

MXD CENTER PLAZA

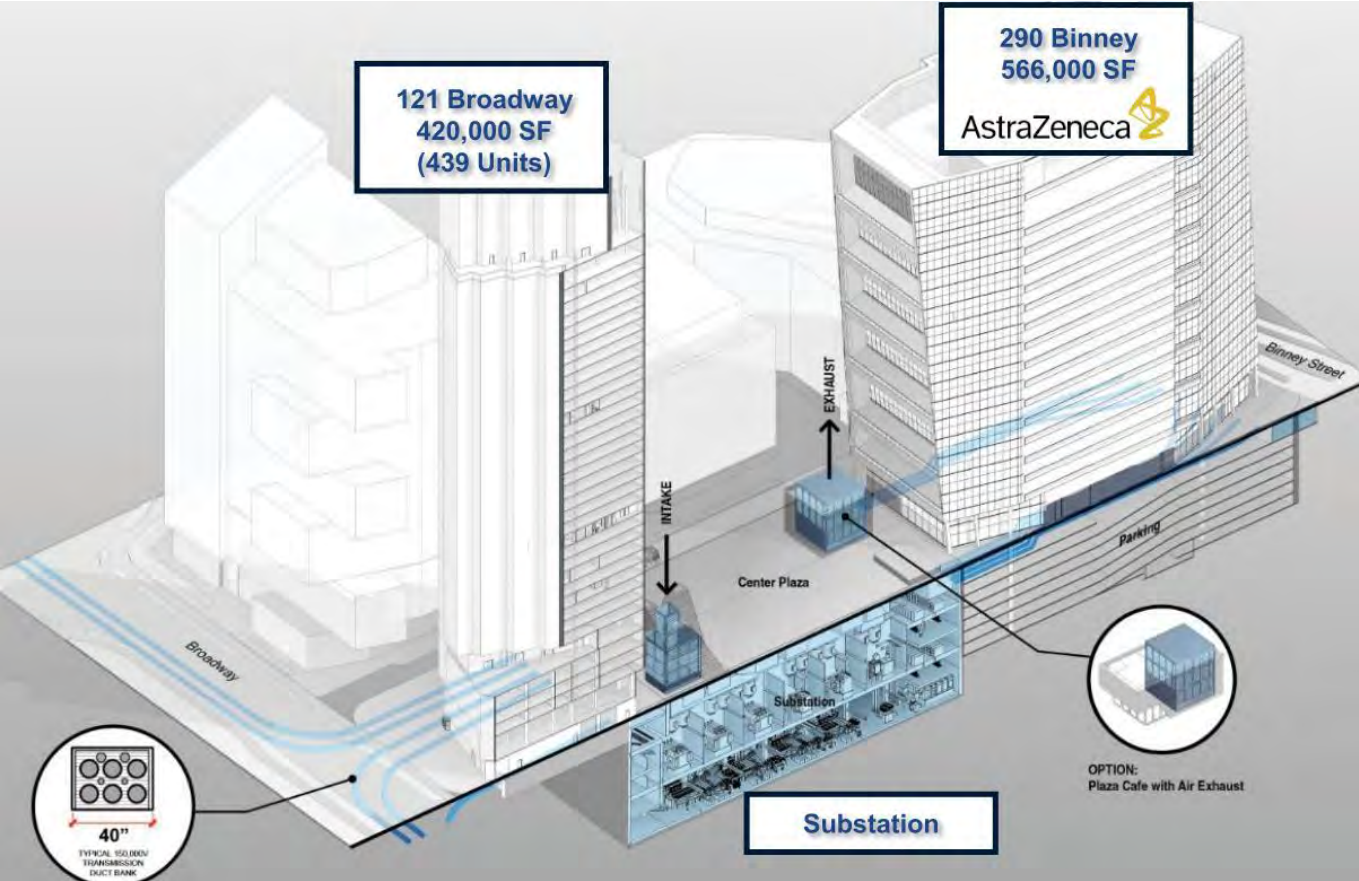
CRA/CDD Update

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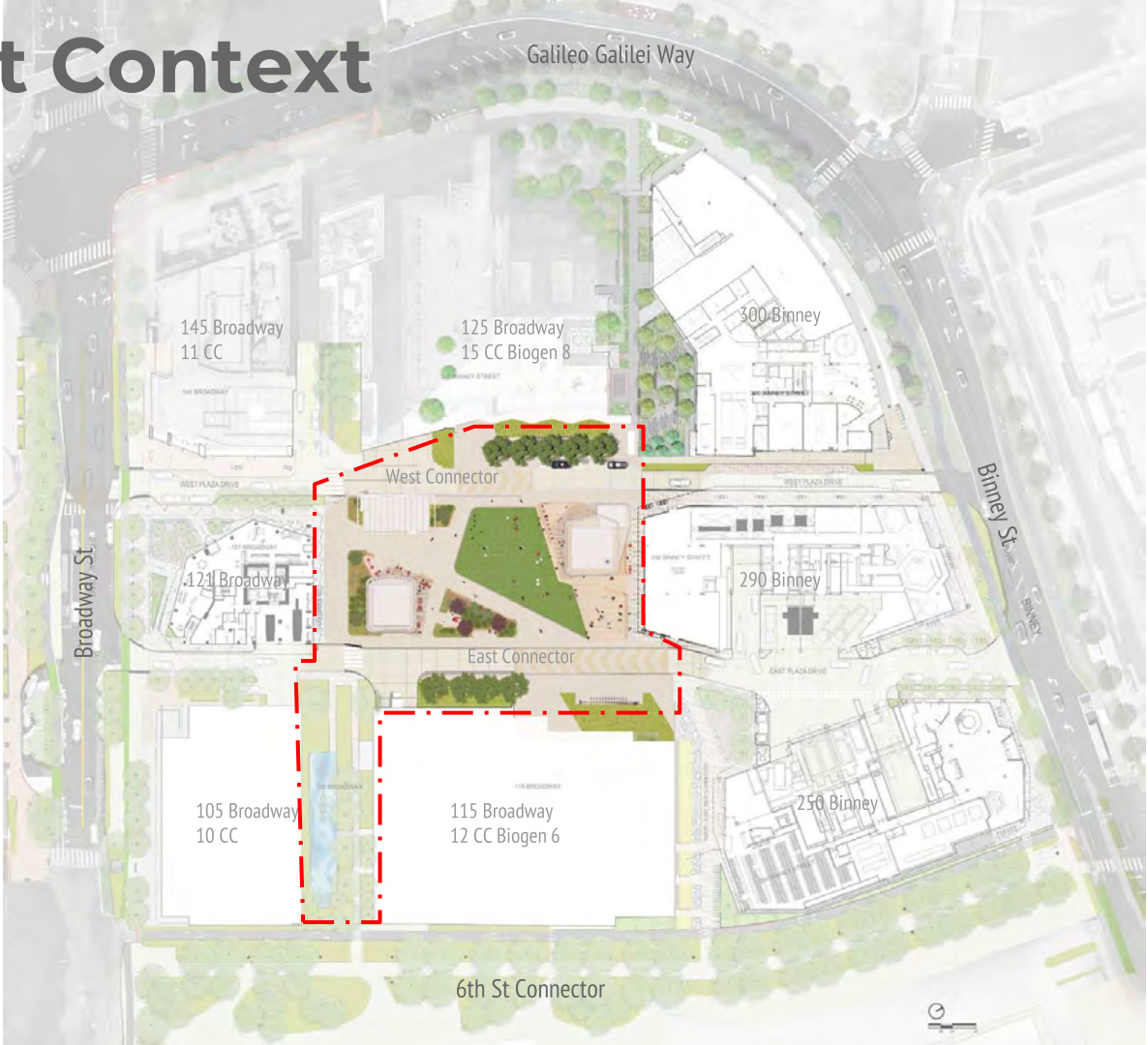
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Project Context



Project Context

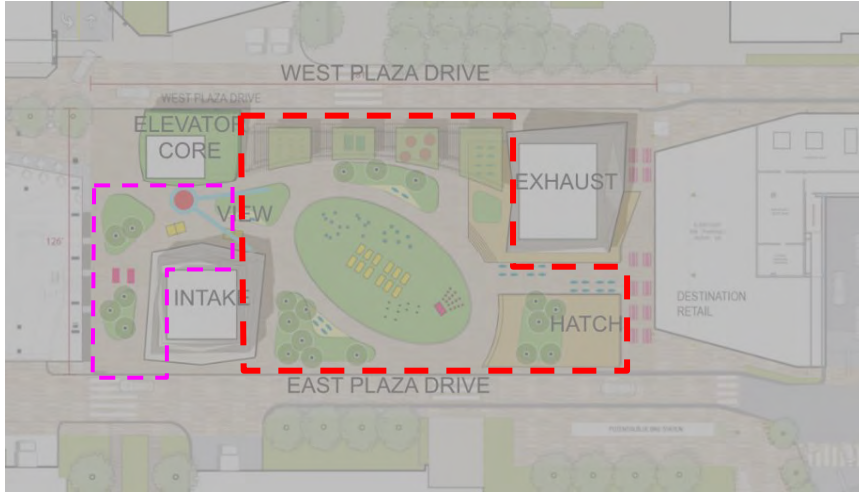


MXD Center Plaza

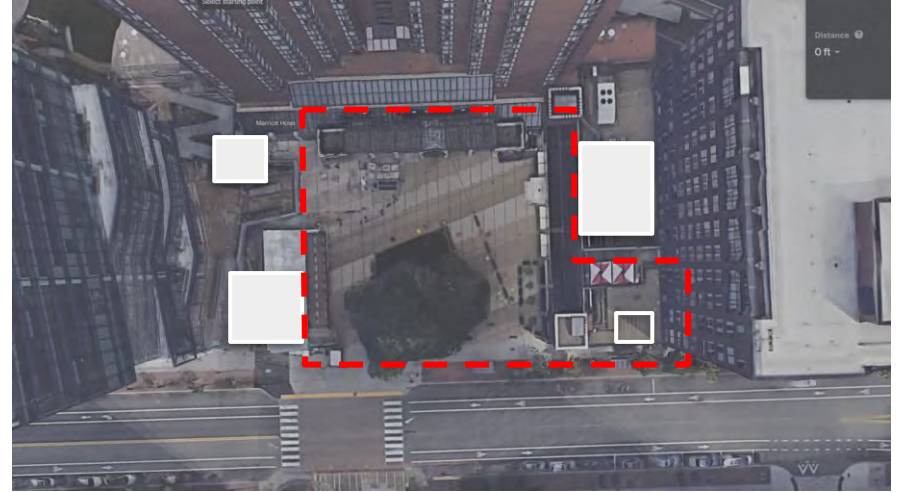
Constraints and Studies

Analysis: Scale Comparison

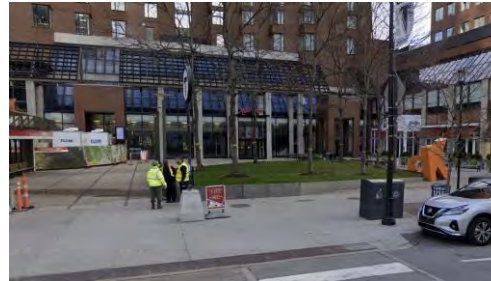
Urban Wild option



Kendall Square

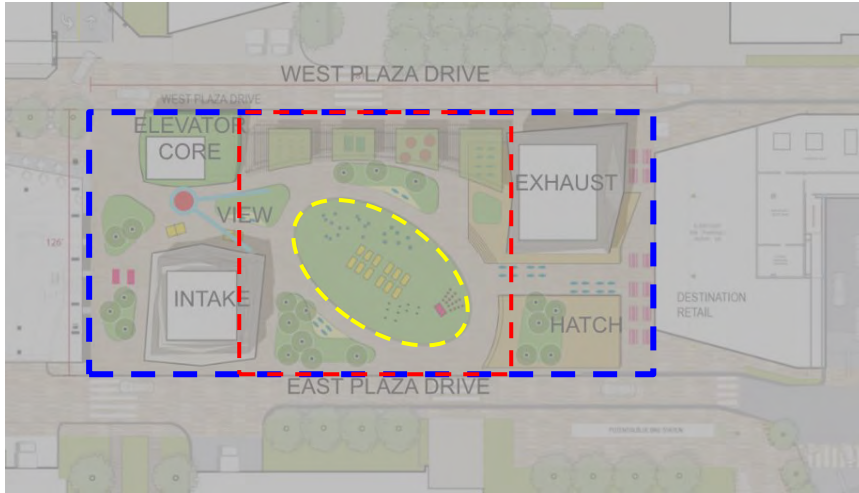


Elevated planter separates space creating feeling of plaza enclosure

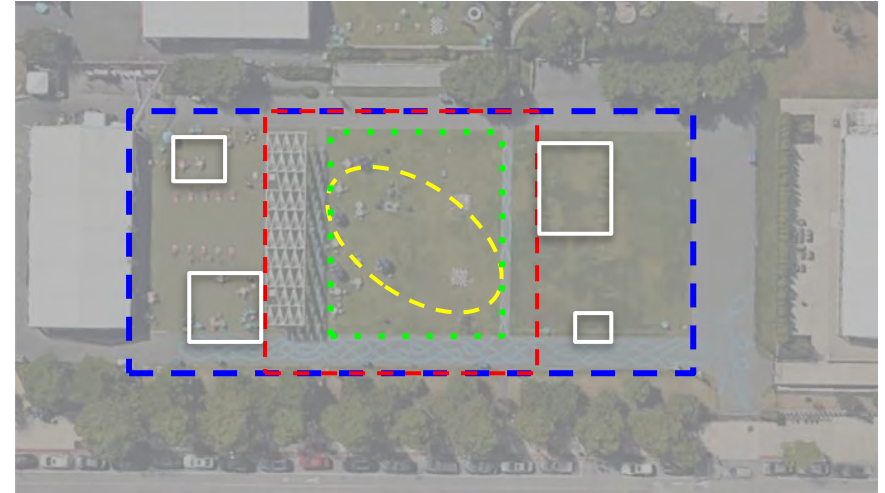


Analysis: Scale Comparison

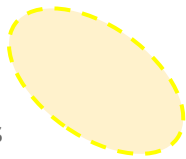
Urban Wild option



Lawn on D, Boston



95' x 50'
~3,600 SF



20-40 blankets



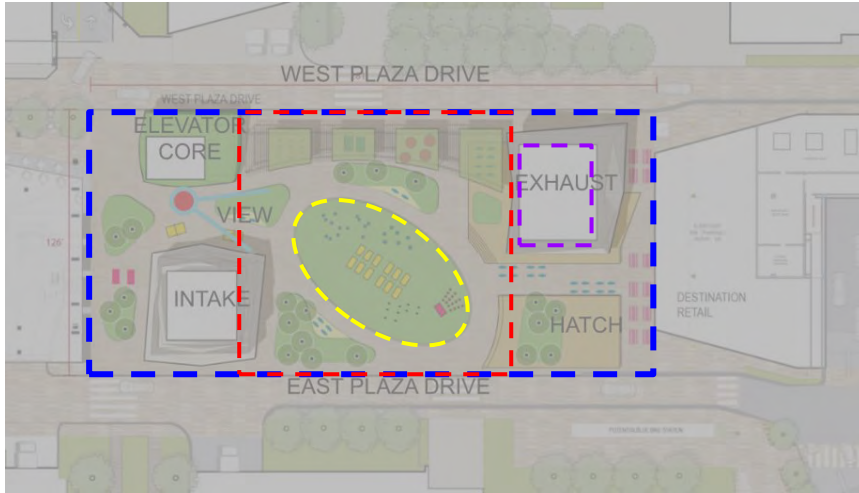
98' x 82'
8,000 SF

50-100 blankets

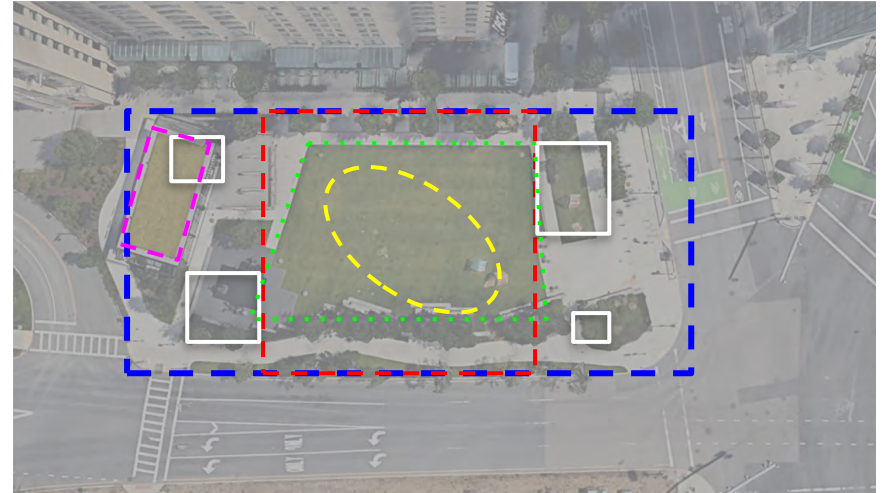


Analysis: Scale Comparison

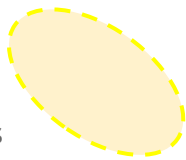
Urban Wild option



Landmark Center (Trillium), Boston



95' x 50'
~3,600 SF



20-40 blankets

~120' x 84'
~10,000 SF

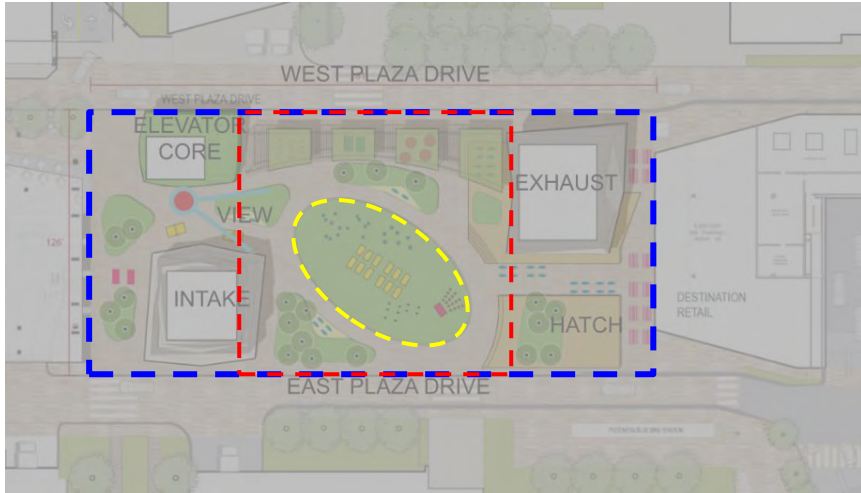


60-120 blankets

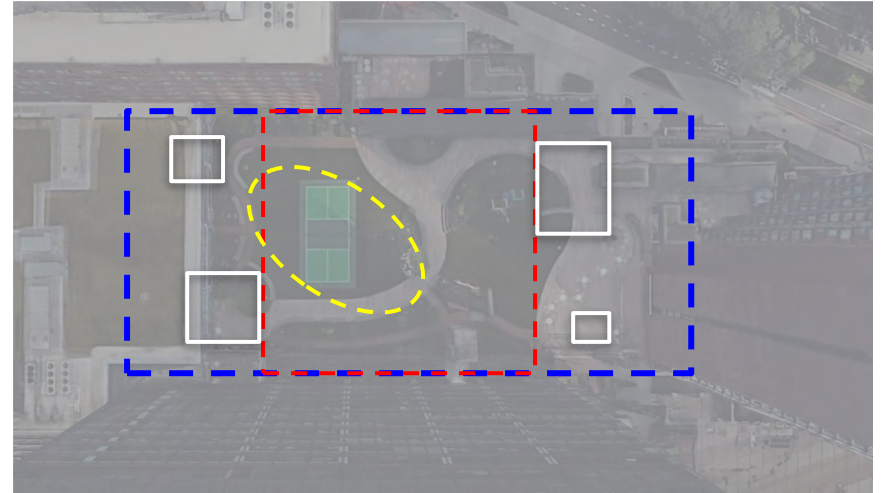


Analysis: Scale Comparison

Urban Wild option

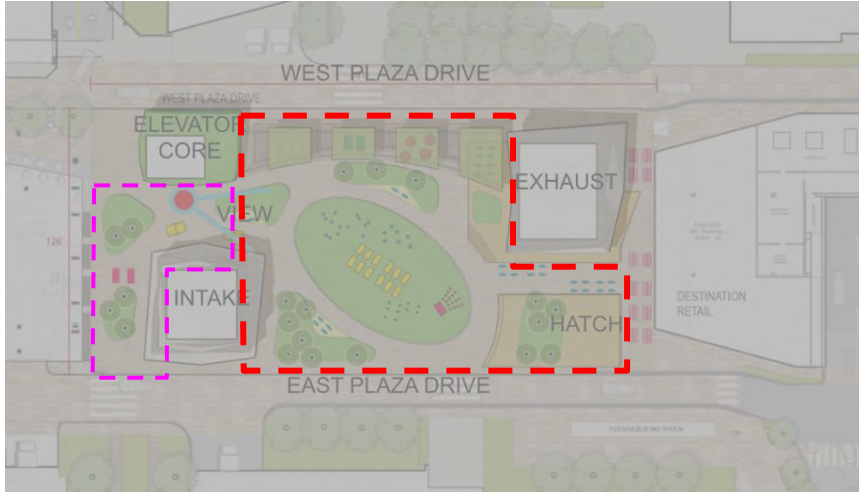


Green Garage Roof, Cambridge

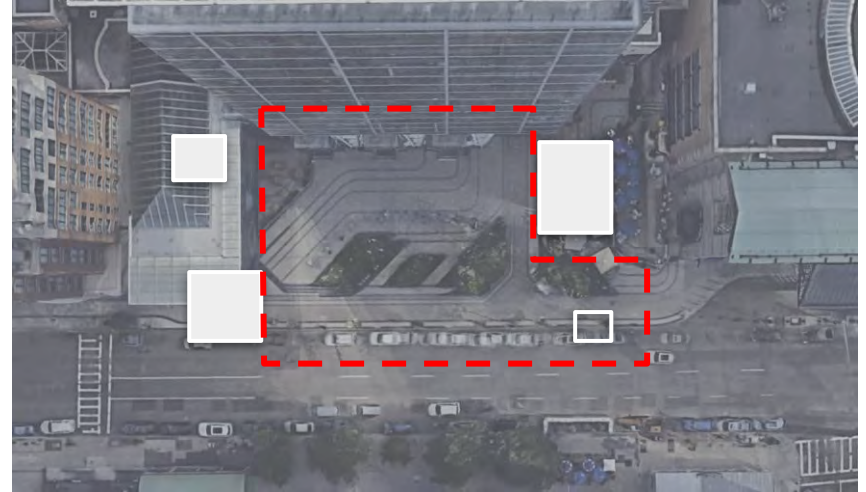


Analysis: Scale Comparison

Urban Wild option



Prudential Center

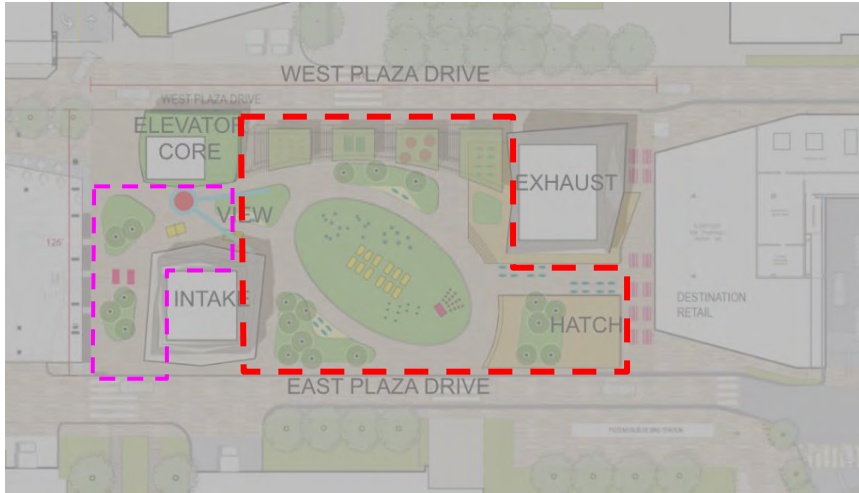


Most of the plaza dedicated to circulation and open seating, but connecting circulation too narrow

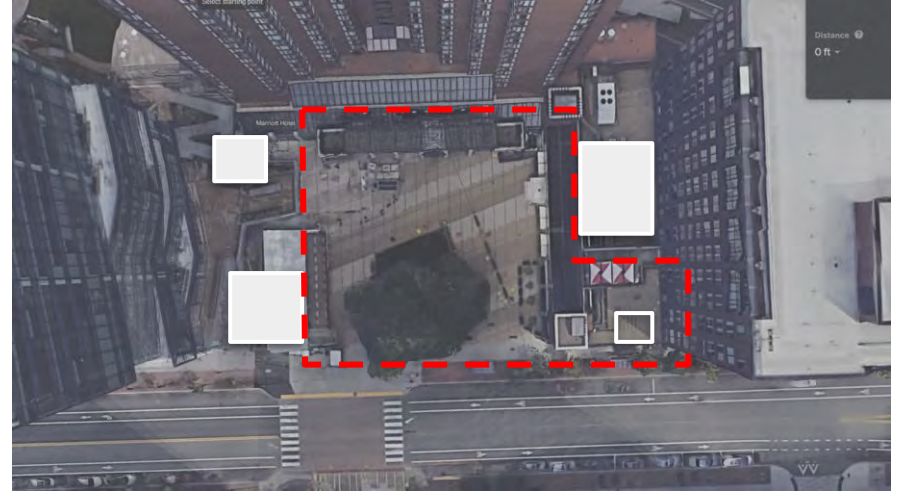


Analysis: Scale Comparison

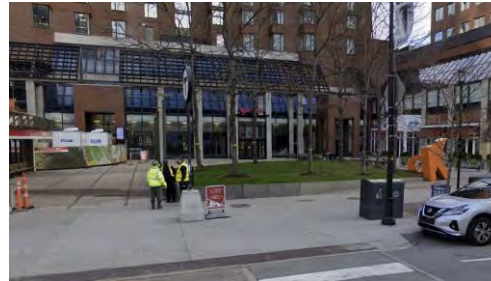
Urban Wild option



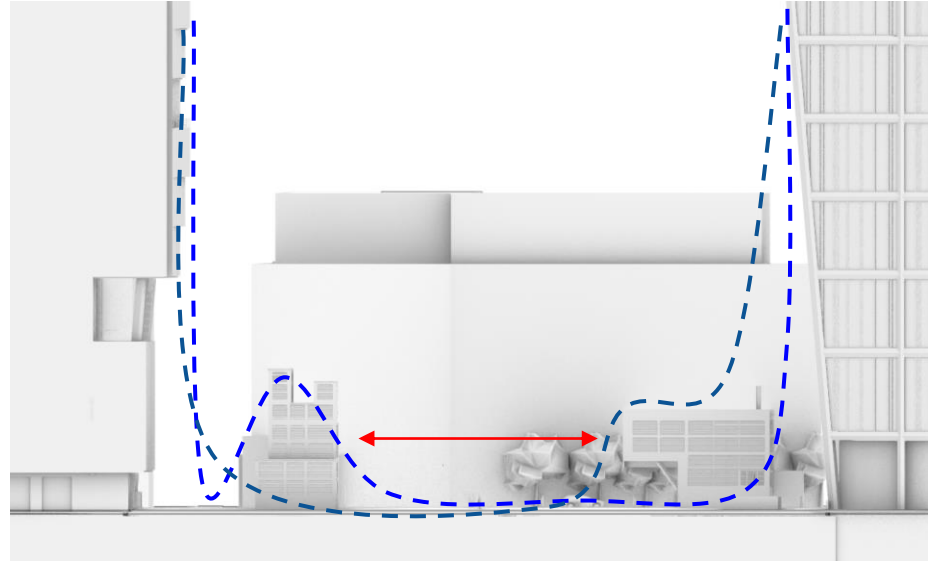
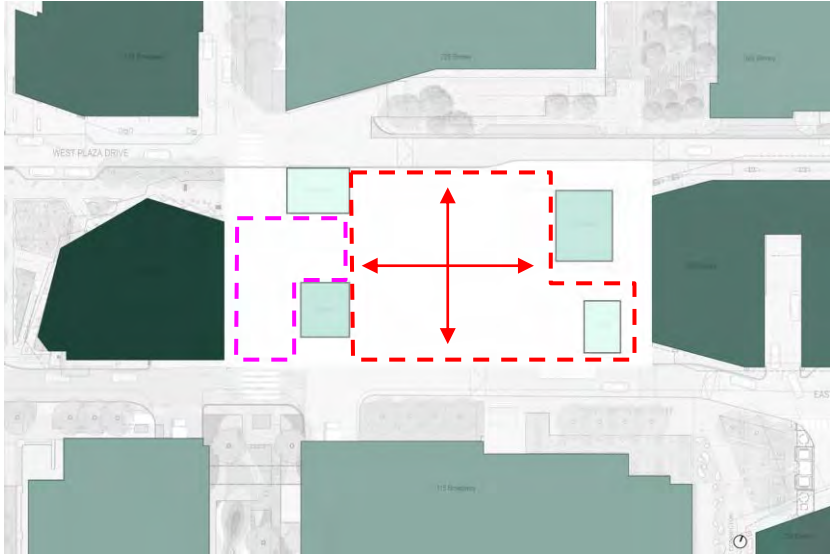
Kendall Square



Elevated planter separates space creating feeling of plaza enclosure



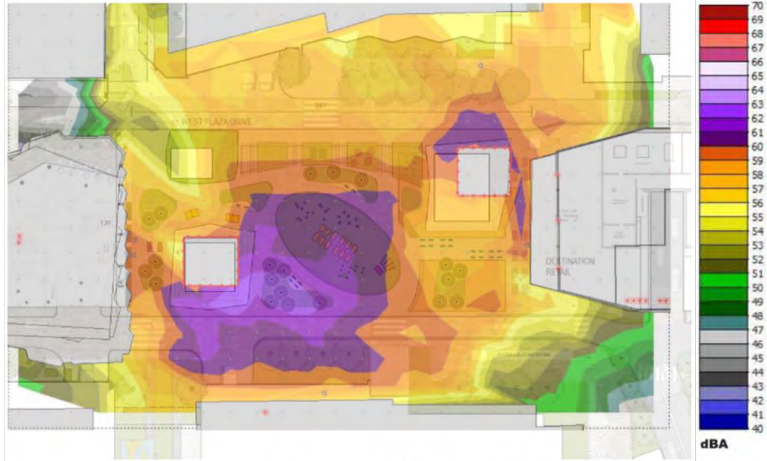
Analysis: Volume



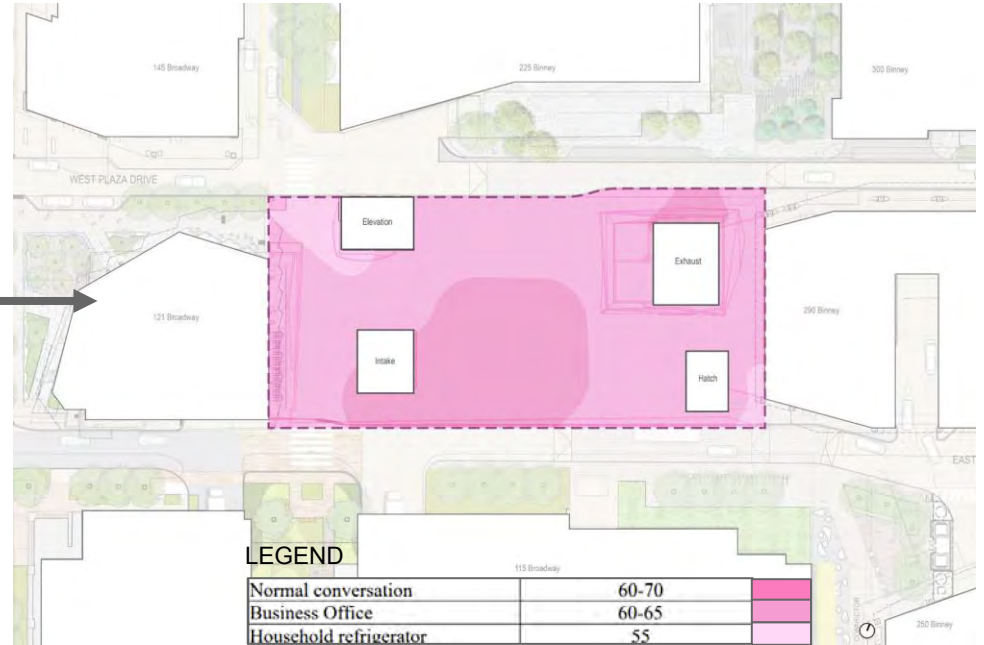
Volumes: The vault buildings create a sense of enclosure that defines the plaza space, and could be balanced with canopy on north end

Analysis: Sound

SOUND ANALYSIS - URBAN WILD

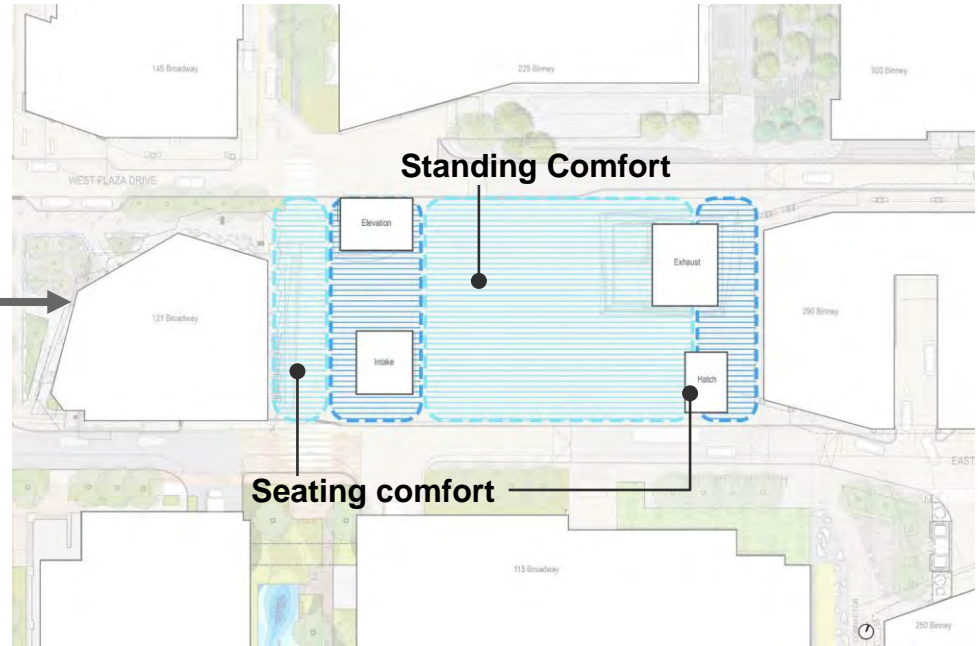


PREDICTED PLAZA SOUND LEVELS - NEW AND EXISTING EQUIPMENT



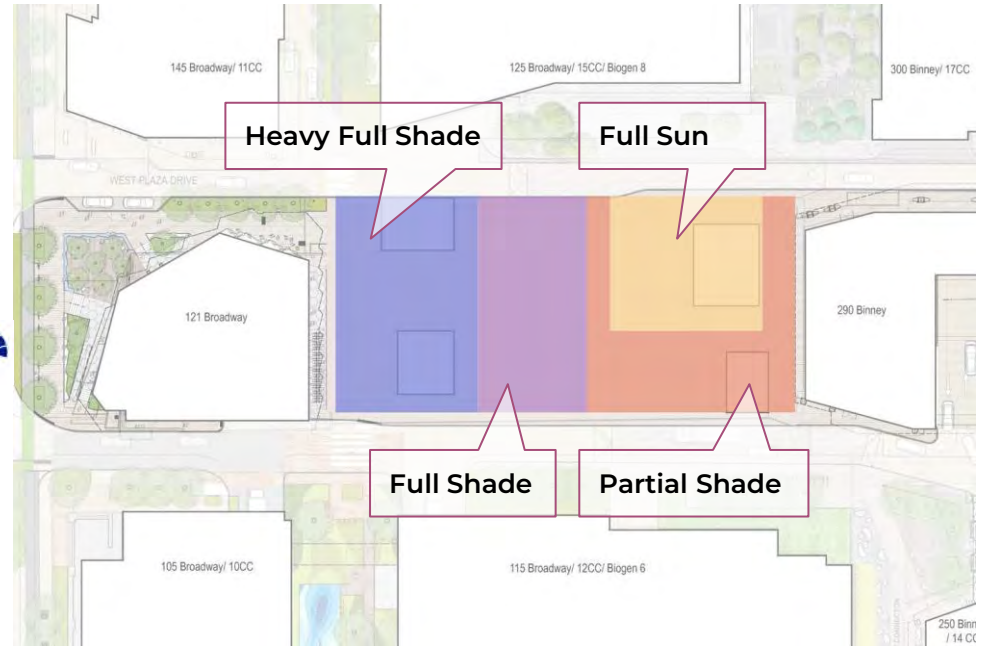
Sound: Generally comfortable throughout despite variations from analysis

Analysis: Wind








Wind: Generally comfortable, but best conditions around buildings / structures (model does not include wind breaks provided by plaza structures)

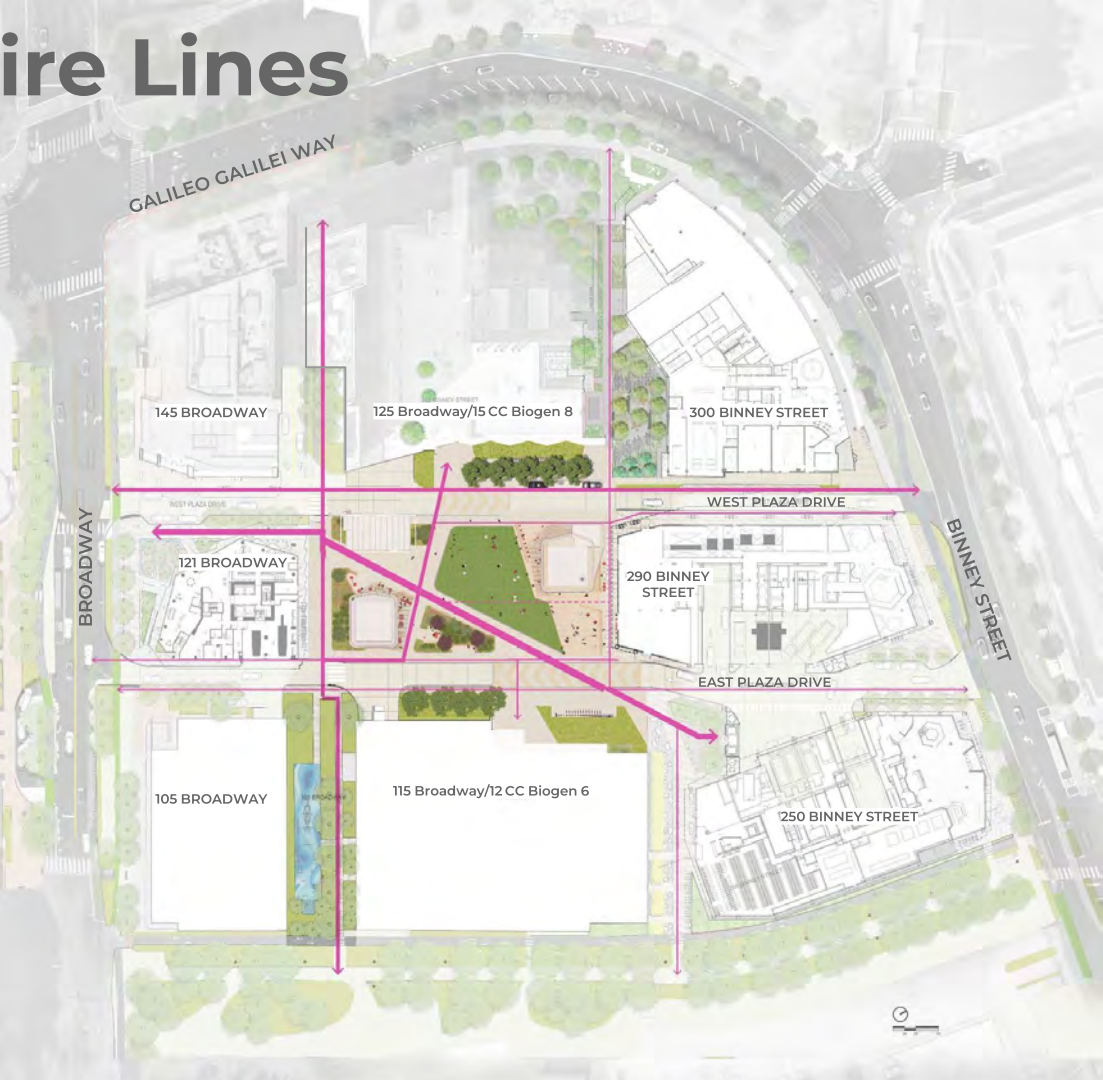
Analysis: Solar



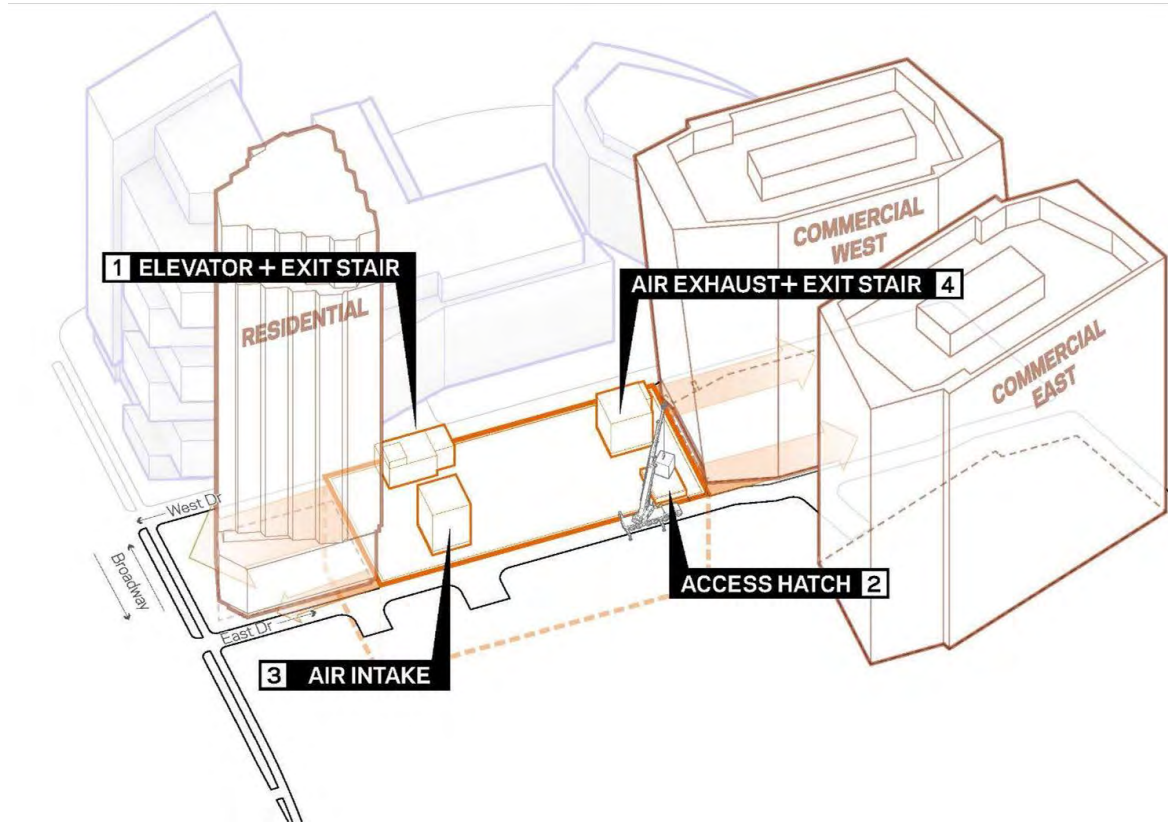
Sun/Shade: Plaza divided with heavy/light shade nearly equally on north/south

Circulation - Desire Lines

-  Pedestrian Entrance
-  Vehicular Entrance
-  Primary desire line
-  Secondary desire line
-  Tertiary desire line



Easements



MXD Center Plaza

Previous CRA/CDD and Public Comments

Previous Design CRA /CDD Feedback

Meeting 12/7/22

Comments Received 2/2/23

“Urban Wild” option with elements of the “urban rooms” scheme

- *Grass center, strong feature*
- *Softer shapes preferred*
- *Appreciate vertical green walls*
- *Over-reliance on programming*
- *Play can be broader*
- *Liked swings from “rooms”*
- *Liked trellis/canopy feature*
- *Down-size architecture*
- *Retail at exhaust not recommended*
- *Consider desire lines*
- *Bathrooms appreciated*



PLAY FOR ALL AGES



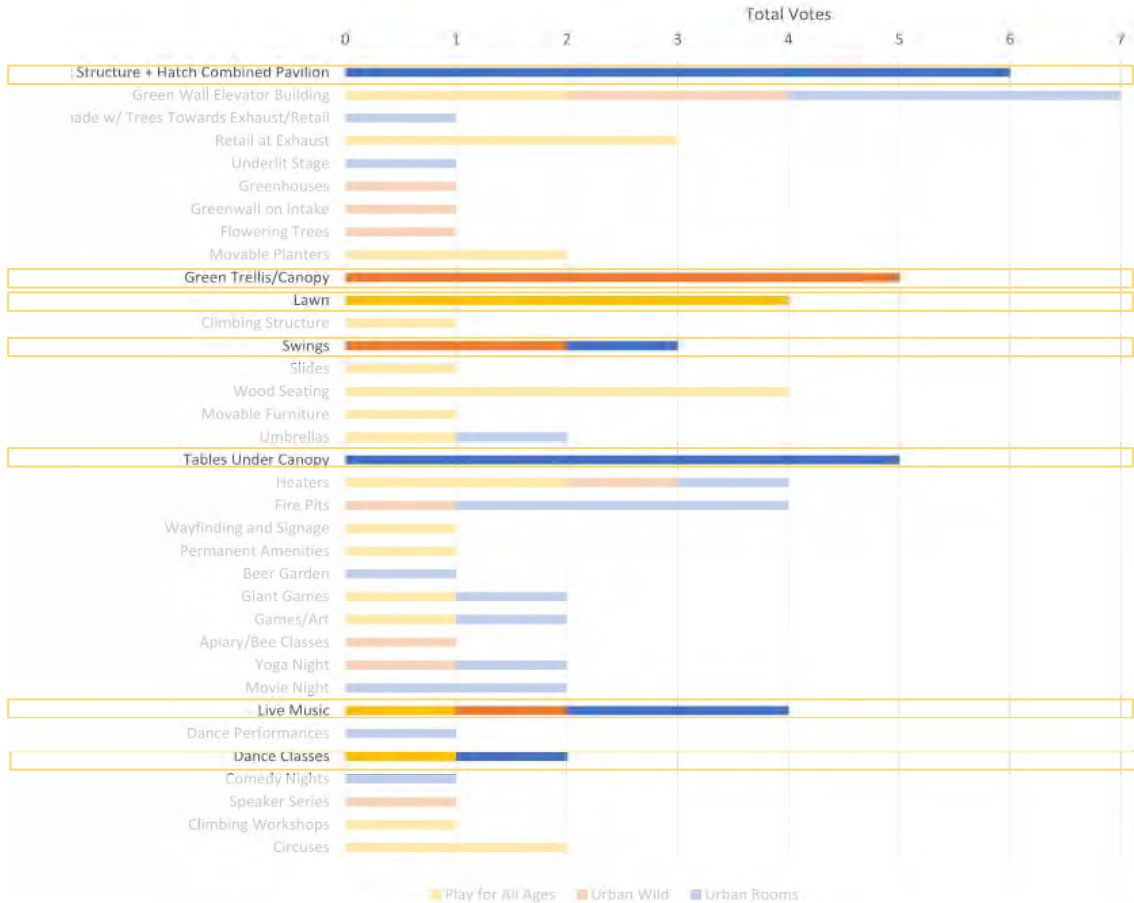
URBAN WILD



URBAN ROOMS

Previous Design Public Feedback

Meeting 10/18/22



Public Goals:

- *CREATE A ROBUST, YEAR-ROUND PROGRAMMING WITH FOCUS ON AFFORDABLE FOOD AND SPORTS*
- *CREATE A UNIQUE AND LESS FORMAL IDENTITY FOR THE PLAZA*
- *RETURN TO THE URBAN WILD: ADD MORE REAL AND VARIED GREENERY*
- *MORE COVERAGE IN THE EXPOSED AREA/DESIRED LINES*

MXD Center Plaza

Addressing Public and CRA/CDD Feedback

CRA/CDD Feedback

Meetings

05/25/2023

06/05/2023

Key Takeaways

- Additional trees and landscaping is desired
- Less pavement, more lawn space
- Approaches to plaza from streets need to feel inviting & open to the public
- There should be flexibility for community programming
- Grass is preferred over turf
- Bollards should be placed to protect pedestrians from traffic
- Power/USB outlets in seating areas should be provided
- Desire for increased bench area, benches with backs are preferred
- Blue bike locations should be shown and coordinated with plaza design

Public Feedback collected by CRA

Meetings

ECPT-07/14/2023

Washington Elms Game Nights (5)

Proto Labeling 07/11/2023

Online Survey (106 responses)

Public Meeting 08/09/2023

Key Takeaways

- People want to a place and reason to gather
- Greenery and Sustainability is a high priority
- People want to feel enclosed
- The Beacon is least compelling area

CRA Recommendations

- Create a unique and less formal identity for plaza
- Create Robust, year-round programming, with a focus on affordable food and sports/lawn games
- Return to urban wild: more robust and varied greenery
- More coverage in exposed areas/desire lines

See appendix for full report

Feedback Summary

PROVIDED BIRD PROTECTION INFORMATION

GREEN = EXPANDED PLANTER, TYP.

EXPANDED CANOPY FINS TO COVER EXPANDED SEATING

GREEN = EXPANDED PLANTER, TYP.

YELLOW = ADDED MORE BENCHES WITH BACKS TYP.

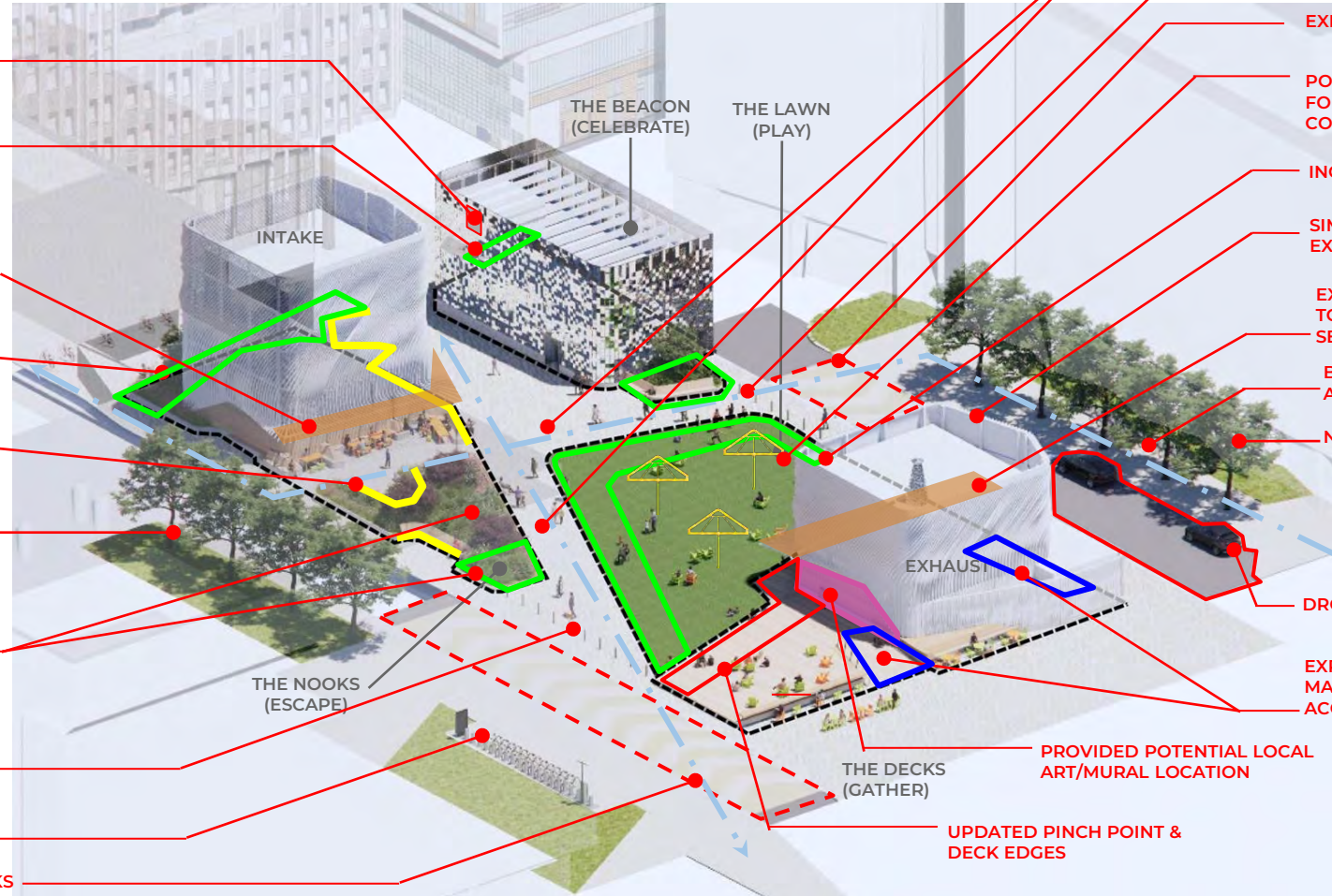
NEW TREES ADDED

INCREASED PLANTING, LARGER SHRUBS, DEEPER NOOKS

BOLLARDS ADDED NEAR CROSSWALKS, TYP.

BLUE-BIKE STATION ADDED

EXPANDED CROSSWALKS



THE BEACON (CELEBRATE)

THE LAWN (PLAY)

INTAKE

EXHAUST

THE NOOKS (ESCAPE)

THE DECKS (GATHER)

ADJUSTED ALIGNMENT OF CIRCULATION

BLUE = PEDESTRIAN CIRCULATION UPDATES

EXPANDED CROSSWALKS

POTENTIAL UMBRELLAS FOR ADDITIONAL COVERAGE AS NEEDED

INCREASED LAWN AREA

SIMPLIFIED SHAPE OF EXHAUST

EXPANDED CANOPY FINS TO COVER EXPANDED SEATING

BLUE-BIKE STATION ADDED

NEW TREES ADDED

DROP OFF ADDED

EXPANDED RAMP TO MAKE AREA MORE ACCESSIBLE

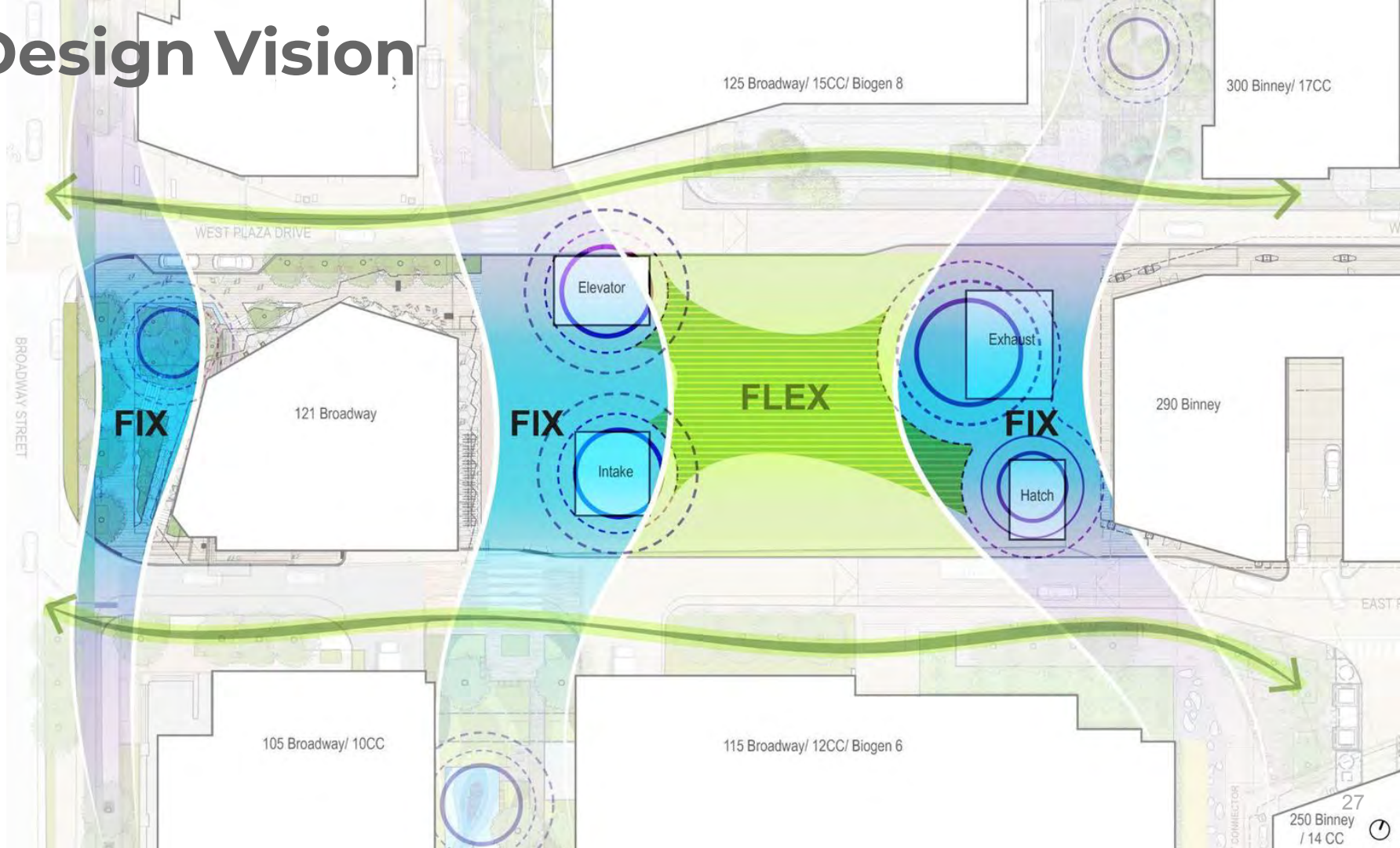
PROVIDED POTENTIAL LOCAL ART/MURAL LOCATION

UPDATED PINCH POINT & DECK EDGES

MXD Center Plaza

Design Vision

Design Vision



Design Vision

CELEBRATE

Showcase transformation and discovery

ESCAPE

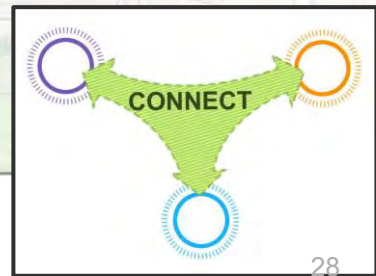
Planted areas for people to unwind

GATHER

Create spaces for people to come together

PLAY

Incorporate fun and elements of surprise



Design Vision

145 Broadway/ 11CC

125 Broadway/ 15CC/ Biogen 8

300 Binney/ 17CC

CELEBRATE

THE BEACON

ESCAPE

THE NOOKS

GATHER

THE DECKS

121 Broadway

PLAY

THE LAWN

THE BEACON

(CELEBRATE)

THE LAWN

(PLAY)

EXHAUST

INTAKE

290 Binney

THE NOOKS

(ESCAPE)

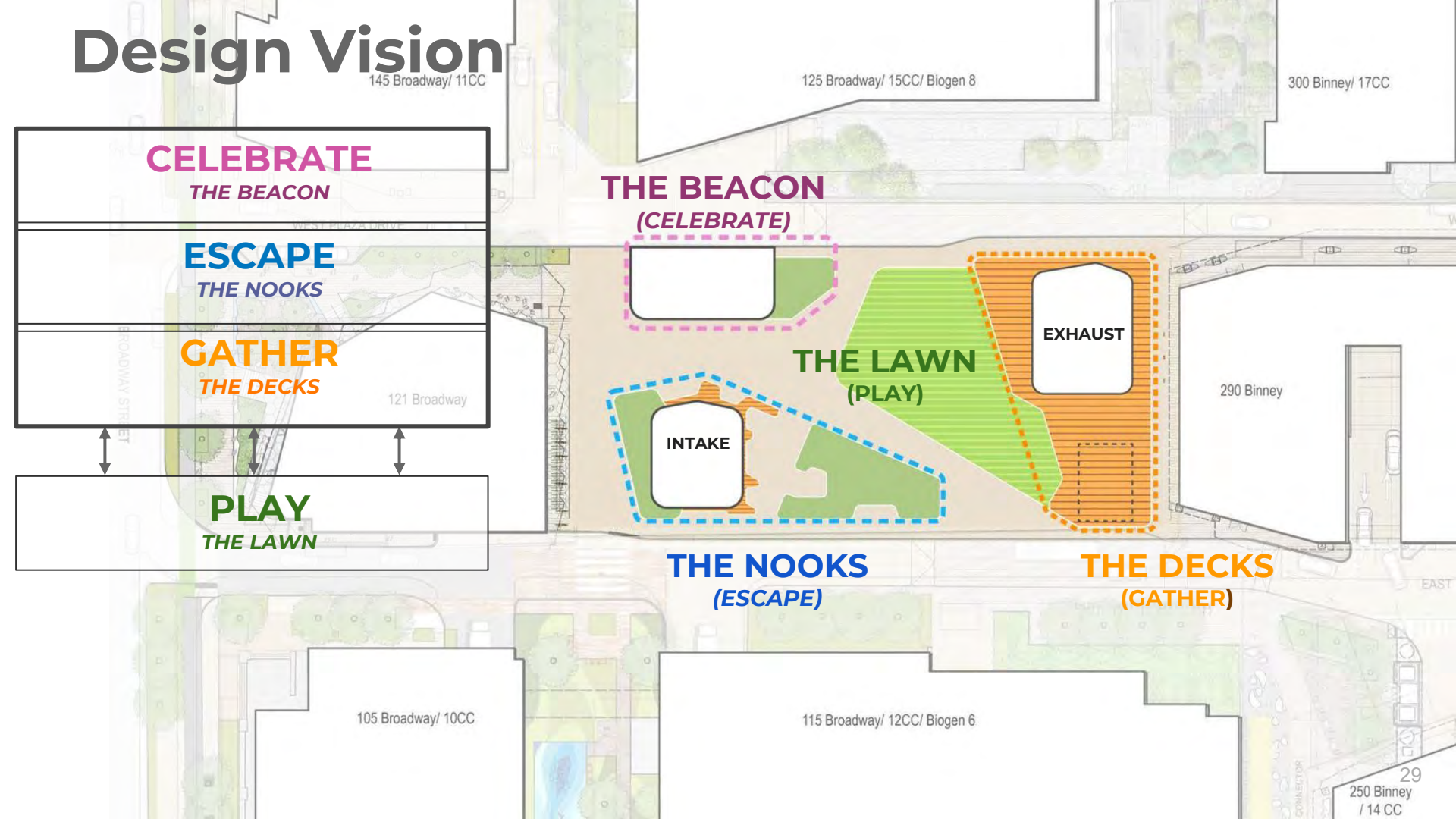
THE DECKS

(GATHER)

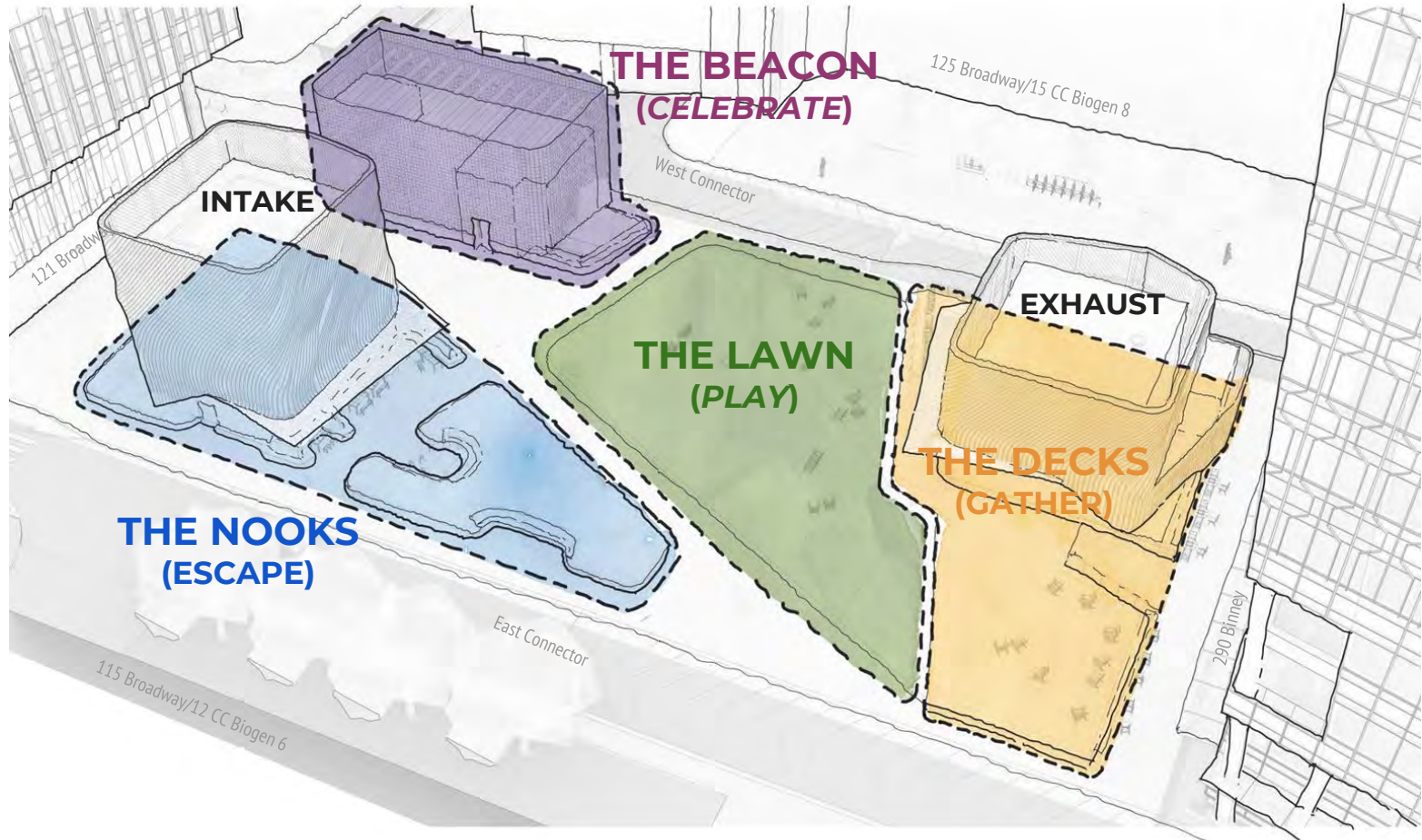
105 Broadway/ 10CC

115 Broadway/ 12CC/ Biogen 6

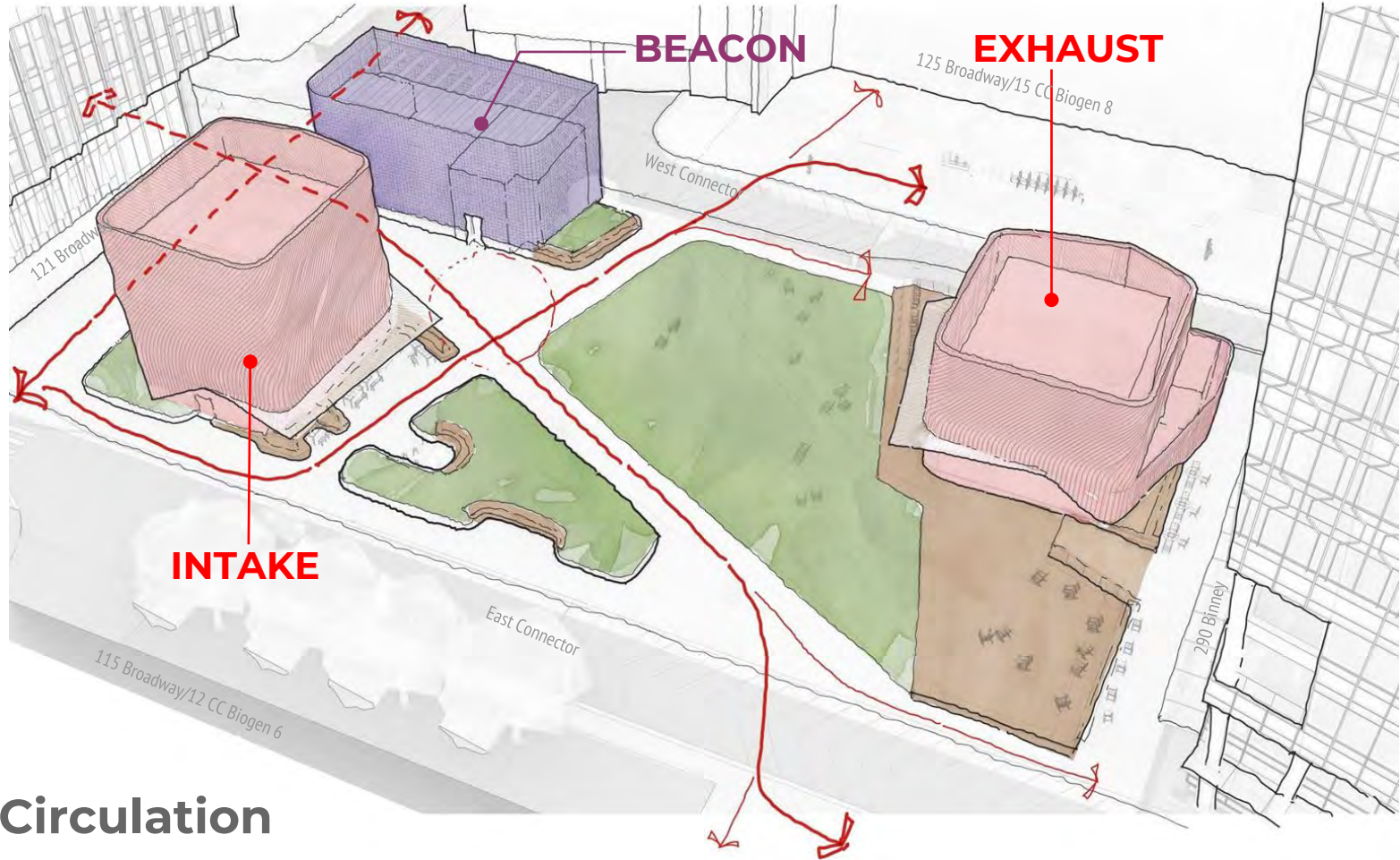
29
250 Binney
/ 14 CC



Design Vision



Design Vision

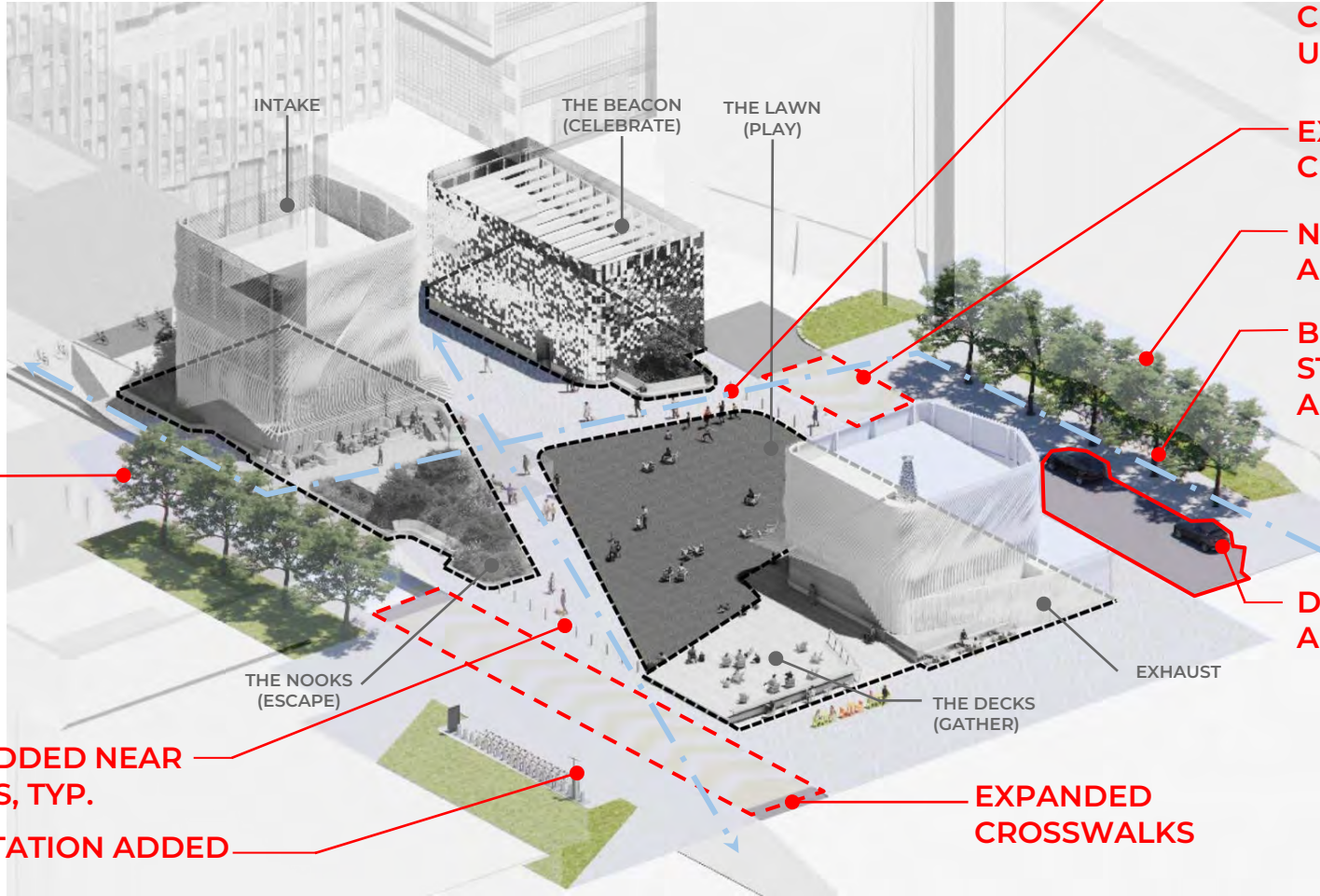


Main Circulation

MXD Center Plaza

Current Design Framework

Site Axon View (CRA-CDD COMMENTS)



BLUE = PEDESTRIAN CIRCULATION UPDATES

EXPANDED CROSSWALKS

NEW TREES ADDED

BLUE-BIKE STATION ADDED

DROP OFF ADDED

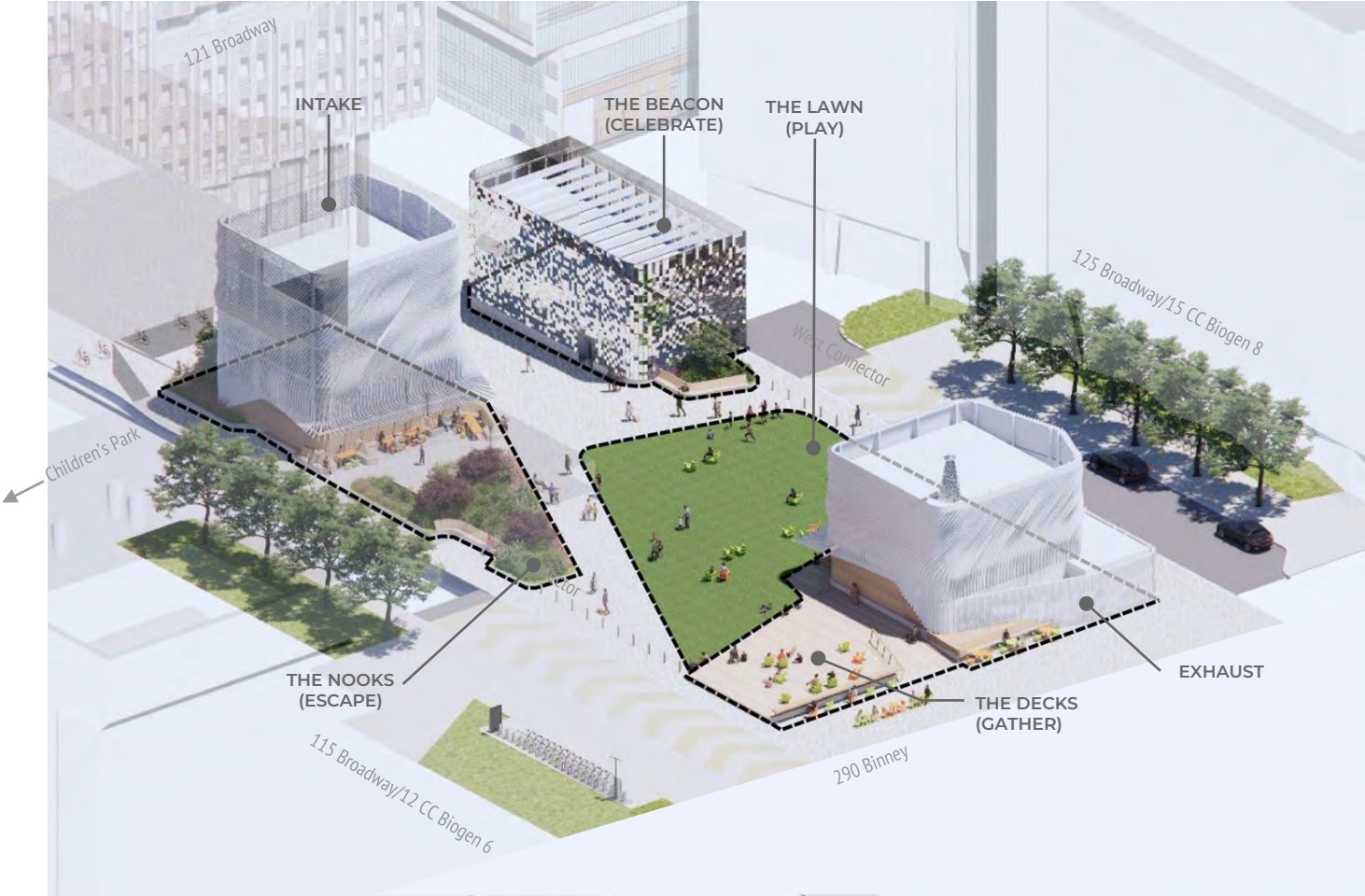
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EXPANDED CROSSWALKS

Site Axon View

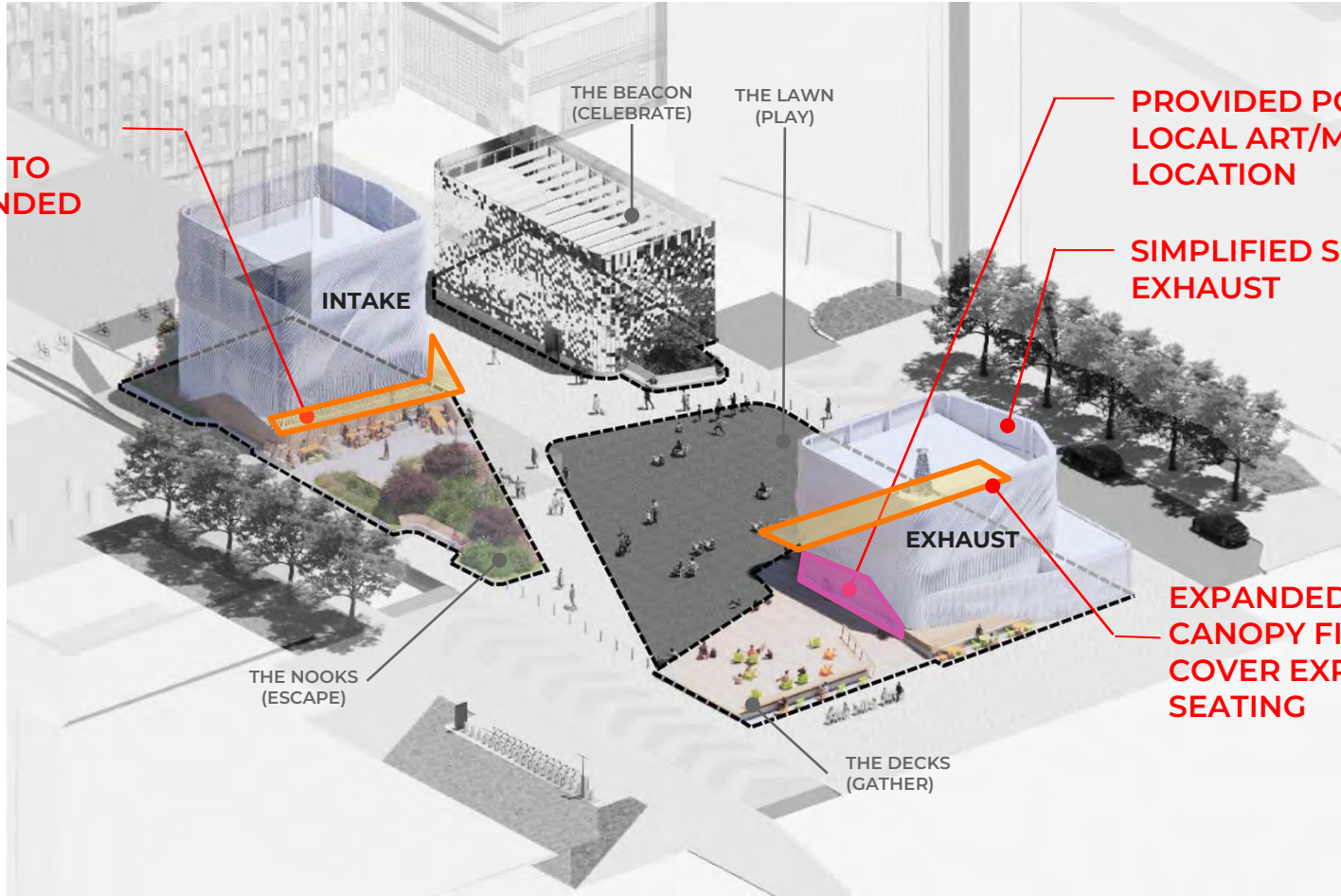


Site Plan



The Ventilation Structures (CRA-CDD COMMENTS)

EXPANDED CANOPY FINS TO COVER EXPANDED SEATING



PROVIDED POTENTIAL LOCAL ART/MURAL LOCATION

SIMPLIFIED SHAPE OF EXHAUST

EXPANDED CANOPY FINS TO COVER EXPANDED SEATING

The Ventilation Structures



Surface and Massing Inspiration

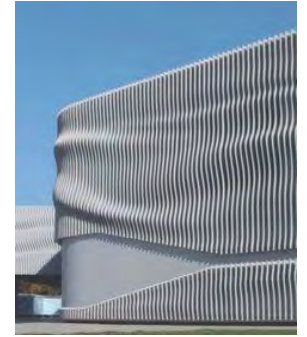
The Ventilation Structures



ALUMINUM FINNS



WOOD BASE



The Ventilation Structures



Intake Structure

The Ventilation Structures



Intake Structure

The Ventilation Structures



Exhaust Structure

The Ventilation Structures



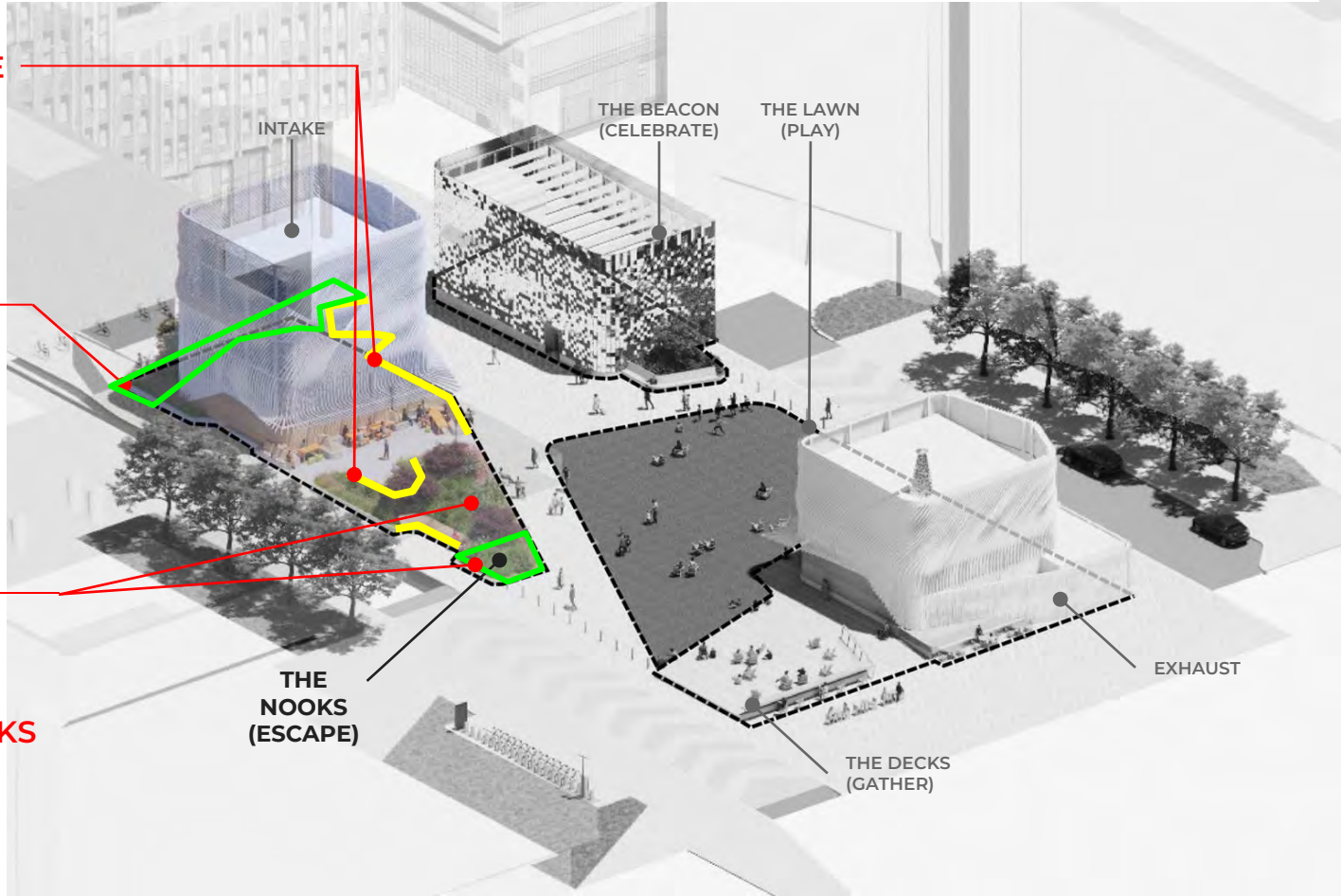
Exhaust Structure

The Nooks (CRA-CDD Comments)

ADDED MORE
BENCHES W/
BACKS TYP.

EXPANDED
PLANTER

INCREASED
PLANTING,
LARGER
SHRUBS,
DEEPER NOOKS

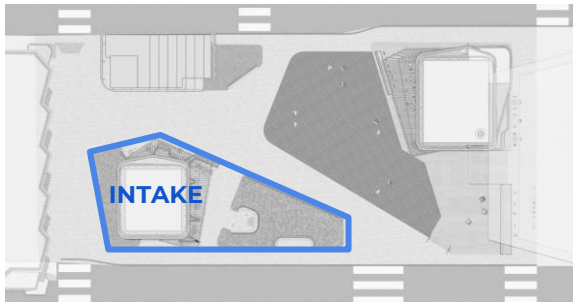


The Nooks

Inspiration

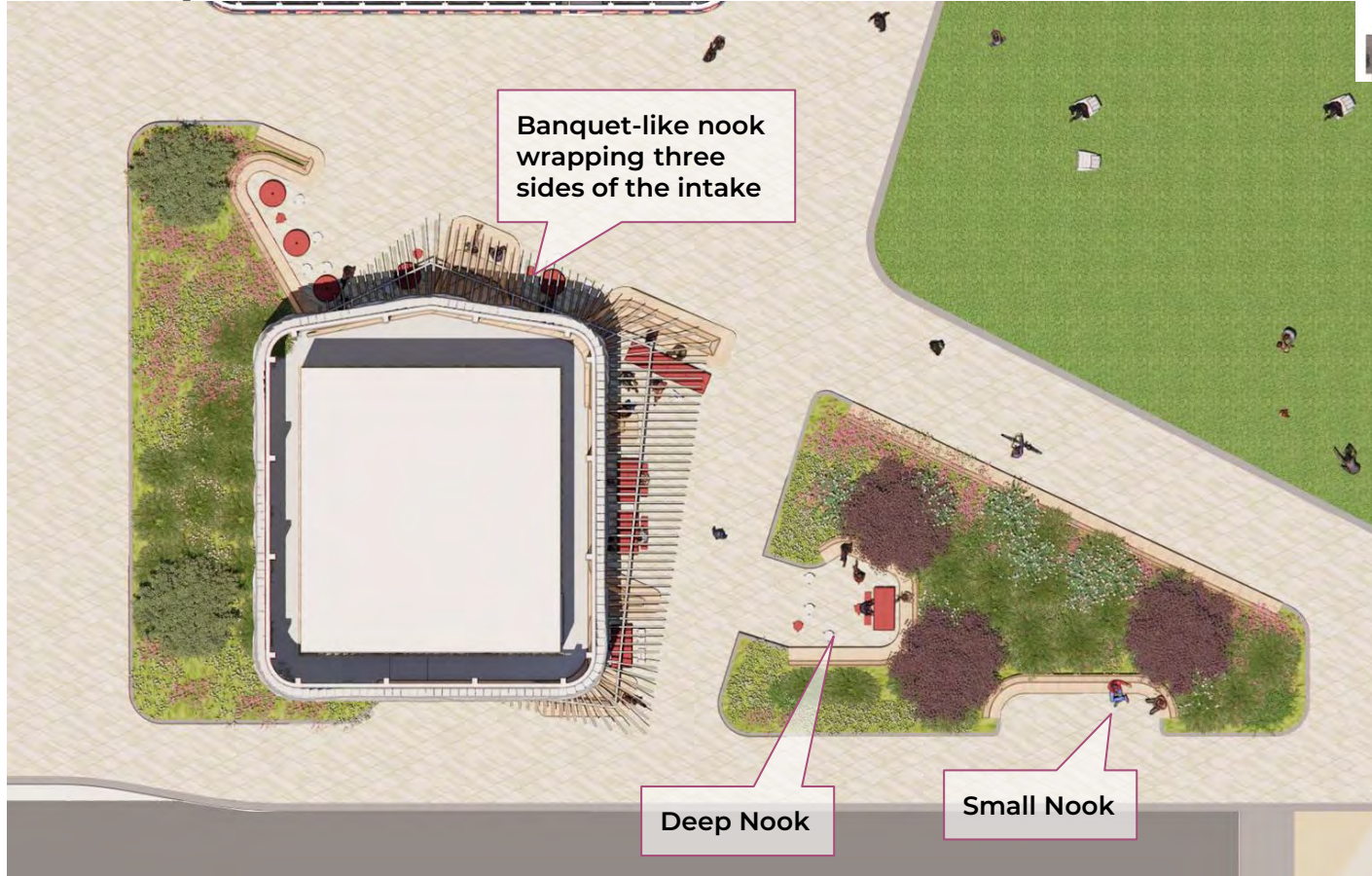
“ESCAPE”

Intimate spaces at the INTAKE structure with various degree of enclosure that offer a sense of urban wilderness as a respite for small group socializing and individual unwinding



The Nooks

Concept



Standard working tables and stools

The Nooks

Concept



The Nooks

Concept



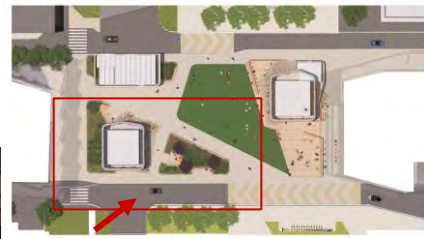
The Nooks

Concept

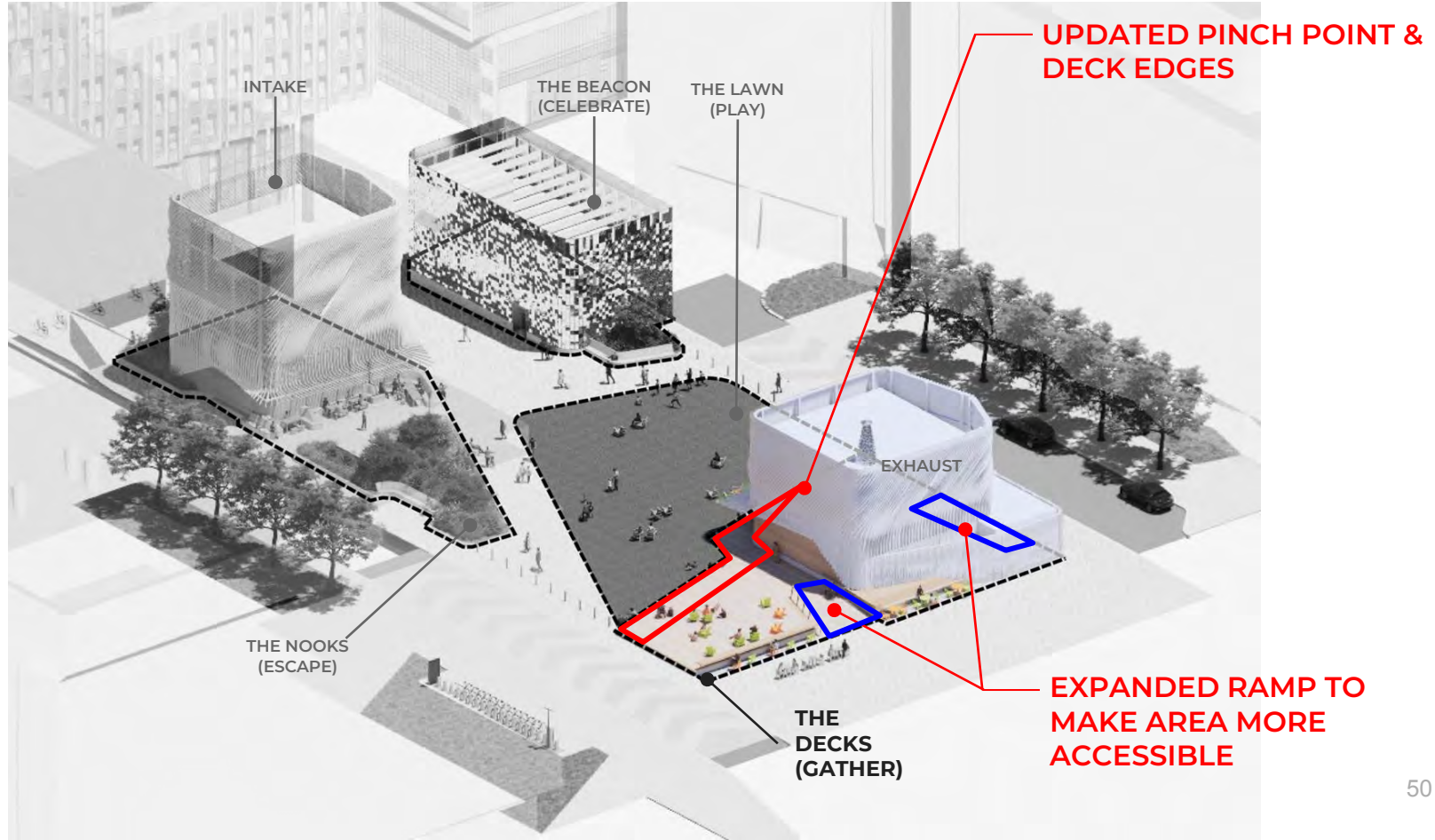


The Nooks

Concept



The Decks (CRA-CDD Comments)



The Decks

Inspiration

“GATHER”

Open, flexible use areas at the EXHAUST + HATCH structures with a variety of fixed and moveable furnishings that overlook the center of the plaza to allow gathering of all types

Exhaust

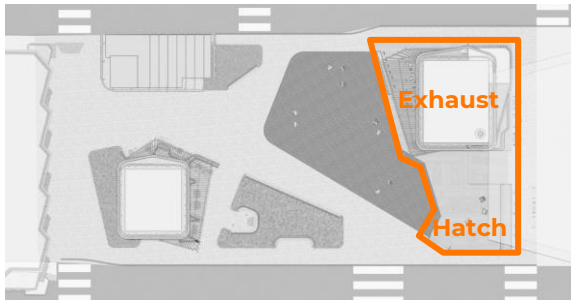


Combination of fixed and moveable furniture for gathering and working options

Hatch



Sun deck with synthetic lawn for flexible daily uses or for special events



Opportunities for playful elements such as swings that face towards the open lawn area



Various seating arrangements along each sides of the deck

The Decks

Concept



The Decks

Concept



The Decks

Concept

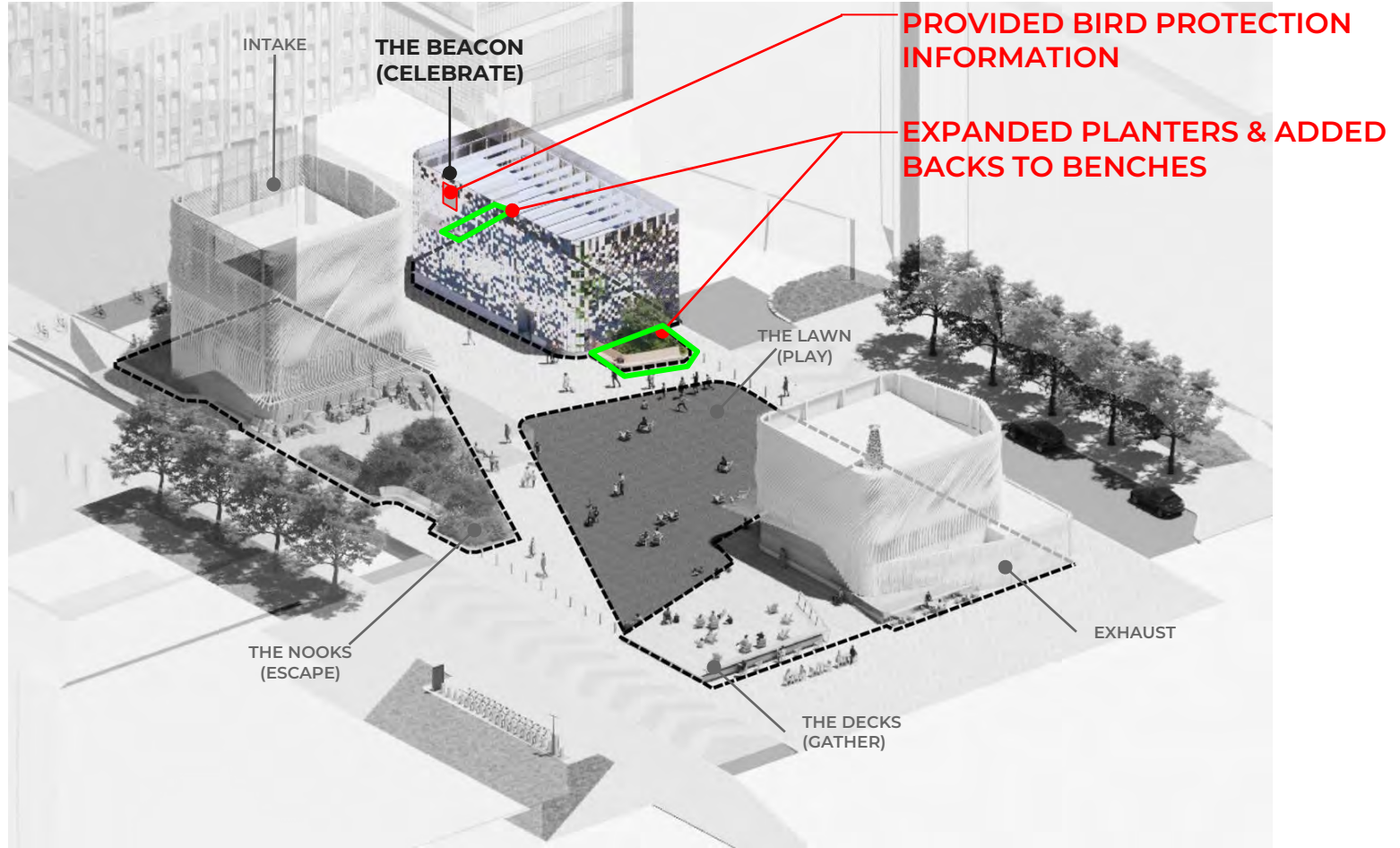


Bar tables and stools



Lounge Chairs

The Beacon (CRA-CDD Comments)



The Beacon

Inspiration



Reflection-Pixelation

The Beacon



Reflection/Pixelation - Mosaic

The Beacon



Reflection/Pixelation - Mosaic



Mosaic - 12" Tiles

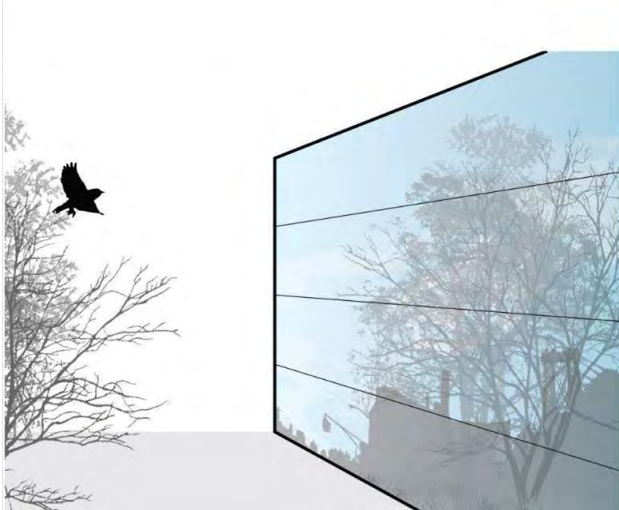
The Beacon

Bird Safety Study

Problem

Glass Reflectivity: Mirror Effect

From Outside most buildings, glass often appears highly reflective, increasingly so when seen from an oblique angle. Almost every type of architectural glass under the right conditions reflects the sky, clouds, or nearby trees and vegetation, reproducing habitat familiar and attractive to birds.



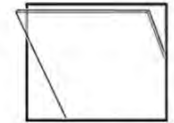
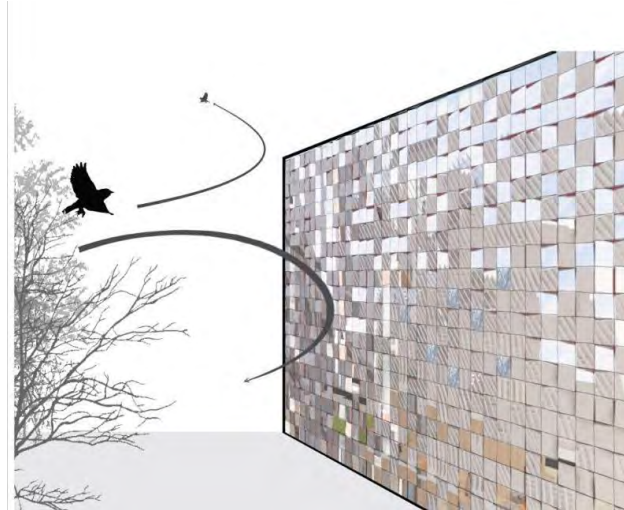
Solution

Aluminum Plates

Tapered aluminum plates to create visual noise

To create a bird-safe environment in the plaza, we propose using small tapered plates that will create visual noise, effectively steering the birds away from the service building (the beacon).

Reference: Bird-Safe Building Guidelines
[Bird-Safe Building Guidelines - SCAPE \(scapestudio.com\)](http://scapestudio.com)



Solution: Glass Tilted Downwards



Solution: Visual Noise

The Beacon



Reflection/Pixelation - Mosaic

The Beacon



Mosaic - Night view

The Beacon



Broadway Approach View - Mosaic

The Beacon



South East Approach View - Mosaic

The Beacon



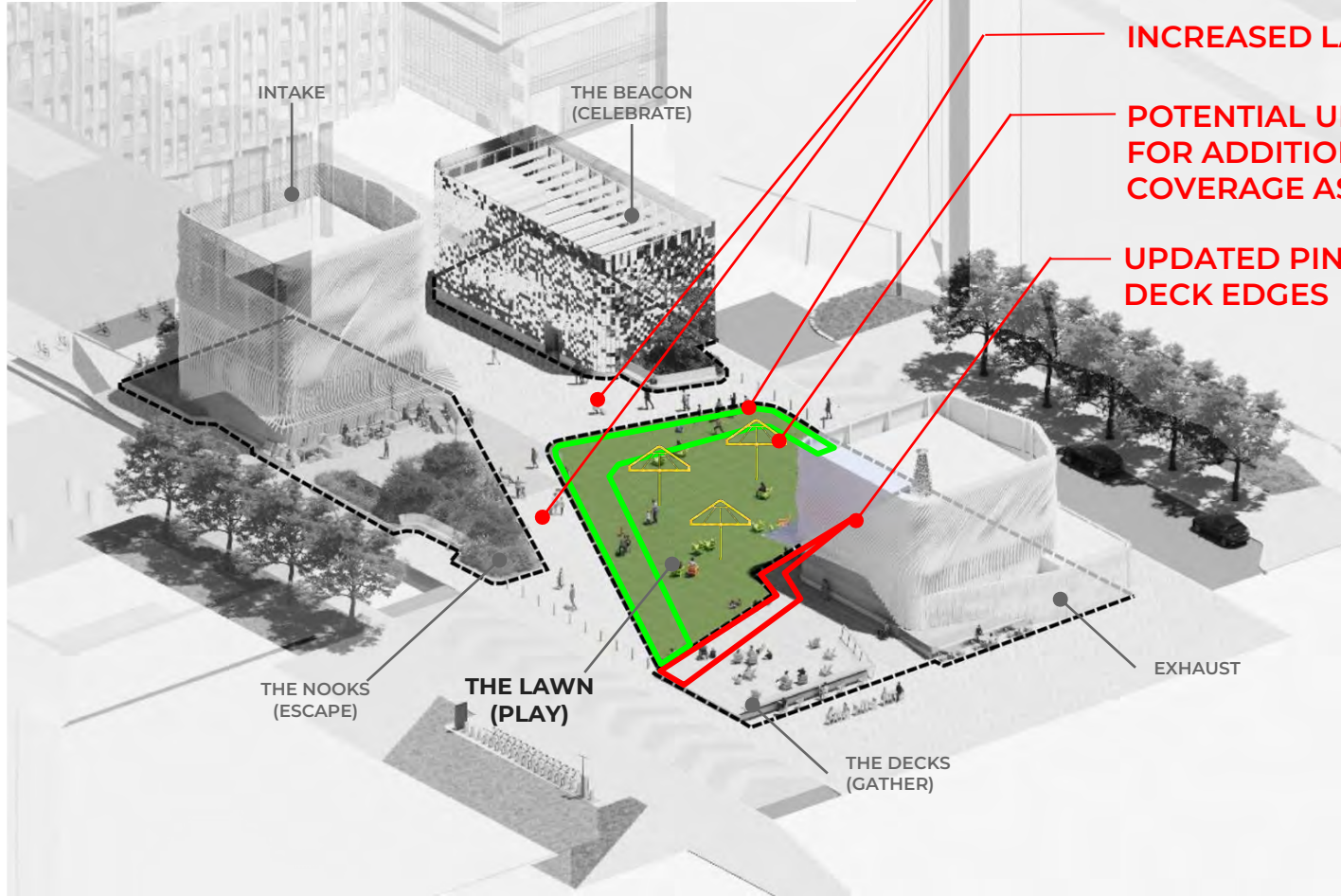
South East Approach View - Mosaic

The Beacon



North Approach View - Mosaic

The Lawn (CRA-CDD Comments)



ADJUSTED ALIGNMENT OF CIRCULATION OF CIRCULATION

INCREASED LAWN AREA

POTENTIAL UMBRELLAS FOR ADDITIONAL COVERAGE AS NEEDED

UPDATED PINCH POINT & DECK EDGES

THE NOOKS
(ESCAPE)

THE LAWN
(PLAY)

THE DECKS
(GATHER)

EXHAUST

The Lawn

Concept

“PLAY”

Open zone designed for different scales of programming throughout the year



The Lawn Concept

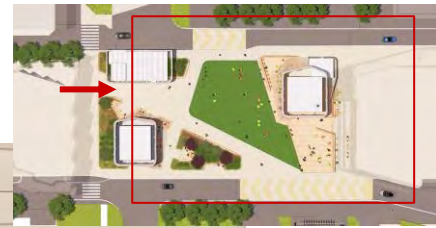


Hatch

Crane
Easement

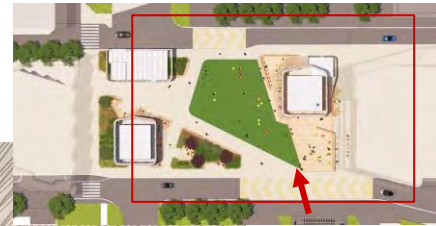
The Lawn

Concept



The Lawn

Concept



MXD Center Plaza

Approach Views

Approach Views

South Approach from Broadway



Approach Views

East Approach from Play Area



Approach Views

North Approach from Binney St



Approach Views

North Approach from Binney St



MXD Center Plaza

Planting

Planting - Lawn

Types

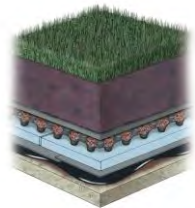
Preferred Option

Lawn (Sod - bluegrass/fescue) +

- Natural product
- Familiar to all
- Slightly cooler than turf under direct sunlight

Lawn (Sod - bluegrass/fescue) -

- Requires irrigation (potable water?)
- Requires routine/weekly maintenance
- Higher long term maintenance costs
- Susceptible to cowpaths and wearing



Alternate

SynLawn +

- Does not require irrigation
- Does not require routine/weekly maintenance
- Durable, less susceptible to cowpaths
- Could be made from plant-based materials

SynLawn -

- Potentially non-natural materials
- Artificial surfaces more prone to bacteria?
- Slightly hotter than lawn under direct sunlight



Planting - Planter Beds

Perennials



Bleeding Heart



Sweet Woodruff



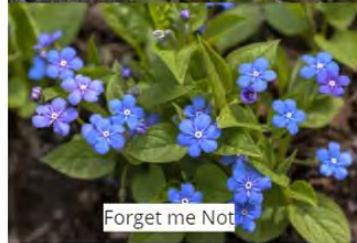
Brunnera cultivars



Epimedium species



Primrose



Forget me Not



Wild Ginger

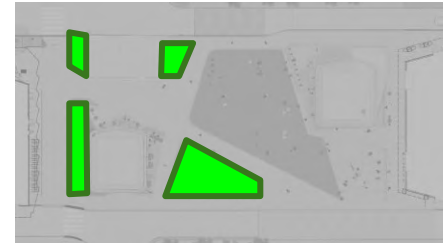


nellebore



Planting - Planter Beds

Ferns + Grasses



common lady fern



Ostrich Fern



Northern Maidenhair



long beaked sedge



carex appalachia
carex pensylvanica



carex morrowii



Planting - Planter Beds

Shrubs

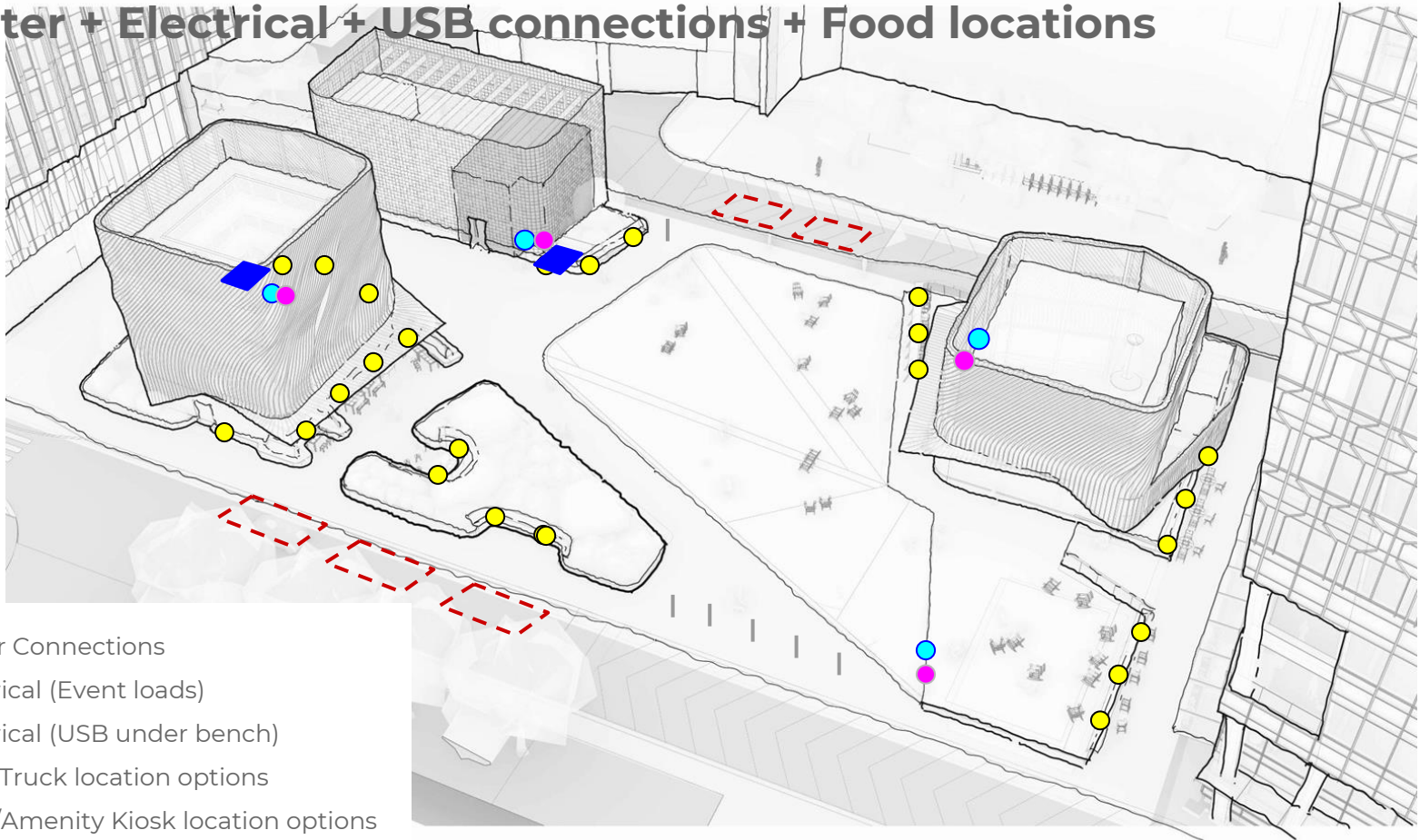


MXD Center Plaza

Programming Studies

Programming

Water + Electrical + USB connections + Food locations



Programming

Variety of Seasonal Events *



Lawn Game Day



Yoga / Wellness Events



Summer/Winter Markets



Concerts



Badminton Courts: 3 (18' x 36')



4 v 4 Soccer Field: 1 (32'x75')

* NOTE: Space designed to allow for flexible programming that will evolve and adapt with future trends

Programming

Daily conditions / Lawn seating



Programming

Food Kiosk - location option



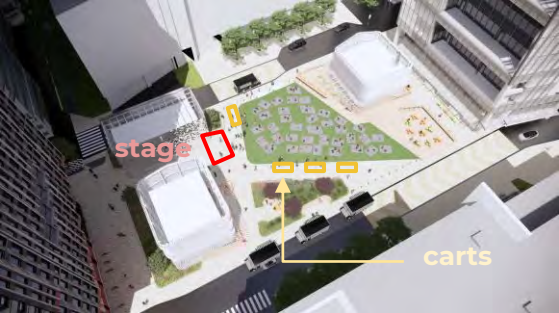
Programming

Food Kiosk - location option



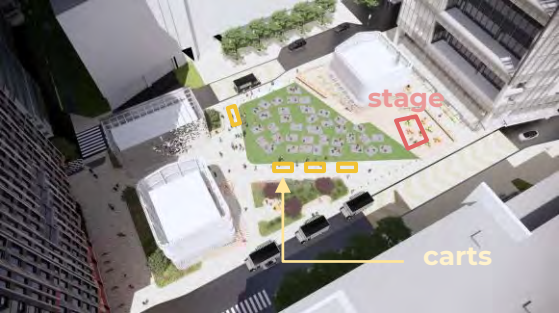
Programming

Concert - South Orientation at Plaza Center



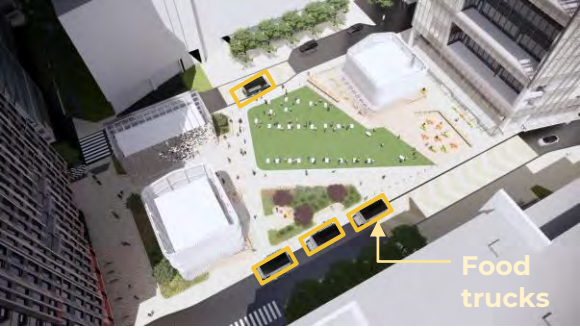
Programming

Concert - North orientation at Hatch



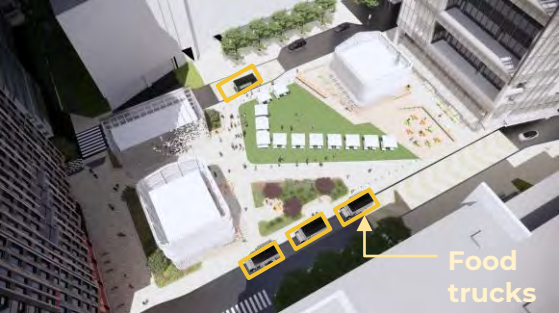
Programming

Lawn Game Day



Programming

Farmer's Market



Programming

Morning Yoga



Programming

Badminton Court



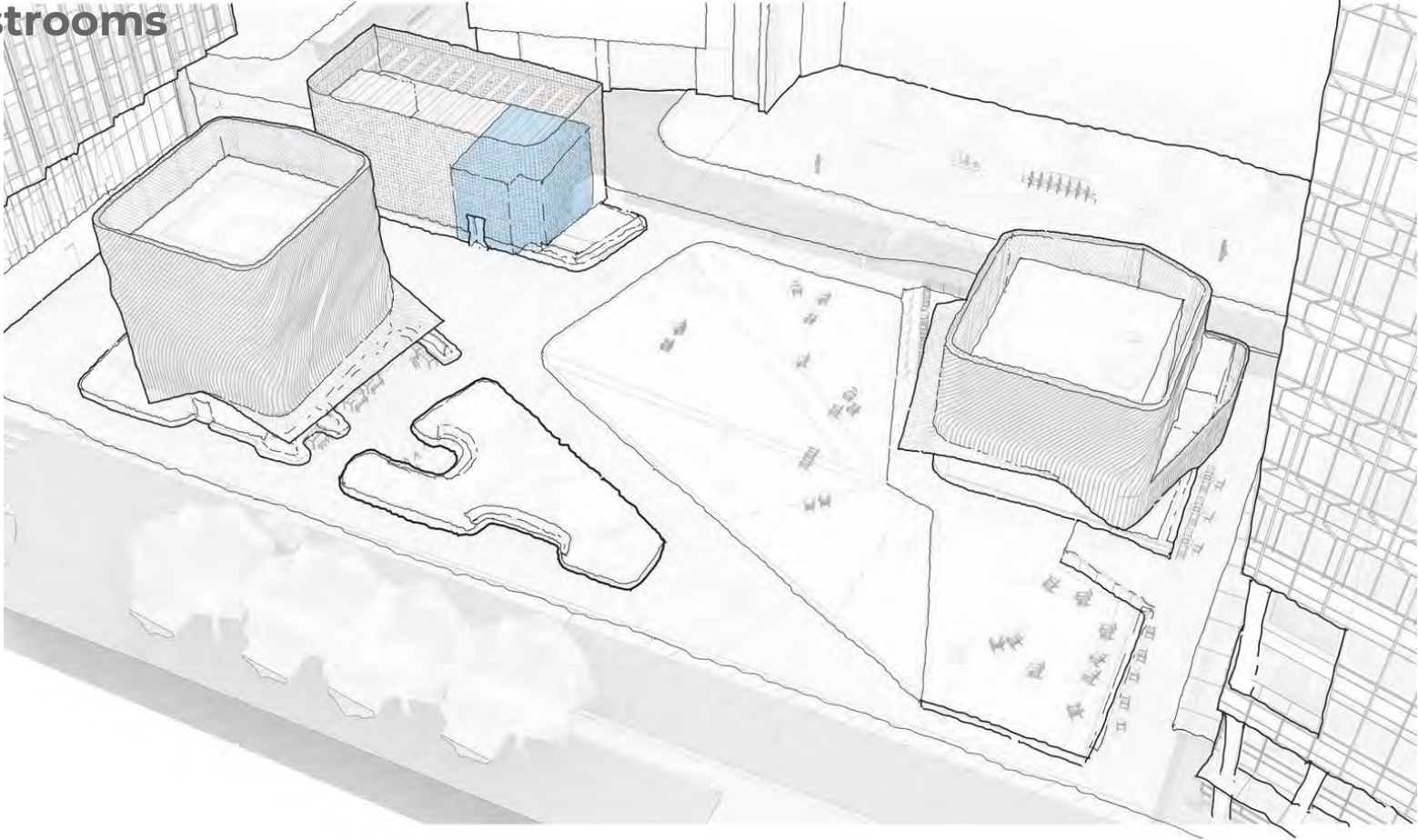
Programming

4 v 4 Soccer



Programming

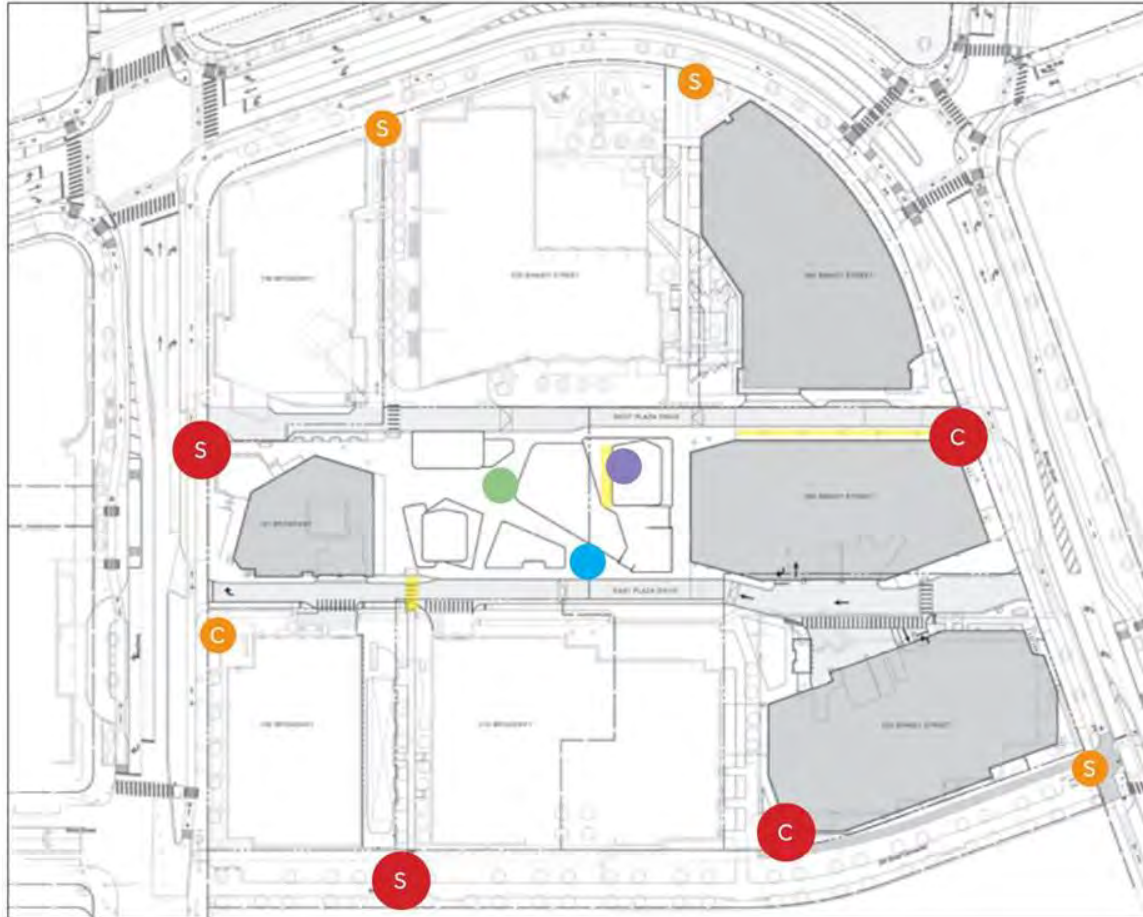
Restrooms



MXD Center Plaza

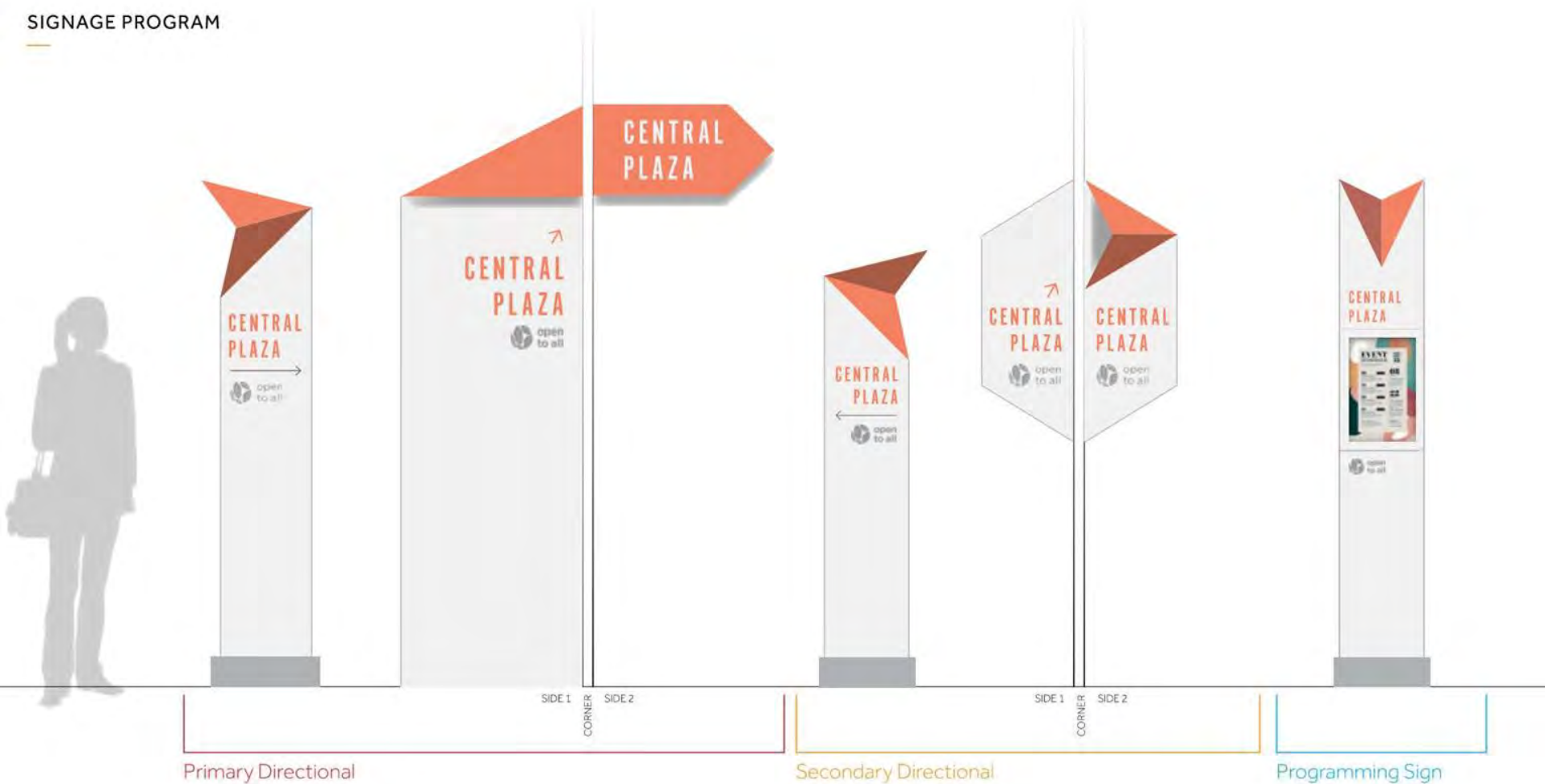
Signage / Art

Signage / Art



- Primary Directional
(S = Standing sign, C = Column sign)
- Secondary Directional
(S = Standing sign, C = Column sign)
- Programming Sign
(Location TBD)
- Canopy Identification
- Ground Identification
- Art Opportunities

SIGNAGE PROGRAM

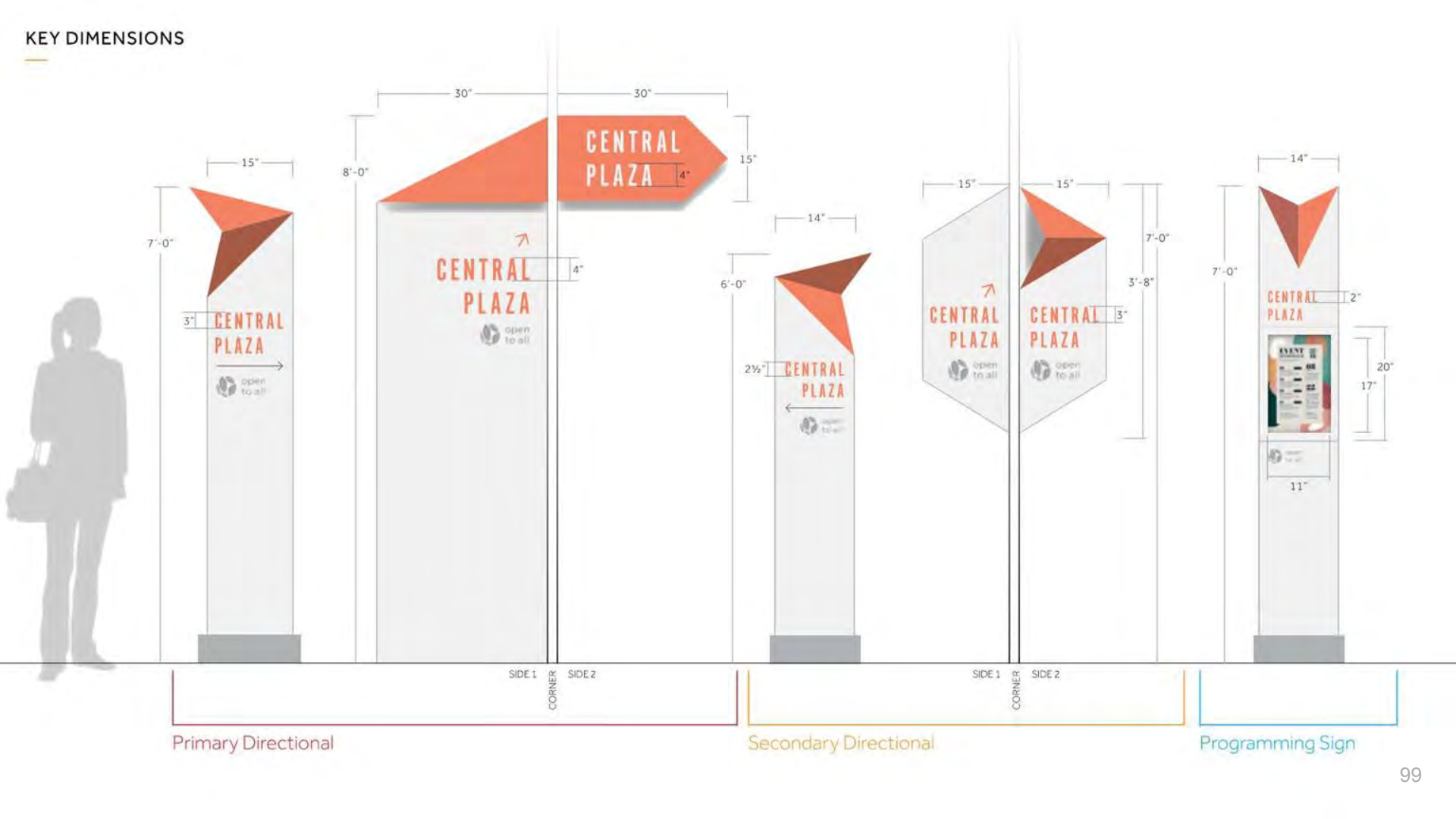


Primary Directional

Secondary Directional

Programming Sign

KEY DIMENSIONS



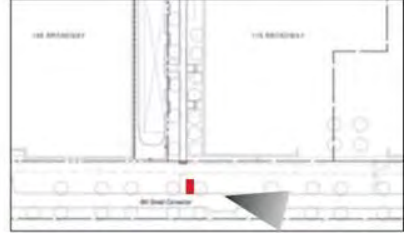
VIEW - 121 BROADWAY

Primary Directional, free-standing



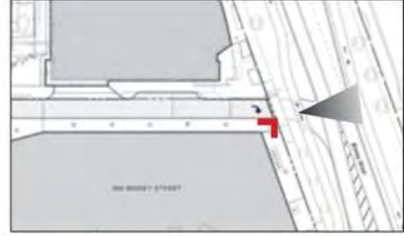
VIEW - 6TH ST CONNECTOR (BTW 105 & 115)

Primary Directional, free-standing



VIEW - 290 BINNEY - N/W CORNER

Primary Directional, column-mounted



VIEW - 250 BINNEY - S/E CORNER

Primary Directional, column-mounted



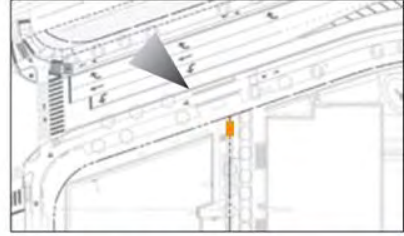
VIEW - 300 BINNEY

Secondary Directional, free-standing



VIEW - 225 BINNEY

Secondary Directional, free-standing (within existing planter)



VIEW - 105 BROADWAY - S/W CORNER

Secondary Directional, column-mounted



VIEW - 250 BINNEY - N/E CORNER

Secondary Directional, free-standing

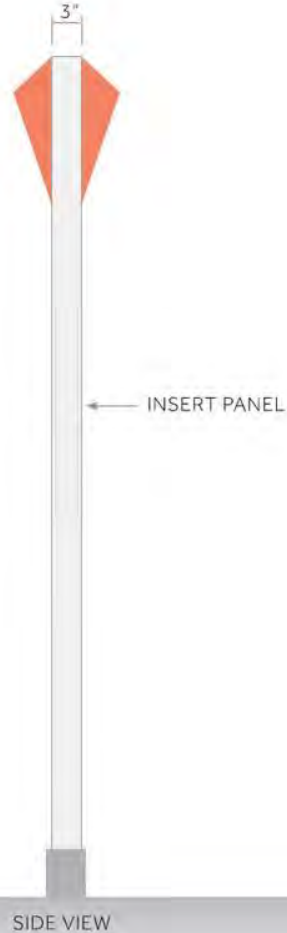


PROGRAMMING SIGN

Free-standing sign with integrated insert panel. Panel can be loaded with tabloid-size (11" x 17") poster to feature programming within the Plaza or other news/events.



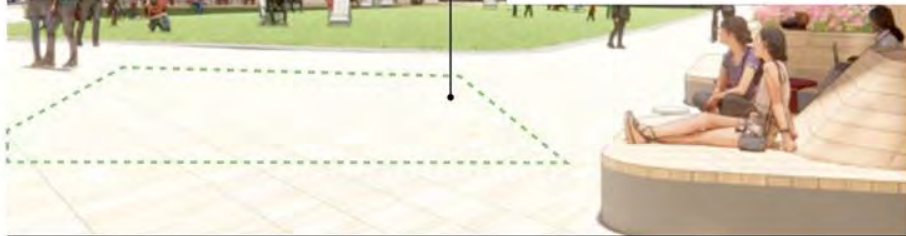
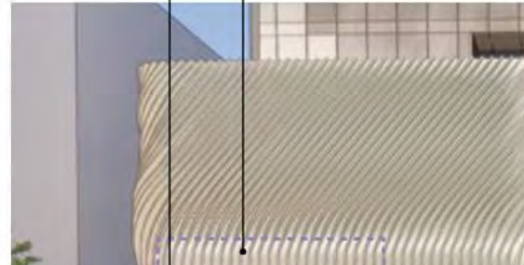
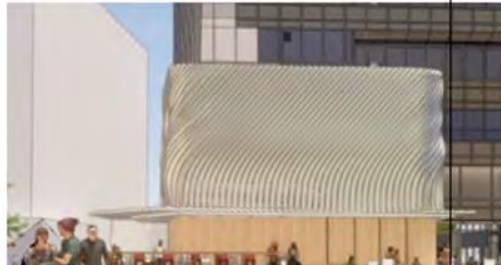
FRONT VIEW



SIDE VIEW

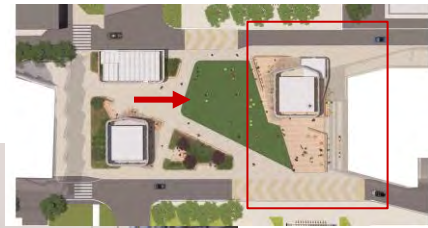
PRECEDENT - PLAZA

Ground Identification & Canopy Identification



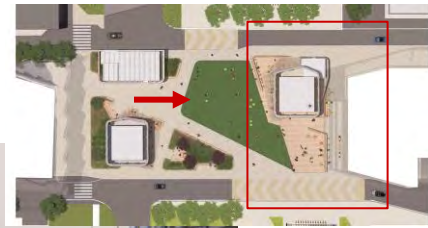
The Decks

PUBLIC ART - MURAL



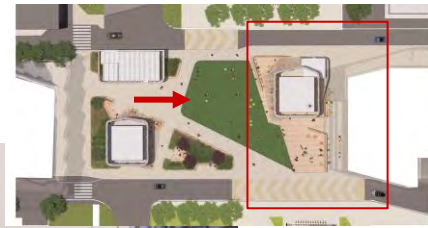
The Decks

PUBLIC ART - MURAL

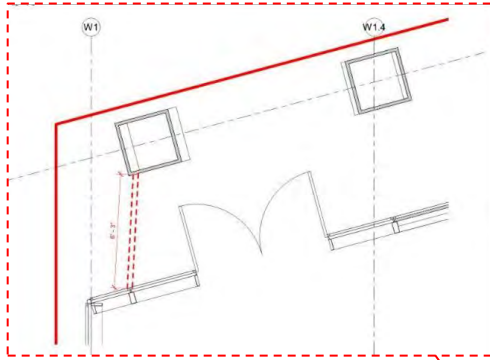


The Decks

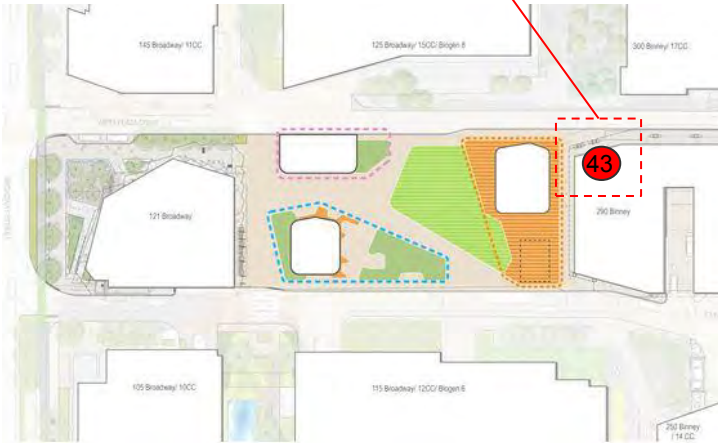
PUBLIC ART - MURAL



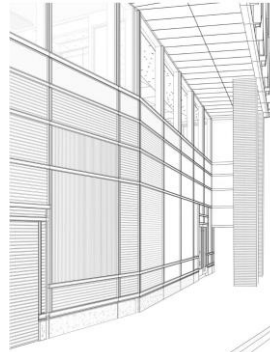
290 Binney Wind Screen



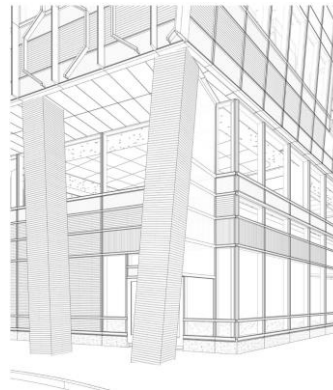
Level 1 Enlarged Plan



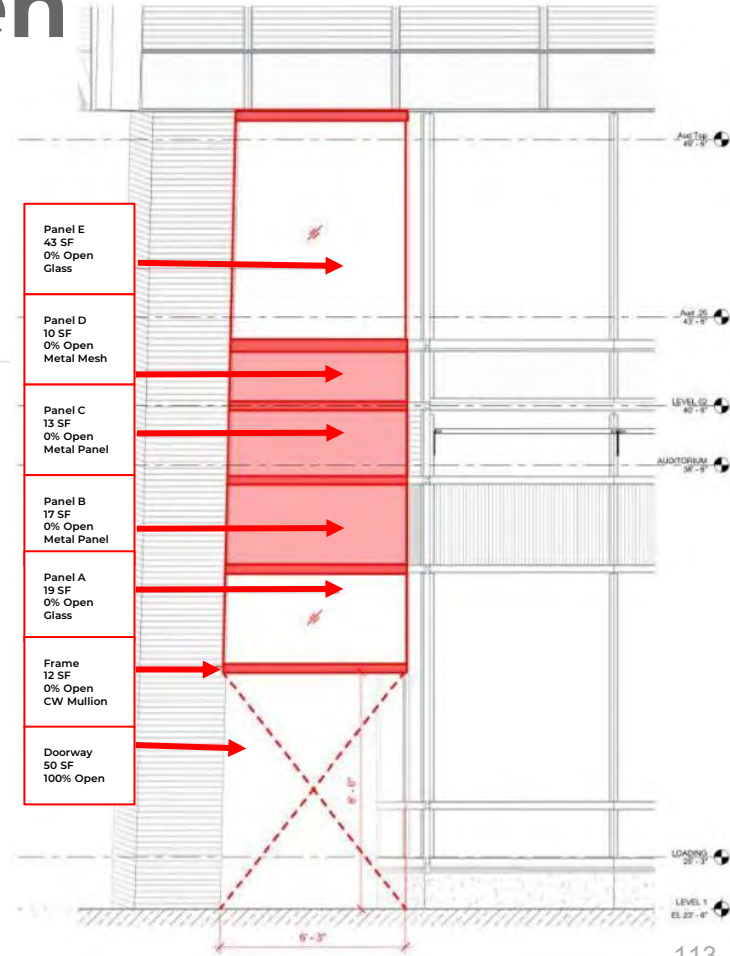
Site Plan



View from North



View from Southwest



Windscreen Elevation

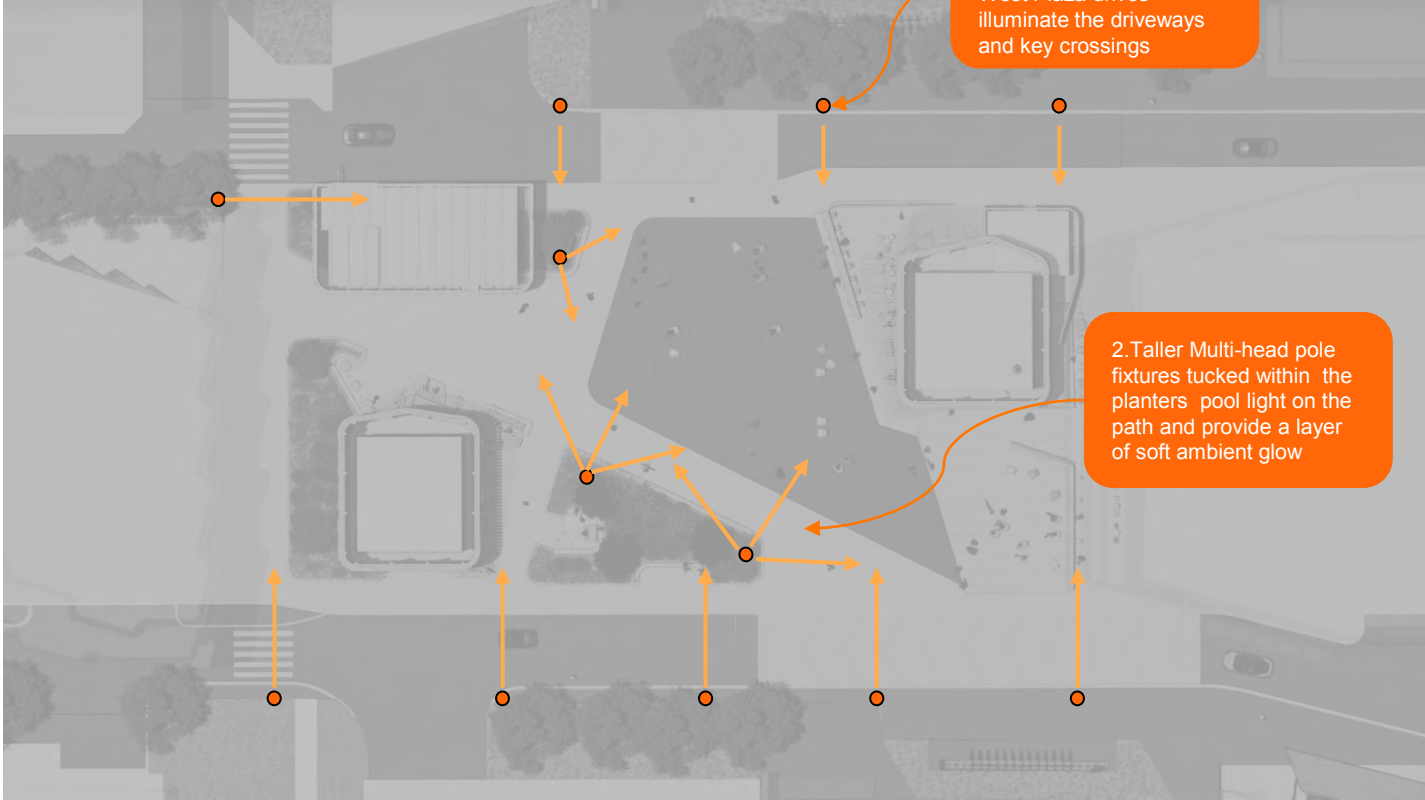
MXD Center Plaza

Lighting

Pole Lighting

1. Shorter Multi-head pole fixtures along the sidewalks of East and West Plaza drives illuminate the driveways and key crossings

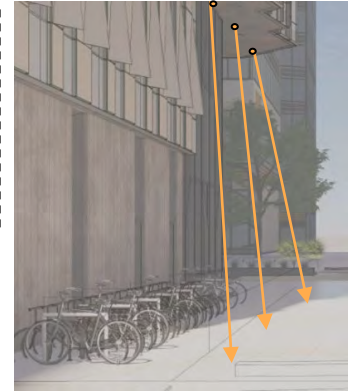
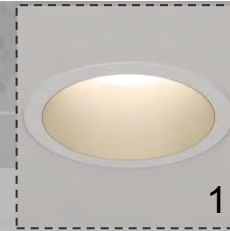
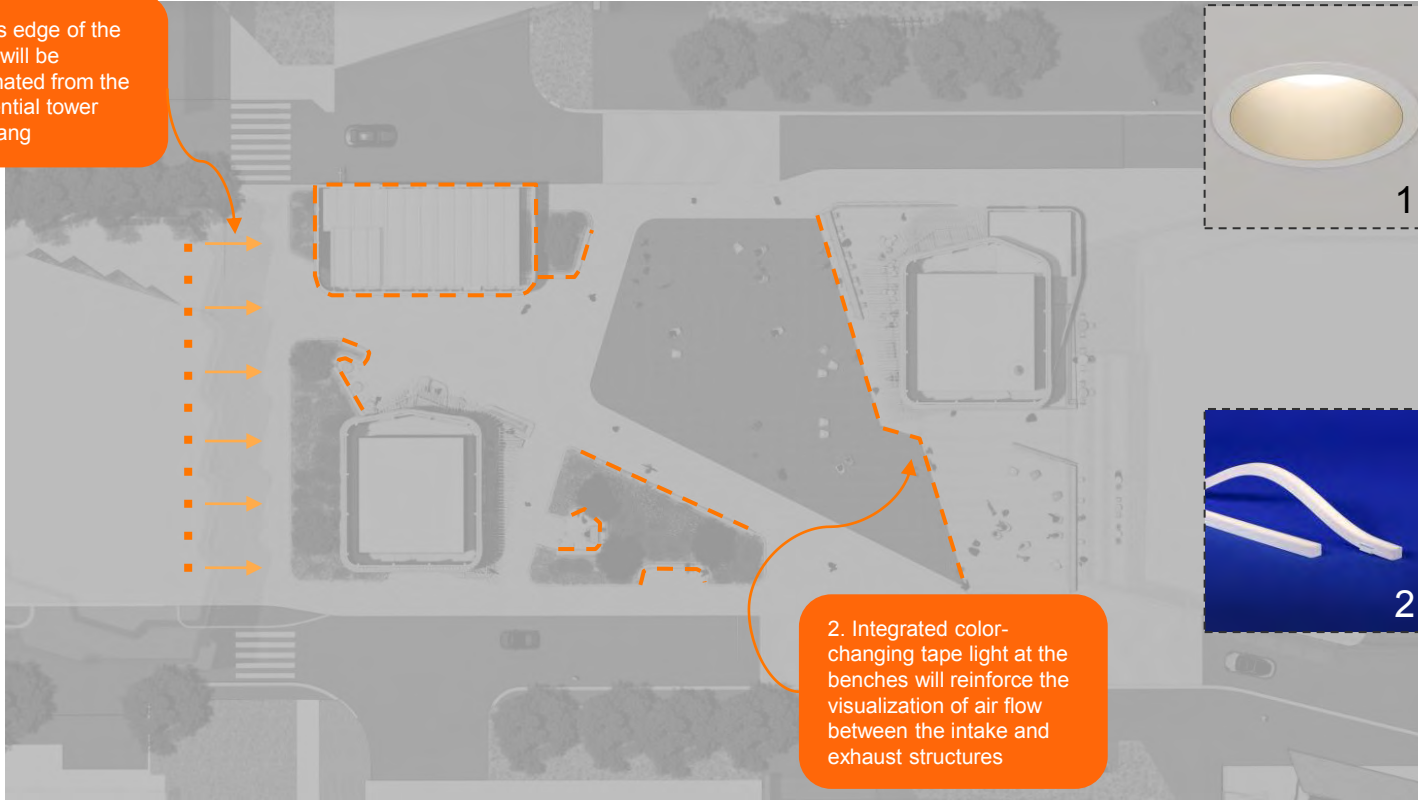
2. Taller Multi-head pole fixtures tucked within the planters pool light on the path and provide a layer of soft ambient glow



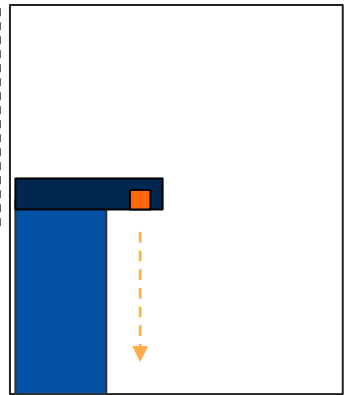
General ambient layer for egress and safety

Accent Lighting

1. This edge of the plaza will be illuminated from the residential tower overhang



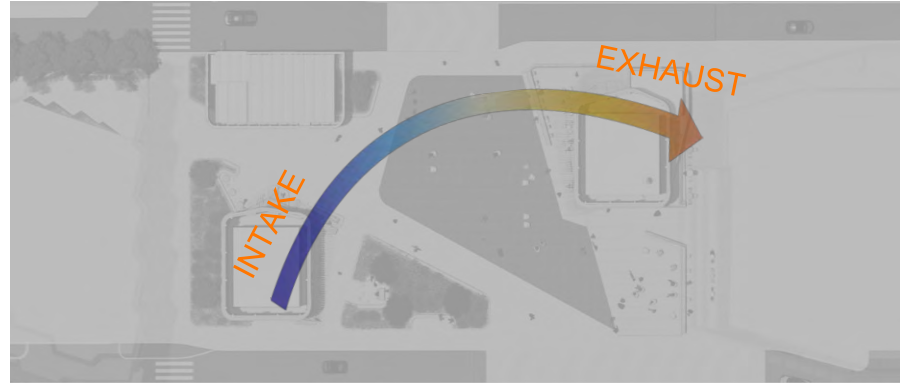
2. Integrated color-changing tape light at the benches will reinforce the visualization of air flow between the intake and exhaust structures



Accent Lighting to create intimate zones within the expanse

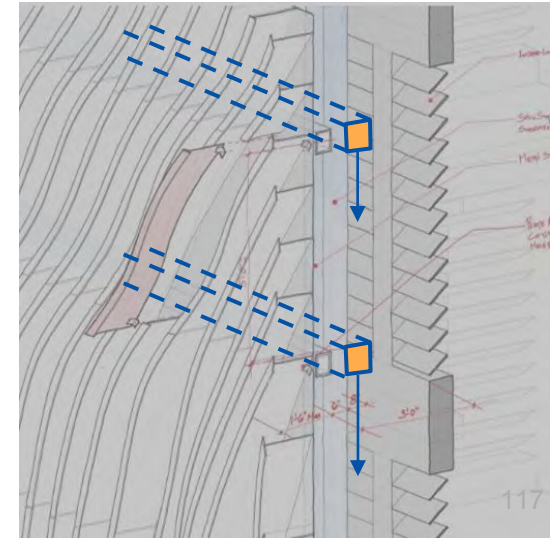
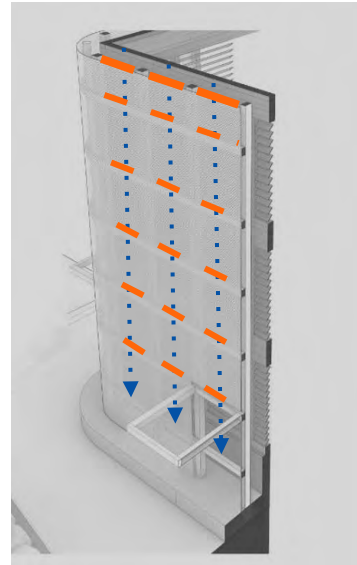
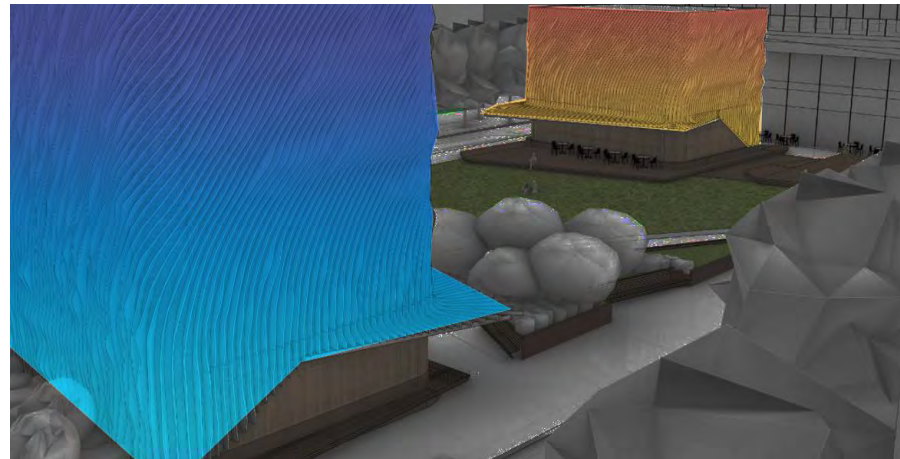
Concept Lighting

A Whimsical experience of movement in the space



CONCEPT : The dynamic lighting in the space can create subtle yet memorable play of light mimicking the movement of air in the plaza between the structures.

STRATEGY : Concealed linear fixtures mounted behind the exterior fins light the surfaces behind which will then reflect and allow indirect light to filter out through the gaps



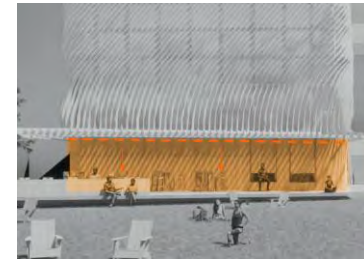
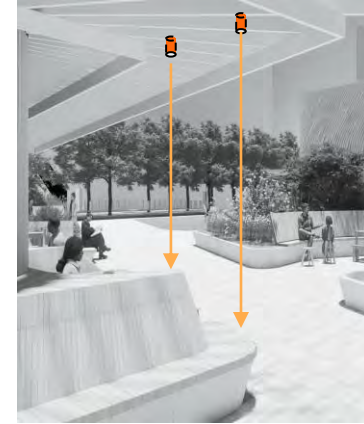
Specialty Lighting



The beacon doesn't need any dedicated light as the material reflects the surroundings

Downlight cylinders concealed between the horizontal slats for low-level illumination at seating areas

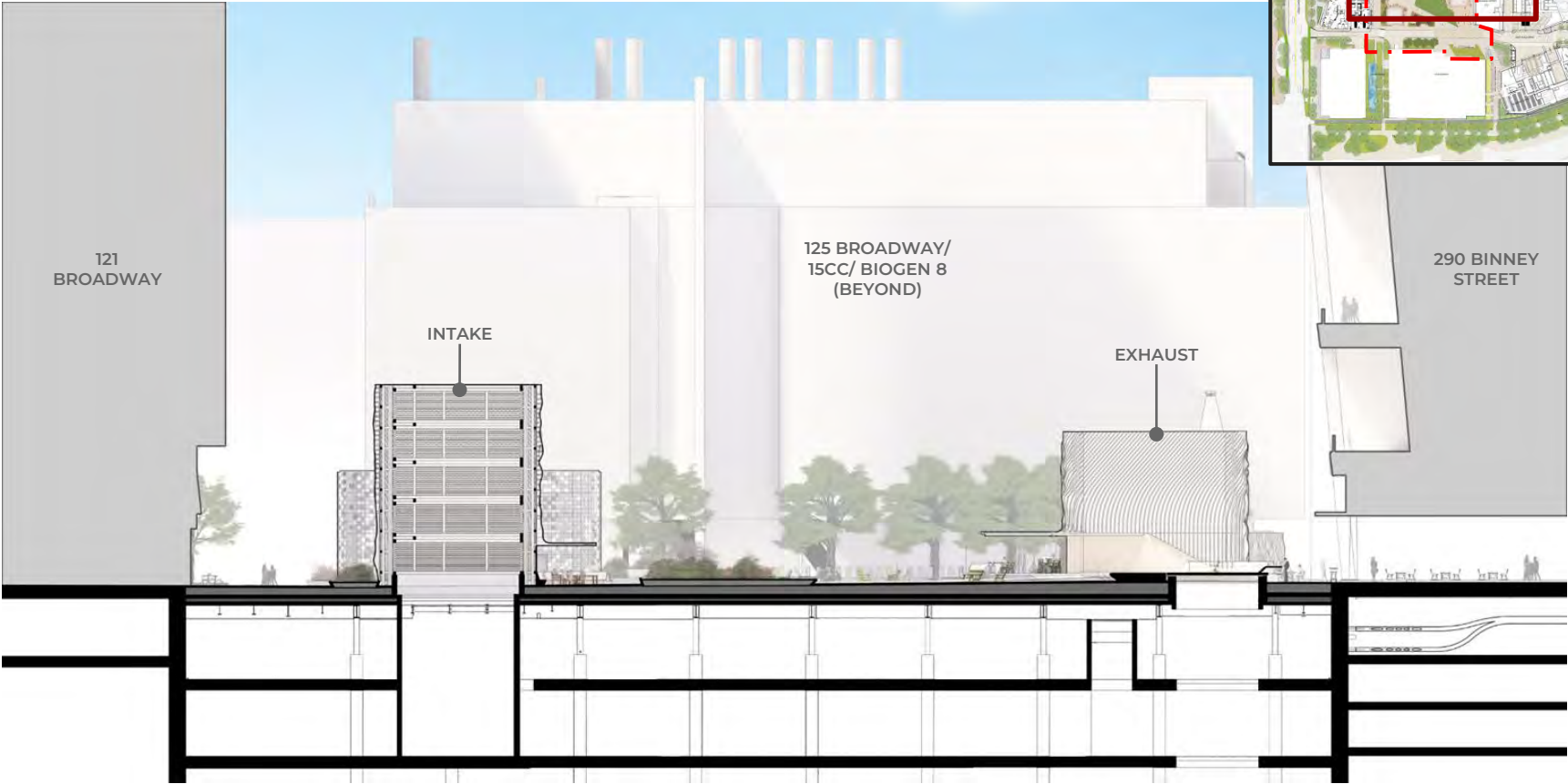
Lighting the wooden faces of both structures with concealed linear fixtures for a common datum of white light at a pedestrian scale cross the plaza



MXD Center Plaza

Sections

Site Sections



Looking West - Through Intake, Lawn and Hatch

Site Sections



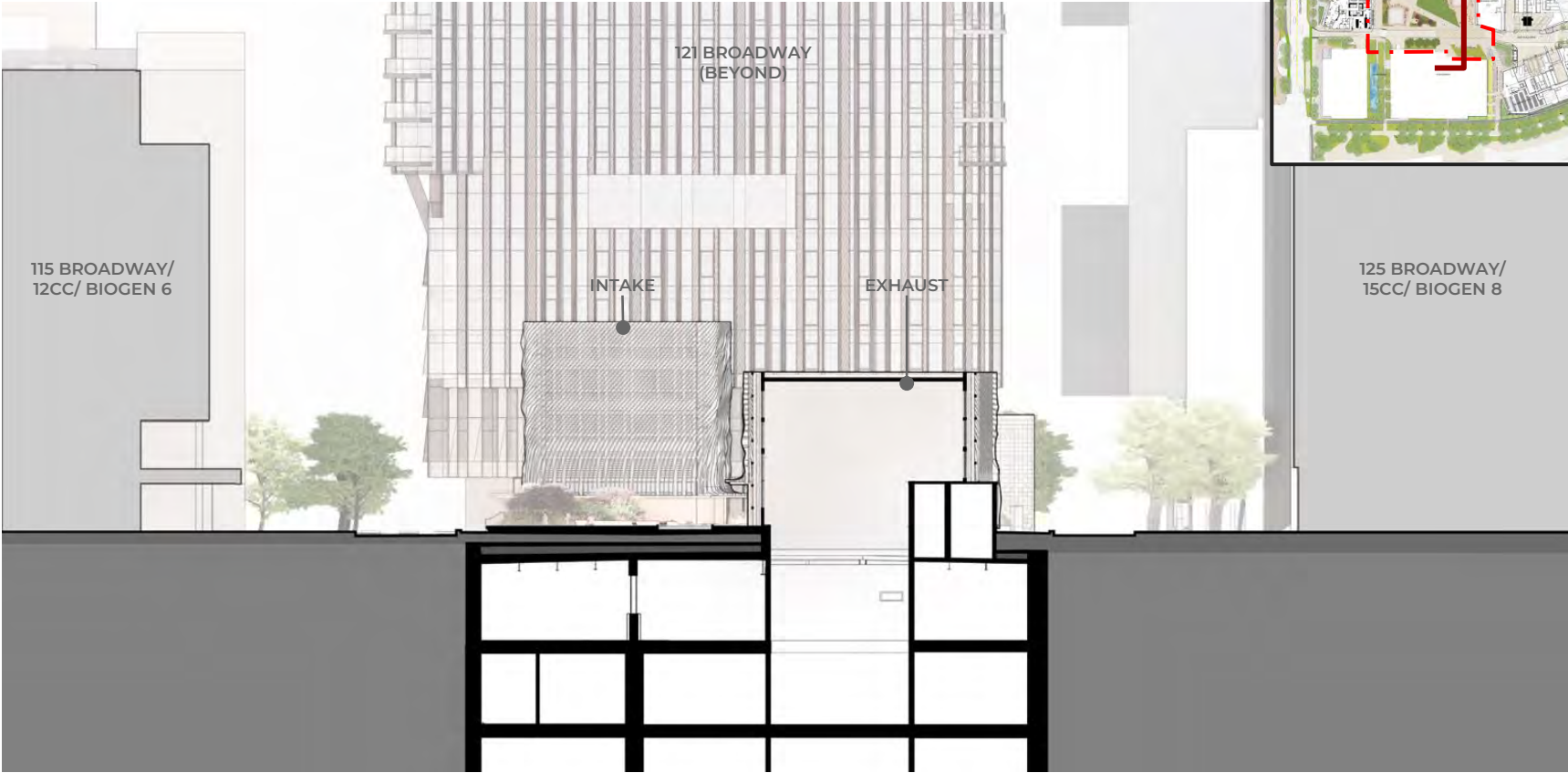
Looking East - Through Exhaust, Lawn, and Beacon

Site Sections



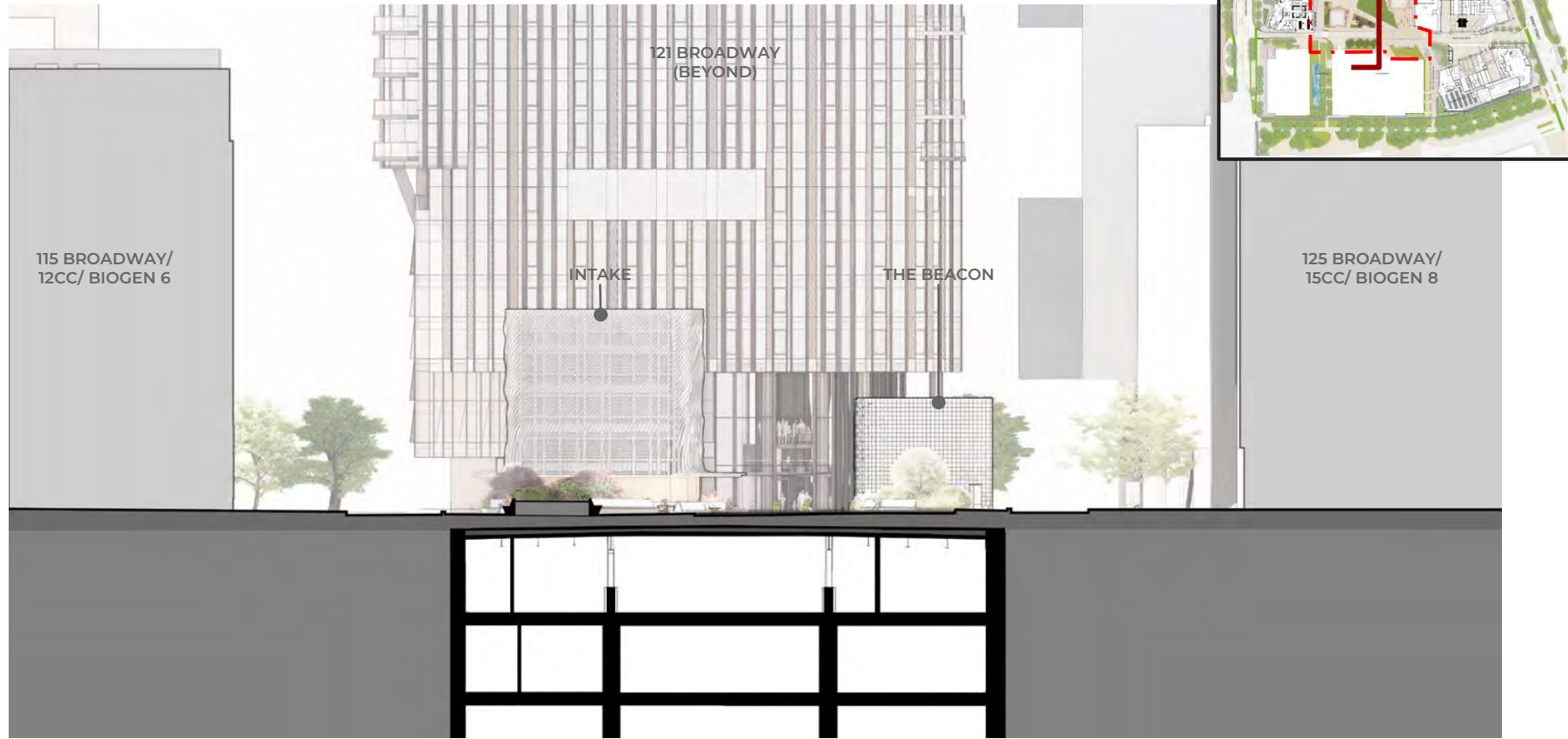
Looking North - Through Beacon and Intake

Site Sections



Looking South - Through Exhaust Bldg, Hatch and Decks

Site Sections



Looking South - Through Lawn

MXD Center Plaza

Next Steps

Next Steps

Permitting:

- City Review Period (Estimated): 12/4/2023- 2/6/2024
- Joint Committee Meeting (Estimated): 1/15/2024
- Building Permit: TBD

Design:

- Schematic Design Wrap Up: 10/27/2023
- IDCP Book Production: 10/30/2023- 11/23/2023
- Design Development & Construction Documents: TBD

Construction:

- Plaza Construction (Estimated): 2030-2031

MXD Center Plaza

Appendix



CENTER PLAZA TABLING AND ONLINE SURVEY RESPONSES



CAMBRIDGE
REDEVELOPMENT
AUTHORITY

AERIAL VIEW OF CENTER PLAZA



METHODOLOGY OF OUTREACH

- **ECPT**
 - June 14, 2023
- **Washington Elms / Newtowne Court Game Nights (48 Comments)**
 - July 10th
 - July 17th
 - July 24th
 - July 31st
 - August 7th
- **Proto Tabling (12 comments)**
 - Tuesday, July 11, 2023
- **Online Survey (106 Responses)**
 - July 1st - August 12, 2023
- **Public Meeting (12 Participants)**
 - August 9, 2023



TABLING IN ACTION

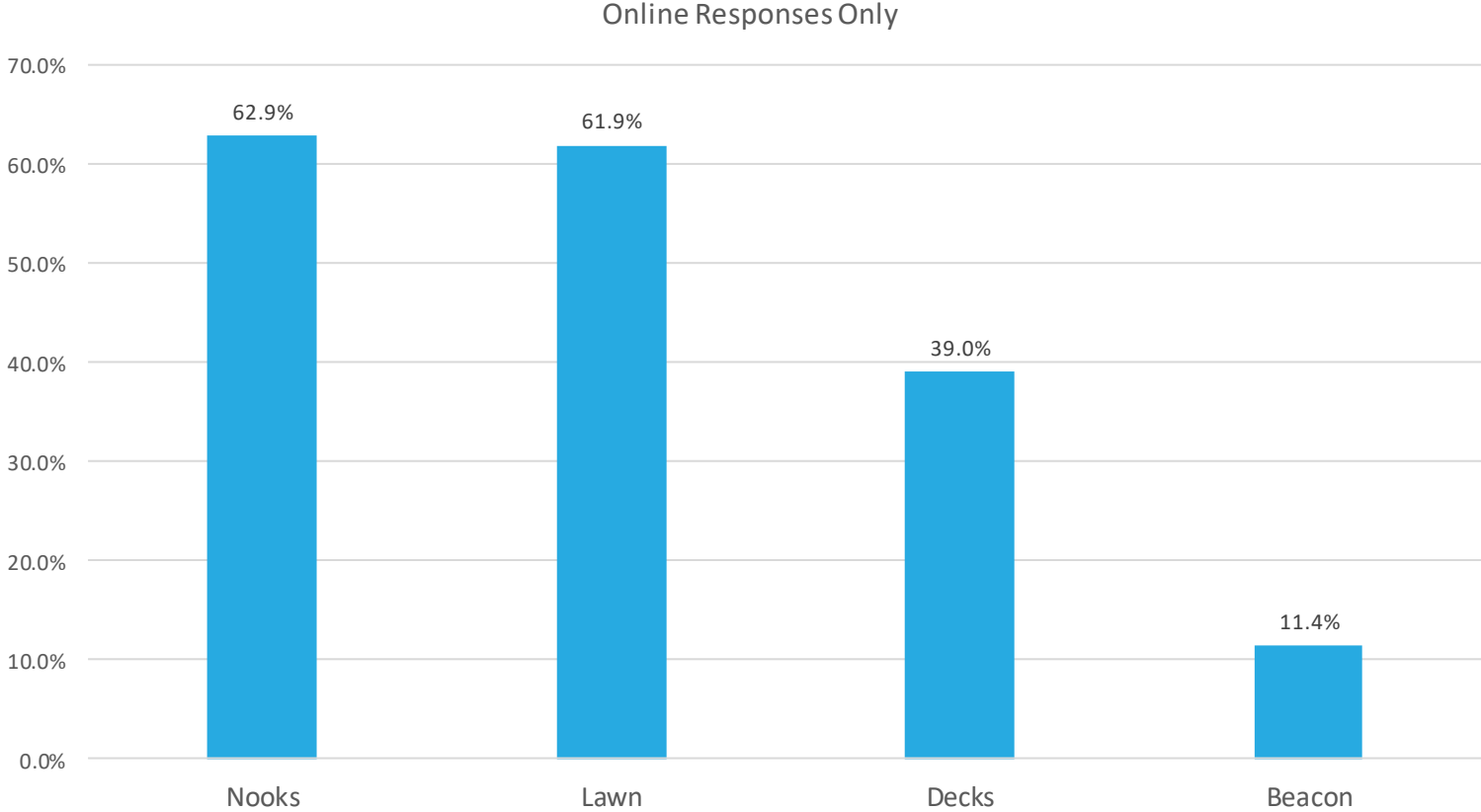




QUESTIONS PRESENTED IN TABLING EVENTS AND ONLINE SURVEYS:

1. Which of these four types of spaces (beacon, decks, nooks, lawn) in the Center Plaza would you be most interested in using or seeing?
2. What changes would you make to the design of the center plaza spaces identified above? If none, leave blank.
3. How would you use the Center Plaza space?
4. What would bring you to Center Plaza in the winter? (e.g. winter markets, igloo tent seating with heater, etc.)
5. What else would you like to see in the Center Plaza?
6. Do you live in the City of Cambridge?
7. If you live or work/attend school in Cambridge, what neighborhood?
8. What age range applies to you?

WHICH OF THESE FOUR TYPES OF SPACES (BEACON, DECKS, NOOKS, LAWN) IN THE CENTER PLAZA WOULD YOU BE MOST INTERESTED IN USING OR SEEING?



HOW WOULD YOU USE THE CENTER PLAZA SPACE?

Tabling Responses Only

Playing / use space for water play

Sit and read outside

Have a picnic/cookout

Movie night

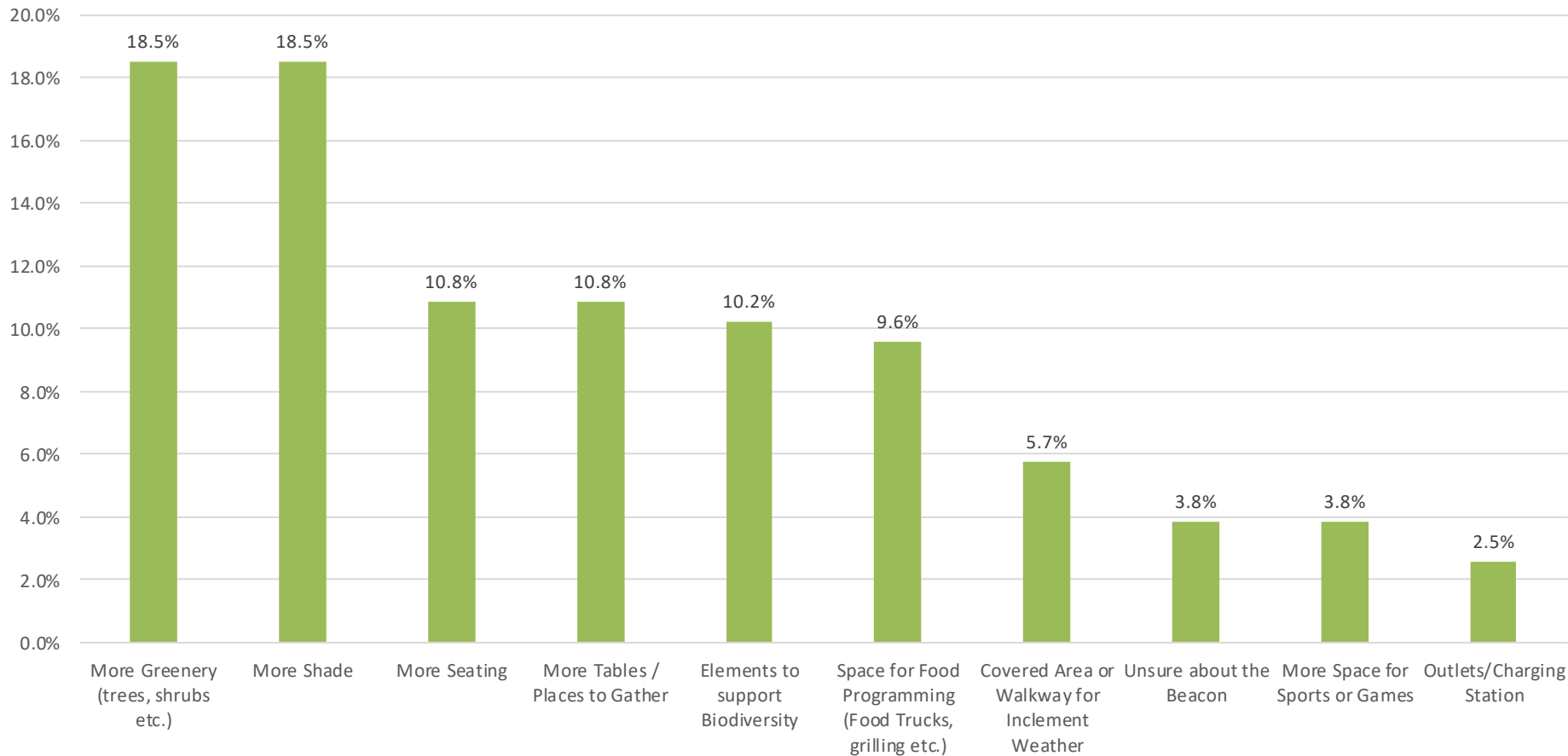
Musical events/ use for concerts

Invite the local community to use the space for events



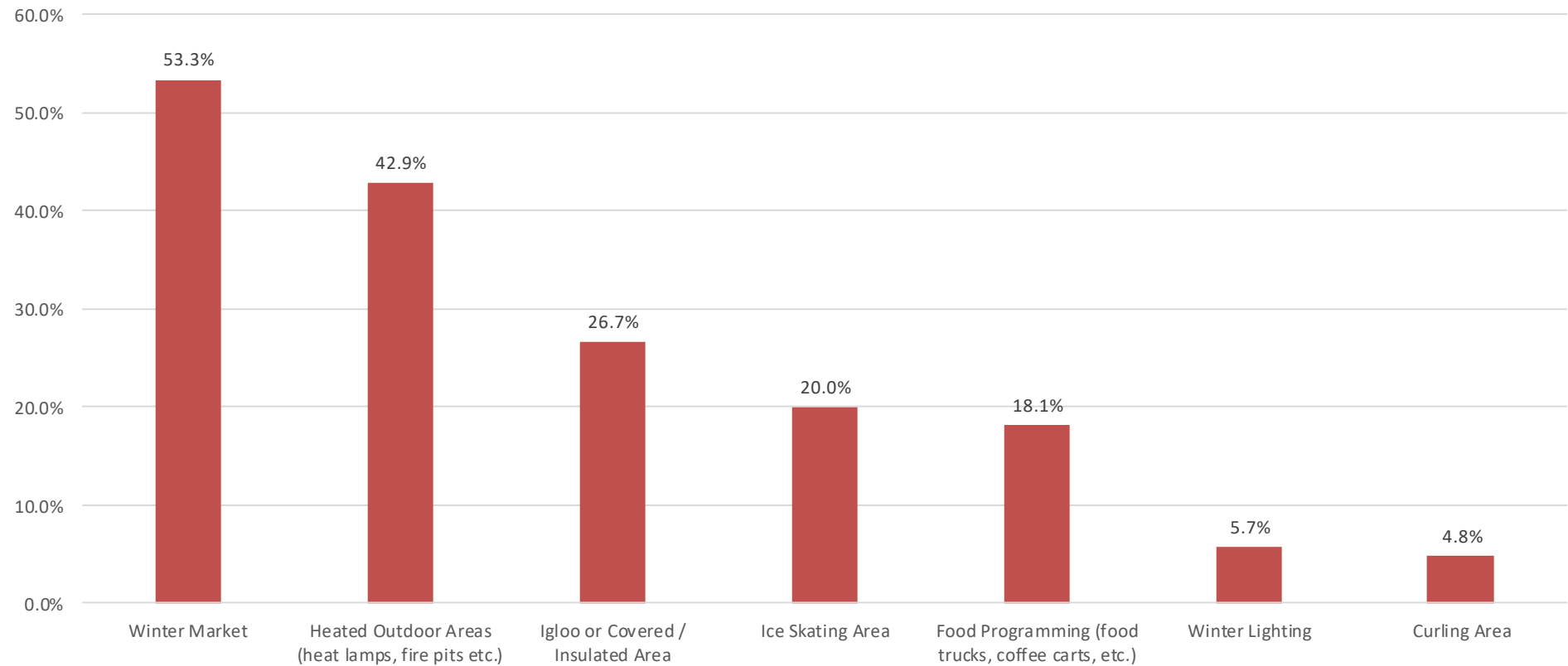
WHAT CHANGES WOULD YOU MAKE TO THE DESIGN OF THE CENTER PLAZA SPACES IDENTIFIED ABOVE? IF NONE, LEAVE BLANK.

All Responses



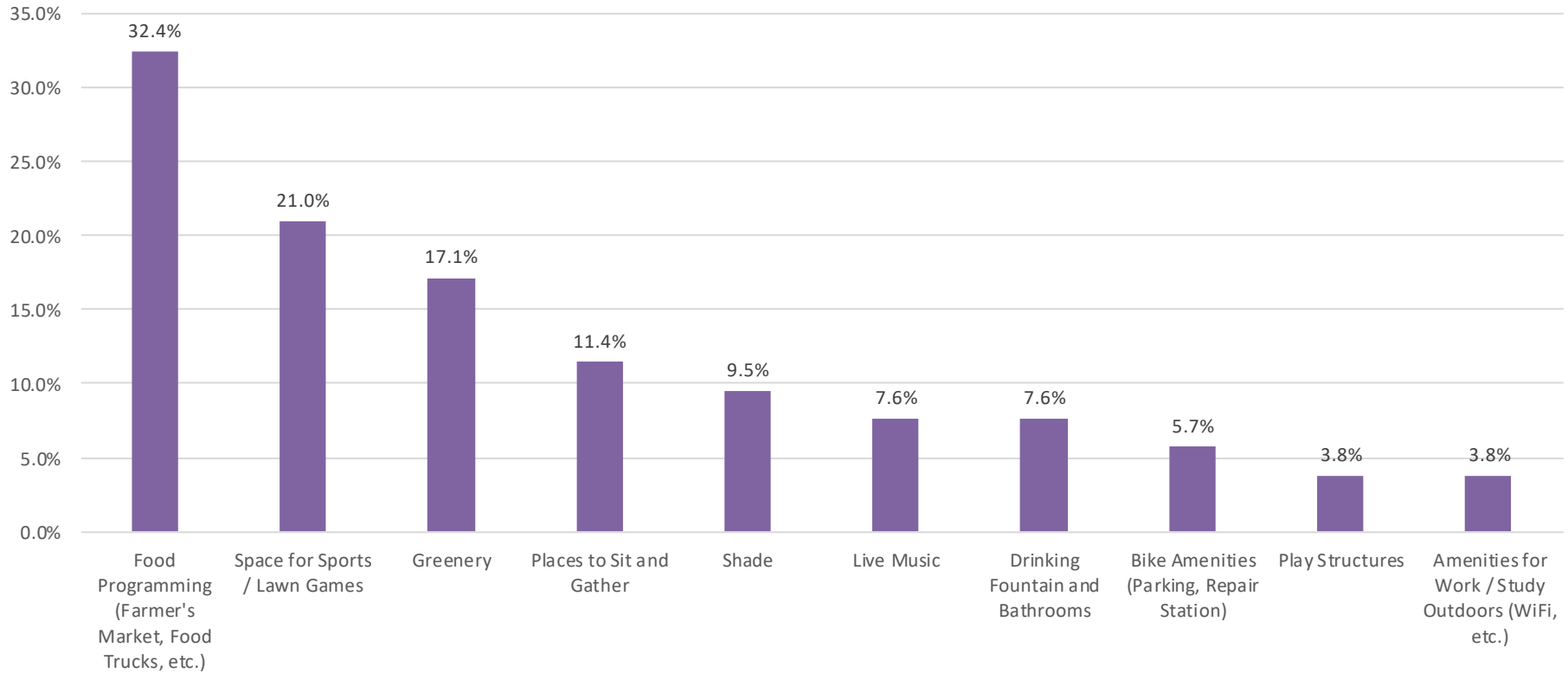
WHAT WOULD BRING YOU TO CENTER PLAZA IN THE WINTER? (E.G. WINTER MARKETS, IGLOO TENT SEATING WITH HEATER, ETC)

Online Responses Only



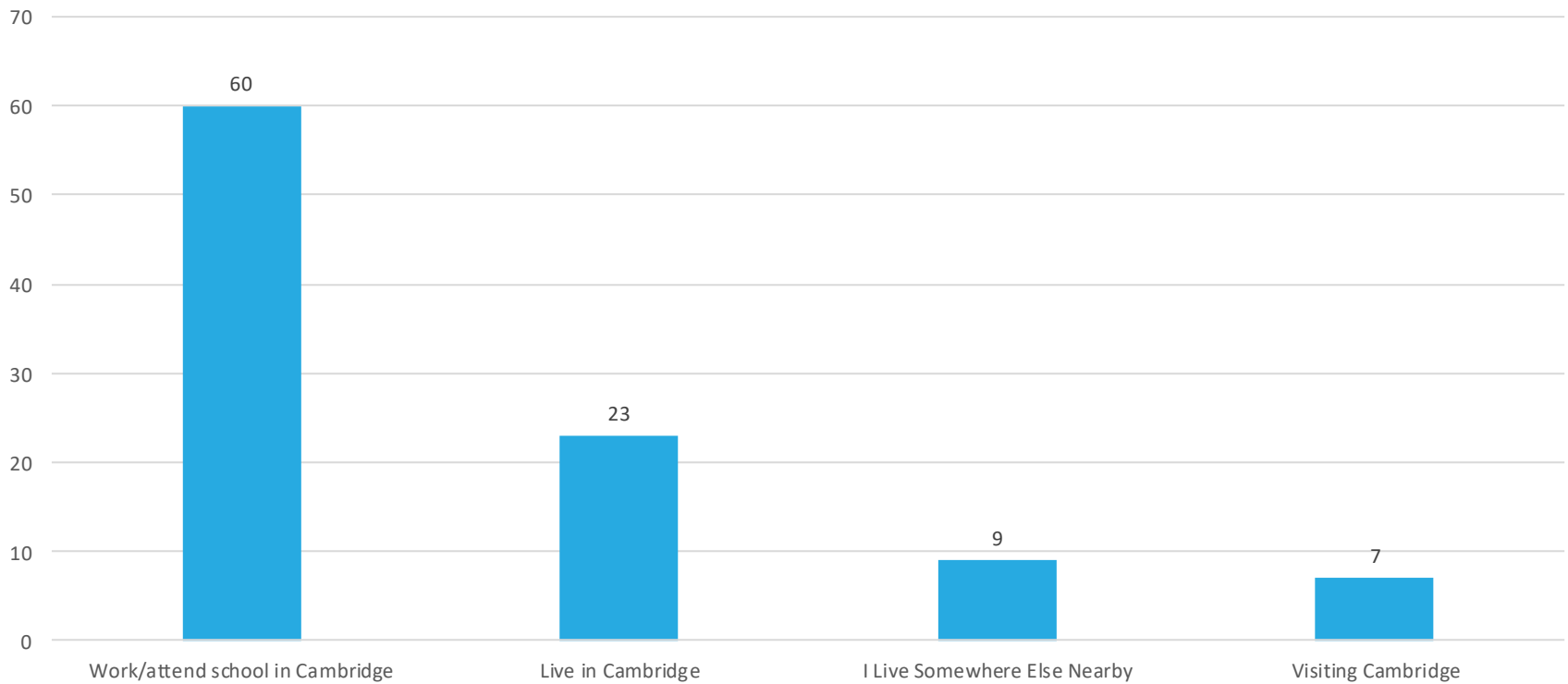
WHAT ELSE WOULD YOU LIKE TO SEE IN THE CENTER PLAZA?

Online Responses Only



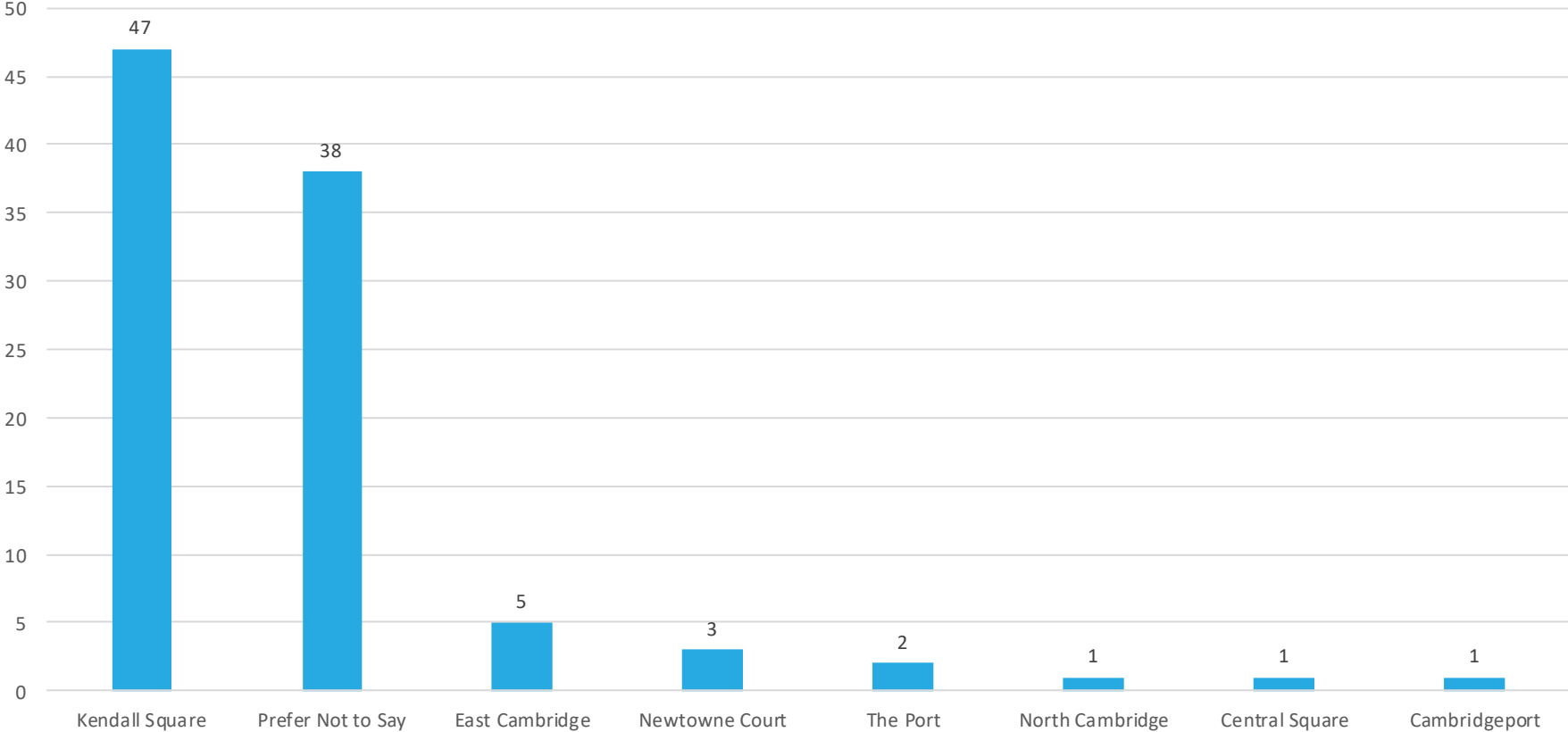
DO YOU LIVE IN CAMBRIDGE?

Online Responses Only



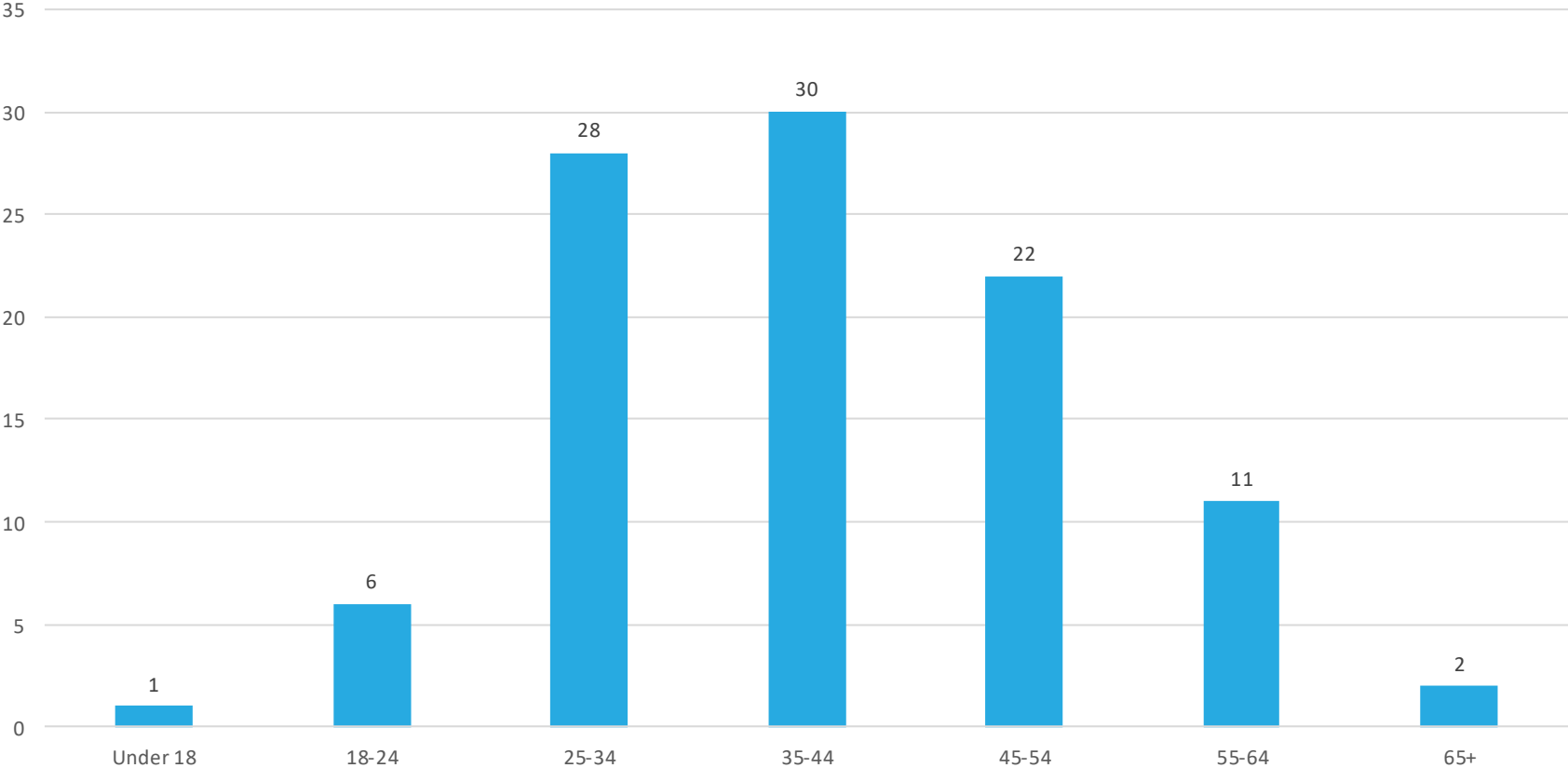
IF YOU LIVE OR WORK/ATTEND SCHOOL IN CAMBRIDGE, WHAT NEIGHBORHOOD?

Online Responses Only



WHAT AGE RANGE APPLIES TO YOU?

Online Responses Only



TAKEAWAYS FROM COMMUNITY FEEDBACK

PEOPLE WANT A PLACE AND REASON TO GATHER

“Will there be lawn games available for the lawn? That would bring people out in nice weather.”

Farmer's markets would be great, maybe the ability to do food truck (or food market) events too? I know when I was in Philadelphia themed night markets and art walks were always super popular. ”

“Winter markets, igloo tent seating with heater, ice curling events for team meetings (bocce in the summer).”



TAKEAWAYS FROM COMMUNITY FEEDBACK

GREENERY AND SUSTAINABILITY IS A HIGH PRIORITY

“Have berries growing out of the nooks area. The joy in seeing people's faces because they have found berries in a bush is delightful, and it adds pop to the public space.”

“A pollinator garden with native plants. I'd like the materials used for construction to be as sustainable as possible. A rainwater capture system and small wind/solar energy systems would be nice. The top of the Beacon should have solar on it if it can.”

“Having greenery, flower gardens and tall trees would be great along with lots of outdoor seating/workspaces with indoor options - such as an arboretum for natural light to come in during the winter.”



TAKEAWAYS FROM COMMUNITY FEEDBACK

PEOPLE WANT TO FEEL ENCLOSED

“Lawn with some pergolas for shaded areas added, and more cut through paths so in winter there are more routes through the area.”

“Something to provide some shade over parts of the open space, e.g., suspended pieces of fabric-like material, or trees (unless the surrounding buildings already provide sufficient shade)”

“A clear and defined route, preferably covered, between 115 and 125 Broadway for people and equipment. I work on this site and we are in the different buildings several times a day.”



TAKEAWAYS FROM COMMUNITY FEEDBACK

THE BEACON IS THE LEAST COMPELLING AREA

“It is unclear from the survey description what the Beacon is.”

“I would change the outside of the Beacon -- there's already a ton of glass and reflective surfaces around the area, and I worry that light bouncing off the mirrors could be distracting or painful to look at.”

“I don't know what a beacon is?”



RECOMMENDATIONS BASED ON COMMUNITY FEEDBACK

CREATE A UNIQUE AND LESS FORMAL IDENTITY FOR THE PLAZA

“How will this space be different from all the other corporate plazas in the area?”

- **Recommendation:** Leverage the Beacon as an opportunity for local art and consider adding an interior space that can tell the story of the substation beneath.



RECOMMENDATIONS BASED ON COMMUNITY FEEDBACK

CREATE ROBUST, YEAR-ROUND PROGRAMMING, WITH A FOCUS ON AFFORDABLE FOOD AND SPORTS/LAWN GAMES

- Food Ideas
 - Coffee Cart
 - Beer Garden
 - Pop-up Bar
 - Food Trucks
 - Hot Cocoa
 - Farmer's and Winter Market



RECOMMENDATIONS BASED ON COMMUNITY FEEDBACK

CREATE ROBUST, YEAR-ROUND PROGRAMMING, WITH A FOCUS ON AFFORDABLE FOOD AND SPORTS/LAWN GAMES

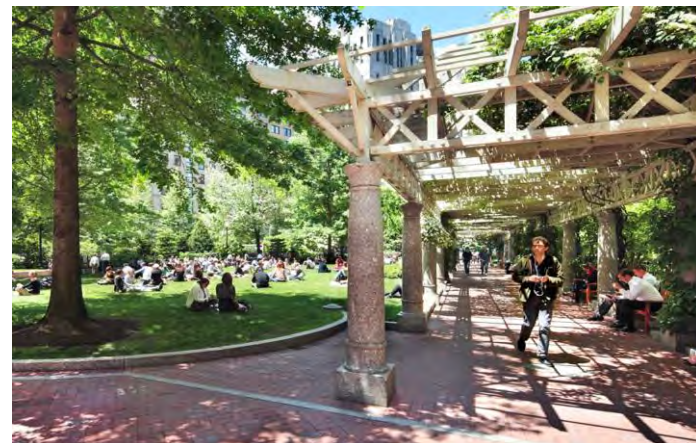
- Lawn Activities
 - Volleyball Court
 - Bocce Ball
 - Cricket
 - Ice Skating
 - Curling
 - Board Games
 - Chess
 - Holiday Light Show



RECOMMENDATIONS BASED ON COMMUNITY FEEDBACK

RETURN TO THE URBAN WILD: ADD MORE REAL AND VARIED GREENERY

- Greenery Ideas
 - Wildflower Garden
 - Choose a natural alternative to grass for the lawn: clover or moss
 - Shrubbery
 - Amenities for birds(e.g., bird feeder, bird bath, etc.)

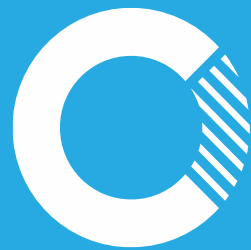


RECOMMENDATIONS BASED COMMUNITY FEEDBACK

MORE COVERAGE IN THE EXPOSED AREA/DESIRED LINES

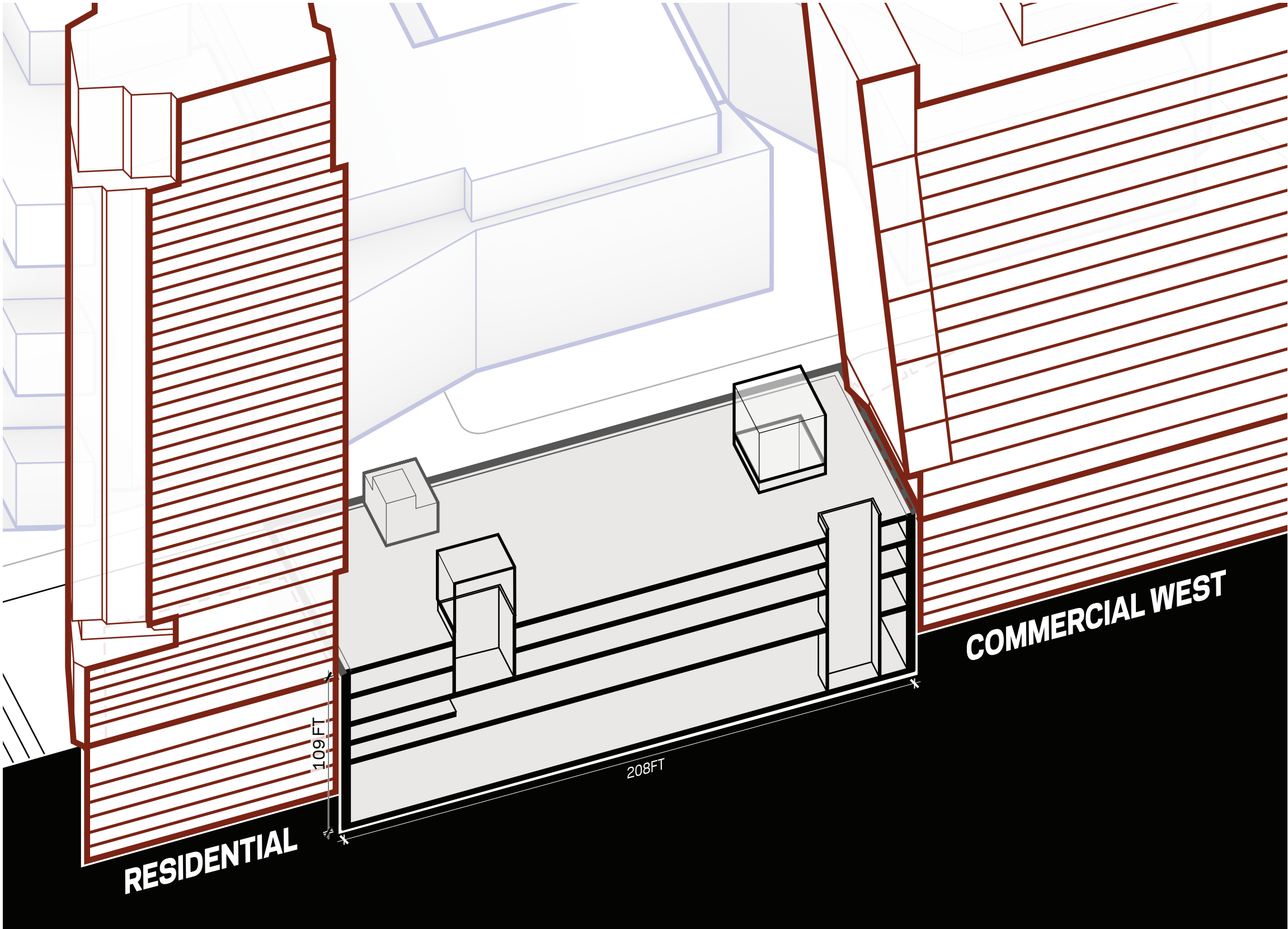
- Greenery Ideas
 - Coverage for residents who are parked
 - Coverage (and seasonal heaters) for some tabled seating areas to allow for year-round use



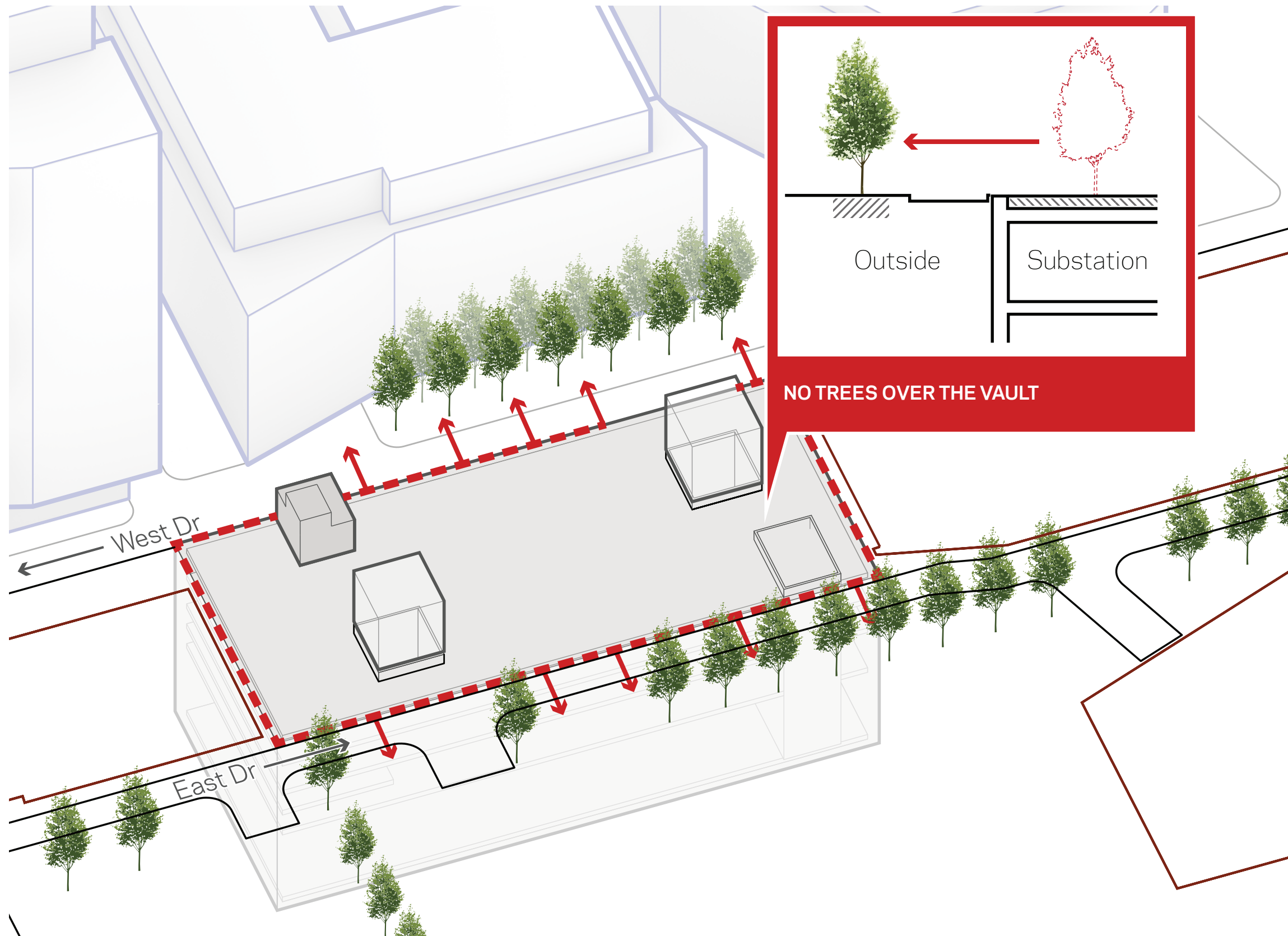


cambridgeredevelopment.org

SUBSTATION LOCATION



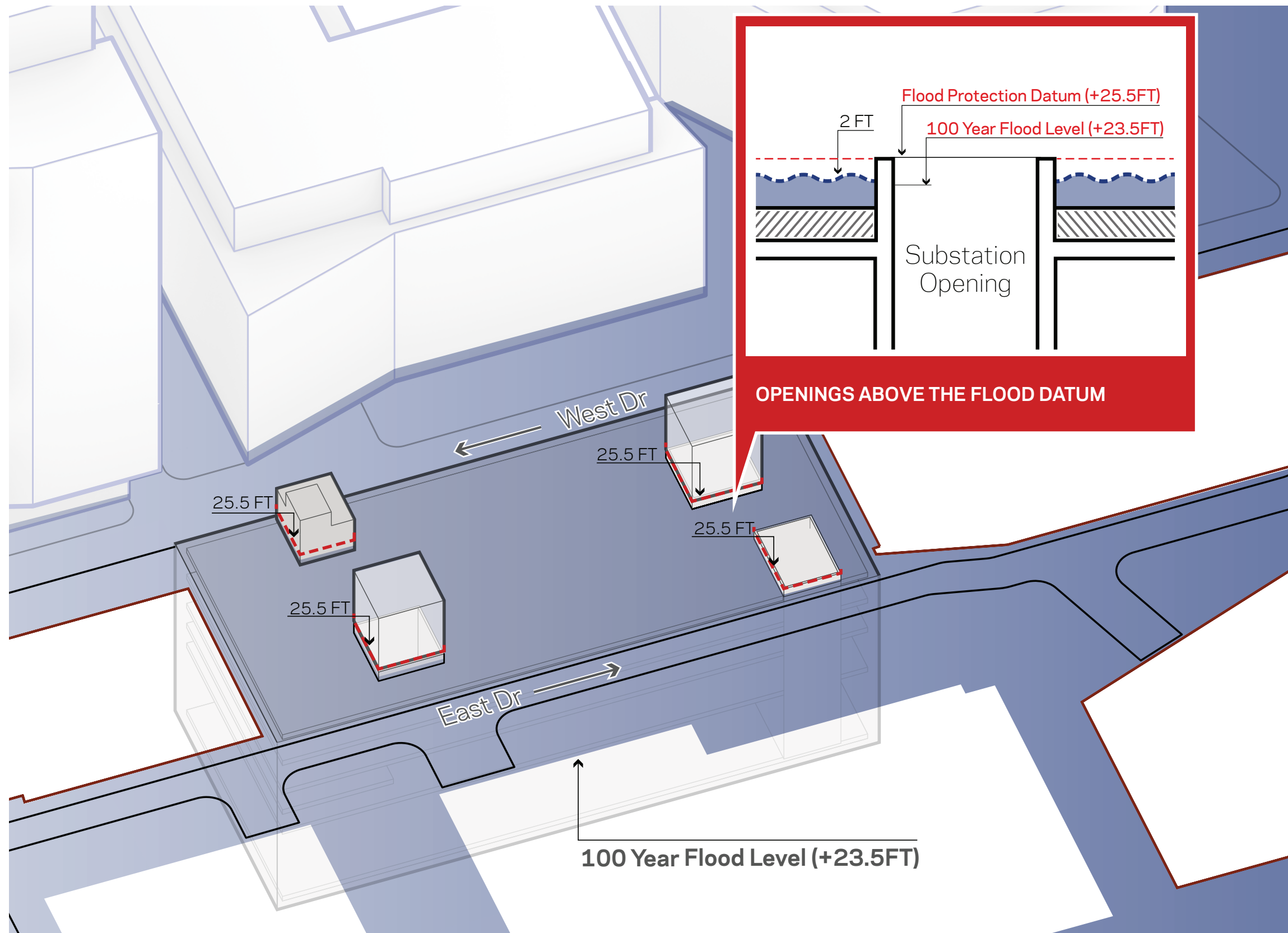
NO TREES OVER THE SUBSTATION VAULT



PLAZA CONSTRAINTS

- No deep penetrating roots on substation roof
- No deep roots or water features on substation roof

FLOOD PROTECTION DATUM

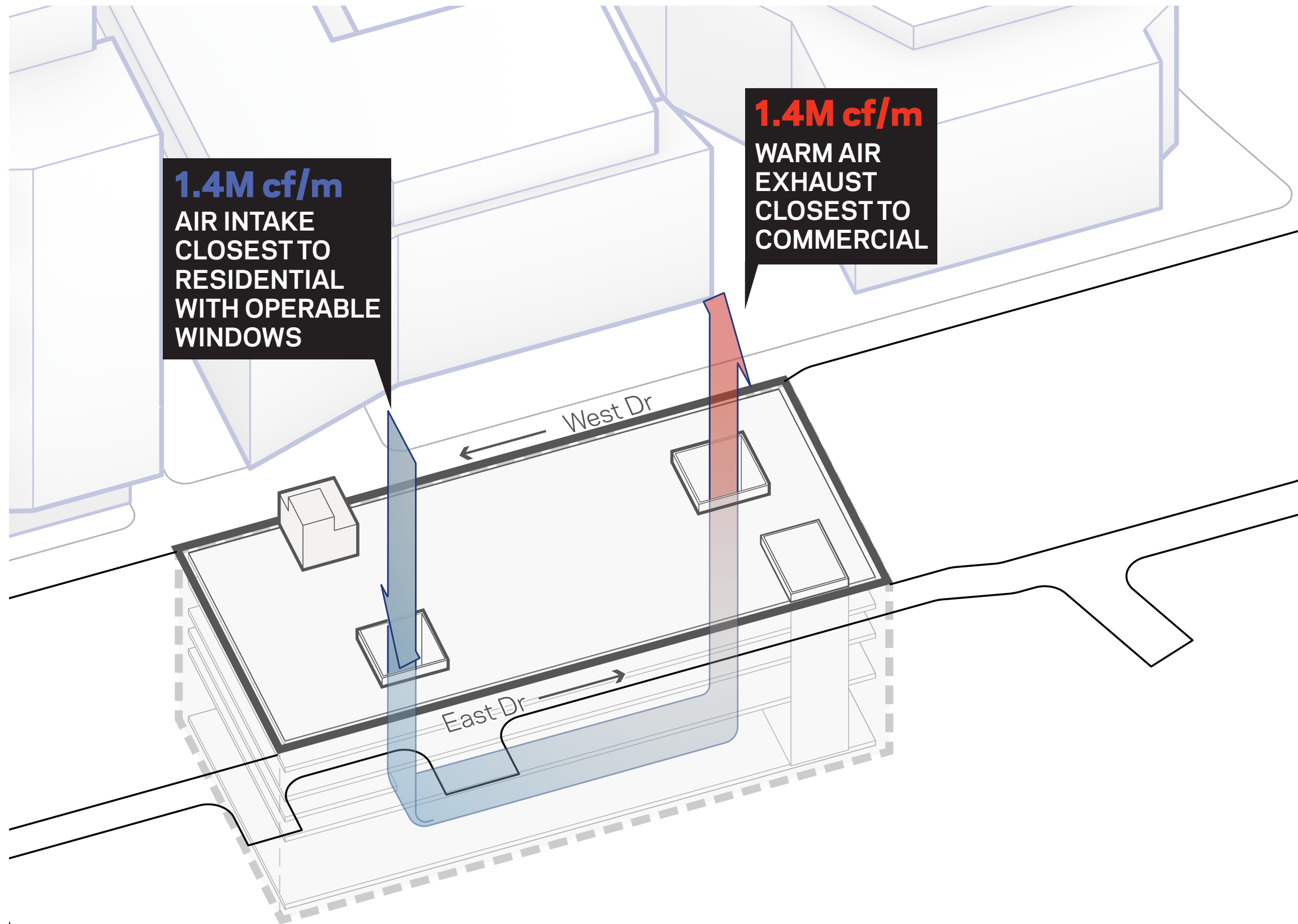


PLAZA CONSTRAINTS

- No openings in roof below 100 year flood level + 2ft safety margin = flood datum of +25.5ft*

* Cambridge city base

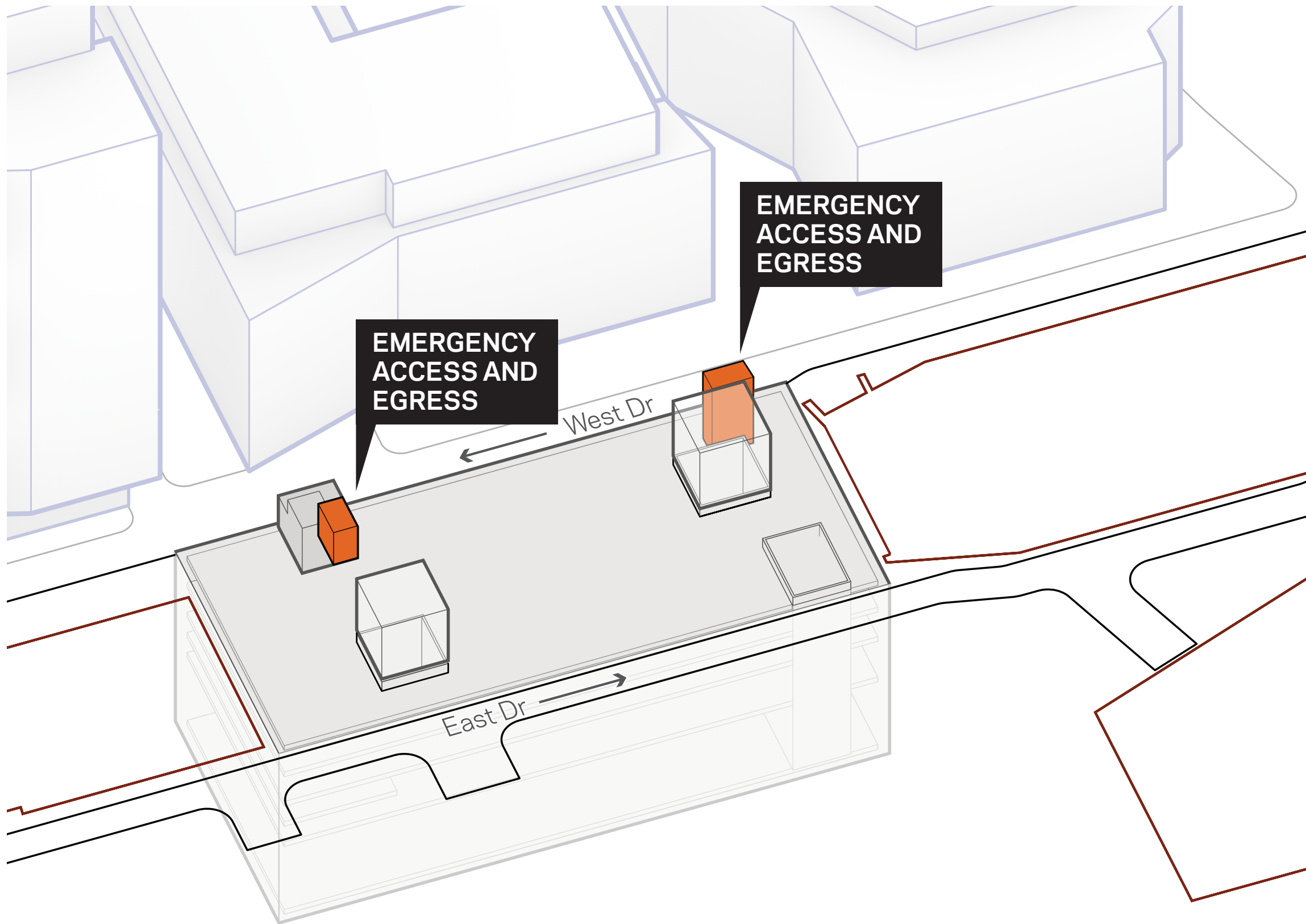
SUBSTATION VENTILATION



PLAZA CONSTRAINTS

- Intake structure located at least 50 ft from residential structure for sound impacts
- Exhaust structure located at least 30 ft from commercial structure

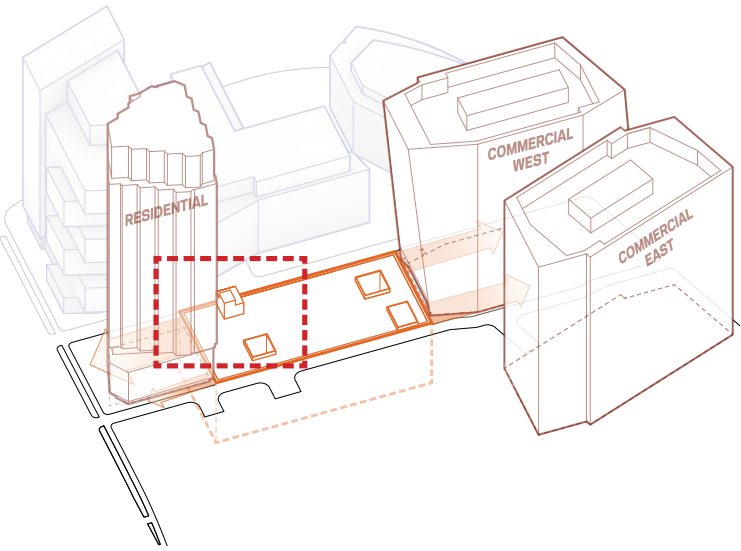
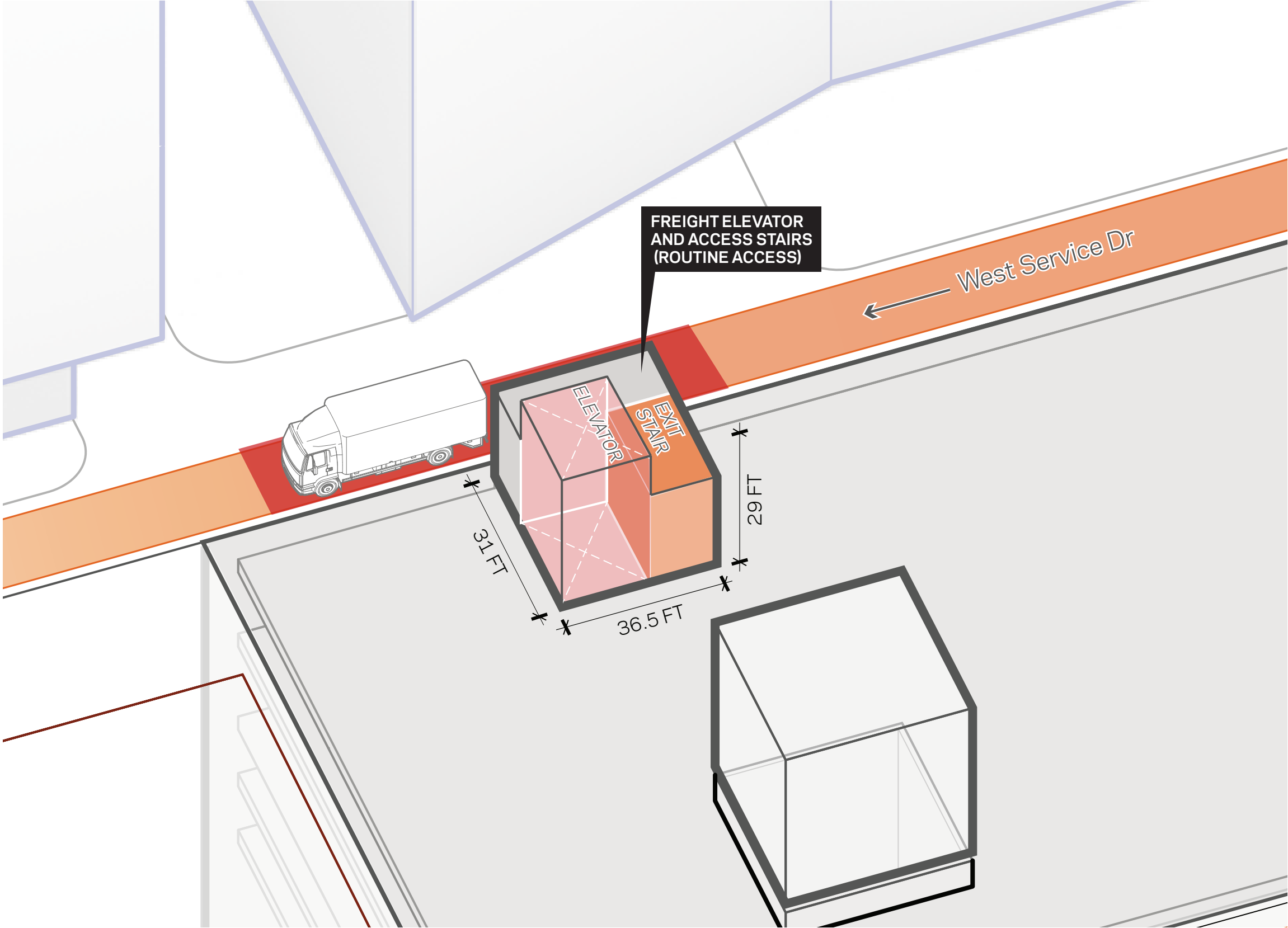
EMERGENCY ACCESS AND EGRESS



ACCESS AND EGRESS CONSTRAINTS

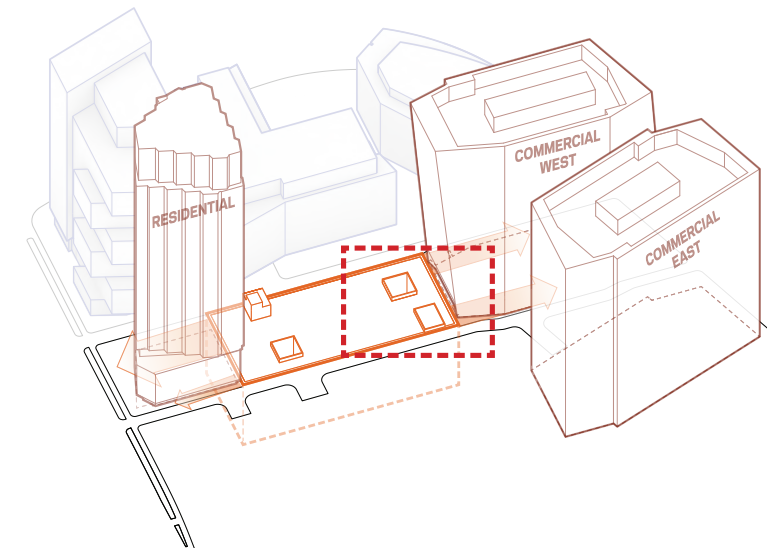
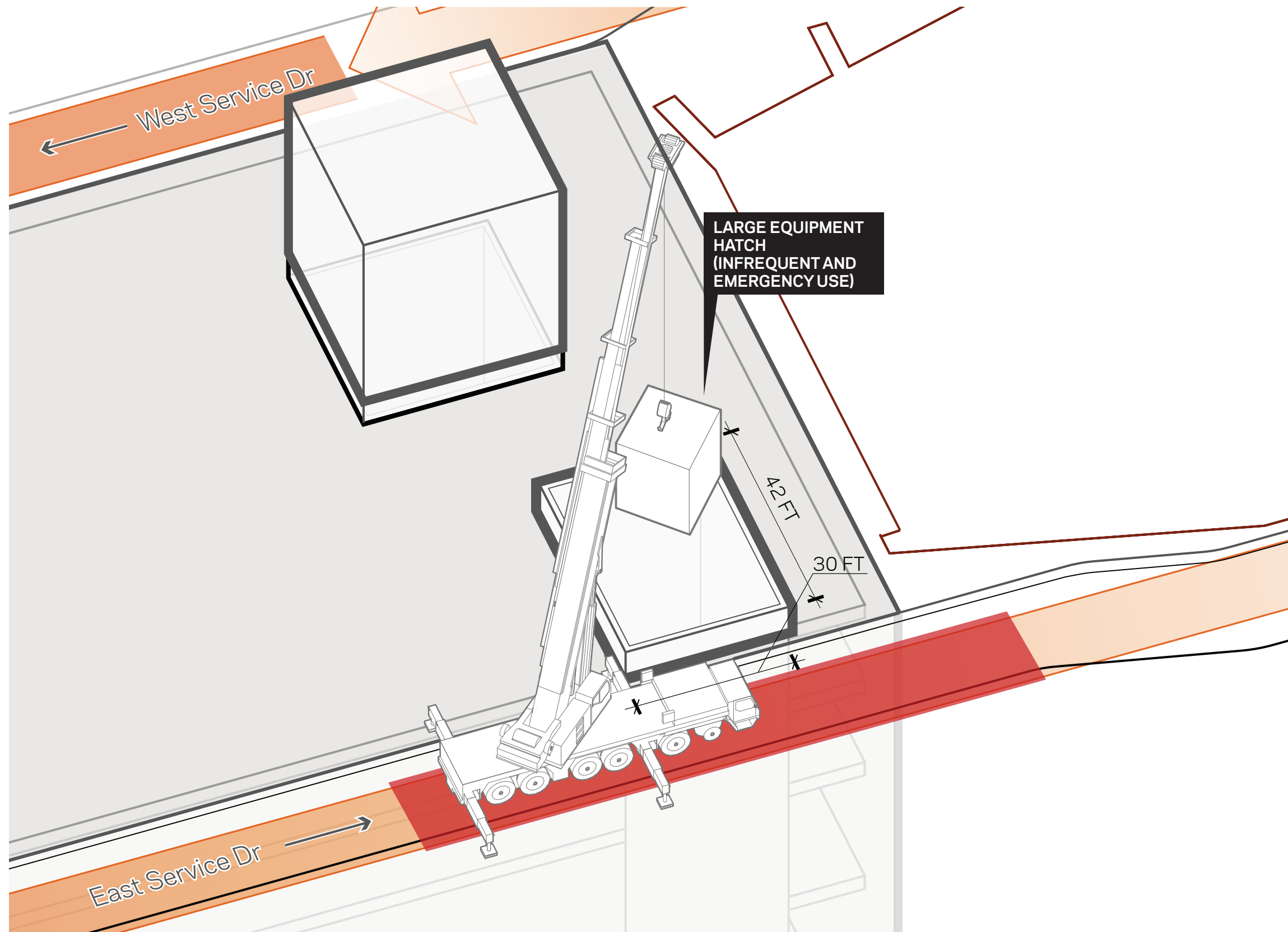
- Stairways to be separated by at least half the diagonal of the substation = 150 ft

1 ELEVATOR + STAIR



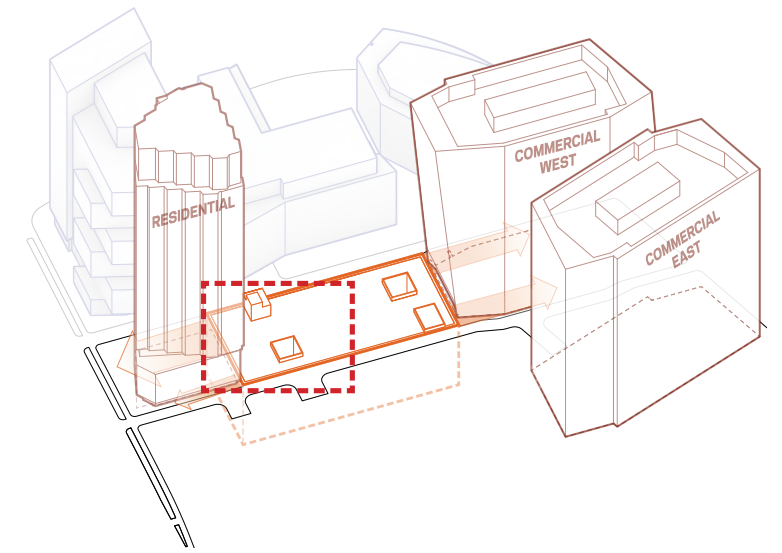
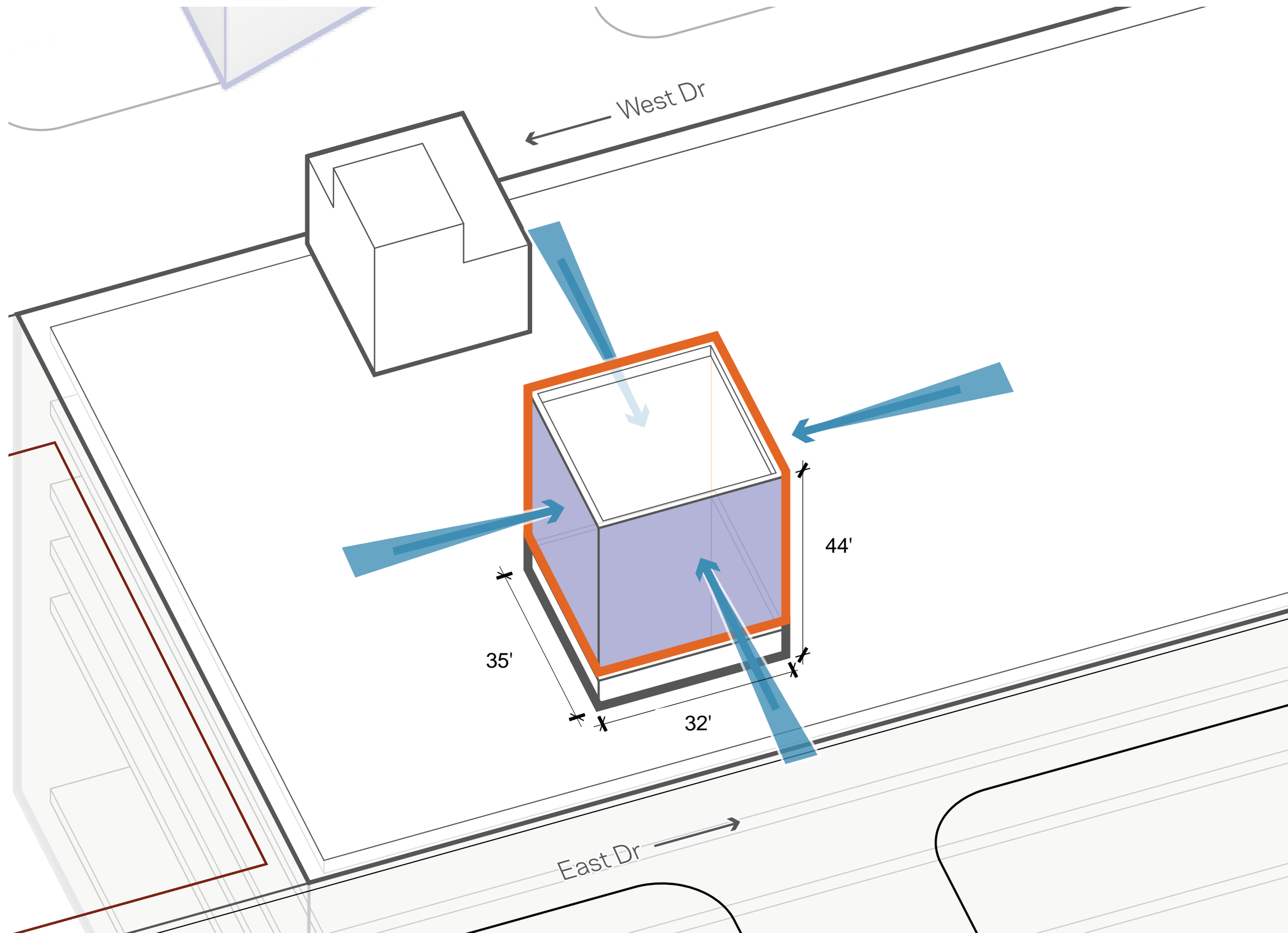
The substation has two servicing points. The routine access occurs on the West Service Drive.

2 ACCESS HATCH



The substation has two servicing points. The larger equipment and emergency loading occurs using the access hatch located on the East Service drive.

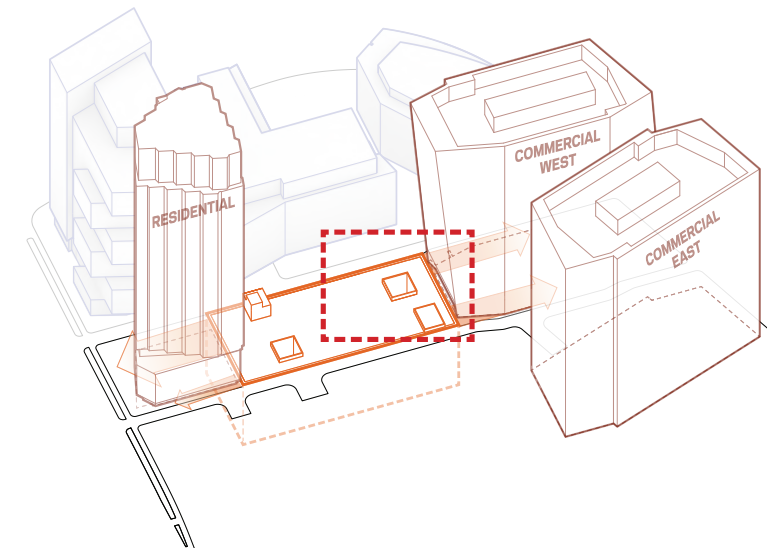
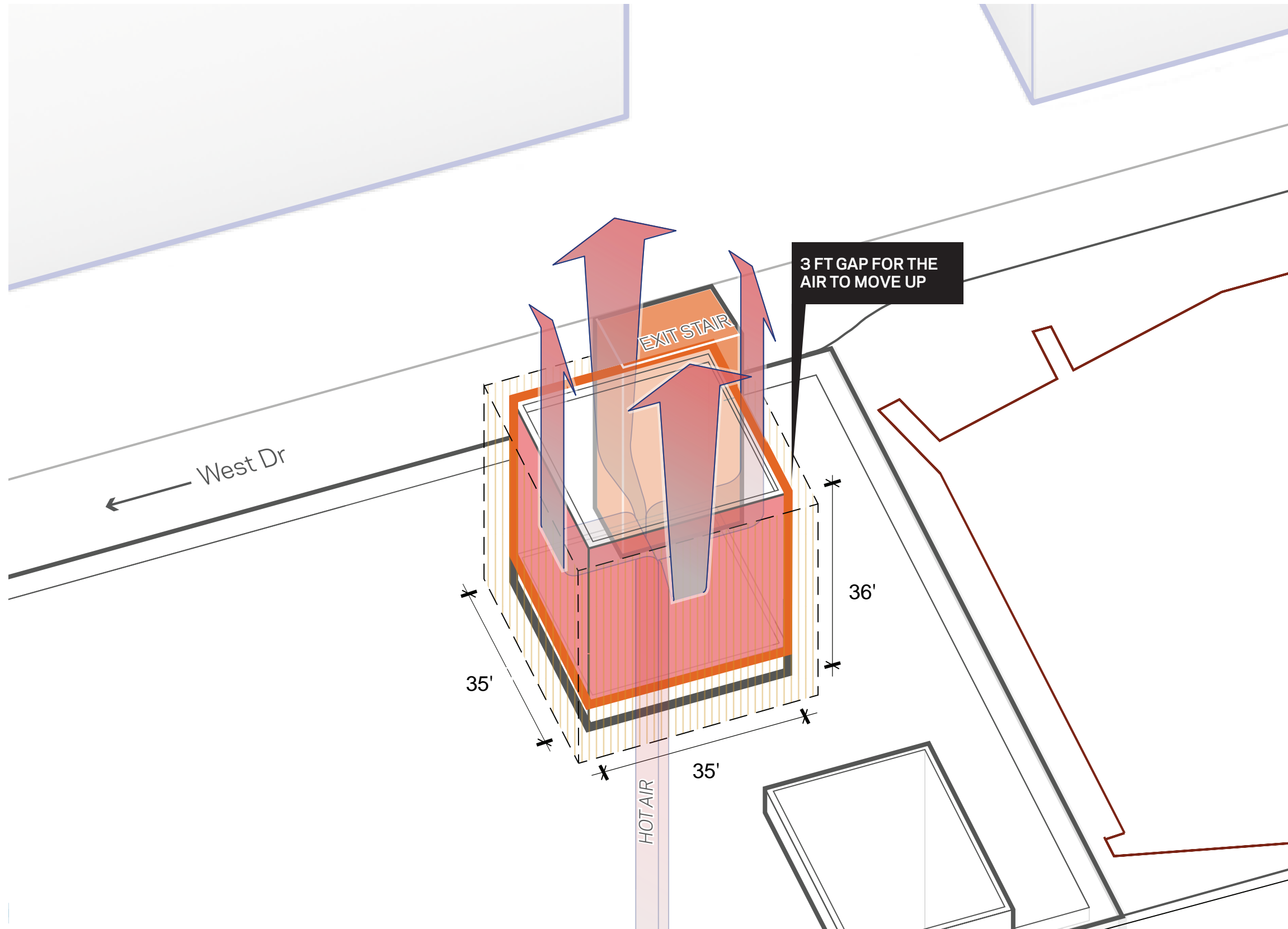
3 AIR INTAKE



AIR INTAKE REQUIREMENTS

- Shaft size is 35'x32'
- Min free area: 2,000sf
- Lowest elevation = +25.5 ft
- Approximate height 44 ft

4 AIR EXHAUST + EXIT STAIR



AIR EXHAUST REQUIREMENTS

- Min shaft size 35'x35'
- Min free area: 1,550sf
- Lowest elevation with diversion screen= +25.5 ft
- Lowest elevation without diversion screens = 10 ft above plaza level
- Minimum 25 ft from operable windows or balconies

EXIT STAIR REQUIREMENTS

- Lowest elevation for exit door = +24.5 ft

