TONIGHTS AGENDA

- PUBLIC PROCESS OVERVIEW

- NET PUBLIC BENEFIT

- 325 MAIN STREET DESIGN

- Q&A
  - KENDALL SQUARE ROOFTOP GARDEN
PUBLIC PROCESS TO DATE

Numerous public meetings have been held by the CRA and the Applicant in preparation for this submission.

2015
• October 13, 2015 - Presentations to Planning Board and the Kendall Square Association
• November 5, 2015 - CRA Board adopts revisions to KSURP (v2) • November 10, 2015 - Planning Board makes recommendations to City Council
• November 19, 2015 - Public hearing of the City Council Ordinance Committee
• December 01, 2015 - CRA Board makes additional revisions based on Ordinance Committee hearing (v3) • December 3, 2015 -Continued public hearing of the City Council Ordinance Committee - forwarded to the full Council
• December 7, 2015 - Full City Council Meeting • December 16, 2015 - CRA Board makes final set of revisions based on full City Council meeting (v4) • December 21, 2015 - City Council adopts KSURP Amendment and MXD Zoning

2016
• March 16, 2016 - CRA Board Meeting on Open Space Plan
• April 13, 2016 - East Cambridge Planning Team (ECPT)- Open Space
• April 27, 2016 - CRA Design Review Committee presentation on Massing and Program
• May 18, 2016 - CRA Board - Sustainability Strategy Discussion
• June 8, 2016 - ECPT - Massing and Sustainability Presentation
• June 15, 2016 - CRA Board - Presentation on circulation, streetscape, and parking
• June 23, 2015 - CDD Staff Bicycle Committee Meeting
• June 28, 2016 - Planning Board - Project Overview
• July 19, 2016 - Public Open House and Workshop on Concept Plan
• July 20, 2016 - CDD Staff Workshop with Traffic Parking & Transportation Department
• July 28, 2016 - CRA Board Meeting - Urban Design and Concept Plan Overview
• September 20, 2016 -Joint Planning Board/CRA Board Initial Hearing
• December 20, 2016 - Planning Board Hearing • January 17, 2017 - Date of Decision

2018
• May 9, 2018 - CRA Board Meeting introduction to Phase II
• July 11, 2018 - East Cambridge Planning Team Meeting
• July 31, 2018 -Joint CRA Planning Board Pre-Application Meeting
• August 1, 2018 - Public Open House on Concept Plan Amendment
• August 8, 2018 - CRA Board Meeting on the Ground Plan and Residential Update
• August 8, 2018 - CRA Board Meeting on the Ground Plan and Residential Update
• September 6, 2018 - Commercial Building B Schematic Design Review Book Submitted
• September 12, 2018 - CRA Design Committee and CDD Staff Public Realm Review
• October 2, 2018 - Joint CRA / CDD Planning Board Meeting
• October 17, 2018 - CRA Design Committee Presentation
• November 2, 2018 - IDCP Response to Comments Submitted
• November 14, 2018 - CRA Design Committee Presentation
• December 4, 2018 - Joint CRA / CDD Planning Board Meeting
• December 19, 2018 - CRA Design Review Committee Presentation
• January 7, 2019 - 2nd Commercial Building B Schematic Design Submitted
### PUBLIC BENEFITS: IDCP RELATED PUBLIC BENEFITS

**Transportation Mitigation**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cycle track design and construction</td>
<td>$20,900,000</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Street improvements</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Payments into KSTEP</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Addition of Blue Bike stations</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>685 new, covered, long-term bike parking spaces</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>122 new short-term bike parking spaces</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Wayfinding and transit screens</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>MBTA headhouse improvement</td>
<td></td>
<td>X</td>
<td></td>
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</tbody>
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**Open Space Enhancements**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>6th Street connector</td>
<td>$22,500,000</td>
</tr>
<tr>
<td>Broadway Park</td>
<td></td>
</tr>
<tr>
<td>E/W Connector</td>
<td></td>
</tr>
<tr>
<td>Binney Street Park</td>
<td></td>
</tr>
<tr>
<td>KSQ Plaza to Rooftop Garden connection</td>
<td></td>
</tr>
<tr>
<td>Sidewalk improvements</td>
<td></td>
</tr>
</tbody>
</table>

**Housing**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>20% Affordable Housing (80-85 units)</td>
<td>$58,600,000</td>
</tr>
<tr>
<td>5% Middle Income Housing (20-25 units)</td>
<td></td>
</tr>
<tr>
<td>20% Home Ownership</td>
<td></td>
</tr>
<tr>
<td>5% Three bedroom units</td>
<td></td>
</tr>
<tr>
<td>Contributions to Housing Fund</td>
<td></td>
</tr>
</tbody>
</table>

**Other**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>I&amp;I Projects</td>
<td>$98,000,000</td>
</tr>
<tr>
<td>LEED V4 Gold</td>
<td></td>
</tr>
<tr>
<td>255 Main Street Retail</td>
<td></td>
</tr>
<tr>
<td>Real Estate Taxes (Estimated @ 8%)</td>
<td></td>
</tr>
</tbody>
</table>

**Estimated Total Public Benefits**

$200,000,000
NET PUBLIC BENEFIT

- NEW VERTICAL CONNECTION FROM PLAZA TO GARDEN
- NEW 2ND LEVEL TERRACE OVERLOOKING PLAZA
- SIGNIFICANT GARDEN IMPROVEMENTS
  - PLANNING
  - PLANTING
  - PROGRAMMING
    - EXTENDED HOURS
    - ACTIVITIES
    - EVENTS/ART
  - LIGHTING
- TRELLIS UPGRADES
  - ART/LIGHTING
- PUBLIC RESTROOMS
- MBTA HEADHOUSE UPGRADES
- PUBLIC LOBBY IMPROVEMENTS
  - DOUBLE HEIGHT SPACE
  - WIFI/PROGRAMMING
  - UPGRADED DESIGN
- SIGNIFICANTLY IMPROVED RETAIL FRONTAGE ON PLAZA AND MAIN STREET
TOWER MASSING REFINEMENTS
REVISED BUILDING MASSING PLACEMENT
DECREASED FLOOR TO FLOOR HEIGHT ALLOWS FOR ADDITIONAL FLOOR

AREA SUBTRACTED FROM THE OLD MASSING

REVISED BUILDING MASSING PLACEMENT

325 MAIN

DESIGN REVIEW SUBMISSION  FEBRUARY 26, 2019

PICKARD CHILTON
REVISED BUILDING MASSING PLACEMENT

- Building pulls away from 5CC to refine 5CC/3CC connection
- Building pulls away from plaza to allow for light and air to plaza
- Refine 5CC/3CC gasket
- Building pulls away from Marriott to allow for light and air to rooftop garden
- Roof/potential tenant terraces
- Apertures created to articulate the massing and activate the exterior of the building
- Entry aperture to express double-height public lobby on Main Street
- Refine the 5CC/3CC gasket
- Horizontal band to mark the top of the building
- Reduce massing overlap to allow for light and air to rooftop garden
- 5CC/3CC gasket
- Refine connection to rooftop garden

NOVEMBER 02 2018

DECEMBER 04 2018
GROUNDPLANE / GARDEN CONNECTION
REFINEMENTS
EXISTING CONDITION
THIS AREA PENDING MBTA APPROVAL

VIEW FROM MAIN STREET LOOKING NORTHWEST - 02 OCTOBER 2018
VIEW FROM MAIN STREET LOOKING NORTHWEST

THIS AREA PENDING MBTA APPROVAL
VIEW FROM MAIN STREET LOOKING NORTHWEST

THIS AREA PENDING MBTA APPROVAL
KENDALL PLAZA TO ROOF GARDEN CONNECTOR
KENDALL PLAZA TO ROOF GARDEN CONNECTOR STUDIES

DECEMBER 04 2018
KENDALL PLAZA TO ROOF GARDEN CONNECTOR

GREEN ROOF
325 MAIN

NEW ELEVATOR + GREEN ROOF

NEW ELEVATOR + OCCUPIED ROOF

LEMON BROOKE

PICKARD CHILTON
THIS AREA PENDING MBTA APPROVAL