



# INFILL DEVELOPMENT CONCEPT PLAN AMENDMENT

**MXD**  
CAMBRIDGE MA

**JOINT MEETING  
CAMBRIDGE PLANNING BOARD / CRA BOARD  
Tuesday, December 4 2018**

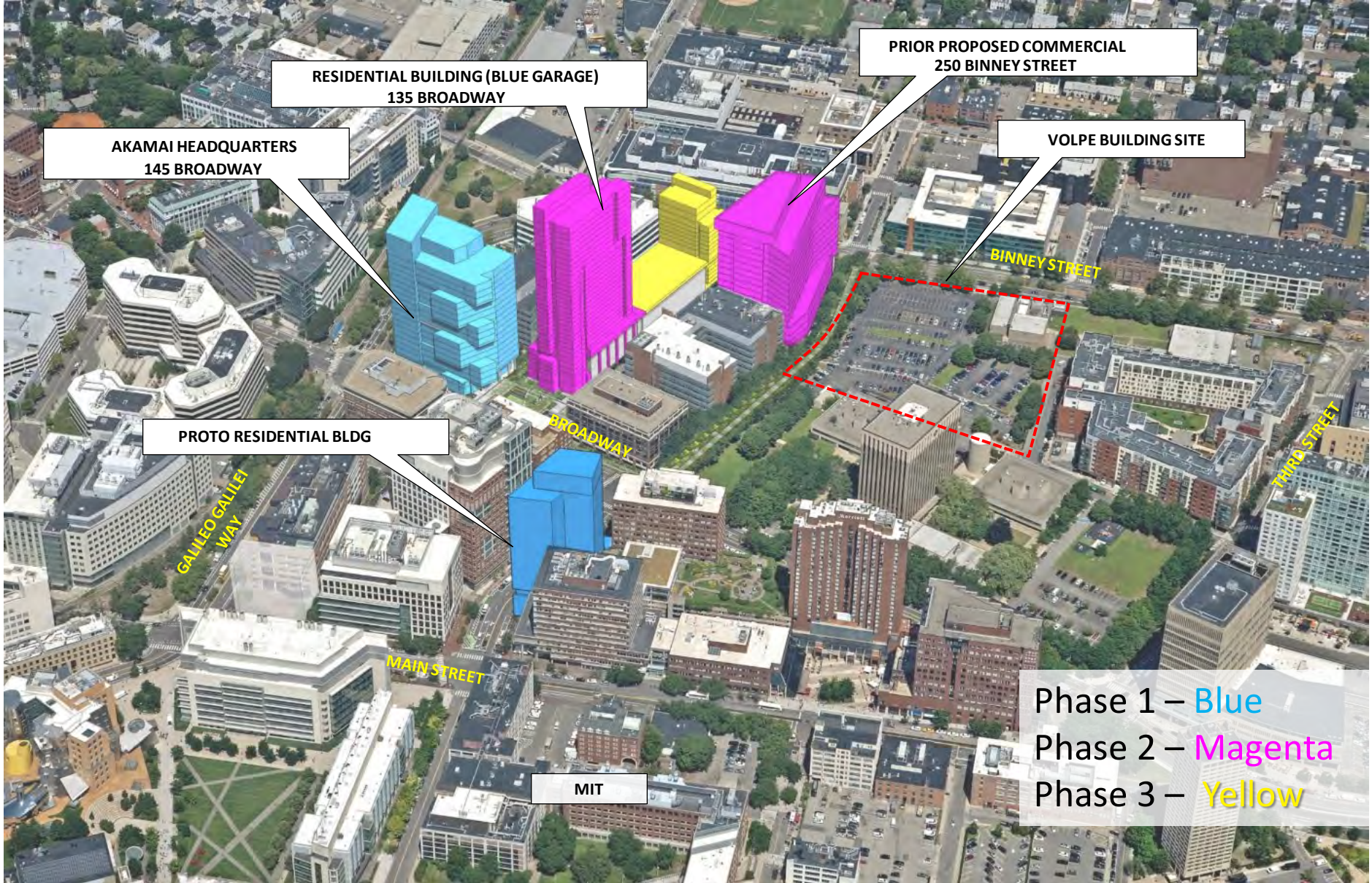
# AGENDA

## MASTERPLAN AMENDMENT

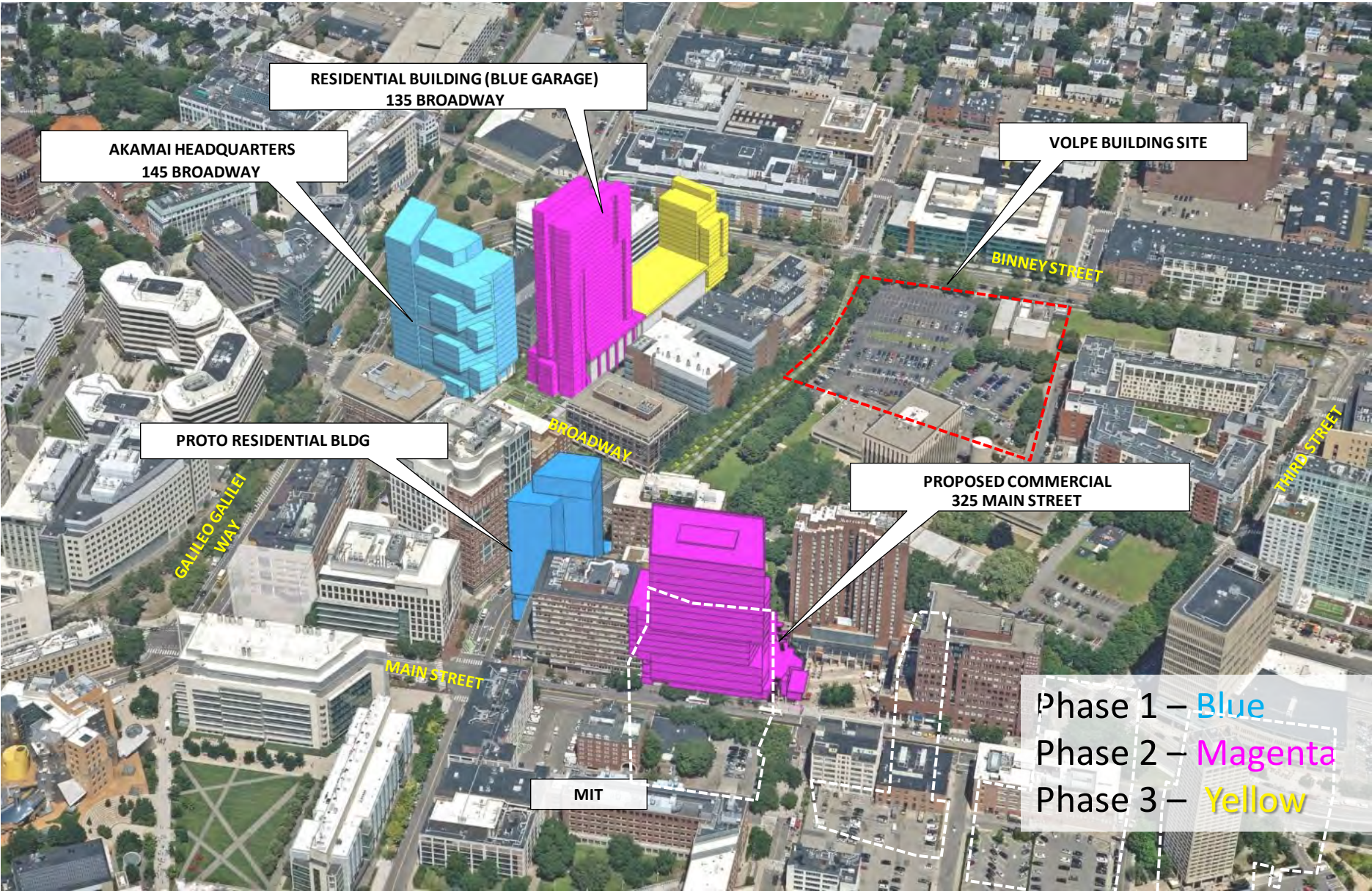
- PUBLIC BENEFITS / COMMUNITY ENGAGEMENT
- PARKING SUMMARY (TP&T)
- IMPACTS TO THE KENDALL SQUARE ROOFTOP GARDEN
  - SHADOW / CLIMATE STUDY
  - ROOFTOP GARDEN REDESIGN AND PROGRAMMING
- 325 MAIN STREET MASSING
  - PLAZA / ROOFTOP GARDEN CONNECTION

*PROVISIONAL 325 MAIN STREET DESIGN (UPDATE AVAILABLE)*

# AMENDMENT OVERVIEW: JANUARY 2017 APPROVED MASSING



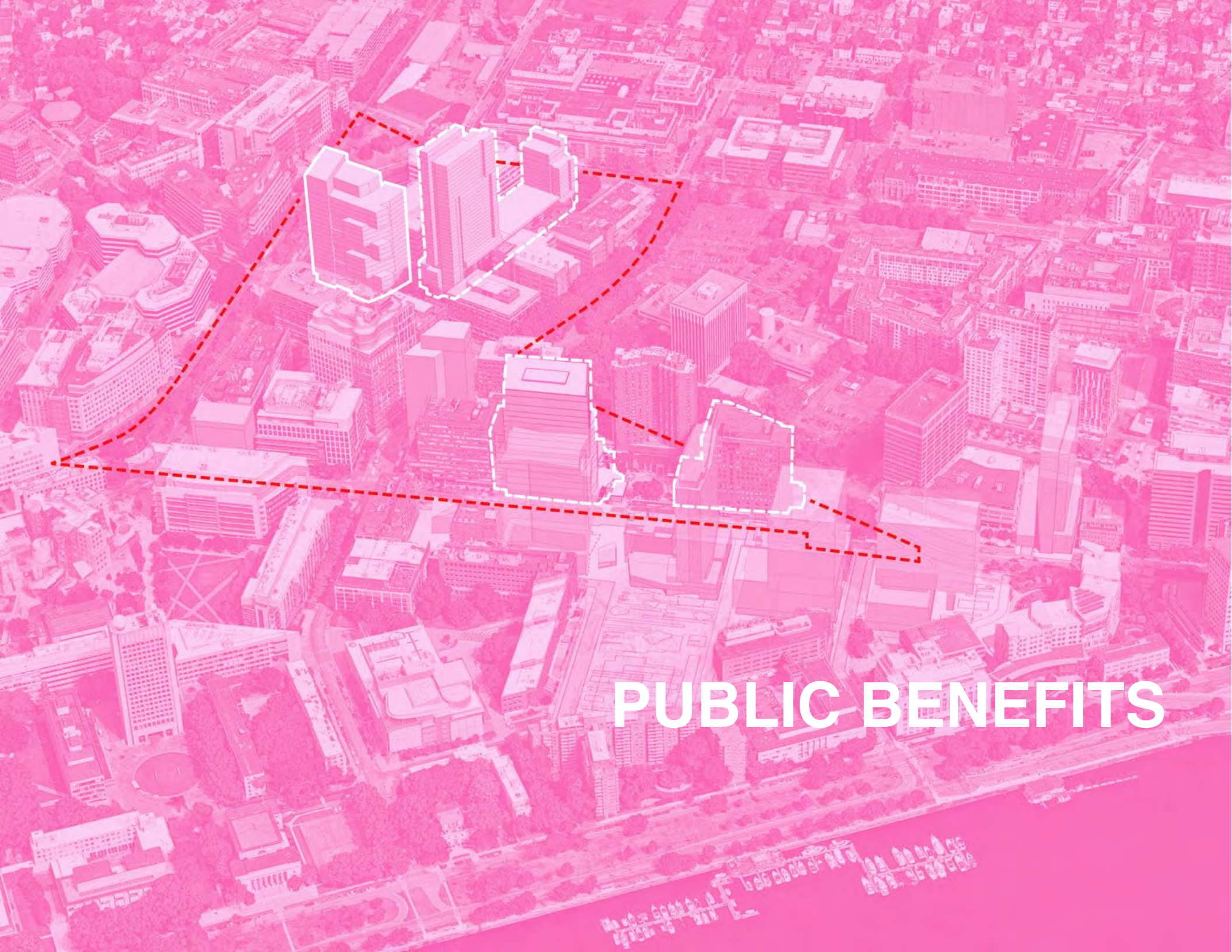
# AMENDMENT OVERVIEW: 2018 AMENDMENT PROPOSED MASSING



Boston Properties

SASAKI





# PUBLIC BENEFITS

# PUBLIC PROCESS TO DATE

Numerous public meetings have been held by the CRA and the Applicant in preparation for this submission.

## 2015

- October 13, 2015 – Presentations to Planning Board and the Kendall Square Association
- November 5, 2015 – CRA Board adopts revisions to KSURP (v2))
- November 10, 2015 – Planning Board makes recommendations to City Council
- November 19, 2015 – Public hearing of the City Council Ordinance Committee
- December 01, 2015 – CRA Board makes additional revisions based on Ordinance Committee hearing (v3)
- December 3, 2015 – Continued public hearing of the City Council Ordinance Committee – forwarded to the full Council
- December 7, 2015 – Full City Council Meeting
- December 16, 2015 – CRA Board makes final set of revisions based on full City Council meeting (v4)
- December 21, 2015 – City Council adopts KSURP Amendment and MXD Zoning

## 2016

- March 16, 2016 – CRA Board Meeting on Open Space Plan
- April 13, 2016 – East Cambridge Planning Team (ECPT) – Open Space
- April 27, 2016 – CRA Design Review Committee presentation on Massing and Program
- May 18, 2016 – CRA Board – Sustainability Strategy Discussion
- June 8, 2016 – ECPT – Massing and Sustainability Presentation
- June 15, 2016 – CRA Board – Presentation on circulation, streetscape, and parking
- June 23, 2015 – CDD Staff Bicycle Committee Meeting

- June 28, 2016 – Planning Board – Project Overview
- July 19, 2016 – Public Open House and Workshop on Concept Plan
- July 20, 2016 – CDD Staff Workshop with Traffic Parking & Transportation Department
- July 28, 2016 – CRA Board Meeting – Urban Design and Concept Plan Overview
- September 20, 2016 – Joint Planning Board/CRA Board Initial Hearing
- December 20, 2016 – Planning Board Hearing
- January 17, 2017 – Date of Decision

## 2018

- May 9, 2018 – CRA Board Meeting introduction to Phase II
- July 11, 2018 – East Cambridge Planning Team Meeting
- July 31, 2018 – Joint CRA Planning Board Pre-Application Meeting
- August 1, 2018 – Public Open House on Concept Plan Amendment
- August 8, 2018 – CRA Board Meeting on the Ground Plan and Residential Update
- September 12, 2018 – Planning Board and CRA Board Existing Conditions Walkthrough
- September 12, 2018 – CRA Design Committee and CDD Staff Public Realm Review
- October 2, 2018 – Joint CRA / CDD Planning Board Meeting
- October 17, 2018 – CRA Design Committee Presentation
- November 2, 2018 – IDCP Response to Comments Submitted
- November 14, 2018 – CRA Design Committee Presentation
- December 4, 2018 – Joint CRA / CDD Planning Board Meeting

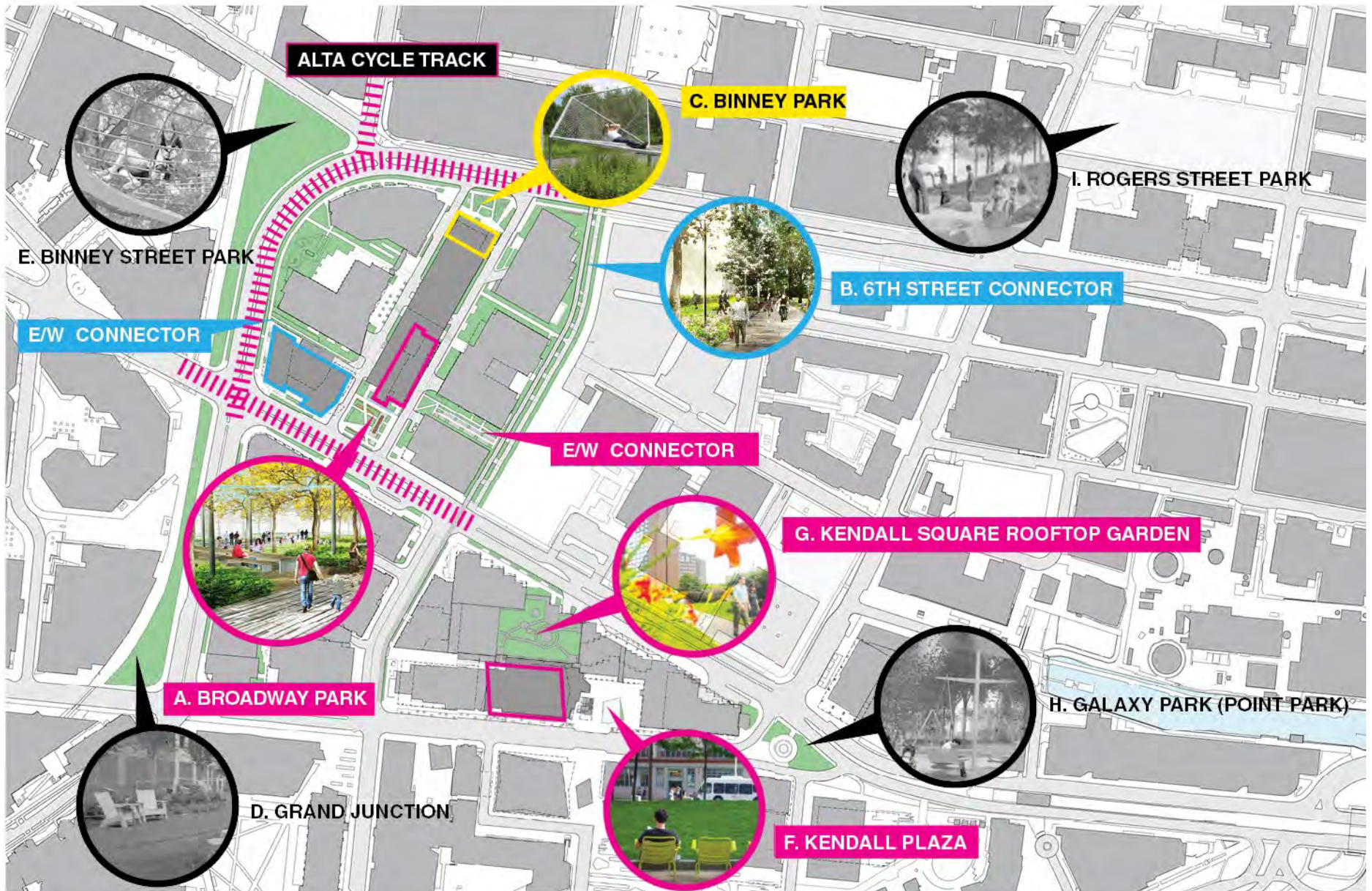


# PUBLIC BENEFITS: IDCP RELATED PUBLIC BENEFITS

		PHASE I	PHASE II	PHASE III
<b>TRANSPORTATION MITIGATION</b>	<b>\$20,900,000</b>			
Cycle track design and construction		X	X	
Street improvements		X	X	
Payments into KSTEP		X	X	
Addition of Blue Bike stations		X	X	
685 new, covered, long-term bike parking spaces		X	X	X
122 new short-term bike parking spaces		X	X	X
Wayfinding and transit screens		X	X	X
MBTA headhouse improvement			X	
<b>OPEN SPACE ENHANCEMENTS</b>	<b>\$22,500,000</b>			
6th Street connector		X		
Broadway Park			X	
E/W Connector			X	
Binney Street Park			X	
KSQ Plaza to Rooftop Garden connection				X
Sidewalk improvements		X	X	X
<b>HOUSING</b>	<b>\$58,600,000</b>			
20% Affordable Housing (80-85 units)			X	
5% Middle Income Housing (20-25 units)			X	
20% Home Ownership			X	
5% Three bedroom units			X	
Contributions to Housing Fund		X	X	
<b>OTHER</b>	<b>\$98,000,000</b>			
I&I Projects		X	X	X
LEED V4 Gold		X	X	X
255 Main Street Retail		X		
Real Estate Taxes (Estimated @ 8%)		X	X	X

**ESTIMATED TOTAL PUBLIC BENEFITS      \$200,000,000**

# PUBLIC BENEFITS: PUBLIC REALM IMPROVEMENTS



■ PHASE 1 Public Benefits  
■ PHASE 2 Public Benefits

■ PHASE 3 Public Benefits  
■ Open Space Projects Not Part of the Project



## **PUBLIC BENEFITS:**

Cambridge based organizations that receive support from Boston Region,  
Boston Properties

Big Brothers Big Sisters of Mass Bay

Cambridge Camping Association

Cambridge Community Arts Center

Cambridge Energy Alliance

Cambridge Family and Children Services

CASPAR

City of Cambridge (Fire Relief Fund for 12/3 East Cambridge Fire)

City of Cambridge Scholarship Fund

East Cambridge Scholarship Fund

East End House

Friends of Cambridge Rindge & Latin School (FOCRLS)

Margaret Fuller House

Salvation Army (Skate Fest)

Spirit of Adventure Council – Cambridge Good Scout Luncheon

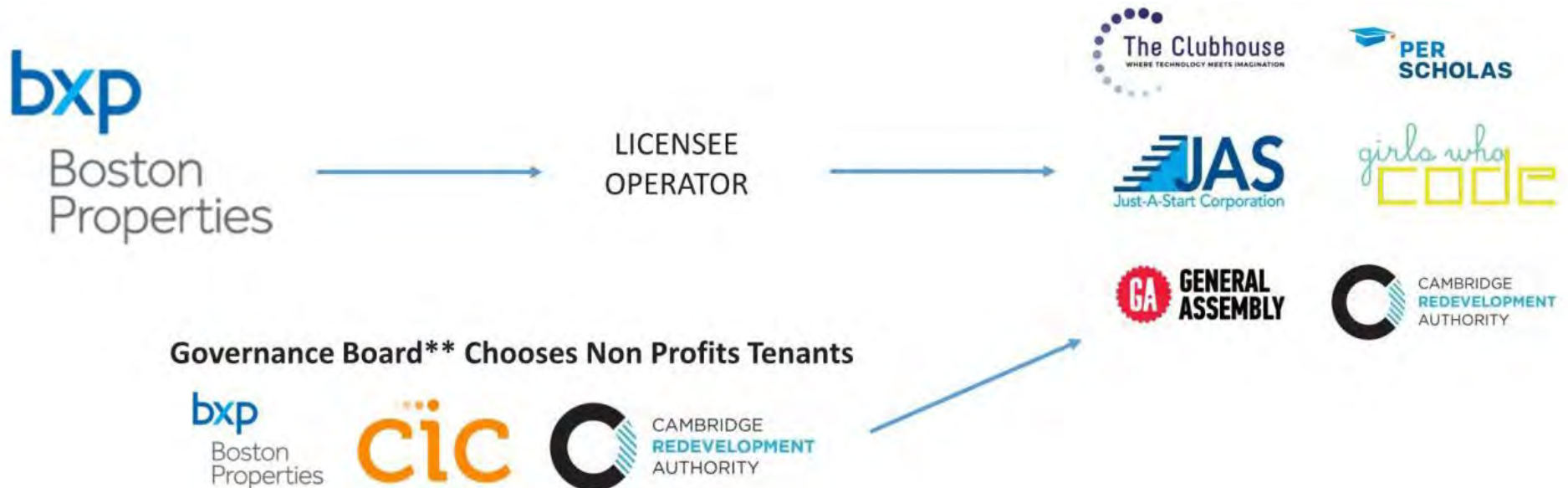
United Way

YMCA of Greater Boston



# PUBLIC BENEFITS: TECH NON PROFIT SPACE 8<sup>TH</sup> FL

- Boston Properties will operate the 8<sup>th</sup> floor of 255 Main Street as Tech Education Opportunity Space
- Occupied by non profits who provide tech education to underrepresented people in the technology sector



# PUBLIC BENEFITS: TECH NON PROFIT SPACE 8<sup>TH</sup> FL





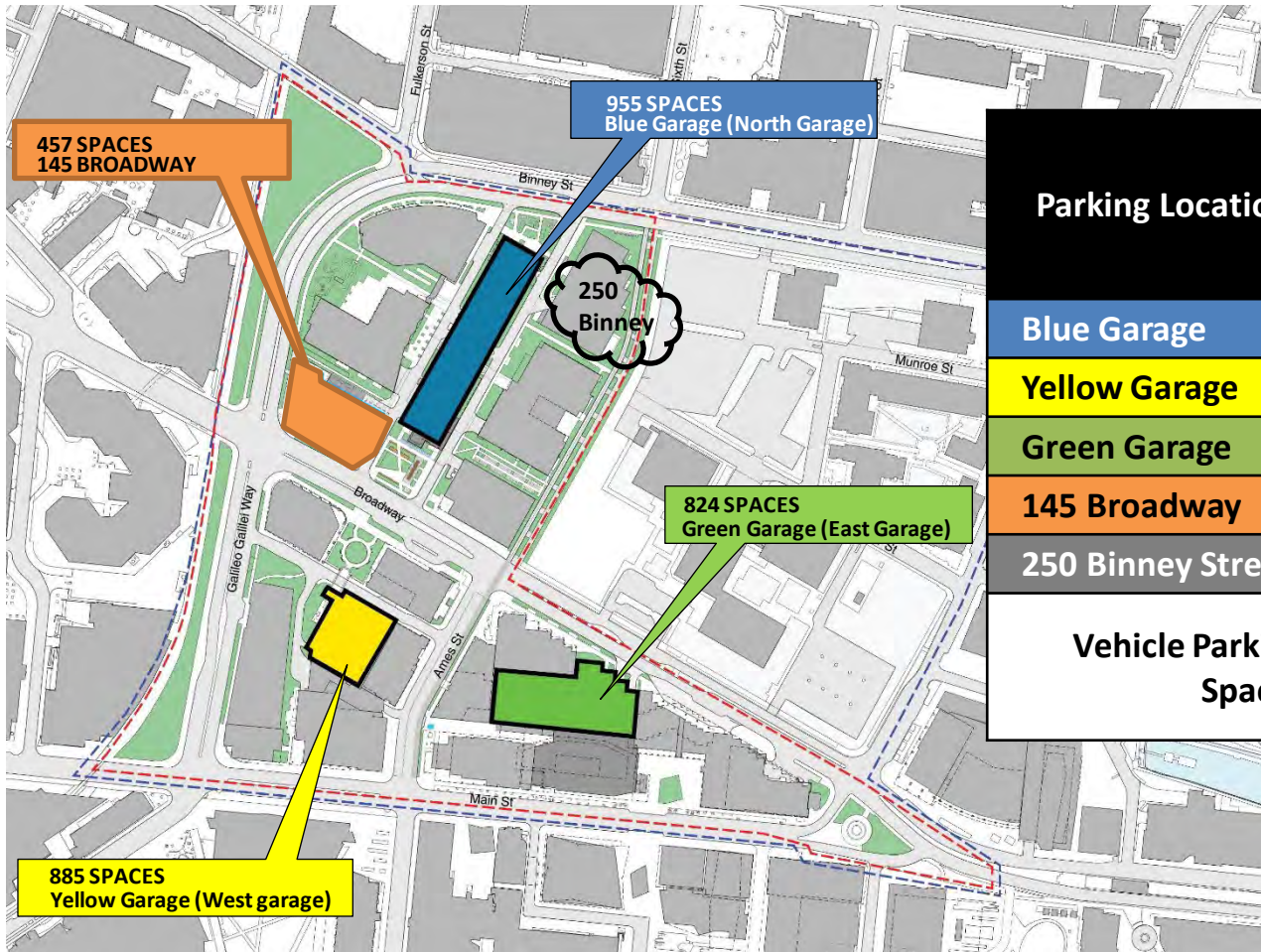
# PARKING SUMMARY

# PARKING SUMMARY

- Future supply is 3,121 parking spaces in 4 parking garages (372 spaces less than previous approval)
- Future demand analysis assumes worst-case condition
  - 86 spaces shortage within context of 3,000+ space supply
  - Shortage on peak weekdays of the year, during peak month of the year
  - Shortage during peak 2 hours of the day, on peak days only
  - Assumes KSURP 100% leased/occupied
  - Long-term parking trends suggest a decrease in demand
- New spaces to be provided via striping modifications and management actions
- Boston Properties will offer flexible parking plan to tenants (ex. Freedom Plan at the Prudential)
- Boston Properties will install parking signage at garages to inform drivers of space availability
- Boston Properties will provide enhanced monitoring of the Area's parking demands



# PARKING SUPPLY



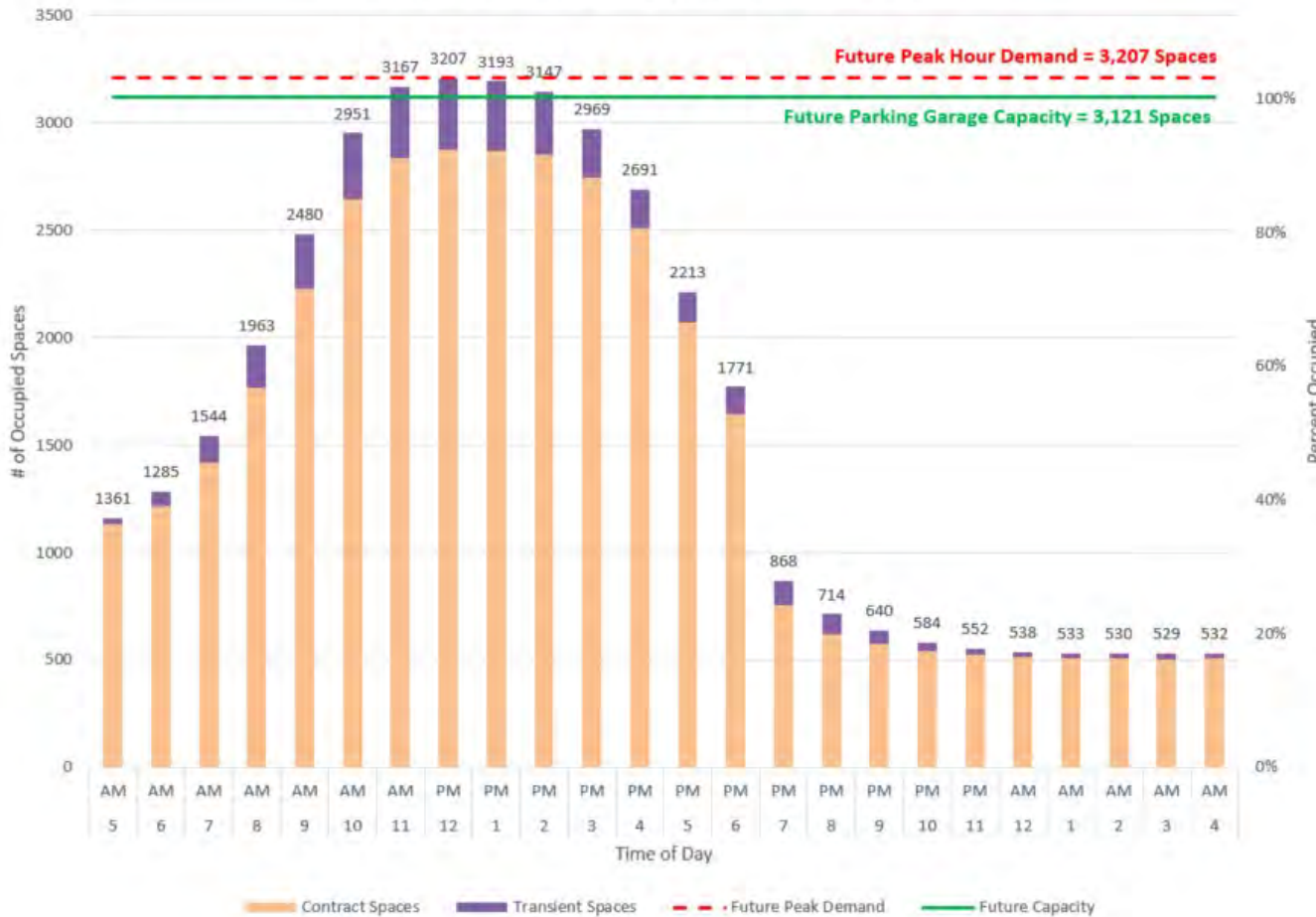
Parking Location	2018 Proposed Parking	2017 Previously Approved Parking <sup>1</sup>	Difference
Blue Garage	955	955	0
Yellow Garage	885	734	+151
Green Garage	824	804	+20
145 Broadway	457	350	+107
250 Binney Street	0	650	(-650)
<b>Vehicle Parking Spaces</b>	<b>3,121</b>	<b>3,493</b>	<b>(-372)</b>

1 – Previously Approved as part of Special Permit Decision PB#315 in March 2017

--- MXD Boundary  
 --- KSURP Boundary

# FUTURE PARKING DEMAND (FULL BUILDOUT)

All Garages - Average Weekday - Future Full Build Demand



**Future Daytime Demand**  
 + 798 spaces (full buildout)  
 + 200 spaces (other commitments)  
 + 2,209 existing peak demand

**Future Peak Occupancy/Demand = 3,207 spaces**

**Future Supply = 3,121 spaces**  
 955 spaces at Blue Garage  
 885 spaces at Yellow Garage  
 824 spaces at Green Garage  
 457 spaces at 145 Broadway Garage

**Est. SHORTFALL = (86) spaces**

- Context of 3,000+ space supply
- Shortage on peak weekdays of the year
- Shortage during peak hours, on peak days only
- Analysis conservative, assumes KSURP 100% leased/occupied

Proposed Solutions:

- Trends suggest office parking utilization is decreasing
- Registering additional capacity for existing garages
- Parking management plan for all four garages
  - Managed valet during peak periods
  - Limiting future monthly pass renewals
  - Limiting transient access into garages when above capacity



# CLIMATE COMFORT STUDY



# CLIMATE COMFORT STUDY: SHADOW STUDY JUNE 21 (EST)



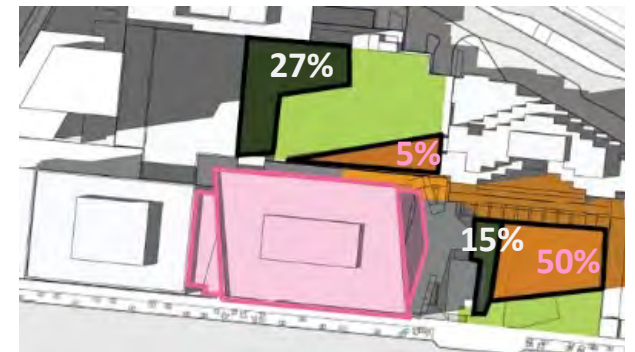
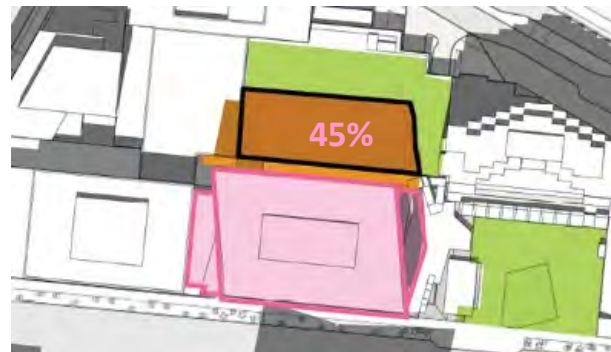
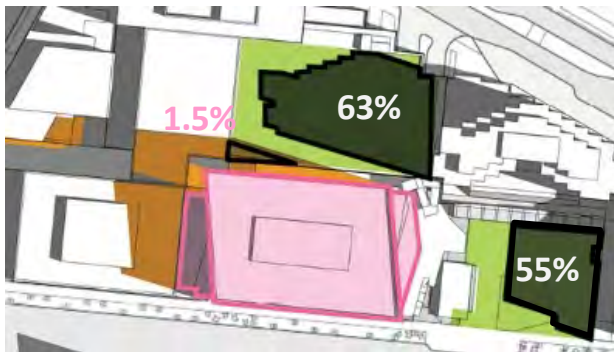
FIGURE 7.14A - JUNE 21, 9:00 AM



FIGURE 7.14B - JUNE 21, 12:00 PM



FIGURE 7.14C - JUNE 21, 3:00 PM



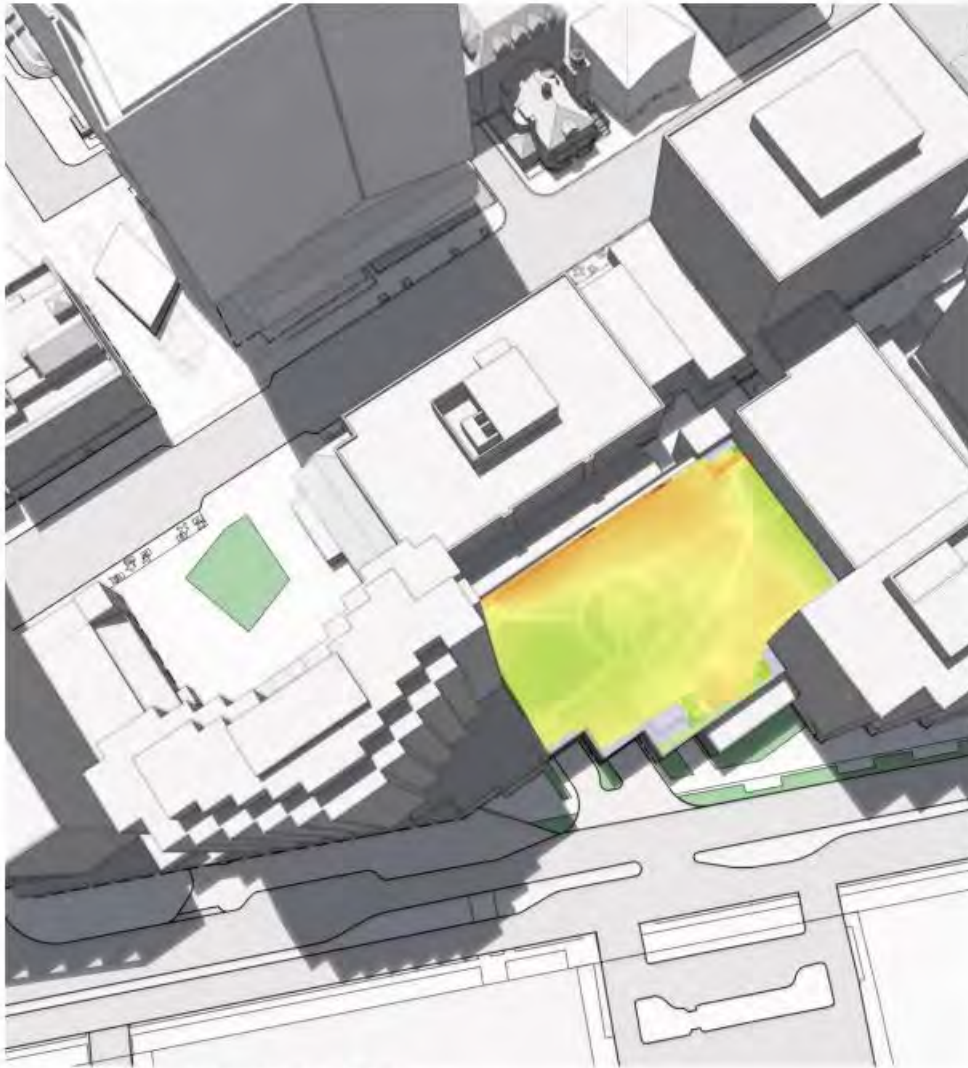
- New Shadow
- Existing Shadow
- New Shadow over open space
- Existing Shadow over open space

- Buildings (Under Construction)
- Proposed Buildings

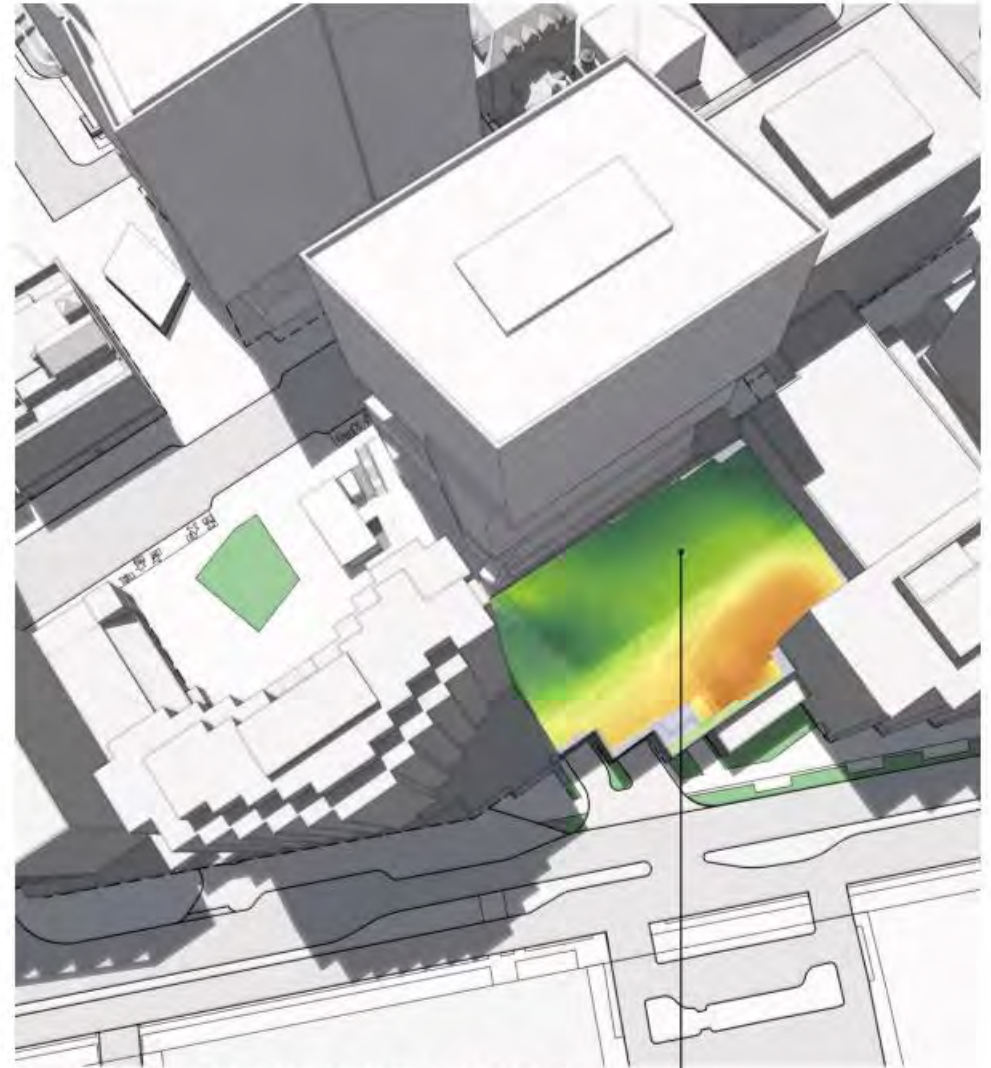
# CLIMATE COMFORT STUDY

## COMFORT HOURS ACHIEVED THROUGH "TACTICAL" SUN/SHADE ON THE ROOFTOP GARDEN FOR THE FULL YEAR

R7.1 FIG. 7.23



EXISTING CONDITION



COMM. BLDG. B (OCT 10 MASSING)



THIS GREEN AREA REPRESENTS INCREASED COMFORT THROUGH "TACTICAL" SHADE IN THE SUMMER

# CLIMATE COMFORT STUDY

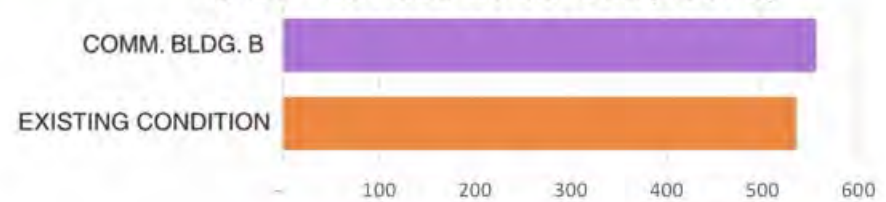
## COMFORT HOURS COMPARISON FOR ROOFTOP GARDEN

R7.1 FIG. 7.22

### EXISTING CONDITION VS. COMMERCIAL BUILDING B. (OCT 10 MASSING)

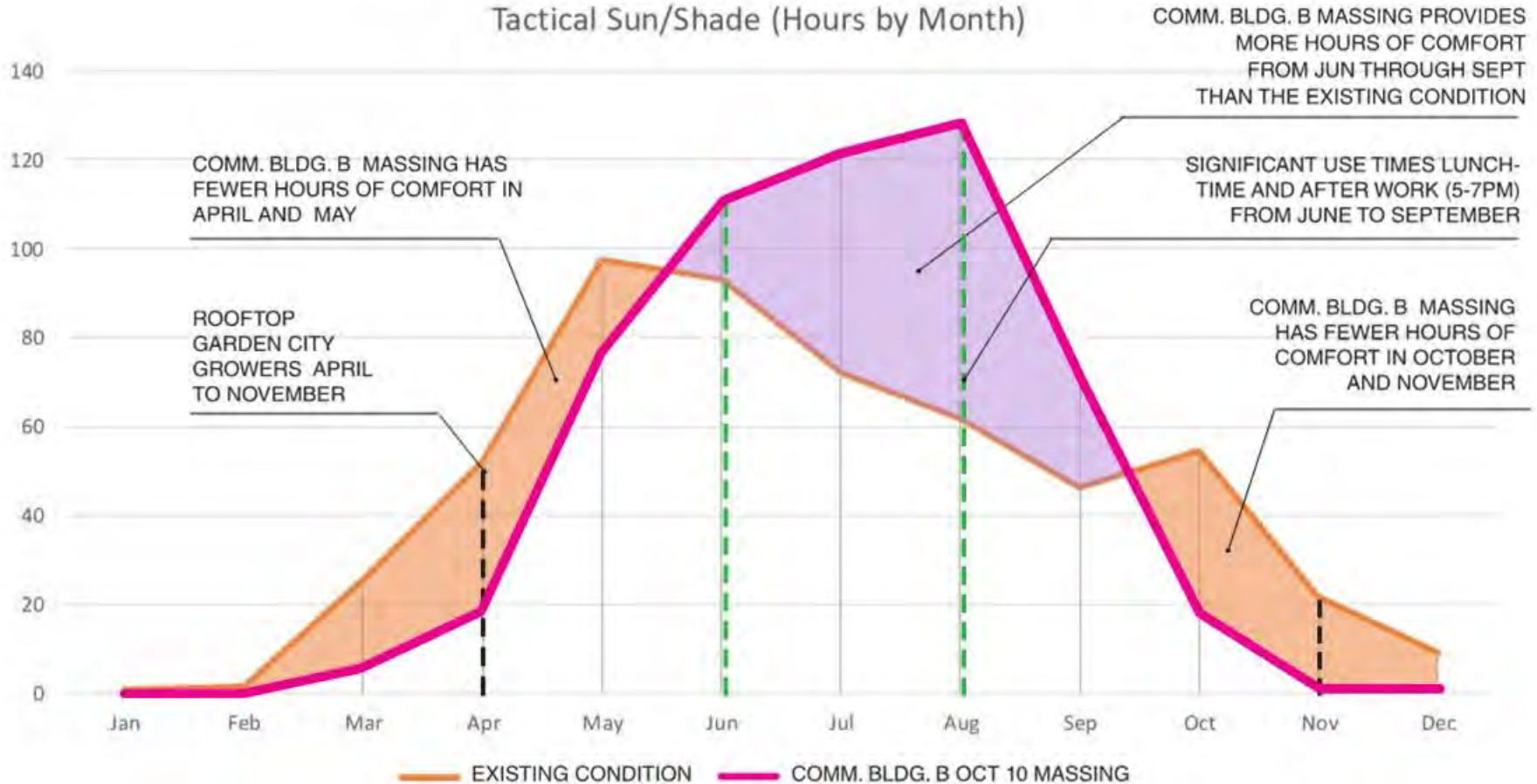
	Tactical Shade	Tactical Sun	Total
EXISTING CONDITION	237	298	536
COMM. BLDG. B	459	98	556

#### TOTAL "TACTICAL" SUN/SHADE (HOURS)



**APPROX 20 HOURS  
(4% INCREASE IN COMFORT HOURS)**

#### Tactical Sun/Shade (Hours by Month)

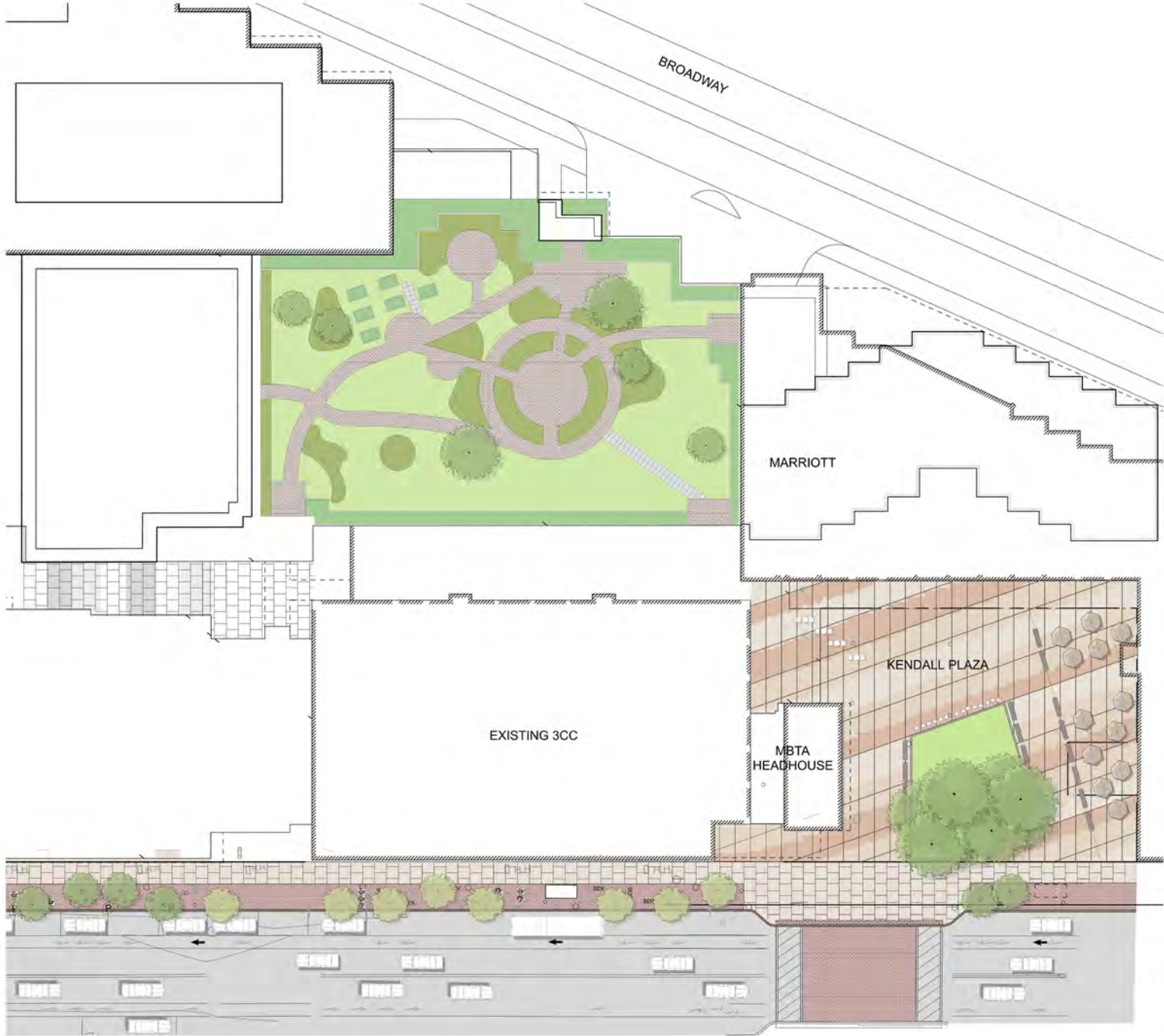


— EXISTING CONDITION — COMM. BLDG. B OCT 10 MASSING



# ROOFTOP GARDEN REDESIGN AND PROGRAMMING

# EXISTING CONDITIONS



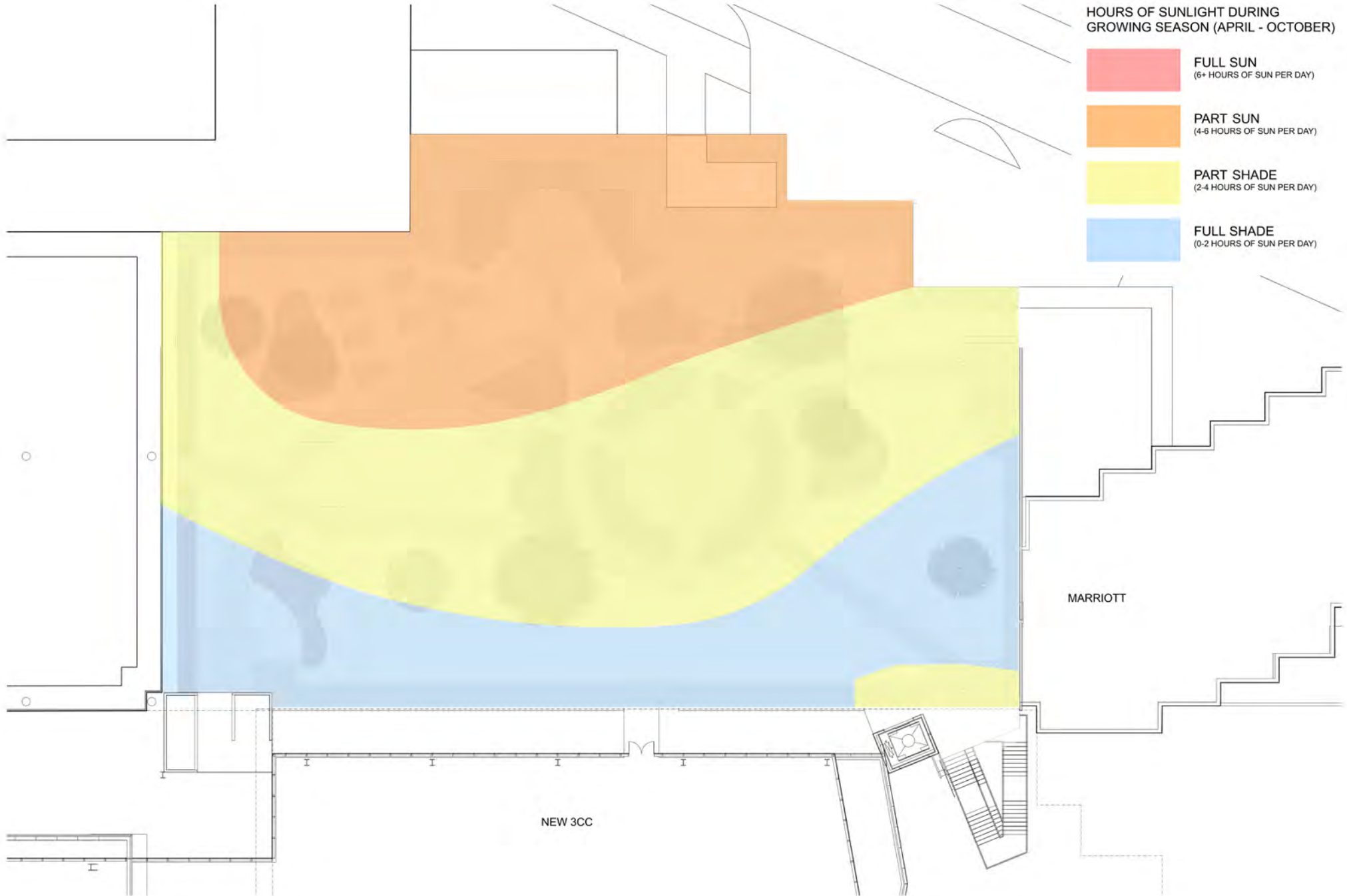
# ROOF GARDEN EXISTING CONDITIONS



# EXISTING CONDITIONS: SHADE / SUN DIAGRAM

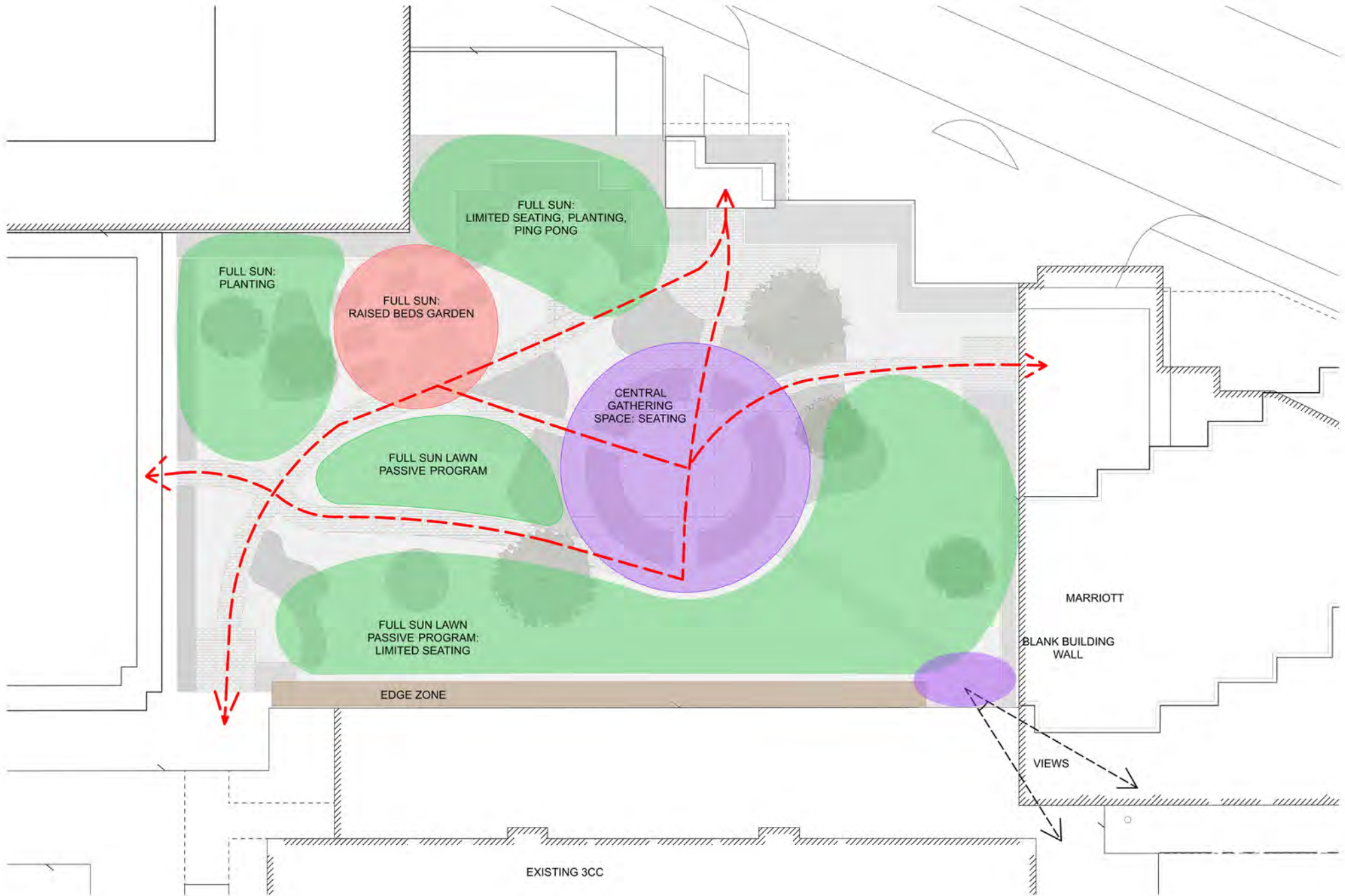


# PROPOSED CONDITIONS: SHADE / SUN DIAGRAM

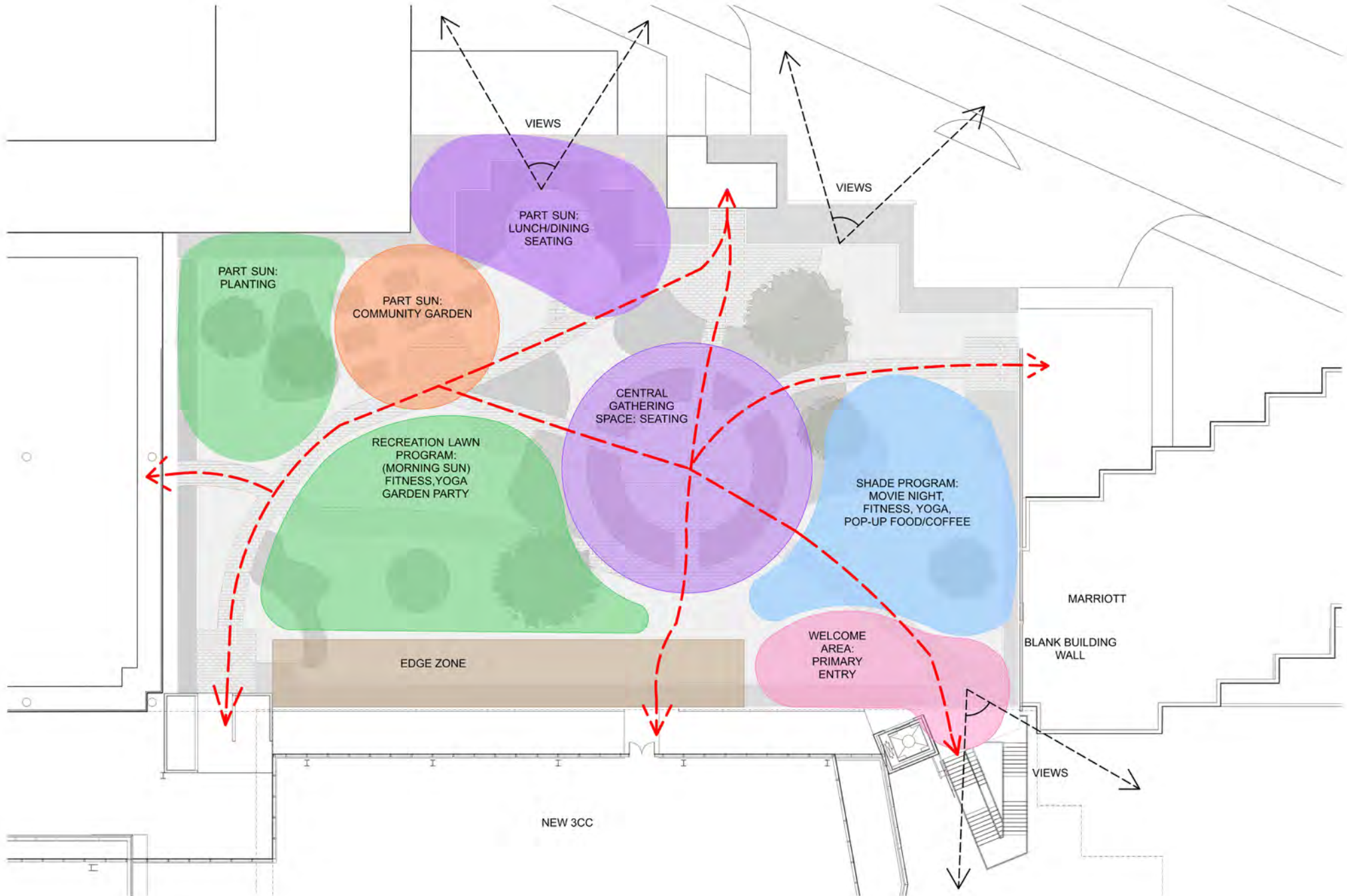




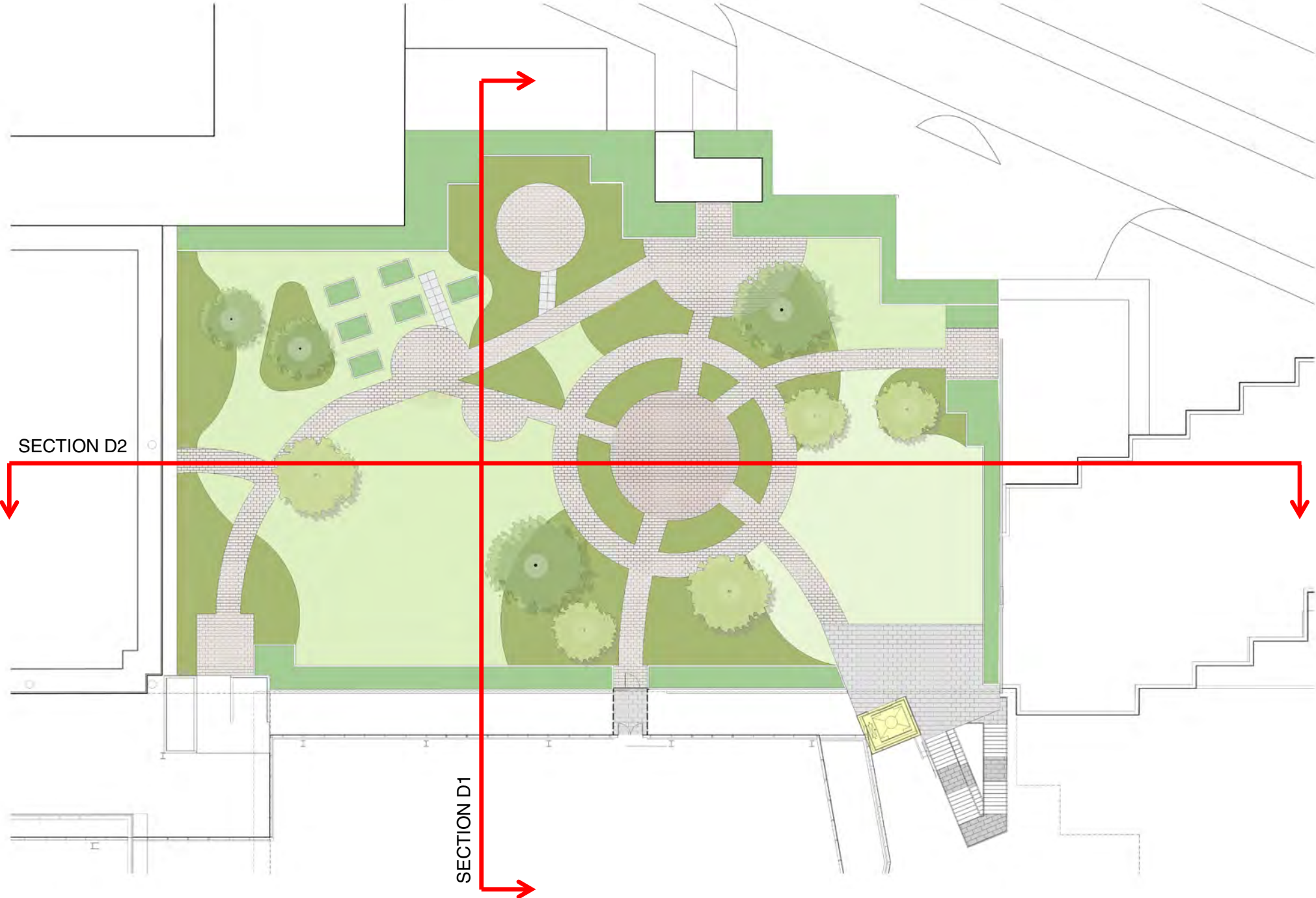
# EXISTING CONDITIONS: PROGRAM ANALYSIS



# PROPOSED CONDITIONS: PROGRAM ANALYSIS



# KENDALL SQUARE ROOF GARDEN



SECTION D2

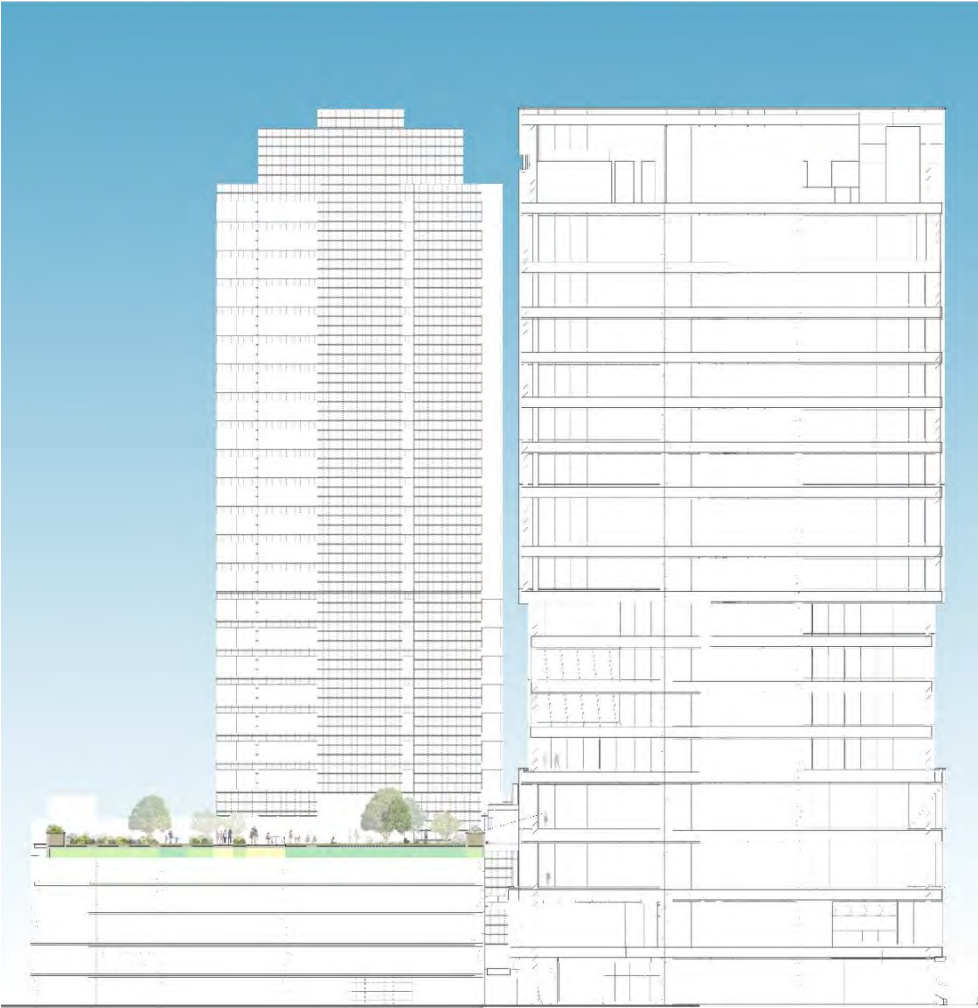
SECTION D1



# KENDALL SQUARE ROOF GARDEN



SECTION D1 : EXISTING CONDITIONS



SECTION D1 : PROPOSED CONDITIONS



# KENDALL SQUARE ROOF GARDEN



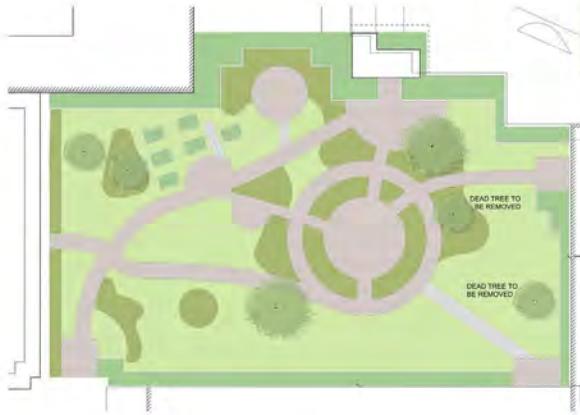
SECTION D2 : EXISTING CONDITIONS



SECTION D2 : PROPOSED CONDITIONS



# MATERIAL QUANTITIES COMPARISON



EXISTING

TREES: 6

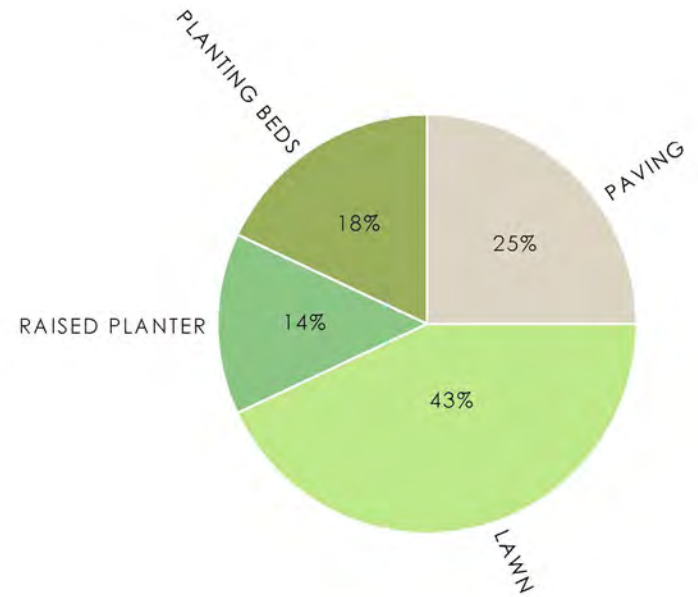
PAVING: 6,140 SQFT (25%)

LAWN: 10,449 SQFT (43%)

RAISED PLANTER: 3,493 SQFT (14%)

PLANTING BEDS: 4,120 SQFT (18%)

**TOTAL: 24,202 SQFT (100%)**



PROPOSED

TREES: 9

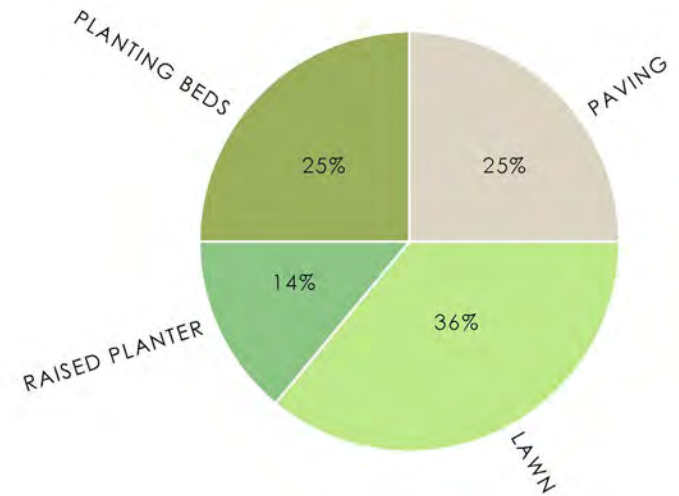
PAVING: 6,084 SQFT (25%)

LAWN: 8,620 SQFT (36%)

RAISED PLANTER: 3,440 SQFT (14%)

PLANTING BEDS: 6,058 SQFT (25%)

**TOTAL: 24,202 SQFT (100%)**



# KENDALL SQUARE ROOF GARDEN: LANDSCAPE PLAN



\*PLANT SPECIES LISTED REPRESENT GENERAL PLANTING LOOK AND FEEL AND ARE TYPES THAT TOLERATE PROPOSED SUNLIGHT EXPOSURE. PLANT PALETTES WILL BE FURTHER DEVELOPED IN FUTURE DESIGN PHASES.

# KENDALL SQUARE ROOF GARDEN: PLANTING PALETTE

## FULL SUN PLANTING (6+ HOURS OF SUN / DAY)

## PART SUN PLANTING (4-6 HOURS OF SUN / DAY)

## PART SHADE PLANTING (2-4 HOURS OF SUN / DAY)

## FULL SHADE PLANTING (0-2 HOURS OF SUN / DAY)

TREES



*Malus 'Donald Wyman'*  
Crabapple



*Acer gresum*  
Paperbark maple



*Cercis canadensis*  
Eastern redbud



*Cornus alternifolia*  
Pagoda dogwood



*Chionanthus virginicus*  
White fringetree



*Ostrya virginiana*  
American hophornbeam



*Carpinus caroliniana*  
American hornbeam



*Hamamelis x intermedia* 'Arnold's Promise'  
Witch hazel

RAISED PLANTER / PERIMETER PLANTING



*Cornus sericea*  
Red twig dogwood



*Buddleia davidii* 'Black Knight'  
Butterfly bush



*Fothergilla gardenii*  
Dwarf fothergilla



*Ilex x mesaevar* 'Blue Princess'  
Blue holly



*Clethra alnifolia*  
Sweet pepperbush



*Rhododendron catawbiense*  
Purple rhododendron

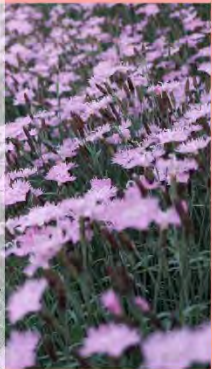


*Hydrangea macrophylla*  
Bigleaf hydrangea



*Leucothoe racemosa*  
Fetter bush

PERENNIAL / FLOWERING SHRUB BED PLANTING



*Dianthus* 'Bar's Pink'  
Cheddar pink



*Rudbeckia hirta*  
Black-eyed Susan



*Nepeta racemosa* 'Walker's Low'  
Catmint



*Echinacea purpurea*  
Purple coneflower



*Ashe*  
False goat's beard



*Liriope muscari* / *Hosta*  
Big blue lilyturf / Plantain lilies



*Polypodium odoratum* var. *plumbozum* 'Variegatum'  
Solomon's seal



*Polystichum acrostichoides*  
Christmas fern



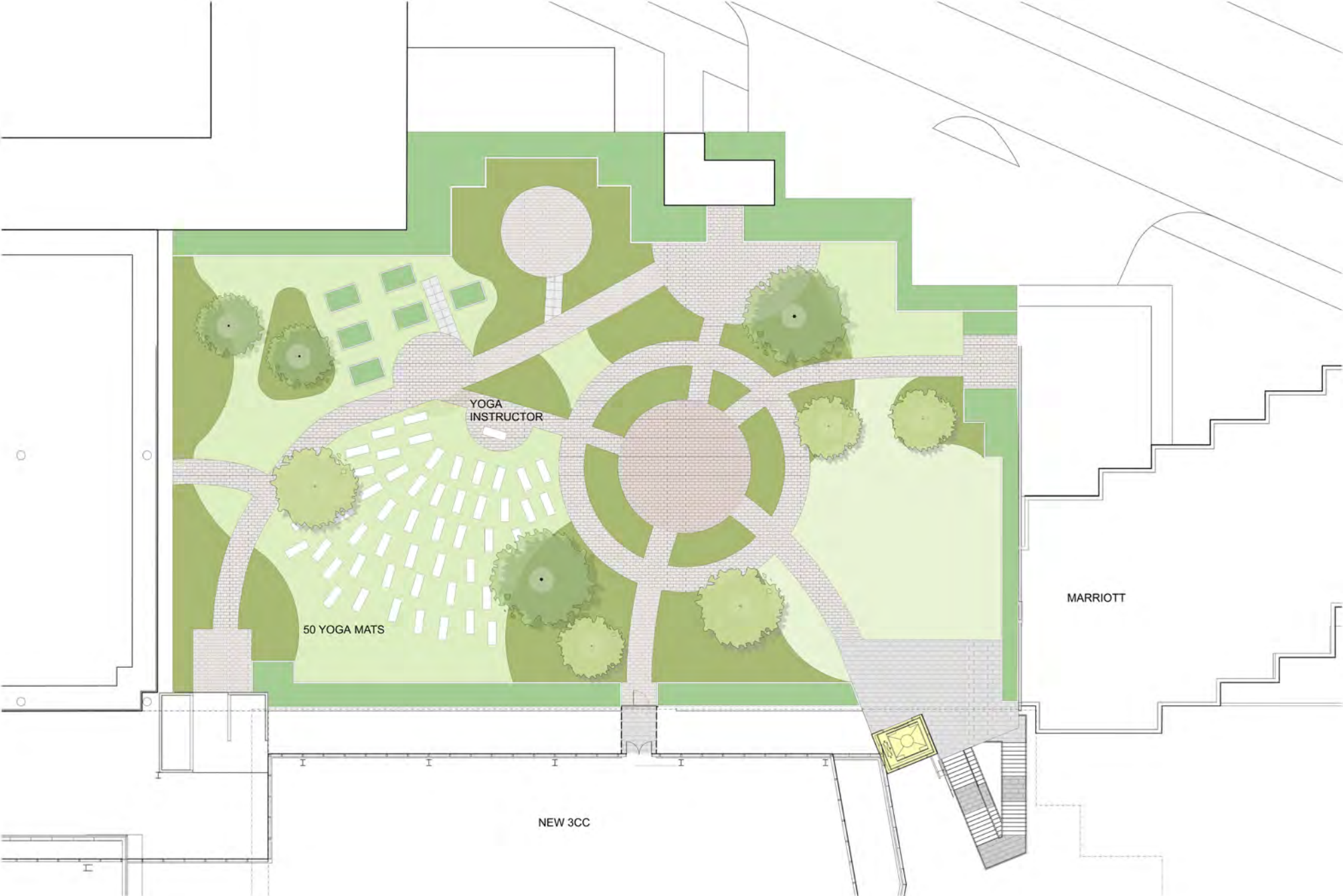
# PROPOSED PROGRAM: LUNCH TIME



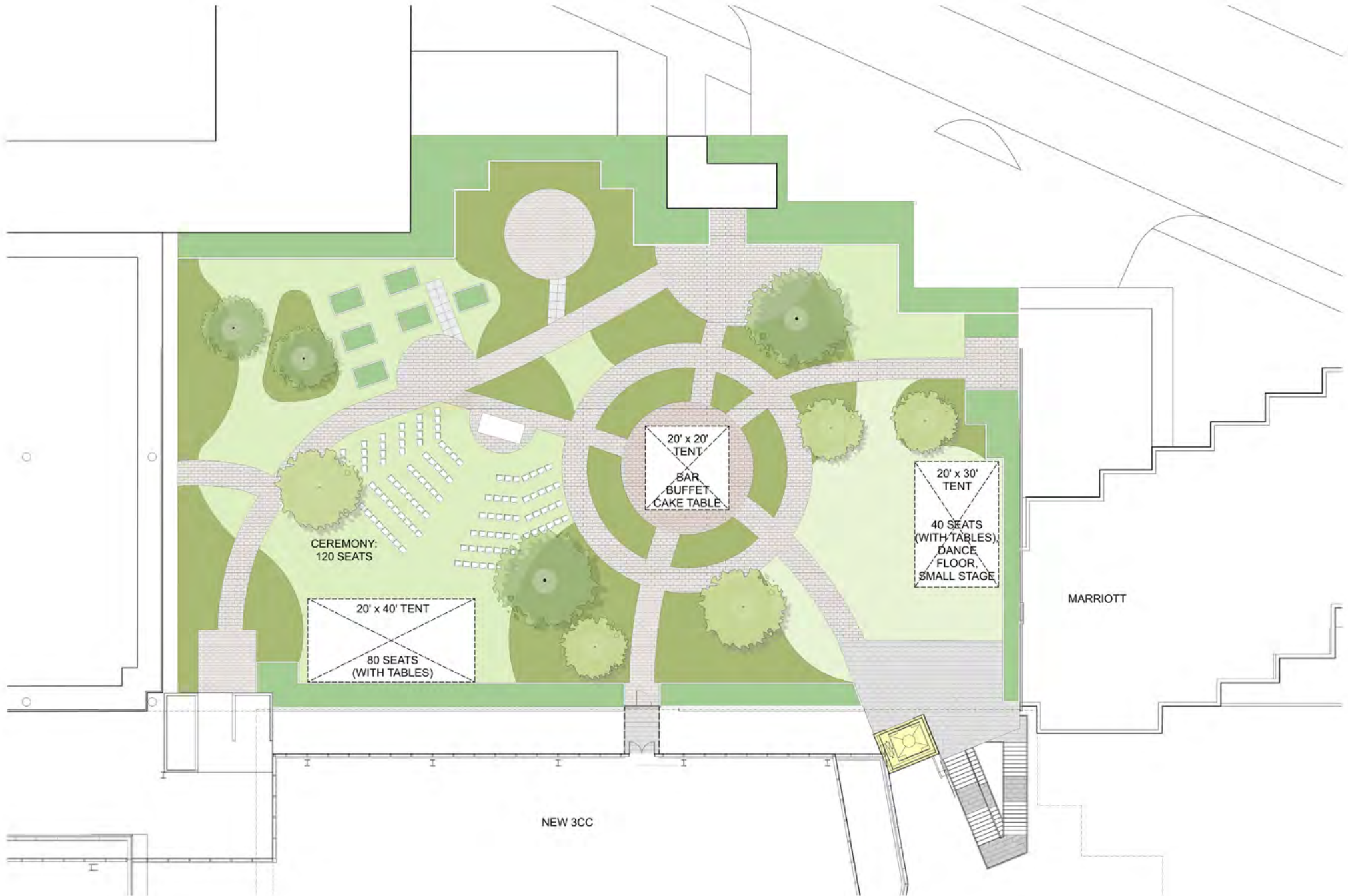
# PROPOSED PROGRAM: MOVIE NIGHT



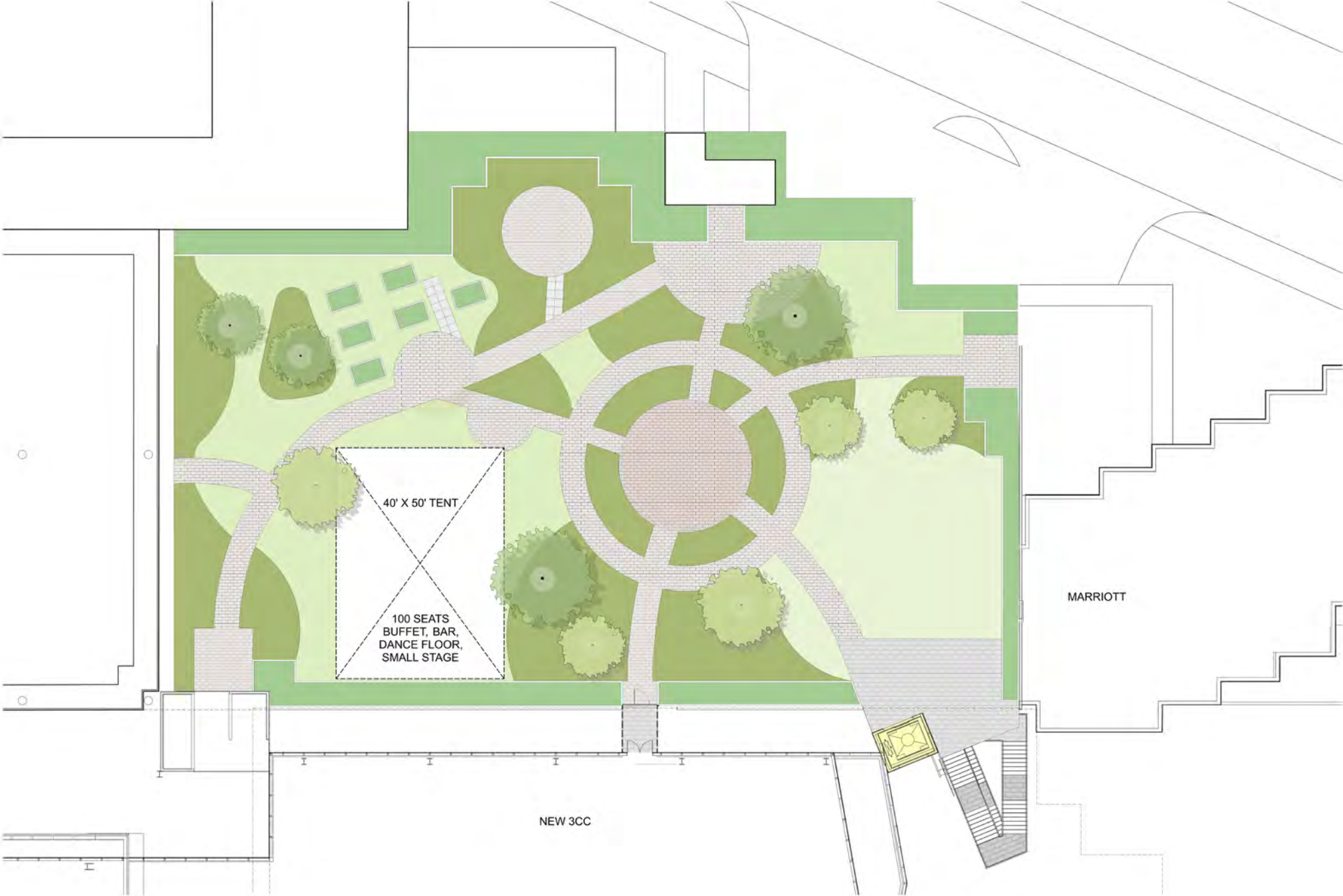
# PROPOSED PROGRAM: YOGA



# PROPOSED PROGRAM: CEREMONY/CELEBRATION



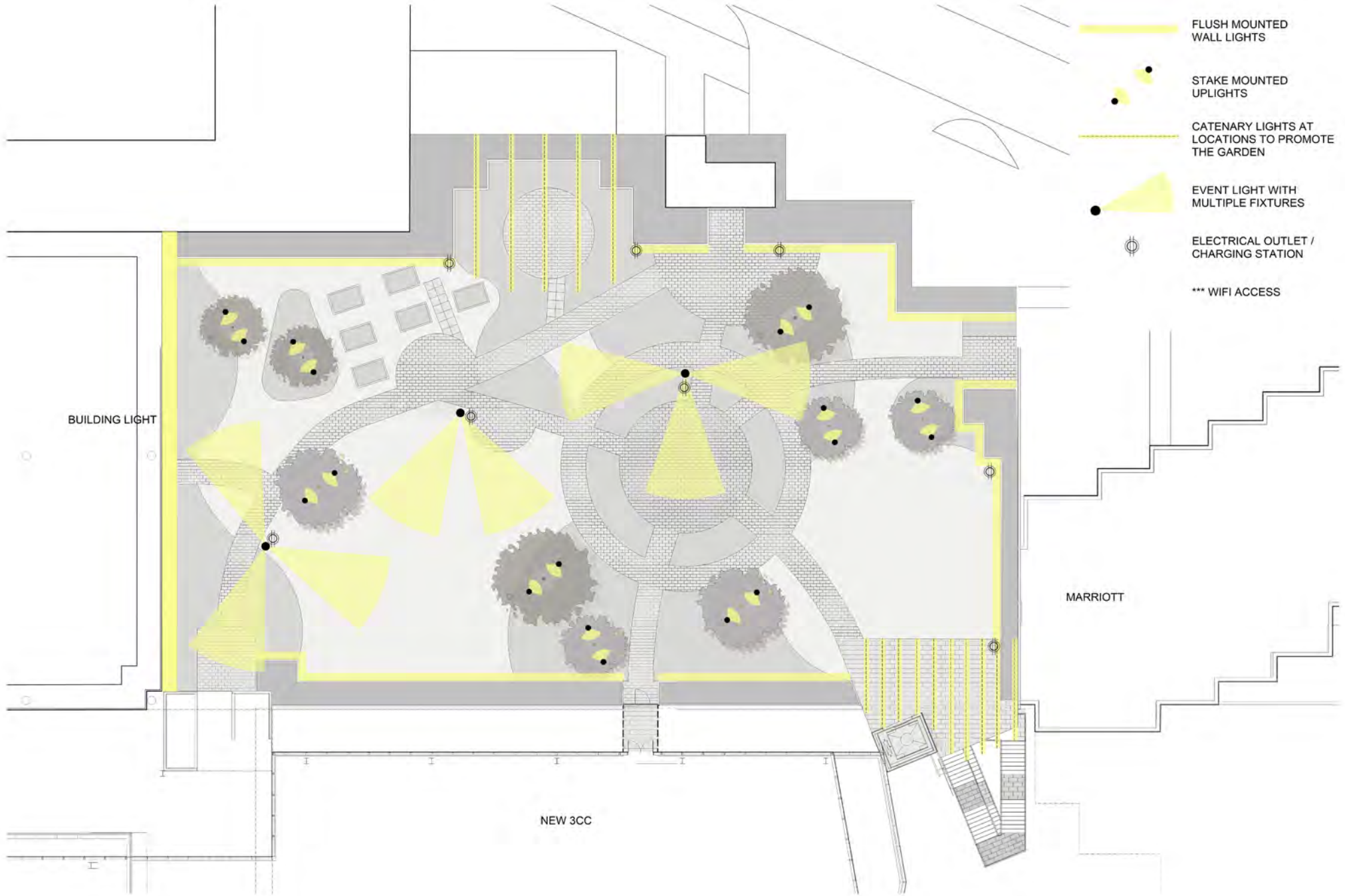
# PROPOSED PROGRAM: LARGE EVENT TENT



# FURNITURE PRECEDENTS



# LIGHTING/TECHNOLOGY STRATEGY



# LIGHTING PRECEDENTS





# KENDALL SQUARE ROOF GARDEN: LUNCH TIME



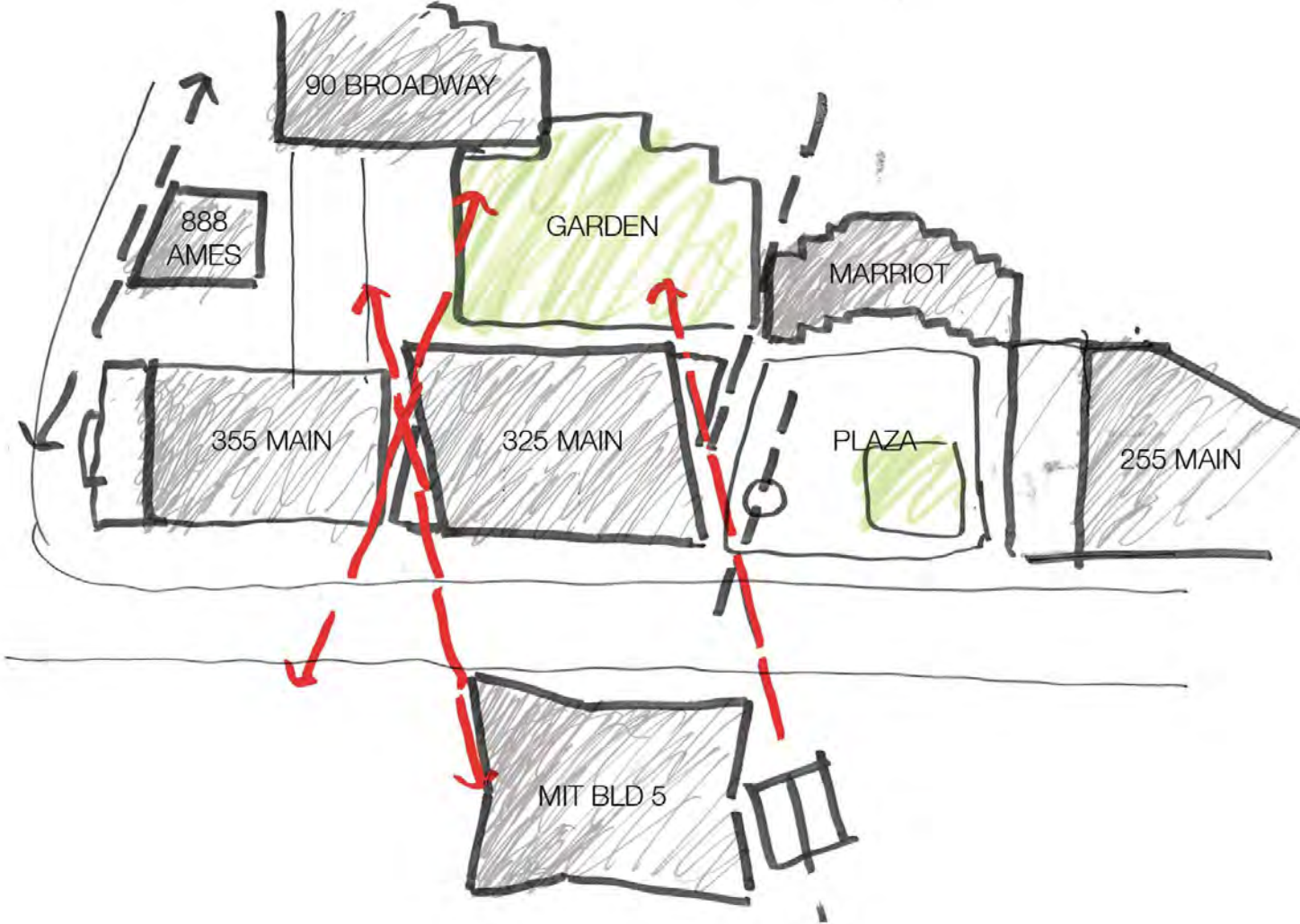
# KENDALL SQUARE ROOF GARDEN: MOVIE NIGHT



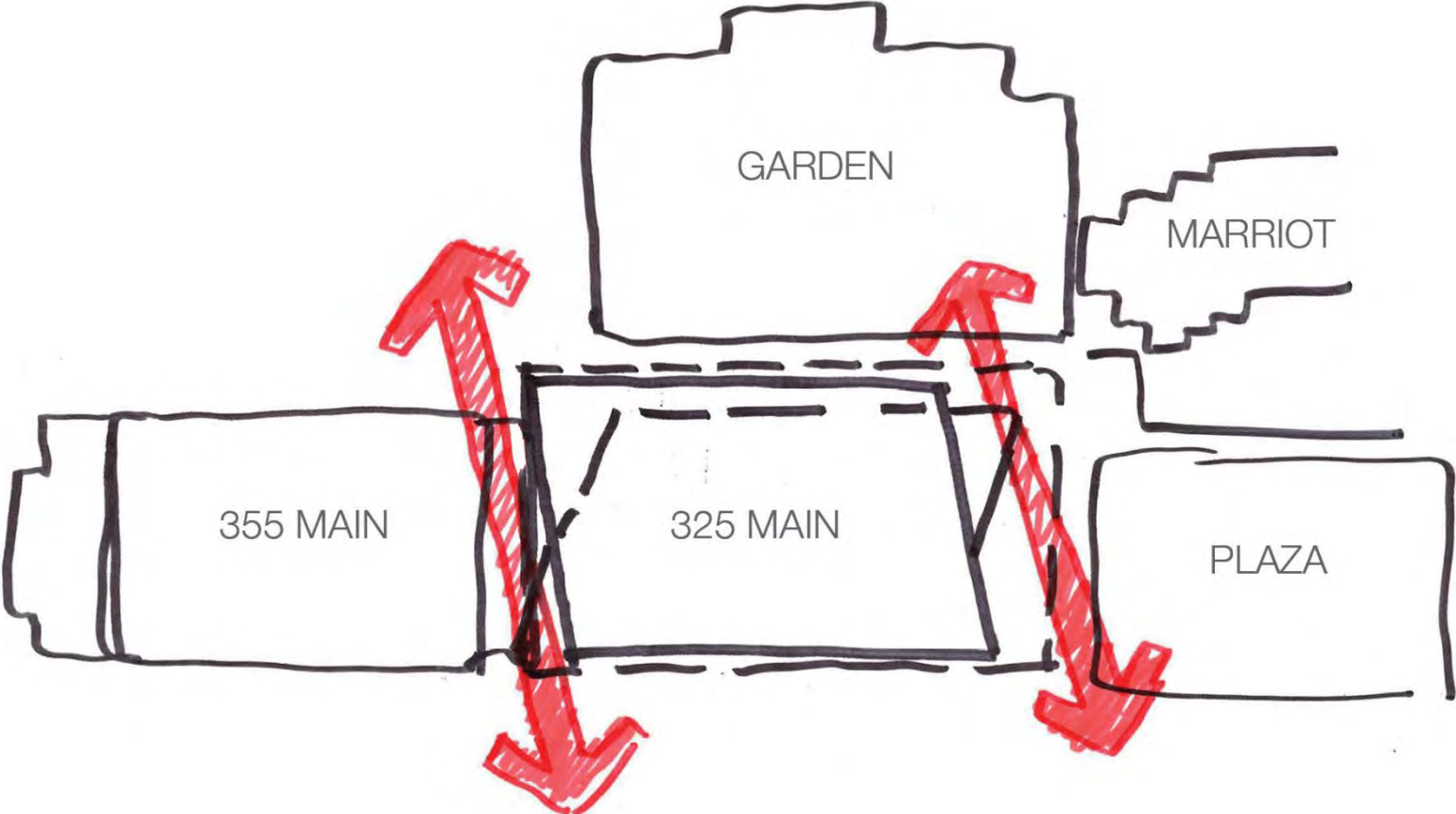


# 325 MAIN STREET DESIGN

# 325 MAIN STREET DESIGN: NEW MASSING



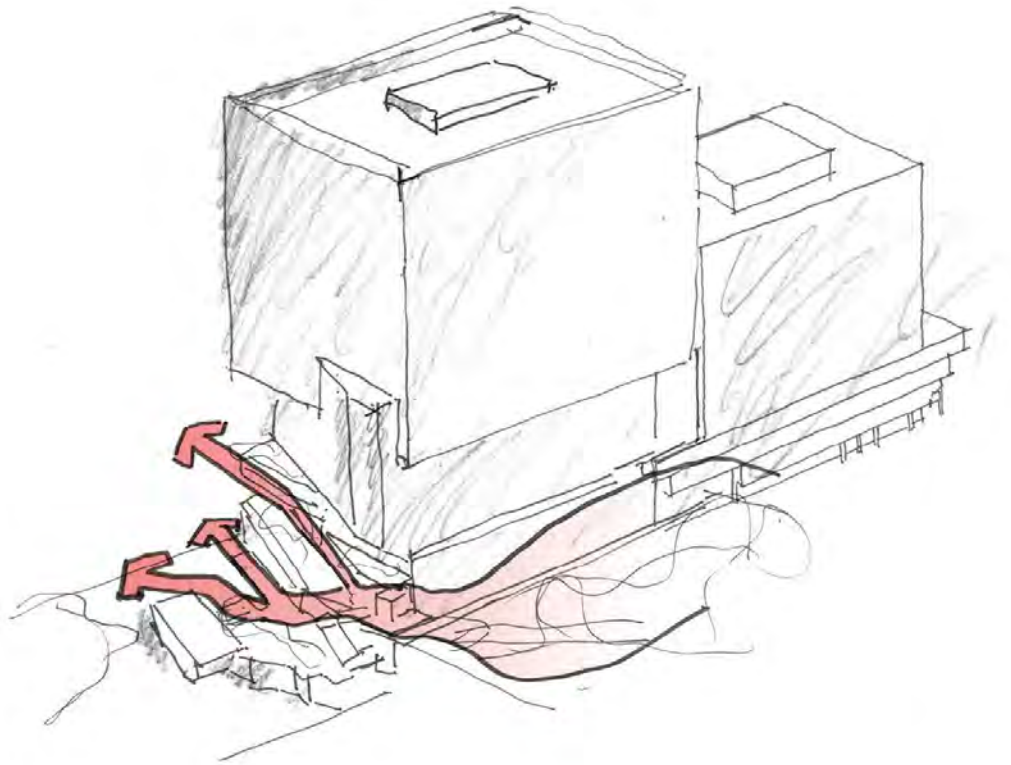
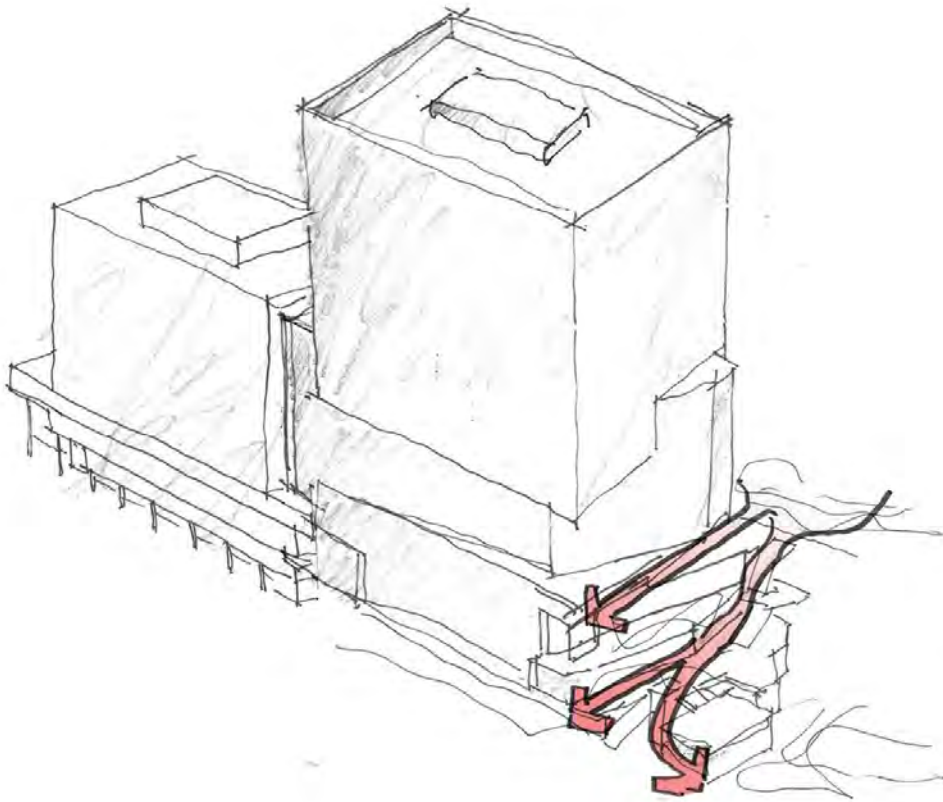
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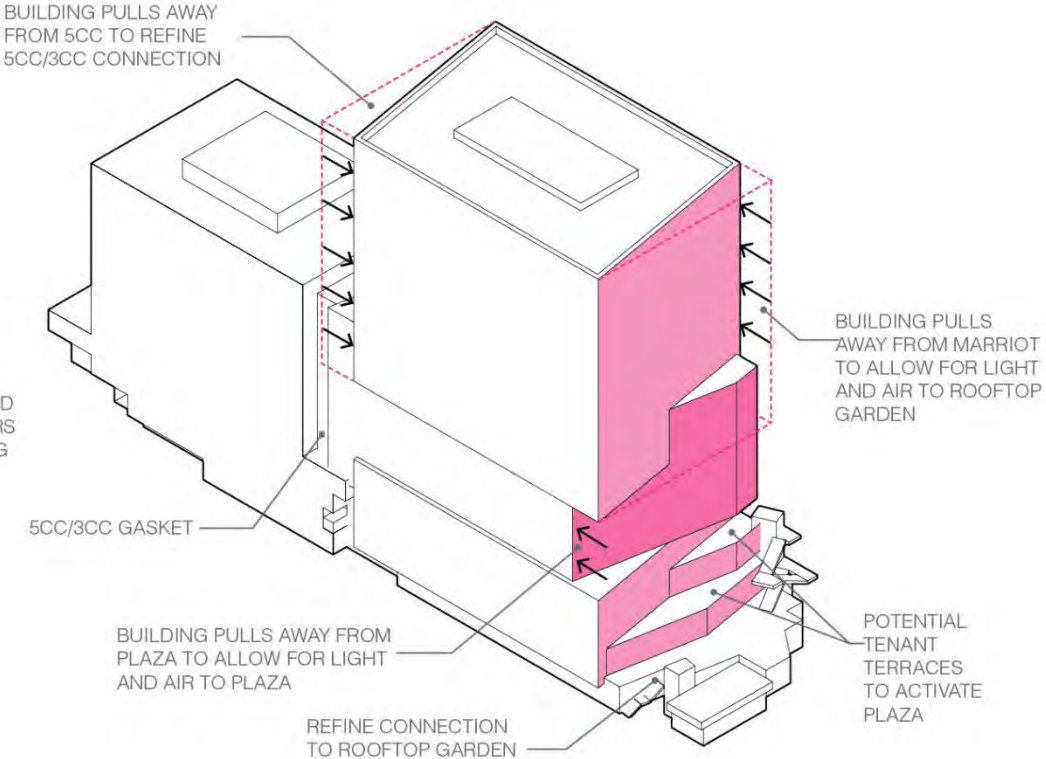
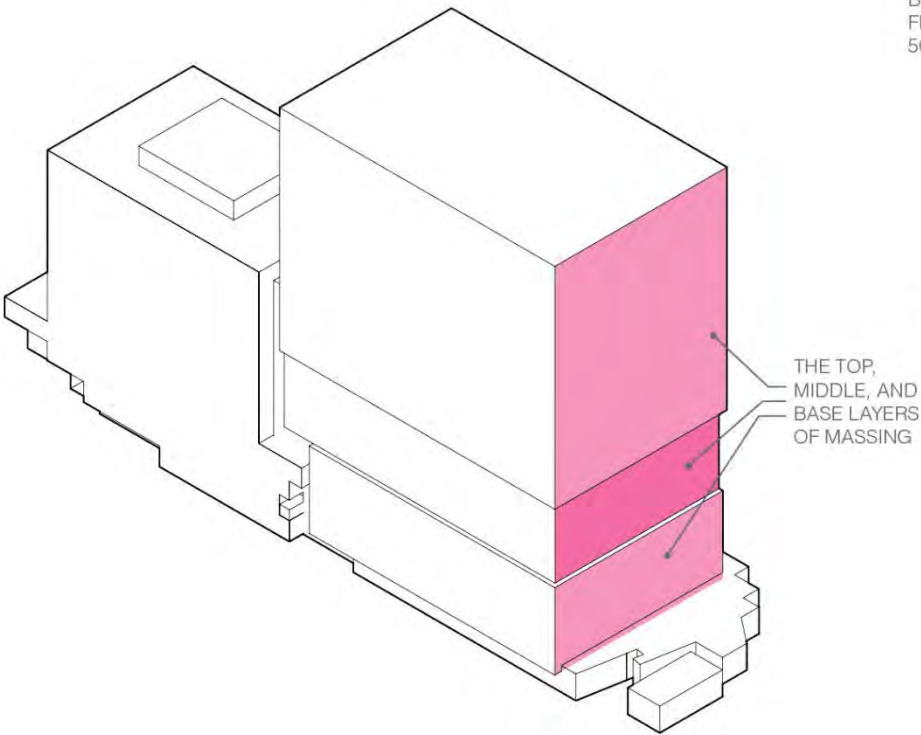
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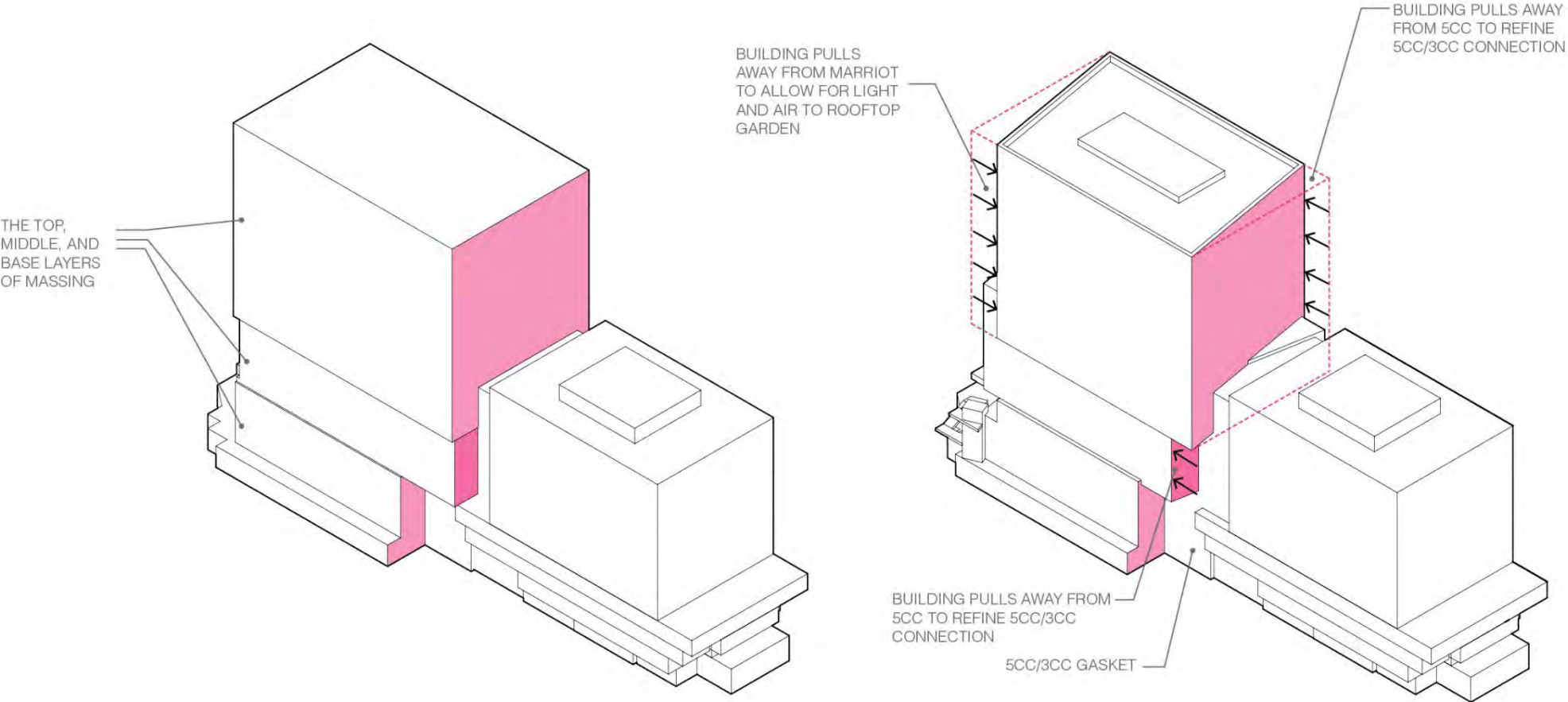


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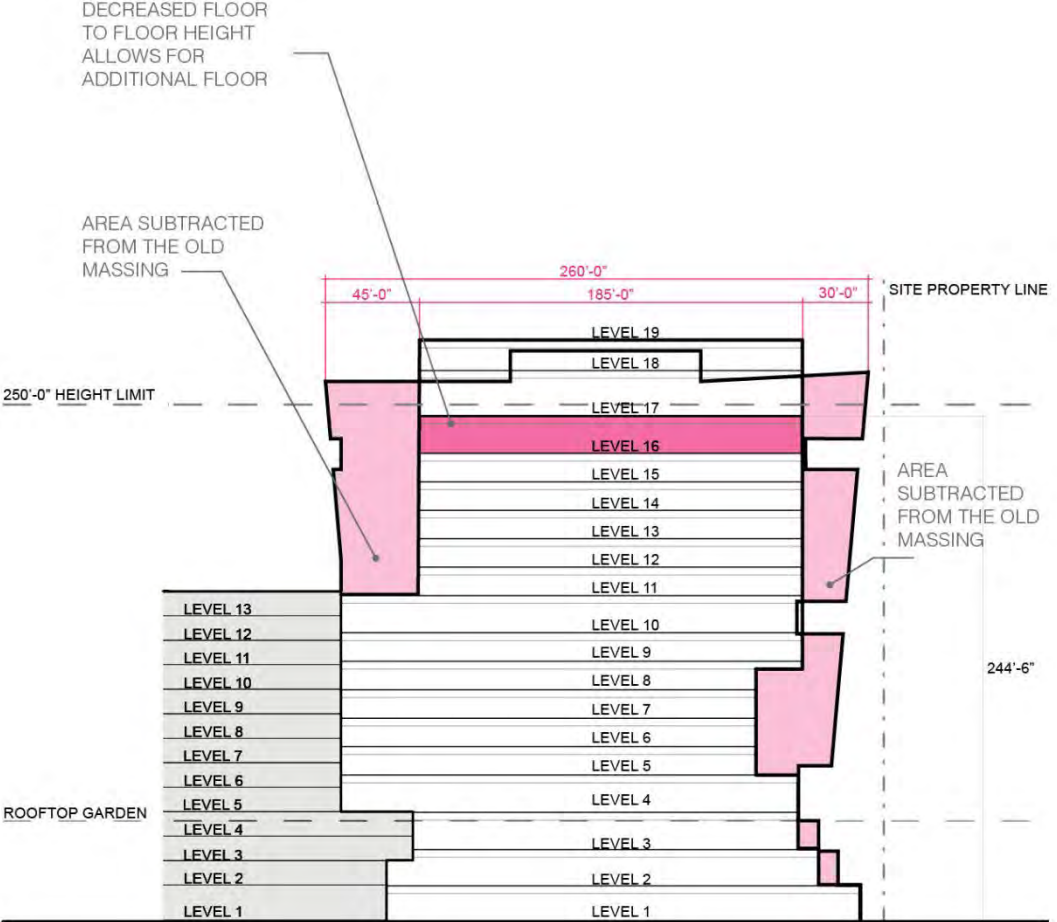
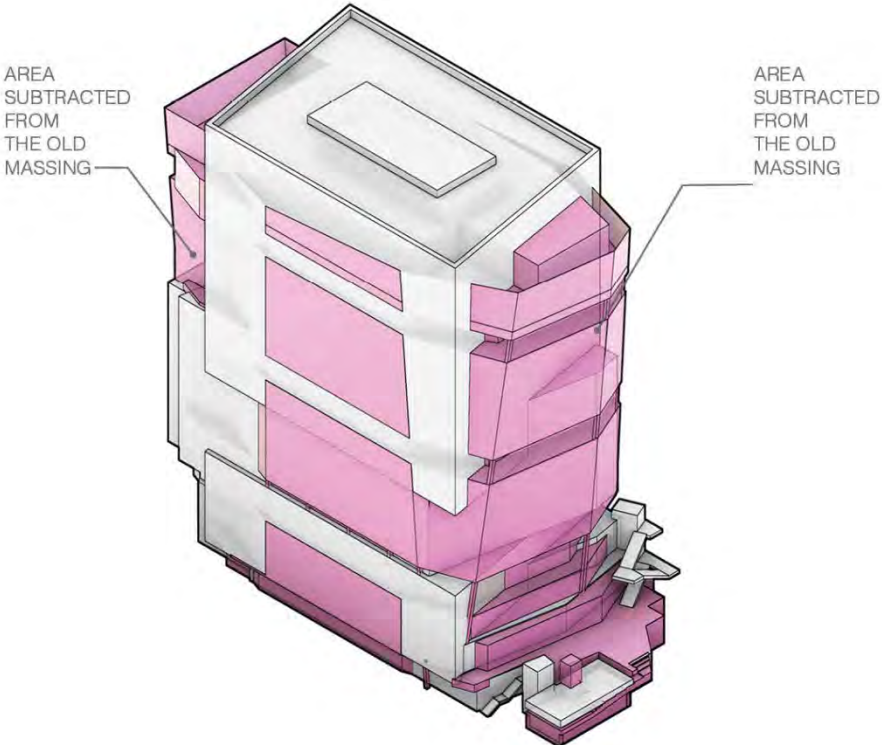




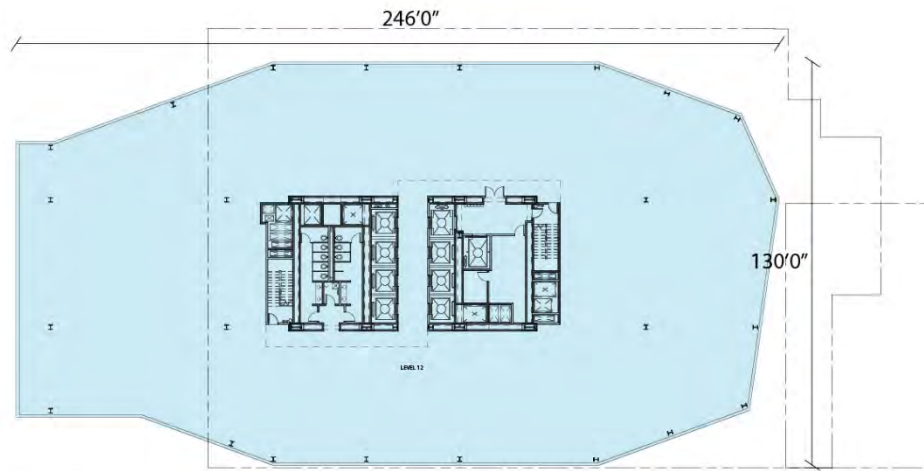
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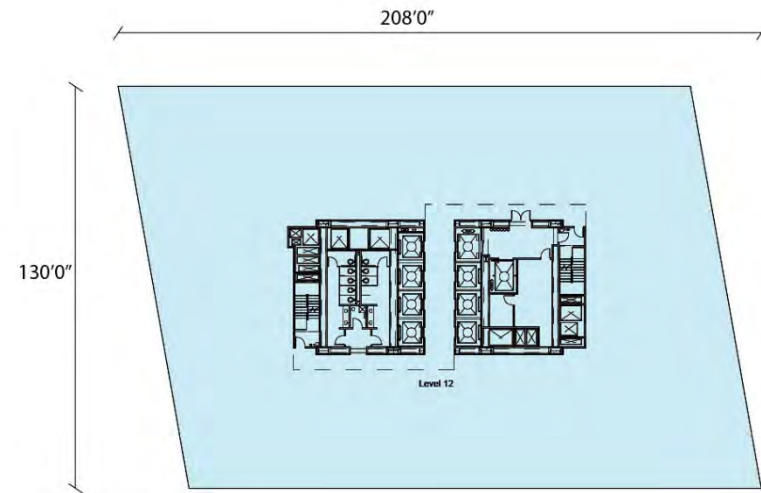
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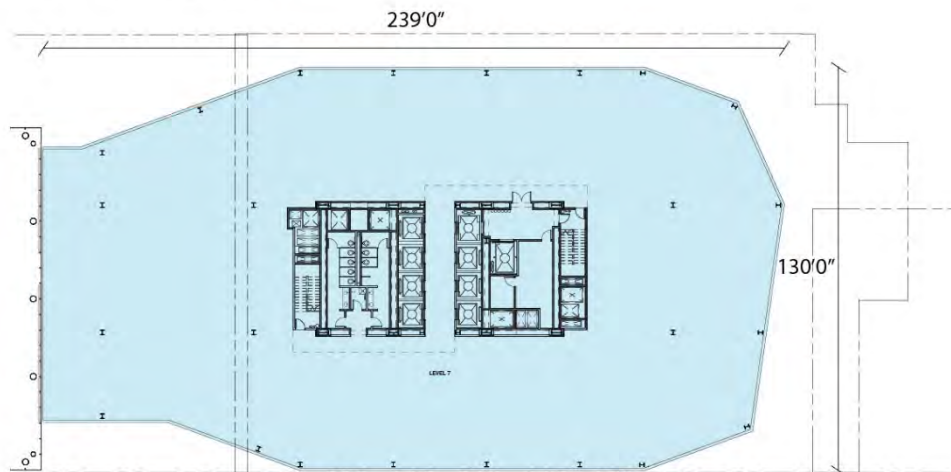
# 325 MAIN STREET DESIGN: FLOOR PLATE COMPARISON



Level 12 - 27K GFA Office

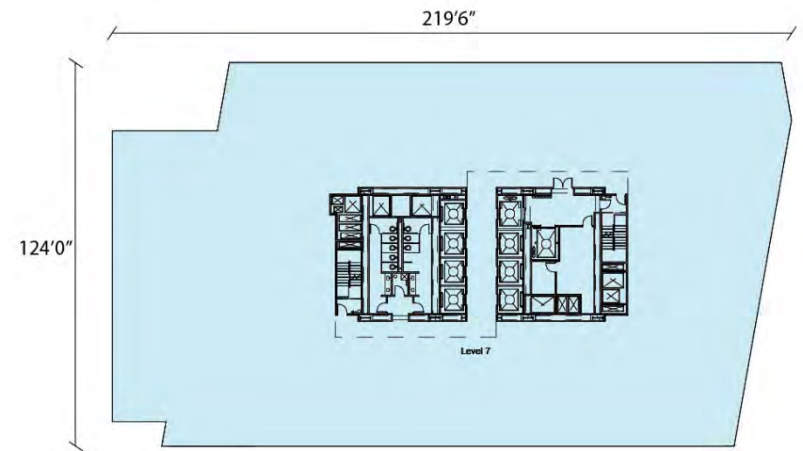


Level 12 - 23K GFA Office



Level 7 - 26K GFA Office

SEPTEMBER 06 2018



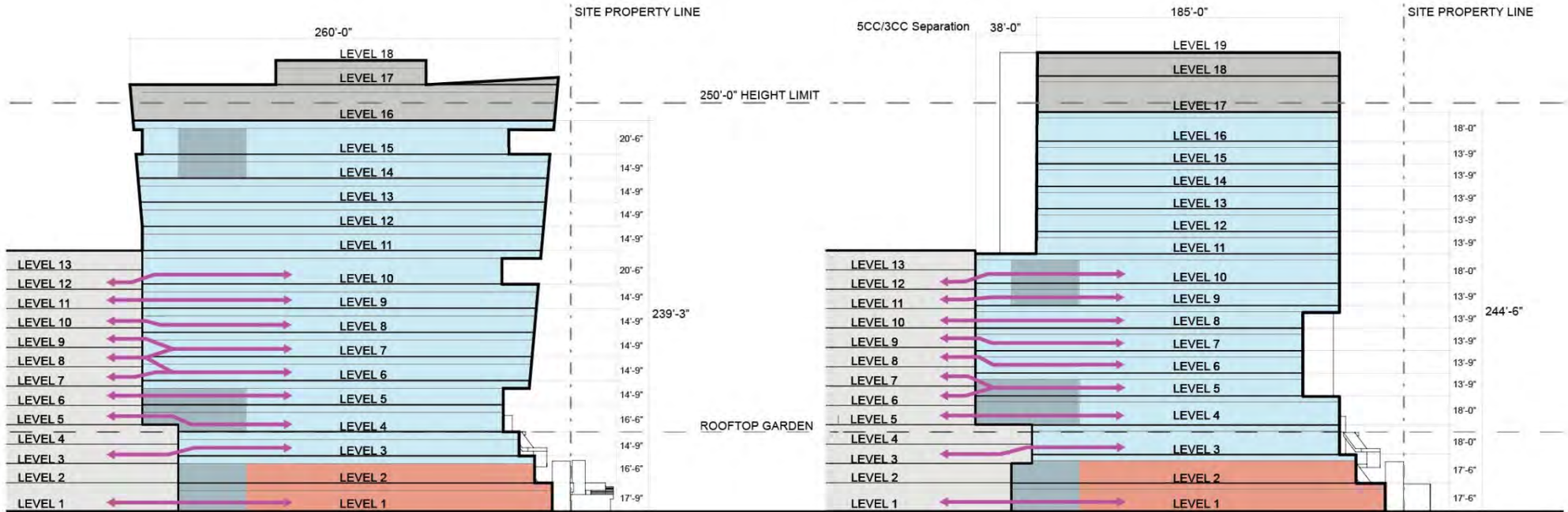
Level 7 - 24K GFA Office

NOVEMBER 02 2018

# 325 MAIN STREET DESIGN: BUILDING SECTION COMPARISON

14'9" FLOOR TO FLOOR  
 10'0" CEILING  
 4'9" FLOOR PLENUM  
 15 OCCUPIED FLOORS  
 ABOVE GRADE  
 239'3" TO MAIN ROOF

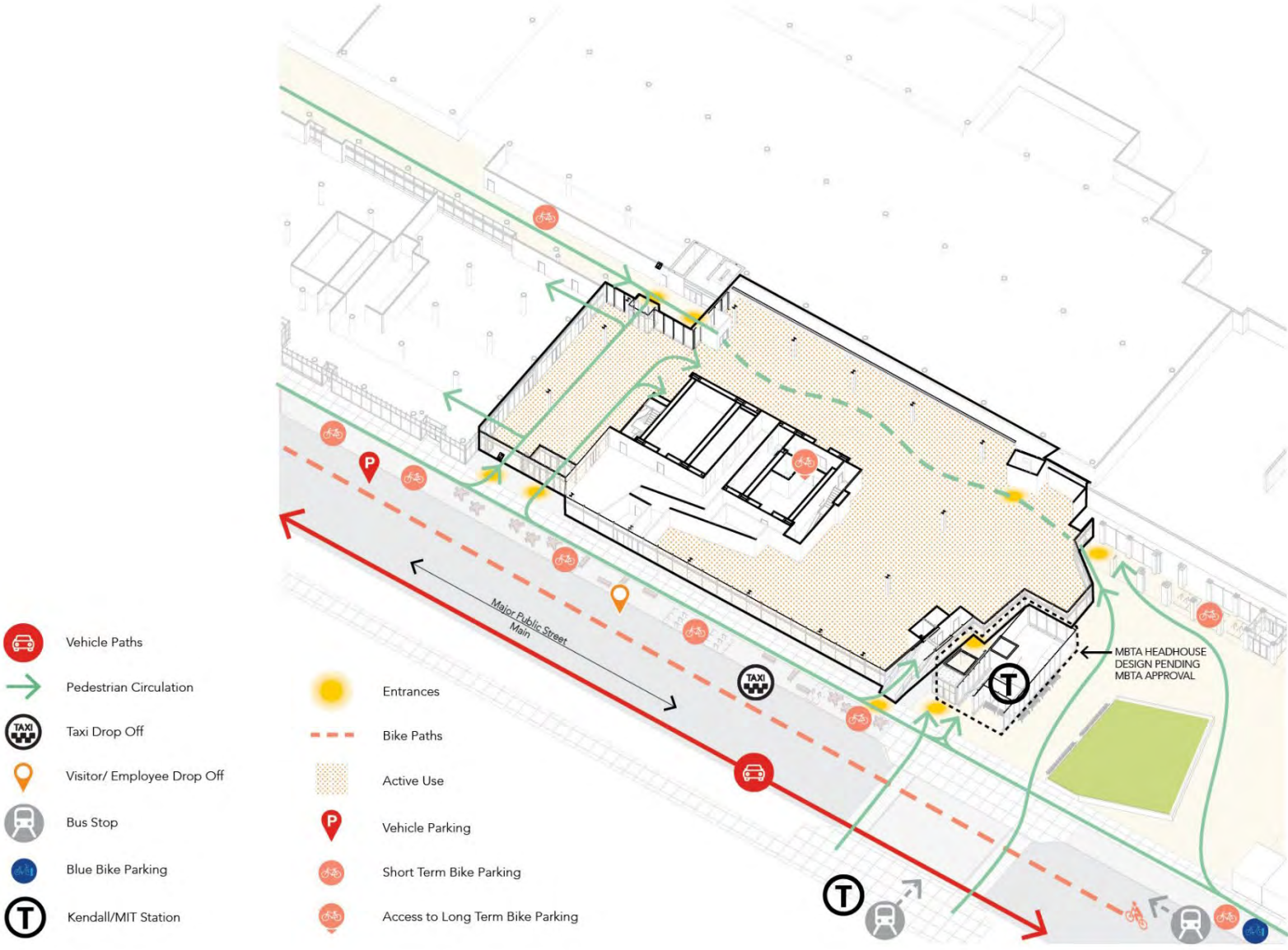
13'9" FLOOR TO FLOOR  
 10'0" CEILING  
 3'9" FLOOR PLENUM  
 16 OCCUPIED FLOORS  
 ABOVE GRADE  
 244'6" TO MAIN ROOF



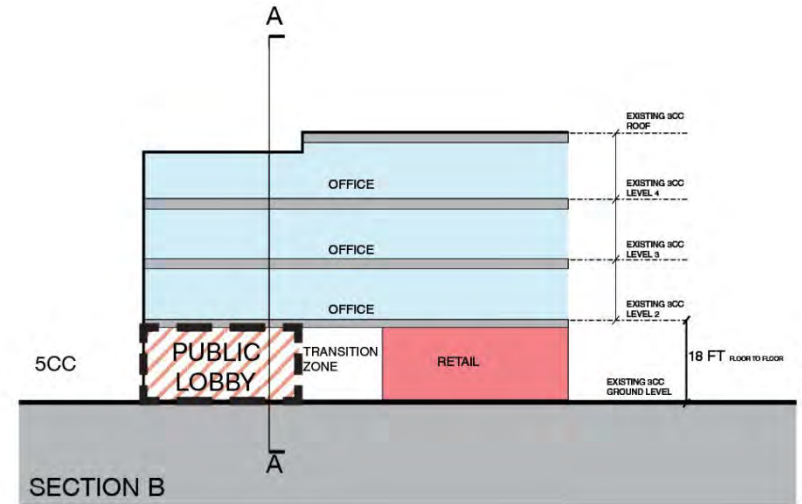
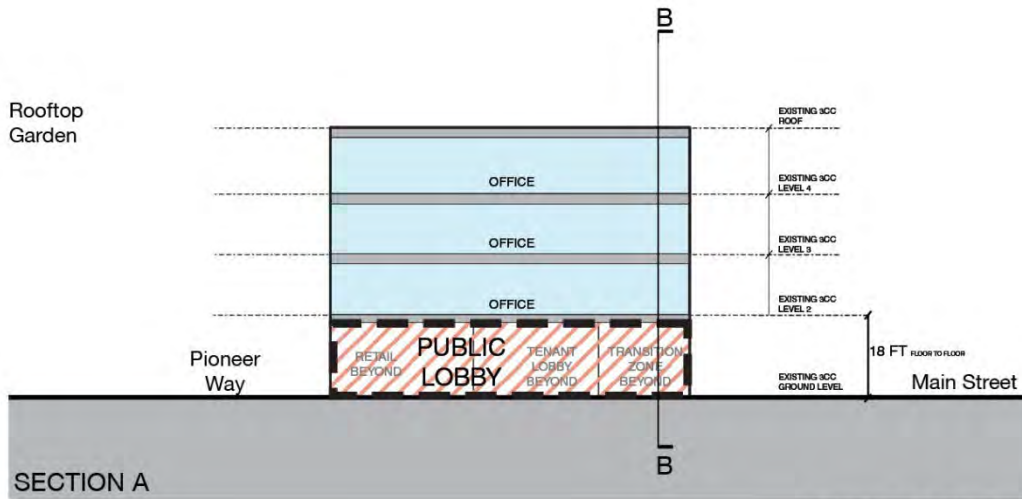
SEPTEMBER 06 2018

NOVEMBER 02 2018

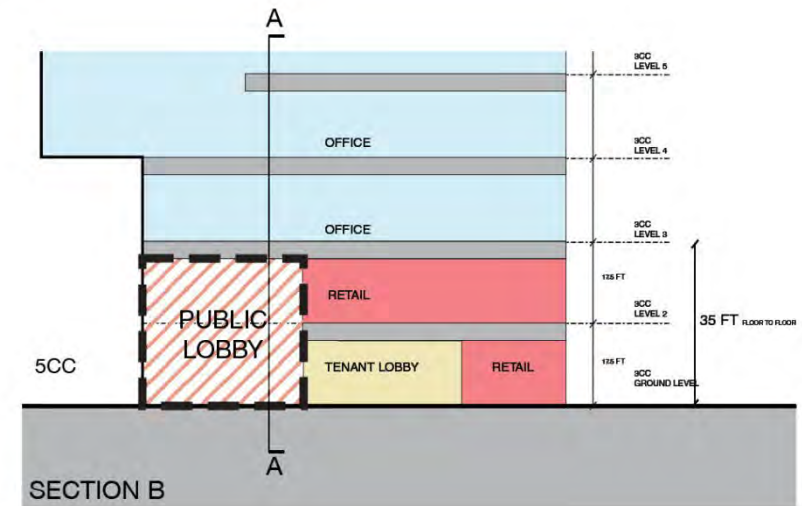
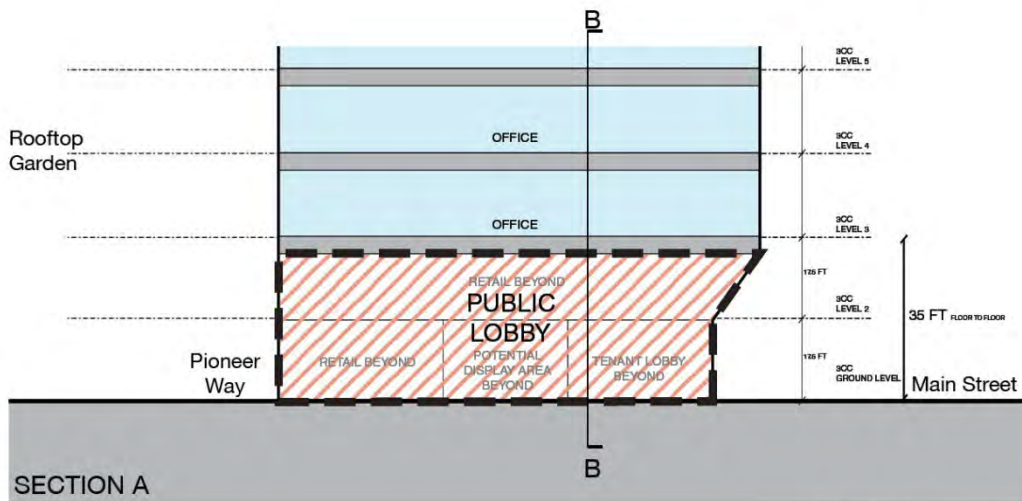
# 325 MAIN STREET DESIGN: THROUGH BLOCK CONNECTORS



# 325 MAIN STREET DESIGN: THROUGH BLOCK CONNECTORS

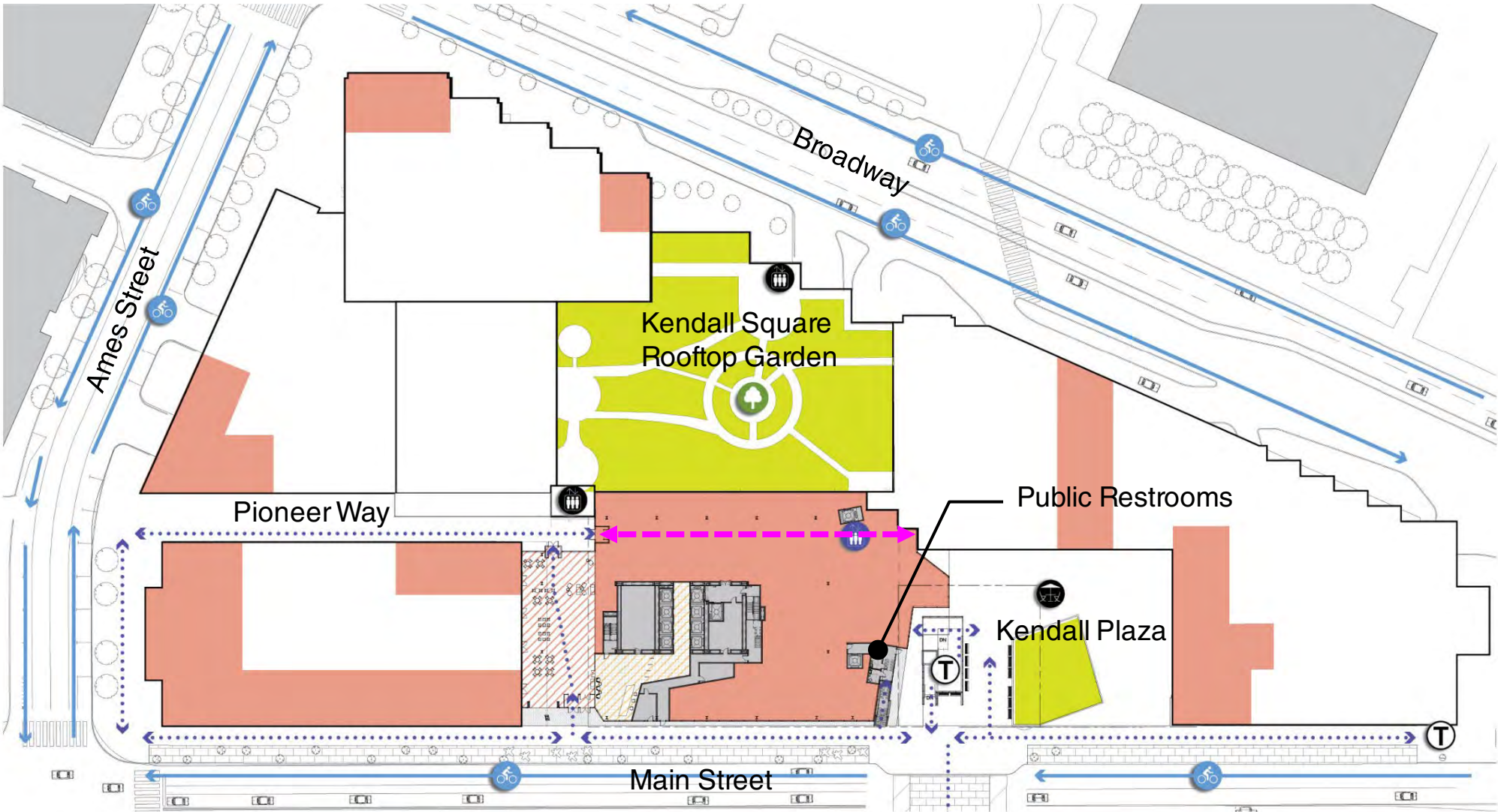


EXISTING PUBLIC LOBBY



PROPOSED PUBLIC LOBBY

# 325 MAIN STREET DESIGN: RETAIL AND PUBLIC AMENITIES

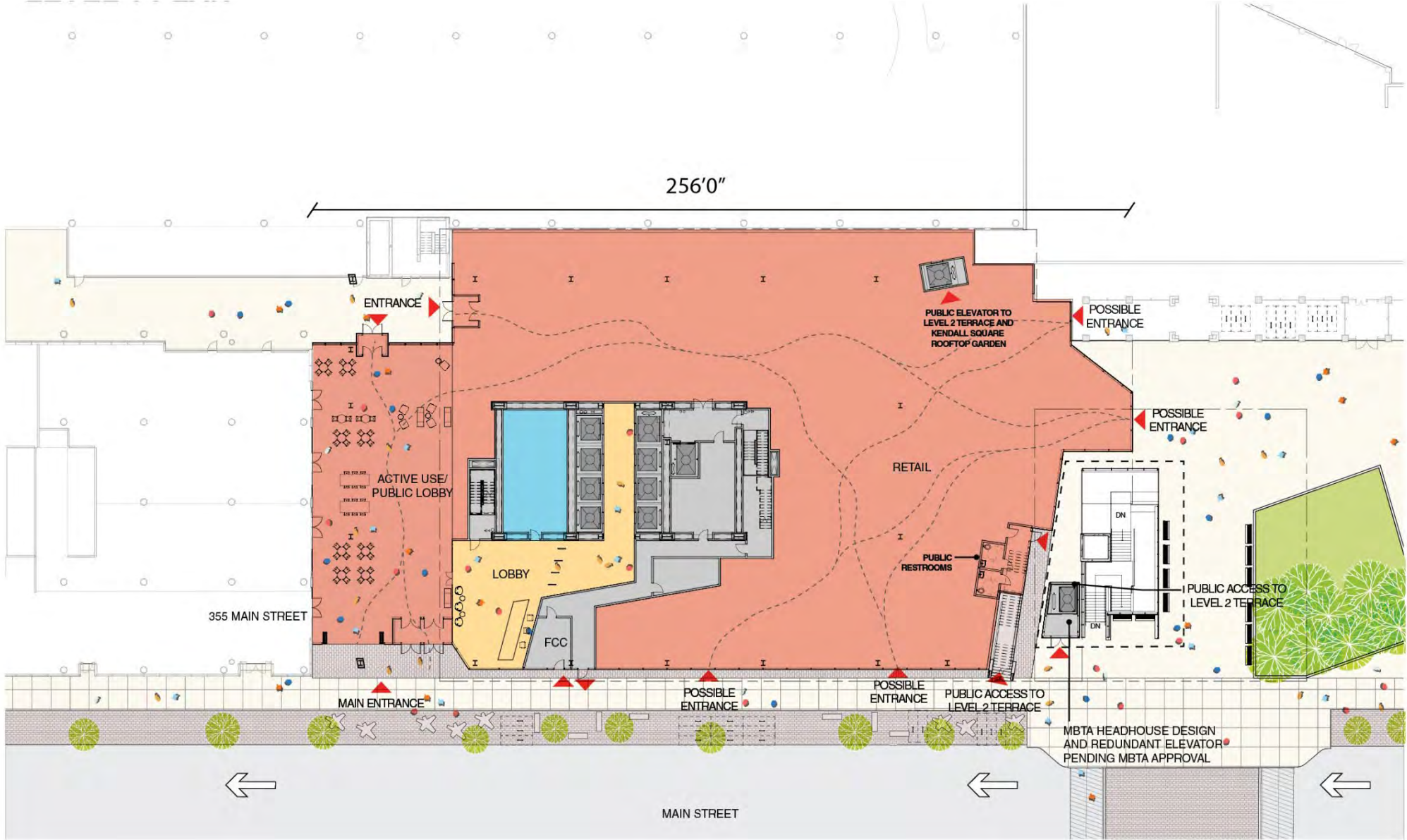


- Public Circulation
- Bike Lanes
- Public Plaza
- Public Roof Garden
- Existing Vertical Circulation
- Proposed Vertical Circulation
- MBTA Station
- Retail/Active Use
- Tenant Lobby



# 325 MAIN STREET DESIGN: RETAIL AND PUBLIC AMENITIES

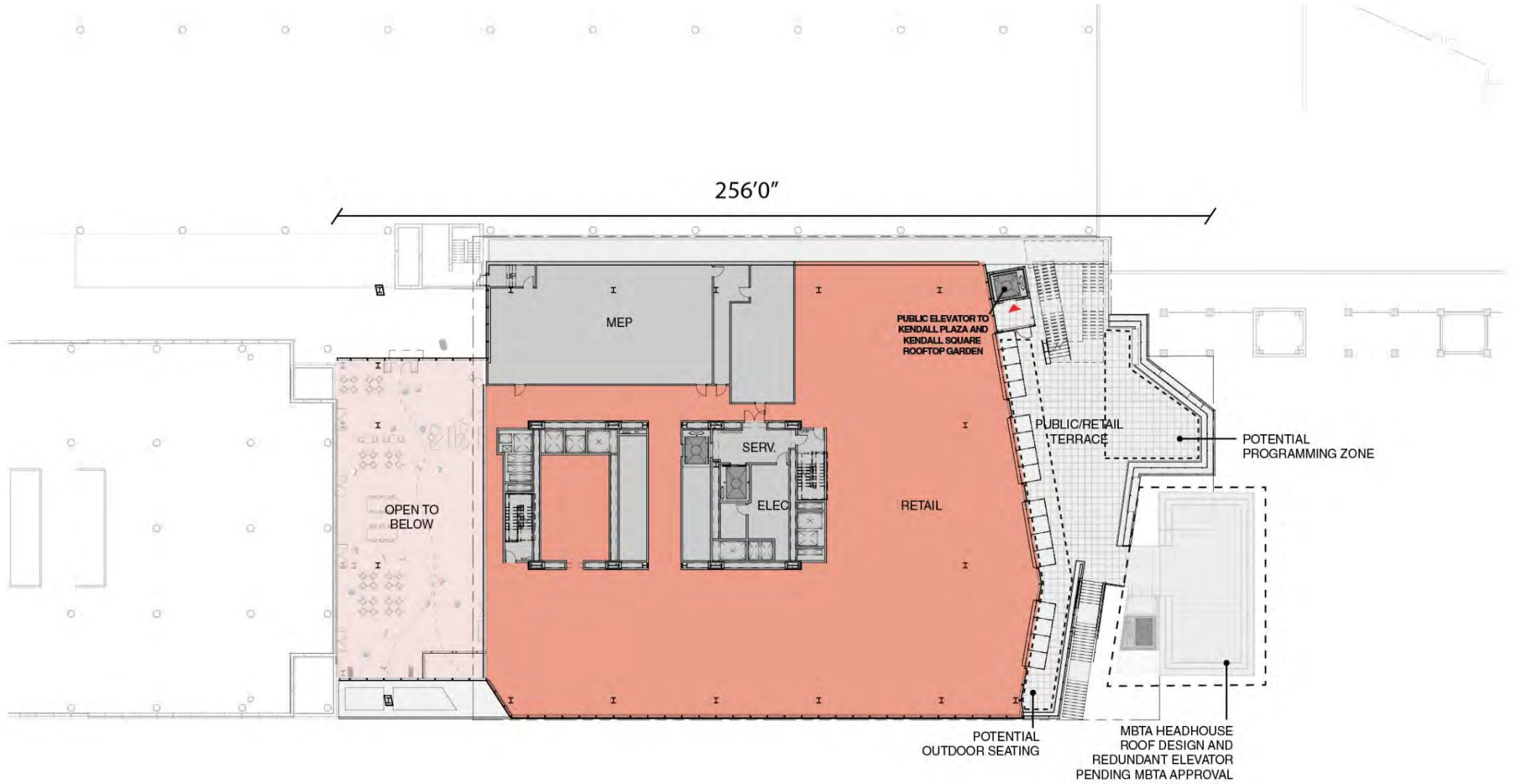
## LEVEL 1 PLAN





# 325 MAIN STREET DESIGN: RETAIL AND PUBLIC AMENITIES

## LEVEL 2 PLAN



# 325 MAIN STREET DESIGN: RETAIL AND PUBLIC AMENITIES



# 325 MAIN STREET DESIGN: RETAIL AND PUBLIC AMENITIES



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

EXISTING VIEW FROM MAIN STREET CROSSWALK



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

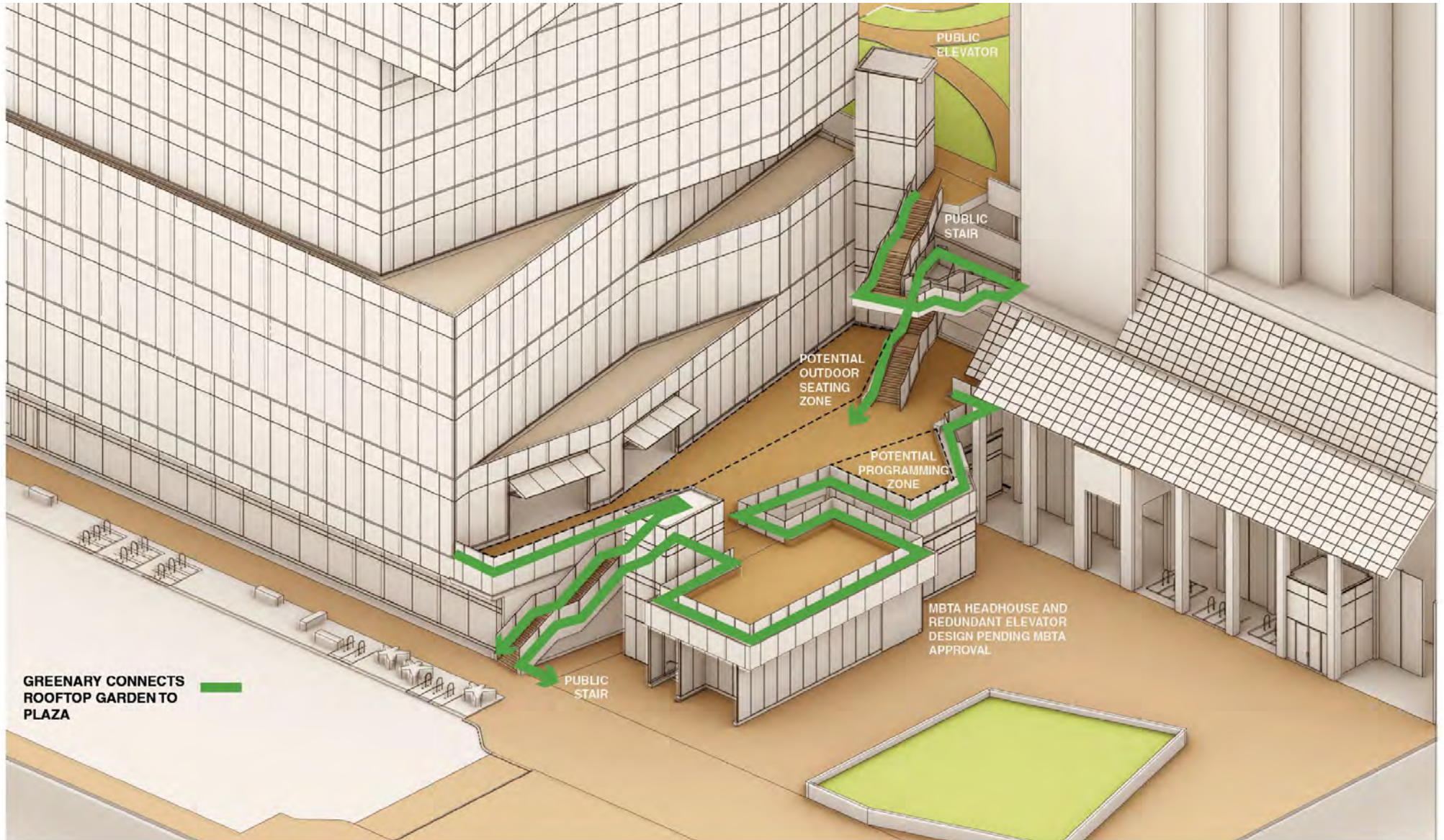


## CONNECTING PUBLIC SPACES

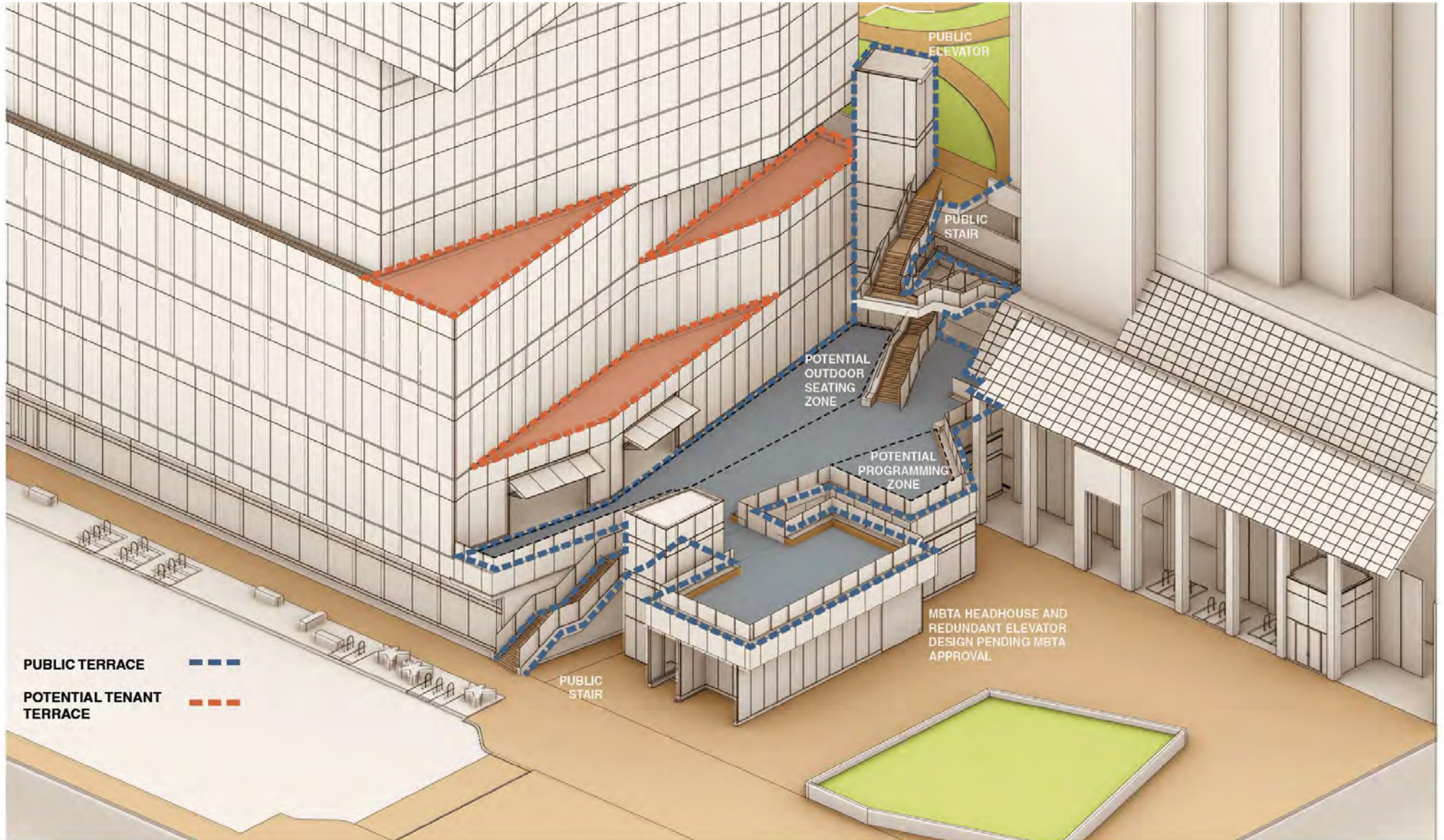
325 Main offers a unique opportunity to create a new, highly visible pedestrian connection between the existing Kendall Plaza and the Kendall Square Rooftop Garden. As seen in these precedent images, a visually dynamic connection could be created through a series of stairs, terraces and an elevator.



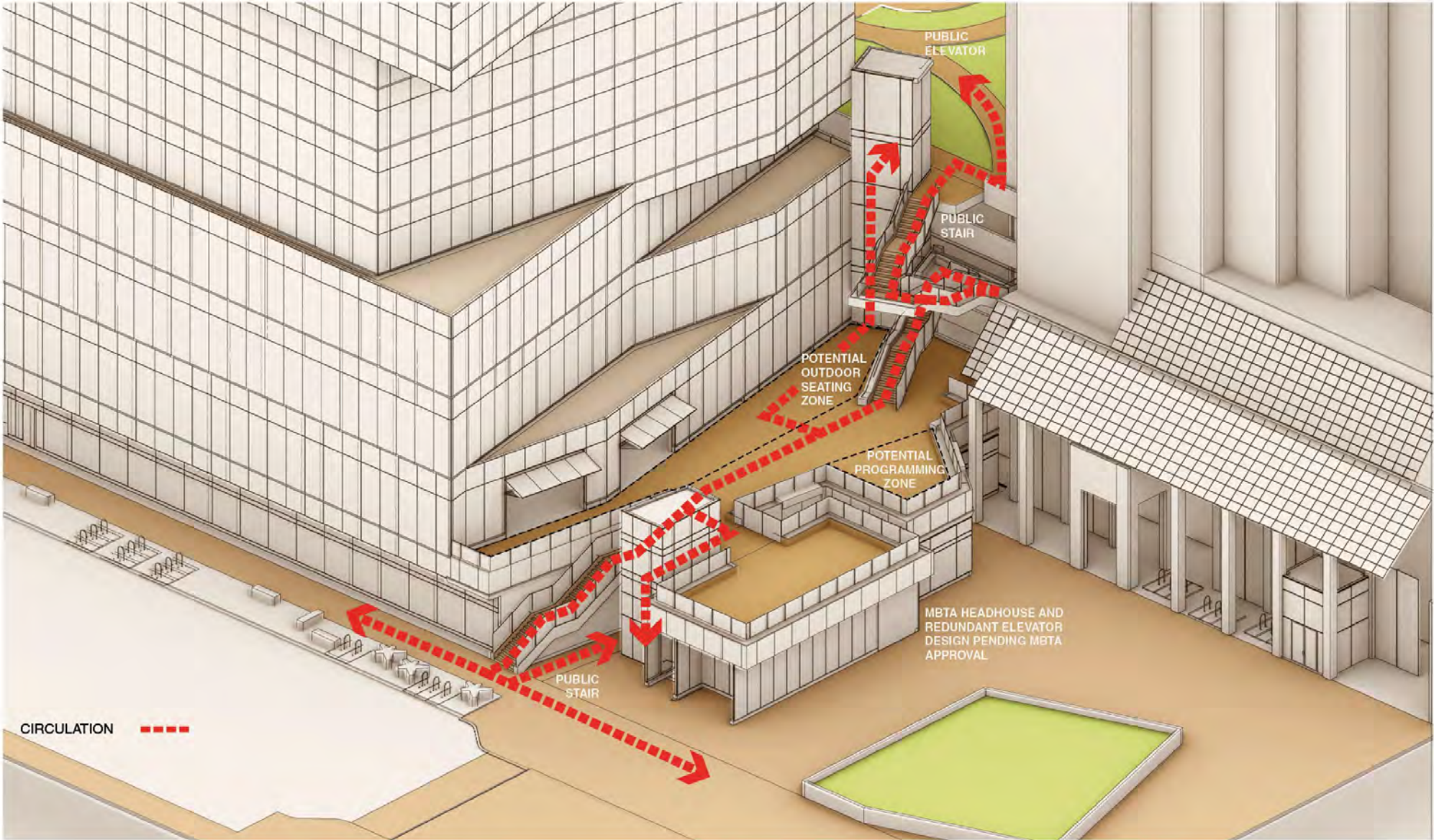
# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION





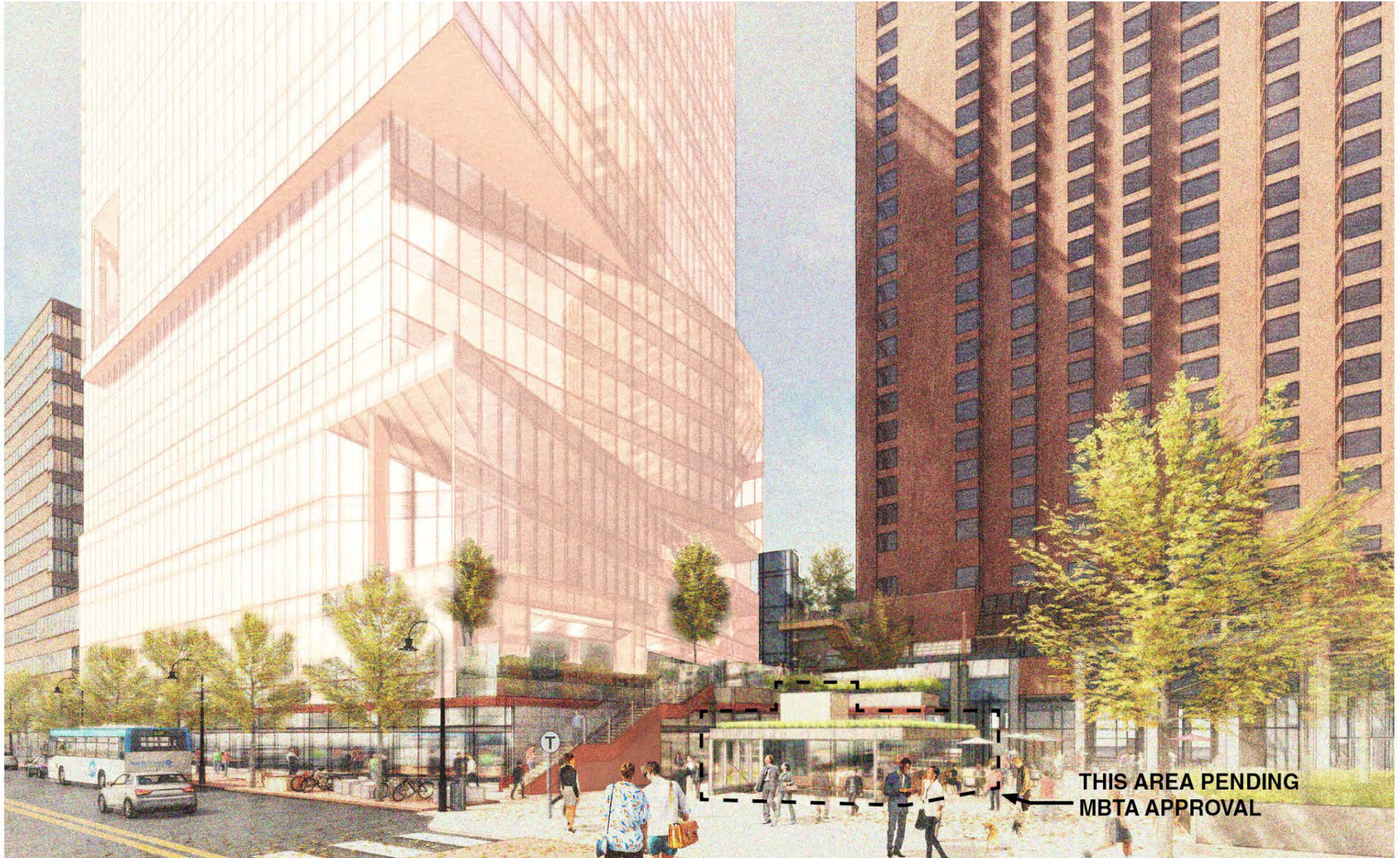
# 325 MAIN STREET DESIGN: SITE RENDERING

VIEW FROM MAIN STREET SIDEWALK



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

VIEW FROM MAIN STREET CROSSWALK



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

VIEW FROM MAIN STREET CROSSWALK



THIS AREA PENDING  
MBTA APPROVAL

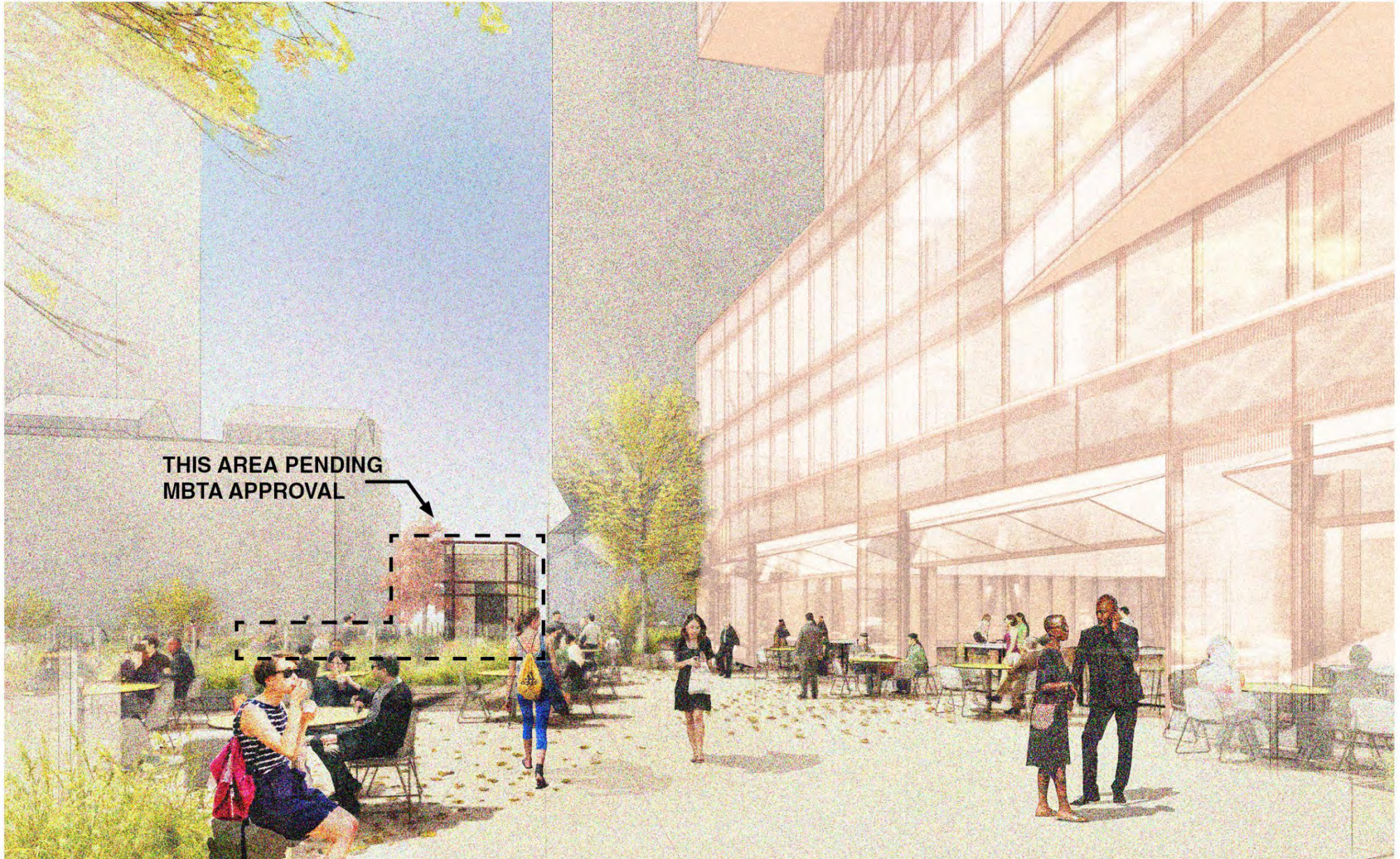
# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

VIEW LOOKING WEST



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

VIEW FROM SECOND LEVEL TERRACE



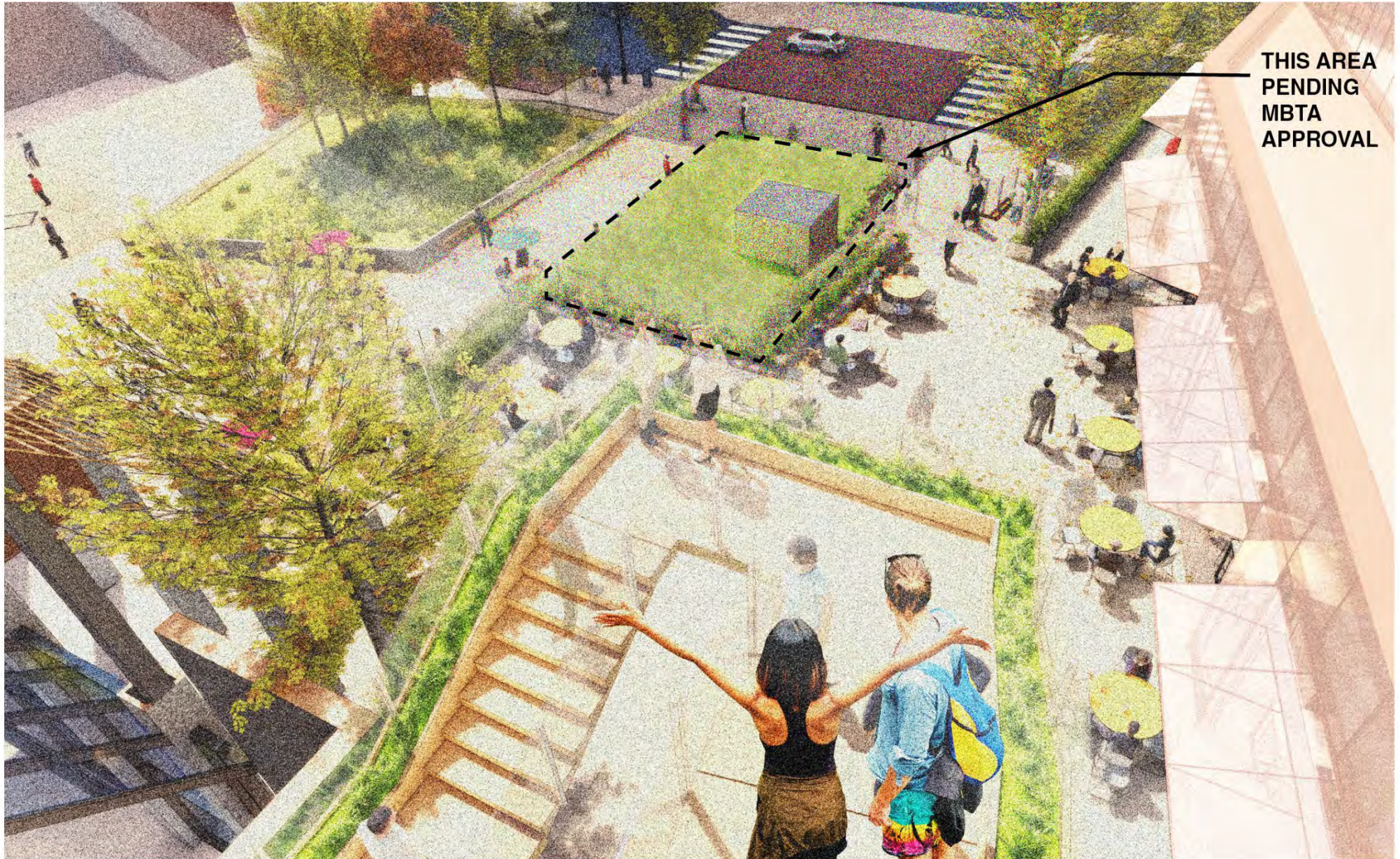
# 325 MAIN STREET DESIGN: ROOFTOP GARDEN

VIEW FROM NORTH SIDE OF ROOFTOP GARDEN



# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

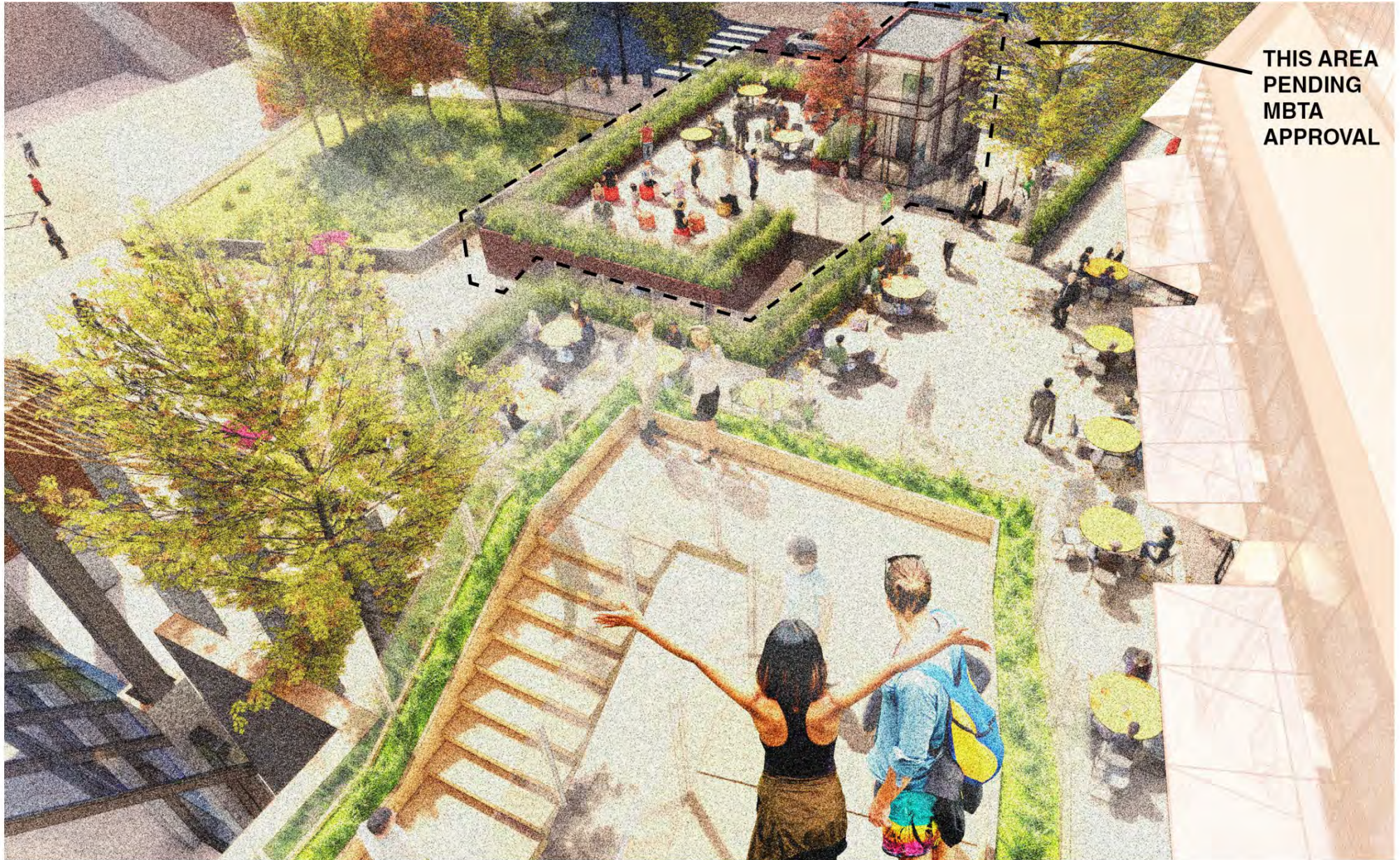
VIEW FROM ROOFTOP GARDEN TO PLAZA



THIS AREA  
PENDING  
MBTA  
APPROVAL

# 325 MAIN STREET DESIGN: KENDALL PLAZA / ROOFTOP GARDEN CONNECTION

VIEW FROM ROOFTOP GARDEN TO PLAZA



THIS AREA  
PENDING  
MBTA  
APPROVAL