

ALTERNATIVE SUBSTATION SITE PROPOSAL

September 16, 2020





AGENDA

- CONTEXT & PROJECT HISTORY
- ALTERNATIVE DEVELOPMENT PLAN
- ZONING & KSURP CHANGES



CONTEXT & PROJECT HISTORY

IDCP AMENDMENT 2019

IDCP Amendment

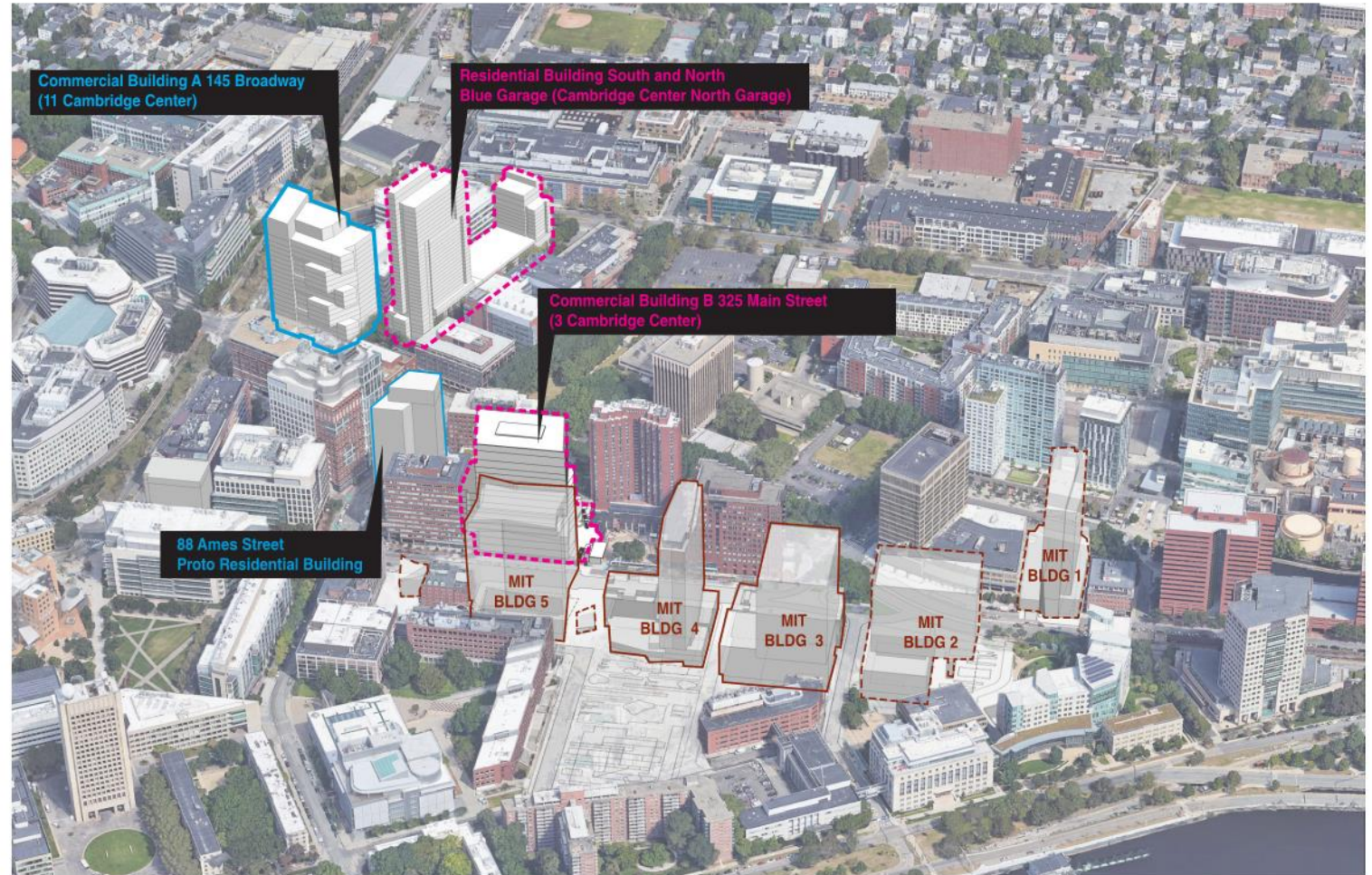
- Relocated commercial from 250 Binney to 325 Main St.
- Residential buildings bookend Blue Garage

2019

- Akamai HQ opened
- 135 Residential tower under design review
- 325 Main under construction

PROPOSED BUILDINGS CONCEPT MASSING

FIGURE 1.8B



Proposed Projects
Permitted Projects by others

Permitted Projects Under Construction
Permitted Projects by others Under Construction



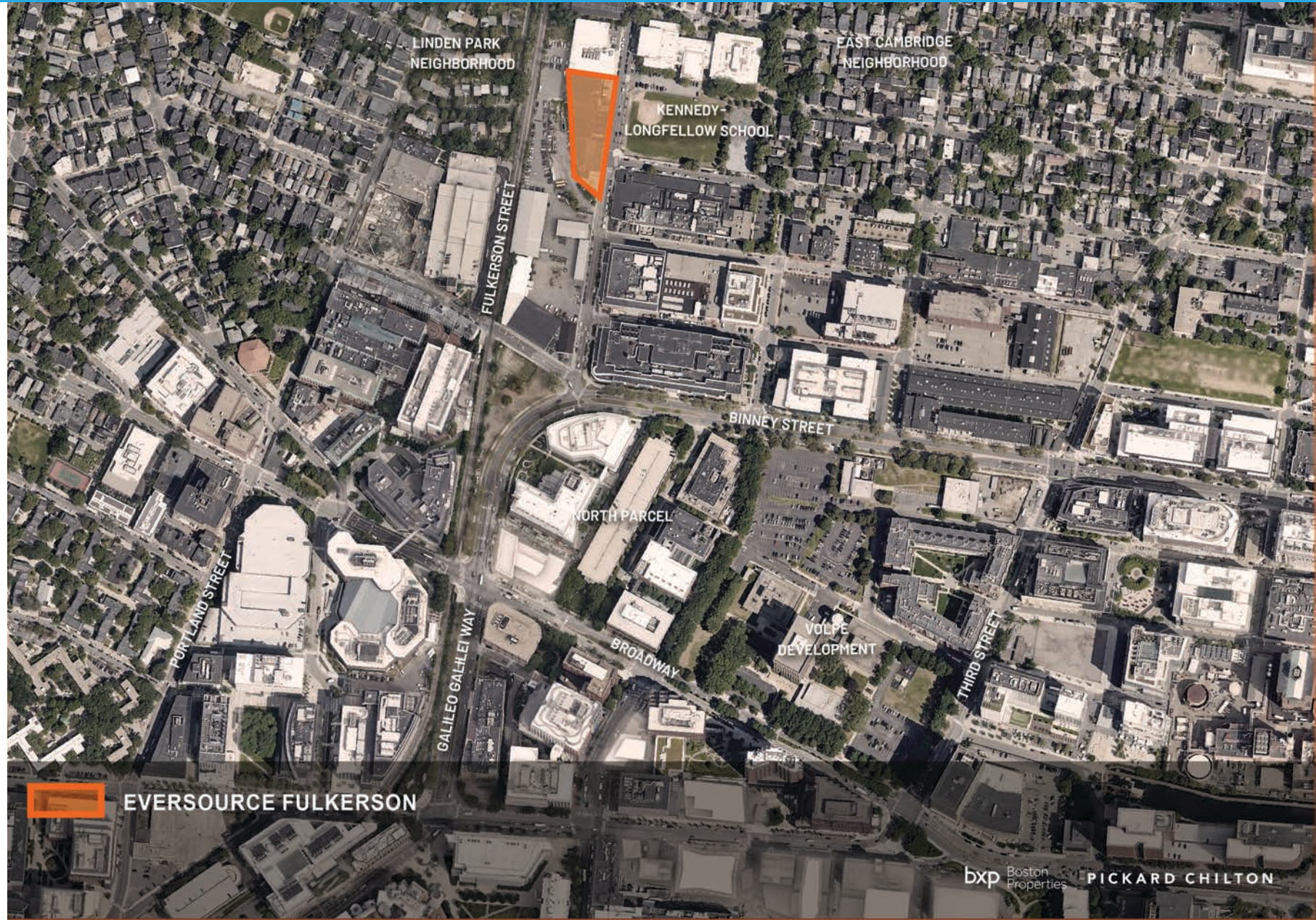
FULKERSON EVERSOURCE SITE

135 Fulkerson – ML# 32-52

- Housing project approved in 2016
- 40 Housing Units
- SP #PB-313
- Purchased in 2017

Proximity Concerns

- Elementary School
- Public Park
- Residential neighborhood



NORTH PARCEL – BLUE GARAGE SITE

Blue Garage

- Within the Kendall Square Urban Renewal Plan area
- Built in 1990
- Owned by Boston Properties
- Capacity for 1,136 cars and 100 bikes
- Served by two access roadways



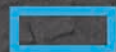
-  EVERSOURCE FULKERSON
-  BINNEY STREET PARK
-  NORTH PARCEL BLUE GARAGE SITE



NORTH PARCEL – BLUE GARAGE SITE

Blue Garage

- Identified by BXP as potential substation site
- Eversource began technical review in late 2019
- Parcel contains two small private open spaces

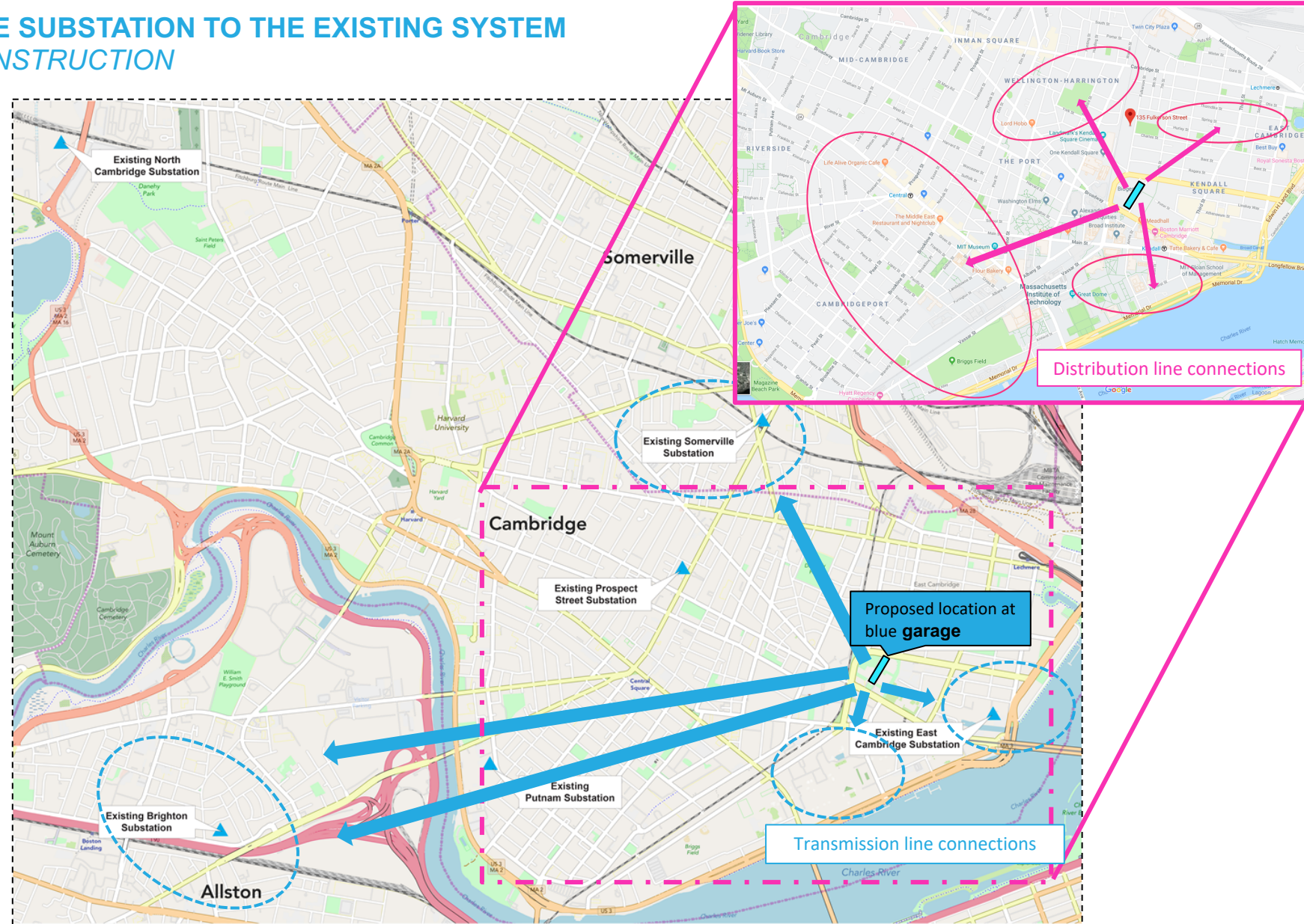


EVERSOURCE SUBSTATION DESIGN REQUIREMENTS

****CONNECTING THE EAST CAMBRIDGE SUBSTATION TO THE EXISTING SYSTEM REQUIRES EXTENSIVE IN-STREET CONSTRUCTION**

Insuring a sufficient and reliable power system:

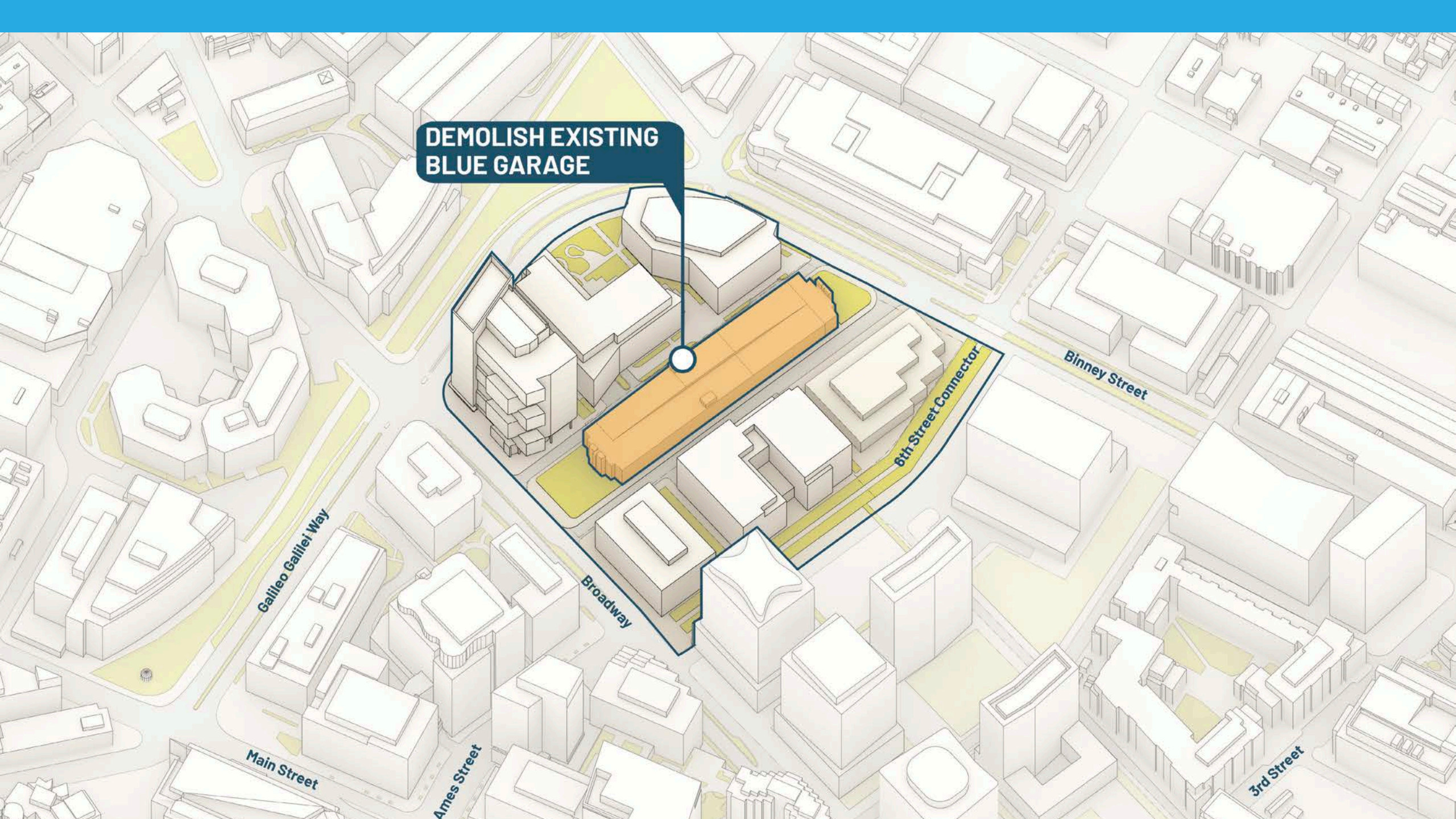
- Multiple high-voltage transmission lines beneath city streets
- Connect to existing electric substations in East Cambridge, Somerville, and Brighton.
- Extensive lower-voltage distribution lines beneath city streets to serve East Cambridge electric customers.





ALTERNATIVE DEVELOPMENT PLAN

**DEMOLISH EXISTING
BLUE GARAGE**



Galileo Galilei Way

Main Street

Ames Street

Broadway

6th Street Connector

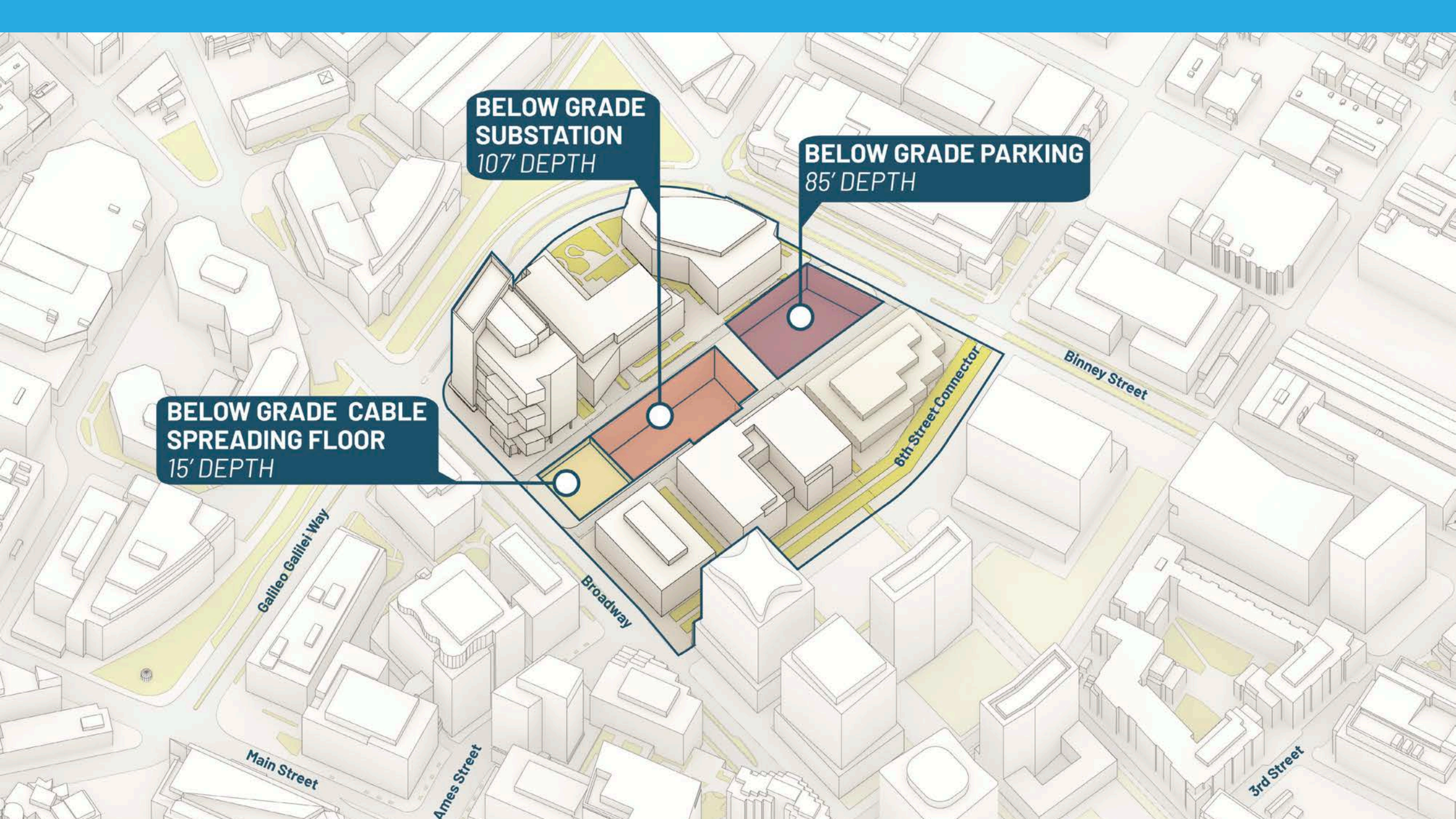
Binney Street

3rd Street

**BELOW GRADE
SUBSTATION**
107' DEPTH

BELOW GRADE PARKING
85' DEPTH

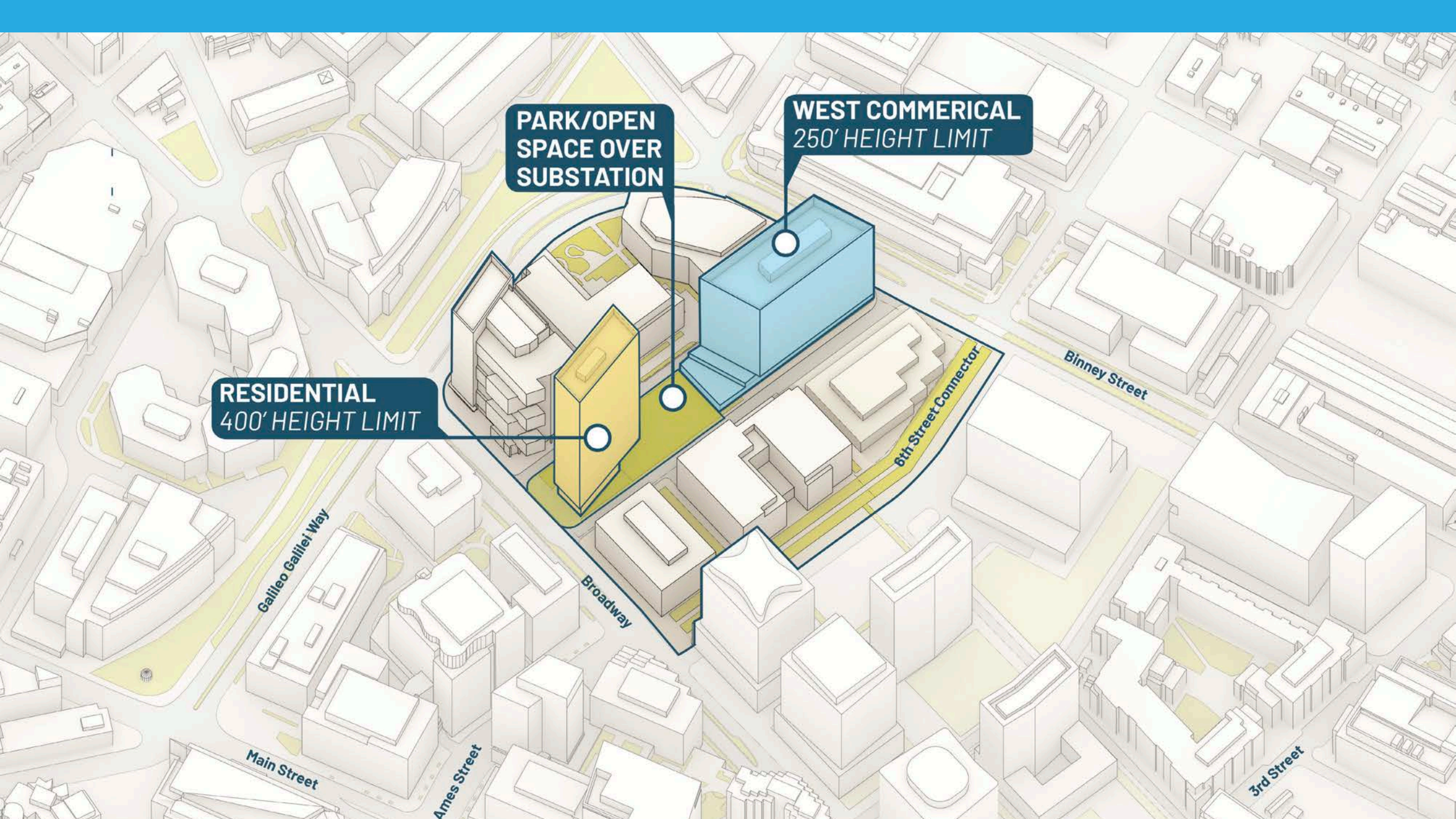
**BELOW GRADE CABLE
SPREADING FLOOR**
15' DEPTH

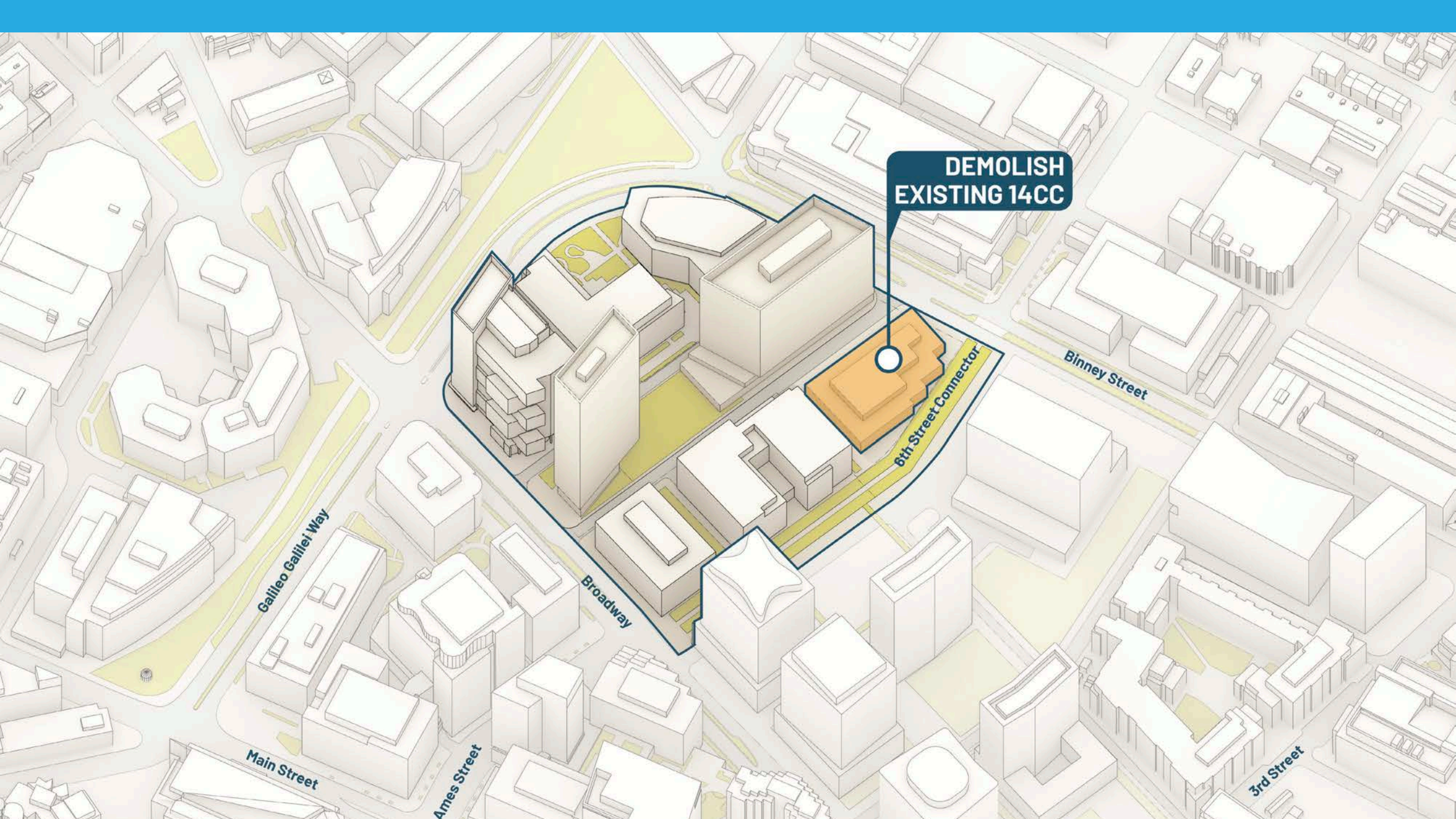


**PARK/OPEN
SPACE OVER
SUBSTATION**

**WEST COMMERCIAL
250' HEIGHT LIMIT**

**RESIDENTIAL
400' HEIGHT LIMIT**





**DEMOLISH
EXISTING 14CC**

Galileo Galilei Way

Broadway

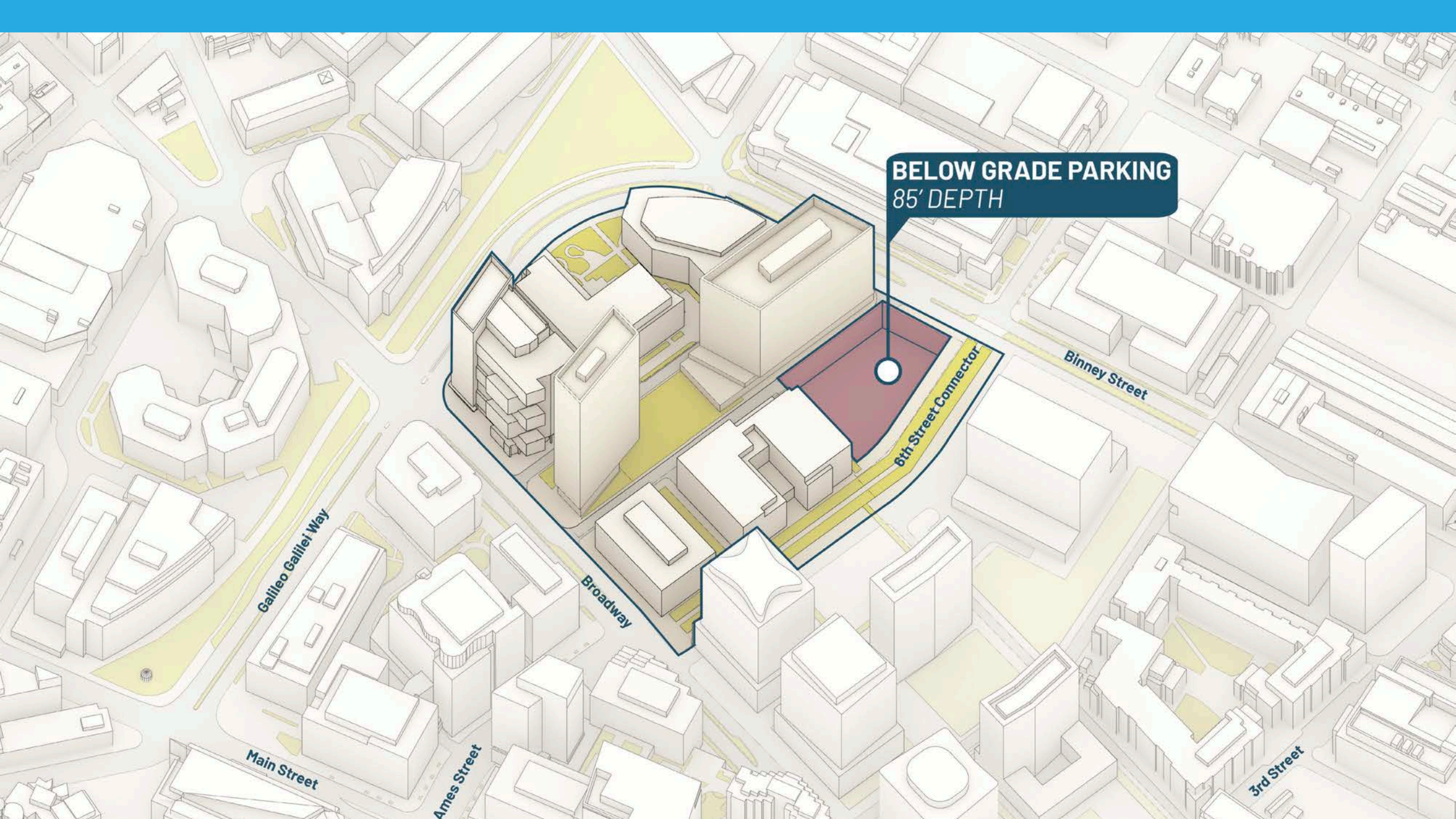
Binney Street

6th Street Connector

Main Street

Ames Street

3rd Street



BELOW GRADE PARKING
85' DEPTH

Galileo Gallet Way

Main Street

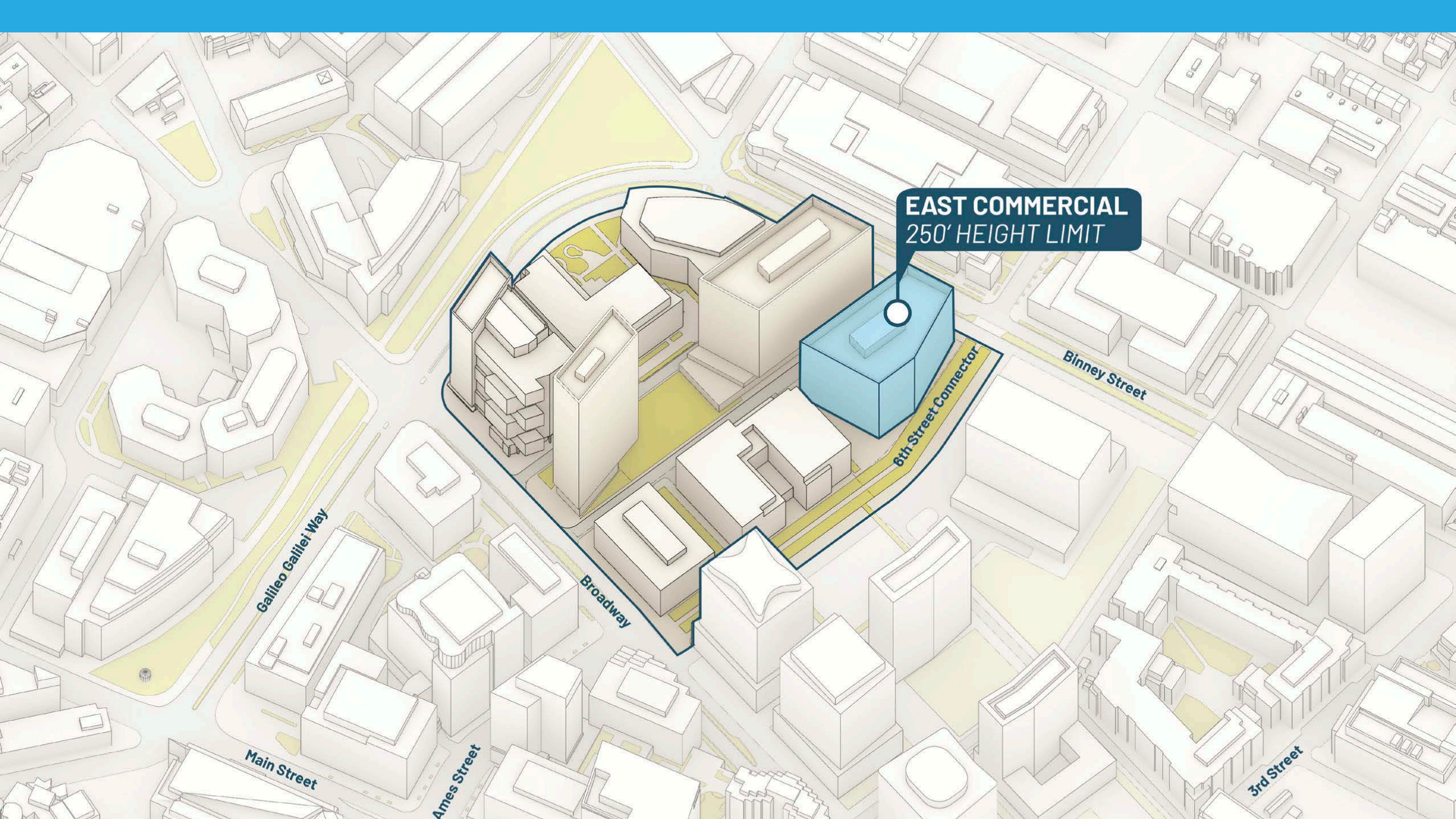
Ames Street

Broadway

6th Street Connector

Binney Street

3rd Street



EAST COMMERCIAL
250' HEIGHT LIMIT

Galileo Galilei Way

Broadway

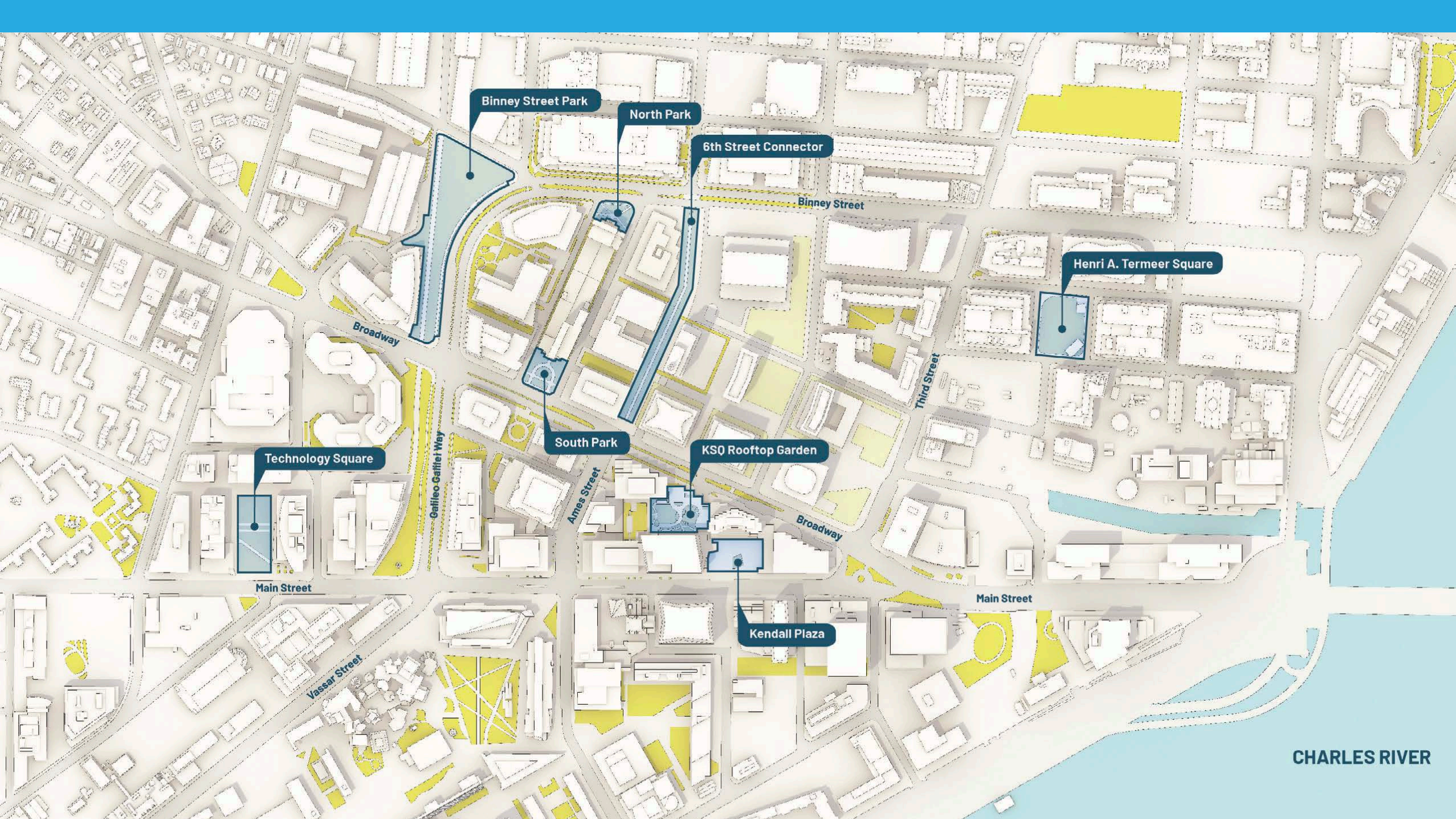
Main Street

Ames Street

6th Street Connector

Binney Street

3rd Street



Binney Street Park

North Park

6th Street Connector

Binney Street

Henri A. Termeer Square

Technology Square

South Park

KSQ Rooftop Garden

Main Street

Kendall Plaza

Main Street

Vassar Street

Third Street

Broadway

Broadway

Ames Street

Galileo Gallieri Way

CHARLES RIVER



Binney Street Park

6th Street Connector

New Open Space

Henri A. Termeer Square

Technology Square

KSQ Rooftop Garden

Kendall Plaza

CHARLES RIVER

Broadway

Binney Street

Third Street

Main Street

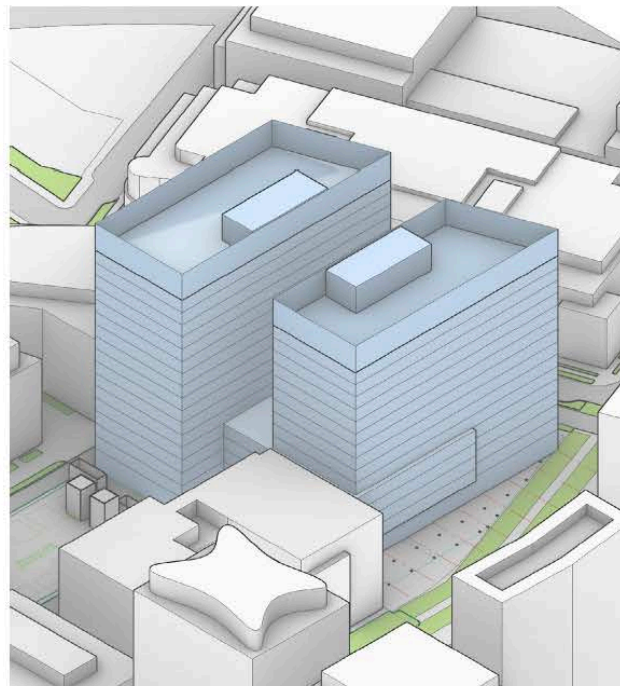
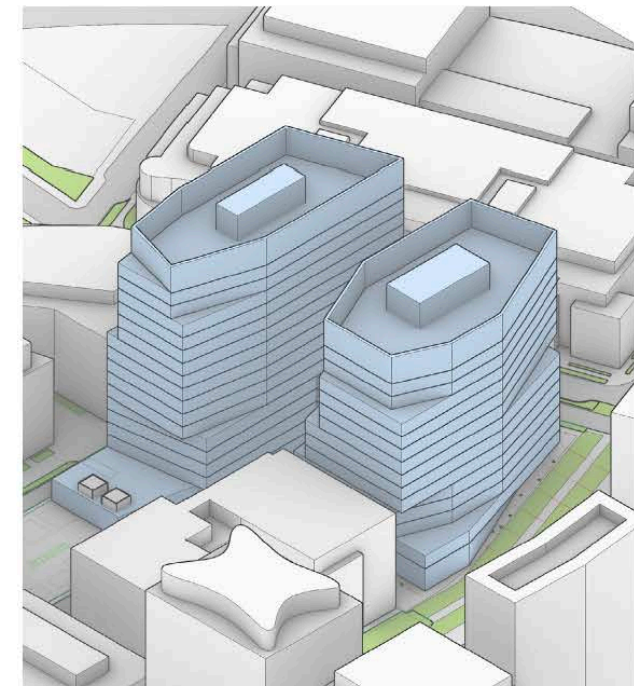
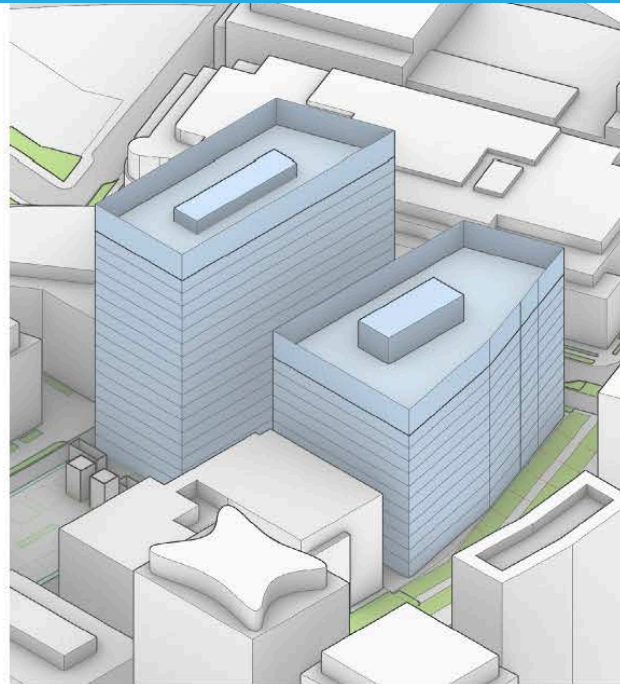
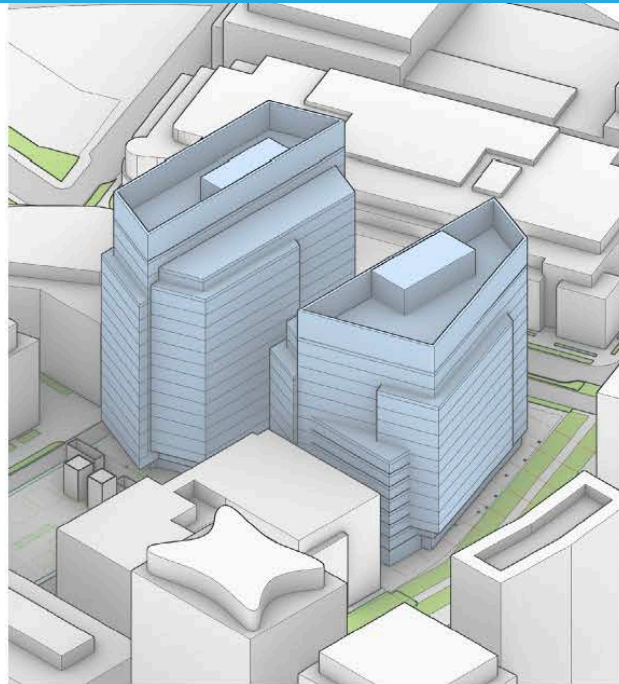
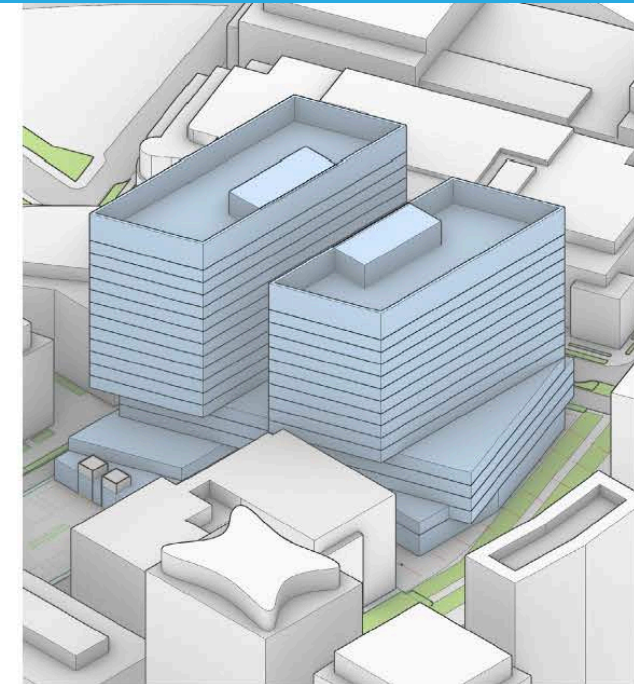
Ames Street

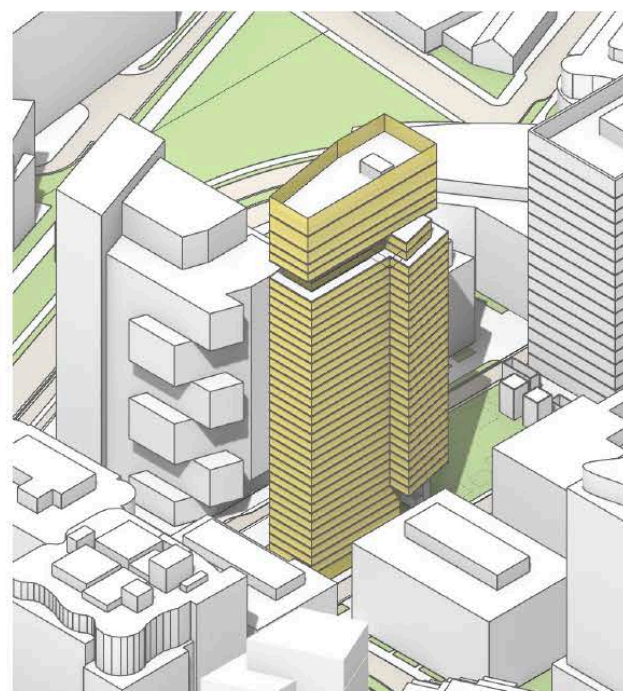
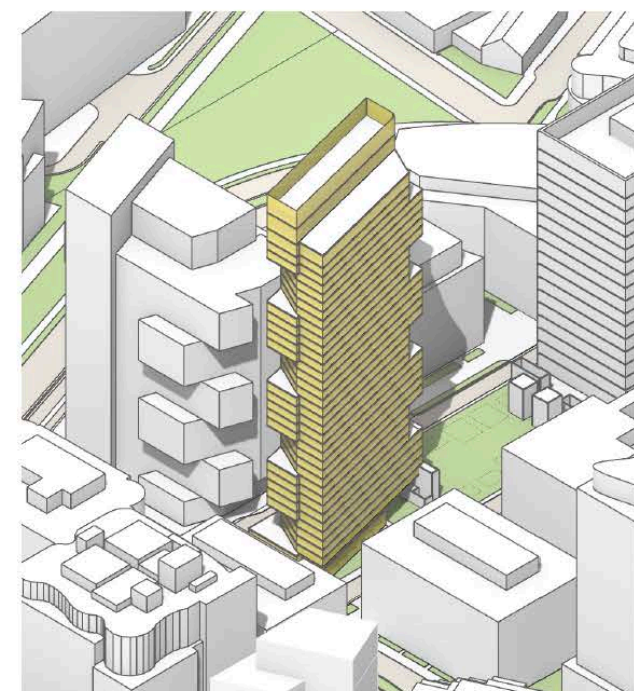
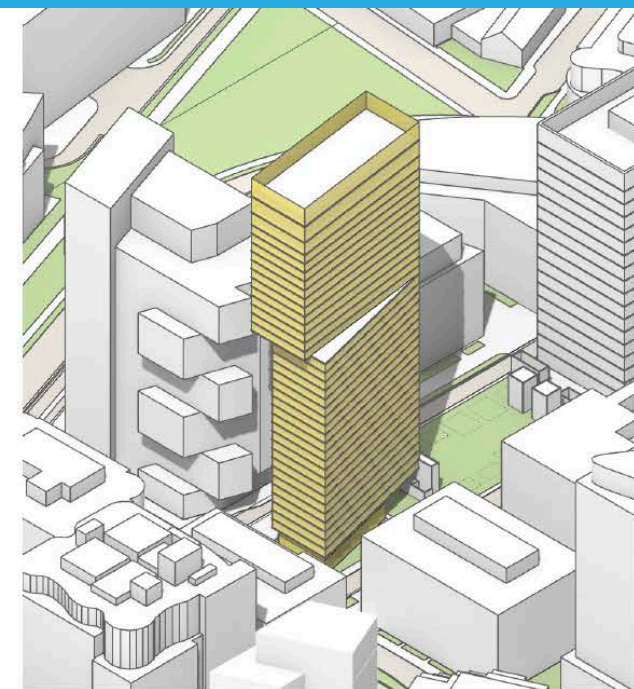
Broadway

Main Street

Vassar Street

Galileo Gallieri Way







ZONING & KSURP CHANGES

OVERVIEW OF MXD ZONING

- **Allowed Use:** Allow regional substation [14.21.7(6)]
- **Gross Floor Area Cap:** Increase commercial GFA by 800,000 SF (Substation Commercial GFA) [14.32.1]
- **Housing Phasing:** Adjust timing to a single phase ahead of or with Substation Commercial GFA [14.32.2]
- **IDCP:** Basic substation design information and compatibility with K2C2 & Volpe Working Group principles [14.32.2.1 & 14.32.2.2]
- **Innovation Space:** Maintain existing obligations, inapplicable to Substation Commercial GFA [14.32.5 & 14.32.6(3)]



OVERVIEW OF MXD ZONING

- **GFA Exemptions:**
 - Up to 8% of commercial outdoor decks [14.32.6(2)]
 - Eversource Substation GFA [14.32.6(7)]
 - Up to 20,000 SF of educational lab space if public [14.32.6(8)]
- **Floor Area Ratio (FAR):** Lot-by-lot FAR restriction inapplicable [14.33]
- **Height:** 400' for residential, 250' for commercial [14.34]
- **Active Ground Floors:** Modify the requirement for narrow buildings [14.38]
- **Condos:** Eliminate condo commitment, maintain affordability requirements [14.39]
- **Parking:** Reduce residential parking ratio to .25 [14.52.2]
- **Bicycle Parking:** Utilize a campus planning approach [14.52.6]



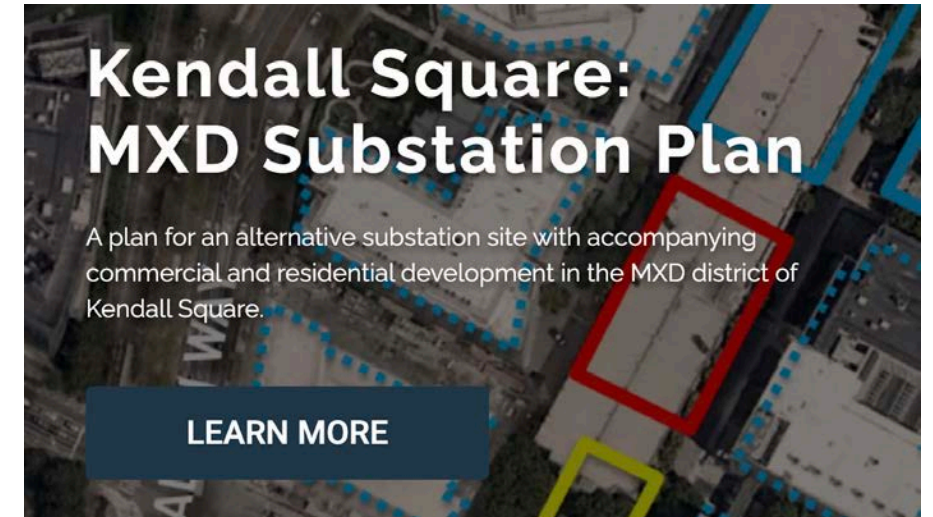
KSURP AMENDMENT 11 CHANGES

- **Align:** Amend controls to match MXD Zoning
- **Objectives:** Add substation relocation [Section 102(e)]
- **KSURP Plan Extension:** Extend KSURP by 5 years to 2035 [Section 803]
- **KSURP Name:** Rename to the Kendall Square Urban Redevelopment Plan



OUTREACH AND ENGAGEMENT TIMELINE

- 1 **07 April 2020** - ECPT Meeting [Project Introduction]
- 2 **15 April 2020** - CRA Board Meeting [Project Introduction]
- 3 **21 April 2020** - Linden Park Neighbors [Project Overview]
- 4 **20 May 2020** - CRA Board Meeting [Preliminary Zoning Changes]
- 5 **17 June 2020** - CRA Board Meeting [Draft MXD Zoning Petition]
- 6 **25 June 2020** - Virtual Open House [Masterplan Development]
- 7 **01 July 2020** - Zoom Open Office Hours [Q&A]
- 8 **15 July 2020** - CRA Board Meeting [Draft KSURP Amendment]
- 9 **22 July 2020** - ECPT [Eversource Update]
- 10 **04 August 2020** - ECBA Meeting [Project Overview]
- 11 **19 August 2020** - CRA Board Meeting [Design Development]
- 12 **19 August 2020** - Linden Park Neighbors [Project Update]
- 13 **02 September 2020** - Kendall Square Association
- 14 **03 September 2020** - KRA Meeting
- 15 **16 September 2020** - CRA Board Meeting [Vote on Eversource Zoning Petition]



WWW.MXD.SUB.SITE

KSURP / MXD REGULATORY ENTITLEMENT STEPS

2020 Eversource

	Substation Alternative >	MXD Zoning Petition >	KSURP Plan Amendment >	MEPA EIR >	EFSB Approval >	IDCP / Special Permit >	Development Agreement
CRA Board	X	X	X			X	X
Planning Board		X	X			X	
City Council	X	X	X				
MEPA/DHCD/DPU			X	X	X		



