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 re-conceive of Kendal Square Plaza and connect Kendal Square Roof Deck
Agenda

• Introduction
• Overview of Concept Plan
• Unit Mix
• Demo vs. Keep Existing Garage
• Ground Floor Plan
• Open Space Plan
## Unit Mix

### Proto Concept

<table>
<thead>
<tr>
<th>Micro Rental</th>
<th>Studio Rental</th>
<th>1-Bed Rental</th>
<th>2-Bed Rental</th>
<th>3-Bed Rental</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>5%</td>
<td>48%</td>
<td>33%</td>
<td>15%</td>
<td>0%</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Rental

<table>
<thead>
<tr>
<th>Micro Condo</th>
<th>Studio Condo</th>
<th>1-Bed Condo</th>
<th>2-Bed Condo</th>
<th>3-Bed Condo</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>14%</td>
<td>49%</td>
<td>32%</td>
<td>5%</td>
<td>5%</td>
<td>100%</td>
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</tbody>
</table>

### Condo

<table>
<thead>
<tr>
<th>Micro Condo</th>
<th>Studio Condo</th>
<th>1-Bed Condo</th>
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<td>0%</td>
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<td>0%</td>
<td>0%</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Design Review

<table>
<thead>
<tr>
<th>Micro Rental</th>
<th>Studio Rental</th>
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<th>2-Bed Rental</th>
<th>3-Bed Rental</th>
<th>Total</th>
</tr>
</thead>
<tbody>
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<td>15%</td>
<td>20%</td>
<td>40%</td>
<td>18%</td>
<td>7%</td>
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<thead>
<tr>
<th>Micro Condo</th>
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<td>100%</td>
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</table>

### Design Review

<table>
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<th>Concept Rental</th>
<th>Concept Condo</th>
<th>Design Review Rental</th>
<th>Design Review Condo</th>
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<tbody>
<tr>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
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</tbody>
</table>

25% Income Restricted
20% Affordable (80% AMI)
5% Middle-Income (120% AMI) – Bonus GFA

Minimum 20% Condo
Minimum 5% 3-Bedroom – Income Restricted

### Table

<table>
<thead>
<tr>
<th>Concept</th>
<th># Units</th>
<th>GFA</th>
<th>%GFA</th>
<th>80% AMI</th>
<th>120% AMI</th>
<th>Total IR GFA</th>
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</thead>
<tbody>
<tr>
<td>CONDOMINUM</td>
<td>70</td>
<td>84,000</td>
<td>24.00%</td>
<td>16,000</td>
<td>4,000</td>
<td>20,000</td>
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<tr>
<td>RENTAL</td>
<td>285</td>
<td>266,000</td>
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<td>50,667</td>
<td>12,667</td>
<td>63,333</td>
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<tr>
<td>TOTAL</td>
<td>355</td>
<td>350,000</td>
<td>100.00%</td>
<td>66,667</td>
<td>16,667</td>
<td>83,333</td>
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<tr>
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<td>83,333</td>
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Existing Garage – Demo & Rebuild vs Keep & Needle
PHASE II – Public Benefits and Projects in Phase II
PUBLIC BENEFITS: Improved Public Realm / Connectivity

- Redesigned Park on Binney Street.
- Enhanced Pedestrian Connectivity.
- Redesigned Park on Broadway.
- Enhanced 6th Street Connector

Through a combination of new active ground floor uses and high-level streetscape design, the public realm will be greatly enhanced from existing conditions. Pedestrian and bicycle connectivity will be transformed by significant improvements to the 6th Street Connector and the three East-West Connectors between the buildings.
BROADWAY PARK

OPEN SPACE PLAN

6TH STREET CONNECTOR

EAST/WEST CONNECTOR

DANNY LEWIN PARK

YELLOW GARAGE

BROADWAY STREET

145 BROADWAY

105 BROADWAY

135 BROADWAY

130 BROADWAY

120 BROADWAY

BROADWAY PARK
325 MAIN STREET
OPEN SPACE UPDATE
AUGUST 8, 2018

LEMON BROOKE
325 MAIN STREET

EXISTING CONDITIONS

August 8, 2018
FURNISHINGS

Existing Wood Benches:
6 Total - Remove, protect, and reuse

Existing Black Metal Benches:
5 Total - Remove, protect, and reuse

Existing Concrete Benches:
8 Total - Remove, protect, and reuse

Sculptural Bike Hitch:
1 Total - Remove, protect, and reuse

Metal Bike Hitch
23 Total - New to match existing
Litter and Ash Receptacles:
Remove, protect, and reuse

Soofa Media Center:
1 Total - Remove, protect, and reuse

Bus Shelter:
1 Total - Remove, protect, and reuse
LIGHTING

Vehicular Street Light:
3 Total - Remove, protect, and reuse

Pedestrian Street Light:
3 Total - Remove, protect, and reuse

Street Tree: American Elm
Proposed to match existing
Structure Study – Tower Grid Impact on Parking

Parking (Floors 3-5) - Scheme 1

Scheme 1: 923
Target: 940-955

Scheme 2: 949
Target: 940-955

Scheme 4: 877
Target: 940-955

Parking (Floors 3-5) - Scheme 2

Parking (Floors 3-5) - Scheme 4