

# EVERSOURCE SUBSTATION

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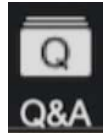
*APRIL 07, 2020*

# MEETING PARTICIPATION

- VIA ZOOM



Raise Hand, wait to be called on, and the host will unmute you.



Q&A Window, type a question into the Q&A pop-up.

- VIA EMAIL

- Email [planning@cambridgeredevelopment.org](mailto:planning@cambridgeredevelopment.org) and your question will be sent to the host.

- VIA PHONE

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# AGENDA

- **CONTEXT**
  - Recent Timeline
  - MXD Infill Development Concept Plan
  - Fulkerson Eversource site
- **ALTERNATIVES**
  - Binney Street Park site
  - North Parcel Blue Garage site
- **NEXT STEPS**
  - Substation technical requirements
  - Design considerations

# HOW WE GOT HERE? – CURRENT TIMELINE

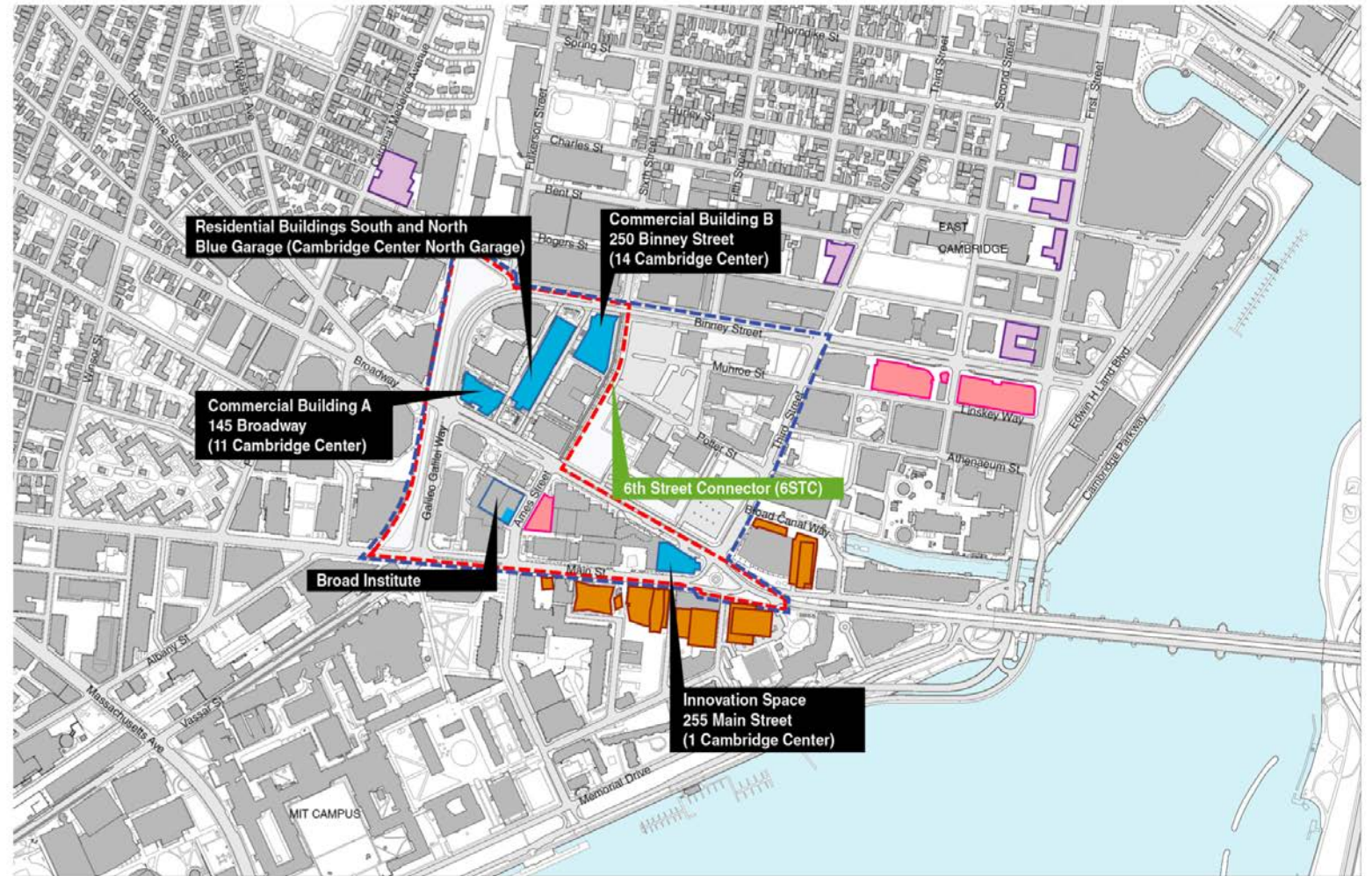


# NORTH PARCEL – BLUE GARAGE SITE

## Kendall Square Urban Renewal Plan / MXD

- 2015 Approval
- Infill Development Concept Plan (Special Permit #PB-315)
- Approx. one million SF (60/40 office/housing)
- Two commercial buildings
- Two residential buildings

FIGURE 1.2 - SITE CONTEXT



- Permitted Under Construction
- Proposed Permitted
- Proposed MIT Noma/Soma
- MXD Boundary
- KSURP Boundary
- Proposed Building Sites



# NORTH PARCEL – BLUE GARAGE SITE

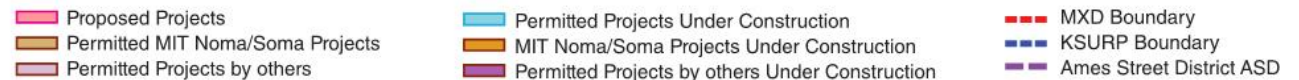
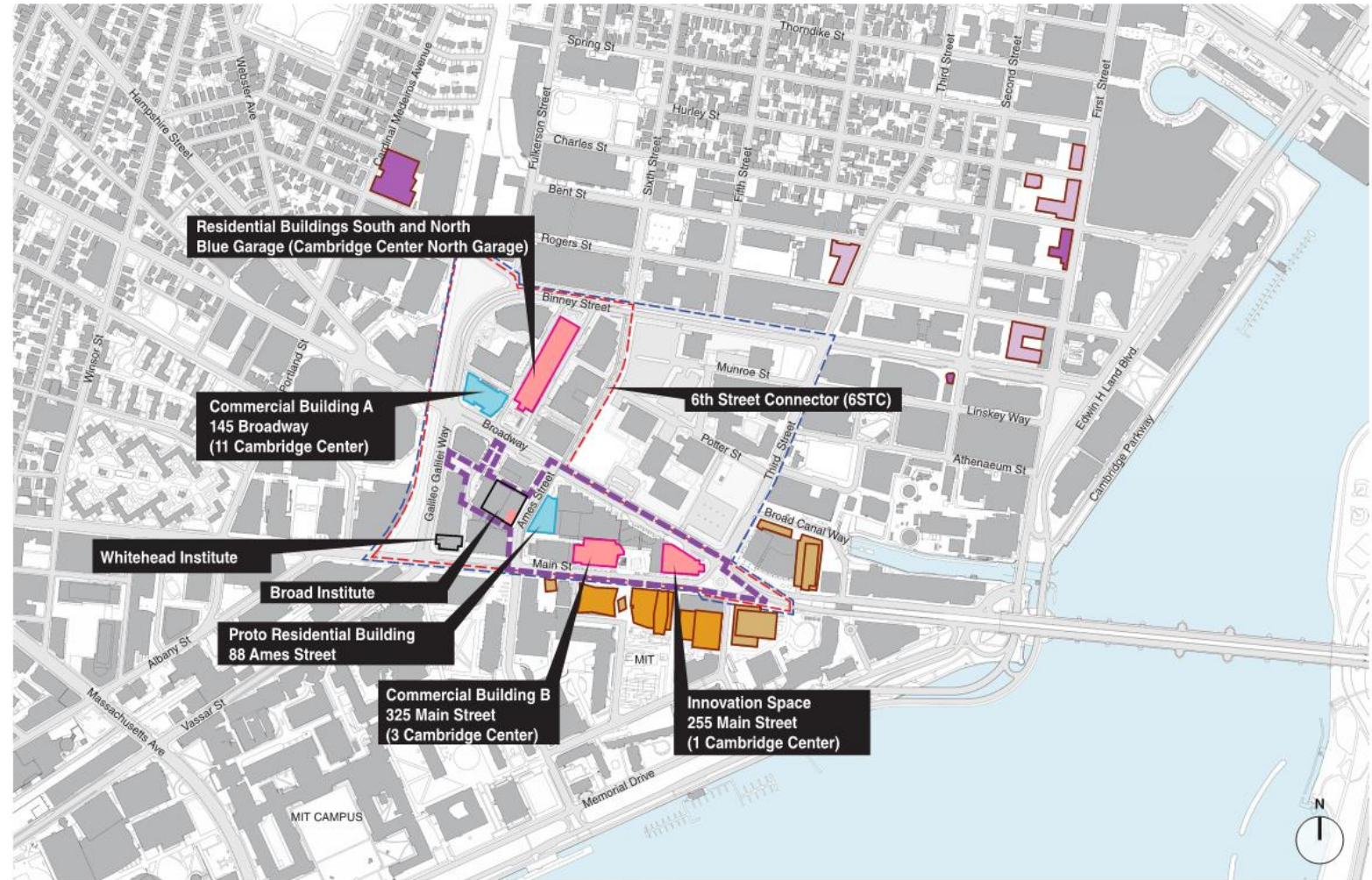
## IDCP Amendment 2019

- Relocated commercial to 325 Main St.
- Residential buildings bookend blue garage
- Akamai HQ opened
- Google expansion under construction
- 135 Residential tower under design review in 2019



SITE CONTEXT

FIGURE 1.3



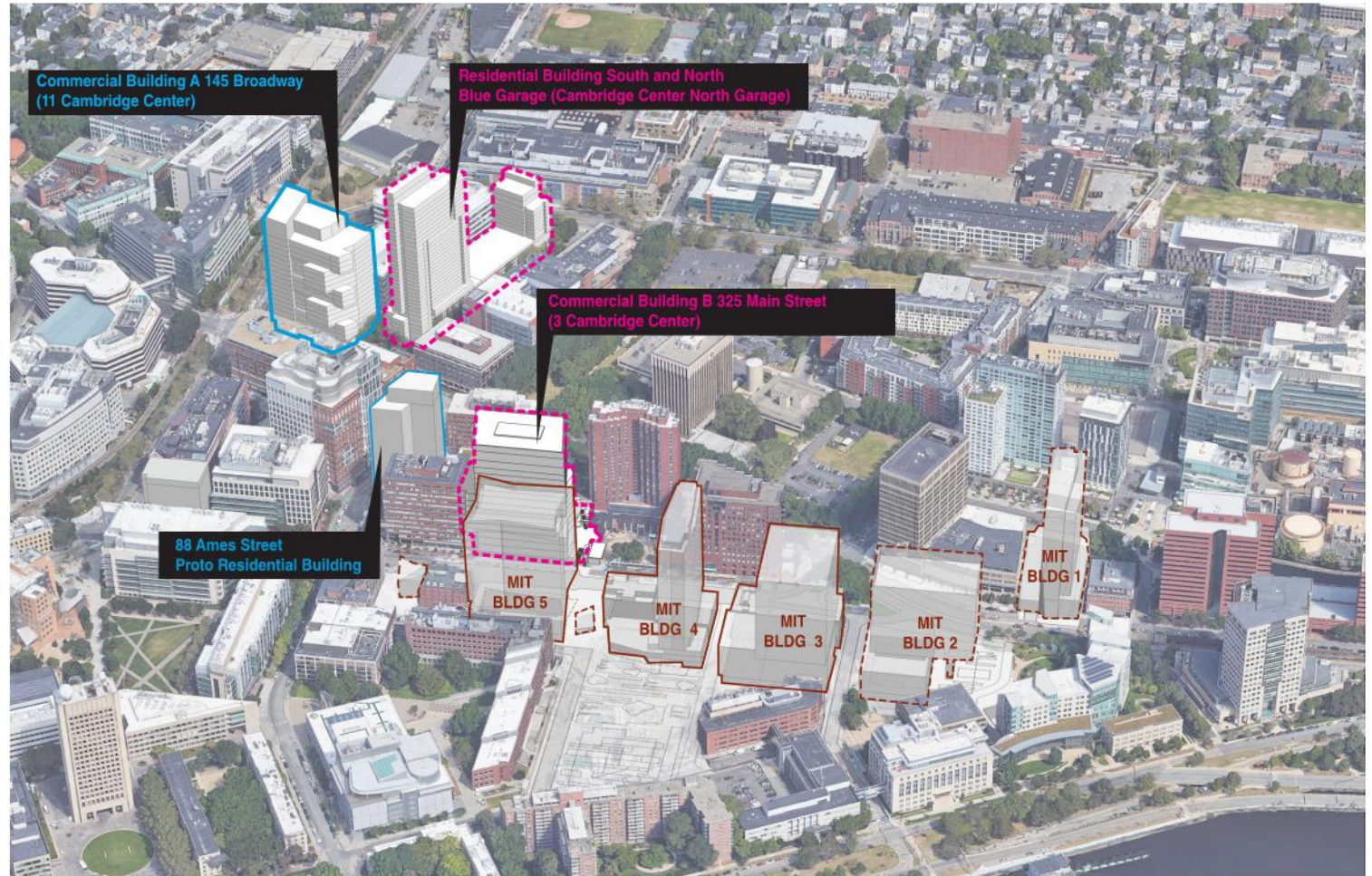
# NORTH PARCEL – BLUE GARAGE SITE

## Current MXD Design

- Akamai 250 ft
- 135 Broadway Residential Tower 350 ft
- 325 Main and MIT SOMA offices 250 ft
- IDCP @ [www.cambridgeredevelopment.org/ksq-key-documents](http://www.cambridgeredevelopment.org/ksq-key-documents)

PROPOSED BUILDINGS CONCEPT MASSING

FIGURE 1.8B



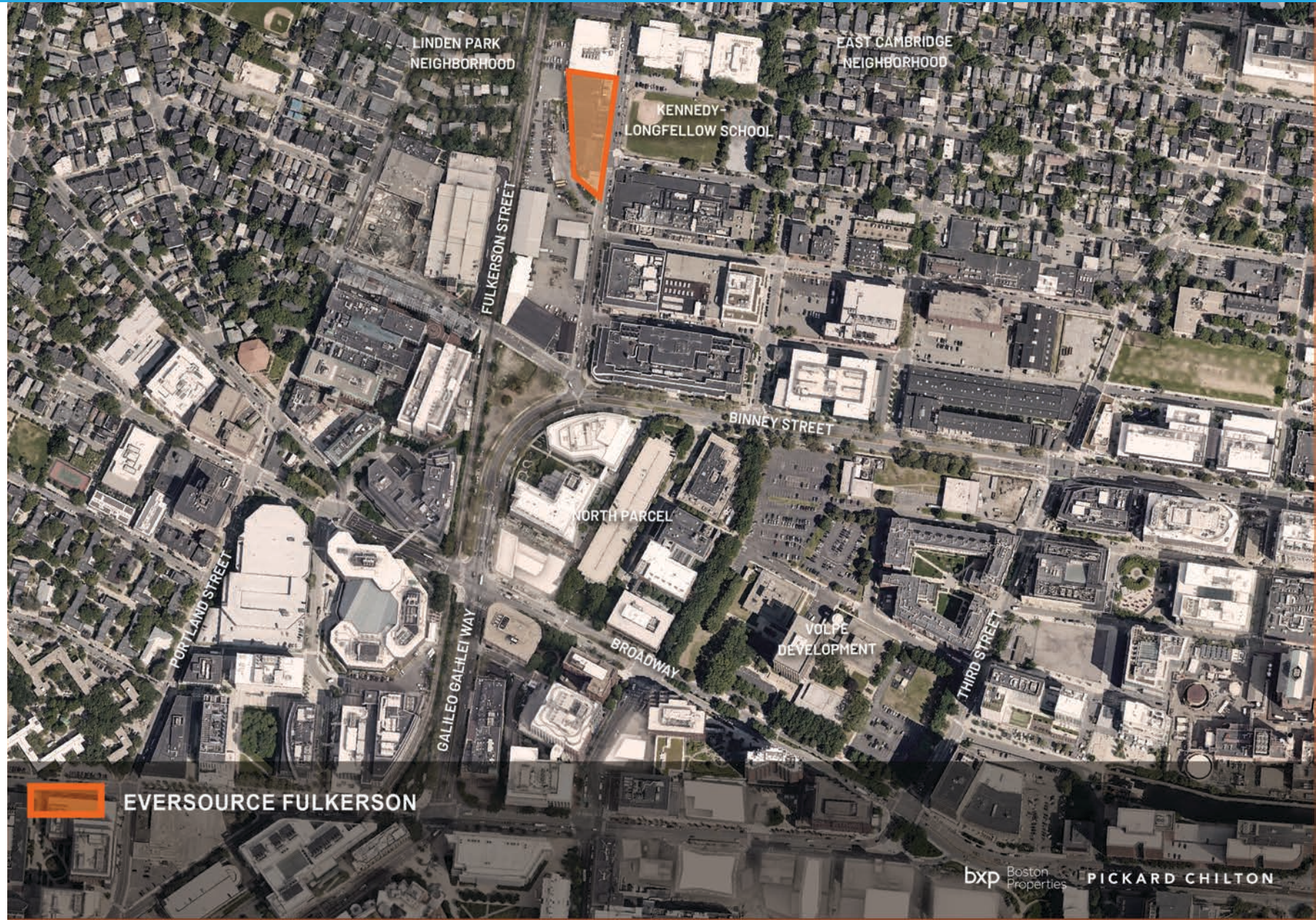
MXD INFILL DEVELOPMENT CONCEPT PLAN



# FULKERSON EVERSOURCE SITE

## 135 Fulkerson – ML# 32-52

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





# FULKERSON EVERSOURCE SITE

## Proximity Concerns

- Elementary School
- Public Park
- Residential neighborhood



# FULKERSON EVERSOURCE SITE

## Proximity Concerns

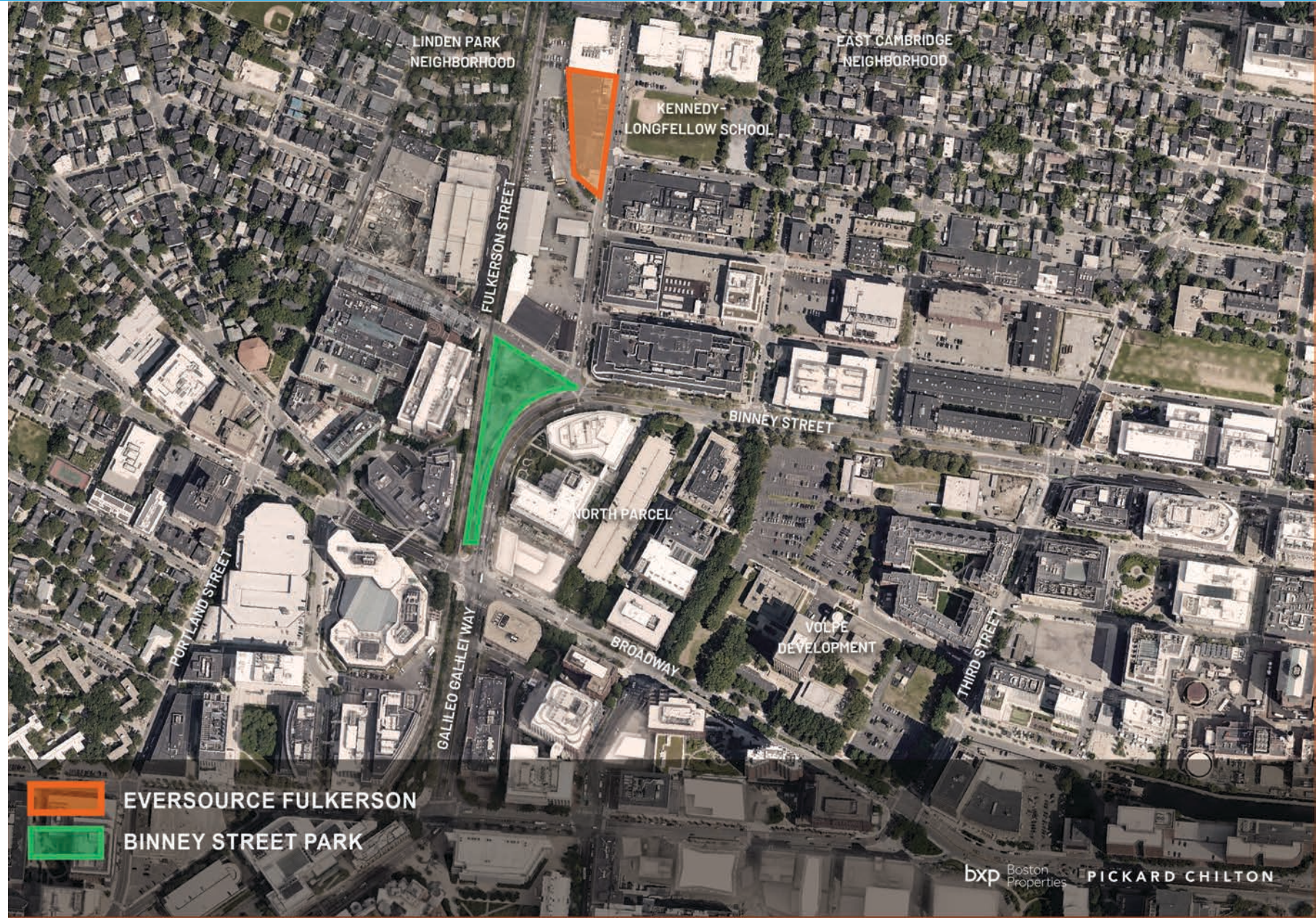
- Elementary School
- Public Park
- Residential neighborhood



# BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

## 'Porkchop' Parcel

- Transferred by CRA to City for open space
- ECKOS & Connect Kendall site
- Approx. one acre
- Closer to commercial activity



# BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

## Challenging Site

- Significant open space contribution for MXD
- Infrastructure – Stormwater, Steam, Telecommunication cables
- Awkward shape



# BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

## Binney Street Park

- Significant dog play area
- Grand Junction multi-use path
- Designed by Stoss Landscape Architecture
- Construction anticipated in 2021



# 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



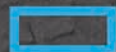
- EVERSOURCE FULKERSON
- BINNEY STREET PARK
- NORTH PARCEL BLUE GARAGE SITE



# NORTH PARCEL – BLUE GARAGE SITE

## Blue Garage

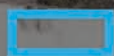
- Identified by BXP as potential substation site
- Eversource began technical review in late 2019
- Parcel contains two small private open spaces



# NORTH PARCEL – BLUE GARAGE SITE

## Challenges

- Existing parking
- Location for residential commitment
- Impact on open spaces
- More expensive site preparation
- Access for wiring and operations





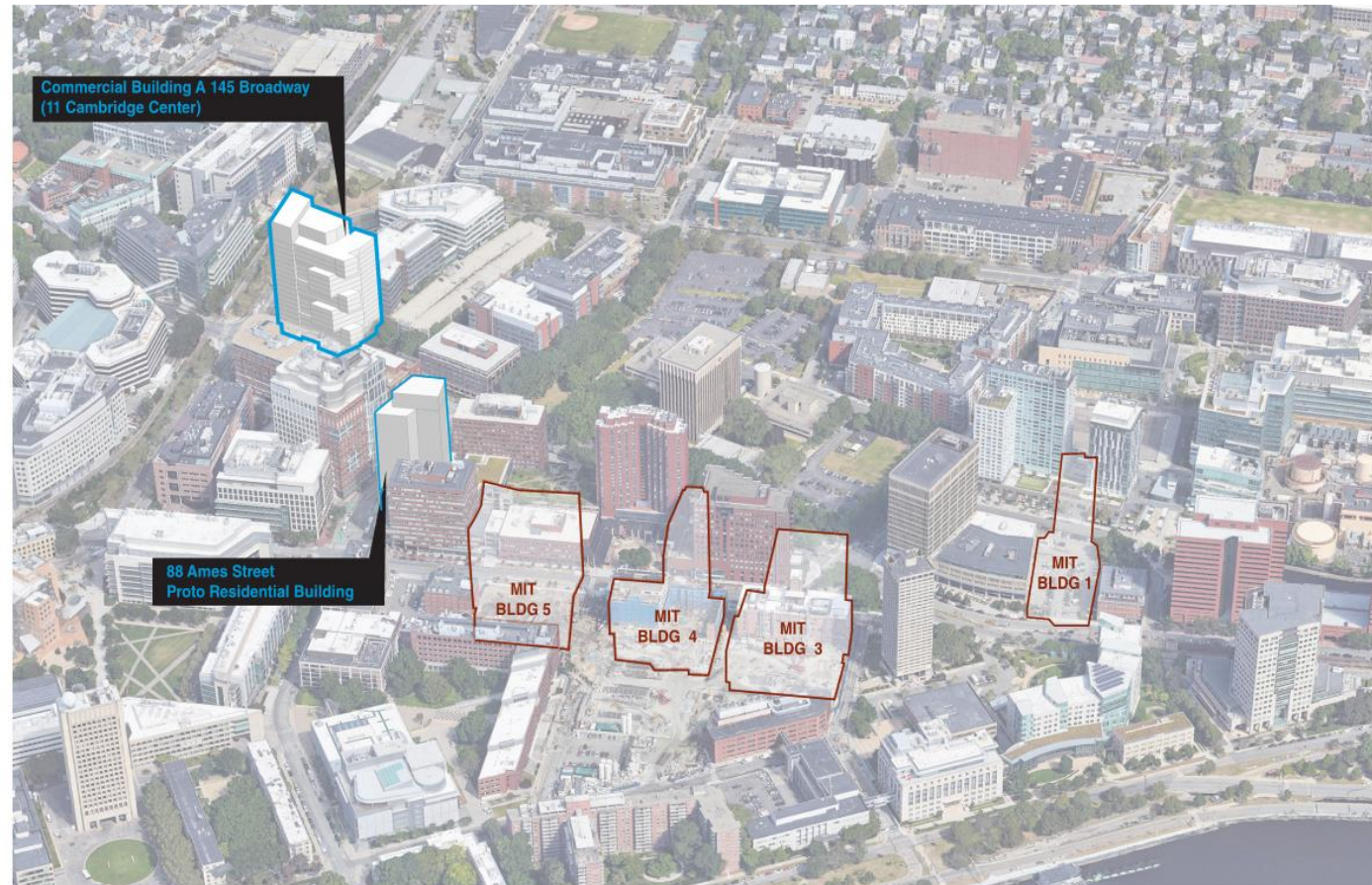
# NORTH PARCEL – BLUE GARAGE SITE

## Proposal

- Amend KSURP and MXD
- Substation at parking location
- All parking underground
- Full residential development (420K) in one building
- 25% below market housing / all rental
- Two additional commercial buildings (800K office/lab)

EXISTING CONDITIONS 2018

FIGURE 1.8A



— Permitted Projects Under Construction  
— Permitted Projects by others Under Construction



# NORTH PARCEL – BLUE GARAGE SITE



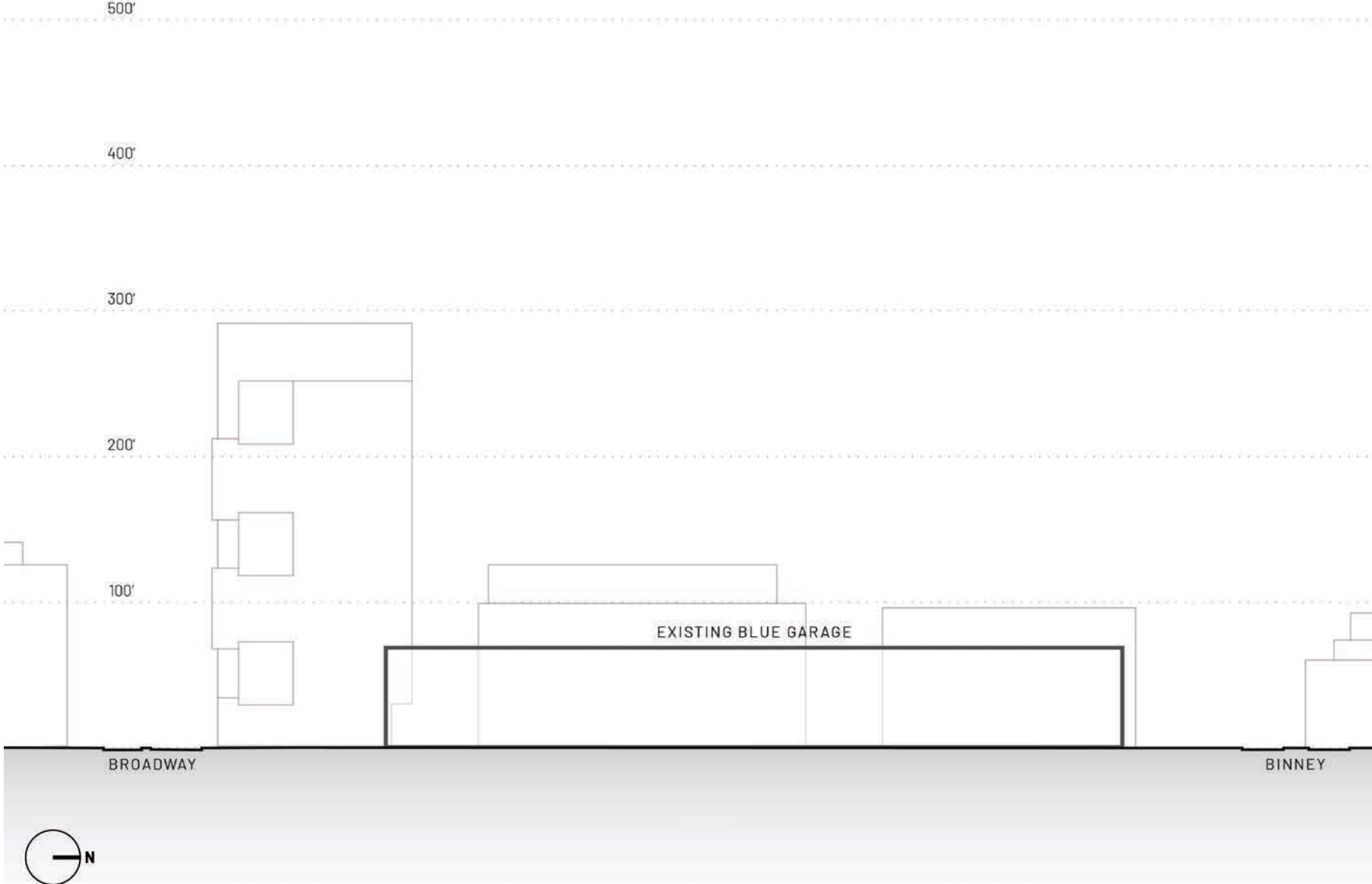
# NORTH PARCEL – BLUE GARAGE SITE



# NORTH PARCEL – BLUE GARAGE SITE

## Existing Condition

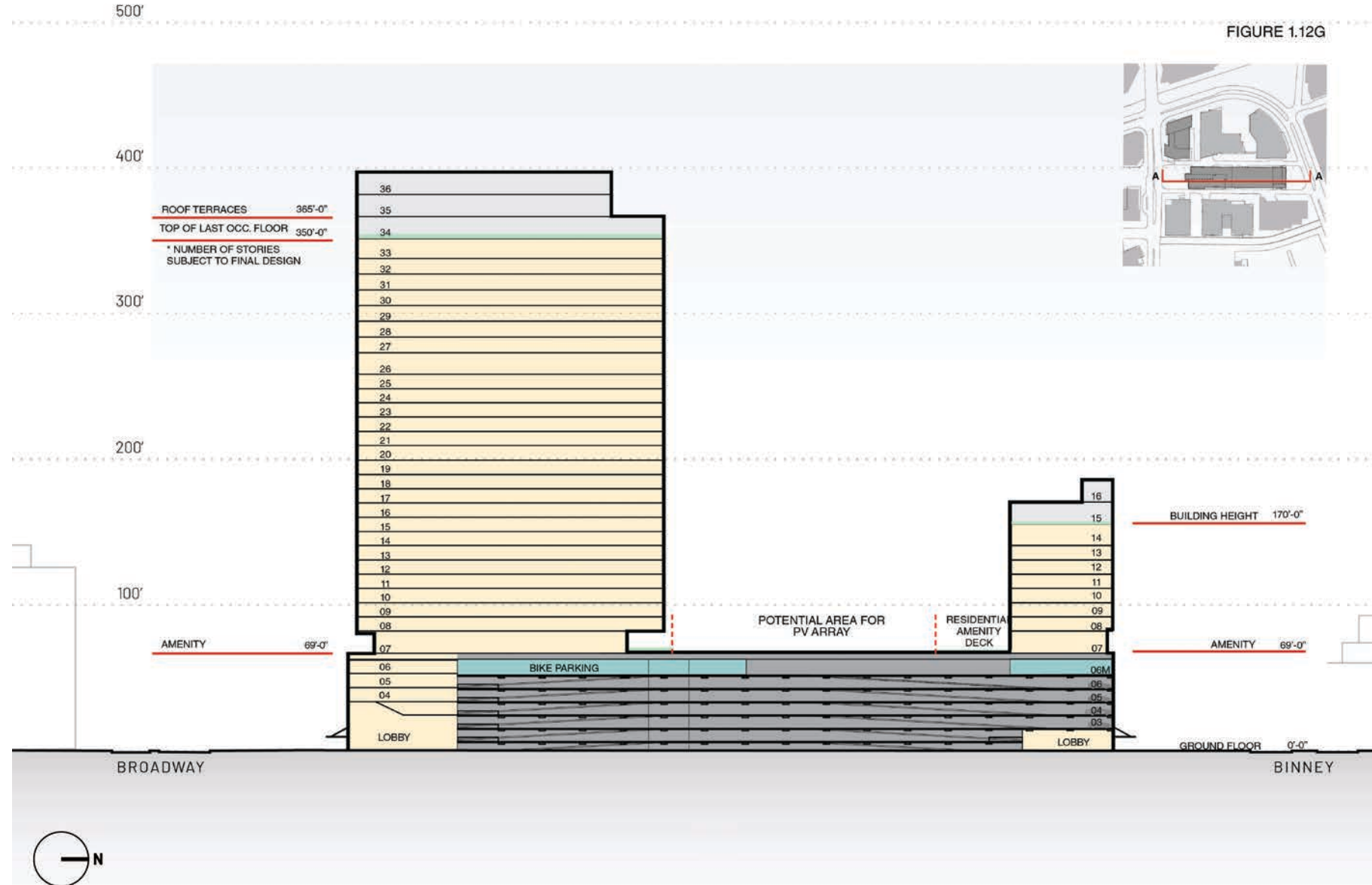
- 1,100 space garage
- Akamai and Biogen buildings in background



# NORTH PARCEL – BLUE GARAGE SITE

## IDCP Housing site

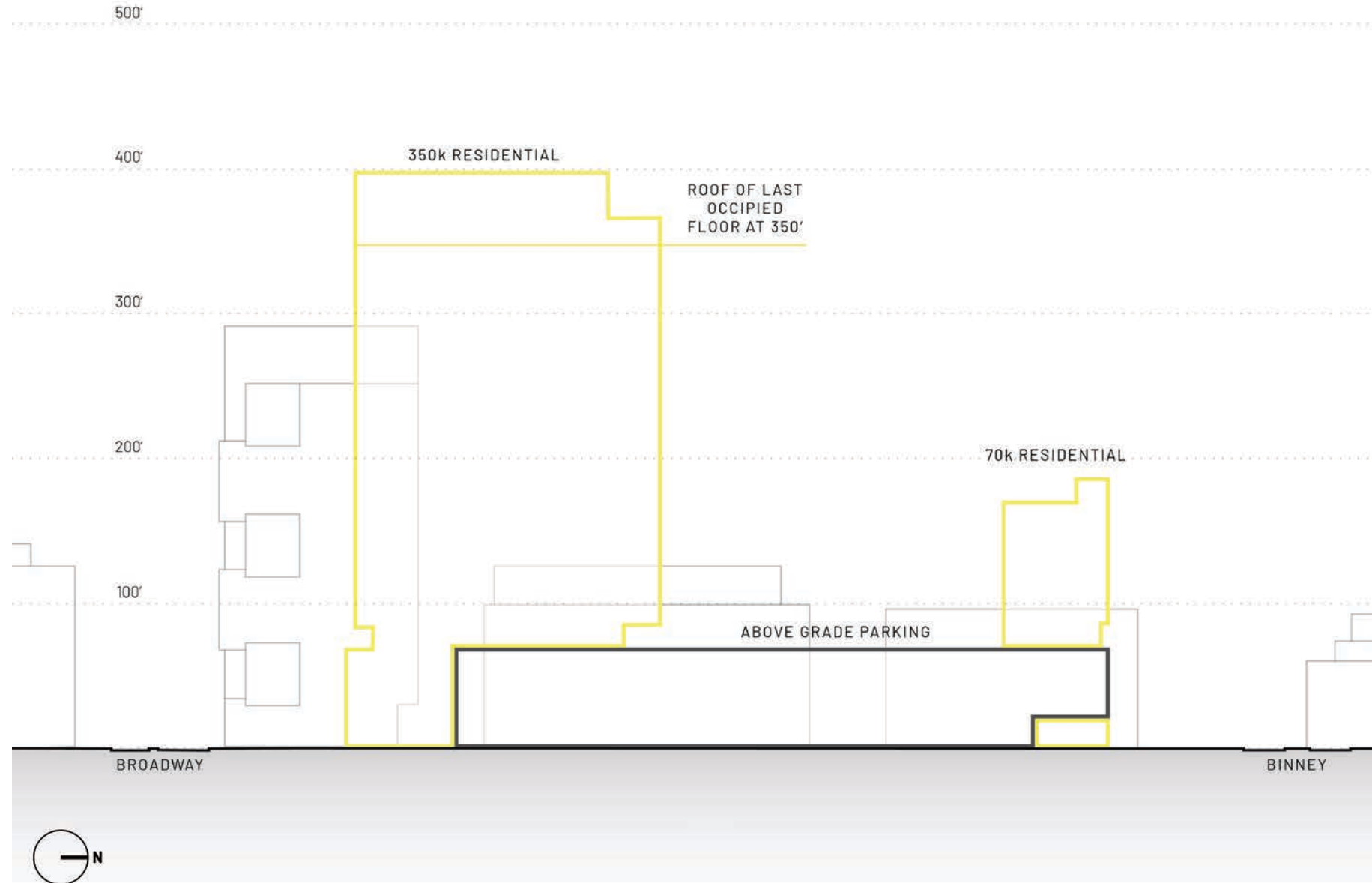
- 135 Broadway tower
- 350' top occupied floor
- Binney Street
- 170' top occupied floor
- Top of garage for limited open space and solar



# NORTH PARCEL – BLUE GARAGE SITE

## IDCP Housing site

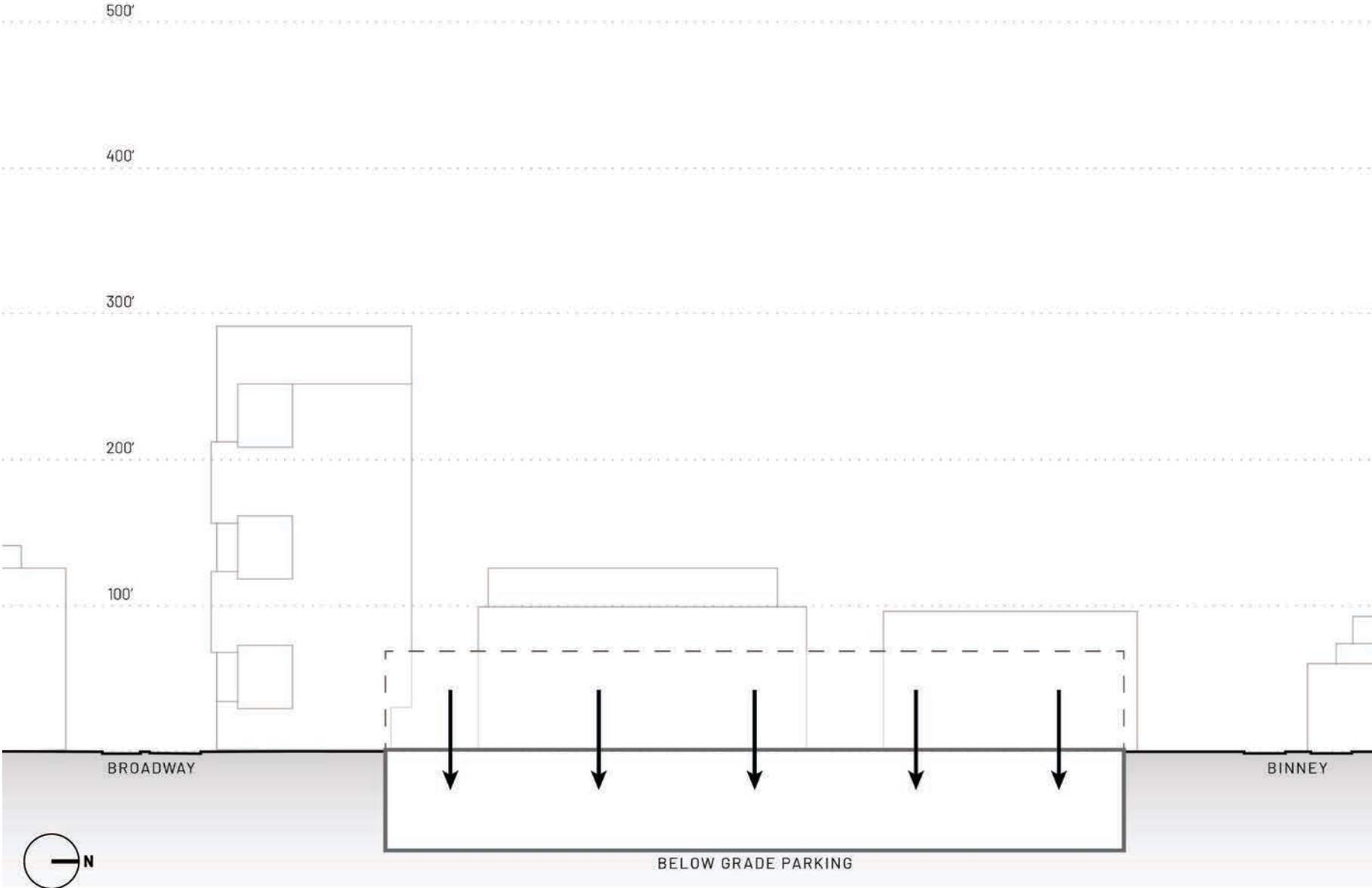
- 135 Broadway tower
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# NORTH PARCEL – BLUE GARAGE SITE

## Eversource Proposal

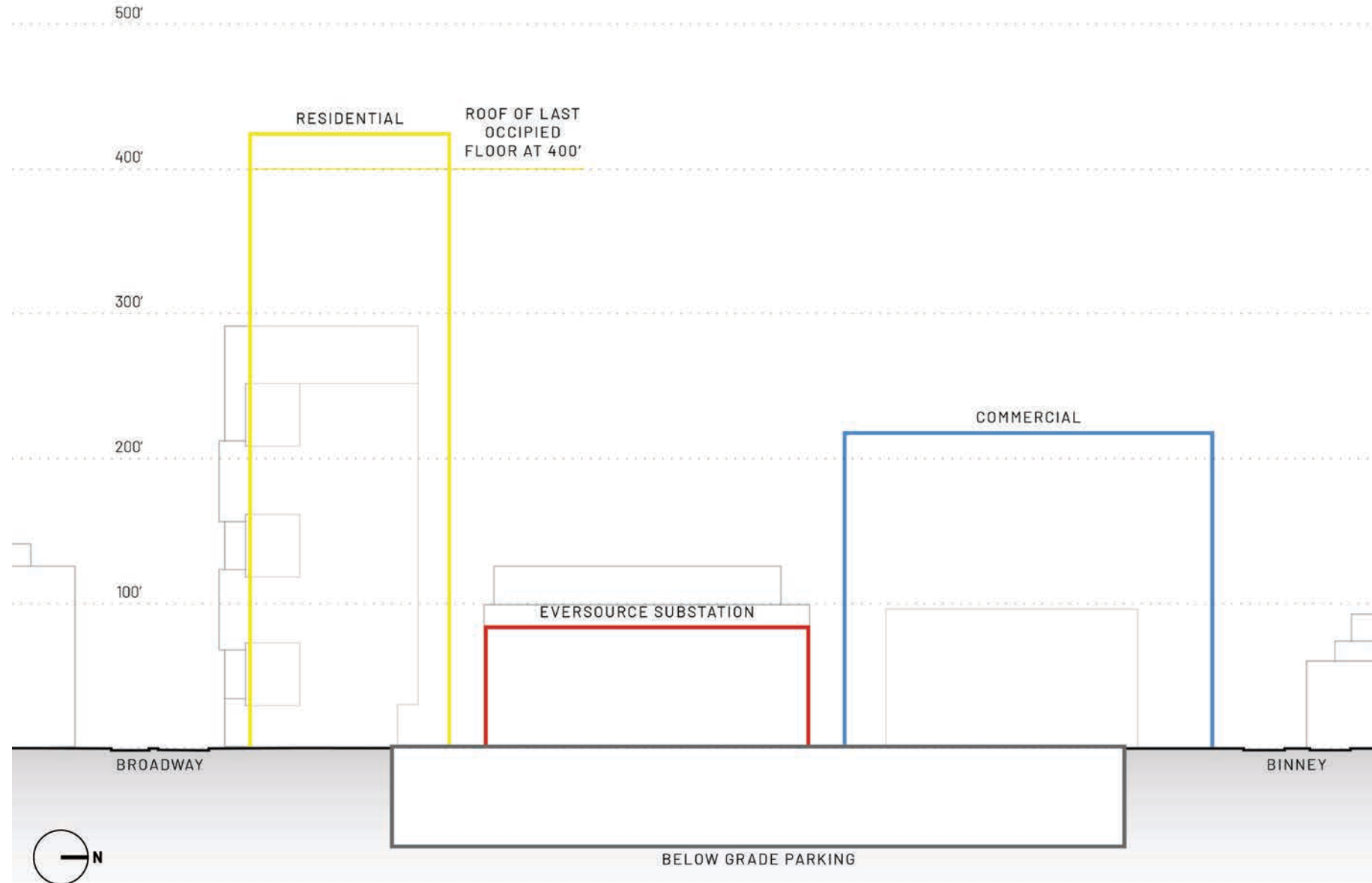
- All parking underground



# NORTH PARCEL – BLUE GARAGE SITE

## Eversource Proposal

- All parking underground
- Substation in center
- 400' residential tower at 135 Broadway
- Second commercial building in MXD (likely also Parcel 2)



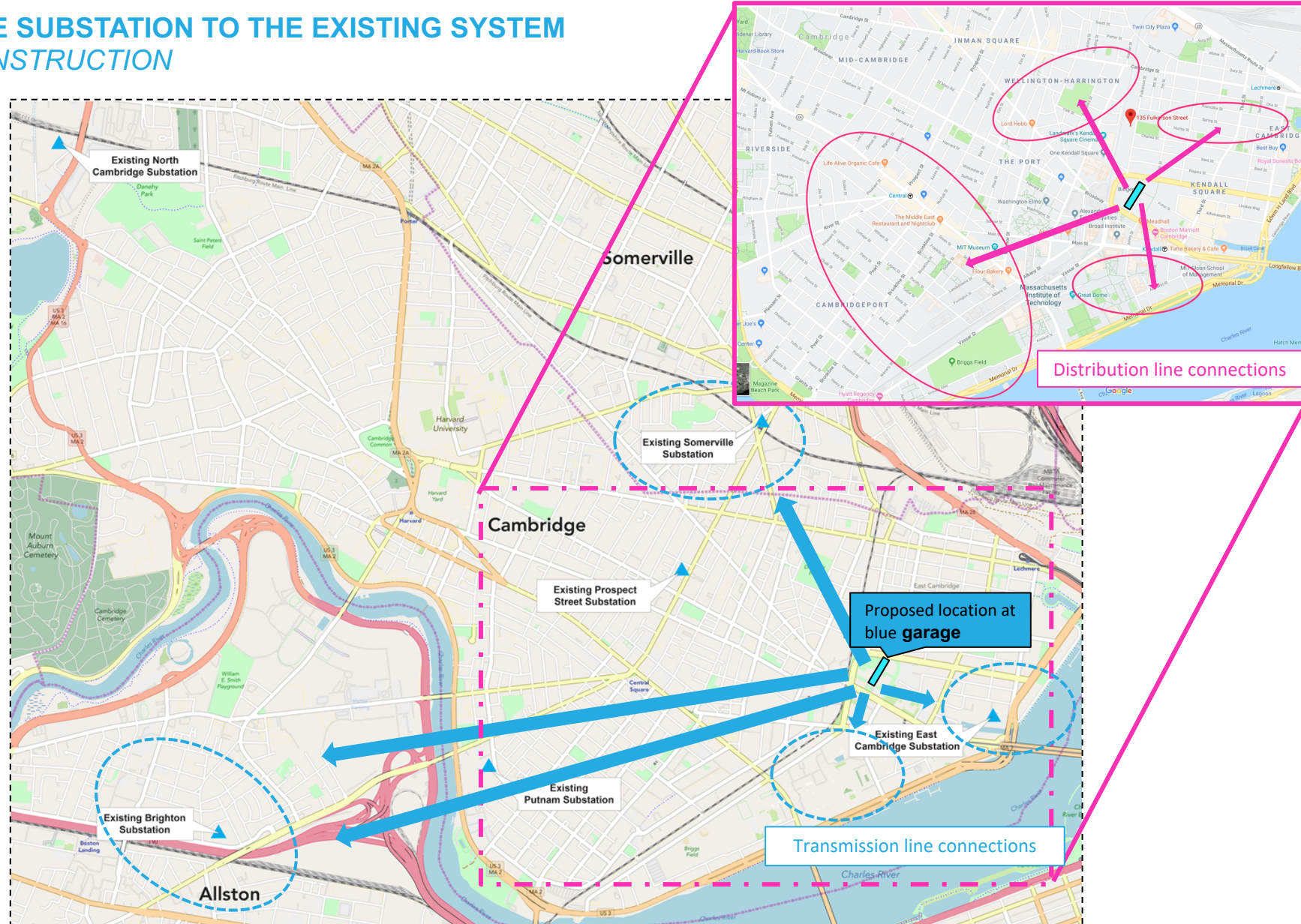


# EVERSOURCE SUBSTATION DESIGN REQUIREMENTS

**\*\*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.





# NEXT STEPS

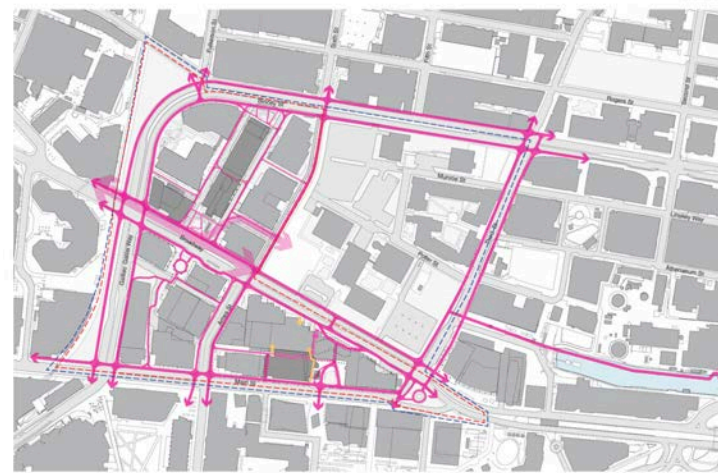
## SITE PLANNING FACTORS

- SUBSTATION TECHNICAL ENGINEERING
  - BALANCING -
- STRONG PUBLIC REALM COMPONENTS
- CONSIDERATION OF TRANSPORTATION
- ENVIRONMENTAL IMPACTS
- OCCUPANT UTILITY (RESIDENTS AND WORKERS)
- URBAN DESIGN

# URBAN DESIGN CONNECTIVITY



PEDESTRIAN ACCESS AND CIRCULATION PLAN FIGURE 3.8



(See Section 5 Fig 5.2A 5.2B 5.4)

Internal Circulation Route  
 Potential Circulation Route  
 Circulation Route  
 Vertical Circulation  
 Lobby  
 Active Use  
 MXD Boundary  
 KSURP Boundary

## Principle: Connectivity

Public spaces within the site will be interconnected with each other, and with other key public spaces in Kendall

Lattice of circulation routes

Volpe Working Group Cambridge Community Development Department  
Michael Dennis & Associates Public Space



# NEXT STEPS

## PLANNING PROCESS

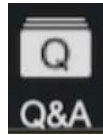
- MXD ZONING PETITION (CRA, PLANNING, COUNCIL)
- AMEND KSURP (CRA, COUNCIL, DHCD)
- MEPA FOR KSURP (CRA, DHCD)
- SUBSTATION SITE REVIEW (DPU)

# QUESTIONS / COMMENTS?

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