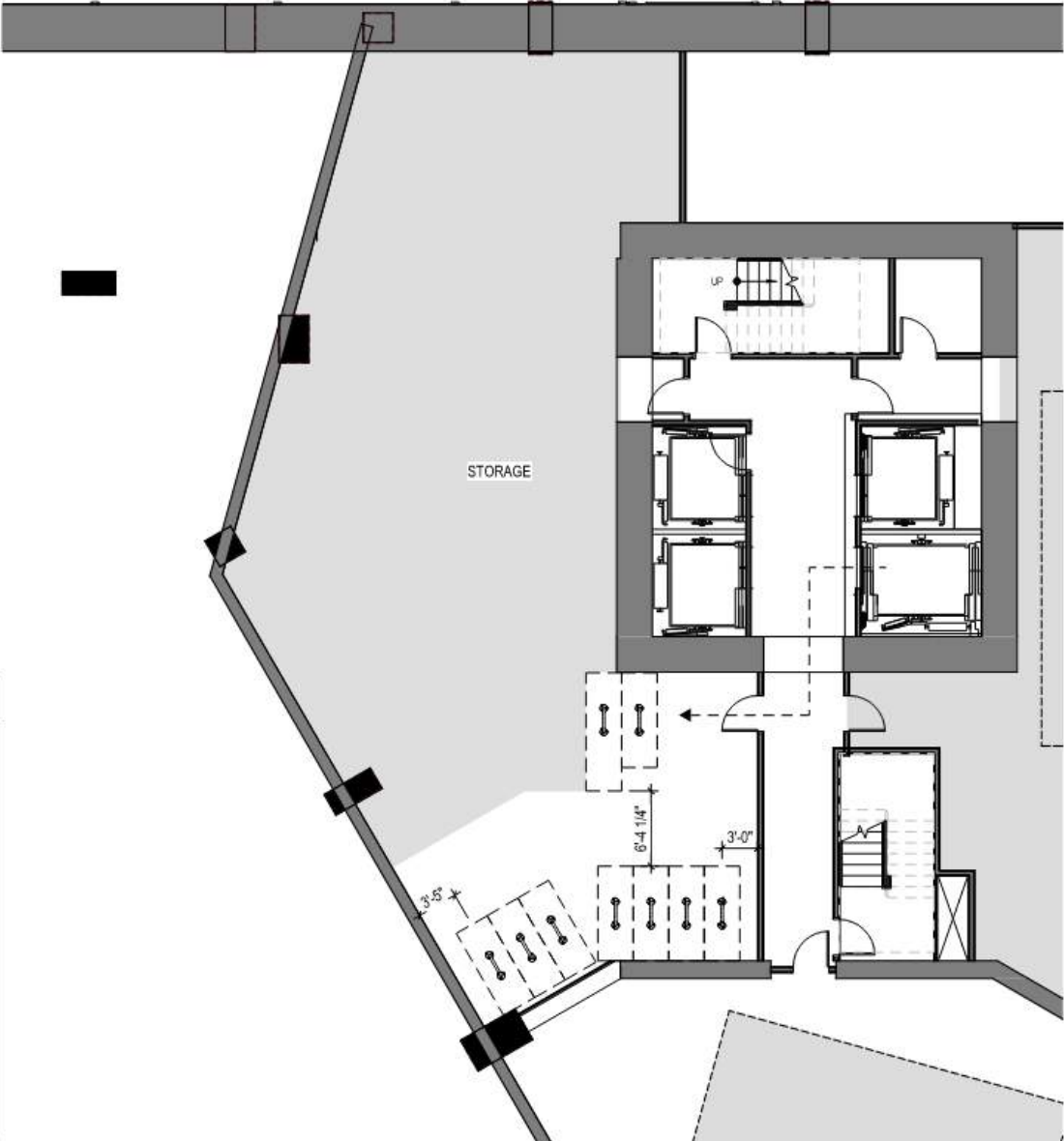
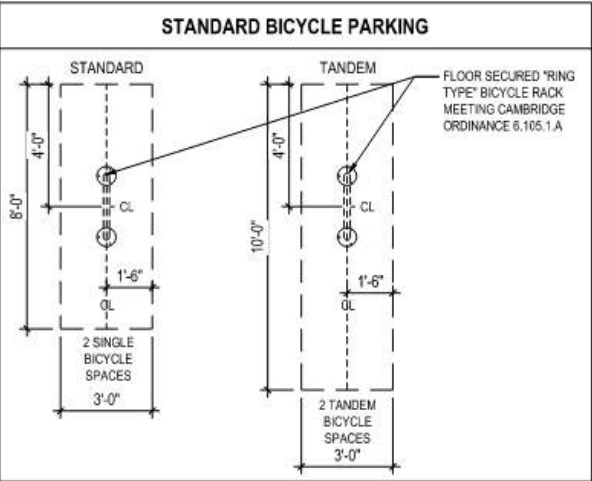


# Bicycle Parking Approach Option 1

## OPTION 1 - SPECIAL PERMIT MINIMUM

Option 1:  
 20 long term spaces located in basement, conforming with Cambridge standard bike rack specification.  
 Quantity of spaces meet requirement of Special Permit.

CAMBRIDGE STANDARD: 18  
 TANDEM: 2  
**TOTAL: 20**





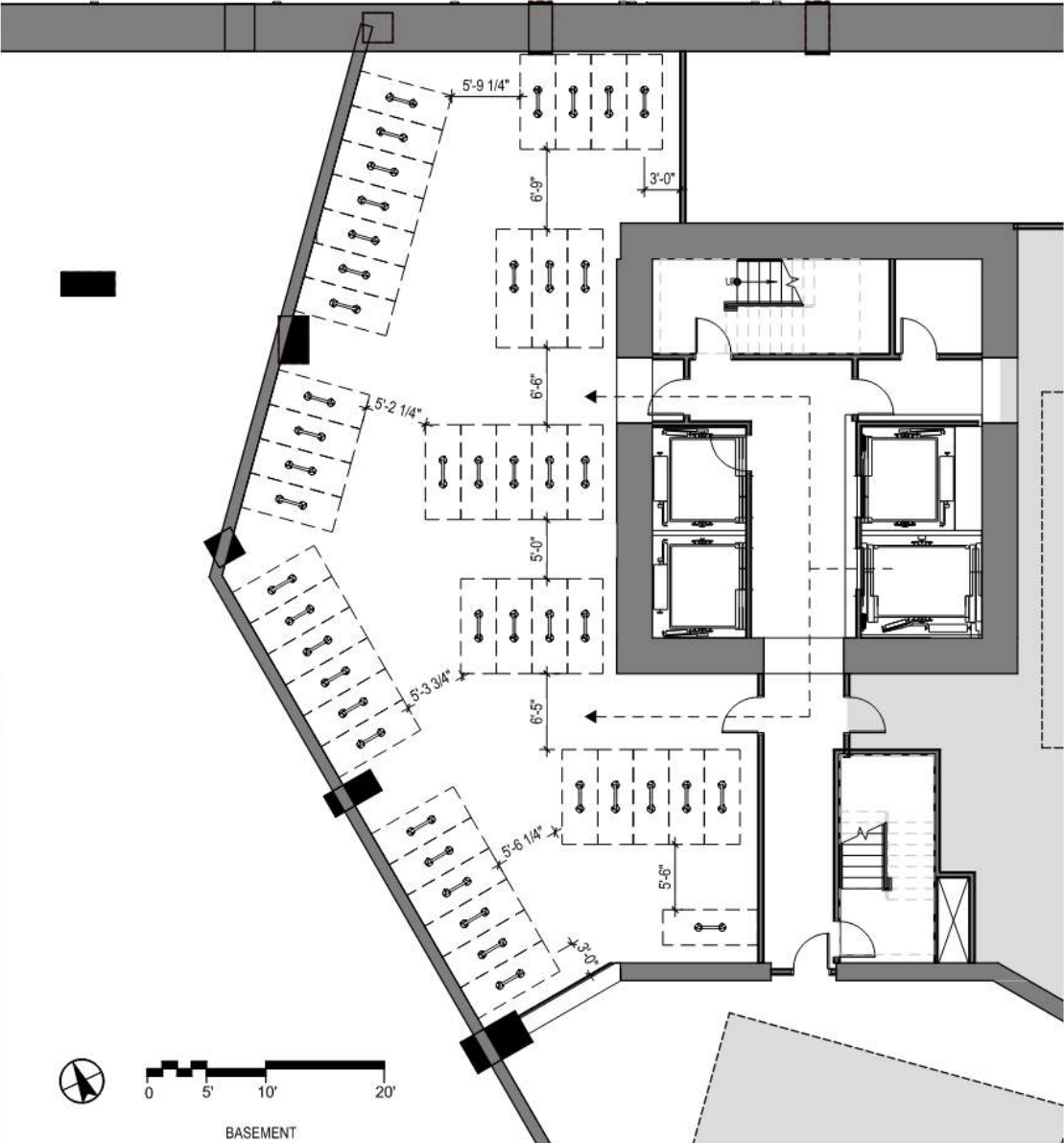
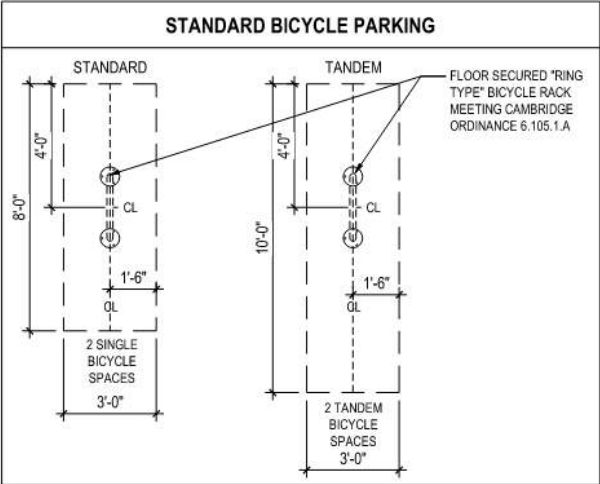
# Bicycle Parking Approach Option 2

## OPTION 2 - ADDITIONAL CAMBRIDGE RACKS

Option 2:  
 20 long term spaces located in basement,  
 conforming with Cambridge standard bike rack  
 specification.

Provide additional 70 spaces.

CAMBRIDGE STANDARD: 84  
 TANDEM: 6  
**TOTAL: 90**



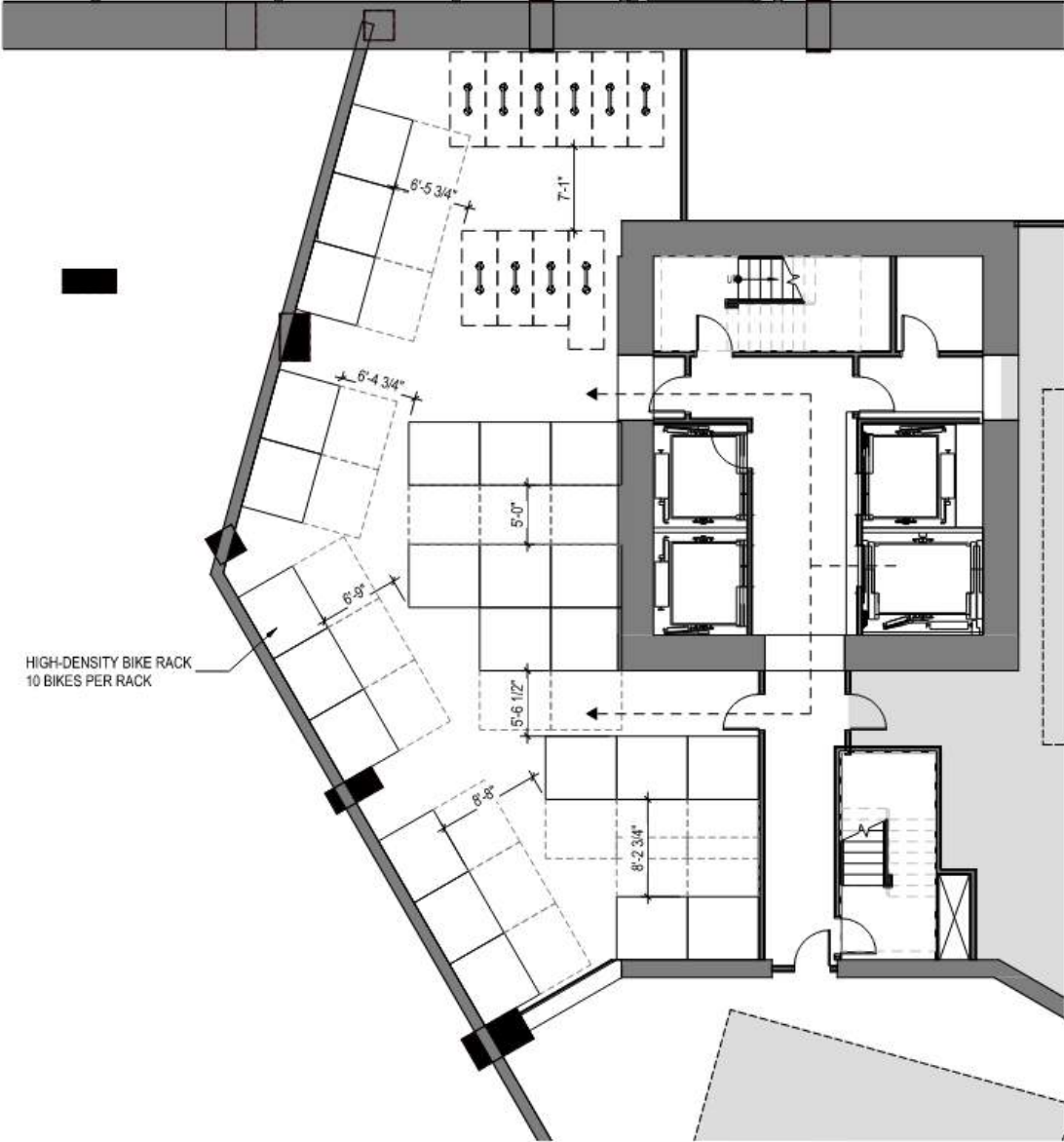


# Bicycle Parking Approach Option 3

## OPTION 3 - HIGH DENSITY RACKS

Option 3:  
 20 long term spaces located in basement, conforming with Cambridge standard bike rack specification.  
 Additional area for unassigned high-density bicycle racks.

CAMBRIDGE STANDARD: 18  
 TANDEM: 2  
 HIGH-DENSITY (10 / RACK): 240  
**TOTAL: 260**



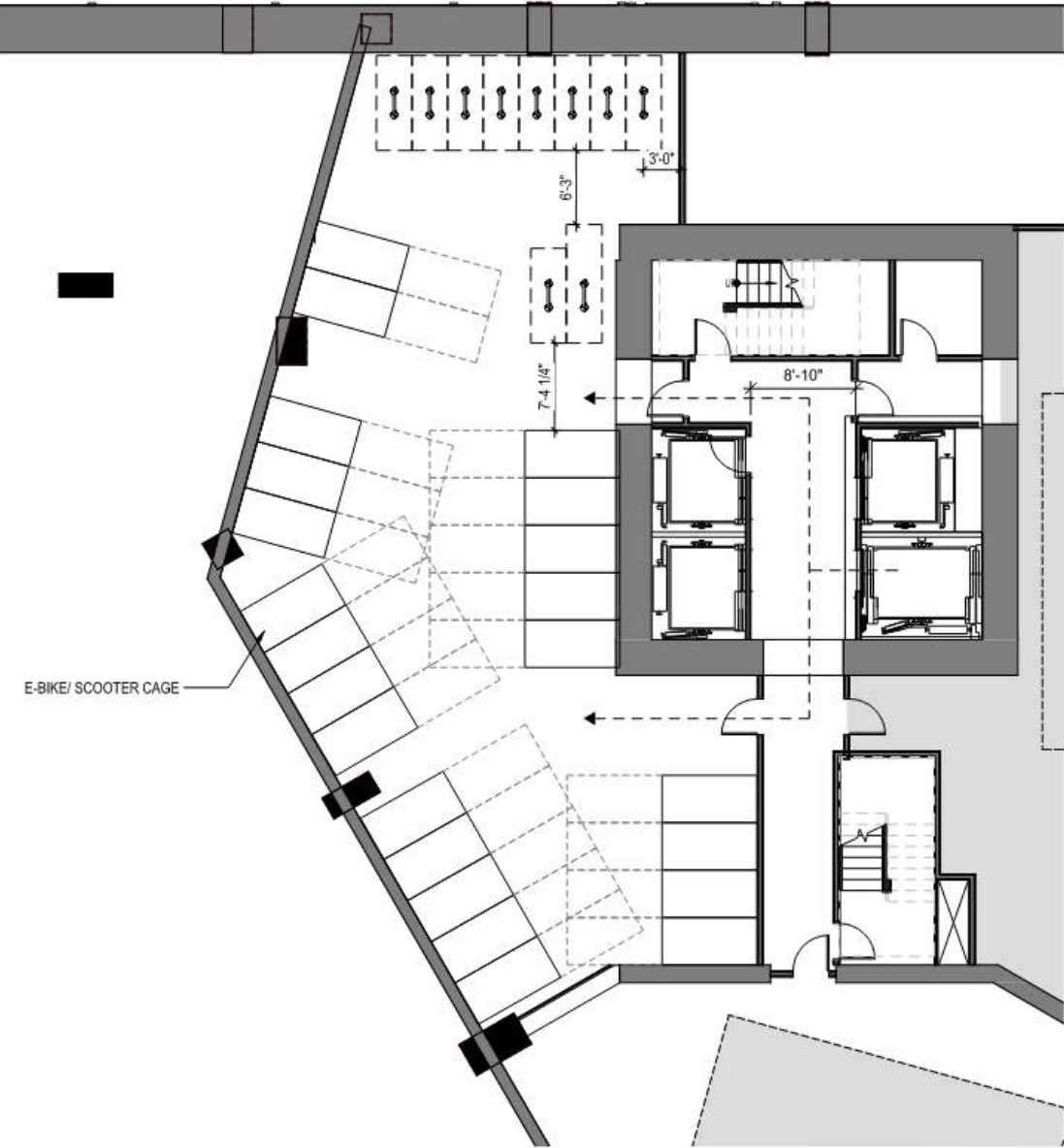
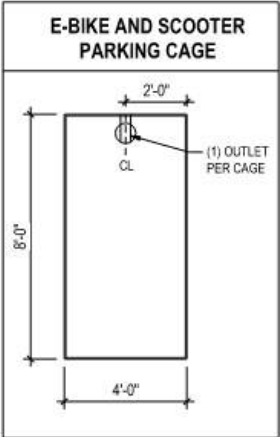


# Bicycle Parking Approach Option 4

## OPTION 4 - E-SCOOTER CAGES

Option 4:  
 20 long term spaces located in basement, conforming with Cambridge standard bike rack specification.  
 Additional area for e-bikes and scooters in secure cages with charging outlets. One bike per cage.

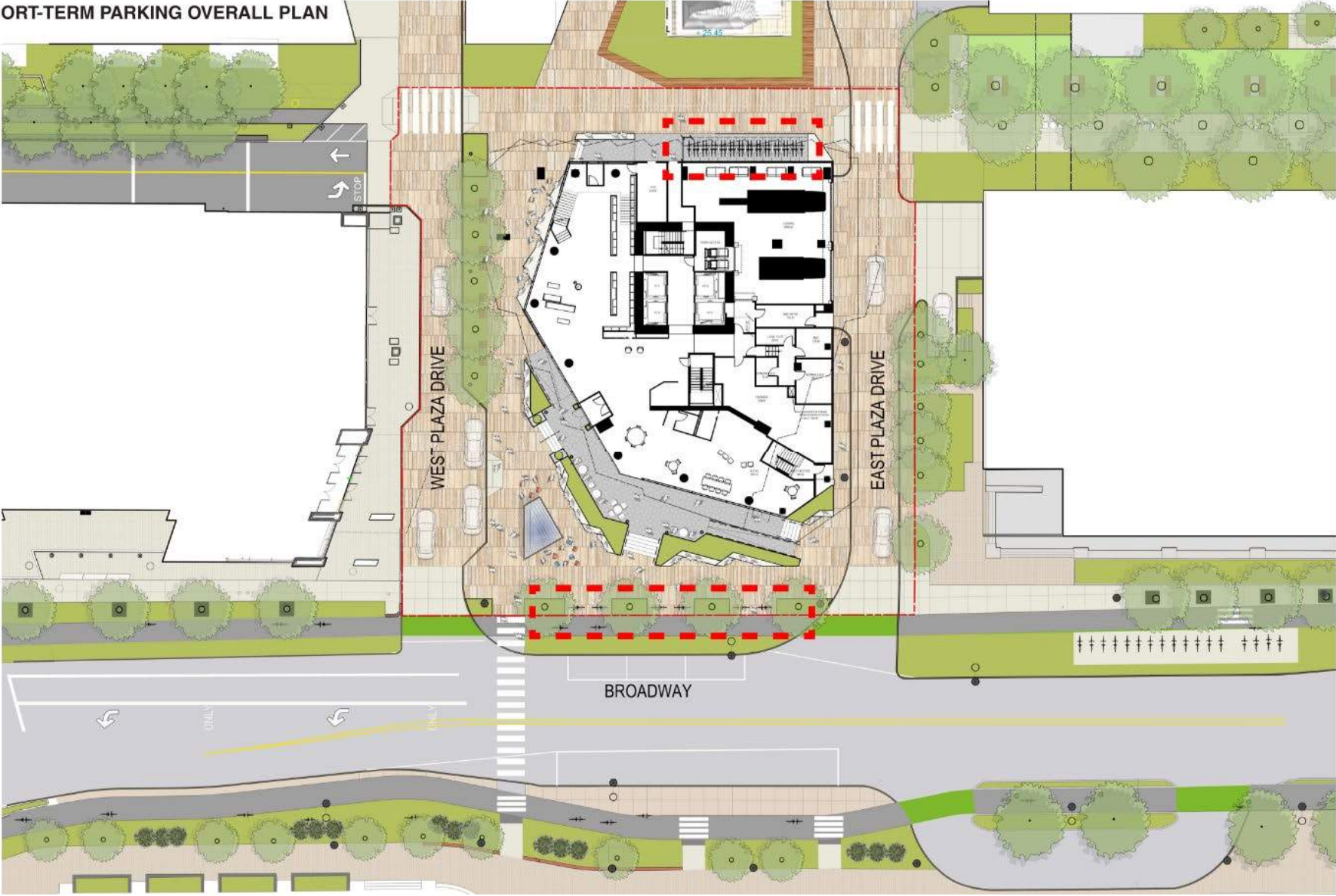
CAMBRIDGE STANDARD: 18  
 TANDEM: 2  
 E-BIKE / SCOOTER CAGE: 23  
**TOTAL: 43**





# 135 Broadway Residential Bicycle Parking Approach

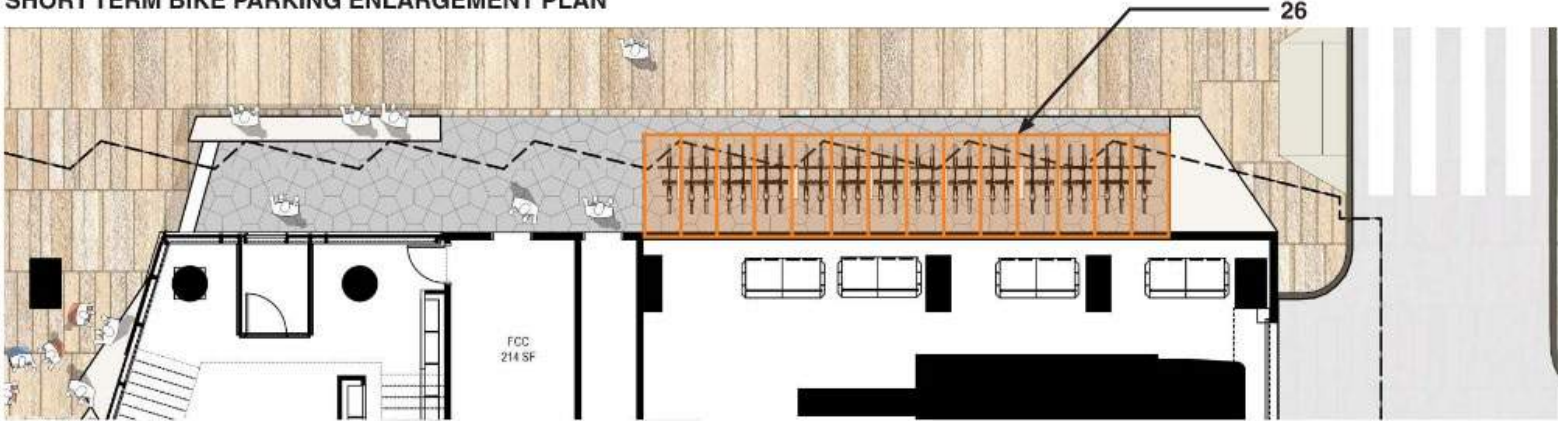
SHORT-TERM PARKING OVERALL PLAN





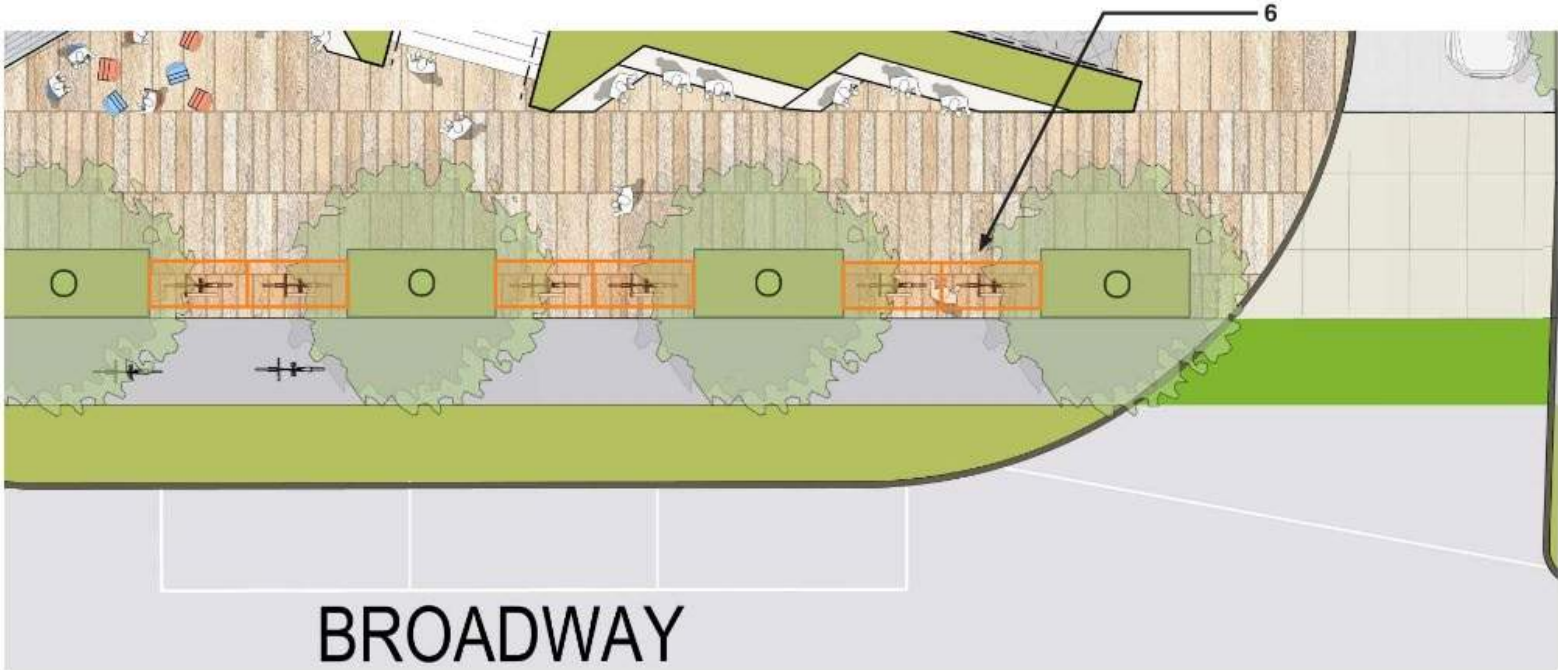
# 135 Broadway Residential Bicycle Parking Approach

SHORT TERM BIKE PARKING ENLARGEMENT PLAN



TOTAL SHORT TERM BIKE PARKING

BIKE LOCATIONS - 32

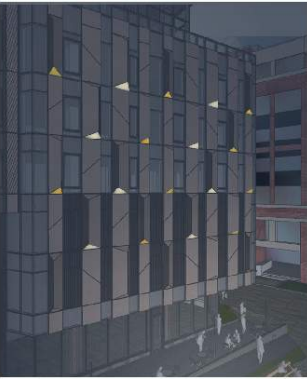




# Architectural Lighting



- 1. Tapelight integrated into soffit tiles
- 2. Bendable tape light integrated into the perimeter
- 3. Recessed downlights in soffit graze the columns and provide general ambient light
- 4. LED pods integrated into the handrails to light the stairs



## LIGHTING STRATEGY

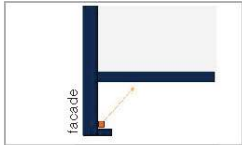
The hardware used to achieve the various lighting effects are small profile discrete LED fixtures that can be controlled and dimmed to provide the optimal luminous environment.

Tape light is hidden in various architectural details and pockets to shield the light source and minimize visible hardware.

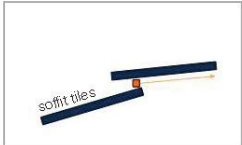
Adjustable downlights within a deep regress can be aimed at various landscape elements and the pathway below without creating glare.

The triangular niches along the East Plaza Drive and the lower facets of the podium facade prisms feature backlit LED panels to make these elements glow softly.

The faceted soffit is met with two lighting approaches-



- Marking the boundary with a soft indirect glow



- Highlighting random tiles to create a dappled, visually rich ceiling

## LIGHTING DESIGN CRITERIA

135 Broadway will become a locus of activity and gathering in Kendall Square. The lighting design will reinforce the vibrant architecture of the tower and animate the landscape via an integrated approach. Indirect lighting will highlight the main entry under the two-story soffit of faceted/angled tiles and create an iconic visual marker while discrete downlights will target landscape elements to complete the pedestrian experience.

The surrounding landscape will be selectively lit to create more intimate areas for public use while the softly glowing triangular undersides of the podium prisms will strengthen the landmark nature of the site.

- 5. Microcell downlights tucked into the perimeter to highlight the retail entry

- 6. LED panels to backlight the triangular bases of the prisms

- 7. Mullion mounted uplight to highlight the soffit covering the retail area.

- 8. Tapelight integrated into benches



The lower soffit is illuminated by two lighting approaches -

- Uplight from the upper storefront mullion highlights the retail entry
- A low brightness linear downlight with louver traces the perimeter of the podium and provides low-glare circulation lighting.



# Architectural Lighting

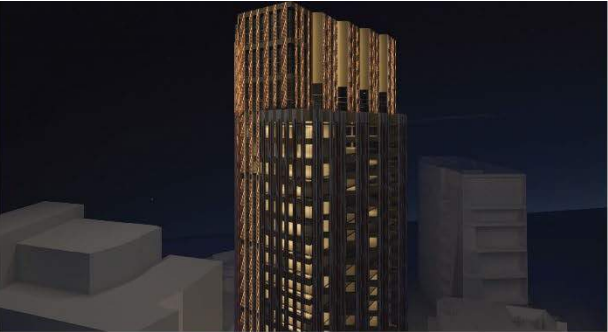


### LIGHTING DESIGN CRITERIA

The MXD residential tower with its faceted form and textured paneling will become a beacon in Kendall Square and highly visible in the Cambridge skyline.

The concept is to curate and balance an expression of verticality, without overwhelming the volume of the tower, by integrating lighting into the facade to indirectly highlight texture and geometry. Smaller scale glowing elements lower down on the podium structure will create subtle visual abstractions of the building's structure.

The design will use energy efficient, dimmable LED fixtures with carefully considered optics to ensure that no light spills into the residential units.



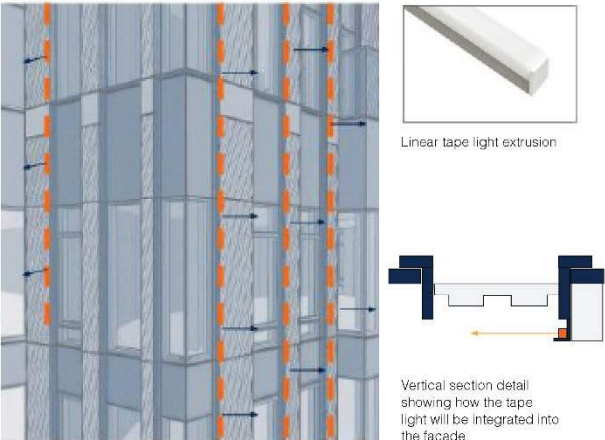
### LIGHTING DESIGN STRATEGY

Low-output, low-wattage linear tape light will be integrated within vertical architectural channels to indirectly wash light across the facade panels.

The vertical light will only fully extend down the Broadway facade to mark the main entry below and will be truncated at various lengths on the other facades to create a subtle and playful effect at night.

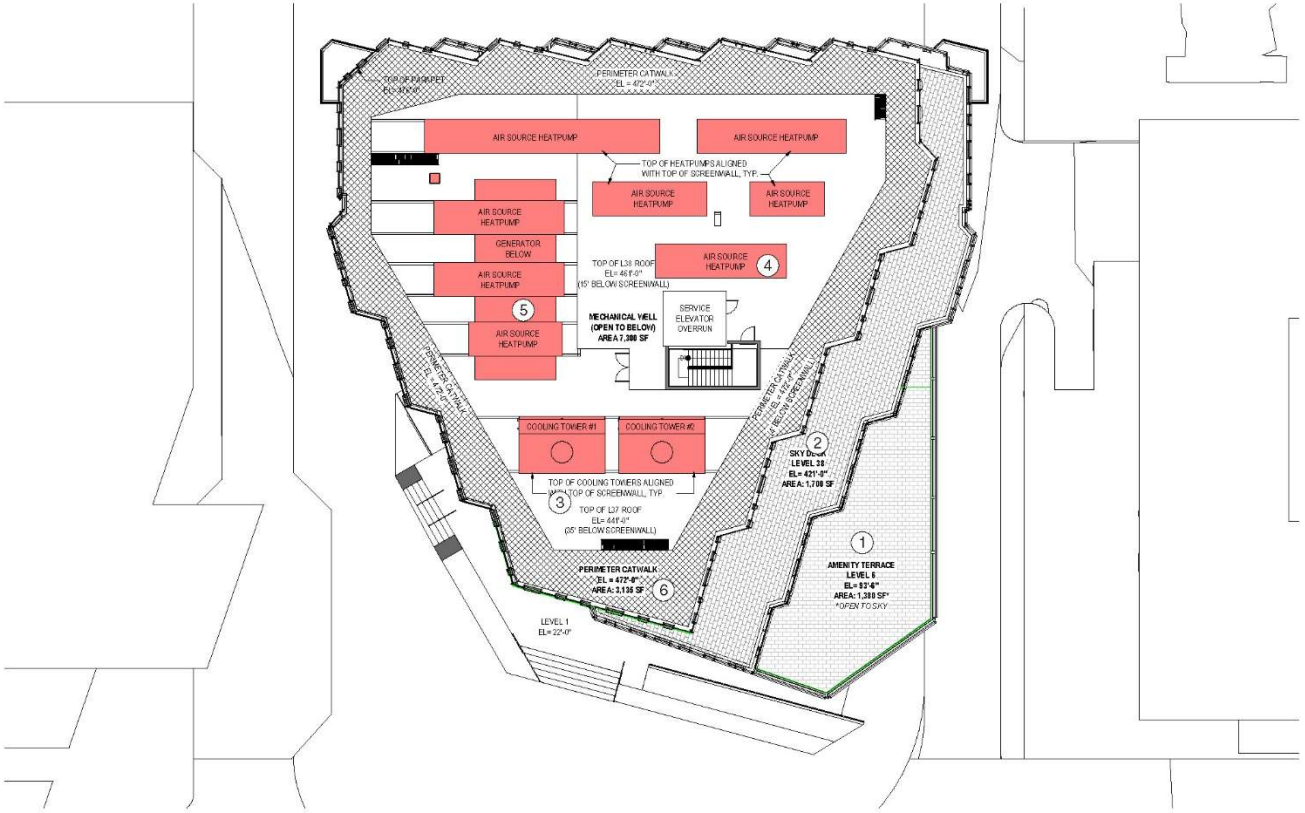


View from the intersection of Ames St and Broadway.





# Roofscape



**SOLAR READY HIGH LEVEL DETAILS:**

The 135 Broadway Residential Tower was studied for Solar Ready opportunities. Unfortunately, all roof space is occupied by either amenity terrace programming, or mechanical equipment. Point towers by nature have less roof space available, but the issue is multiplied by the mechanical equipment require for an all-electric building (see Air-Source Heatpumps).

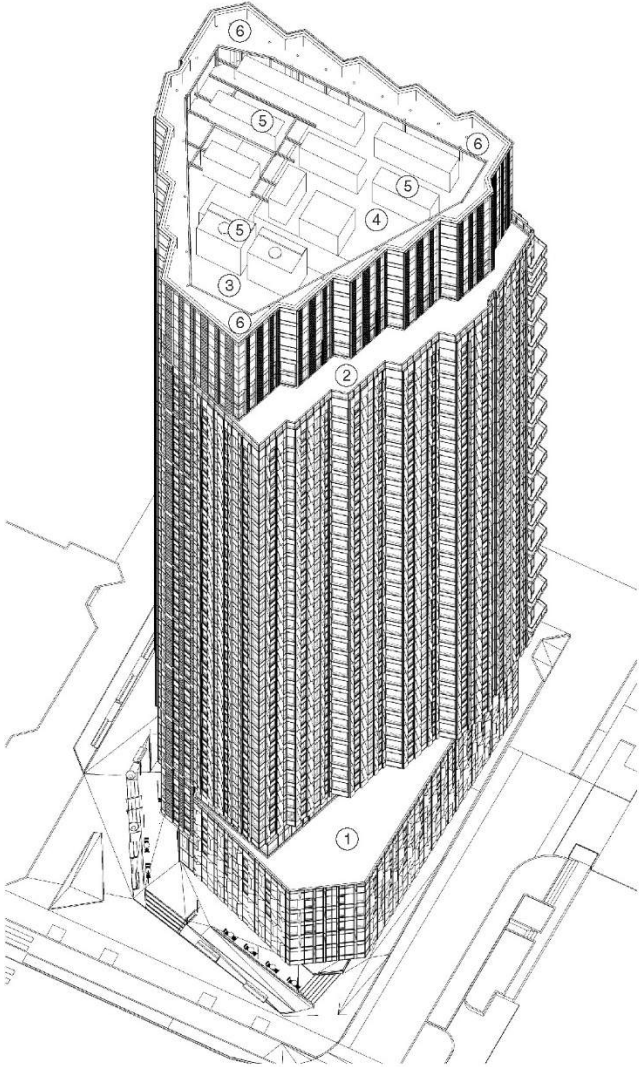
See below for listing of conflicts:

- 1. Level 6 Amenity Terrace
- 2. Level 37 Sky Deck Amenity Terrace
- 3. Level 37 Low Roof (within Mechanical Well, 15' below screen wall)
- 4. Level 38 Mid Roof (within Mechanical Well, 35' below screen wall)
- 5. Mechanical Equipment (cannot be covered, requires air flow)
- 6. Perimeter Catwalk (required for window washing, maintenance)

**ROOF AREA SUMMARY:**

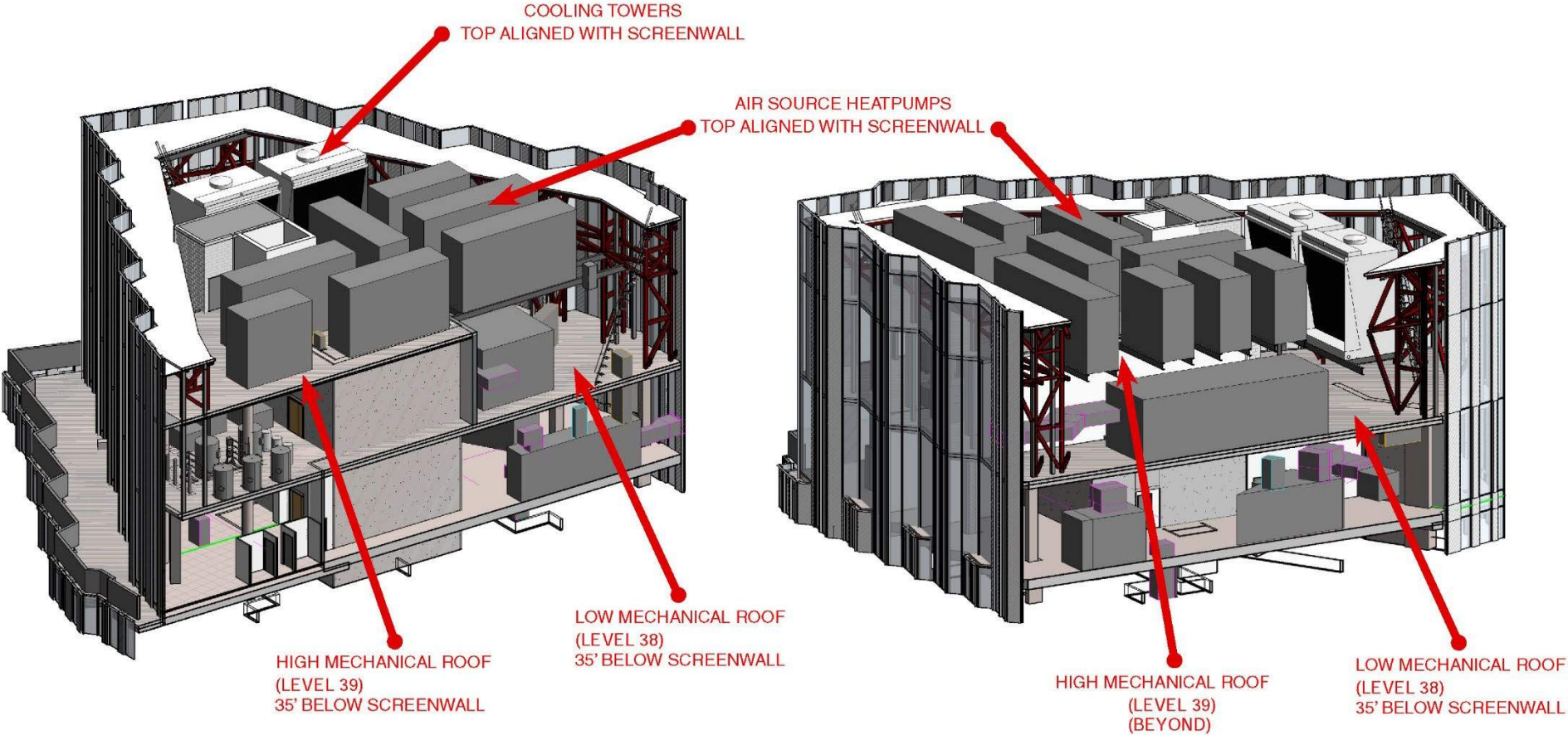
- 1. Level 6 Amenity Terrace  
1,380 SF
- 2. Level 37 Sky Deck 1,700 SF
- 3/4/5. Mechanical Well  
7,300 SF
- 6. Perimeter Catwalk  
3,135 SF
- TOTAL: 13,515 SF

See Sections next sheet





# Roofscape





# 135 Broadway Residential GFA

MXD   Residential   GFA Calculations			
DATE UPDATED: 4/7/2022			
FLOOR	F2F (ft)	GSF	GFA
		A+B+C+D+E+F+J+K +L+M+N+O+P	(A+B+C+D)- (N+O+P)
ROOF	15	0	0
38	20	4,550	0
37	20	10,872	5,290
36	15.67	12,932	11,878
35	11.167	12,932	11,878
34	11.167	12,932	11,878
33	10	12,932	11,878
32	10	12,932	11,878
31	10	12,932	11,878
30	10	12,932	11,878
29	10	12,932	11,878
28	11.167	12,932	11,878
27	10	12,932	11,878
26	10	12,932	11,878
25	10	12,932	11,878
24	10	12,932	11,878
23	10	12,932	11,878
22	10	12,932	11,878
21	10	12,932	11,878
20	10	12,932	11,878
19	11.167	12,932	11,878
18	10	12,932	11,878
17	10	12,932	11,878
16	10	12,932	11,878
15	10	12,932	11,878
14	10	12,932	11,878
13	10	12,932	11,878
12	11.167	12,932	11,878
11	10	12,932	11,878
10	10	12,932	11,878
9	10	12,932	11,878
8	10	12,932	11,878
7	10	12,932	11,878
6	16	11,480	10,213
5	13	14,023	12,551
4	10	14,023	12,551
3	10	14,023	12,551
2	21.5	10,028	2,400
1	17	10,289	7,122
B	13.83	9,489	0
<b>TOTALS:</b>	<b>454.005</b>	<b>486,737.0</b>	<b>419,018</b>
5% MIDDLE INCOME EXCLUSION 15,978			
<b>TOTAL GFA</b>		<b>403,040</b>	
Floor Area, Dwelling Unit Net:		319,559	
Middle Income Housing (5%)		15,978	
Affordable Housing (20%)		63,912	
Market Rate (75%)		239,669	
3 Bedroom requirement (5% GFA) 20,152			
Affordable share of 3 Bedss (80%): 16,122			
Mid Income share of 3 Beds (20%): 4,030			

GFA INCLUDED					GFA EXCLUSIONS							GFA EXCLUSIONS			
Residential (Corridors + Units)	Dwelling Unit Net Floor Area	Amenity	Stairs	Elevator	GFA 2.(6) MEPPF Rooms	GFA 2.(6) MEPPF Shaft	14.32.6.(2) Resi Balconies	14.32.6.(2) GFA Terrace	22.32 & 22.50 GFA Green Roof	GFA 2.(1) Loading	GFA 2.(10) Bike Room	GFA 2.(2) Parking	22.43.1 Ext. Wall Insulation	GFA 2.(6) Heat Pump	GFA 2.(6) Unit Bath Exhaust
A	AZ	B	C	D	E	F	G	H	I	J	K	L	N	O	P
			* Excluded at Mechanical Floor				* Excluded GSF	* Excluded GSF	* Excluded GSF						
0	0	0	358	424	3,699	69	0	0	0	0	0	0	0	0	0
0	0	4,635	330	391	5,361	111	0	1,674	0	0	0	0	66	0	0
11,633	9,549	0	353	424	277	245	160	0	0	0	0	0	196	130	206
11,633	9,549	0	353	424	277	245	160	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	160	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	160	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,702	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	160	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,668	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,648	0	353	424	277	245	160	0	0	0	0	0	196	130	206
11,633	9,648	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,648	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,648	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,648	0	353	424	277	245	0	0	0	0	0	0	196	130	206
11,633	9,648	0	353	424	277	245	0	0	0	0	0	0	196	130	206
0	0	9,524	353	436	214	180	0	2,900	0	0	0	0	100	0	0
12,260	9,857	0	353	436	274	198	0	0	0	0	0	0	186	126	186
12,260	9,857	0	353	436	274	198	0	0	0	0	0	0	186	126	186
12,260	9,857	0	353	436	274	198	0	0	0	0	0	0	186	126	186
0	0	1,611	353	436	7,510	118	0	0	0	0	0	0	0	0	0
0	0	6,208	478	436	1,037	38	0	0	0	2,248	0	0	0	0	0
0	0	0	383	436	5,607	29	0	0	0	0	3,032	0	0	0	0
<b>385,770</b>	<b>319,559</b>	<b>21,978</b>	<b>13,904</b>	<b>16,587</b>	<b>32,560</b>	<b>8,489</b>	<b>2,400</b>	<b>4,574</b>	<b>0</b>	<b>2,248</b>	<b>3,032</b>	<b>0</b>	<b>6,604</b>	<b>4,278</b>	<b>6,738</b>
<b>GFA UPDATE SUMMARY</b>															
Previous Exclusions:					22,027	5,071	2,400	1,674	0	0	0	0	0	1,592	4,680
Exclusions Delta:					1327	3418		705					6604	2686	2058
Previous GFA					435,815										
Current GFA					419,018										
Delta					16,797										
Check					16798		1327	3418		705			6604	2686	2058



# 135 Broadway Residential Unit Mix

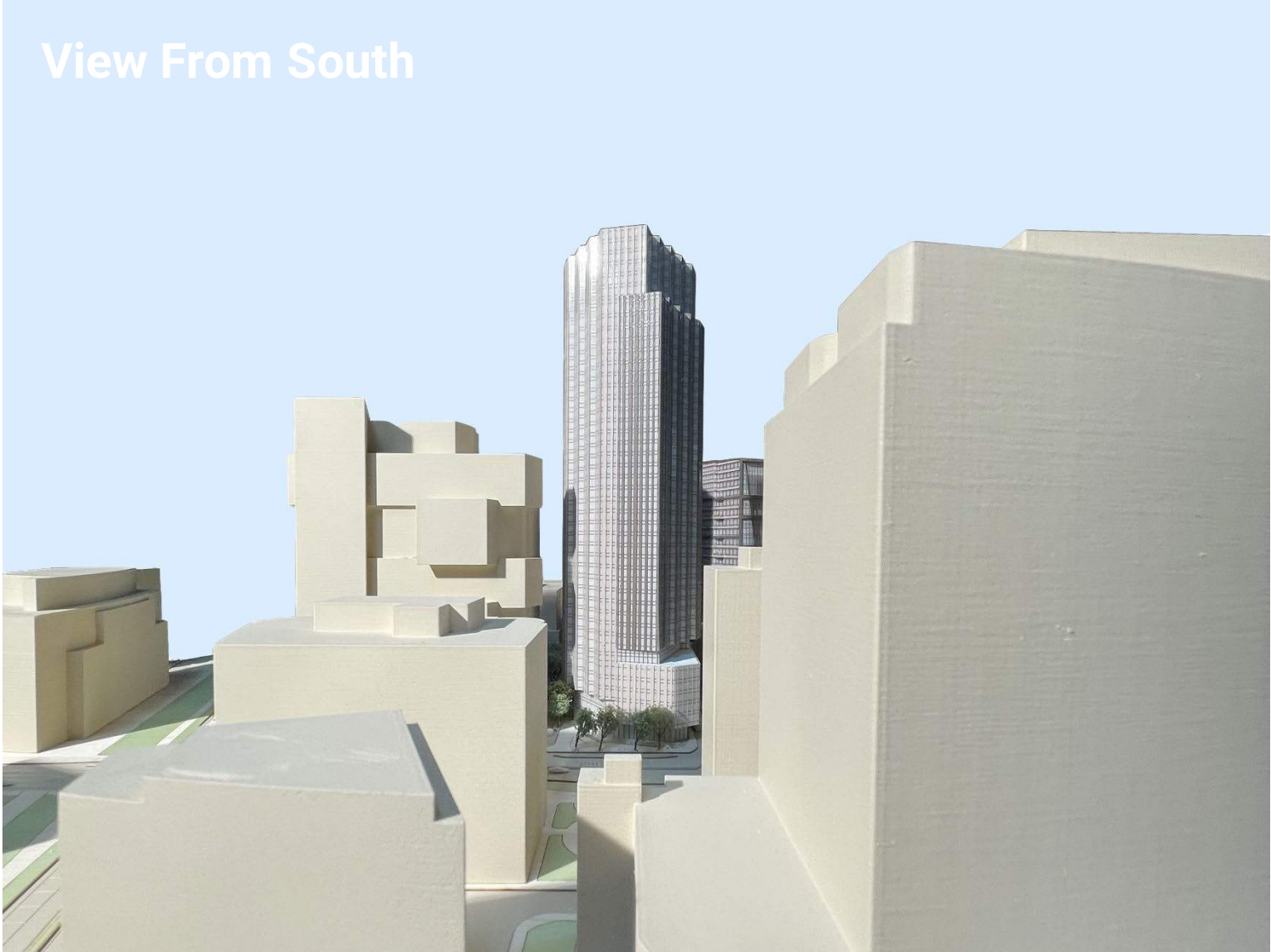
BLDG	GSF	486,737
	GFA	403,040
	DUNFA	319,559

UNIT MIX	TYPE	COUNT	DUNFA	AVG SIZE	% OF DUNFA
	3 BED	19	24,948	1,313	7.81%
	2 BED	150	134,572	897	42.11%
	1 BED	183	119,960	656	37.54%
	STUDIO	87	40,079	461	12.54%
	TOTAL	439	319,559	728	100.00%
	ADJUSTED TOTAL		294,611	TOTAL DUNFA W/O 3 BEDS	

AFFORDABLE	TYPE	% DUNFA	DUNFA	AVG SIZE	COUNT	ROUNDED	TOTAL DUNFA
	3 BED	N/A	16,122	1,313	12.3	13	17,070
	2 BED	45.7%	21,830	897	24.3	24	21,532
	1 BED	40.7%	19,459	656	29.7	29	19,010
	STUDIO	13.6%	6,501	461	14.1	14	6,449
	TOTAL	100%	63,912		80.4	80	64,061

ZONING REQ'	3 BEDROOM	20,152	AFF	16,122
	5% GFA		MID	4,030
	AFFORDABLE	63,912	3 BED	16,122
	20% DUNFA		BALANCE	47,790
	MIDDLE INCOME	15,978	3 BED	4,030
	5% DUNFA		BALANCE	11,948

MID INCOME	TYPE	% DUNFA	DUNFA	AVG SIZE	COUNT	ROUNDED	TOTAL DUNFA
	3 BED	N/A	4,030	1,313	3.1	4	5,252
	2 BED	45.7%	5,457	897	6.1	6	5,383
	1 BED	40.7%	4,865	656	7.4	6	3,933
	STUDIO	13.6%	1,625	461	3.5	4	1,843
	TOTAL	100%	15,978		20.1	20	16,411





# Context Model

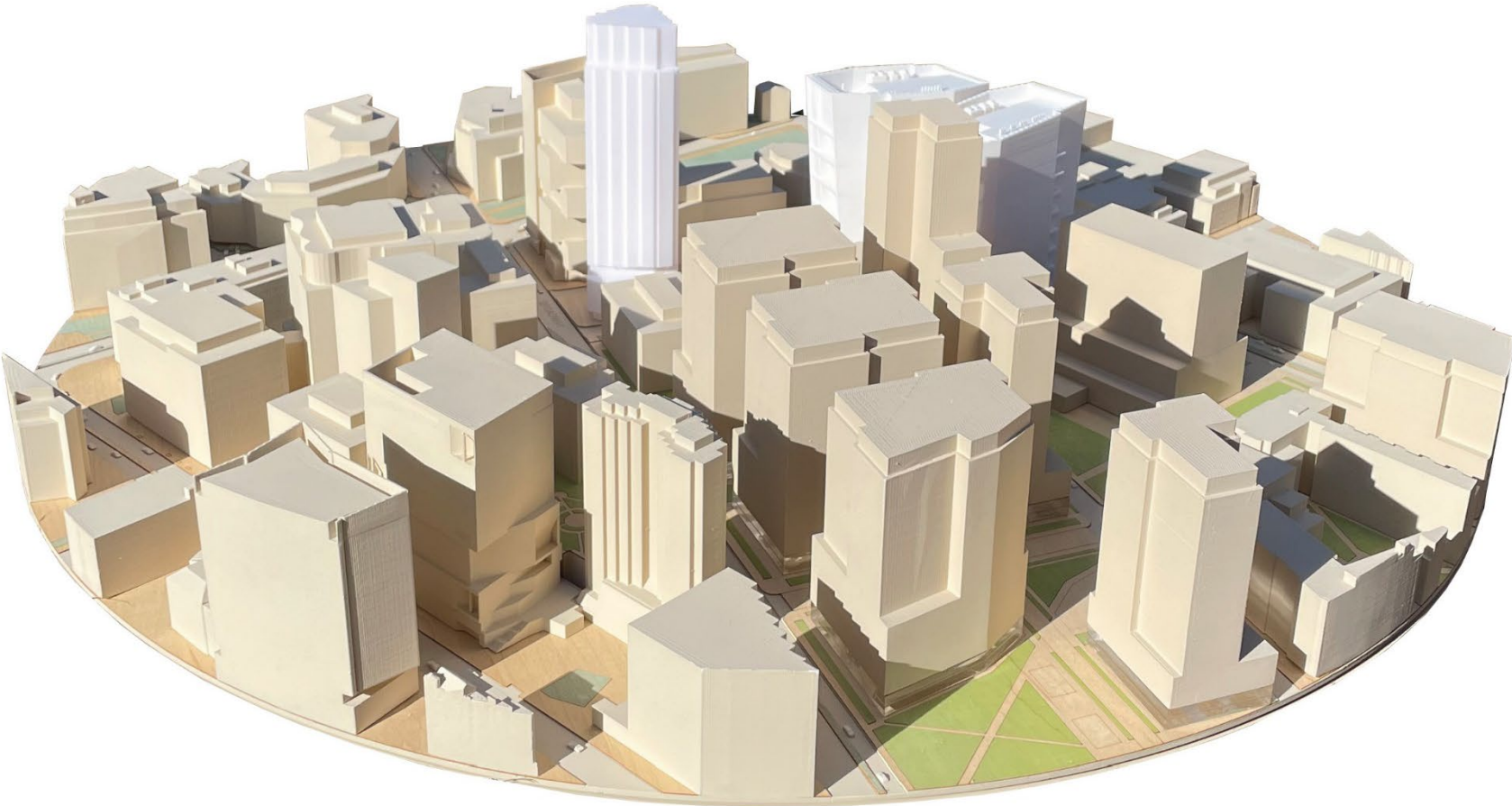
View From East



View From Southwest



# 135 Broadway Residential Project Massing Context View From East





# 135 Broadway Residential Project Massing Context View From Northeast



# 135 Broadway Residential Project Massing Context View From West





# 135 Broadway Residential Project Massing Context View From Southwest



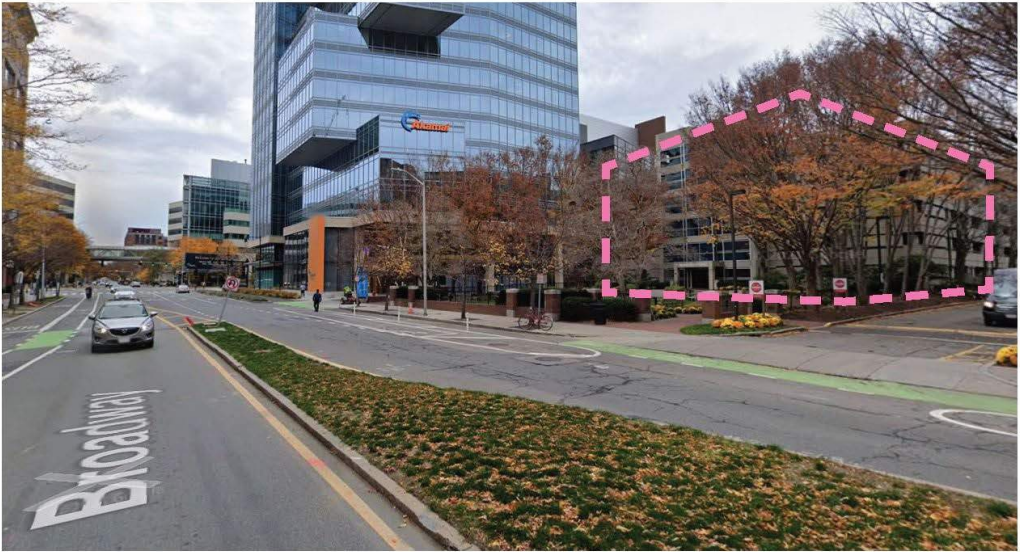
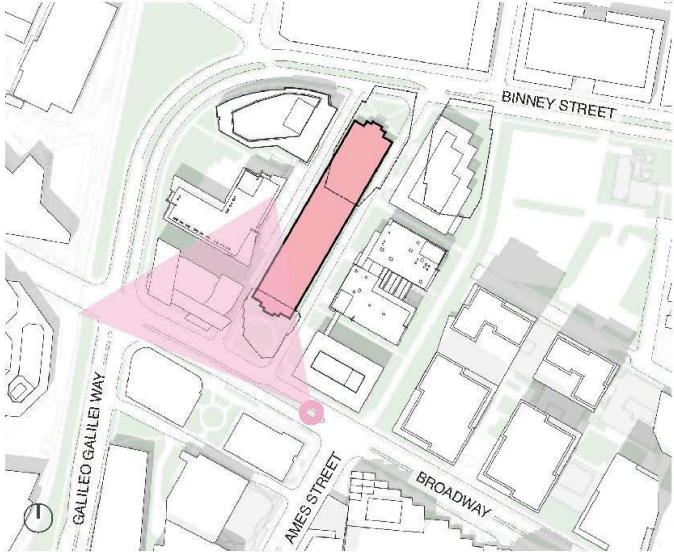
# 135 Broadway Residential Project Massing Context View From South



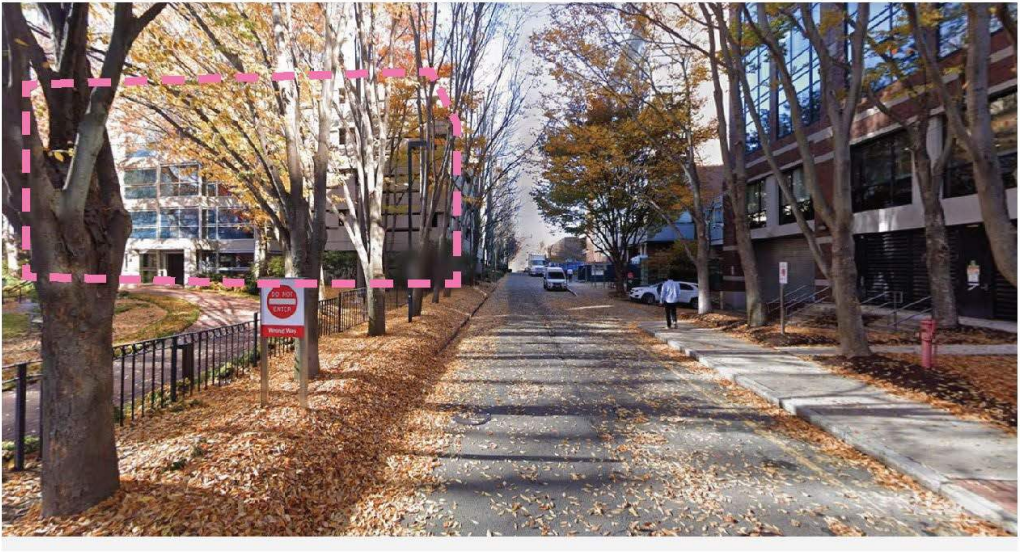
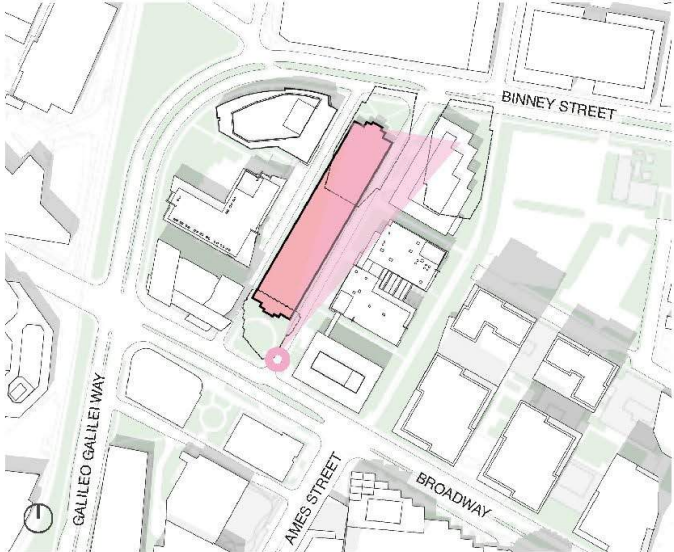


# 135 Broadway Residential Existing Conditions

KEY PLAN



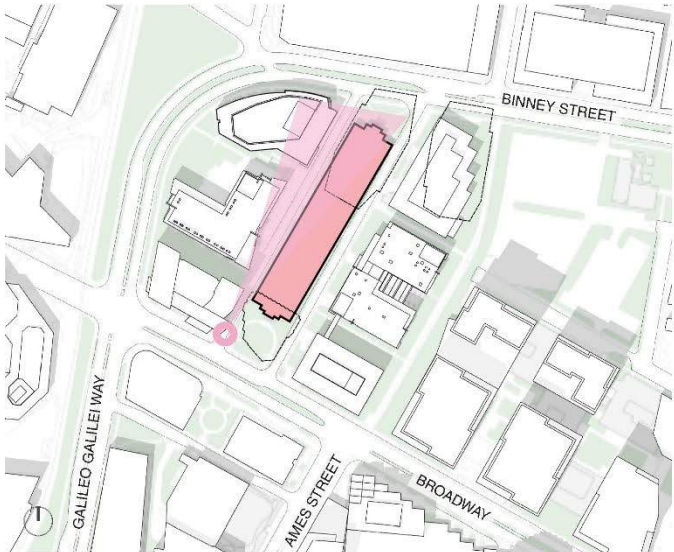
KEY PLAN



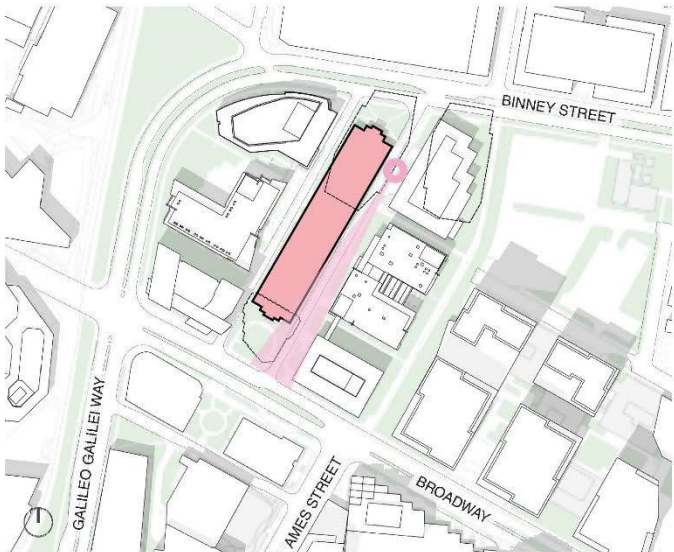


# 135 Broadway Residential Existing Conditions

KEY PLAN

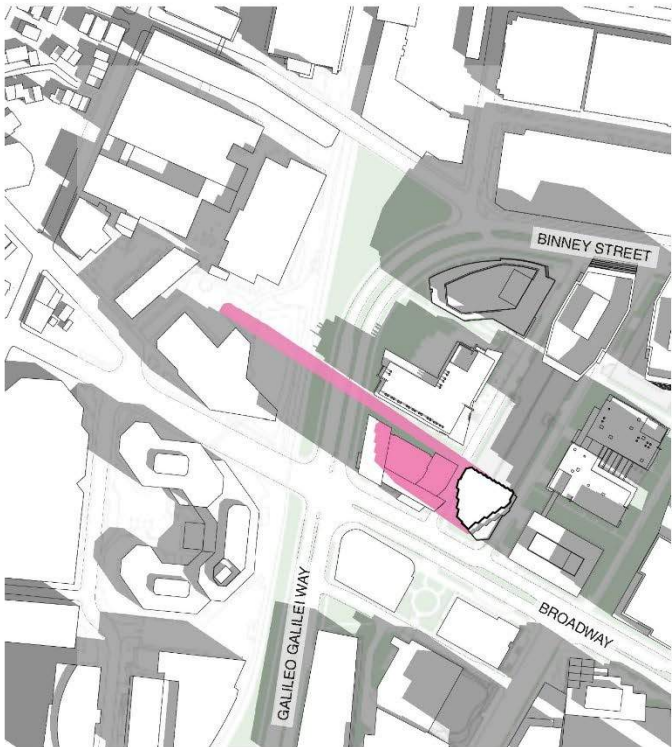


KEY PLAN

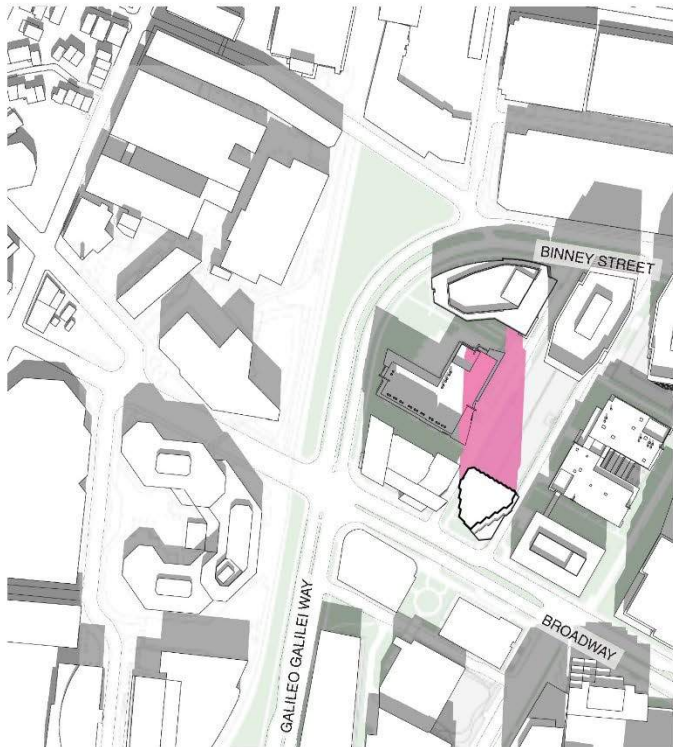




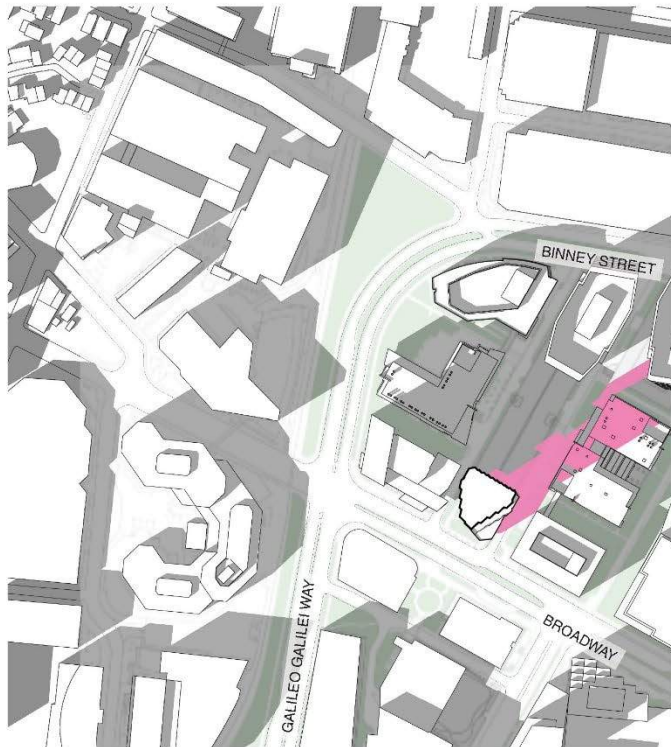
# 135 Broadway Residential Shadow Studies



MAR/SEP -9AM



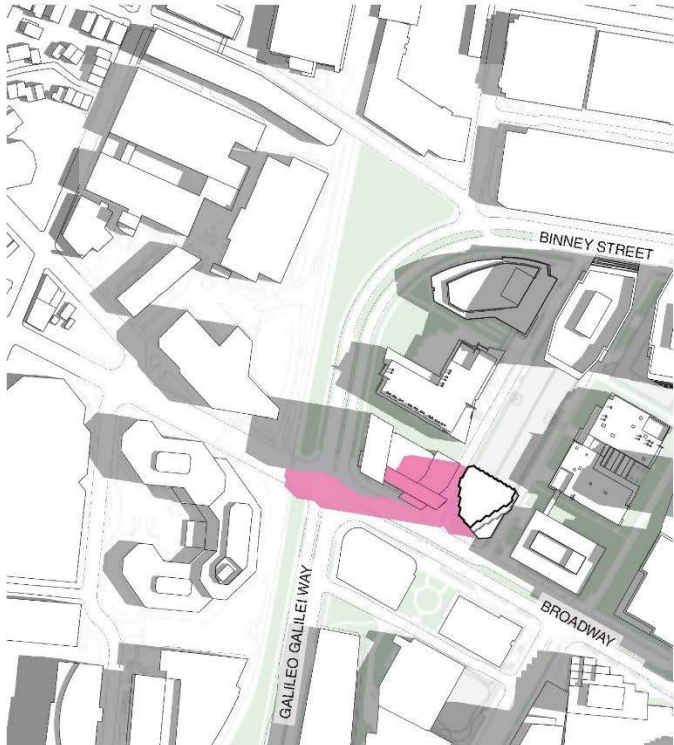
MAR/SEP -12PM



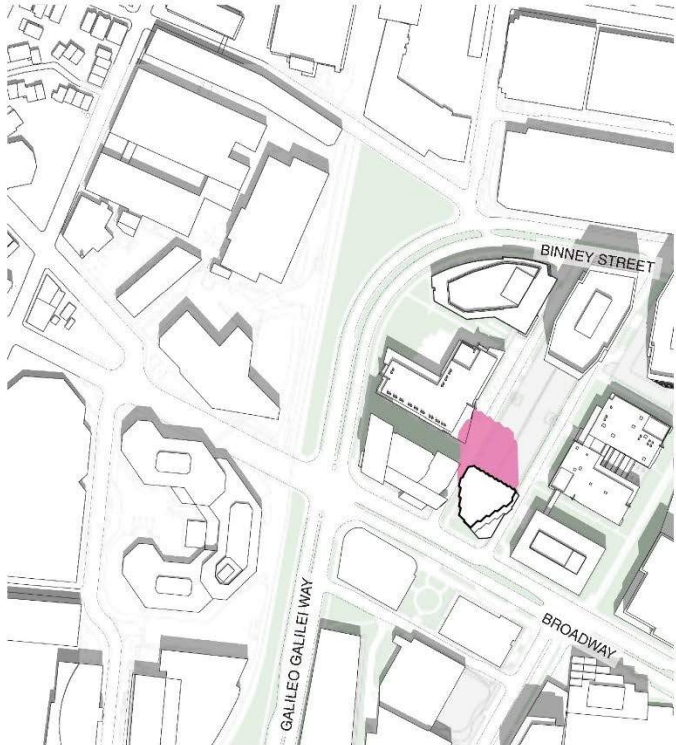
MAR/SEP -3PM

- KEY
- New Shadow
  - Existing shadow

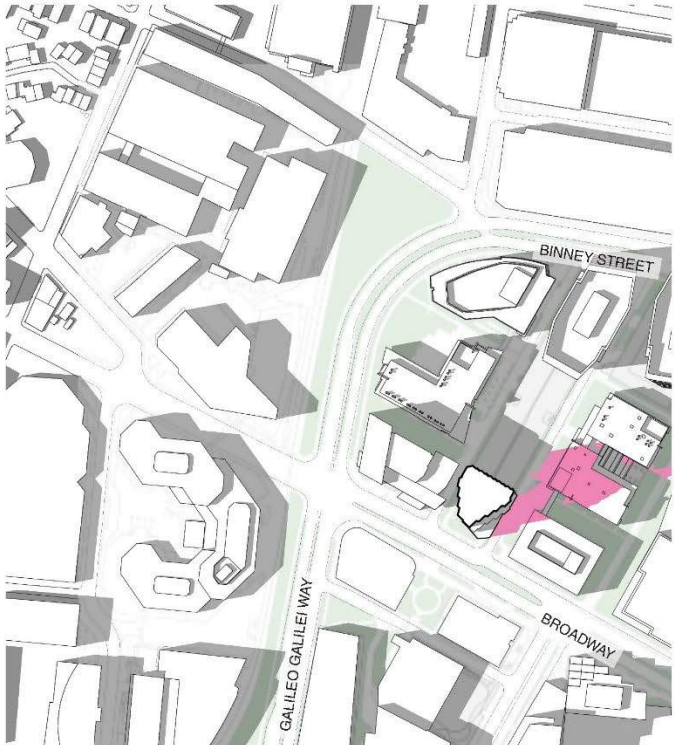
# 135 Broadway Residential Shadow Studies



JUN -9AM



JUNE -12PM



JUN -3PM

- KEY
- New Shadow
  - Existing shadow



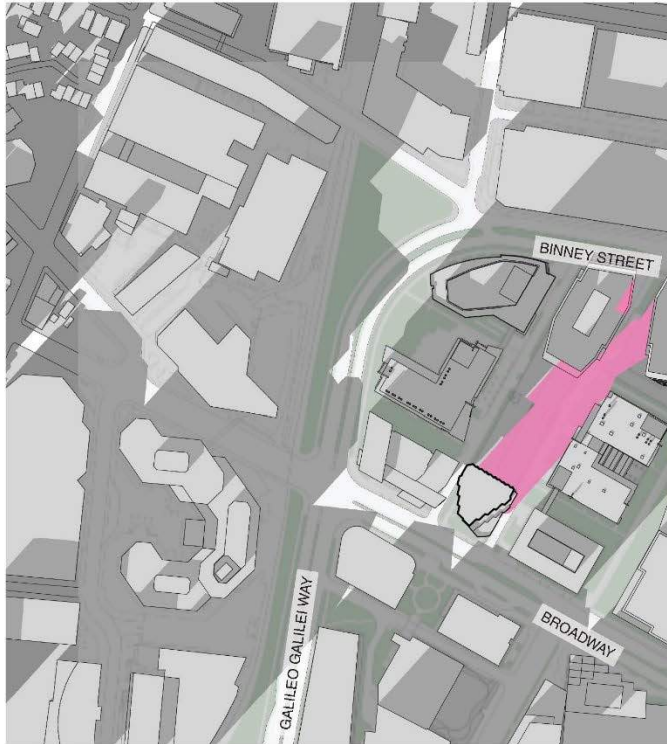
# 135 Broadway Residential Shadow Studies



DEC -9AM



DEC -12PM



DEC -3PM

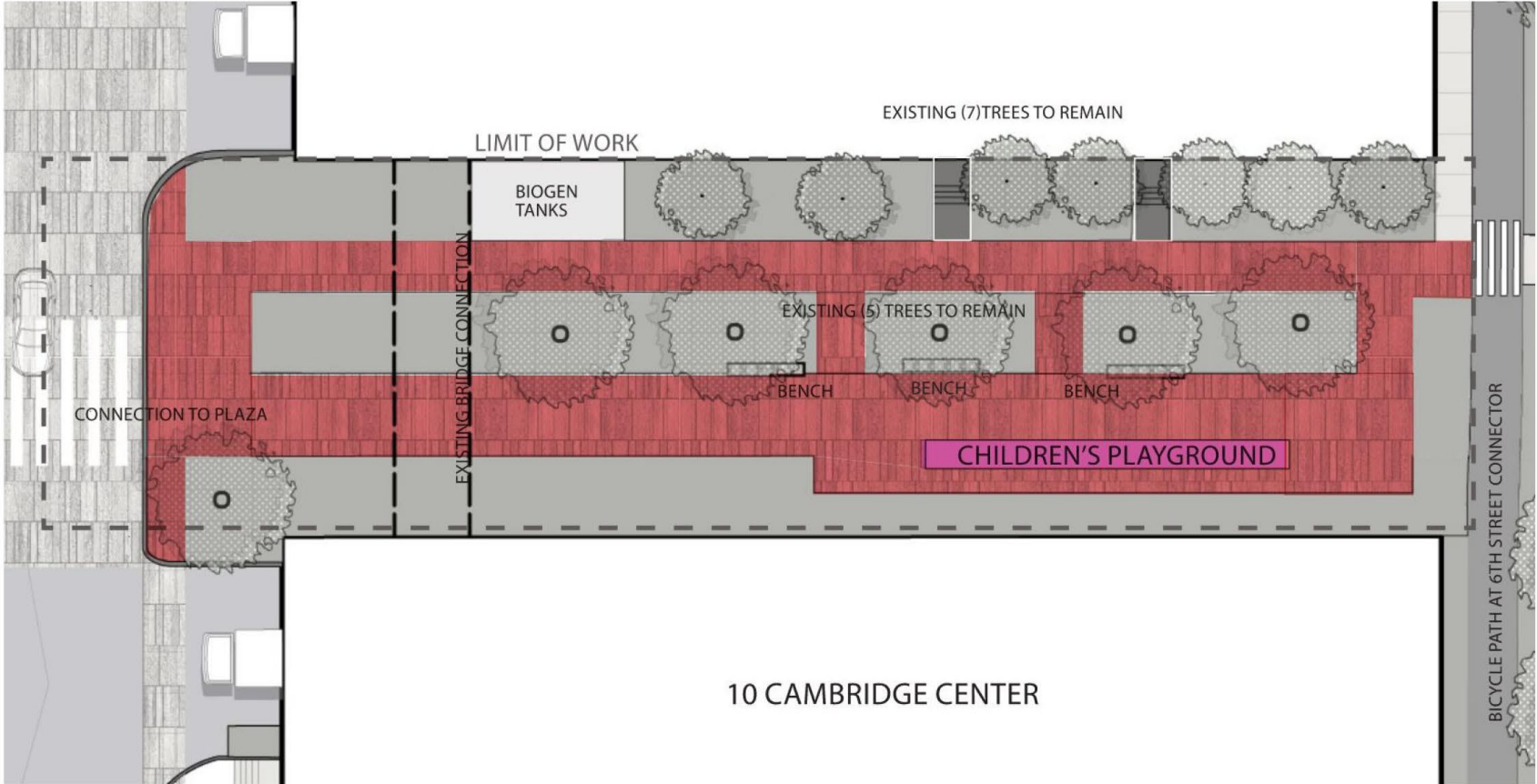
- KEY
- New Shadow
  - Existing shadow

# Connector Site Plan Hardscape

**NOTES:**

- 1) PLAY STRUCTURE TO BE CONFIRMED WITH EXISTING UTILITIES RELATED TO FOUNDATIONS
- 2) NEW SIDEWALKS TO BE INSTALLED WHILE MAKING MINIMUM IMPACTS TO EXISTING TREES.
- 3) PLAY STRUCTURE IS AN EXTENSION OF CHILDREN'S PLAY AT THE VOLPE SITE.

12 CAMBRIDGE CENTER



**LEGEND**

- TYPE I - CAST IN PLACE CONCRETE TO REMAIN OR BE REPLACED
- TYPE II - PAVING CONCRETE PAVERS
- TYPE III - CHILDREN'S PLAY SURFACE BELOW STRUCTURE (PER RECOMMENDATION FROM PLAY MANUFACTURER)

10 CAMBRIDGE CENTER

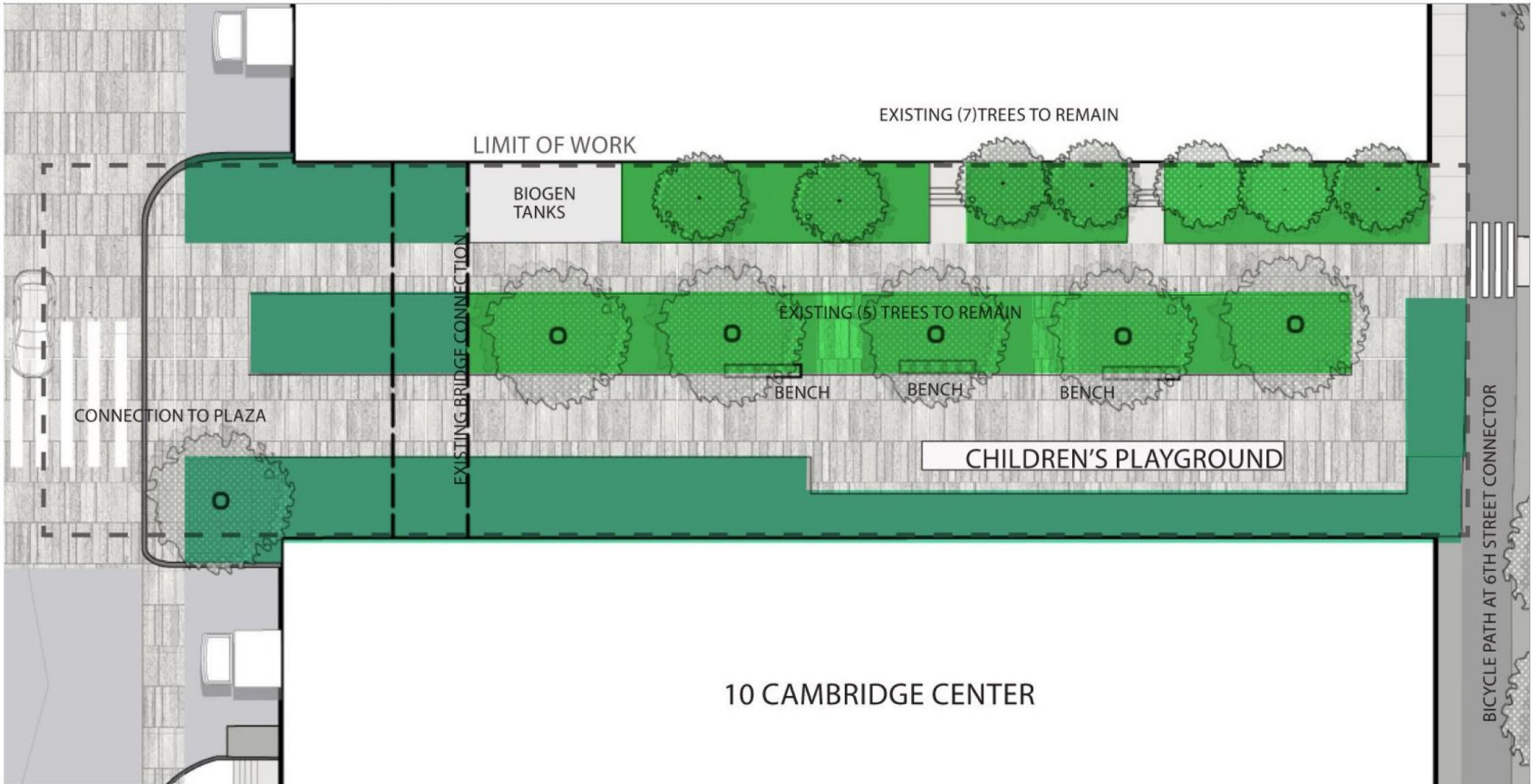


# Connector Site Plan Planting

NOTES:

- 1) PLAY STRUCTURE TO BE CONFIRMED WITH EXISTING UTILITIES RELATED TO FOUNDATIONS
- 2) NEW SIDEWALKS TO BE INSTALLED WHILE MAKING MINIMUM IMPACTS TO EXISTING TREES.
- 3) PLAY STRUCTURE IS AN EXTENSION OF CHILDREN'S PLAY AT THE VOLPE SITE.

12 CAMBRIDGE CENTER



LEGEND

- TYPE I - INFILL SHRUB PLANTING AT GRADE WITH EXISTING ROOTS
- TYPE II- SHRUB PLANTING AT GRADE

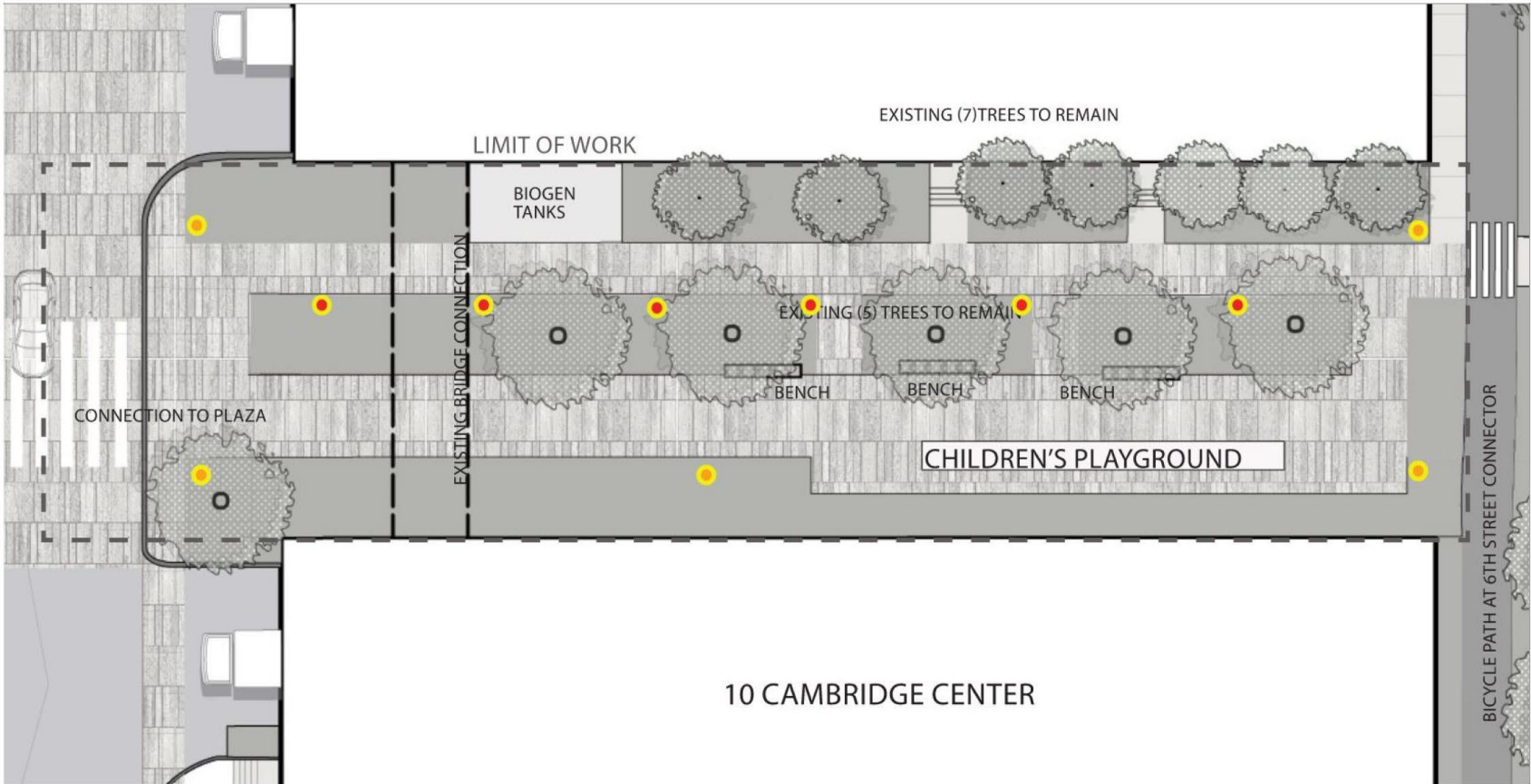
10 CAMBRIDGE CENTER

# Connector Site Plan Lighting

## SITE PLAN - LIGHTING

- NOTES:
- 1) PLAY STRUCTURE TO BE CONFIRMED WITH EXISTING UTILITIES RELATED TO FOUNDATIONS
  - 2) NEW SIDEWALKS TO BE INSTALLED WHILE MAKING MINIMUM IMPACTS TO EXISTING TREES.
  - 3) PLAY STRUCTURE IS AN EXTENSION OF CHILDREN'S PLAY AT THE VOLPE SITE.

12 CAMBRIDGE CENTER



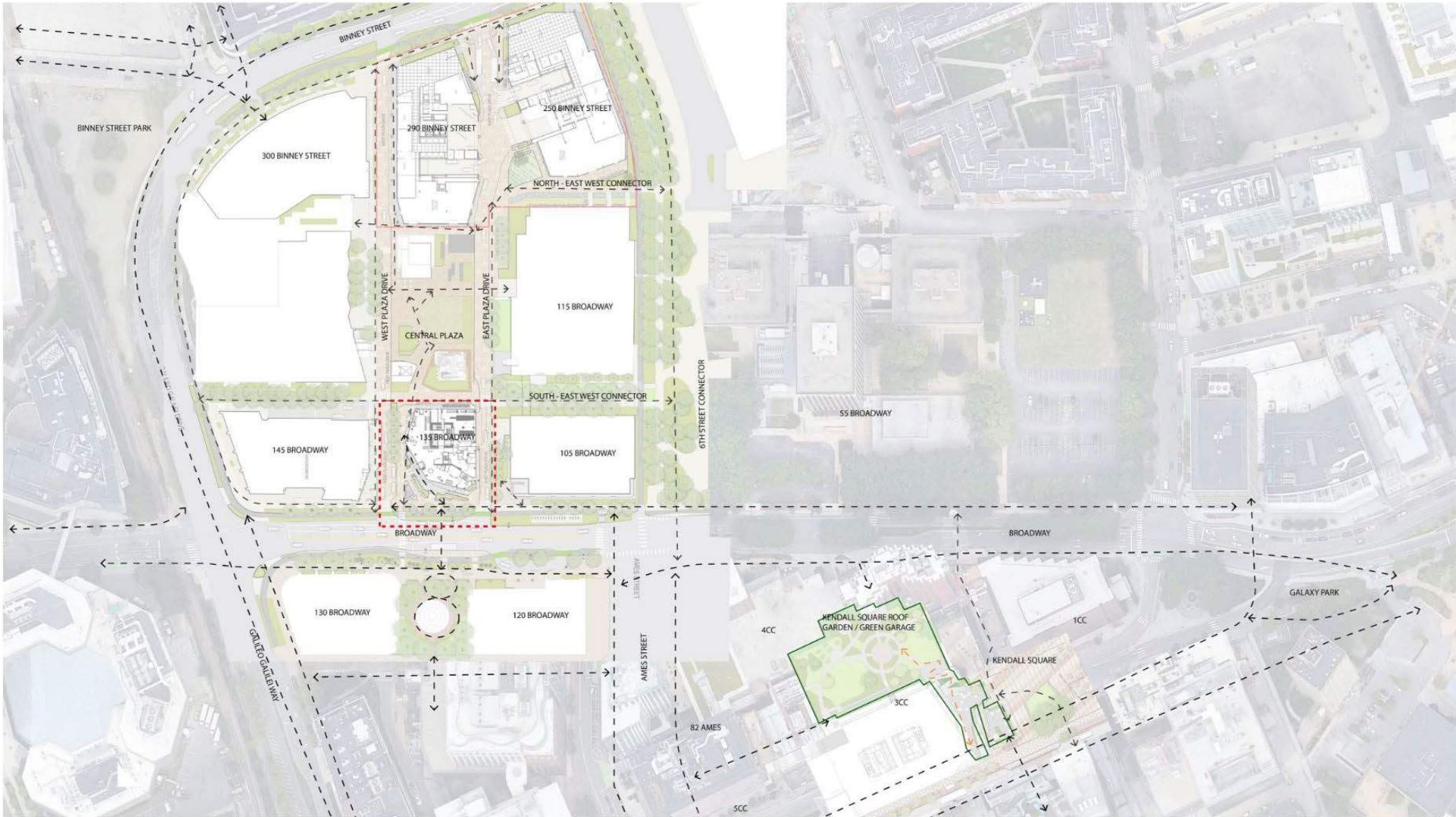
### LEGEND

- TYPE I- EXISTING BOLLARD LOCATION WITH NEW FIXTURE
- TYPE II- MULTIPLE FIXTURE PEDESTRIAN LIGHTING

10 CAMBRIDGE CENTER

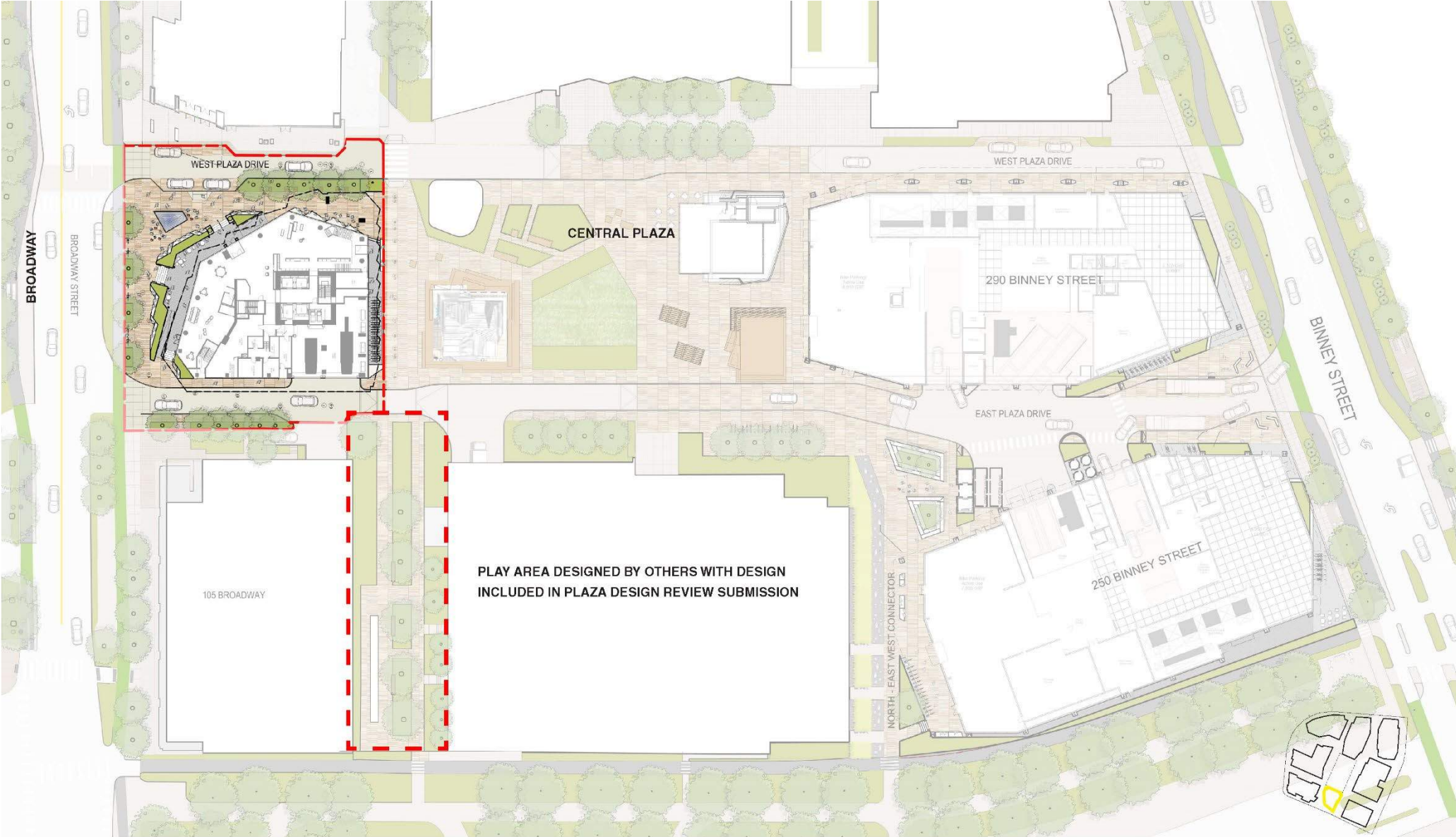


# Project Context





# Open Space Overview





# Site Access Points Bicycles & Vehicular

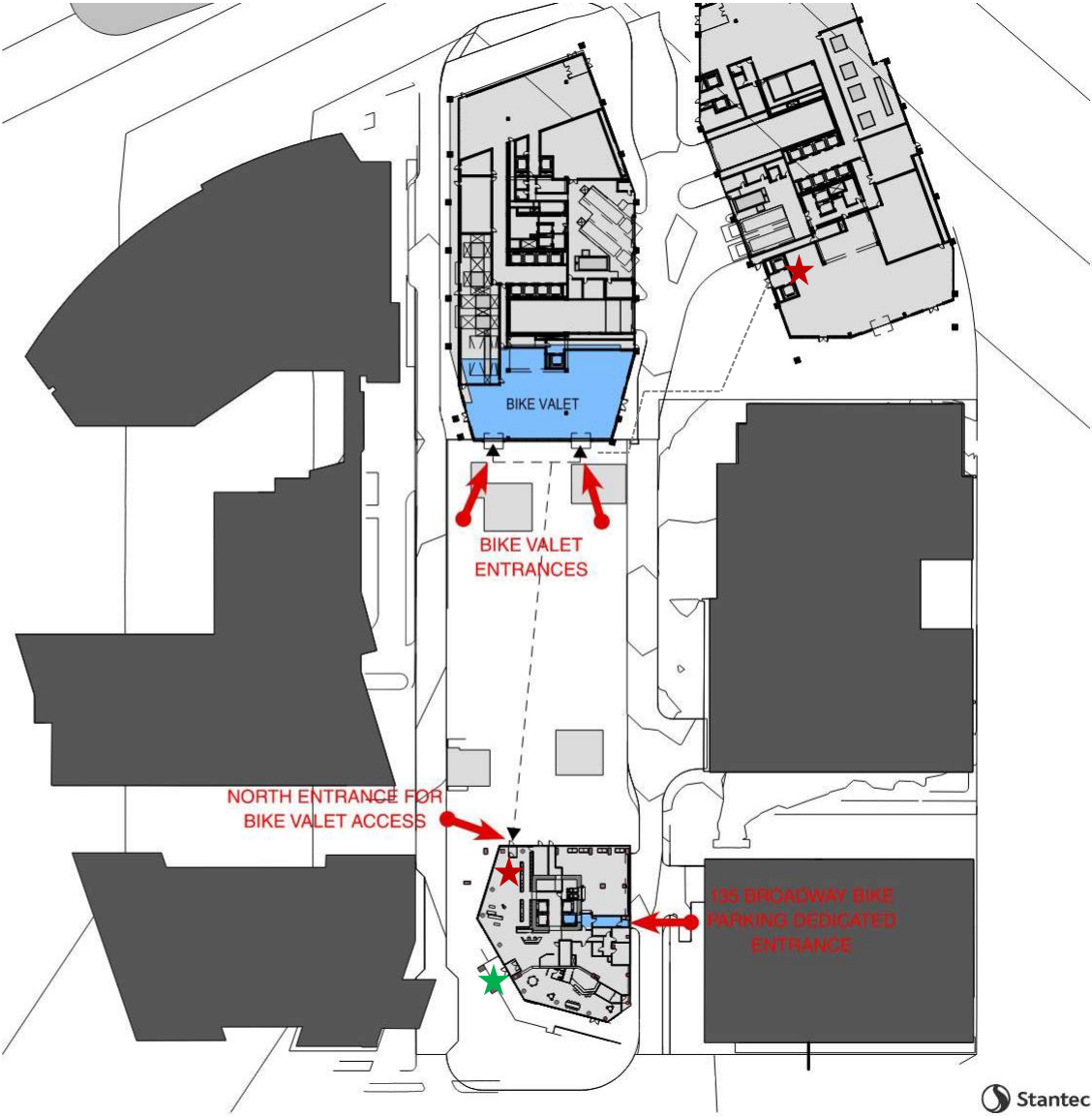
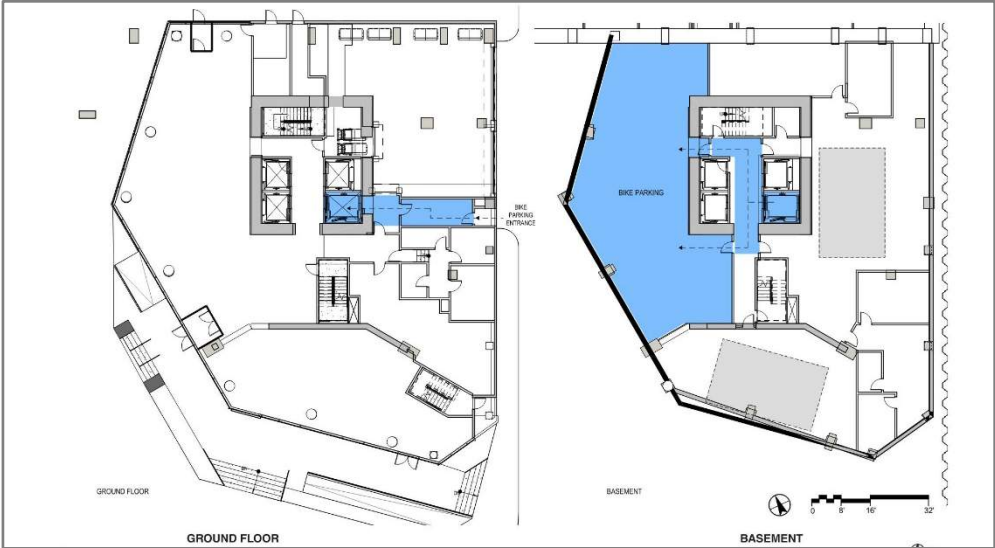
**Bike Parking Approach:**

Bike parking for residents will be achieved through a combination of methods in an effort to keep building areas active and to provide a variety of accommodations to suit bicyclists' varying preferences.

On the north side of the plaza will be a Bike Valet, offered to residents of 135 Broadway, as well office employees and the public. The operations of which are explained on the next page.

Within 135 Broadway will be accommodations for 204 bicycles, around 43% of the bike parking requirements. These will be provided through a mix of Cambridge compliant bike racks and spaces, along with a mix of high-density racks.

The mix of parking locations and types will provide residents with the options to suit their needs, as some may prefer the convenience of having their bike stored and in a managed valet setting, while others may prefer to have it closer inside the building.





# Thank You

**CRA / CDD Board Meeting April 12, 2022**

