MEETING PARTICIPATION

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

• VIA EMAIL
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• 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

1. Article 14 MXD Zoning - December 2015
2. KSURP Amendment 10 - December 2015
3. Approved 145 Broadway Schematic Design - February 2017
4. Infill Development Concept Plan - February 2017
5. Amended Infill Development Concept Plan - January 2019
6. Approved 325 Main Street Schematic Design - March 2019
7. Eversource Purchases Fulkerson Property - January 2017
8. Eversource Discusses Substation Need - May 2019
9. Search for Solutions - July 2019

Next Steps - April 2020
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
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
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
135 Fulkerson – ML# 32-52

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

- Elementary School
- Public Park
- Residential neighborhood
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

- Significant dog play area
- Grand Junction multi-use path
- Designed by Stoss Landscape Architecture
- Construction anticipated in 2021
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
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
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)
NORTH PARCEL – BLUE GARAGE SITE
Existing Condition

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

- All parking underground
Eversource Proposal

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

**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.
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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