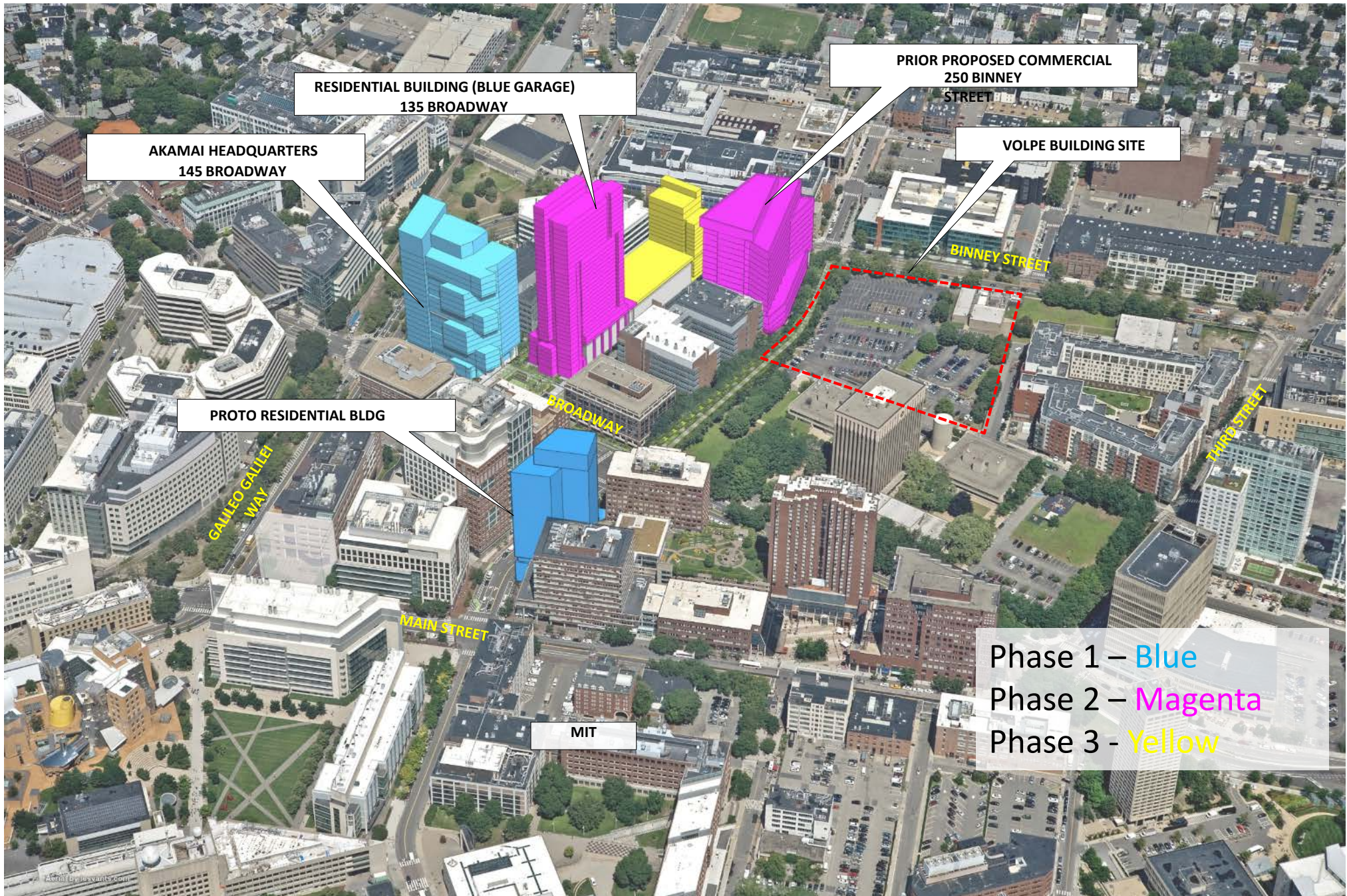


JOINT BOARD PRESENTATION – July, 31 2018

AGENDA

- Orientation and Meetings and Public Outreach to Date
- Phase II Highlights and Benefits
- Commercial Building B Location for Amendment
- Preliminary Environmental Impacts
- Approach to Parking
- Sustainability
- Pedestrian Circulation and Retail Plan
- 325 Building Massing Review (Pickard Chilton)

PREVIOUSLY APPROVED PROJECT ORIENTATION

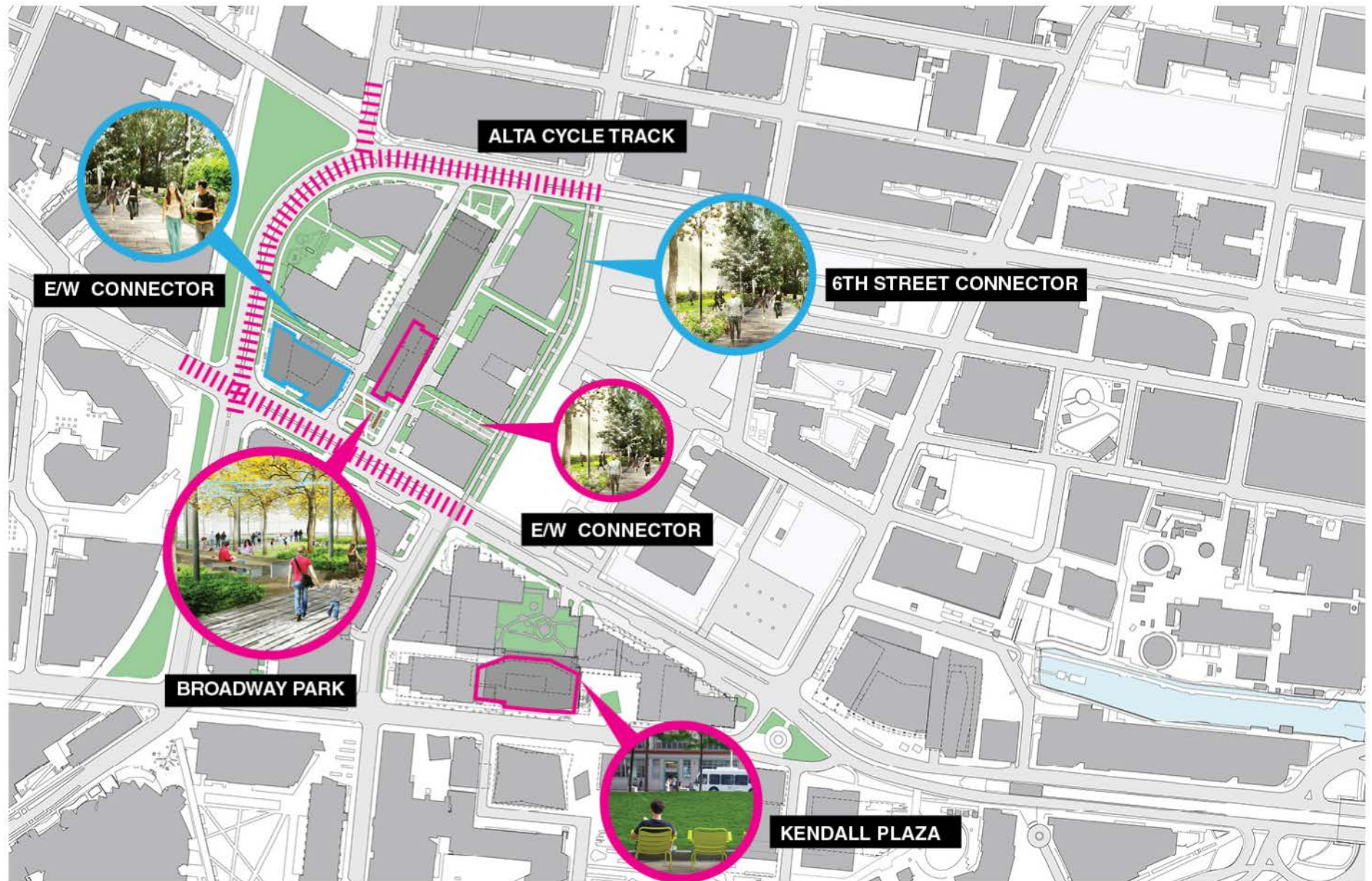


PHASE II HIGHLIGHTS AND BENEFITS

PHASE II PROGRAM HIGHLIGHTS

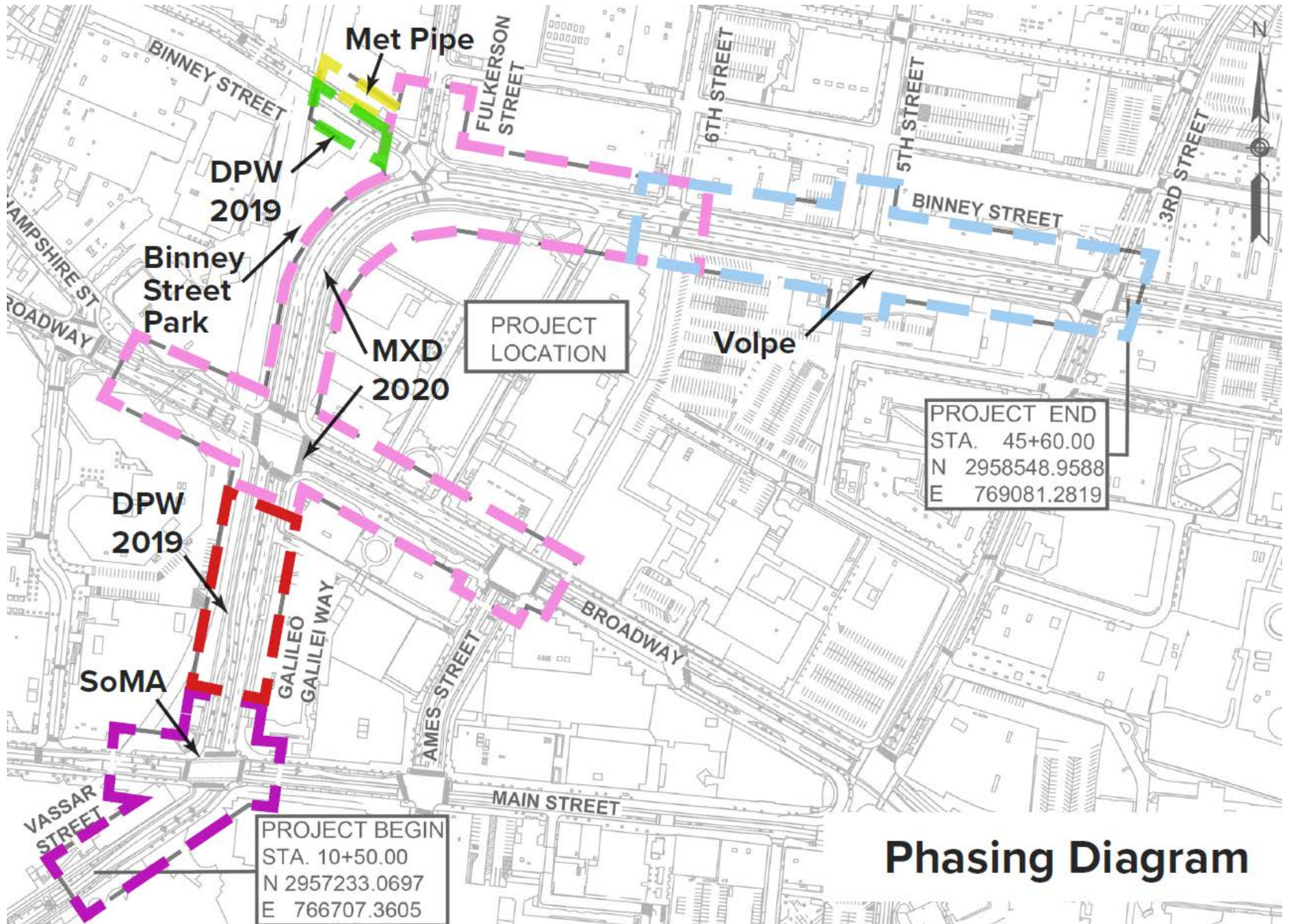
- Commercial Building B and the South Residential Tower
- Approximately 355 housing units including 84 Income restricted units
- Broadway Park and the EW Connectors to be built
- City and CRA designed ALTA raised cycle track to be built
- Opportunity to reconceive of Kendall Square Plaza and connect Kendall Square Roof Deck

PHASE II – Public Benefits and Projects in Phase II



PHASE 1 Public Benefits
PHASE 2 Public Benefits

PHASE II – Raised Cycle Track Locations

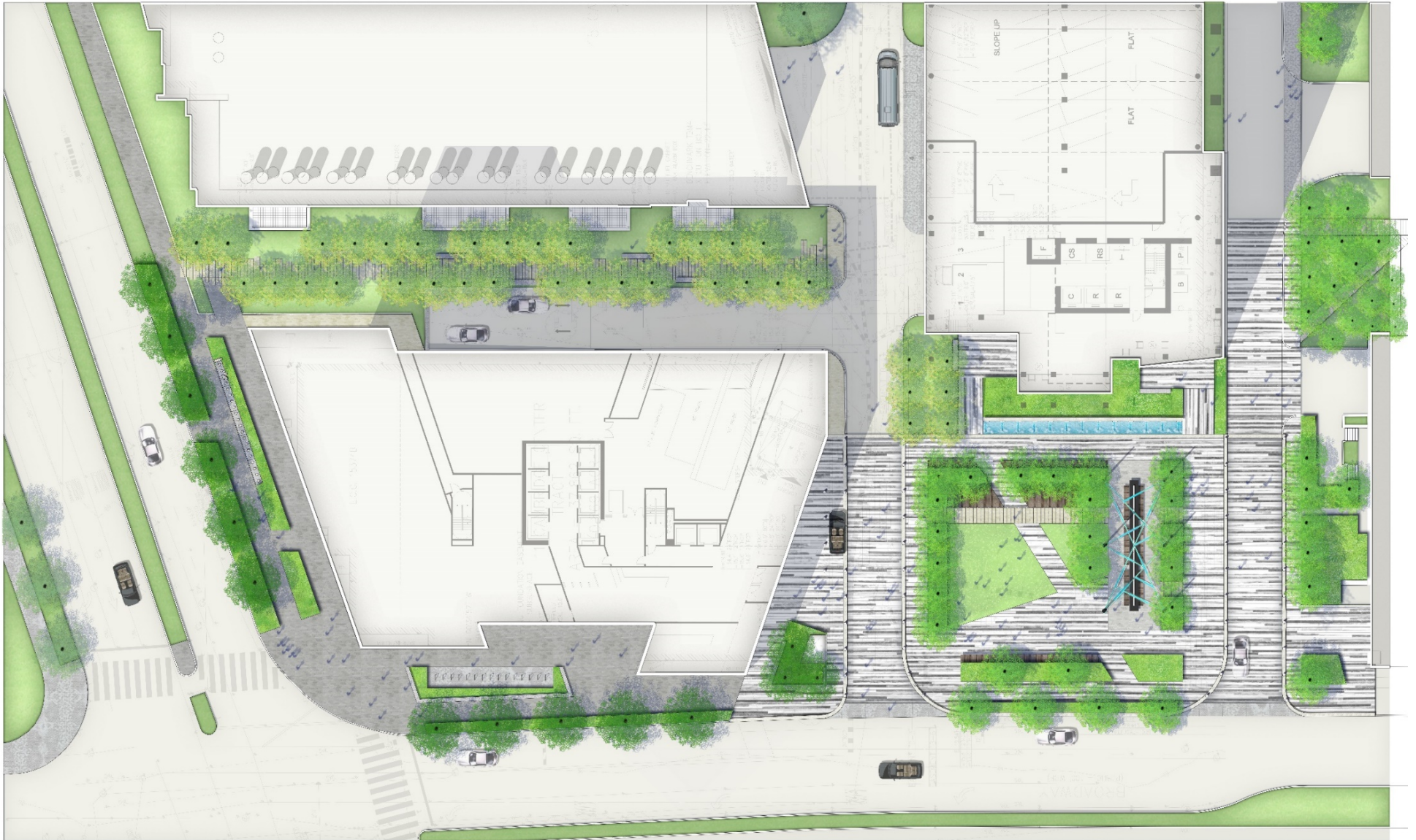


PHASE II - Raised Cycle Tracks Precedent Image



Image E: City of Cambridge's preferred separated bike lane transition as seen on Western Avenue

PHASE II – BROADWAY PARK



PROPOSED AMENDMENT

AMENDMENT OUTREACH TO DATE

April 10, 2018 – CRA Staff Introduction to Phase II

April 11, 2018 – CDD and TP&T Staff Introduction to Phase II

May 9, 2018 – CRA Board Meeting introduction to Phase II

May 10, 2018 – CRA and CDD staff Meeting

May 10, 2018- TP&T staff review

June 11, 2018 – CDD and CRA staff process and timeline meeting

June 21, 2018 – TP&T Follow Up

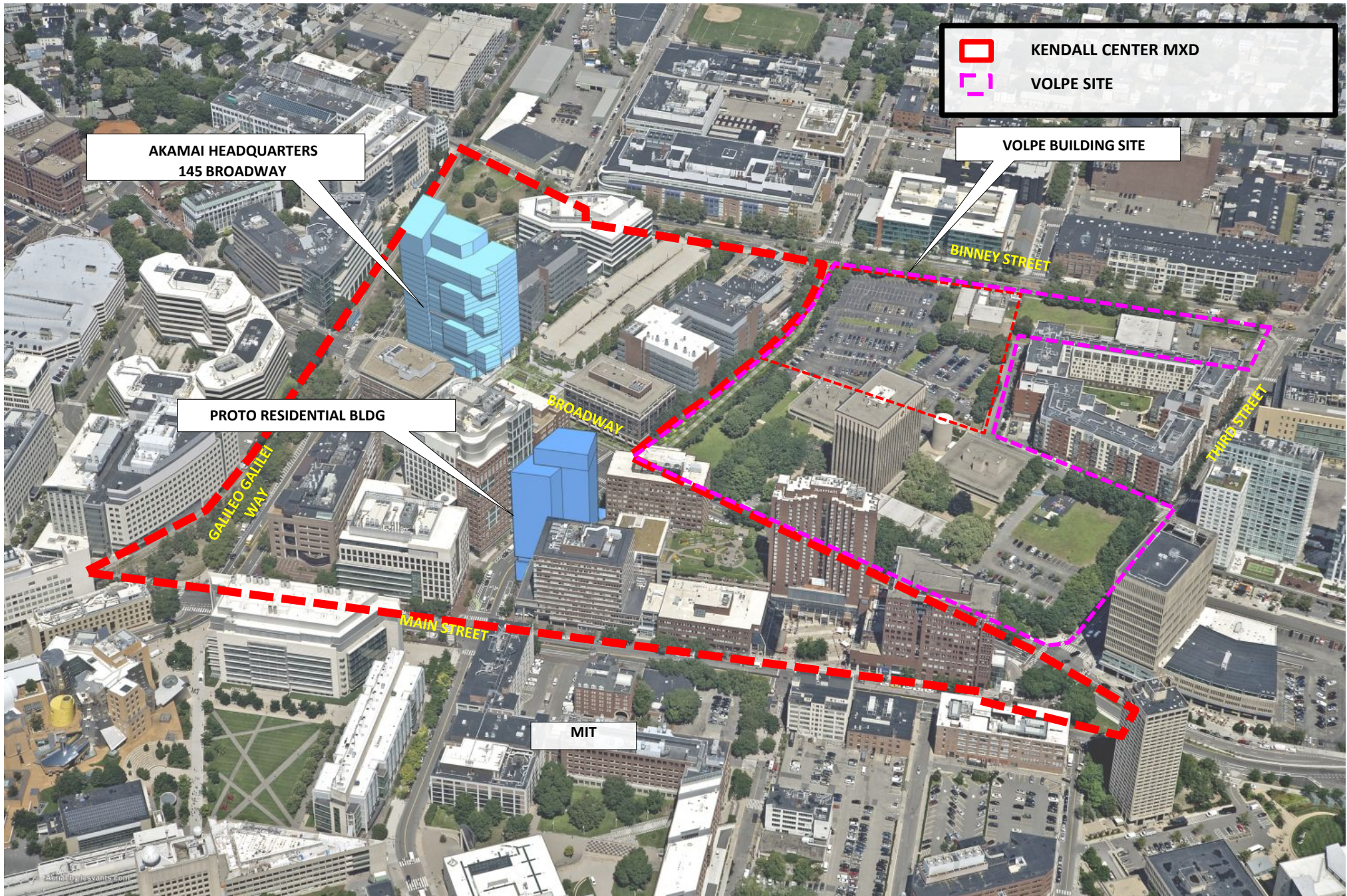
July 11, 2018 – East Cambridge Planning Team Meeting

July 11, 2018 – CDD CRA TP&T Staff Meeting

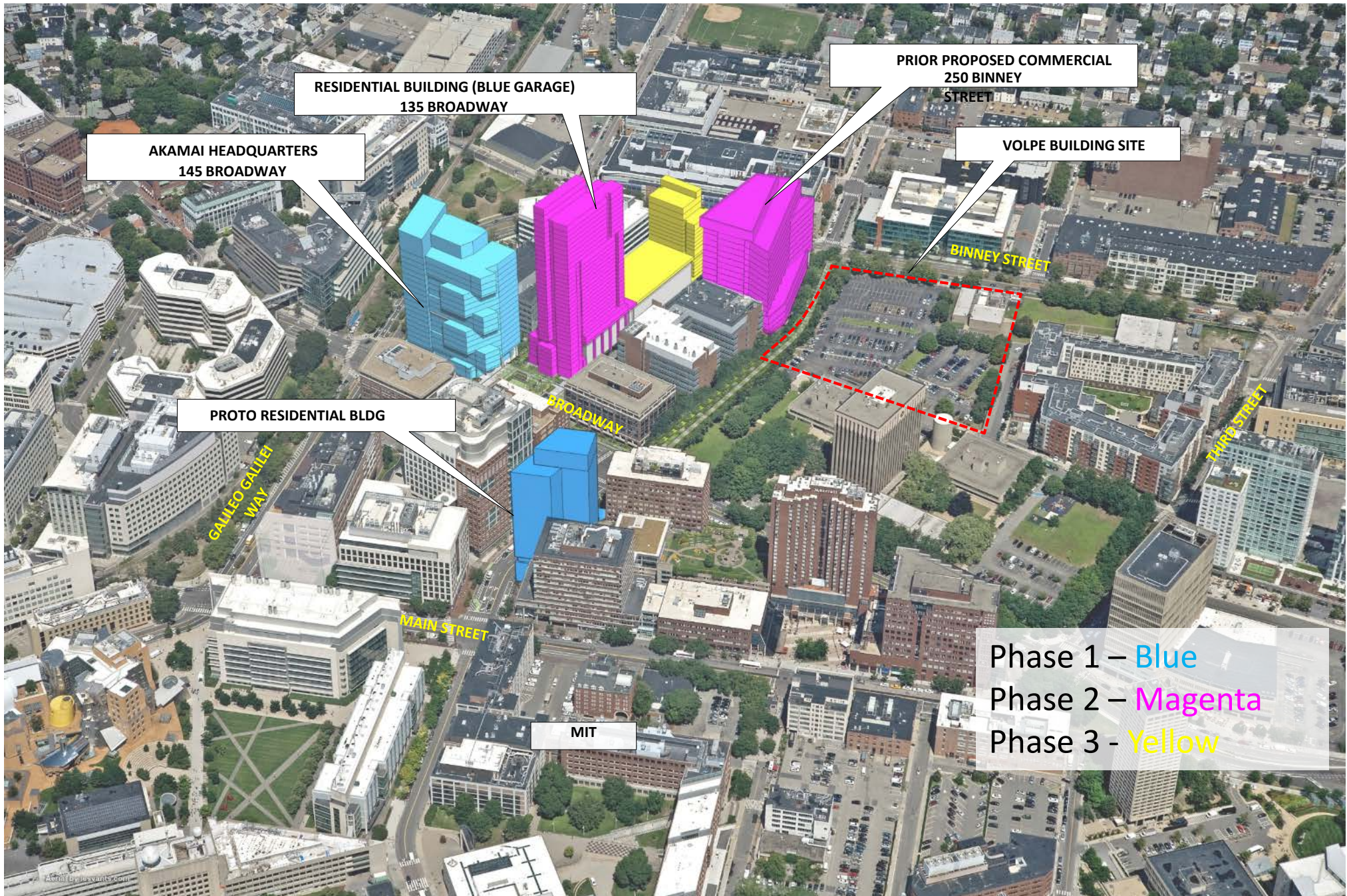
July 31, 2018 – Joint CRA Board Planning Board Pre-Meeting

August 1, 2018 – Open House (80 Broadway)

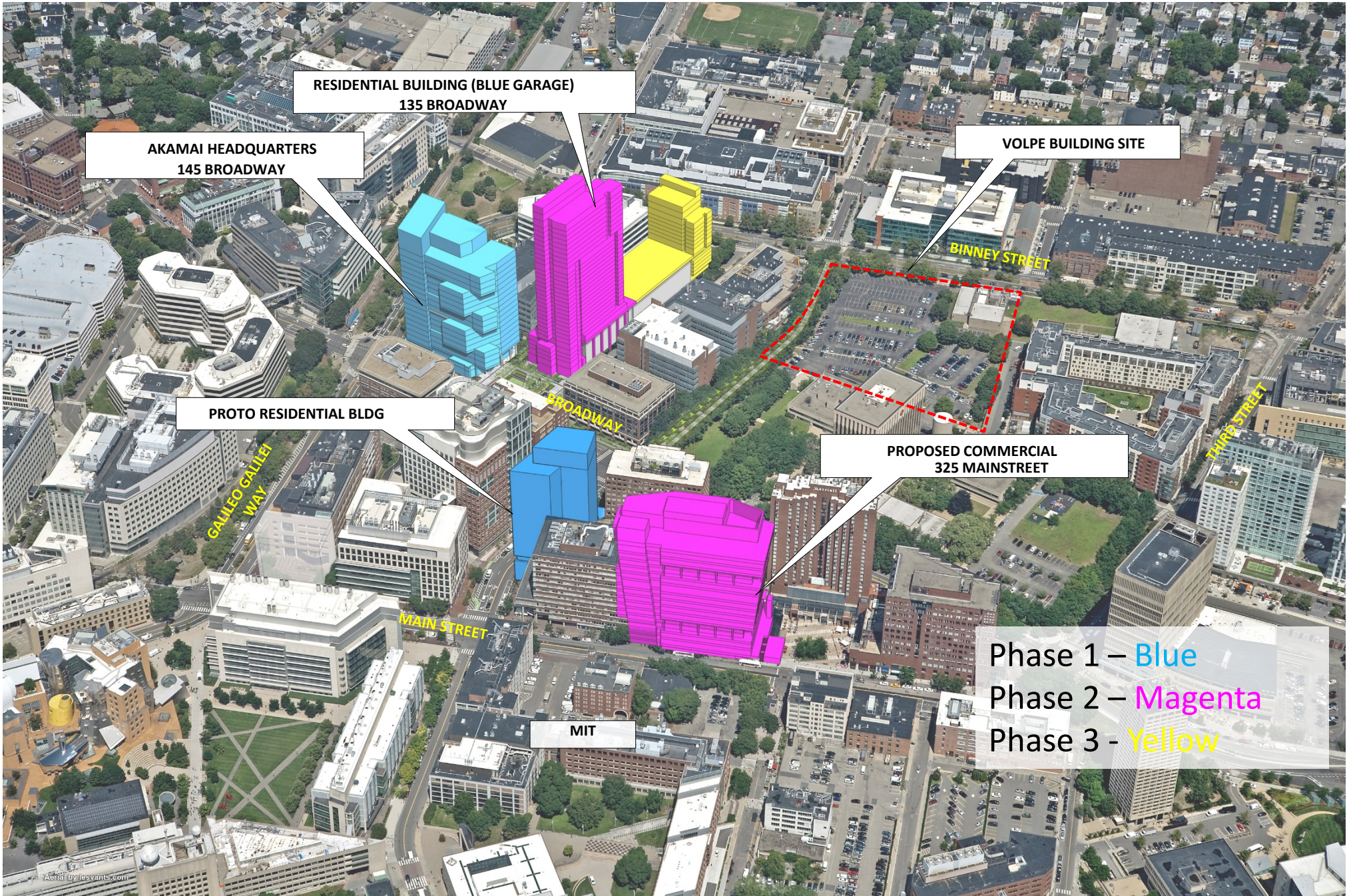
MASSING CURRENT CONDITION – PHASE I



PREVIOUSLY APPROVED MASSING



PROPOSED AMENDMENT MASSING



RESIDENTIAL BUILDING (BLUE GARAGE)
135 BROADWAY

AKAMAI HEADQUARTERS
145 BROADWAY

VOLPE BUILDING SITE

PROTO RESIDENTIAL BLDG

PROPOSED COMMERCIAL
325 MAIN STREET

Phase 1 – Blue
Phase 2 – Magenta
Phase 3 - Yellow

MIT

PRELIMINARY ENVIRONMENTAL IMPACTS

Phase II – 325 (Commercial B) Location on Main Street



Phase 1 – Blue
Phase 2 – Magenta
Phase 3 - Yellow

SHADOW STUDY MARCH 21



MARCH 21, 9:00 AM



MARCH 21, 12:00 PM



MARCH 21, 3:00 PM

- New Shadow
- Existing Shadow
- Buildings (Under Construction)
- Proposed Buildings

SHADOW STUDY JUNE 21




JUNE 21, 9:00 AM



JUNE 21, 12:00 PM



JUNE 21, 3:00 PM

-  New Shadow
-  Existing Shadow
-  Proposed New Building
-  Proposed Buildings

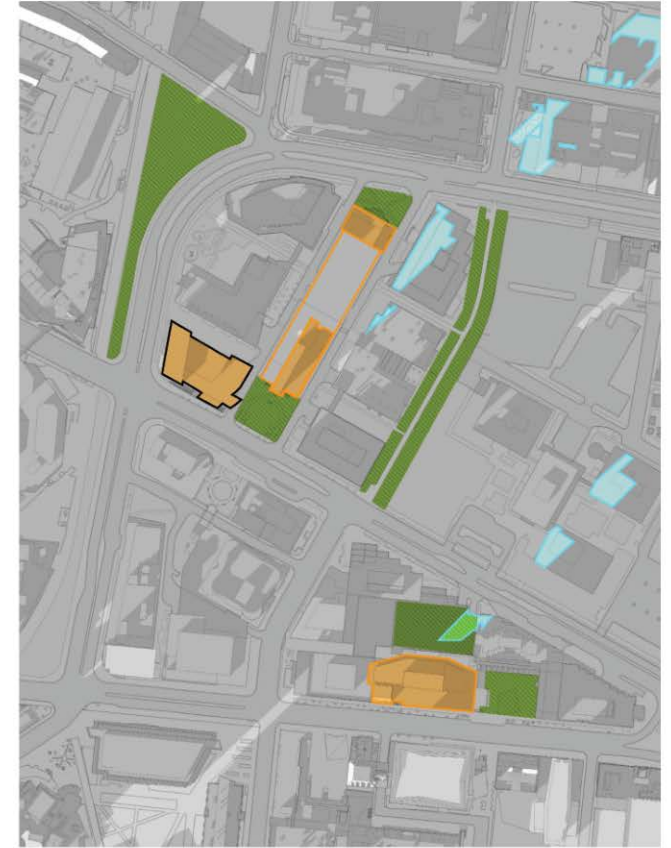
SHADOW STUDY DEC 21



DECEMBER 21, 9:00 AM



DECEMBER 21, 12:00 PM



DECEMBER 21, 3:00 PM

-  New Shadow
-  Existing Shadow
-  Proposed New Building
-  Proposed Buildings

TRAFFIC AND PARKING SUMMARY

Vehicle Trip Generation 2018

Vehicle Trips	Proposed Program	Previously Approved Program	Difference
Daily Trips			
In	1,612	1,642	(-30)
Out	<u>1,612</u>	<u>1,642</u>	<u>(-30)</u>
Total	3,224	3,284	(-60)
AM Peak Hour Trips			
In	265	264	+1
Out	<u>102</u>	<u>93</u>	<u>+9</u>
Total	367	357	+10
PM Peak Hour Trips			
In	123	124	(-1)
Out	<u>264</u>	<u>265</u>	<u>(-1)</u>
Total	387	389	(-2)

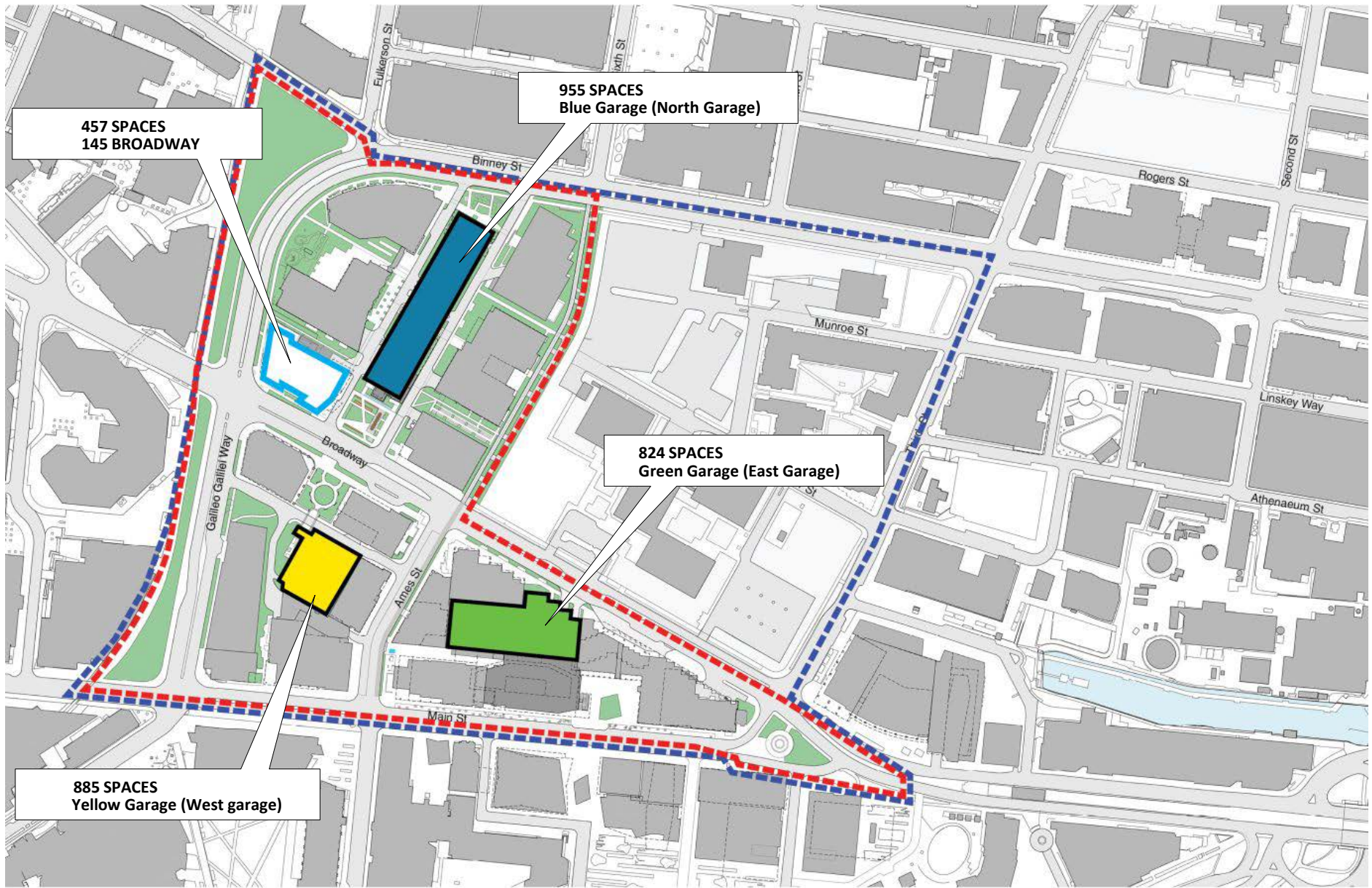
Notes: Trip Generation estimates based on ITE Trip Generation Manual, 9th Edition, using: LUC 220 – Apartment; LUC 820 - Shopping Center; LUC 710 - General Office Building
 Mode shares based on FST Study and Kendall Square Advisory Committee Meeting presentation from January 26, 2012 / k2c2 (Auto including SOV and HOV = 32% Resi, 34% Office and 34% Retail)



Vehicle and Bike Parking Update 2018

Project Component	2018 Proposed Parking	2017 Approved Parking ¹	Difference
Vehicle Parking Spaces (Net New/Total Campus)	413 (3,121) 763	785 (3,493) 633	(-372) +130
Long-Term Bike Parking Spaces	131	102	+29
Short-Term Bike Parking Spaces			



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

PARKING FACILITIES



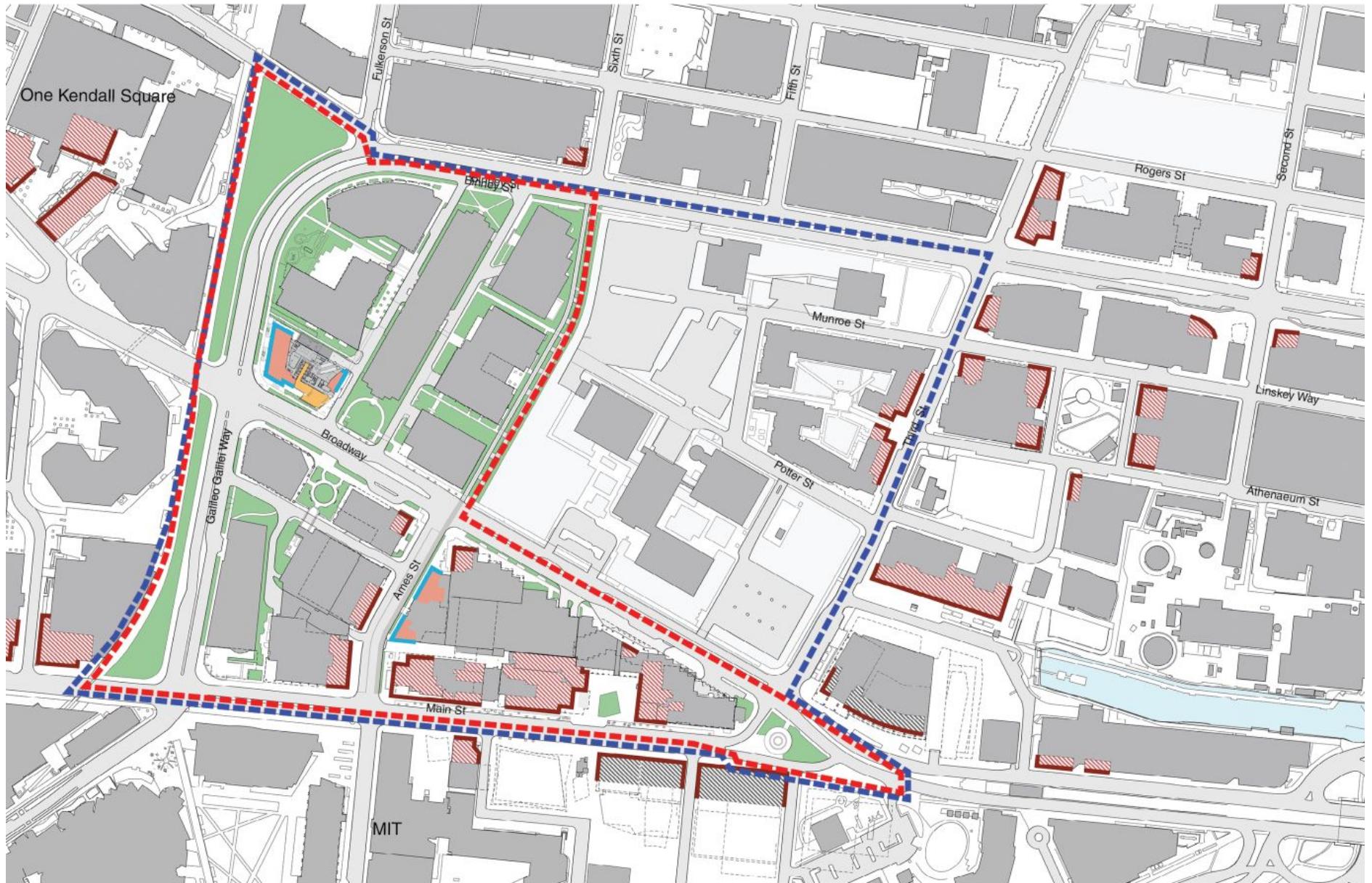
-  Existing Parking Facilities -Blue Garage
-  Existing Parking Facilities -Green Garage
-  Existing Parking Facilities -Yellow Garage

 Parking Facilities Under Construction

-  MXD Boundary
-  KSURP Boundary



RETAIL PLAN AND PEDESTRIAN CIRCULATION

EXISTING RETAIL

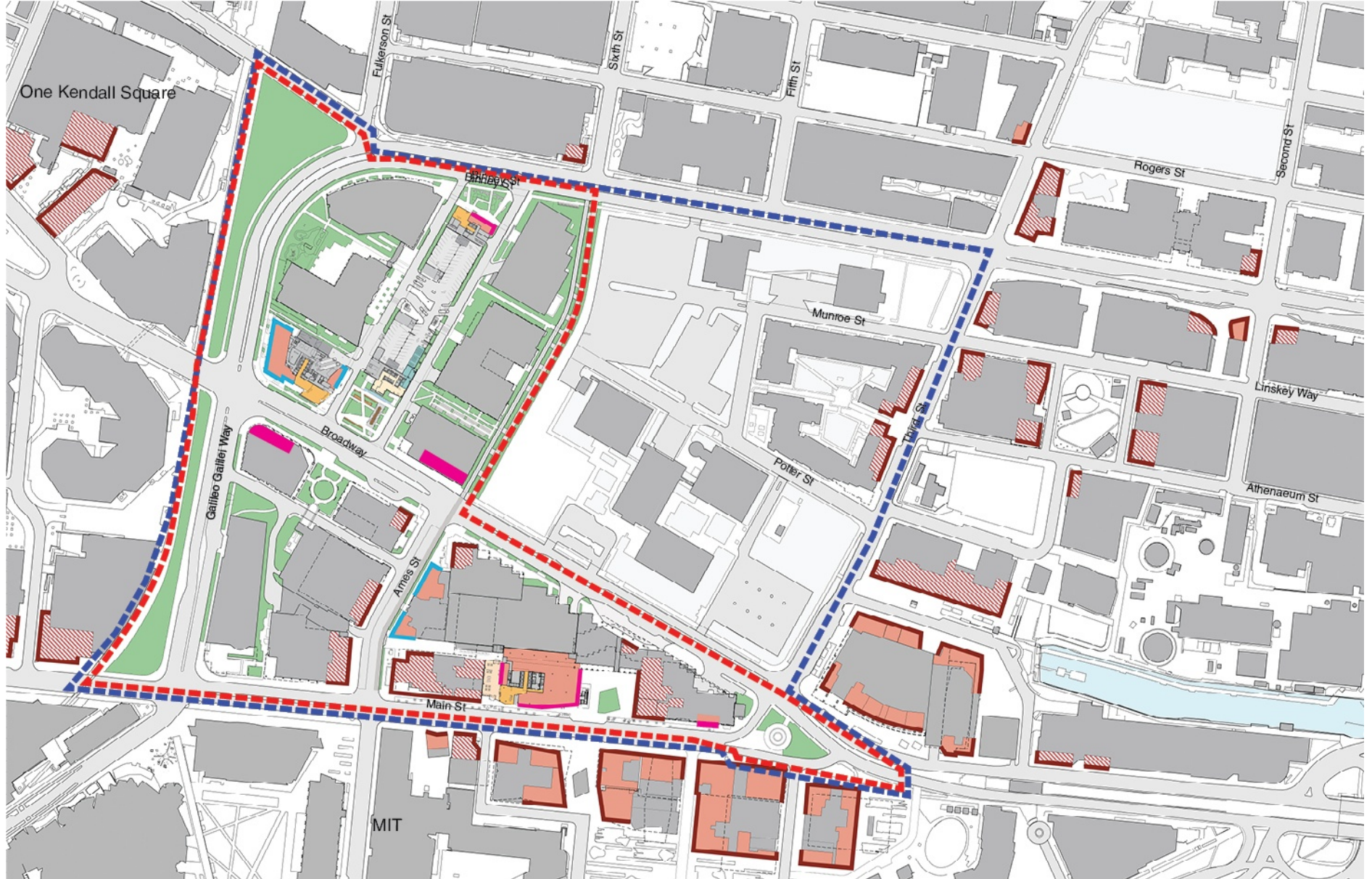


 Existing Retail
 Retail Under Construction

 Existing Retail Under Reconstruction

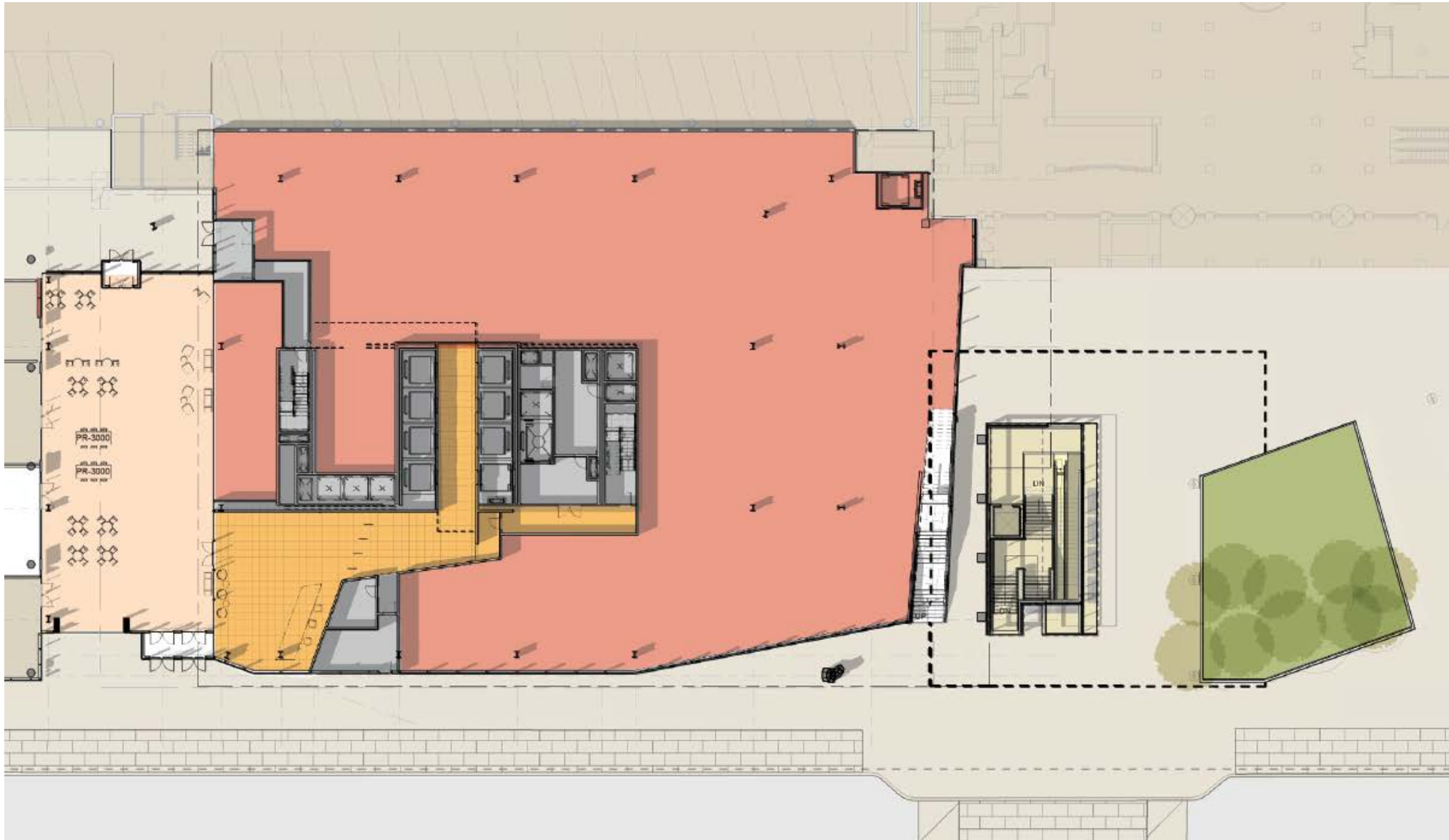
 MXD Boundary
 KSURP Boundary

FUTURE RETAIL WITH AMENDMENT LOCATIONS

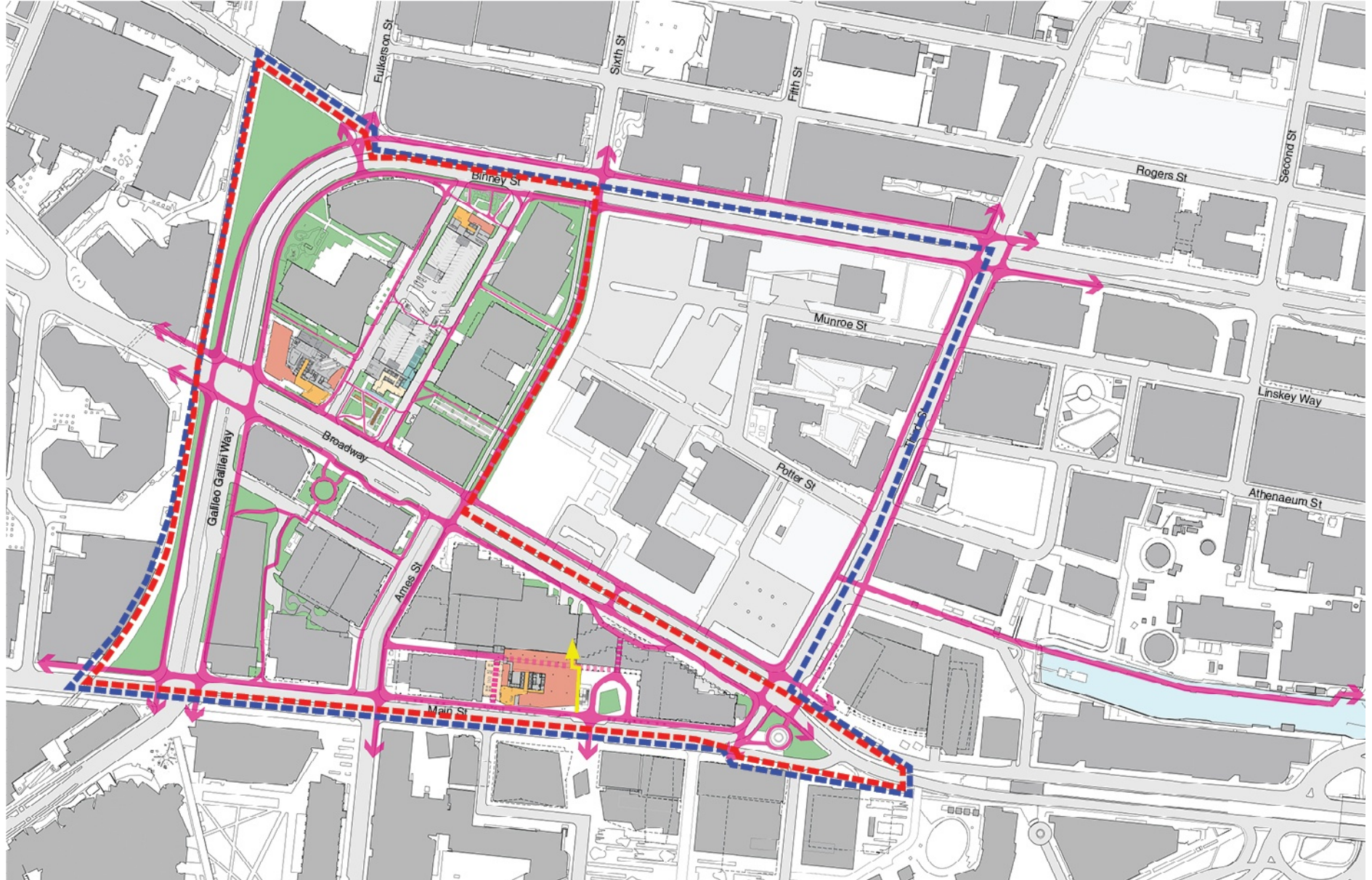


- Existing Retail
- Proposed Retail
- Future Potential Retail
- MXD Boundary
- Retail Under Construction
- Proposed Retail By others
- KSURP Boundary

PHASE II - 325 Main Ground Floor on Kendall Square Plaza



PEDESTRIAN CIRCULATION



- Circulation Routes
- Vertical Circulation
- Lobby
- Active Use

QUESTIONS AND ANSWERS