2016 MEETING OVERVIEW TO DATE

03/16/2016 CRA IDCP / MXD : Open Space Concepts
04/13/2016 ECPT Open Space Concepts
04/27/2016 CRA IDCP/ MXD: Massing Development Program
05/18/2016 CRA IDCP/ MXD : Sustainability Strategies
06/07/2016 ECPT Massing and Sustainability Update
06/10/2016 CDD: City Staff TP&T Workshop
06/15/2016 CRA IDCP/ MXD: Pedestrian and Bike Review
06/24/2016 CRA IDCP/ MXD: Landscape Review
06/23/2016 CDD: City Staff Bike and Pedestrian Committee
06/28/2016 CDD: Cambridge Planning Board Project Update
07/19/2016 Open House
PROJECT TEAMS AND PROJECT LOCATIONS

PERKINS + WILL
250 Binney (14CC)
Office Building B

SCP
135 Broadway (North Garage)
Residential Buildings

PICKARD CHILTON
145 Broadway (11CC)
Office Building A

SASAKI
Masterplan / Landscape
PROJECT PHASING

1. 250 Binney (14CC) Office Building B
2. 135 Broadway (North Garage) Residential Buildings
3. 145 Broadway (11CC) Office Building A
4. Masterplan / Landscape
# ARTICLE 14 FILING STRATEGY

<table>
<thead>
<tr>
<th>Building</th>
<th>Concept Level</th>
<th>Approvals/Special Permit</th>
<th>Future Review</th>
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<tbody>
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<tr>
<td>Residential South (North Garage)</td>
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<td>250 Binney Office B (14 CC)</td>
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<td>Residential North (North Garage)</td>
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<th>Master Plan</th>
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<tr>
<td>Wind</td>
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ADAPTATIONS TO ARTICLE 14 06/09/2016

- 20% Innovation Space
- Commercial
- 20% Inclusionary Housing
- 5% Middle Income

Potential rooftop open space:

Innovation Space #levels TBD
STUDY COMPARISONS

*Image from K2 Final Report - 2013

*Image from Kendall Square “Smart Blocks” - 2012

*Approach C. April 2016
GROUND PLAN / DISTRICT CIRCULATION

- Point Park
- Park 6th Street Connector Bike Path / Multi-Use Path
- Rooftop Open Space
- Broadway Park
- East West Connector
- Future Park
- Gallie's Garden Way
- Grand Junction Multi-Use Path
- Broadway Way
- Broadway Park
- East West Connector
- Cycle Track
- Binney Park
- Broad Canal Way
- Future Way
- Grand Junction Path
- Pioneer Way
- Point Park
- Monroe Street
- Potter Street
- Broad Canal Way

Sasaki Boston Properties
PROPOSED GROUND FLOOR PLAN
PROPOSED SHORT TERM BIKE PARKING

- 14 CC SHORT TERM PARKING (LONG TERM IN GARAGE)
- 11 CC SHORT TERM PARKING ALONG BROADWAY (LONG TERM IN GARAGE)
- RESIDENTIAL SHORT TERM PARKING (LONG TERM IN NORTH GARAGE)
PROPOSED: VEHICULAR CIRCULATION AND LOADING
PEDESTRIAN CIRCULATION 6\textsuperscript{TH} STREET CONNECTOR EXISTING
PEDESTRIAN CIRCULATION 6TH STREET CONNECTOR OPTIONS

- Passage to Building
- 2-Way Bike Lane
- Planting Area
- Pedestrian
- Accent Planting
- New 10’ Bicycle Path
  Permeable Asphalt / Flexi – Pave Surfacing
- Existing Trees Colonnade
- Existing Light to be Replaced
  (LED Baffled Lighting)
- Pedestrian Walk
  Permeable Asphalt / Flexi – Pave Surfacing
- Decomposed Granite
- Bench
- 2-Way Bike Lane
- 1’ Gravel Edge
- Accent Planting
BROADWAY PARK EXISTING CONDITIONS
BROADWAY PARK CONCEPT OPTION

EXISTING PARK 120'

PROPOSED OPEN 200'+/- BROADWAY
BROADWAY PARK LOUNGE SEATING
BINNEY PARK CONCEPT OPTION
BINNEY PARK  SCULPTURAL NETTING  (CHILDREN PLAY / ADULT LOUNGE SEATING)