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**Long history in
Kendall Square**

**Experience
building
communities**

**Creating strong
partnerships**





Deep local roots

**Collaboration
with community
partners**

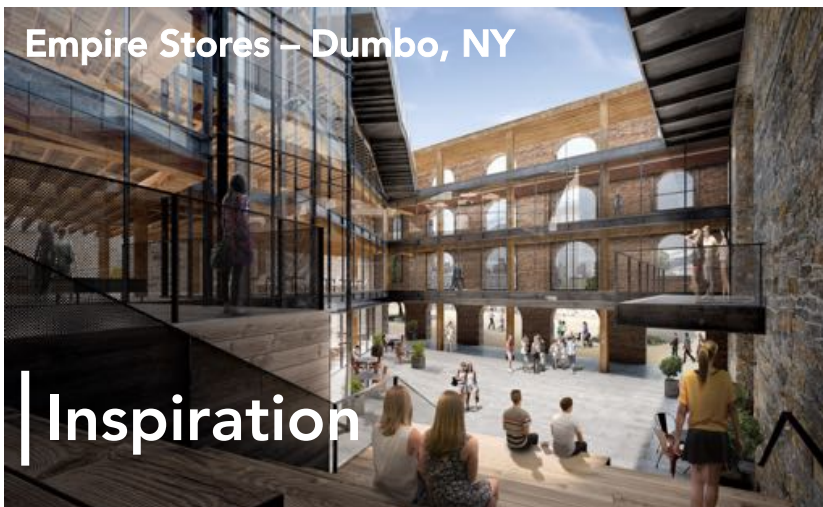
**Commitment to
Cambridge**

**Multidisciplinary
approach**



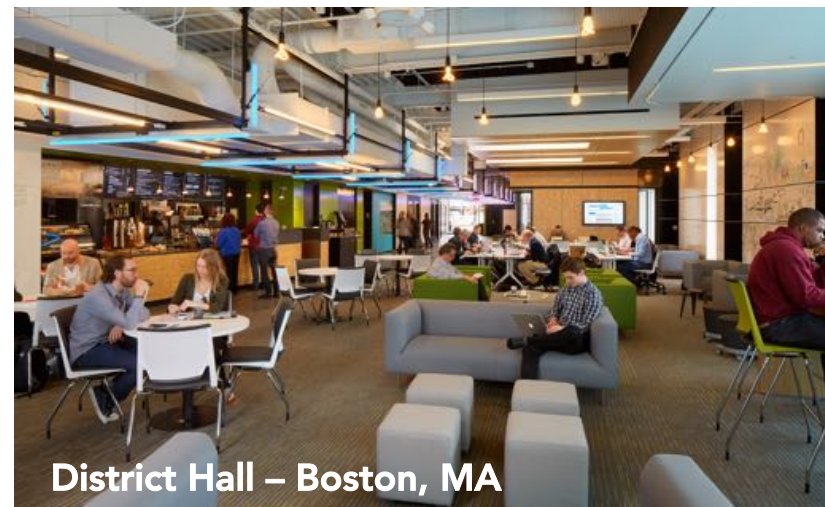


The Source – Denver, CO

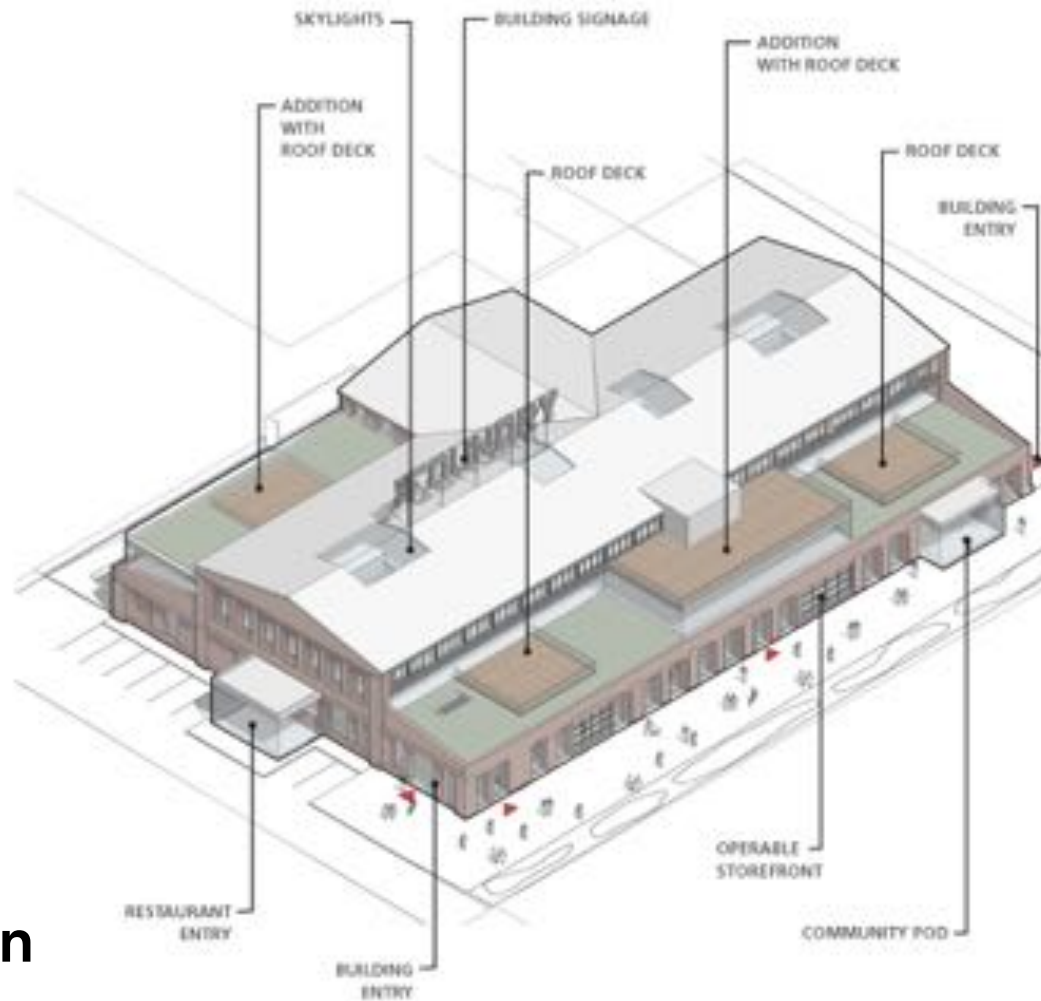


Empire Stores – Dumbo, NY

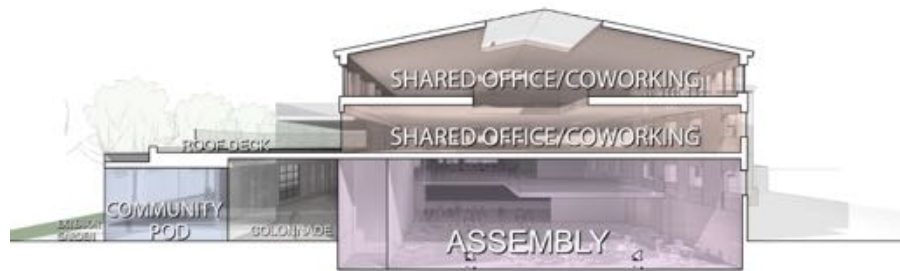
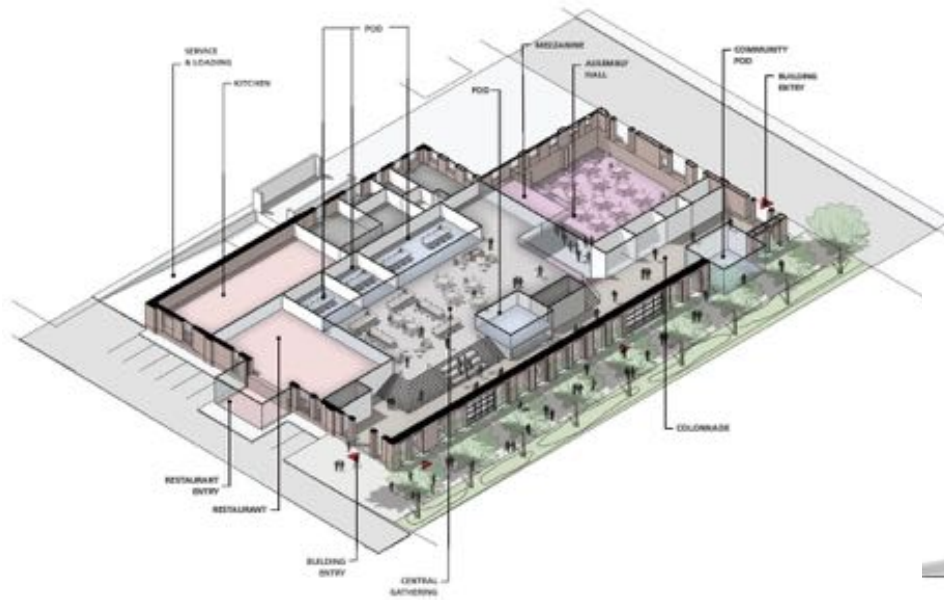
Inspiration



District Hall – Boston, MA



Building Axon

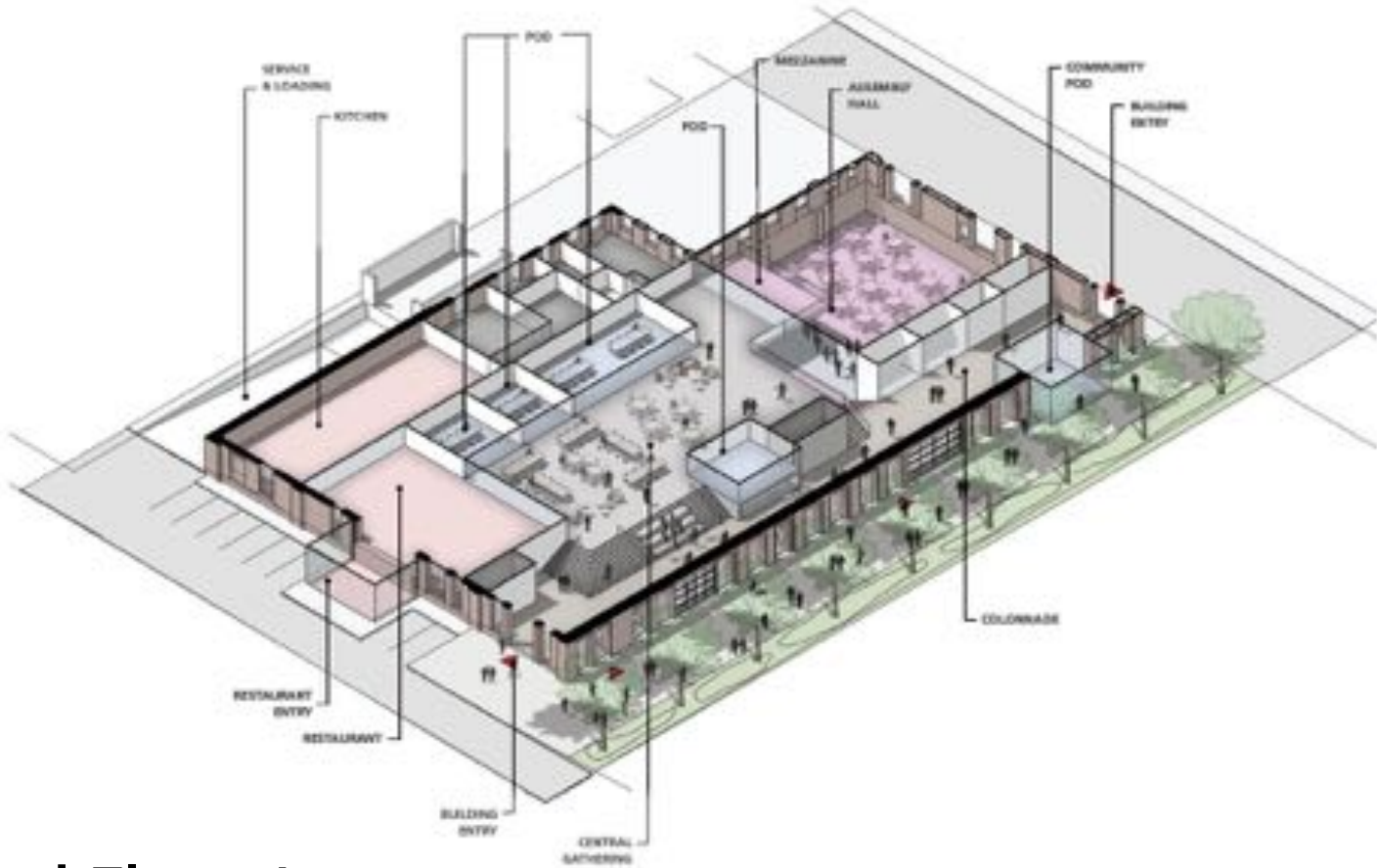


View from Bent Street



View from Rogers Street

| Axon and Sections



Ground Floor Axon

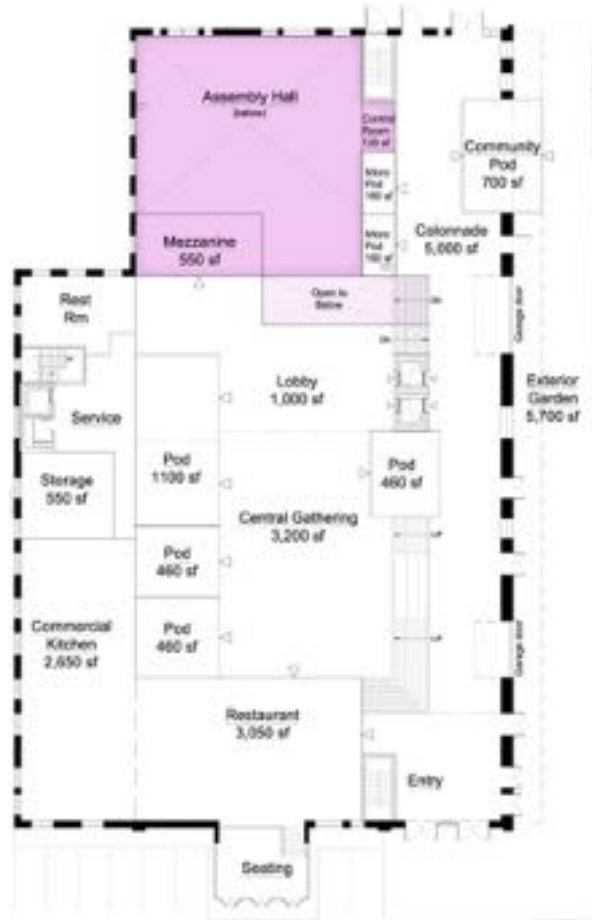
An interior architectural rendering of a modern, open-plan community space. The space features a large, wide staircase with a metal railing on the left side. The ceiling is composed of horizontal wooden slats, and the walls are a mix of dark wood and large glass panels. The floor is a light-colored, textured material. Several white silhouettes of people are scattered throughout the space, engaged in various activities: some are sitting at small round tables, some are standing and talking, and some are walking. The overall atmosphere is bright and airy, with natural light coming from the large windows on the left and right.

Shared Community Asset

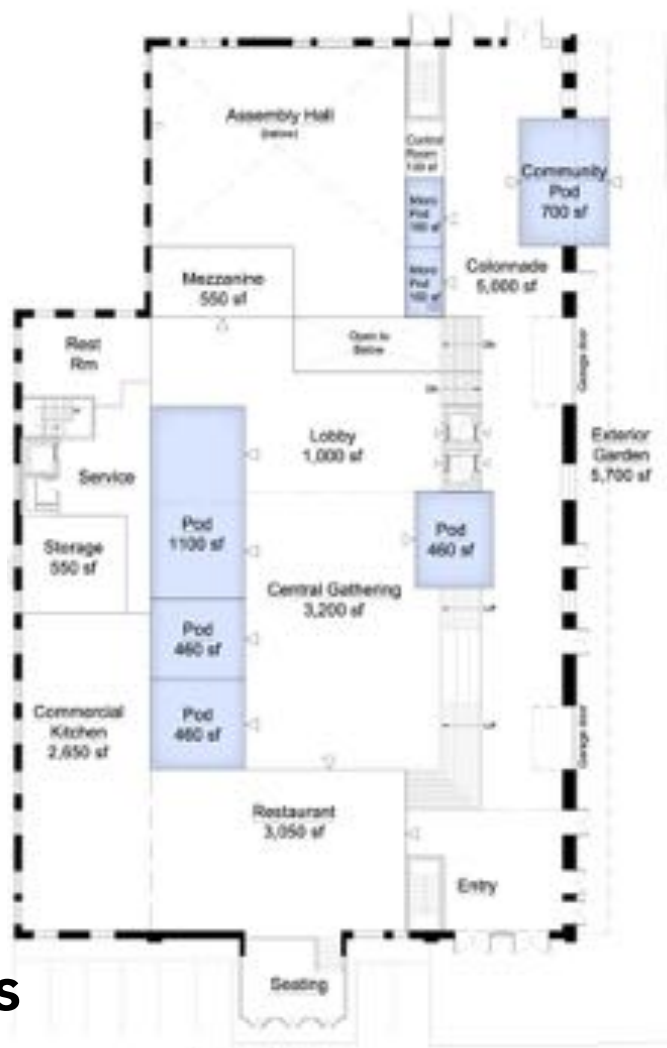
Flexibility and Inclusivity

Community-Oriented Uses

| Interior Rendering



Assembly Hall

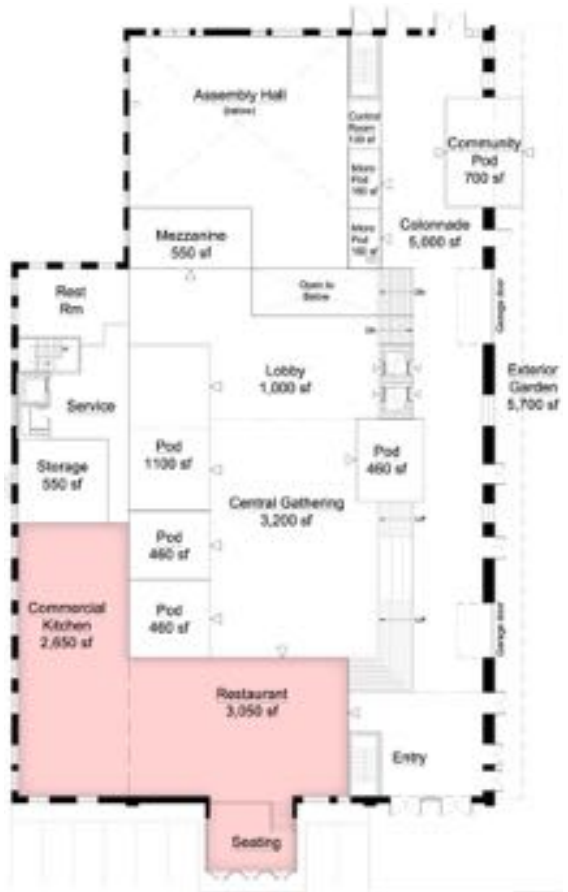


Pods

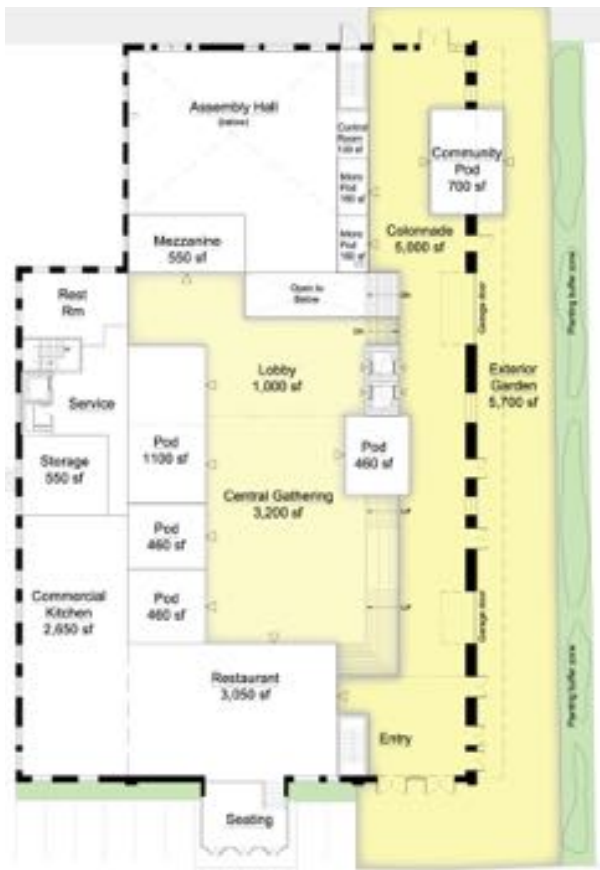




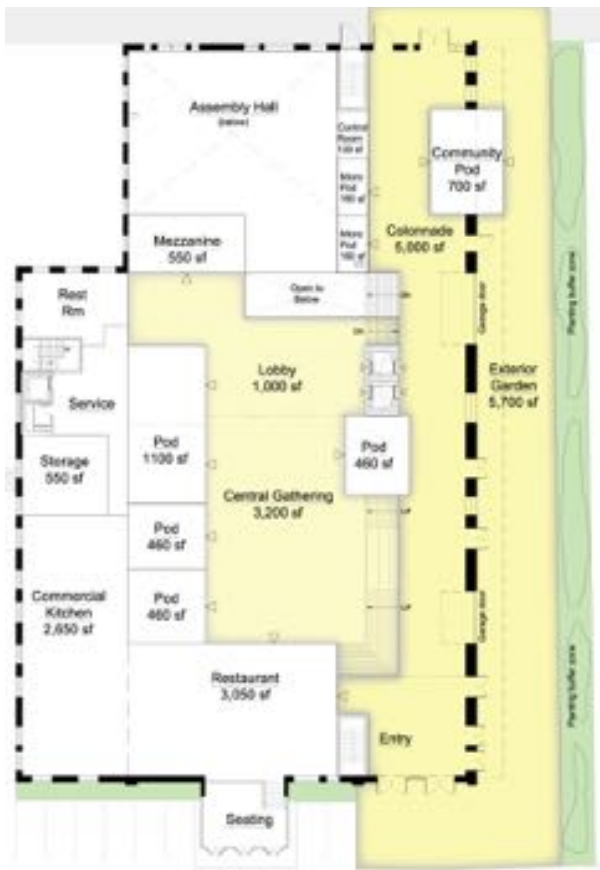
| Makerspace



| Restaurant & Kitchen



Gathering Space & Colonnade



Exterior Garden



FOUNDRY BUILDING

86,936 SF



COMMUNITY SPACE

16,766 SF



BUILDING SF
DEDICATED TO
COMMUNITY USE

19.3%

| **Community Program**



- Each space has a **% OF TIME** dedicated for community use

EXAMPLE:

- Assembly Hall is 5,783 SF
 - 30% of time is dedicated for community use
 - Equivalent of 1,735 SF towards community program
- TIME = SQUARE FOOTAGE

| Community Program



Capital Sources + Uses

Total

City of Cambridge + CRA Contribution

\$ 7,750,000

Equity Investment

\$ 14,000,000

Total Project (Non-Debt Investment)

\$ 21,750,000

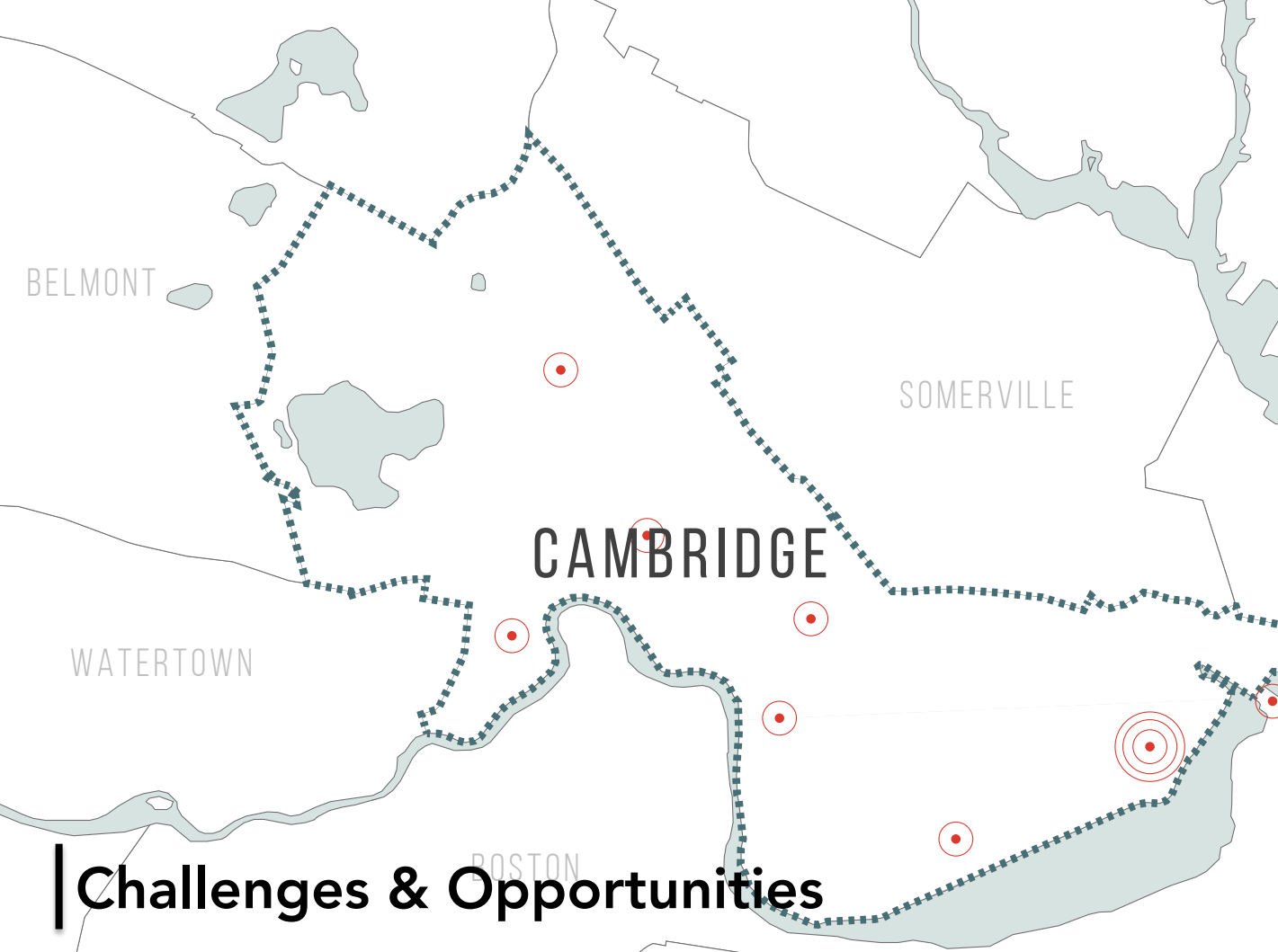
Debt Financing (incl. year 1 operating losses)

\$ 14,683,014

Total Project Costs (Incl. Operating Losses)

\$ 36,433,014

| Project Budget Est.



EVERETT

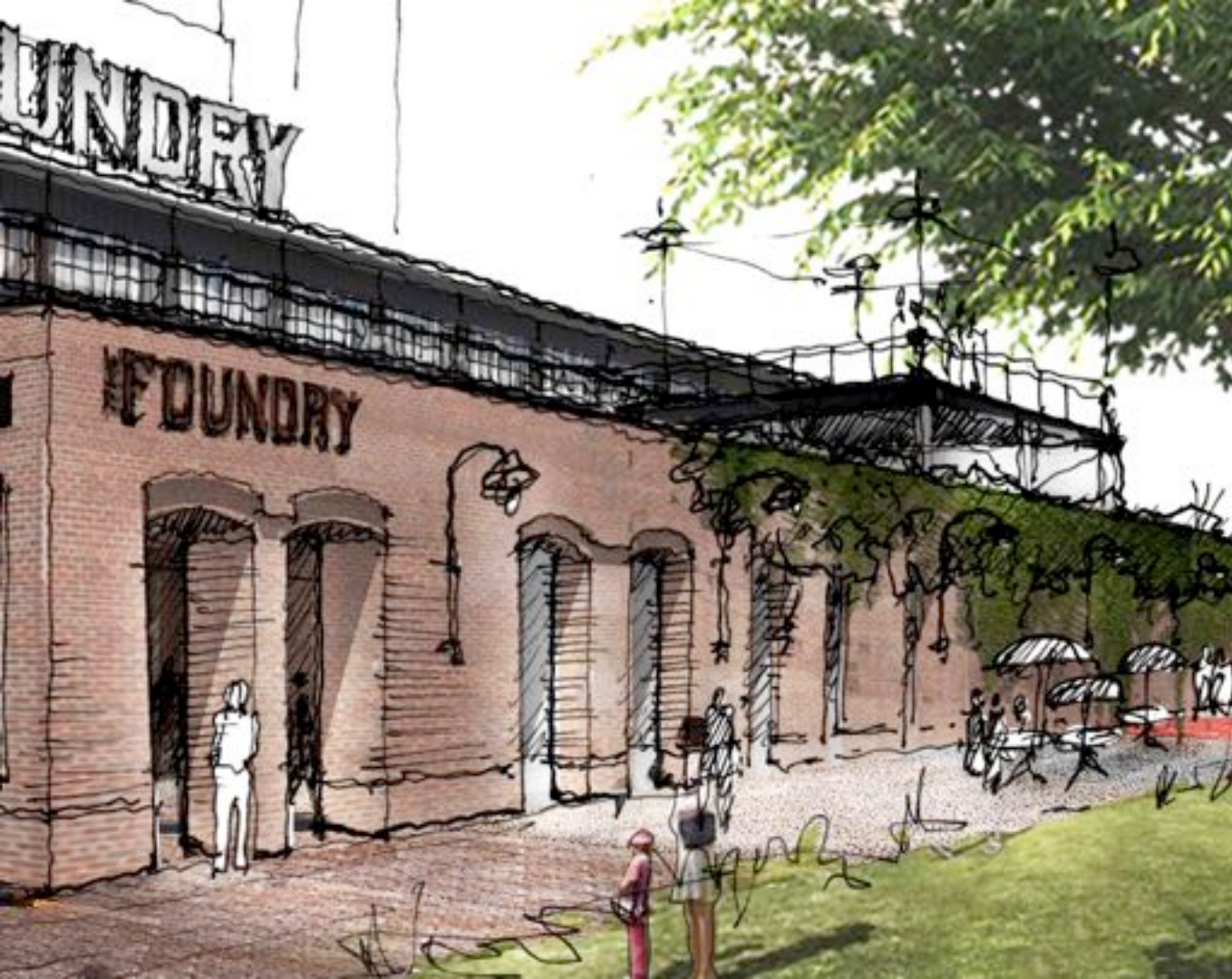
**All of
Cambridge**

**Design &
Construction**

**Financing &
Permitting**

Designation

| Challenges & Opportunities



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