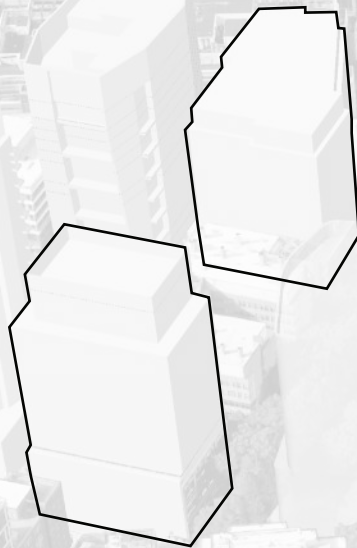




MXD
CAMBRIDGE, MA

INFILL DEVELOPMENT CONCEPT PLAN

**AMENDMENT 3 CONFORMING DOCUMENT
VOLUME II GRAPHICS**

SEP 2025

LIST OF FIGURES

1. Introduction

Figure 1.1	Site Location	Figure 1.7K	Phase 4 Alternative Commercial Building D East Elevation Plan
Figure 1.2	Site Context	Figure 1.7L	Phase 4 Alternative Commercial Building D North Elevation Plan
Figure 1.3	250 Binny Existing Conditions Key Plan and Images	Figure 1.7M	Phase 4 Alternative Commercial Building D West Elevation Plan
Figure 1.4A	105 Broadway Existing Conditions Key Plan and Images	Figure 1.8A	Phase 4 Alternative Commercial Building E Perspective View From Broadway Looking West
Figure 1.4B	Phase 4 Alternative Site Analysis	Figure 1.8B	Phase 4 Alternative Commercial Building E Massing
Figure 1.5	Phase 4 Alternative Proposed Buildings Concept Massing	Figure 1.8C	Phase 4 Alternative Commercial Building E Ground Floor Plan
Figure 1.6A	Phase 4 Alternative Massing Key View Plan	Figure 1.8D	Phase 4 Alternative Commercial Building E Typical Lower Level Floor Plan
Figure 1.6B	Phase 4 Alternative Massing View: Harvard Bridge Looking North Towards Kendall Square	Figure 1.8E	Phase 4 Alternative Commercial Building E Typical Upper Level Floor Plan
Figure 1.6C	Phase 4 Alternative Massing View: I-93 Looking South Towards Kendall Square	Figure 1.8F	Phase 4 Alternative Commercial Building E Basement Level 1 Floor Plan
Figure 1.6D	Phase 4 Alternative Massing View: Views on Broadway and Binney Street	Figure 1.8G	Phase 4 Alternative Commercial Building E Typical Basement Levels 2 - 8 Floor Plan
Figure 1.6E	Phase 4 Alternative Massing View: Views from Fulkerson St	Figure 1.8H-I	Phase 4 Alternative Commercial Building E Section Plan
Figure 1.7A	Phase 4 Alternative Commercial Building D Perspective View From Binney Street Looking West	Figure 1.8J	Phase 4 Alternative Commercial Building E South Elevation Plan
Figure 1.7B	Phase 4 Alternative Commercial Building D Massing	Figure 1.8K	Phase 4 Alternative Commercial Building E East Elevation Plan
Figure 1.7C	Phase 4 Alternative Commercial Building D Ground Floor Plan	Figure 1.8L	Phase 4 Alternative Commercial Building E North Elevation Plan
Figure 1.7D	Phase 4 Alternative Commercial Building D Typical Lower Level Floor Plan	Figure 1.8M	Phase 4 Alternative Commercial Building E West Elevation Plan
Figure 1.7E	Phase 4 Alternative Commercial Building D Typical Upper Level Floor Plan		
Figure 1.7F	Phase 4 Alternative Commercial Building D Basement Level 1 Floor Plan		
Figure 1.7G	Phase 4 Alternative Commercial Building D Typical Basement Levels 2 - 8 Floor Plan		
Figure 1.7H-I	Phase 4 Alternative Commercial Building D Section Plan		
Figure 1.7J	Phase 4 Alternative Commercial Building D South Elevation Plan		

LIST OF FIGURES

3. Open Space Plan

Figure 3.1	Public Realm: Project Related Open space and Other Open Space Opportunities within MXD District
Figure 3.2	Parcel 2 Open Space Phasing Plan
Figure 3.3	Parcel 2 Open Space Plan
Figure 3.4	Parcel 2 Open Space Illustrative Plan
Figure 3.5A	Commercial Building E Street Section: Broadway
Figure 3.5B	Commercial Building E Street Section: Sixth Street Connector
Figure 3.5C	Commercial Building E Street Section: East Plaza Drive
Figure 3.6	Existing Tree Identification and Species Type, and Condition Assessment
Figure 3.7	Existing Significant Trees (6" DBH+)
Figure 3.8	Proposed and Protected Trees

4. Retail Plan

Figure 4.1	Future Retail and Active Use Plan
------------	-----------------------------------

5. Transportation

Figure 5.1	Proposed Site Plan
Figure 5.2A	Proposed Long-Term Bike Parking
Figure 5.2B	Proposed Short-Term Bike Parking
Figure 5.3	Off Street Parking

6. Infrastructure

Figure 6.1	Existing Stormwater and Sewer Infrastructure
Figure 6.2	Existing Water Infrastructure
Figure 6.3	Proposed Stormwater Management Plan
Figure 6.4	Flooding From 100-Year Storm Surge Event Propagation Through Drainage System

7. Environment Impacts

Figure 7.1	Pedestrian Wind Comfort Conditions (Summer)
Figure 7.2	Pedestrian Wind Comfort Conditions (Winter)
Figure 7.3	Pedestrian Wind Safety Conditions (Annual)
Figure 7.4	Shadow Study Equinox March 21 & September 21 (EST)
Figure 7.5	Shadow Study Summer Solstice June 21 (EST)
Figure 7.6	Shadow Study Winter Solstice December 21 (EST)
Figure 7.7	Noise Monitoring and Receptor Locations

8. Sustainability Plan

Figure 8.1	Green Factor Cool Score Site Plan Areas
Figure 8.2	Green Factor Cool Score Terrace and Roof Plan Areas
Figure 8.3	Green Factor Cool Score Calculations

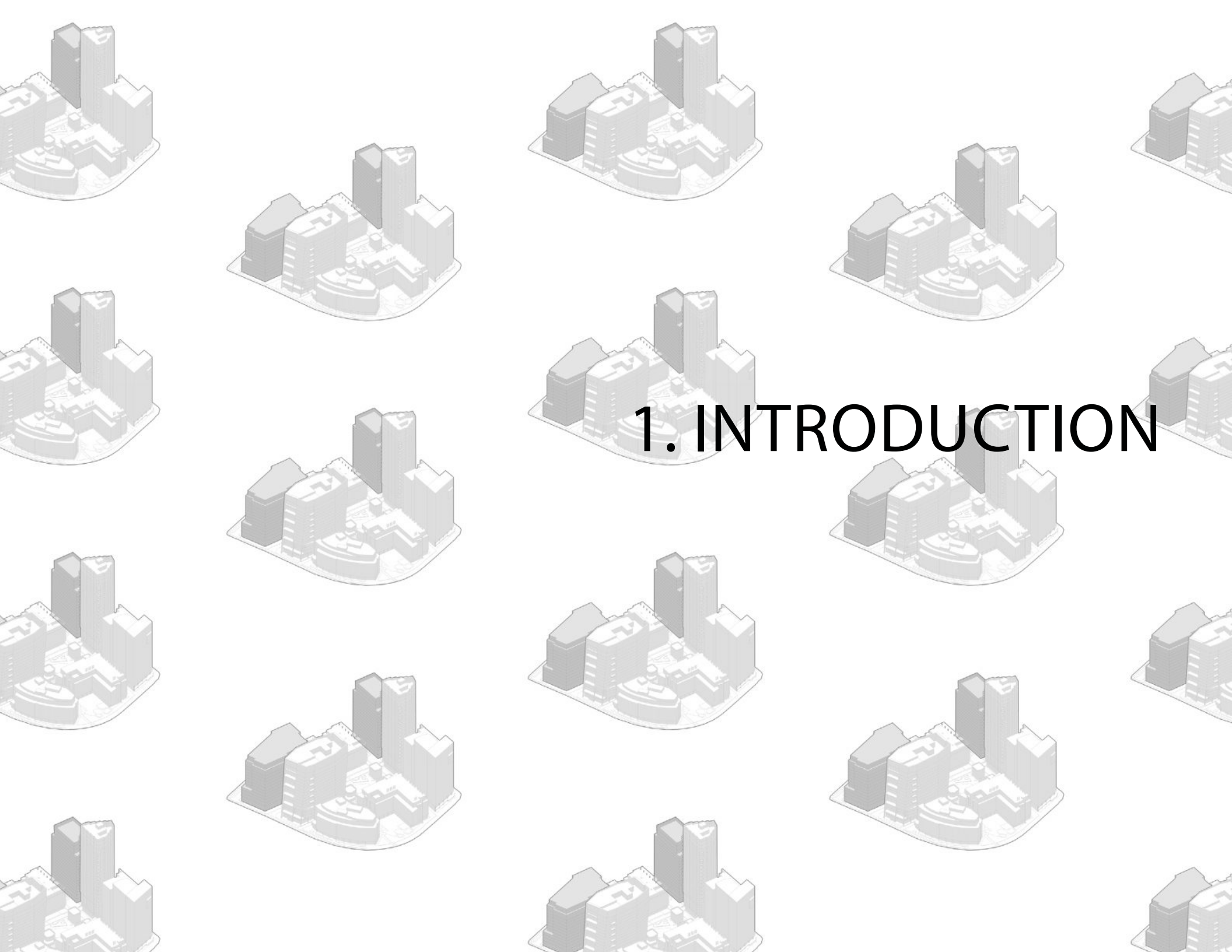
9. Phasing Plan

Figure 9.1	Phase 1 Project Phasing Graph & Key Map
Figure 9.2	Phase 2 Project Phasing Graph & Key Map
Figure 9.3	Phase 3 Project Phasing Graph & Key Map
Figure 9.4	Phase 4 Alternative Project Phasing Graph & Key Map

LIST OF FIGURES

10. Design Guidelines

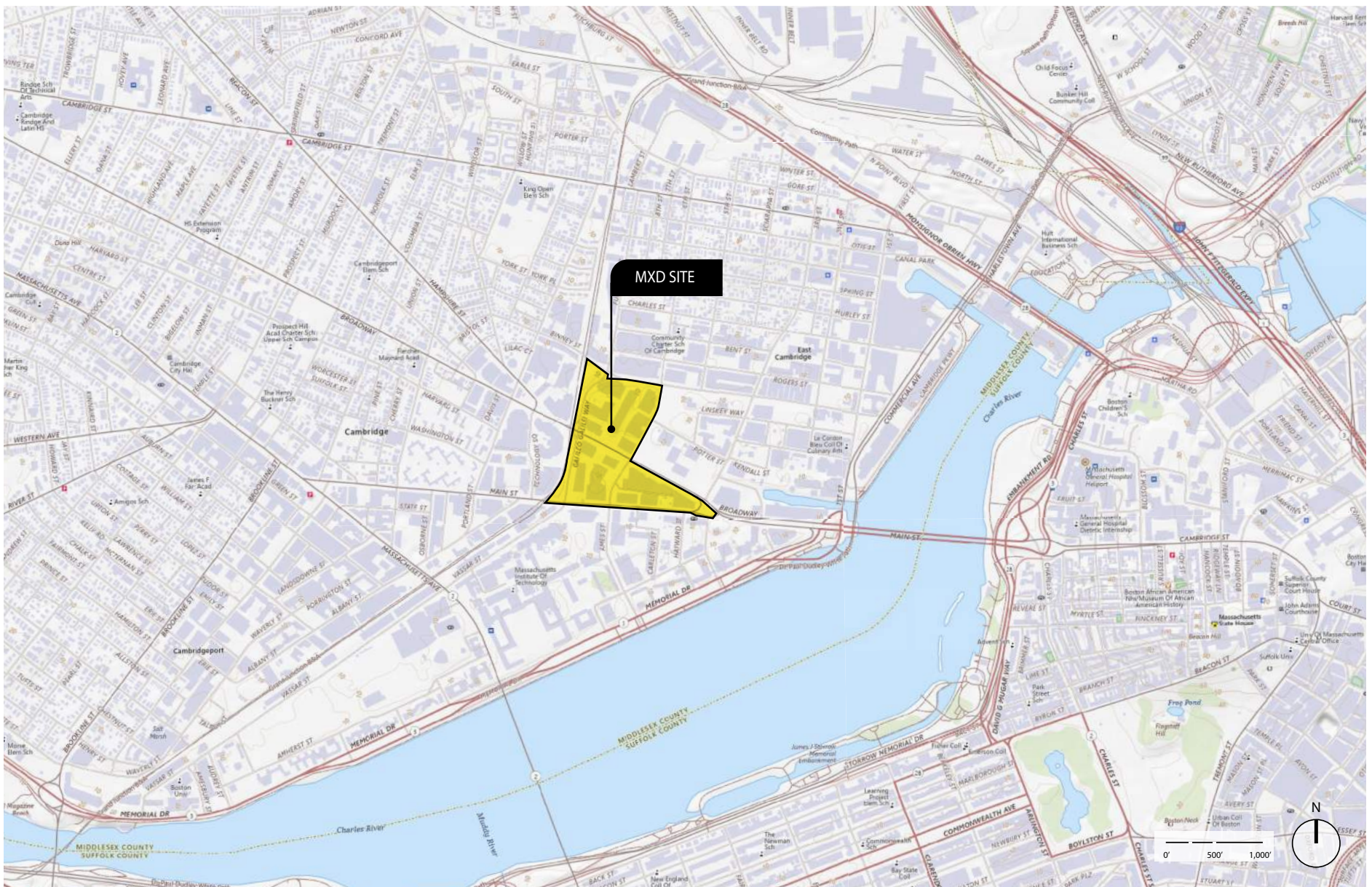
Figure 10.1	Phase 4 Alternative Key Map
Figure 10.2	Phase 4 Alternative Commercial Building D Site Plan and Section
Figure 10.3	Phase 4 Alternative Commercial Building D Variations
Figure 10.4	Phase 4 Alternative Commercial Building D
Figure 10.5	Phase 4 Alternative Commercial Building E Site Plan and Section
Figure 10.6	Phase 4 Alternative Commercial Building E Variations
Figure 10.7	Phase 4 Alternative Commercial Building E
Figure 10.8	Updated Massing - Current Enclosure
Figure 10.9	VOIDS Visualized - Spacings Between 145-121-105 Broadway
Figure 10.10	Site Section 01 - Void Space Conditions
Figure 10.11	Site Section 02 - Void Space Conditions
Figure 10.12	Site Section 03 - Void Space Conditions
Figure 10.13	Site Section 04 - Void Space Conditions
Figure 10.14	Ground Level Plan
Figure 10.15	Ground Level Plan - Parallel Retail Frontage
Figure 10.16	Updated Massing - Typical Lab Level Plan
Figure 10.17	Project Rendering - Broadway Looking West
Figure 10.18	Project Rendering - Ames Street Looking North
Figure 10.19	Project Rendering - Broadway Looking East
Figure 10.20	Project Rendering - View From Central Plaza
Figure 10.21	Shadow Impact

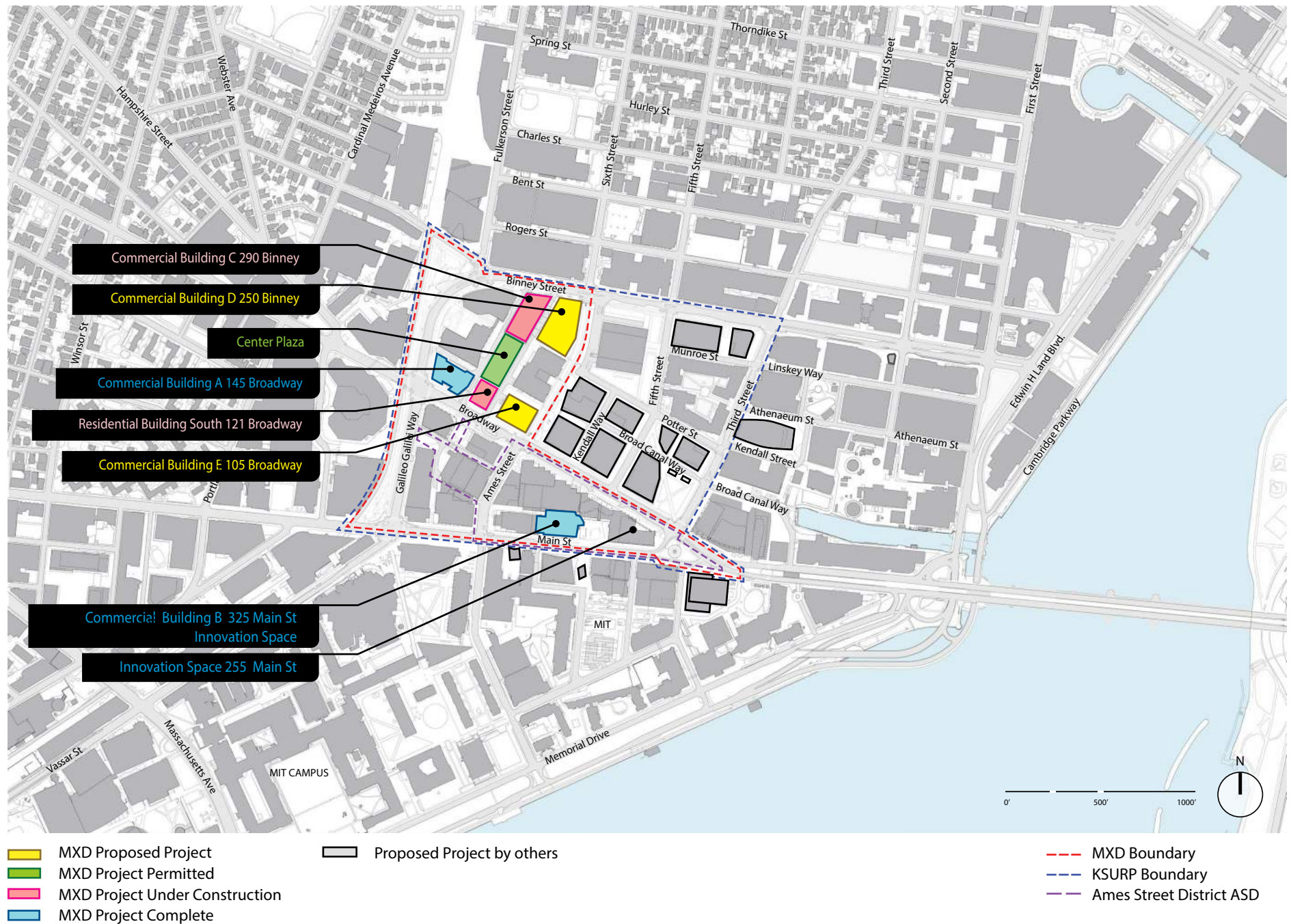
The background of the slide features a repeating pattern of isometric illustrations of a city block. Each illustration shows a cluster of buildings, including a prominent tall skyscraper, smaller commercial buildings, and a curved structure that could be a parking garage or a modern building facade. The buildings are rendered in a light gray color with black outlines, set against a white background.

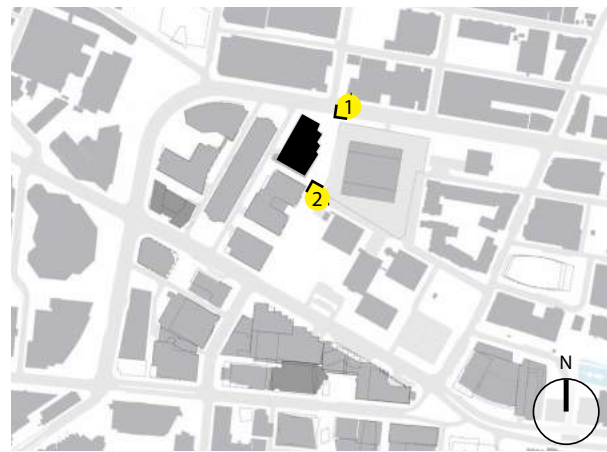
1. INTRODUCTION

SITE LOCATION

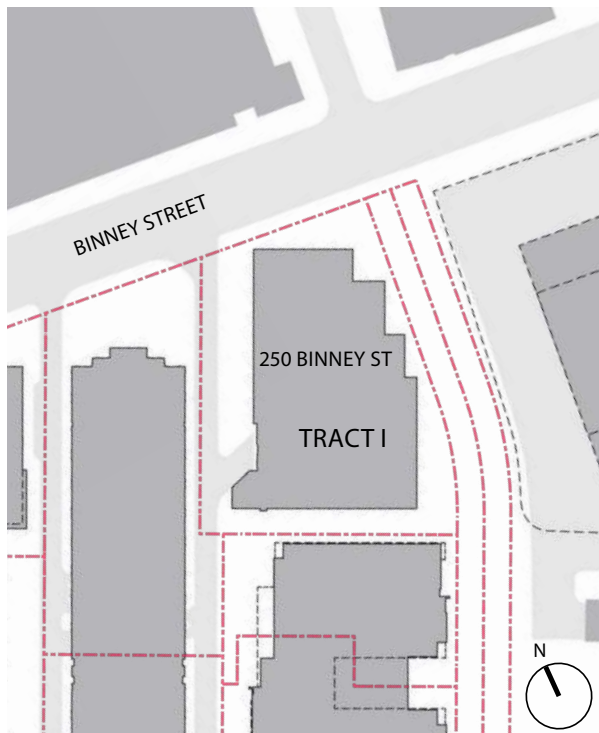
FIGURE 1.1





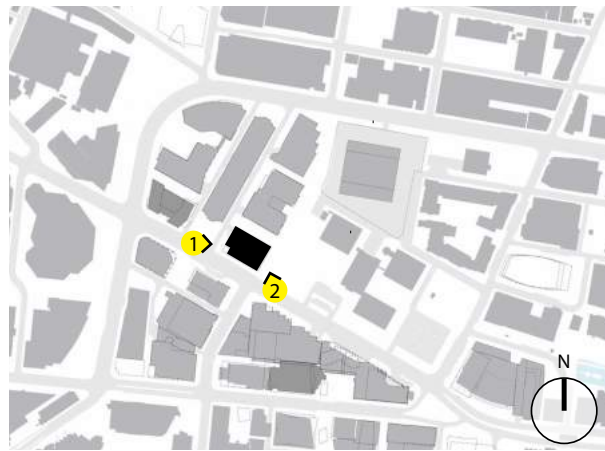


KEY PLAN

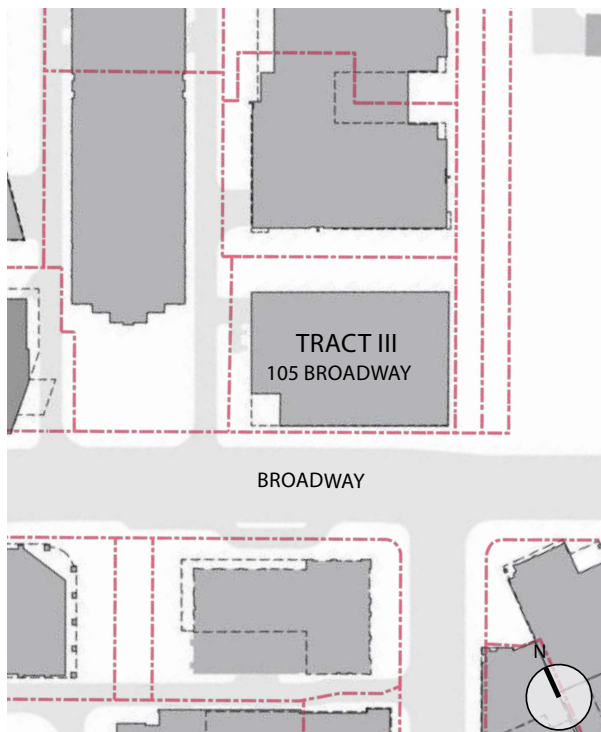


PARCEL BOUNDARY



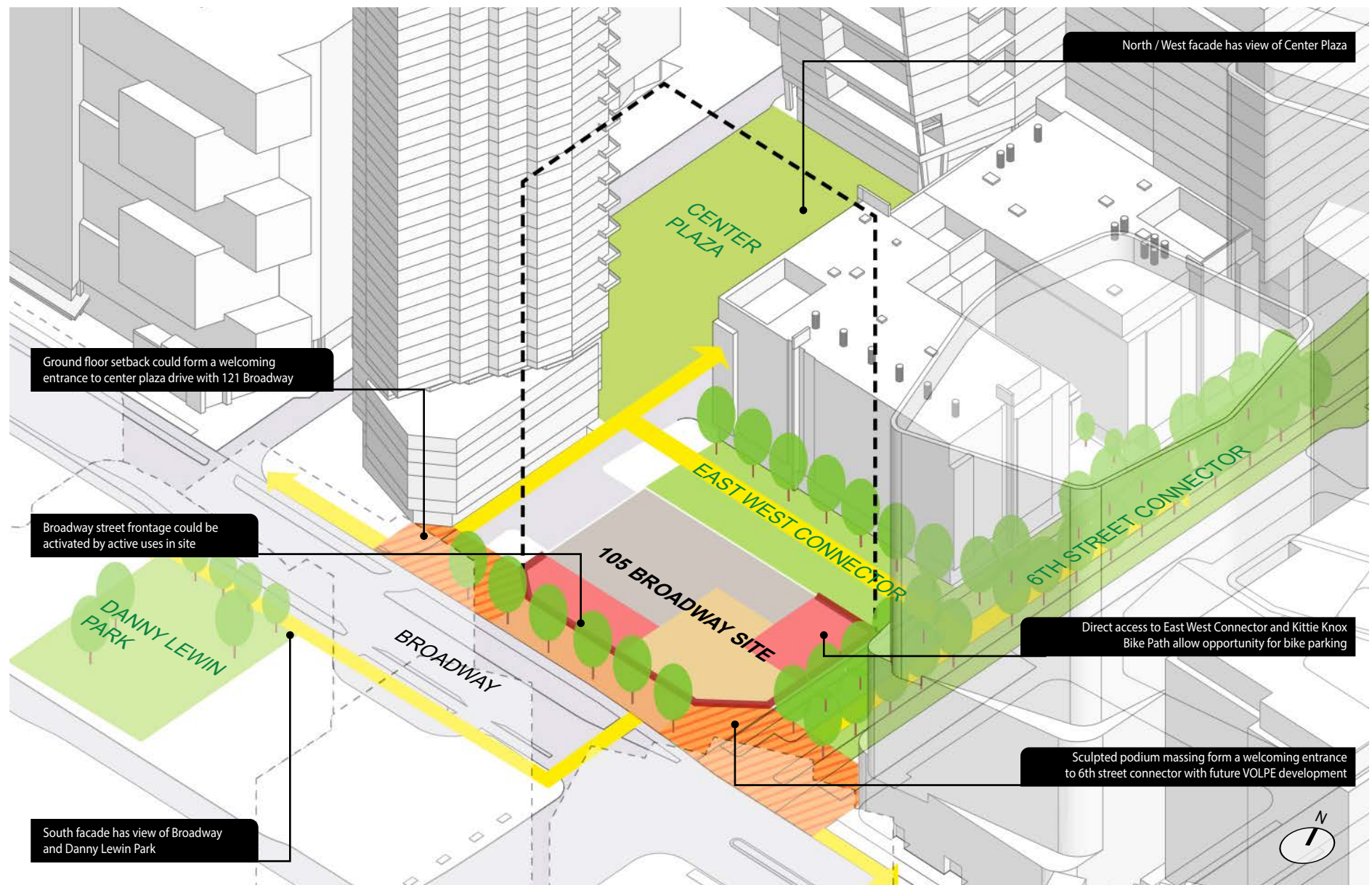


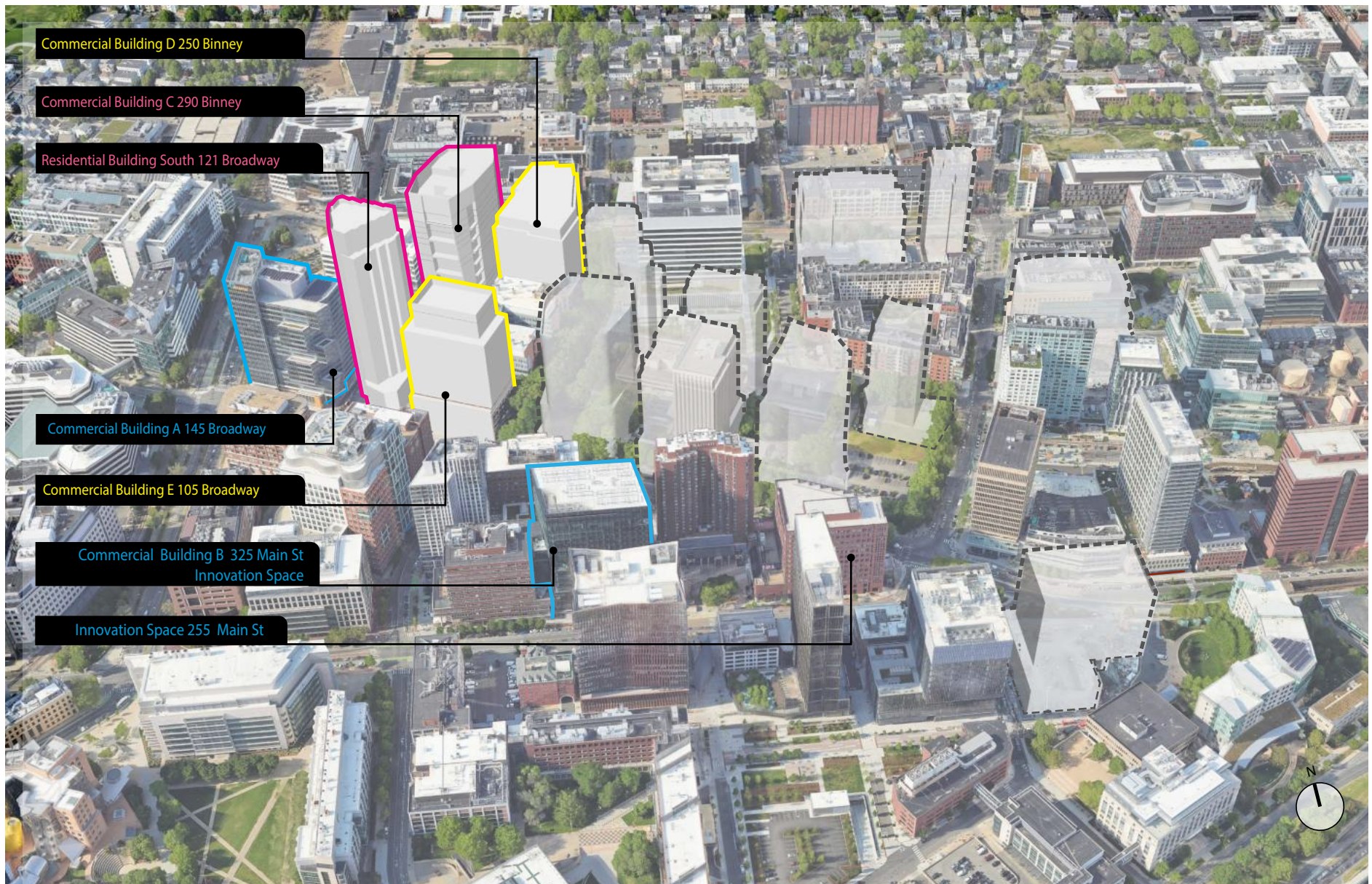
KEY PLAN



PARCEL BOUNDARY







- ▬ MXD Proposed Project
- ▬ MXD Project Under Construction
- ▬ MXD Project Complete

Proposed Project by Others

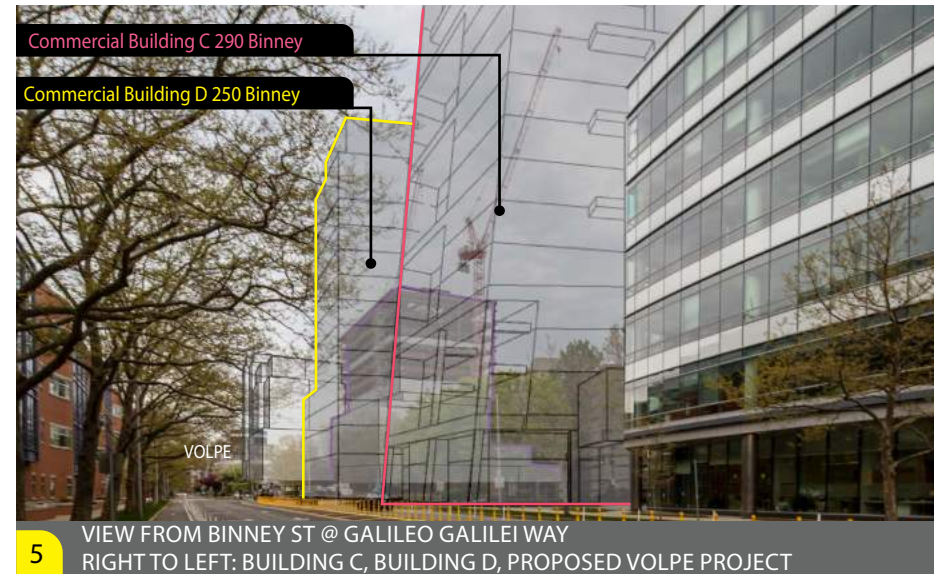




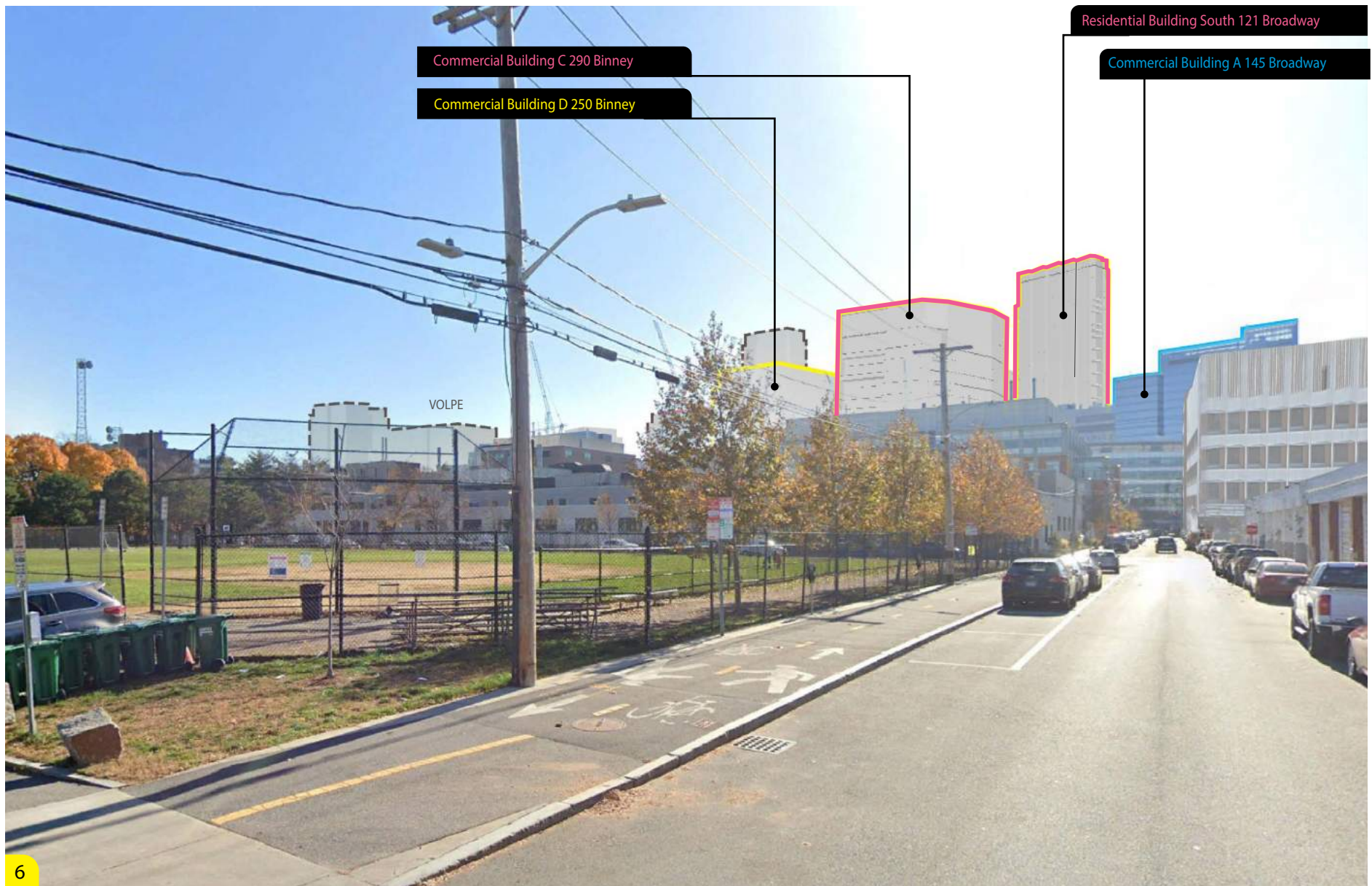
- 1
- █ MXD Proposed Project
 - █ MXD Project Under Construction
 - █ MXD Project Complete
 - Proposed Project by Others



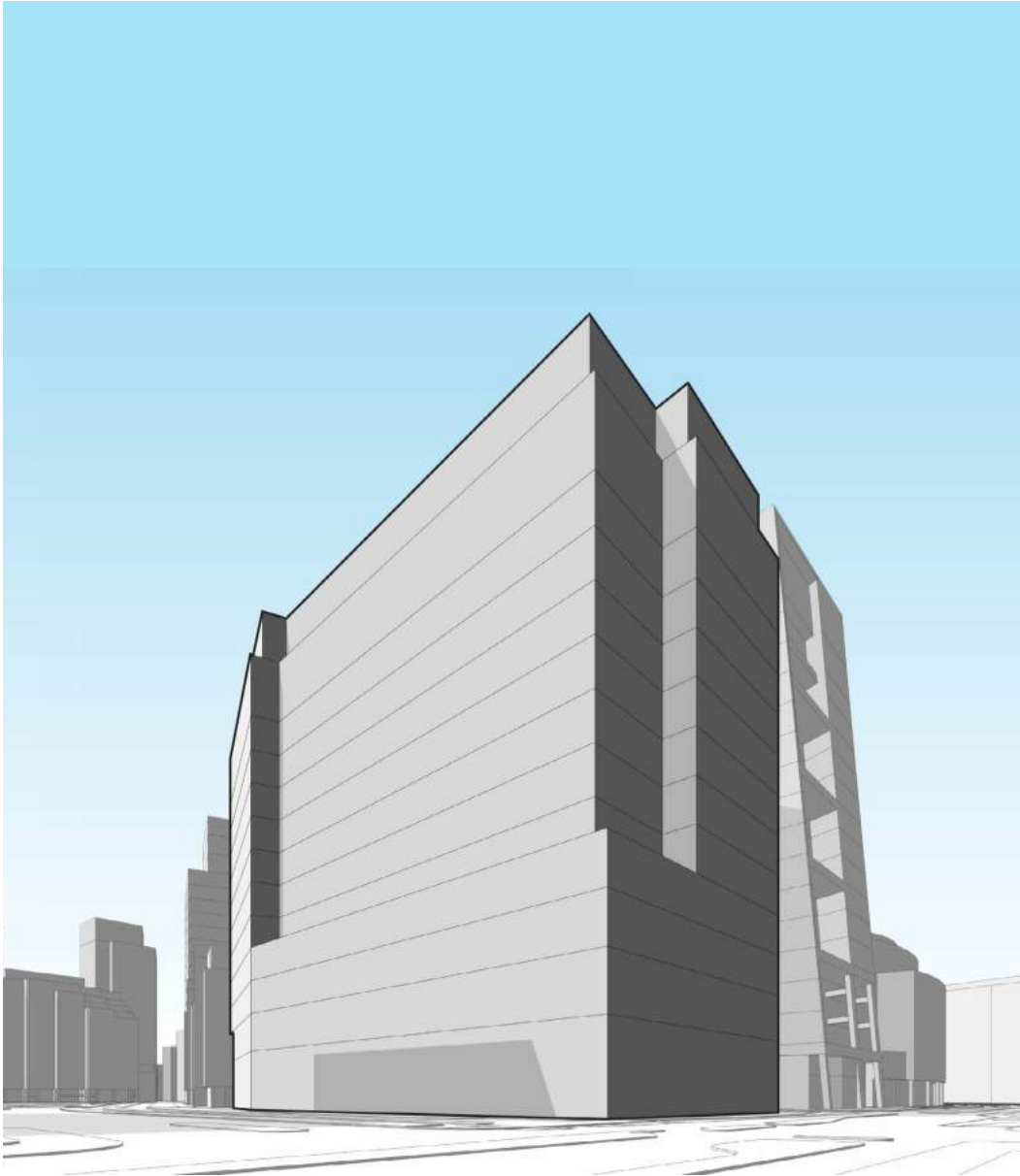
- MXD Proposed Project
- MXD Project Under Construction
- MXD Project Complete
- Proposed Project by Others



- MXD Proposed Project
- MXD Project Under Construction
- MXD Project Complete
- Proposed Project by Others

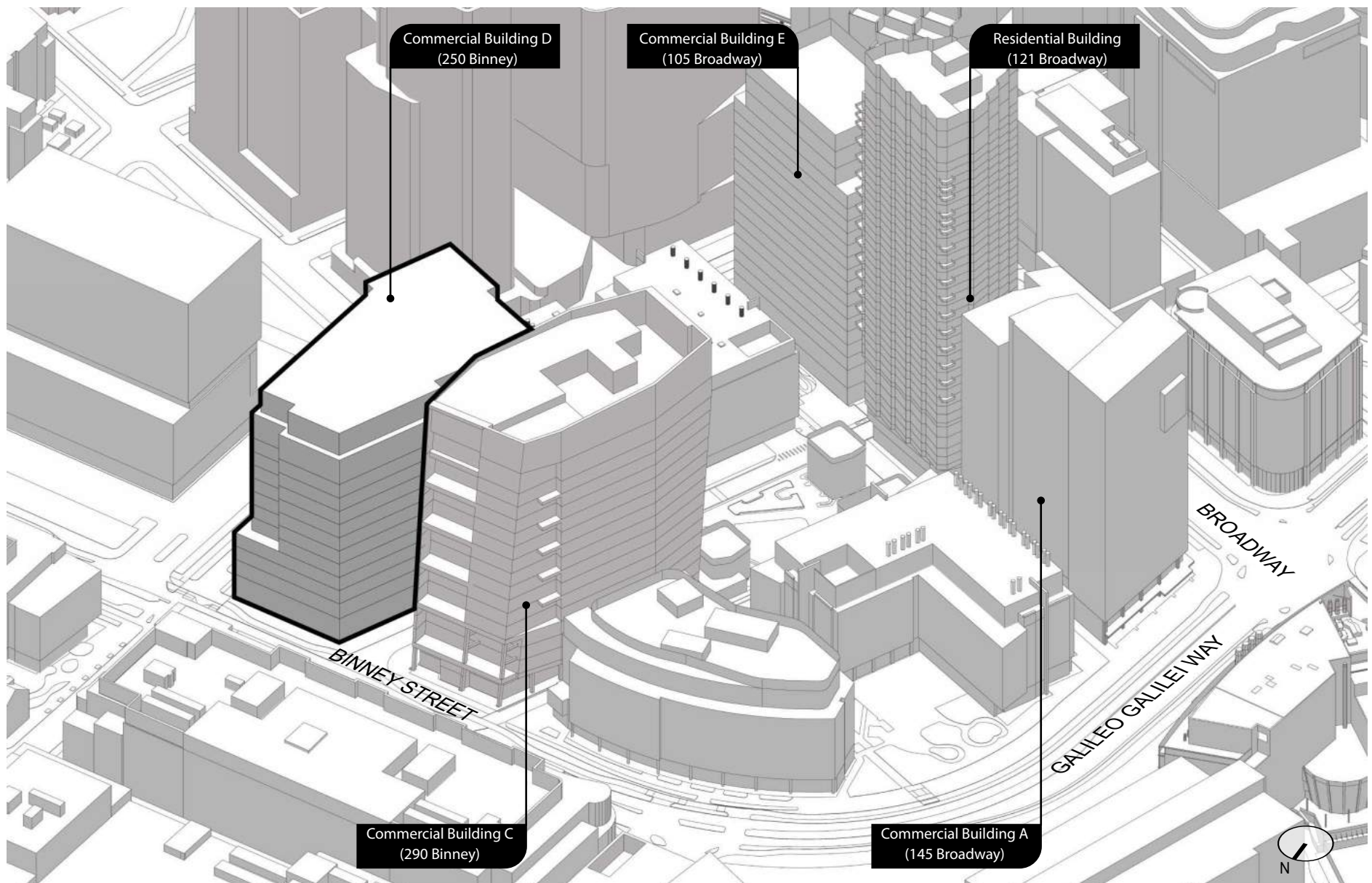


- ▬ MXD Proposed Project
- ▬ MXD Project Under Construction
- ▬ MXD Project Complete
- Proposed Project by Others



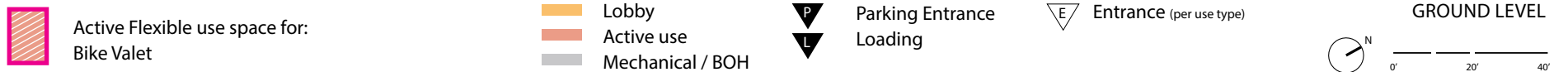
PERSPECTIVE VIEW FROM BINNEY STREET LOOKING WEST





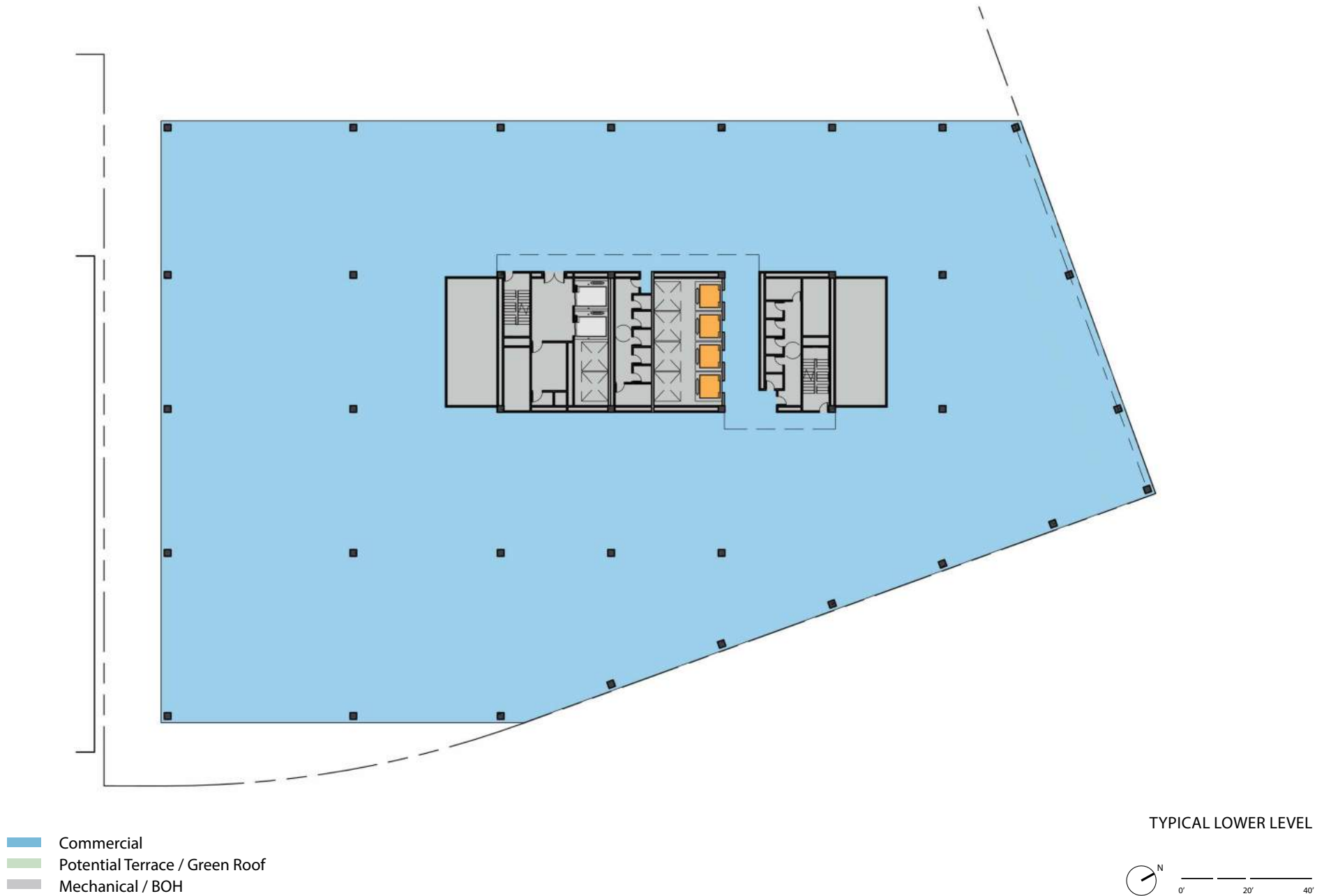
PHASE 4 ALTERNATIVE COMMERCIAL BUILDING D GROUND FLOOR PLAN
(UNCHANGED FROM PHASE 4 BASELINE)

FIGURE 1.7C



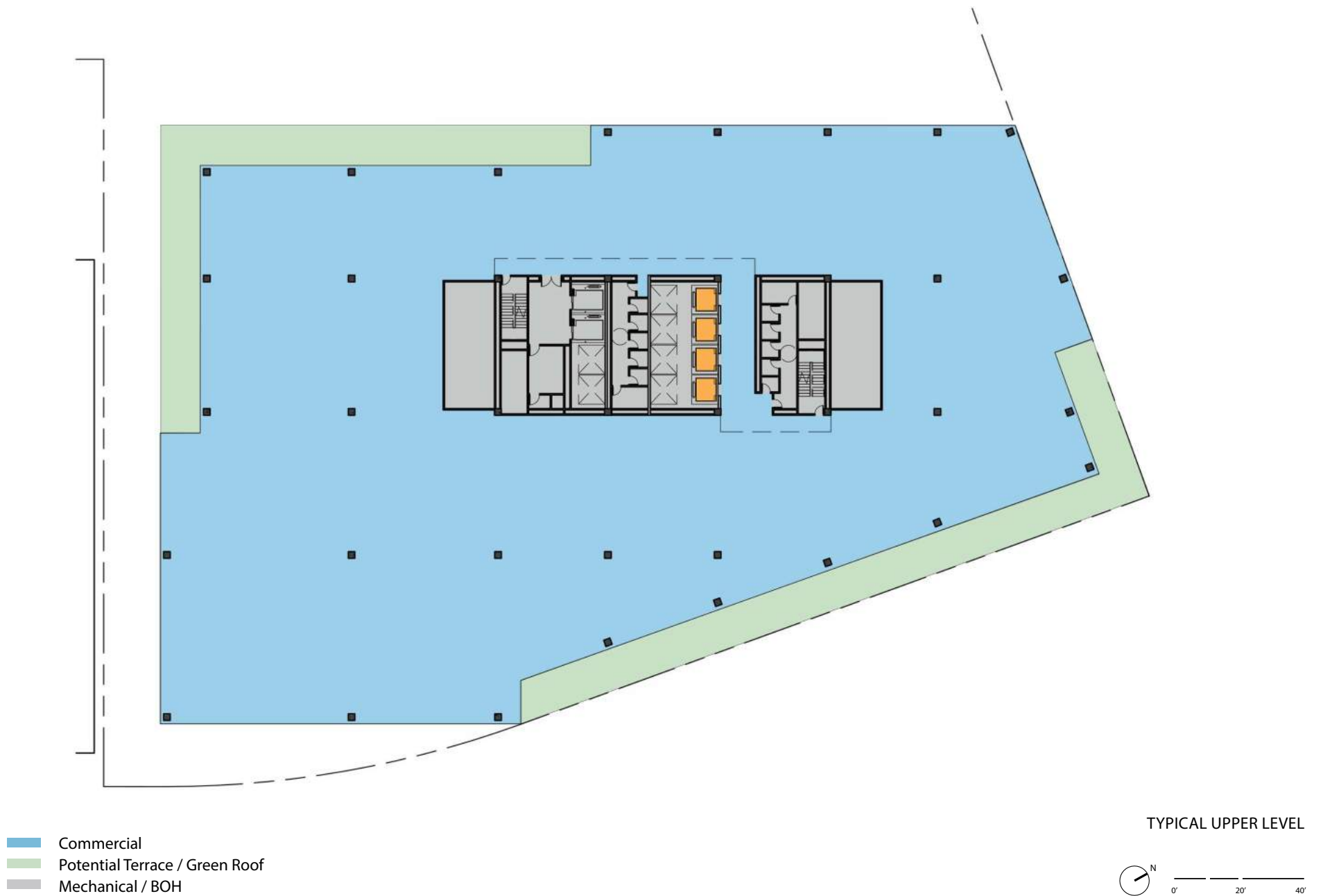
PHASE 4 ALTERNATIVE COMMERCIAL BUILDING D TYPICAL LOWER LEVEL FLOOR PLAN
(UNCHANGED FROM PHASE 4 BASELINE)

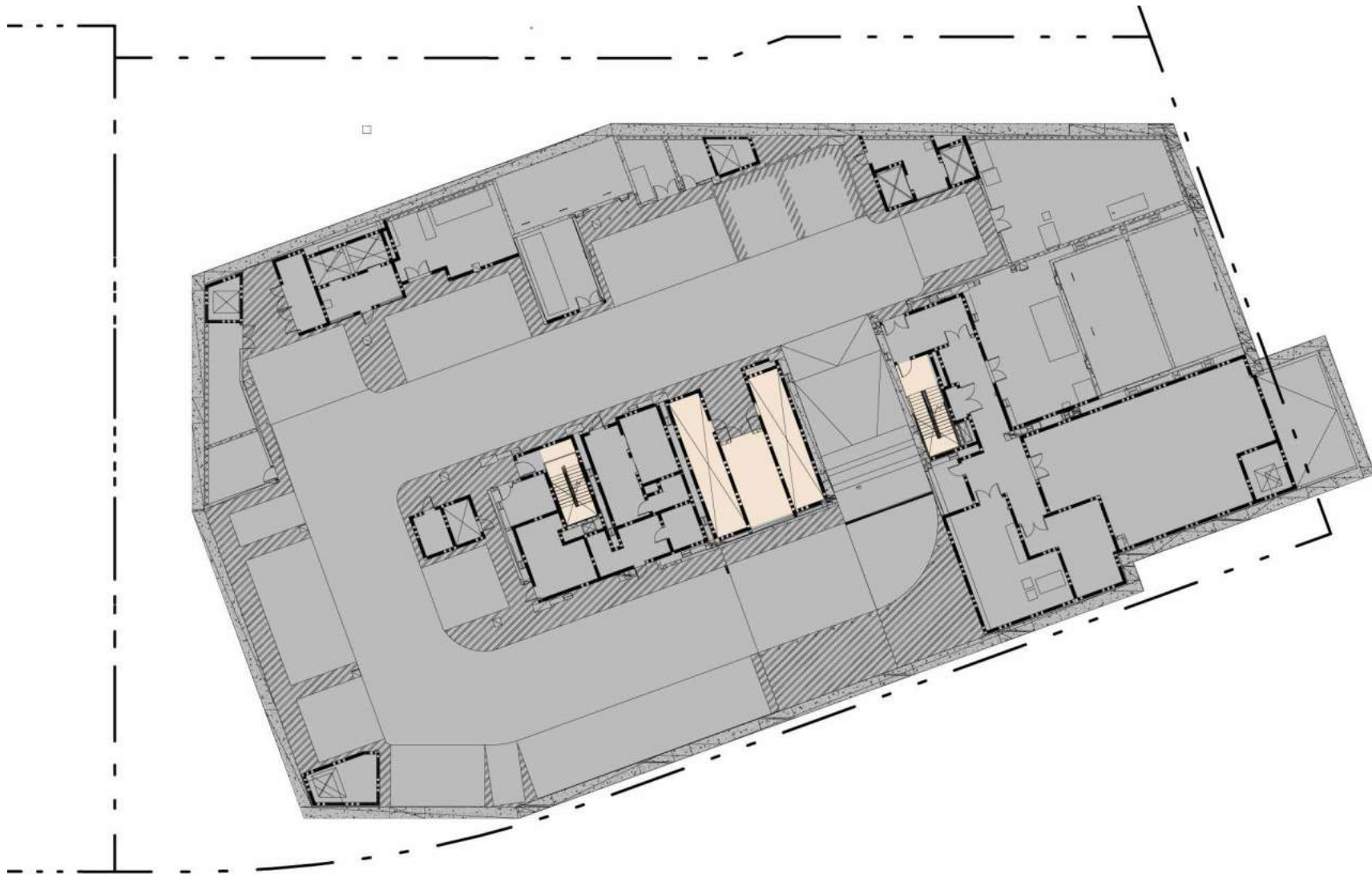
FIGURE 1.7D



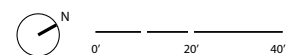
PHASE 4 ALTERNATIVE COMMERCIAL BUILDING D TYPICAL UPPER LEVEL FLOOR PLAN
(UNCHANGED FROM PHASE 4 BASELINE)

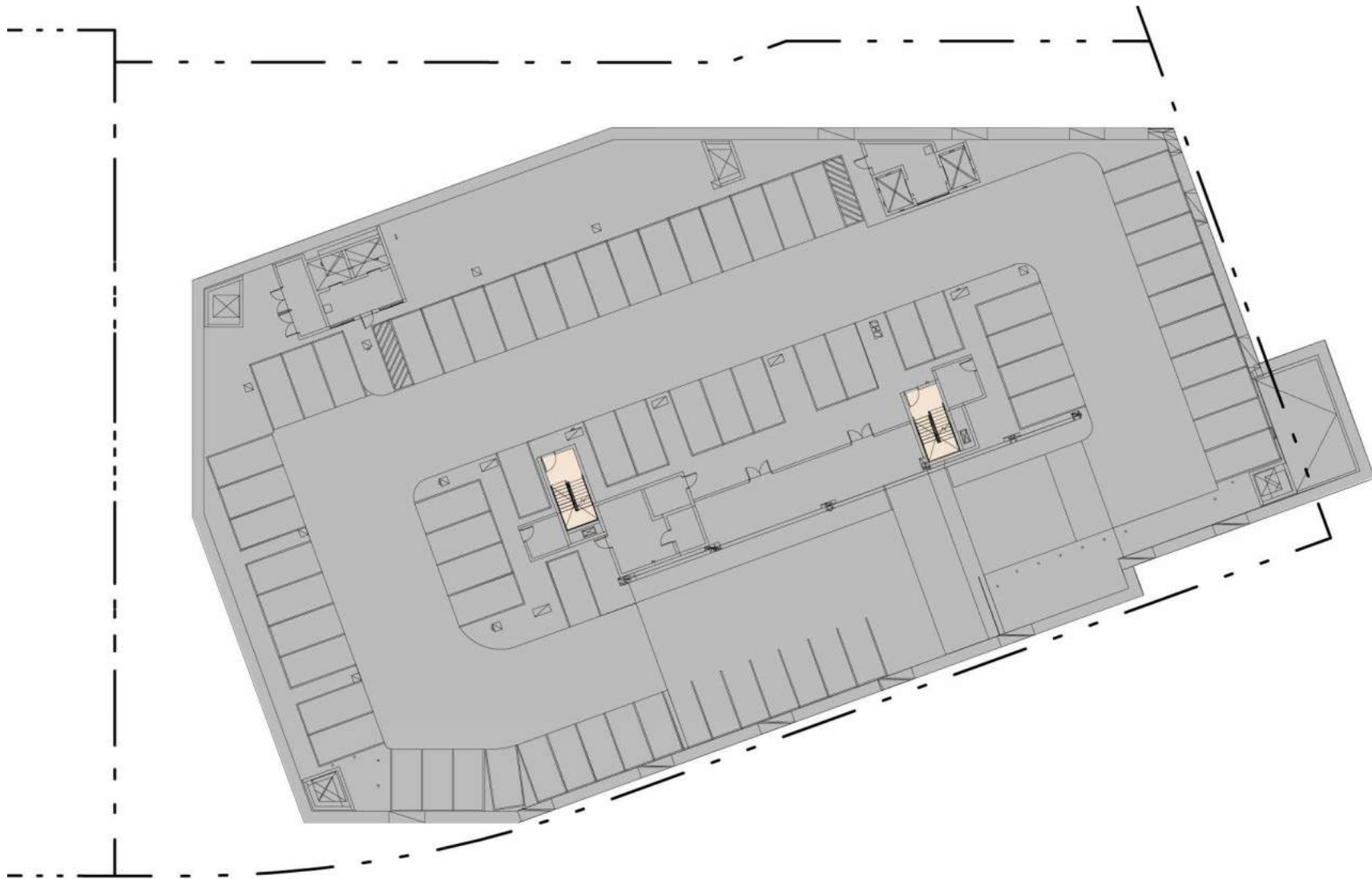
FIGURE 1.7E



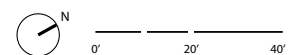


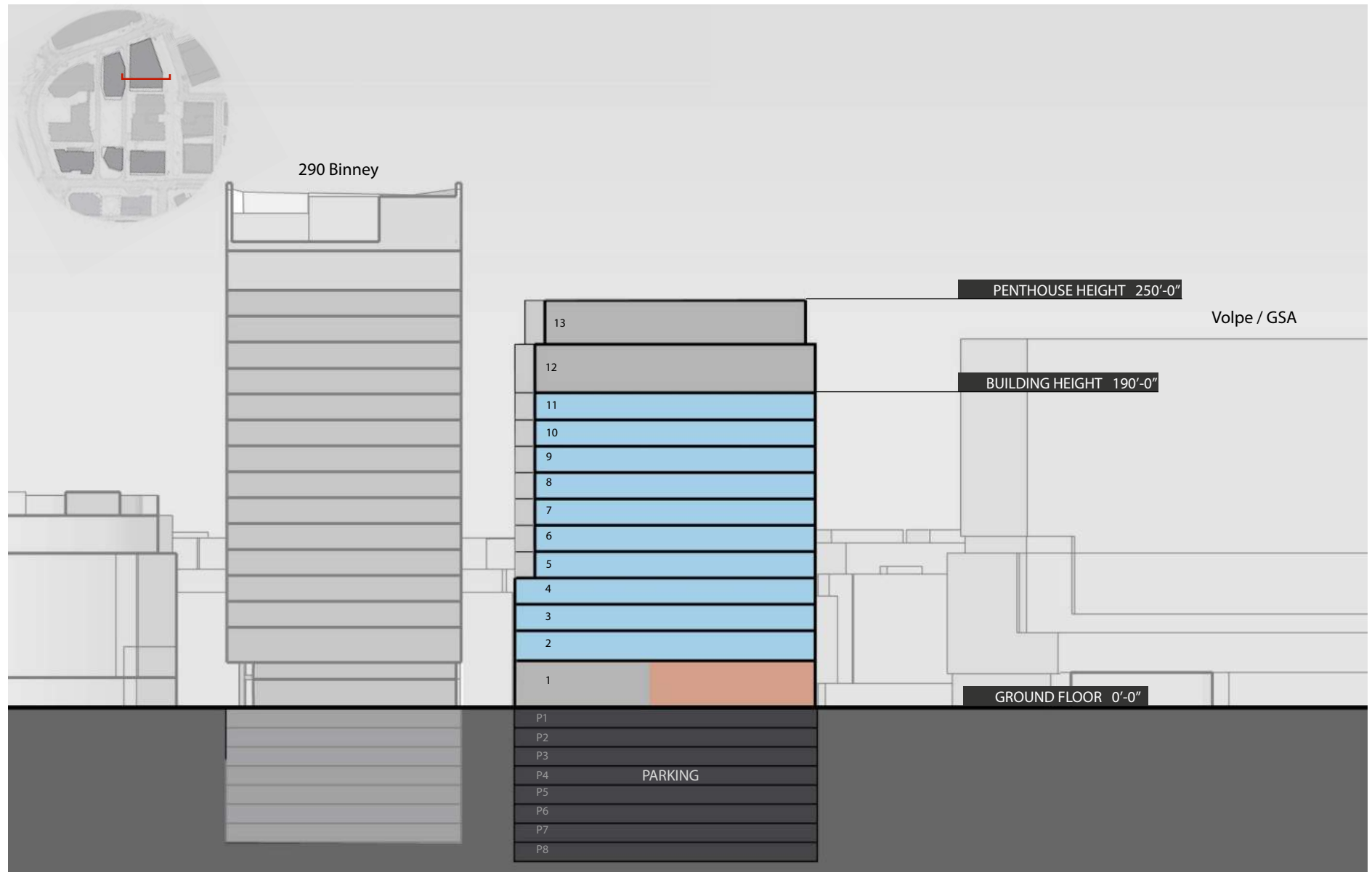
LEVEL B1





TYPICAL LEVELS B2-B8

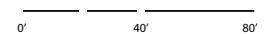


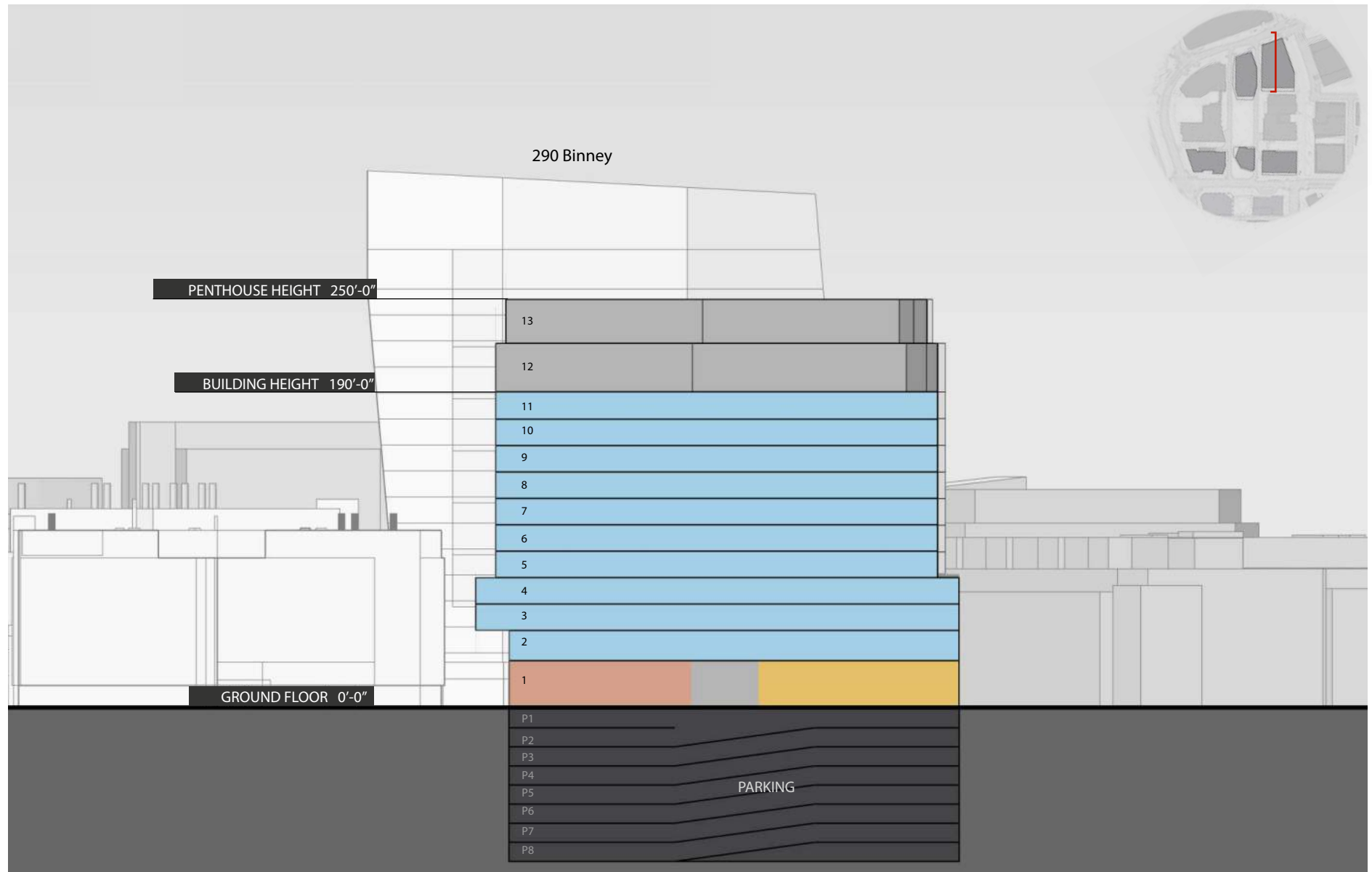


- Lobby
- Commercial
- Active use
- Mechanical / BOH

Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

SECTION A-A'



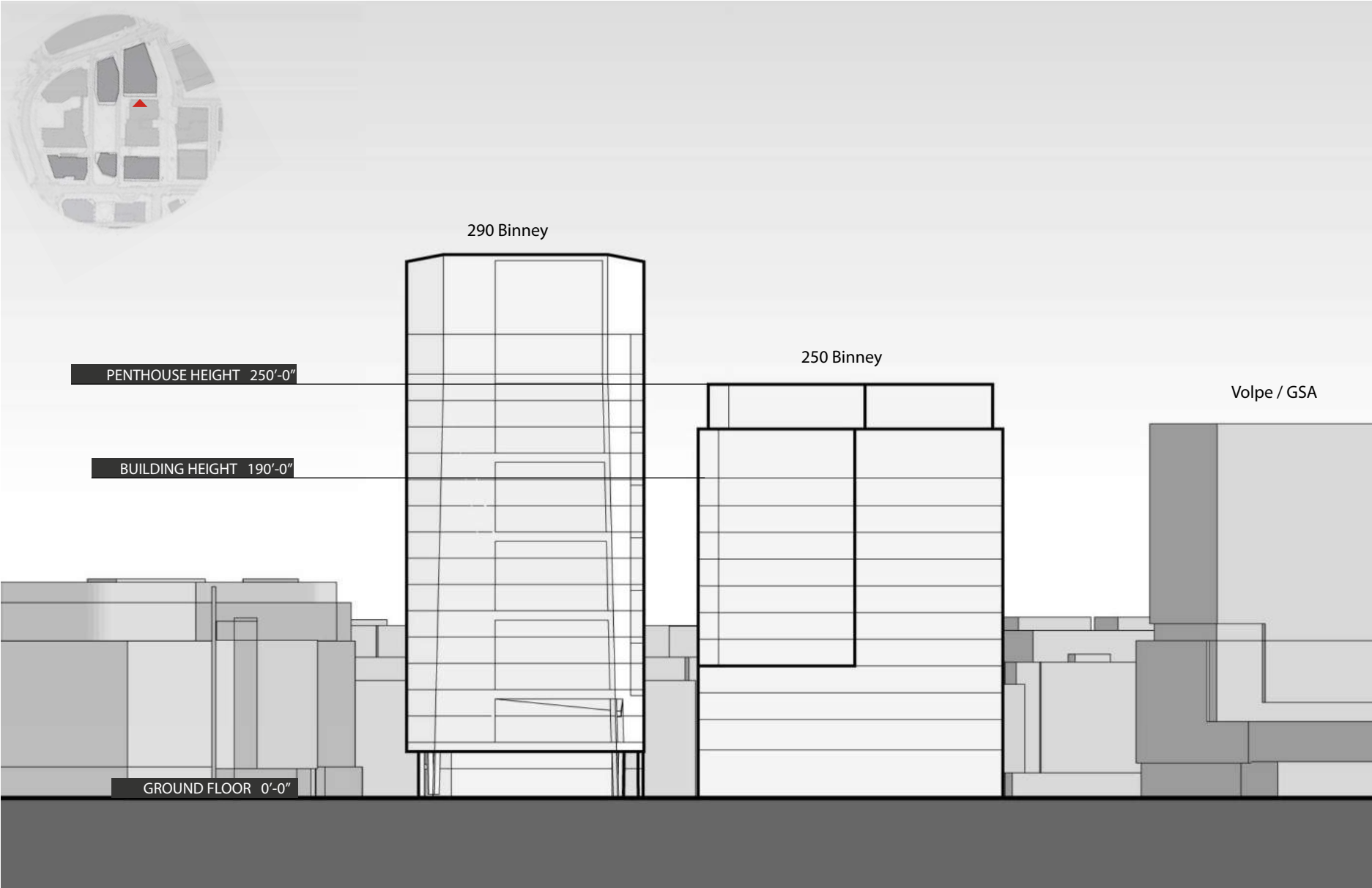


- Lobby
- Commercial
- Active use
- Mechanical / BOH

Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

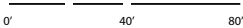
SECTION B-B'

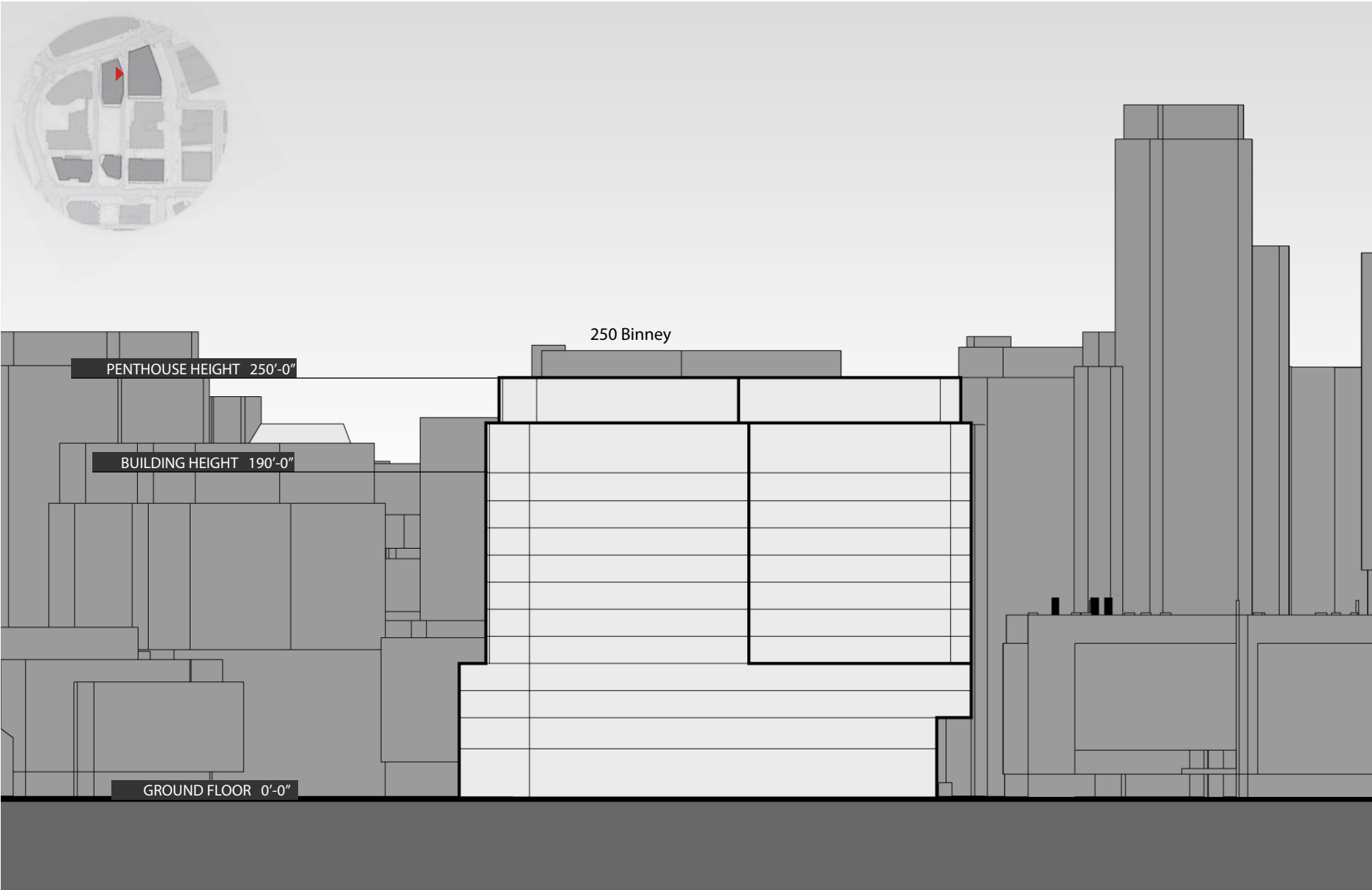
0' 40' 80'



Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

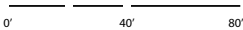
SOUTH ELEVATION

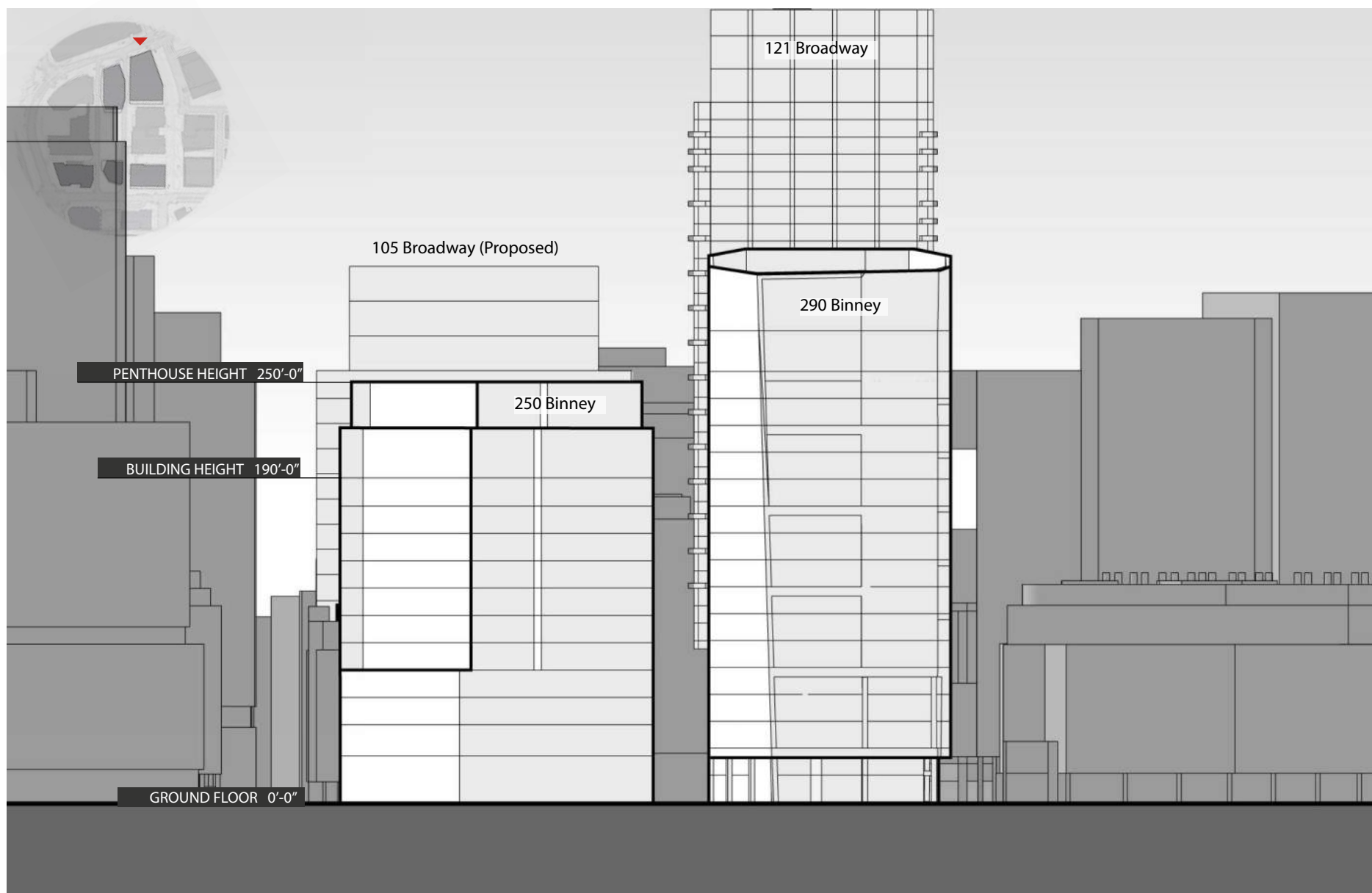




Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

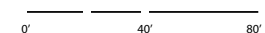
EAST ELEVATION

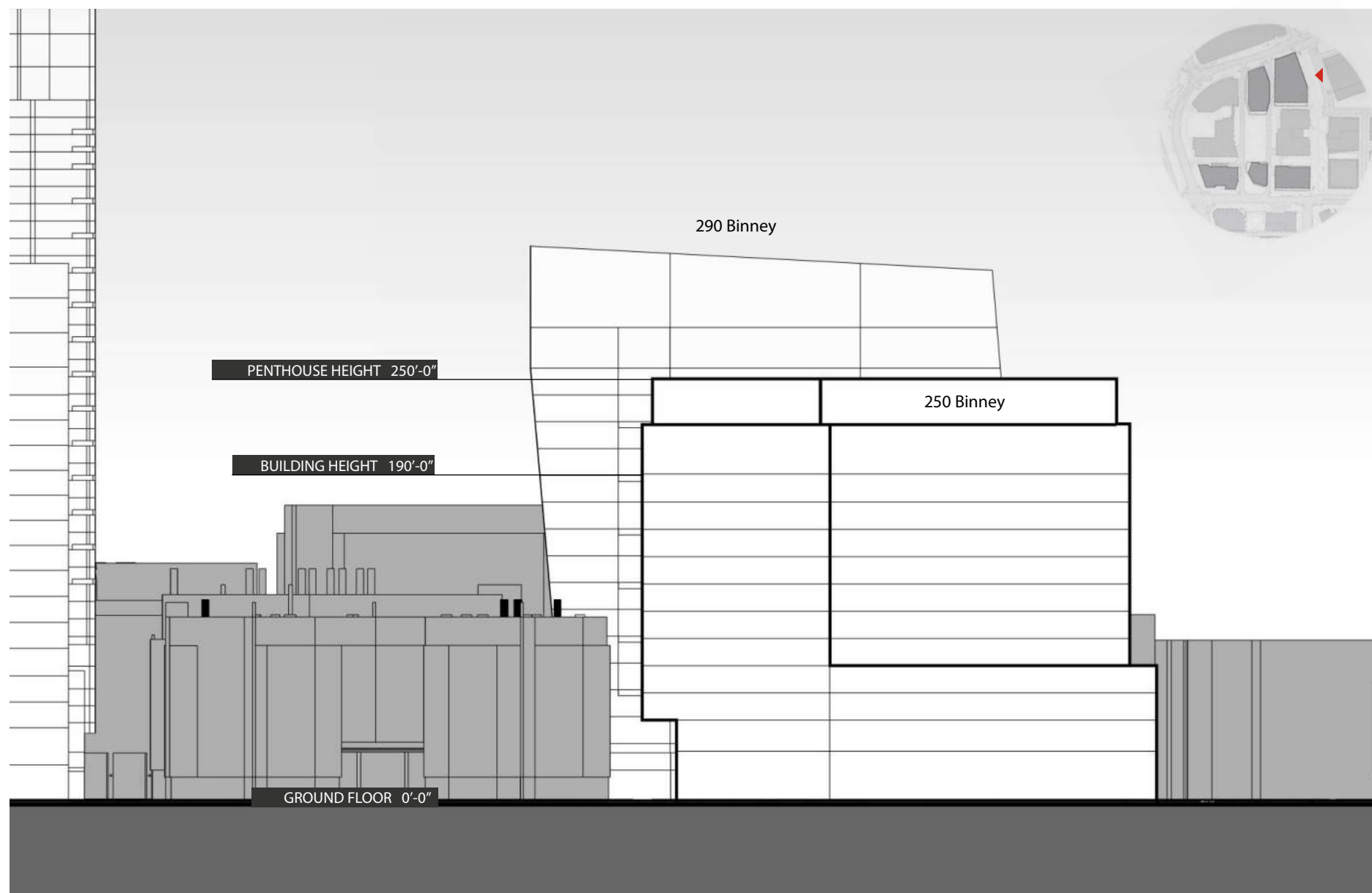




Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

NORTH ELEVATION





Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (N/A) per zoning requirements.

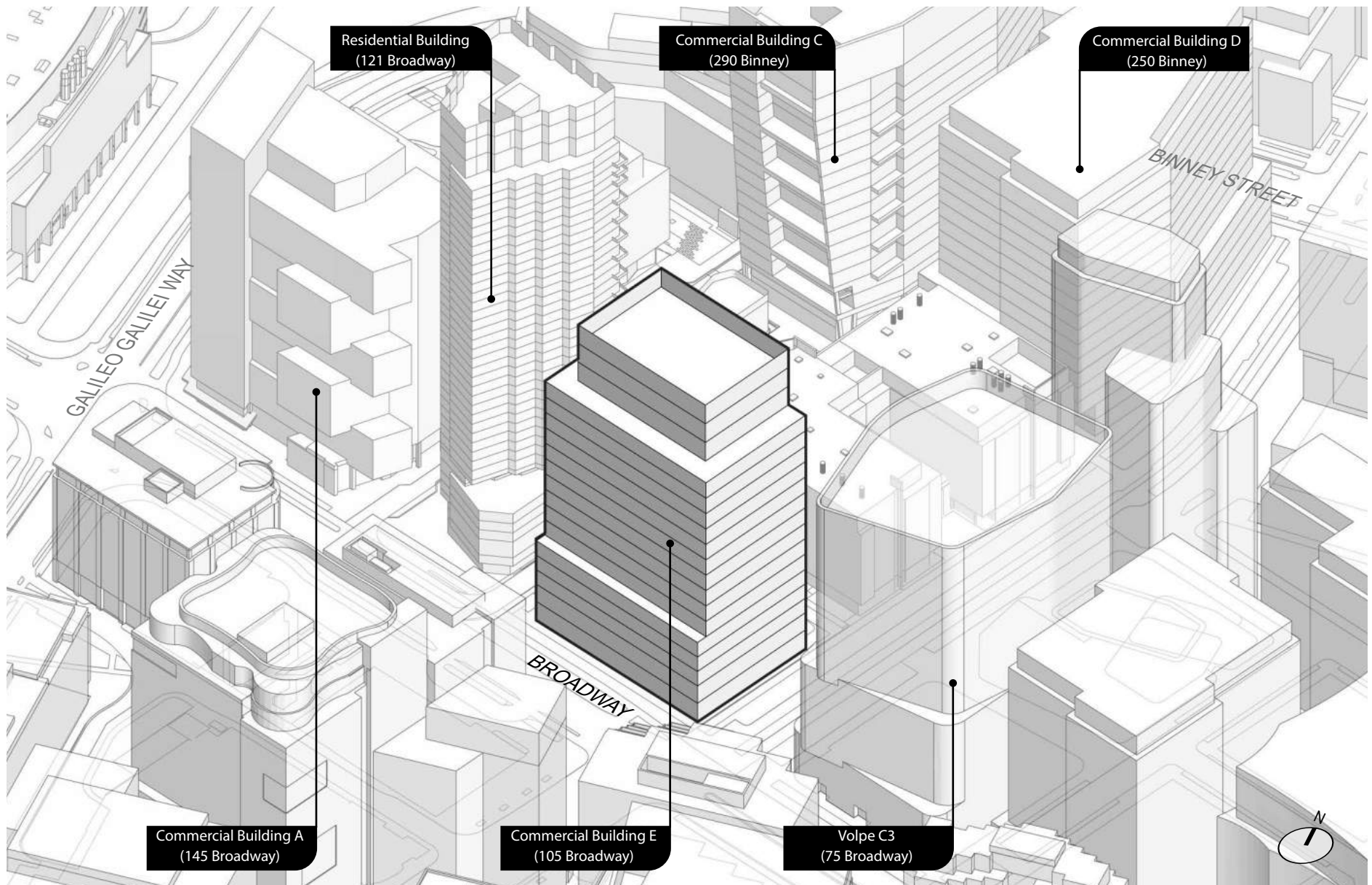
WEST ELEVATION

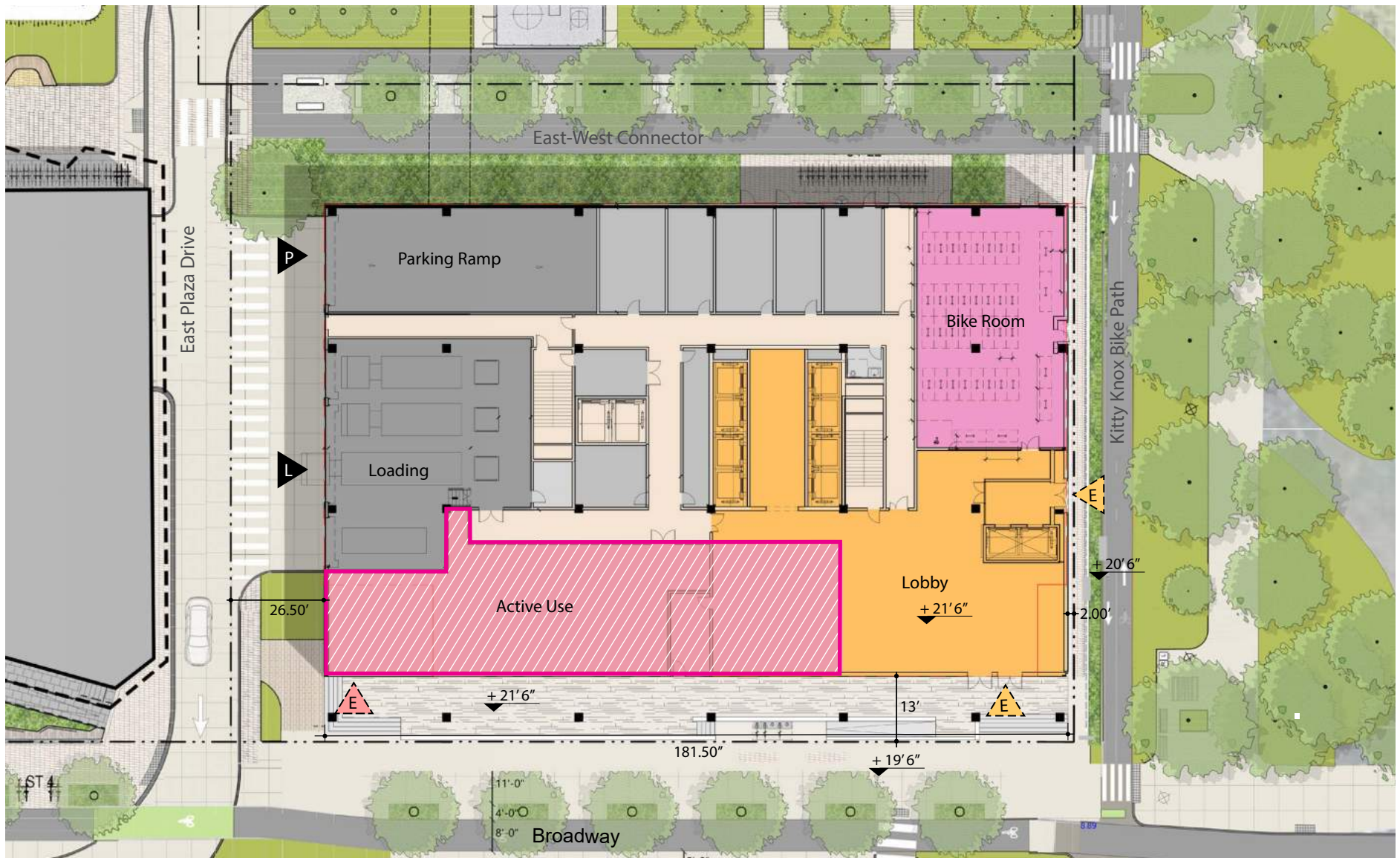
0' 40' 80'



PERSPECTIVE VIEW FROM BROADWAY LOOKING WEST







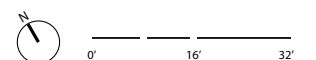
Active Flexible use space for Future Potential Retail
 Bike Parking

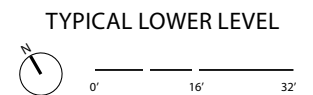
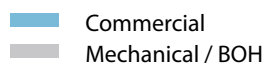
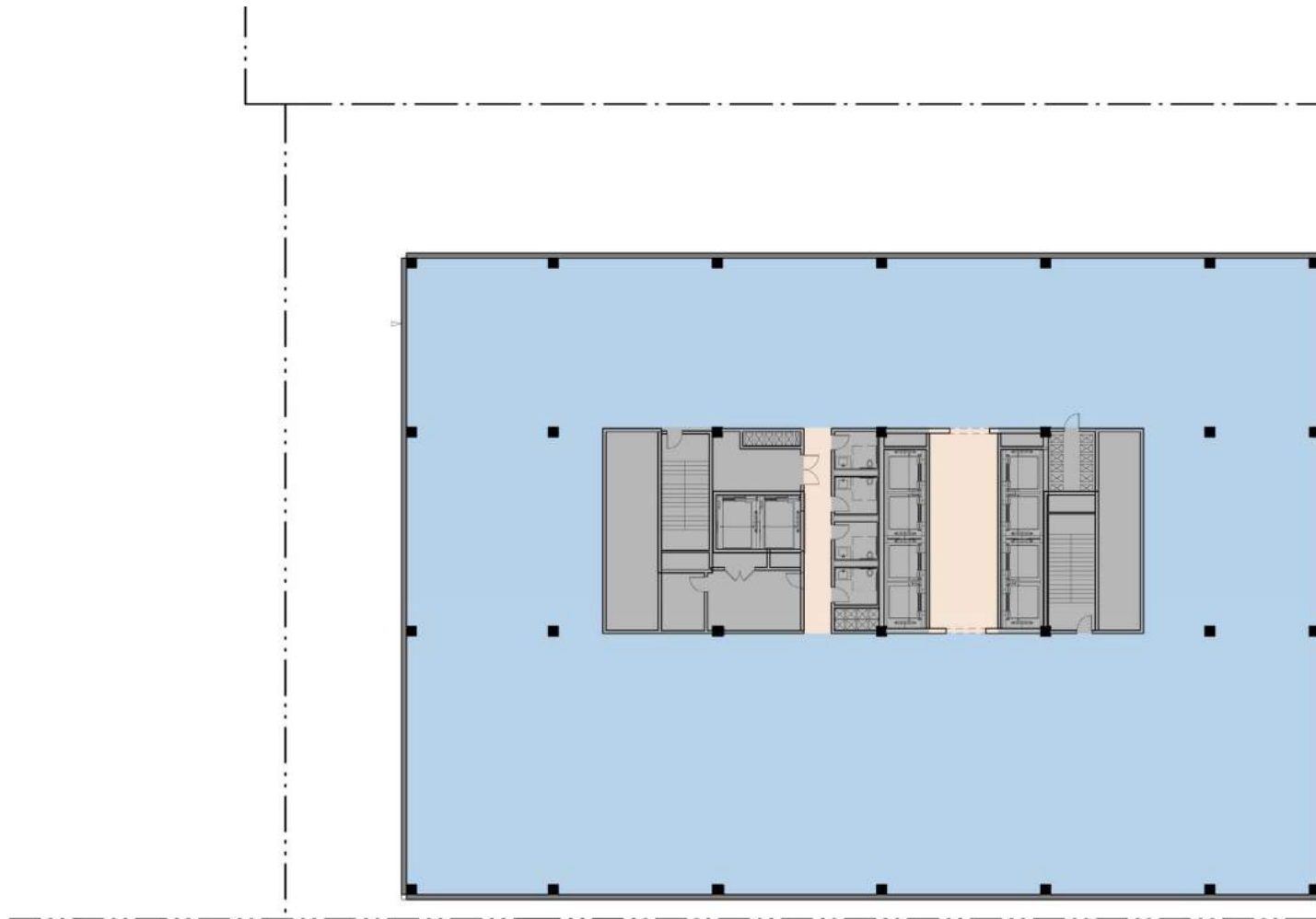
Lobby
 Mechanical / BOH

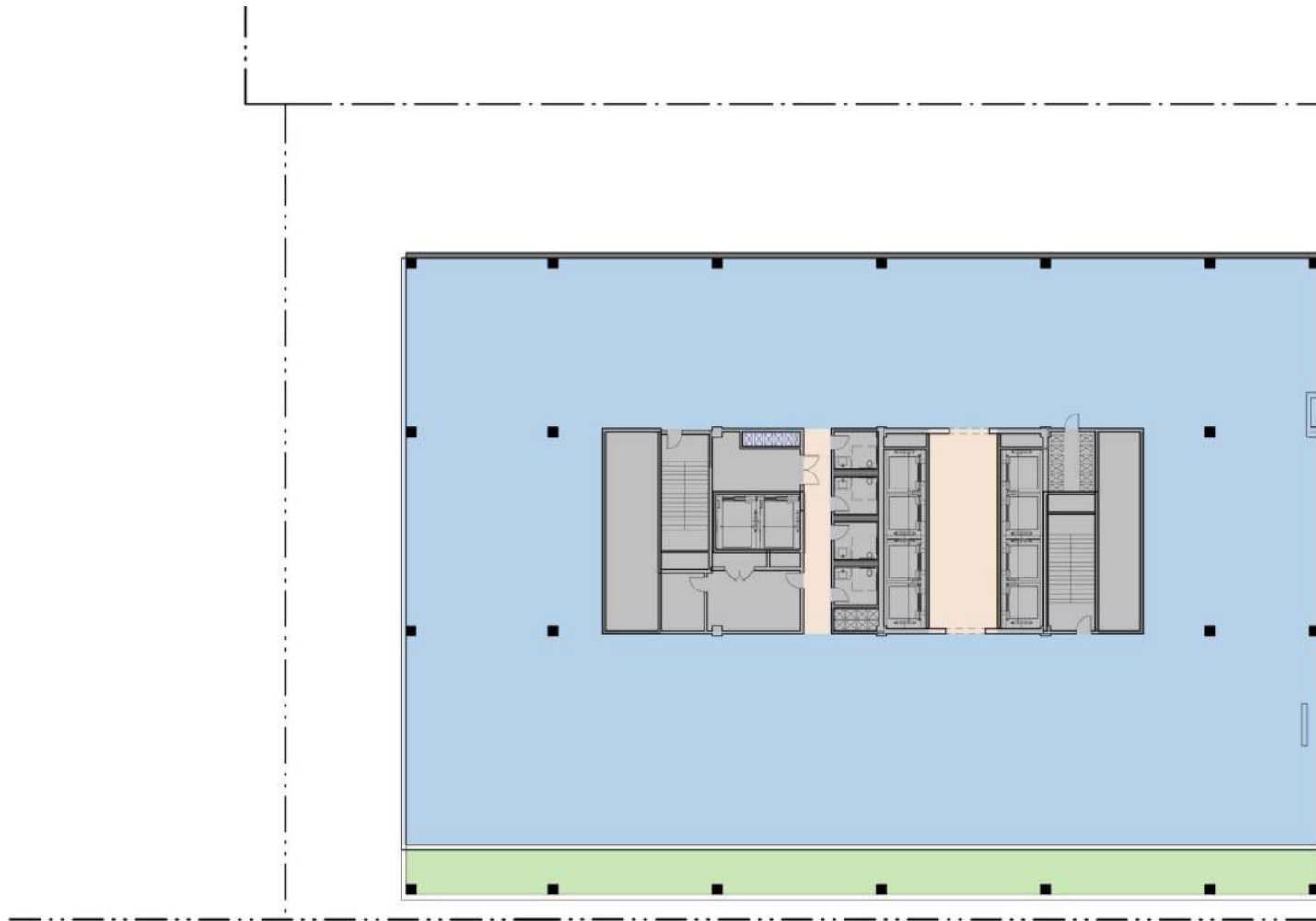
Parking Entrance
 Loading

Entrance (per use type)

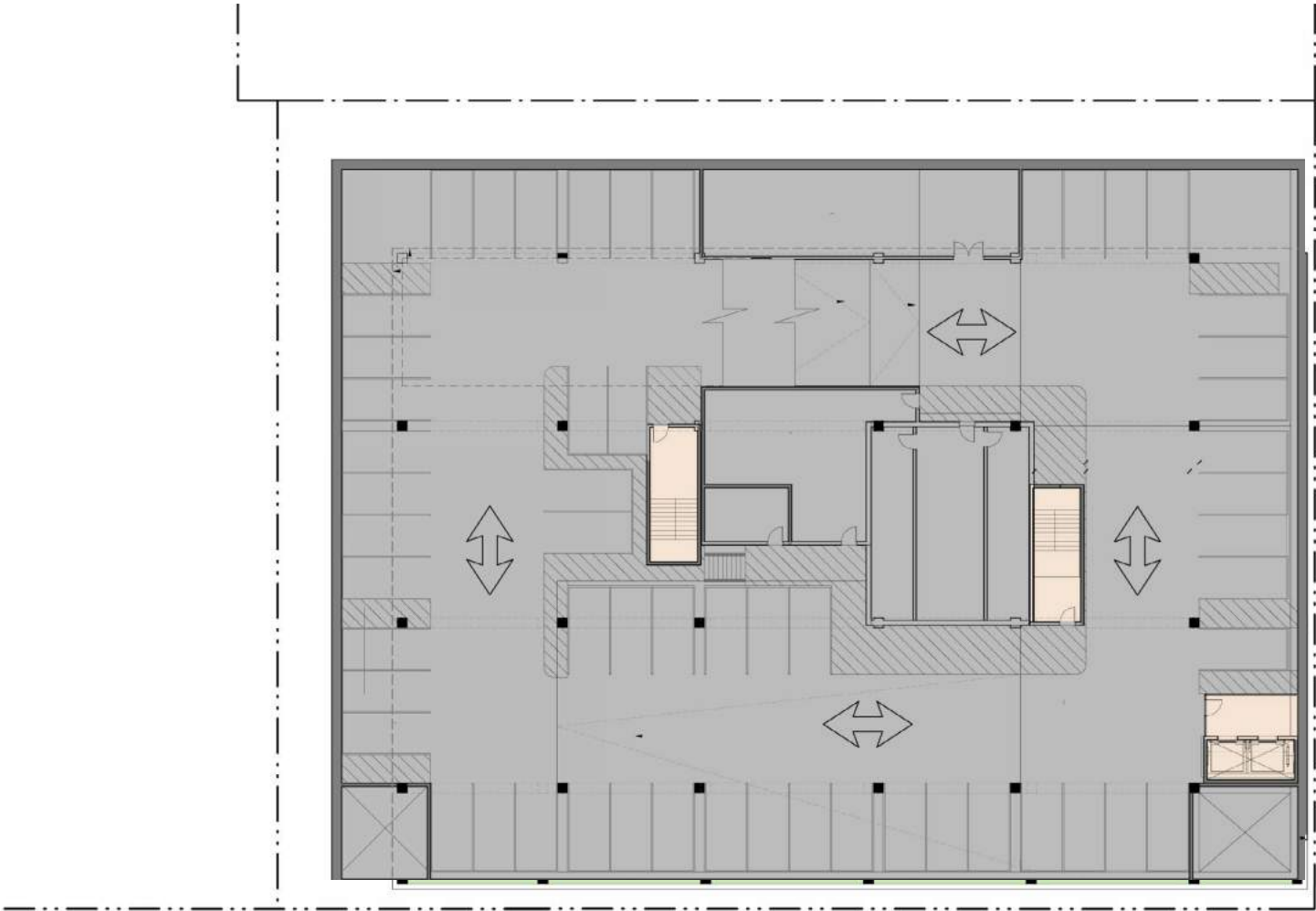
GROUND LEVEL



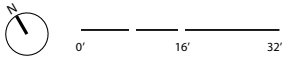


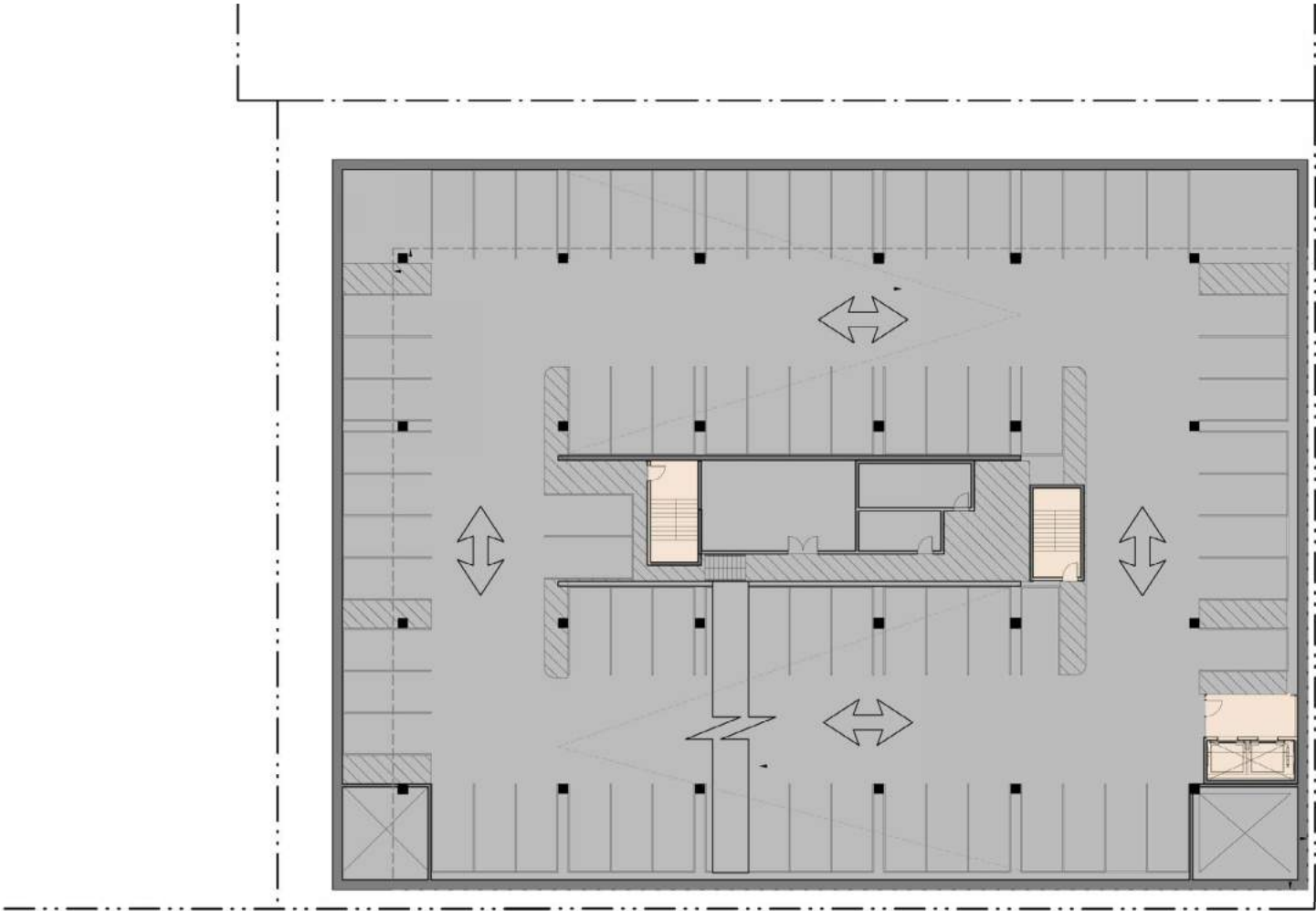


- Commercial
- Potential Terrace / Green Roof
- Mechanical / BOH

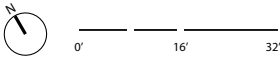


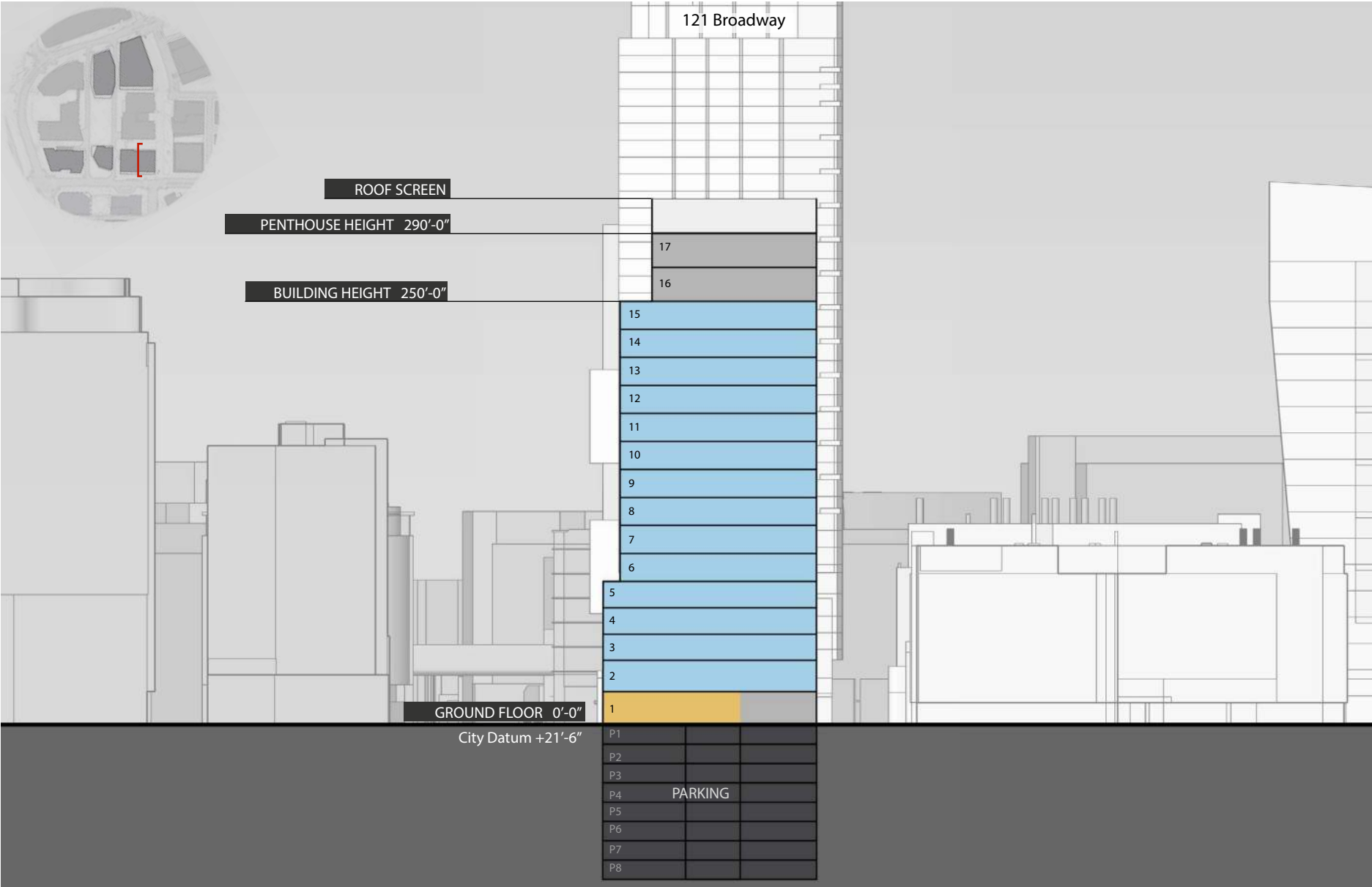
LEVEL B1





TYPICAL LEVELS B2-B8



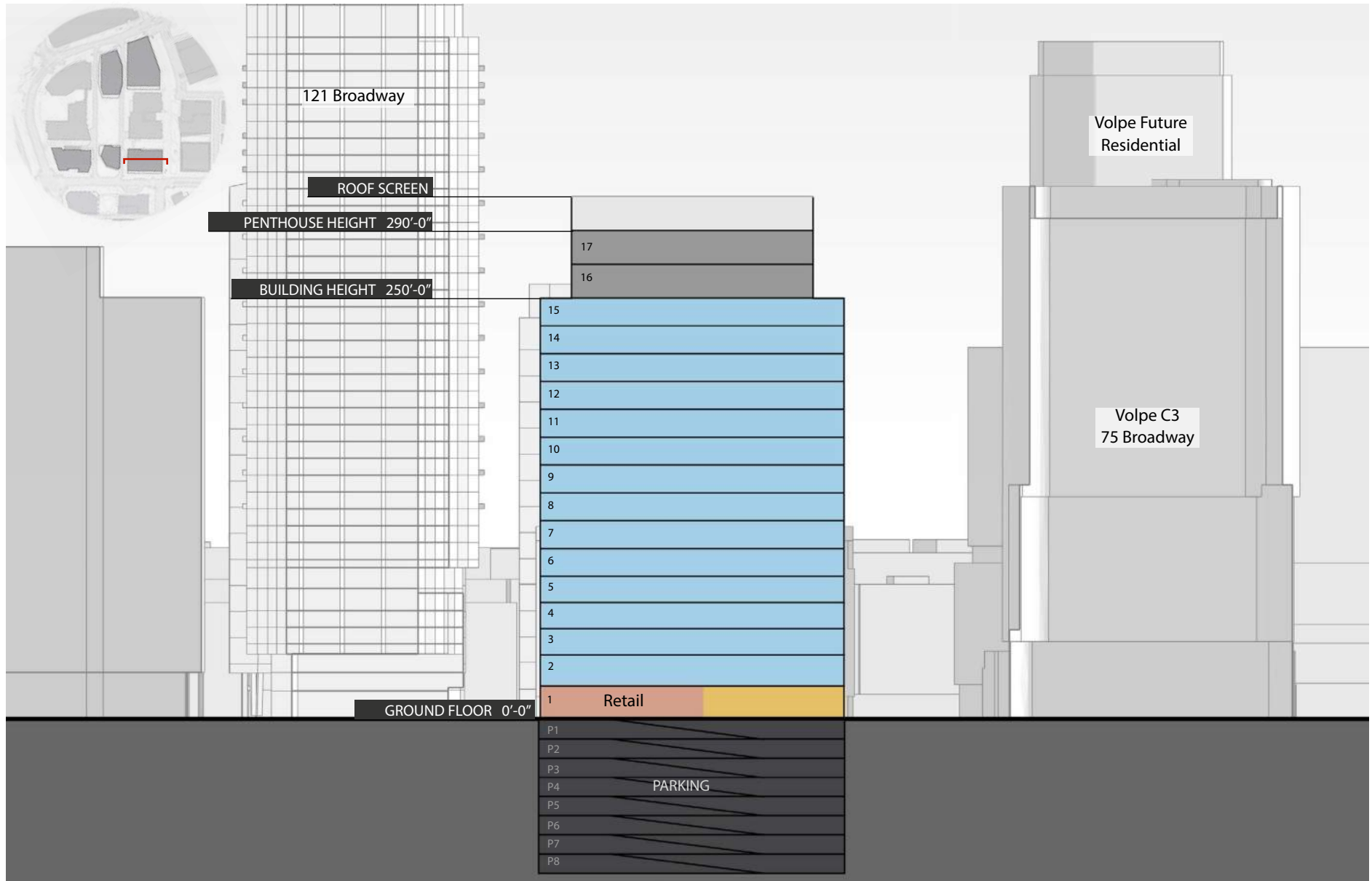


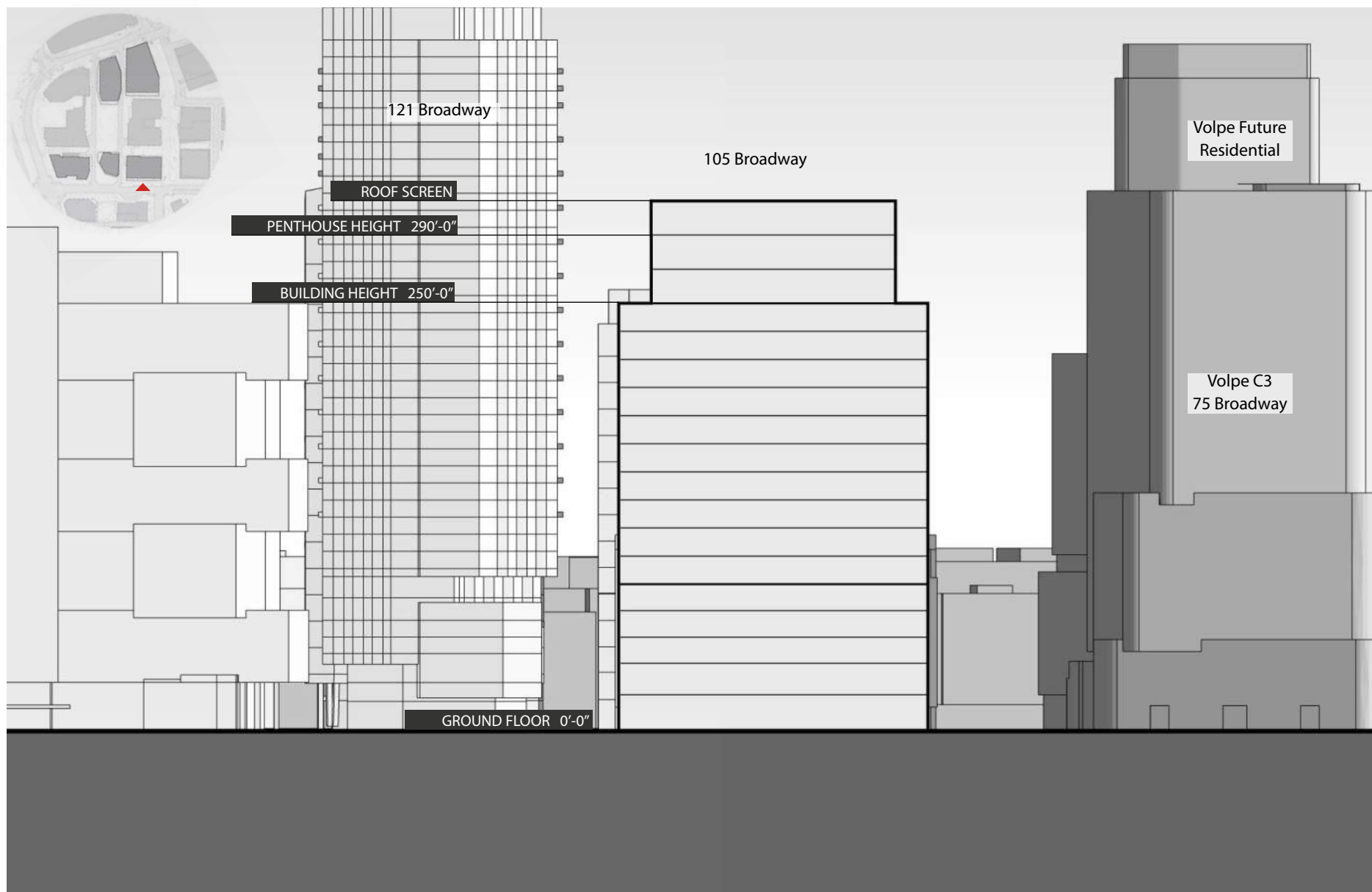
- Lobby
- Active use
- Commercial
- Mechanical / BOH

Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.

SECTION A-A'

0' 40' 80'

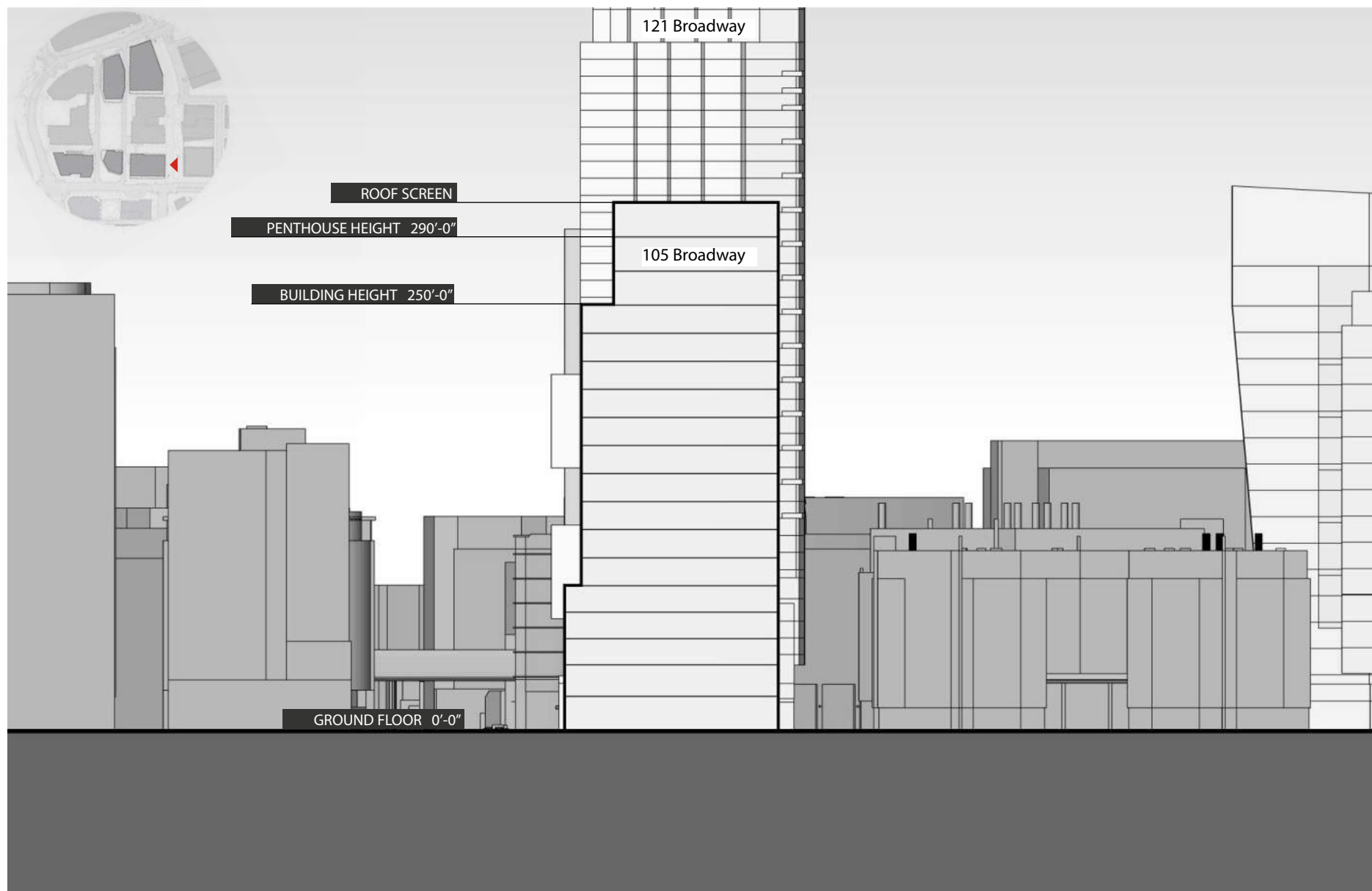




Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.

SOUTH ELEVATION

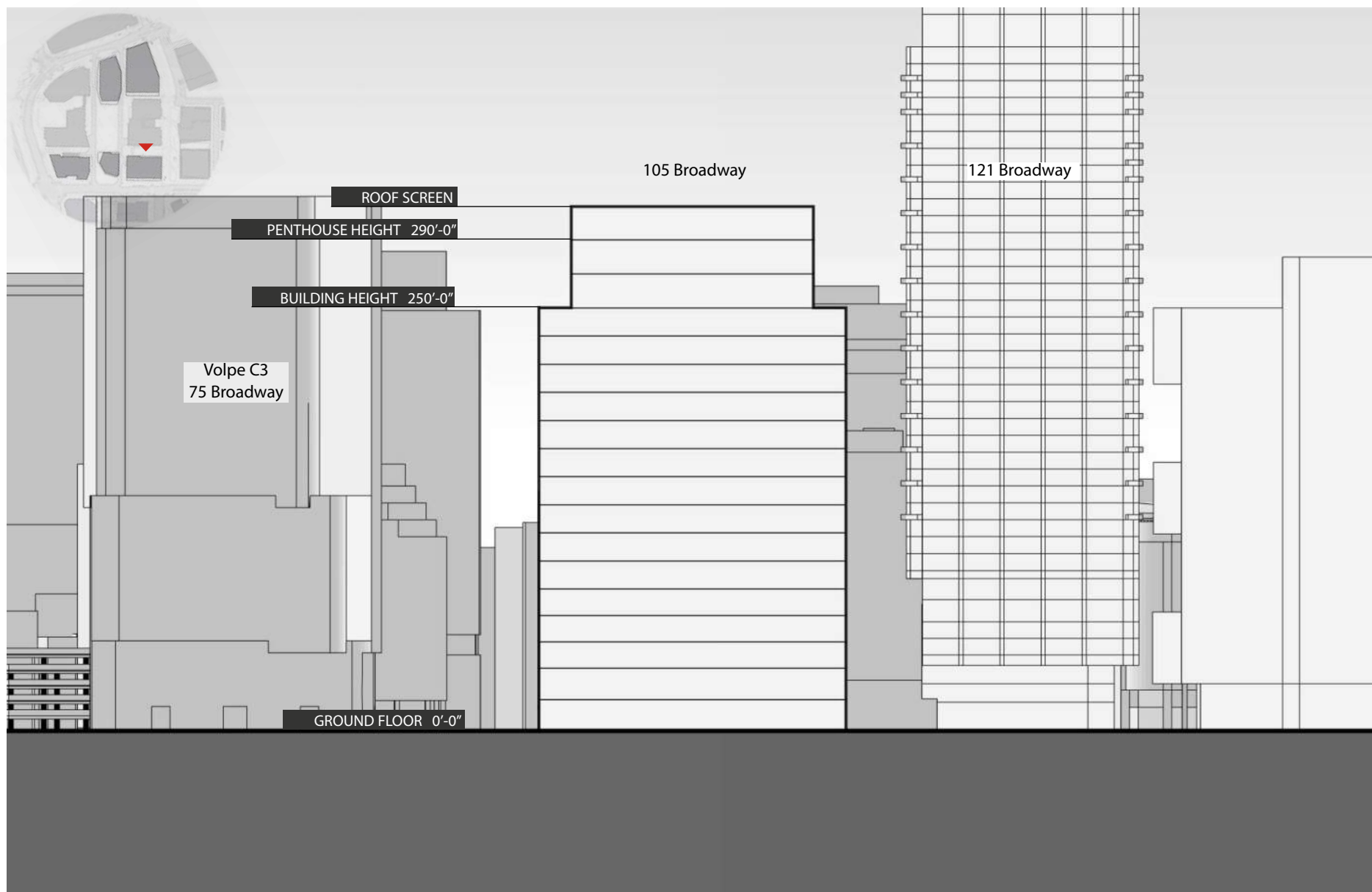
0' 40' 80'



Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.

EAST ELEVATION

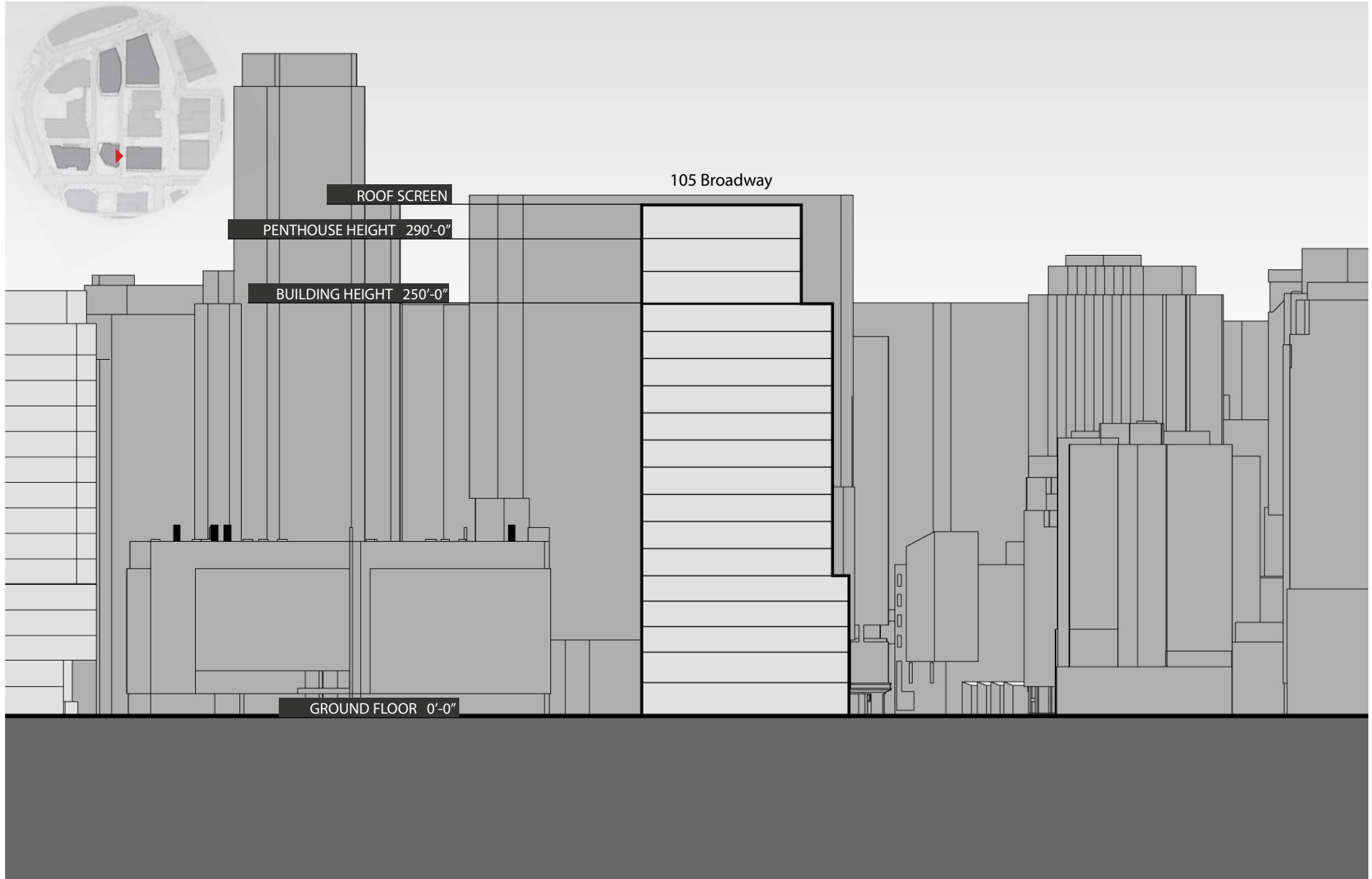
0' 40' 80'



Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.

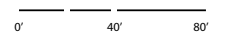
NORTH ELEVATION

0' 40' 80'



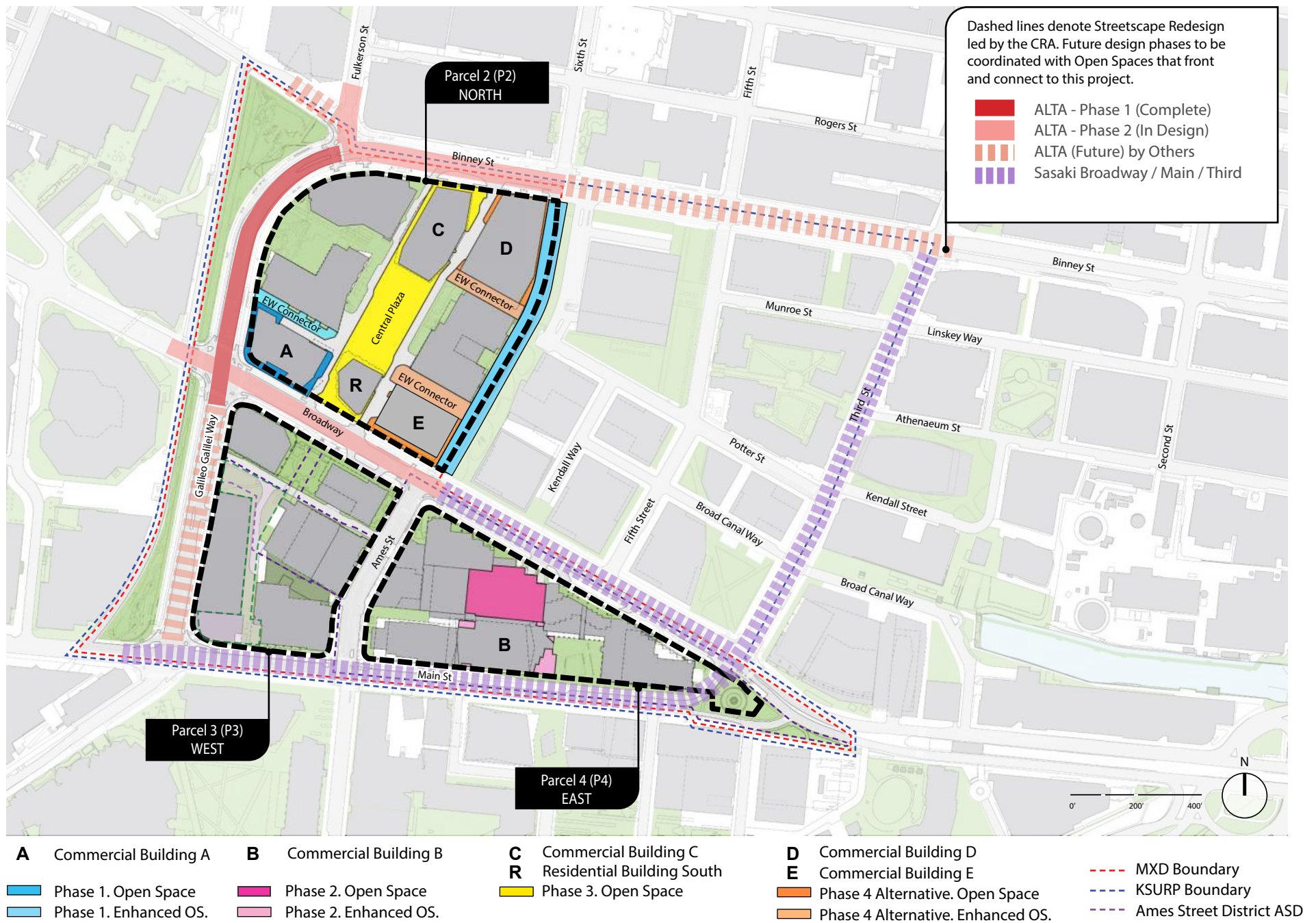
Note: The ground floor level is shown at +0' for these sections to make clear the true building height ($\leq 250'$ per zoning). The building will be raised above the 10 year flood elevation (+21.50') per zoning requirements.

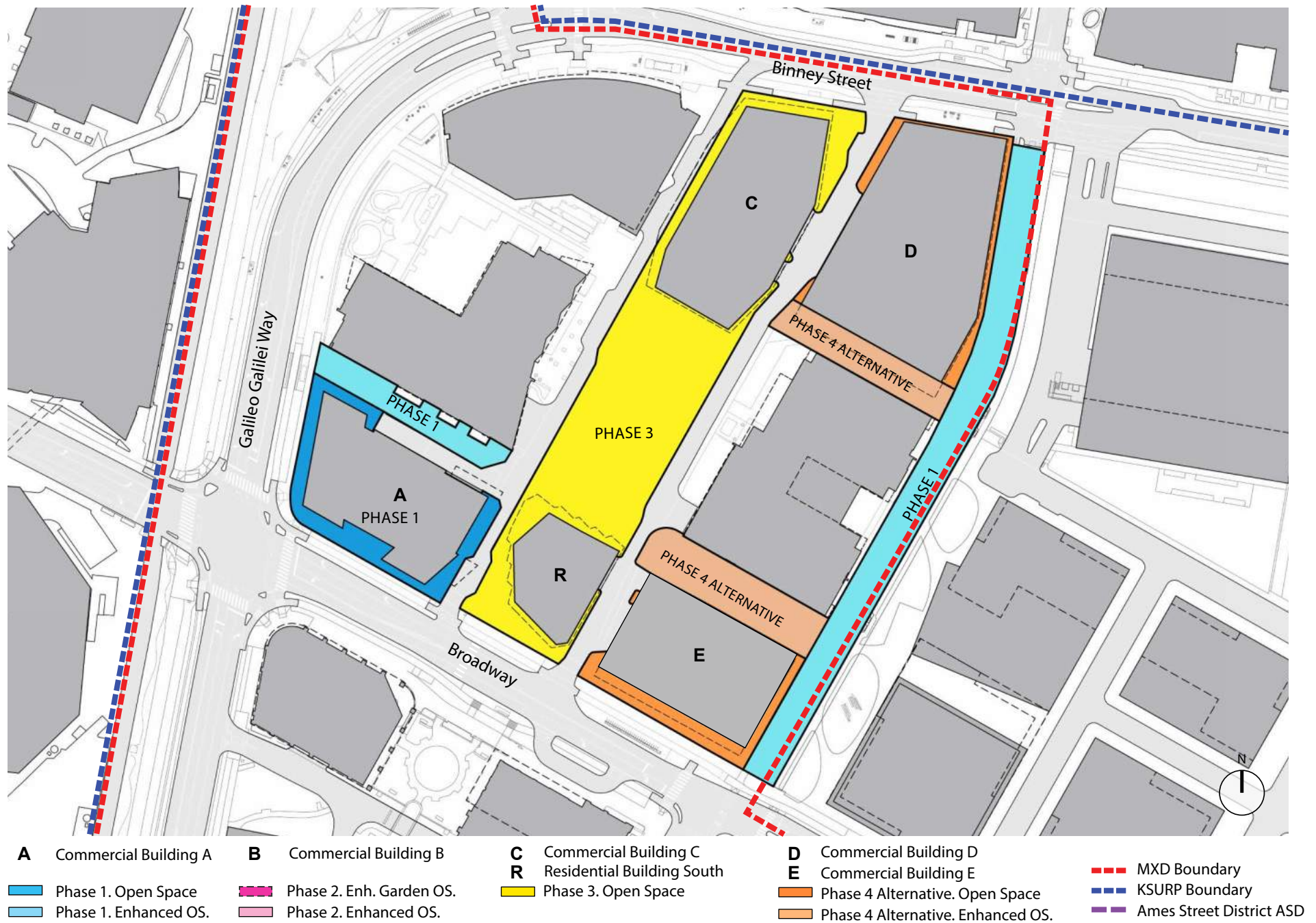
WEST ELEVATION



The background of the slide features a repeating pattern of isometric, light gray city blocks. Each block represents a cluster of buildings of varying heights and shapes, arranged in a grid-like fashion across the entire slide area. The blocks are semi-transparent, allowing the text to be clearly visible over them.

3. OPEN SPACE PLAN







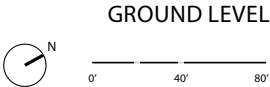
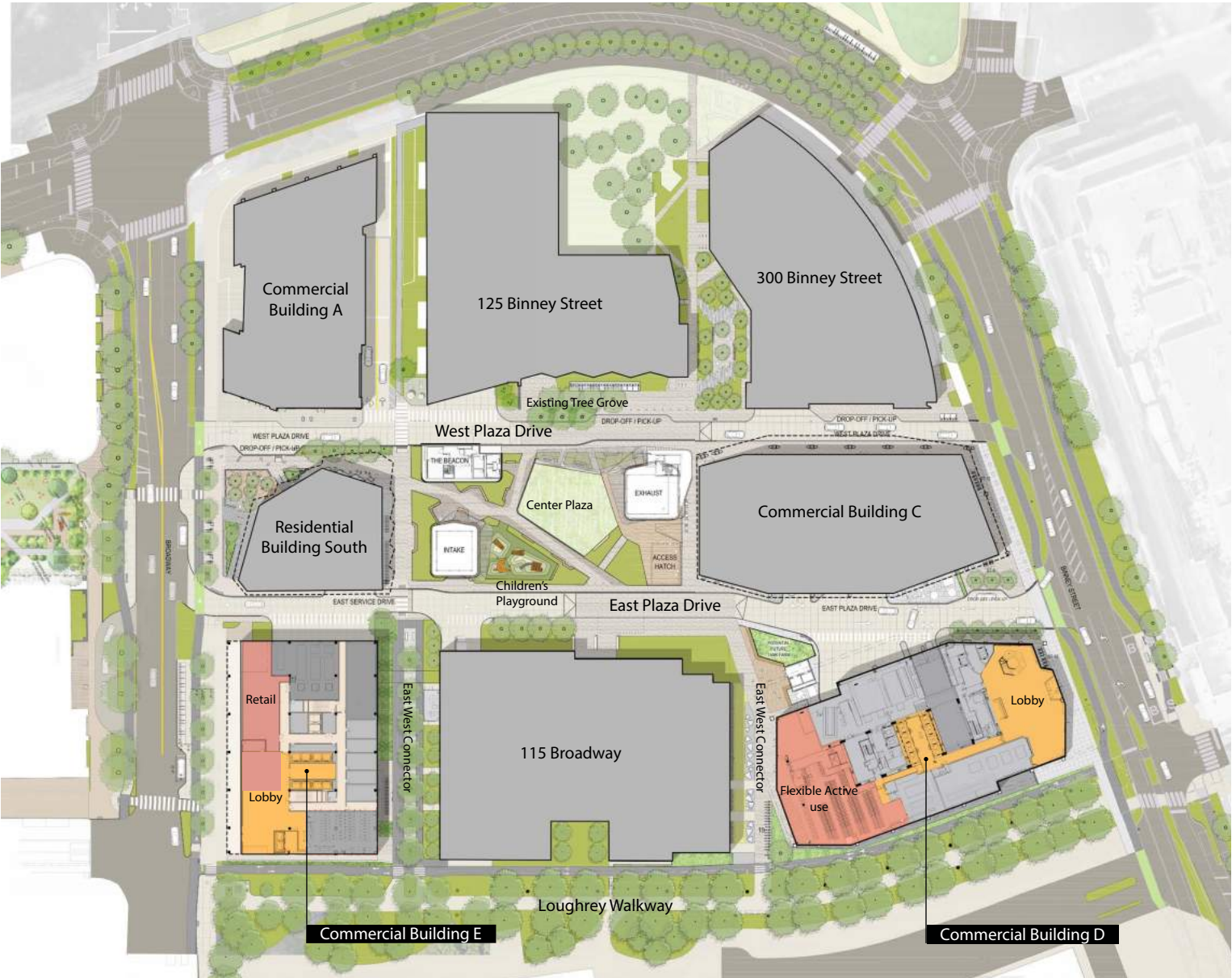
A Commercial Building A
B Commercial Building B

C Commercial Building C
R Residential Building South

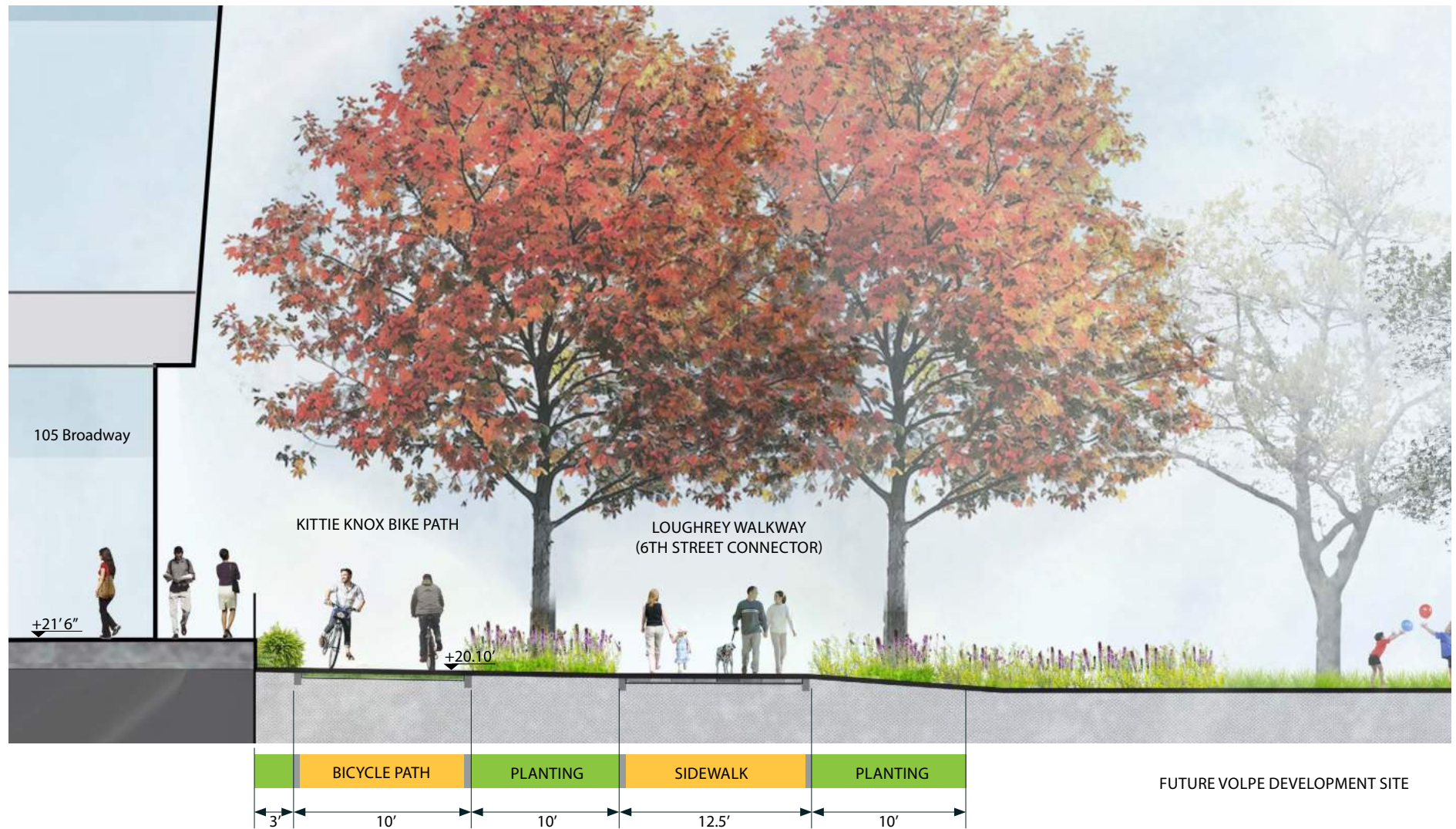
D Commercial Building D
E Commercial Building E

■ Public Open Space
■ Open Space in Parcel

--- MXD Boundary
--- KSURP Boundary

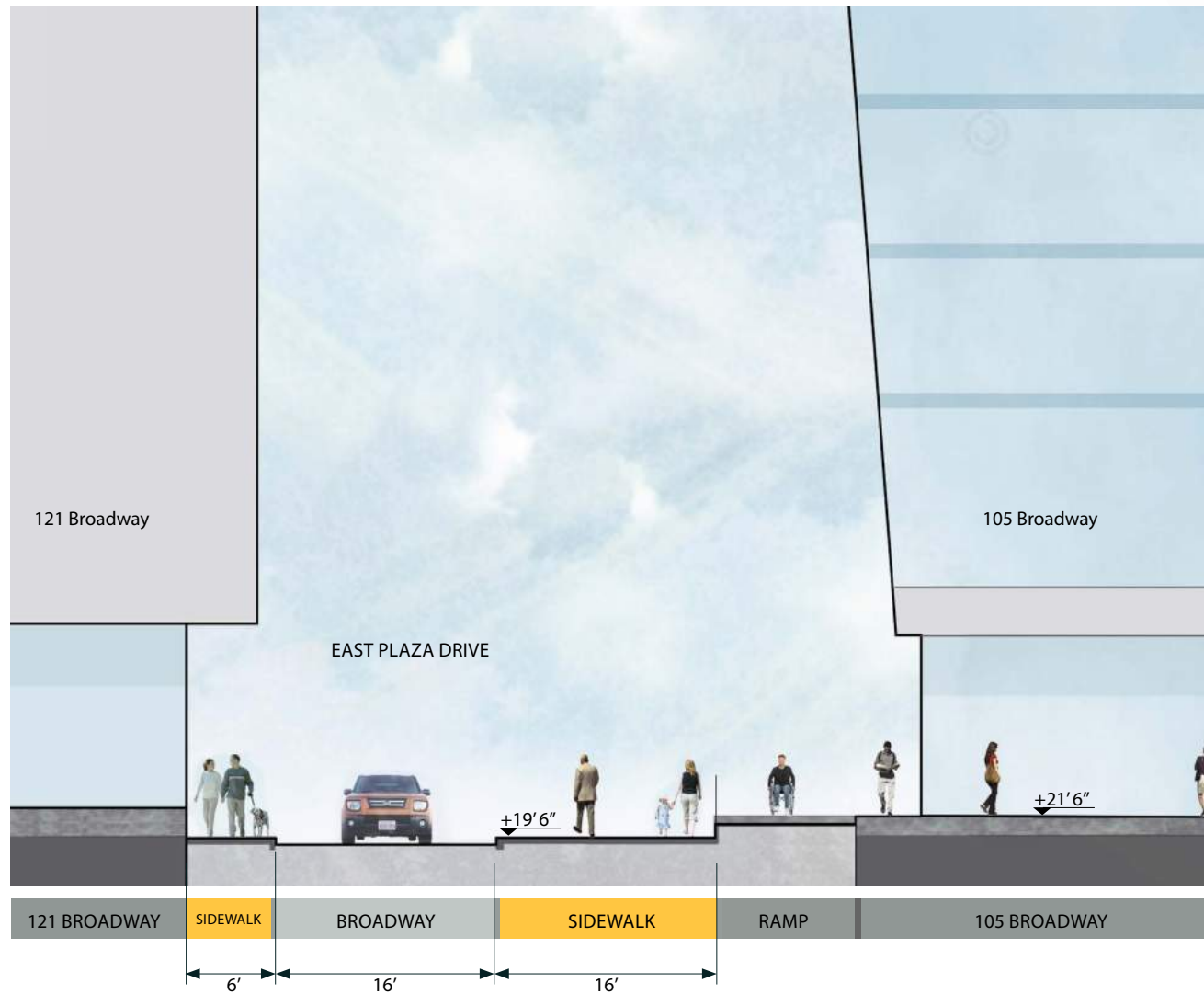


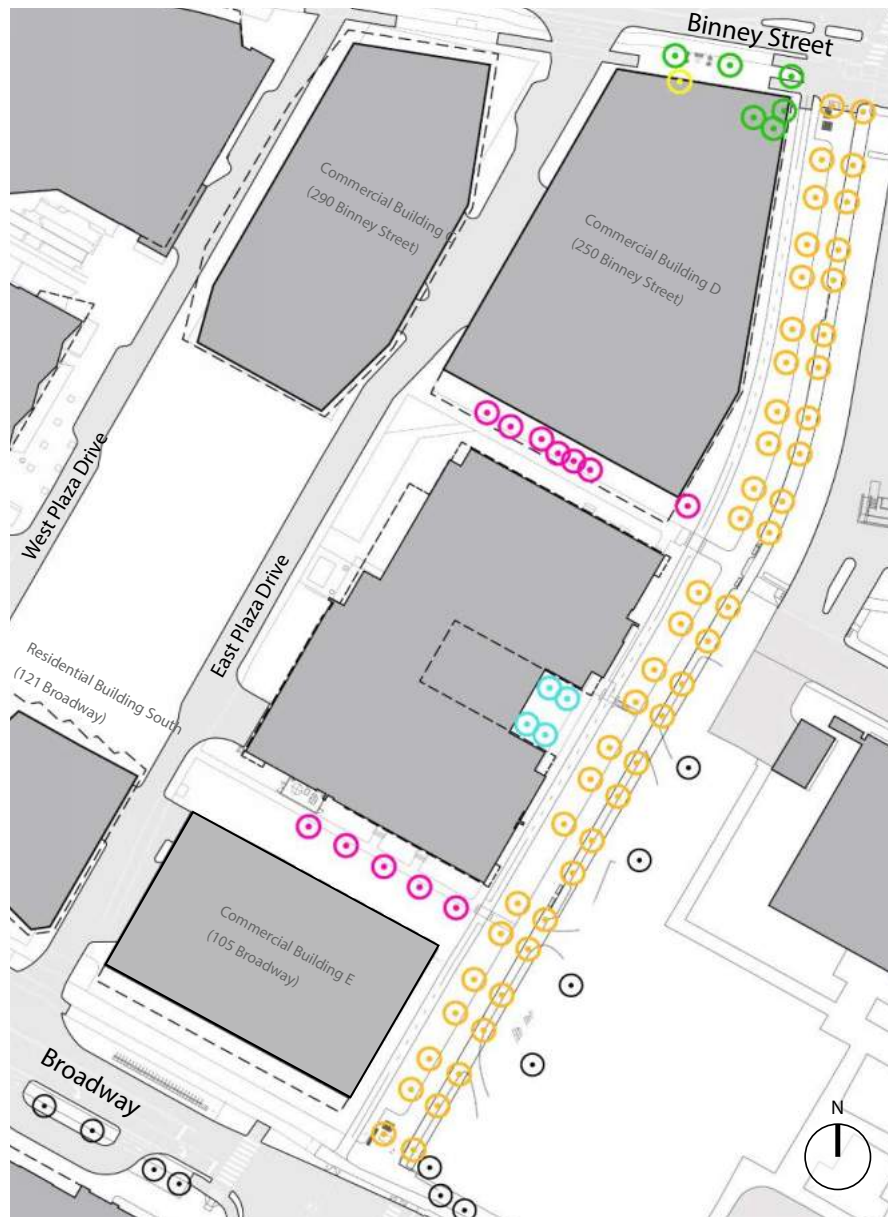




COMMERCIAL BUILDING E STREET SECTION: EAST PLAZA DRIVE

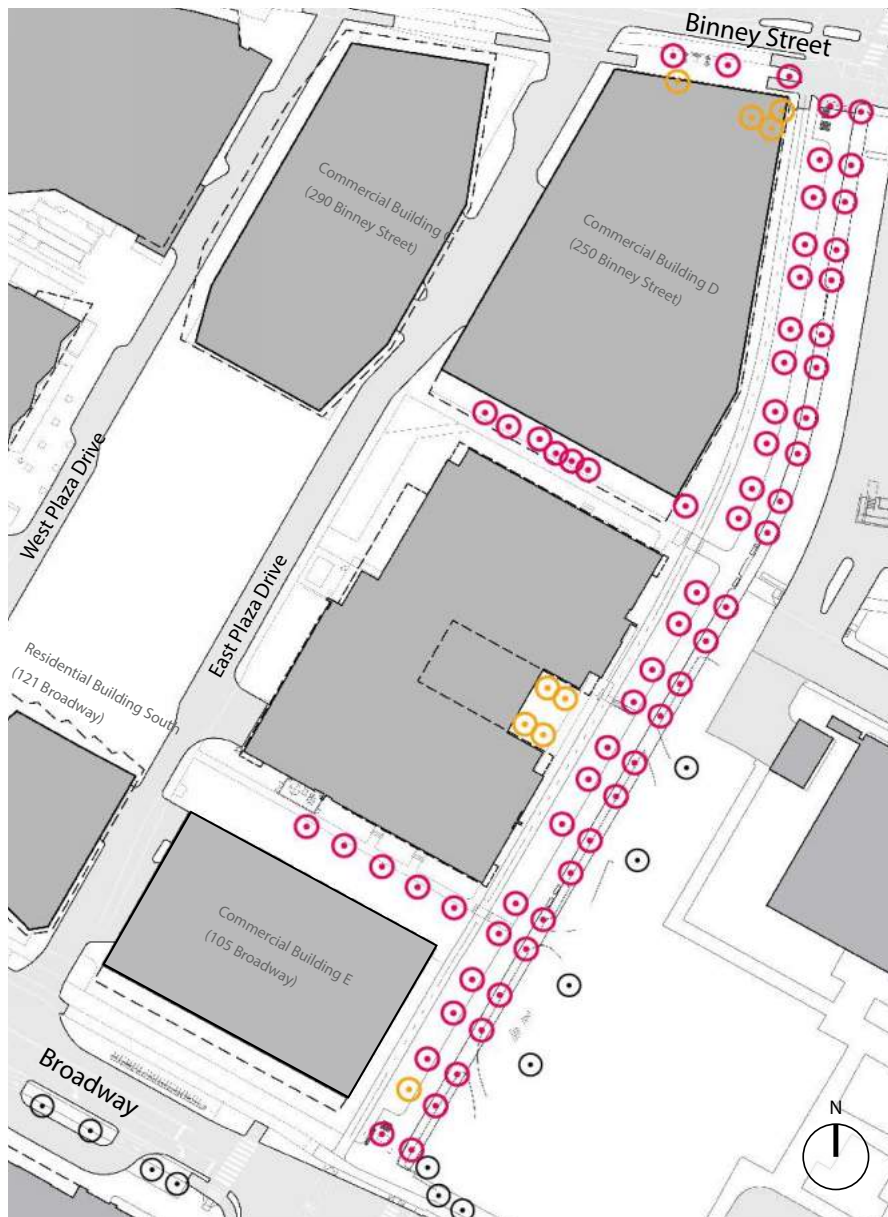
FIGURE 3.5C



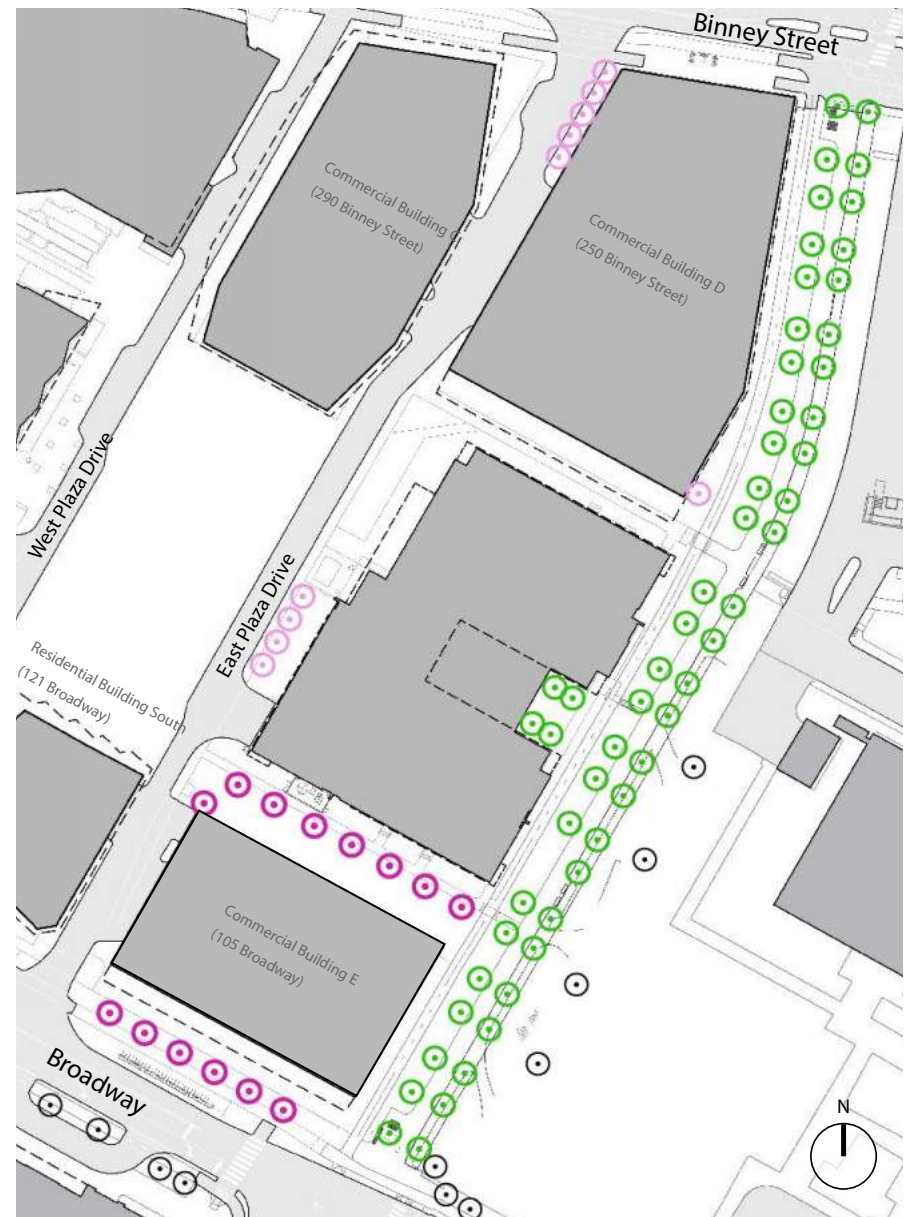
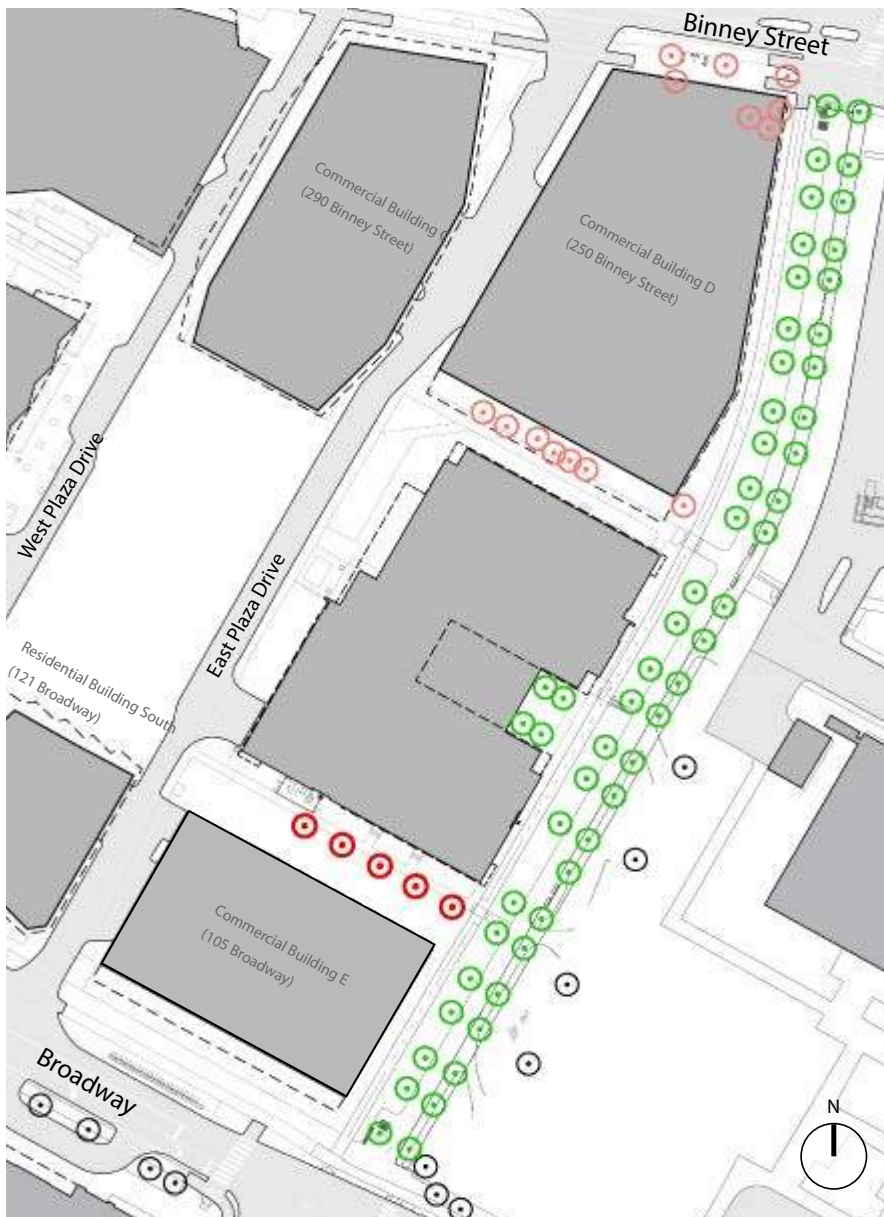


- *Platanus x acerifolia* (Londonplane tree)
- *Acer japonicum* (Japanese Maple)
- *Quercus rubra* (Red Oak)
- *Zelkova serrata* (Zelkova)
- *Crataegus crus-galli* (Thornless Hawthorne)

- Good Condition
- Fair Condition
- Poor Condition
- Dead Condition



- Existing Significant Tree (Trees with a DBH of 6" or higher)
- Other Existing Tree (DBH of Lower than 6")



- Existing Tree to be Protected
- Existing Tree to be Removed (Unchanged From Amendment #2)
- Existing Tree to be Removed

- Existing Tree to be Protected
- Proposed Tree (Unchanged From Amendment #2 / Phase 4 Baseline Design Review)
- Proposed Tree

The background of the slide features a repeating pattern of isometric 3D models of a city block. Each model shows a cluster of buildings of varying heights and shapes, including a prominent tall skyscraper, all rendered in a light gray color. The models are arranged in a staggered grid across the entire slide.

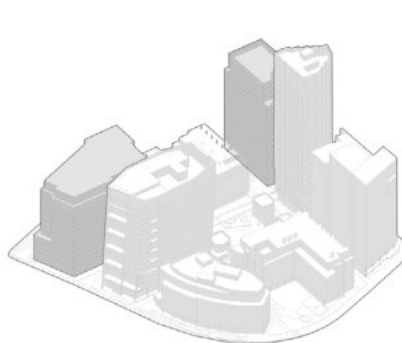
4. RETAIL PLAN

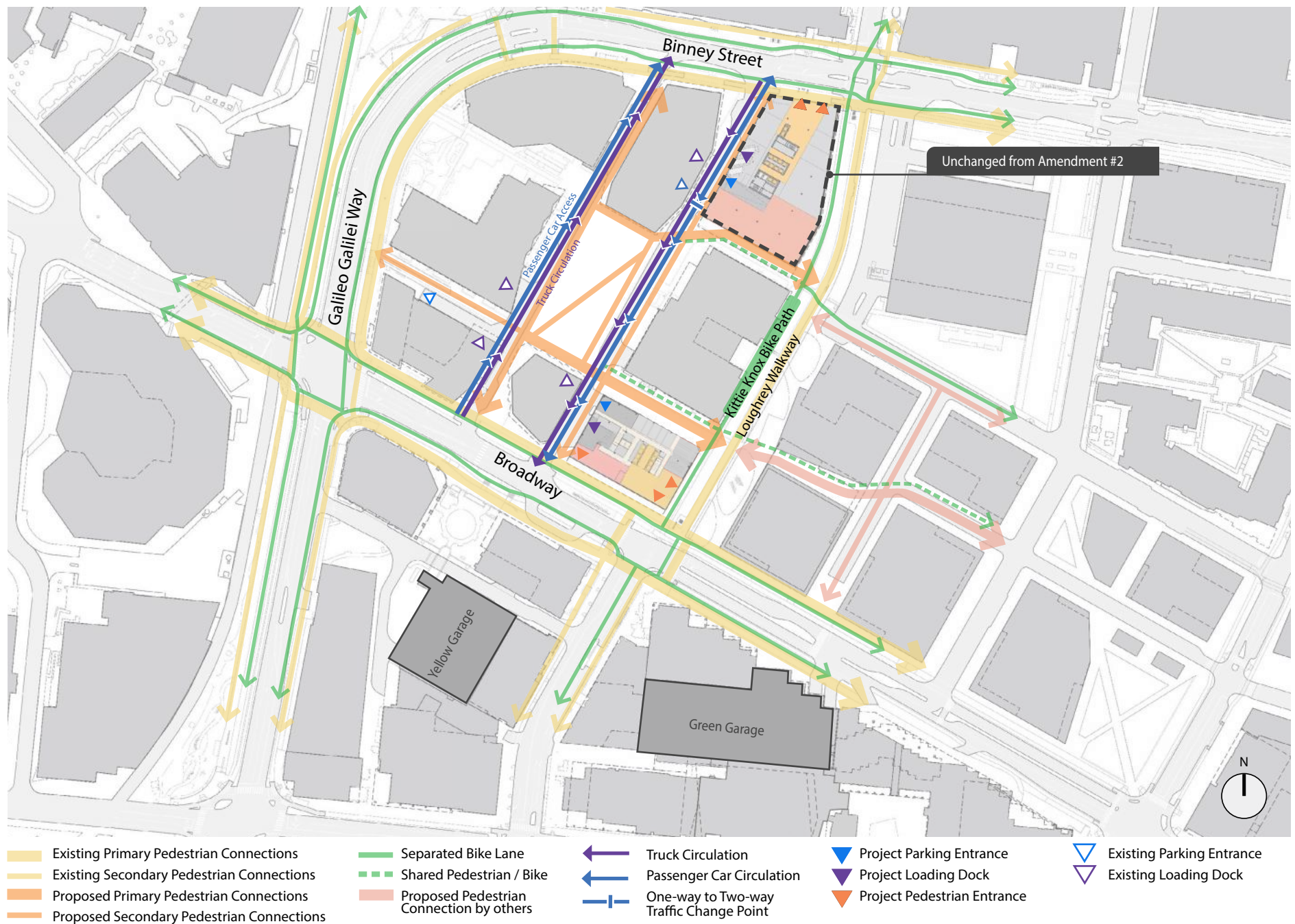


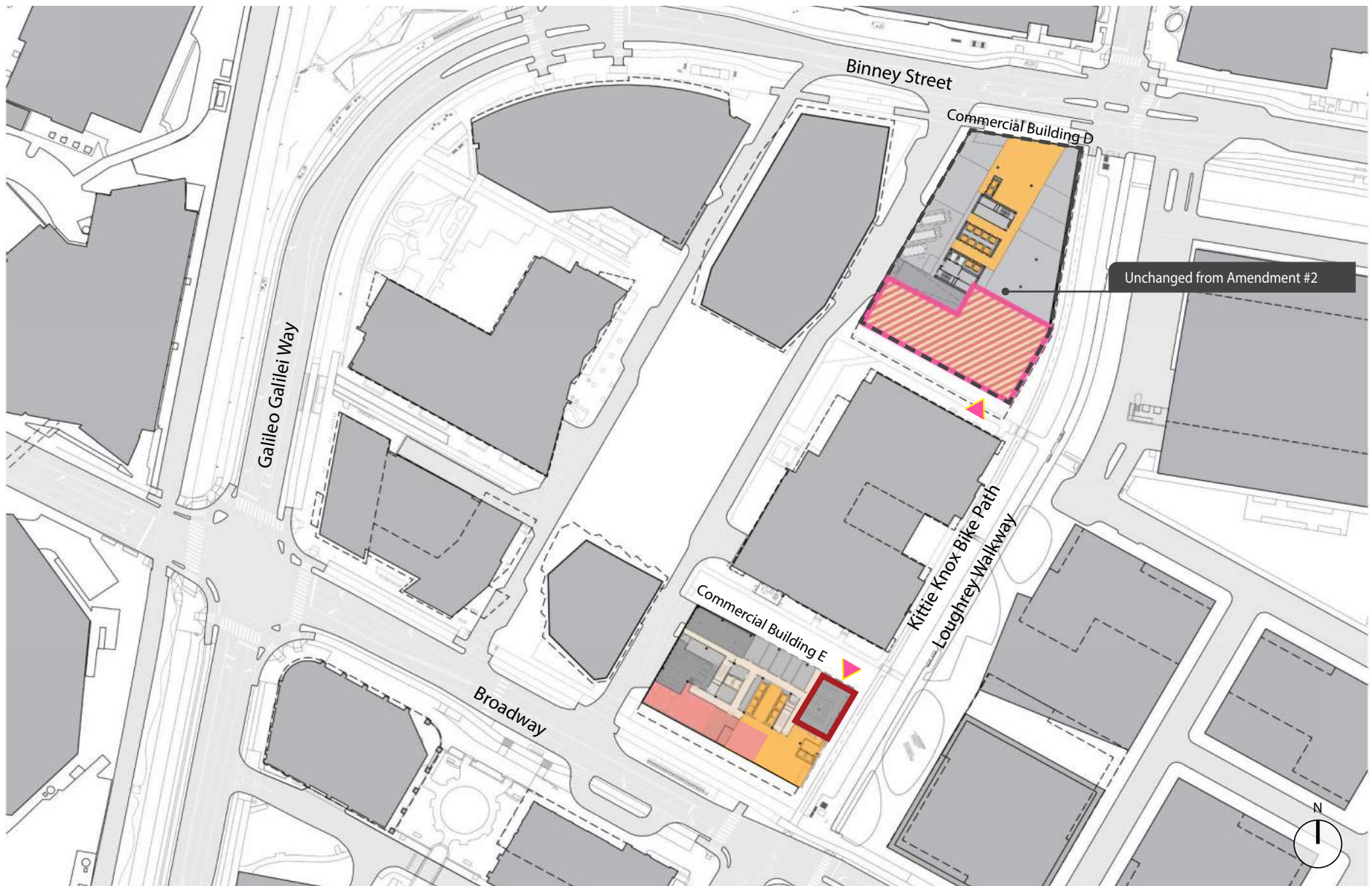
- | | | | |
|-----------------------------------|-----------------------------|--|--------------------------|
| Project Retail Complete | Proposed Project Retail | Existing Retail | MXD Boundary |
| Project Retail Under Construction | Proposed Project Active use | Proposed Retail / Active use by others | KSURP Boundary |
| Future Potential Retail | | | Ames Street District ASD |

An isometric illustration of a city block featuring several buildings of varying heights and a curved road in the foreground. The illustration is rendered in a light gray, semi-transparent style, serving as a background pattern.

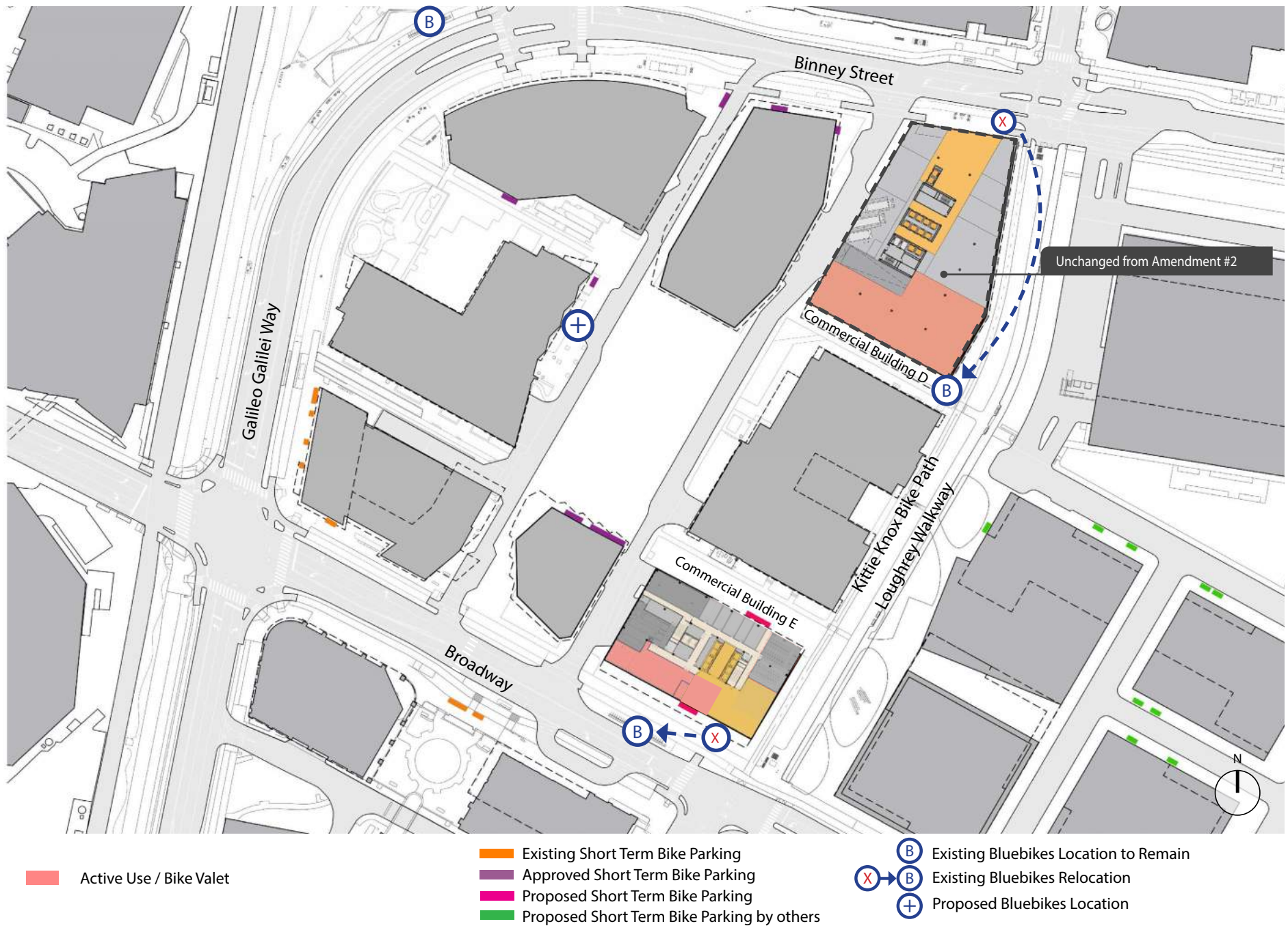
5. TRANSPORTATION

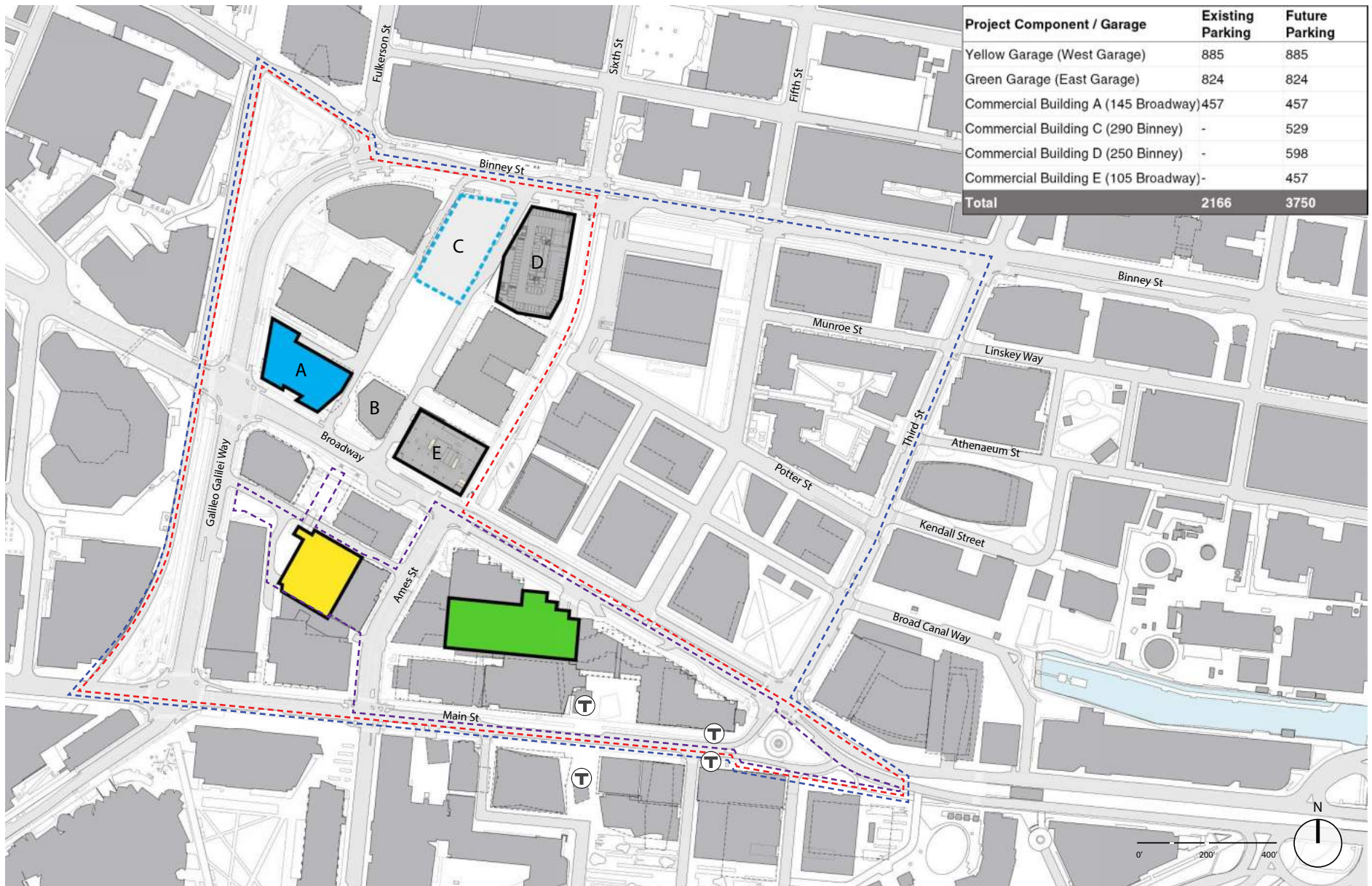
An isometric illustration of a city block featuring several buildings of varying heights and a curved road in the foreground. The illustration is rendered in a light gray, semi-transparent style, serving as a background pattern.





-  Bike Access / Egress
-  Public Bike Valet
-  Private Bike Room
-  Retail





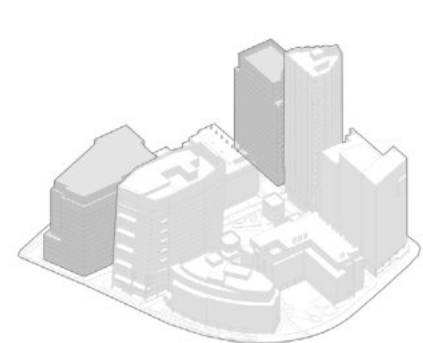
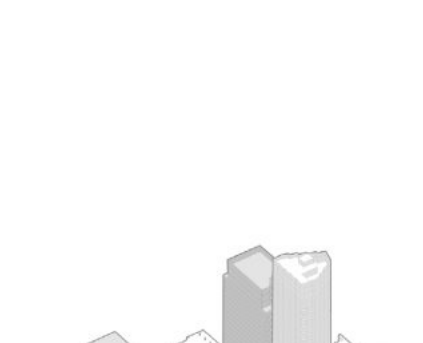
- Existing Parking Facility - Green Garage
- Existing Parking Facility - Yellow Garage
- Existing Parking Facility - 145 Broadway

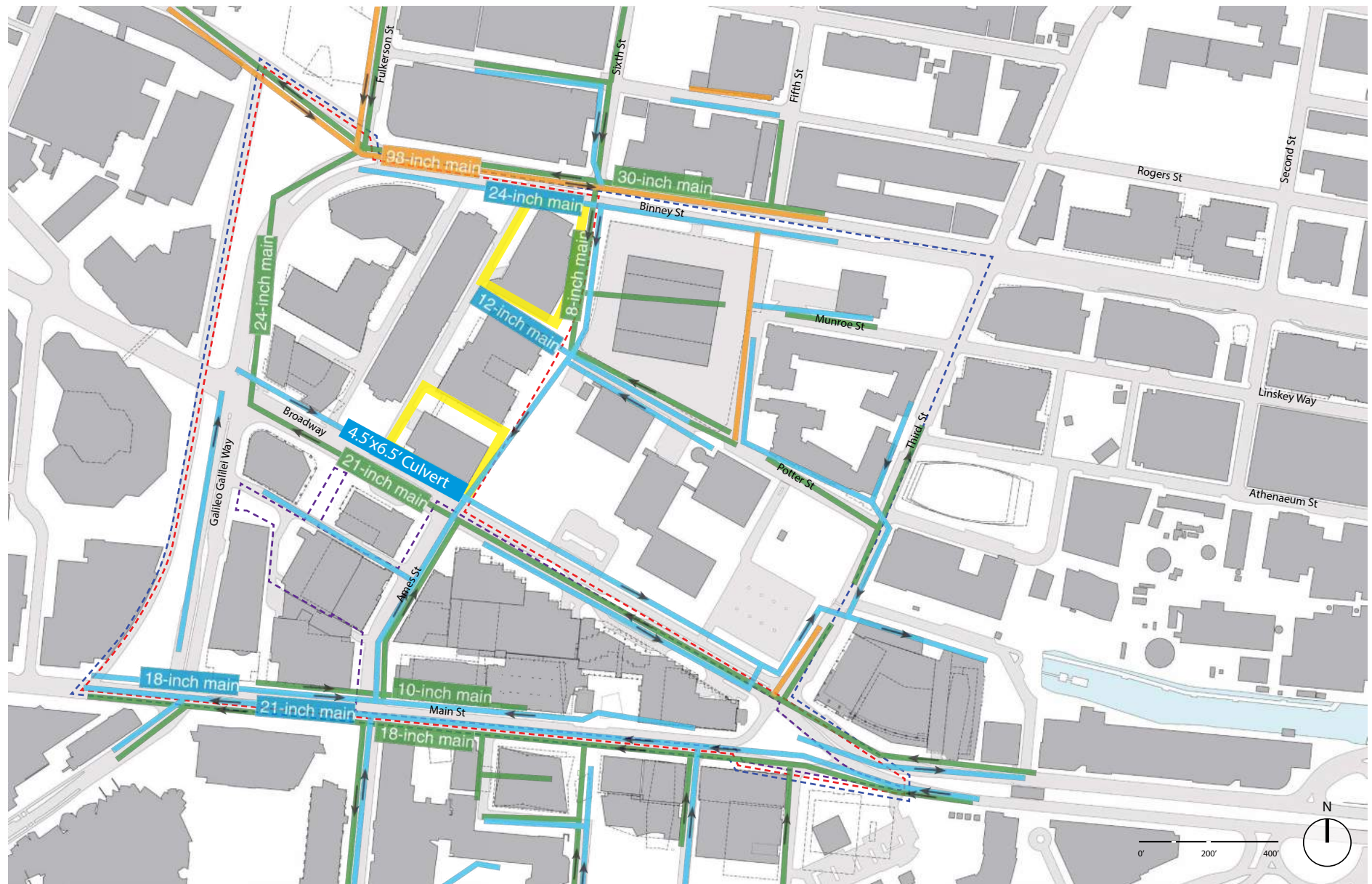
- Parking Under Construction (Below Grade)
- Proposed Parking (Below Grade)

- MXD Boundary
- KSURP Boundary
- Ames Street District ASD

An isometric illustration of a city block featuring several buildings of varying heights and a curved road in the foreground. The illustration is rendered in a light gray, semi-transparent style, serving as a background pattern.

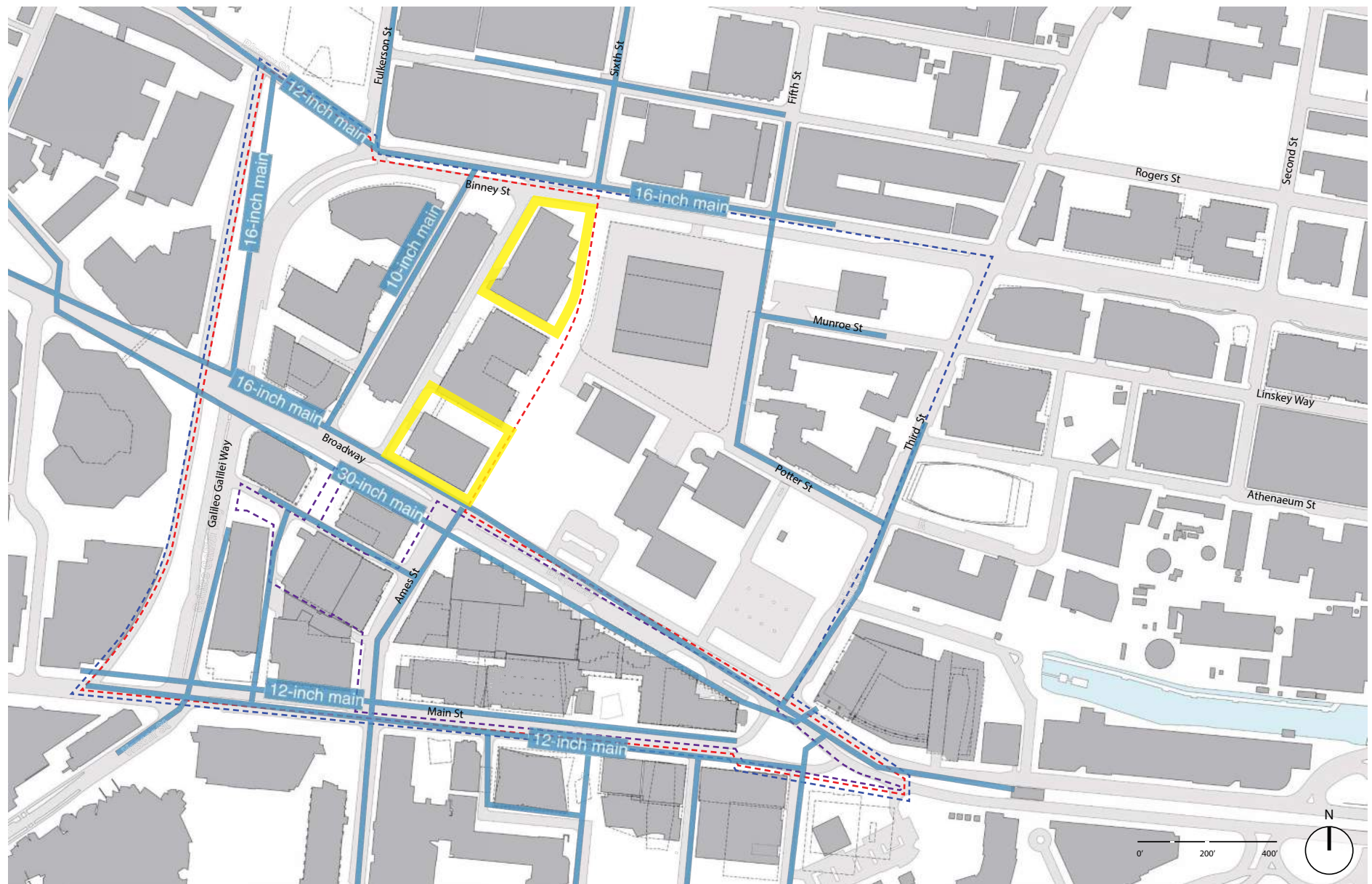
6. INFRASTRUCTURE

An isometric illustration of a city block featuring several buildings of varying heights and a curved road in the foreground. The illustration is rendered in a light gray, semi-transparent style, serving as a background pattern.An isometric illustration of a city block featuring several buildings of varying heights and a curved road in the foreground. The illustration is rendered in a light gray, semi-transparent style, serving as a background pattern.



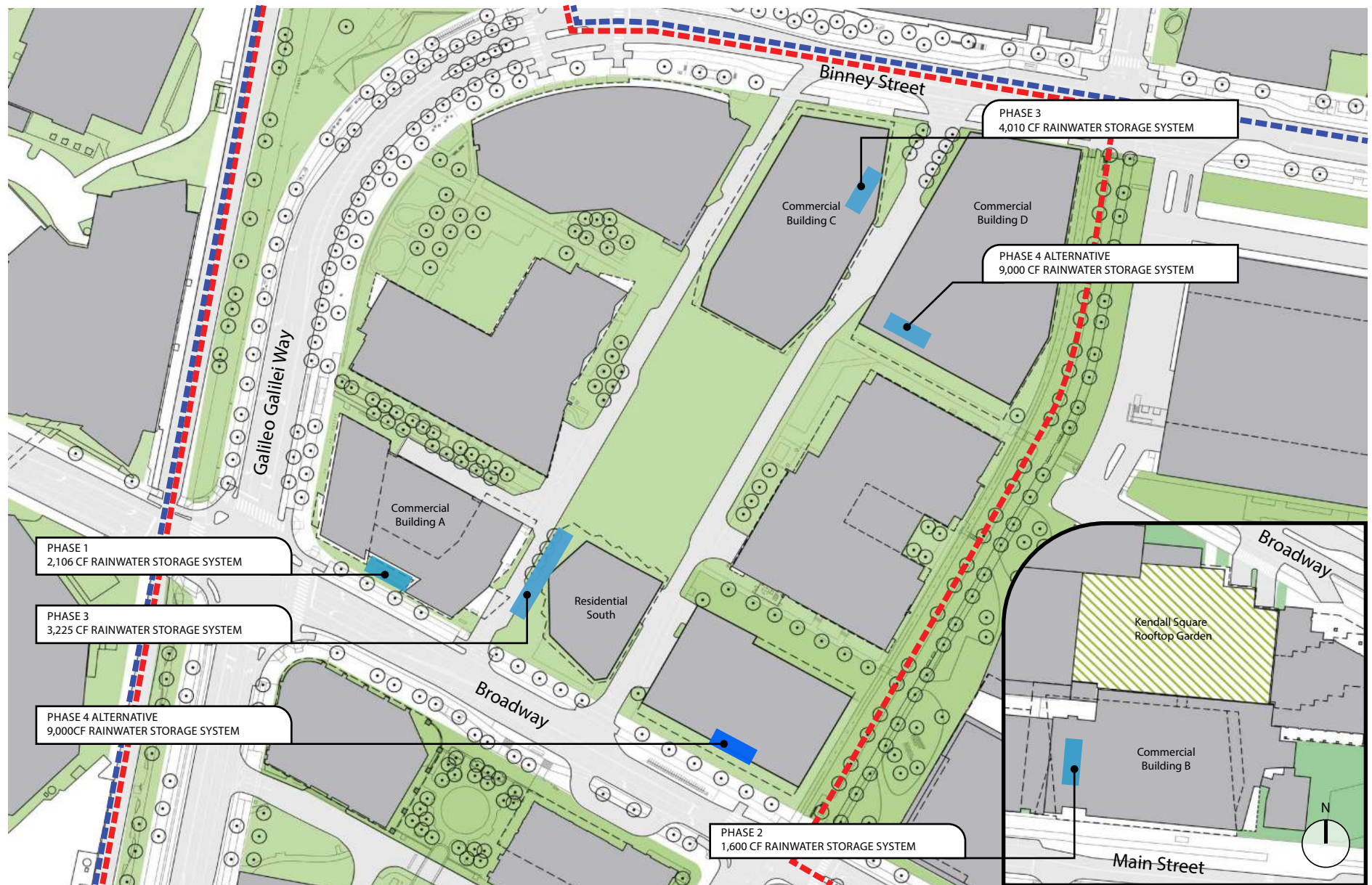
- Existing Sanitary Sewer System
- Existing Storm Drain
- Existing Combined Sewer
- Project Boundary

- MXD Boundary
- KSURP Boundary
- Ames Street District ASD



- Existing Water System
- Project Boundary

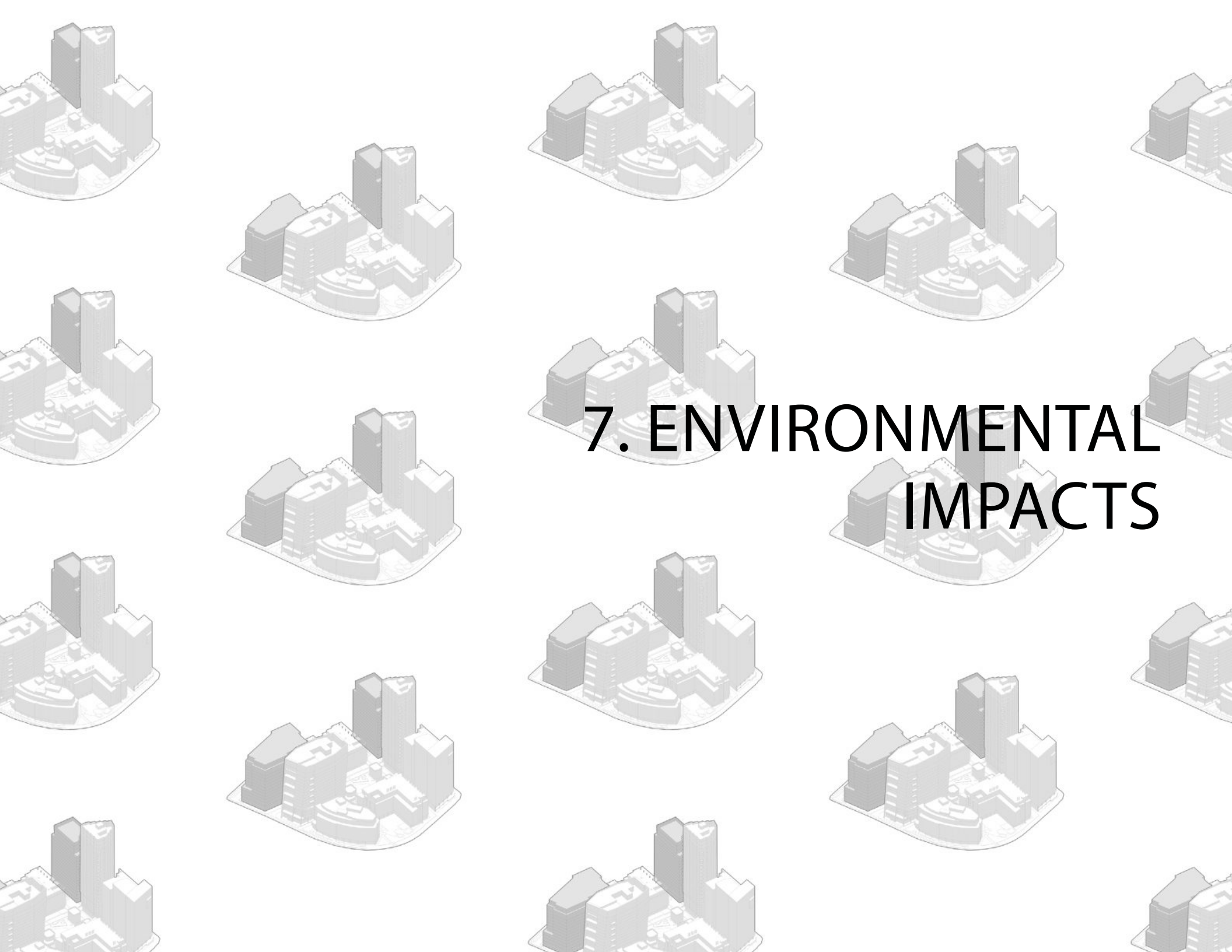
- - - MXD Boundary
- - - KSURP Boundary
- - - Ames Street District ASD



PARCEL 4 - 325 MAIN ST- STORMWATER MANAGEMENT

Locations of rainwater storage systems are subject to change depending on site logistics



The background of the slide features a repeating pattern of isometric illustrations of a city block. Each illustration shows a cluster of buildings, including a prominent tall skyscraper, smaller commercial buildings, and a curved structure that could be a parking garage or a modern public building. The buildings are rendered in a light gray color with thin black outlines, creating a clean, architectural look. The pattern is distributed across the entire slide, with the central text area being the only part without the background pattern.

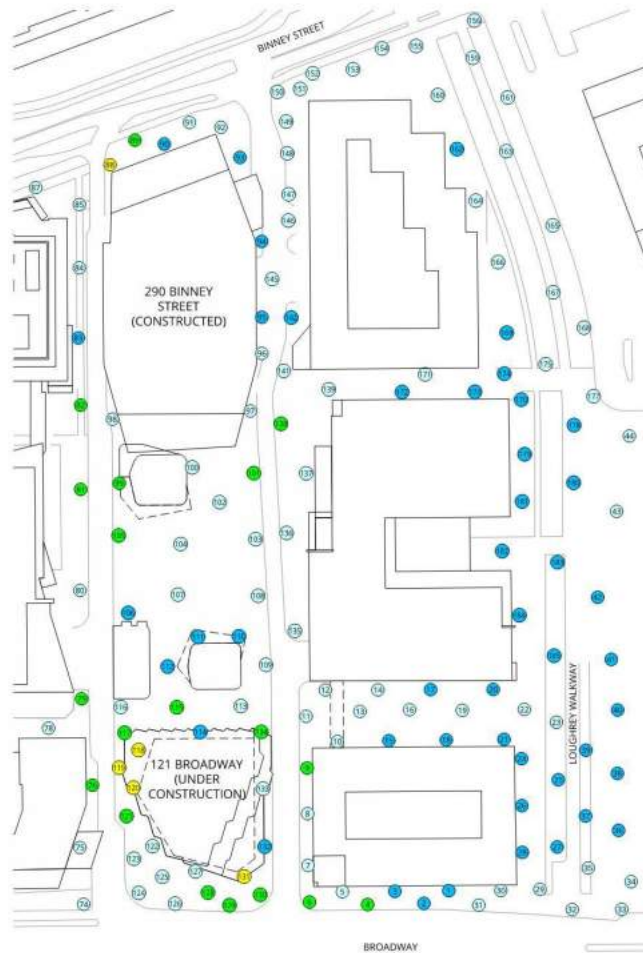
7. ENVIRONMENTAL IMPACTS

PEDESTRIAN WIND COMFORT CONDITIONS (SUMMER)

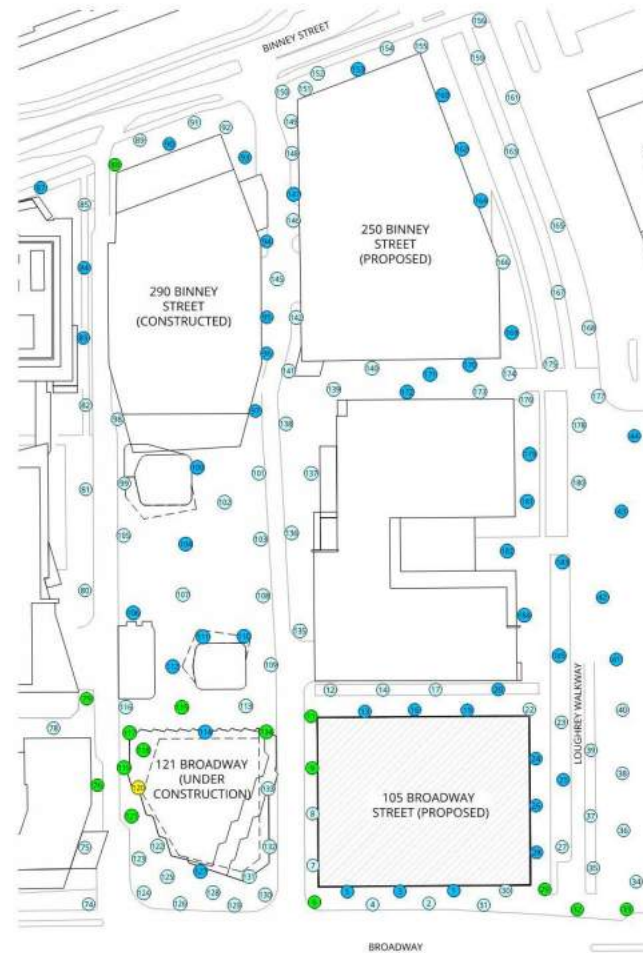
Refer to Appendix C for full study

FIGURE 7.1

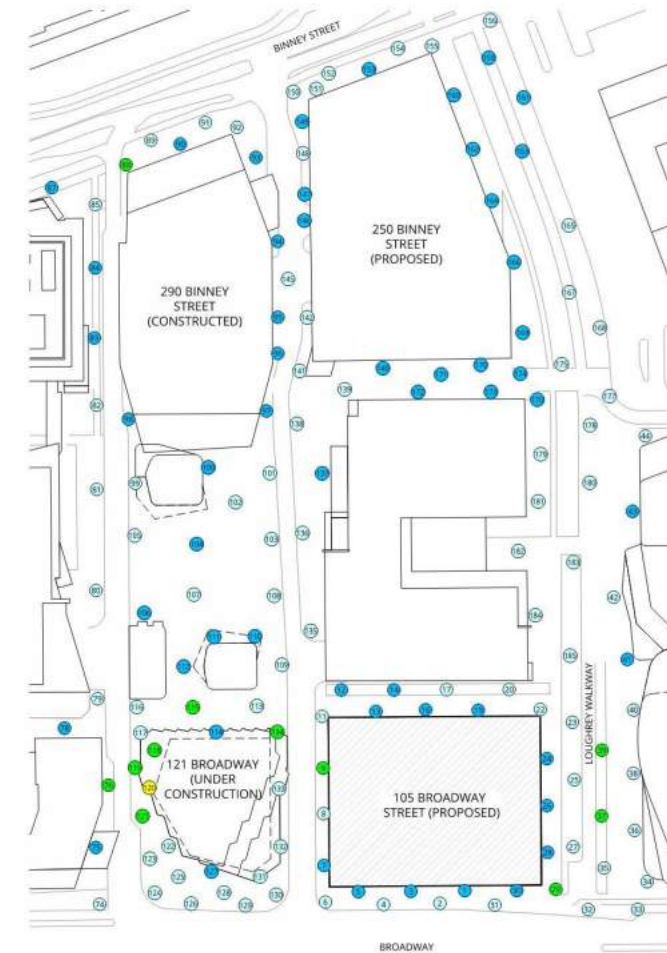
7.1A NO BUILD



7.1B BUILD



7.1C FULL BUILD



Comfort Categories

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

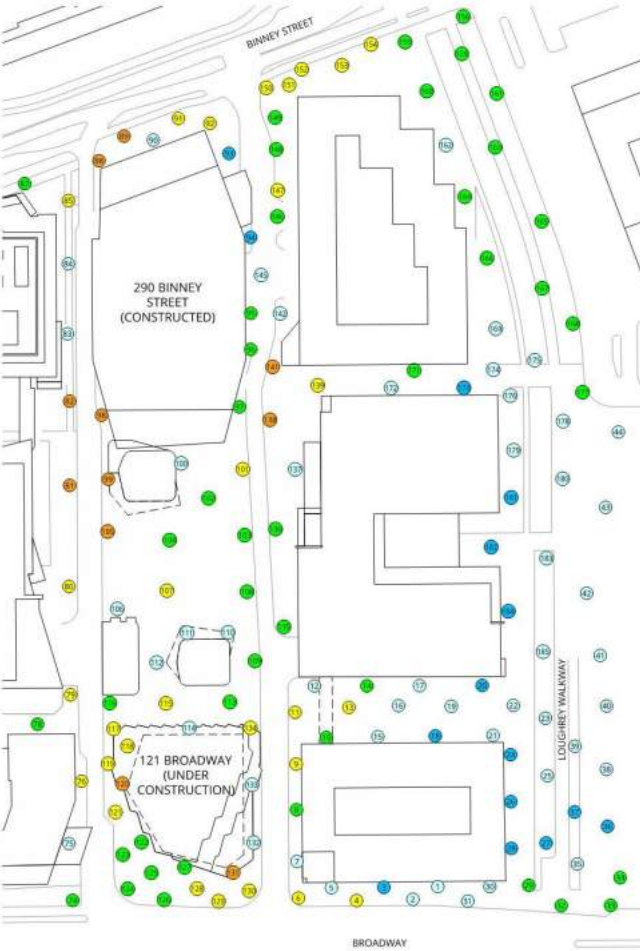
0' 40' 80' 120'



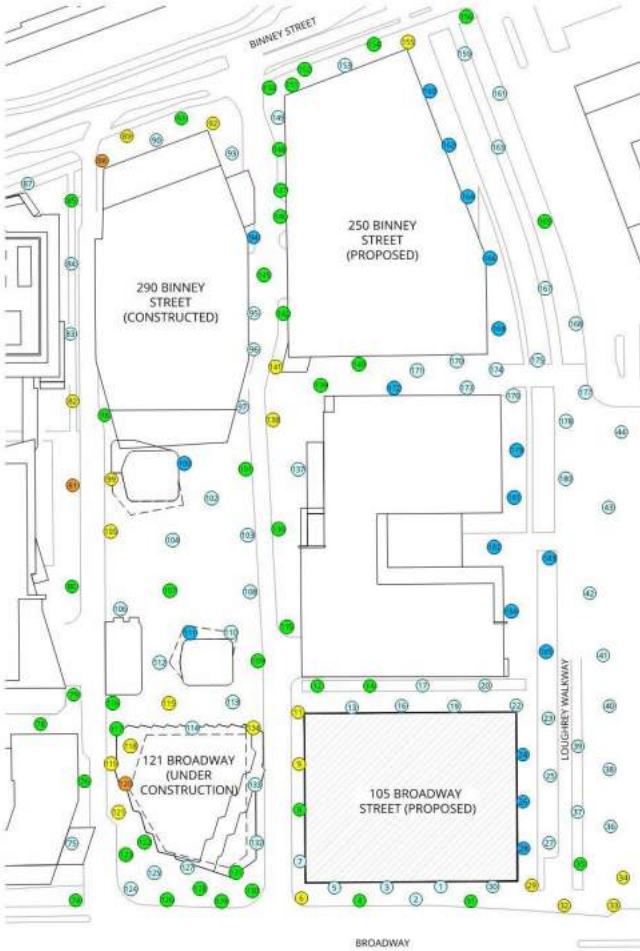
PEDESTRIAN WIND COMFORT CONDITIONS (WINTER)
 Refer to Appendix C for full study

FIGURE 7.2

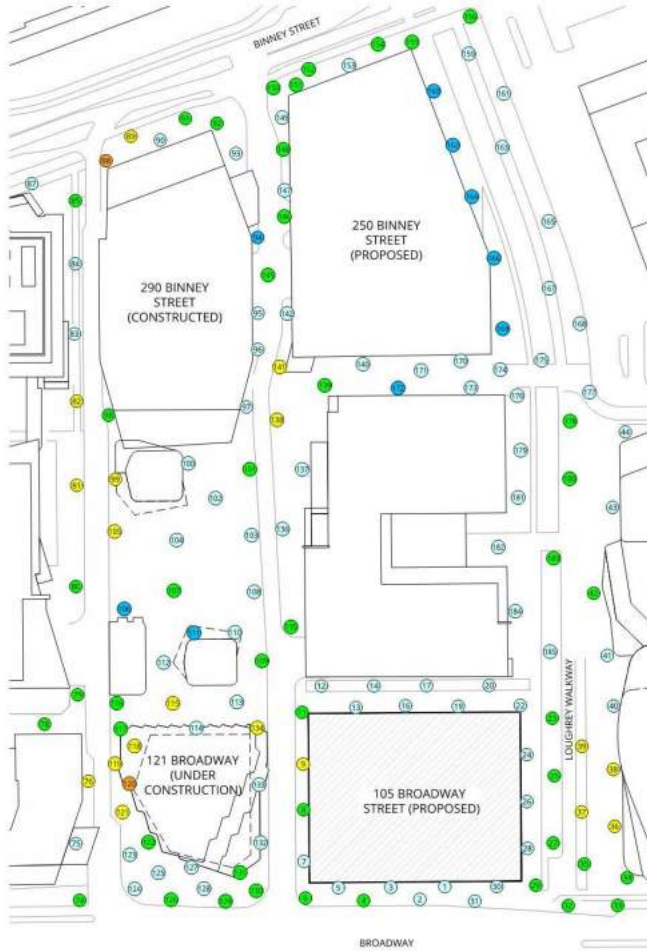
7.2A NO BUILD



7.2B BUILD



7.2C FULL BUILD



Comfort Categories

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

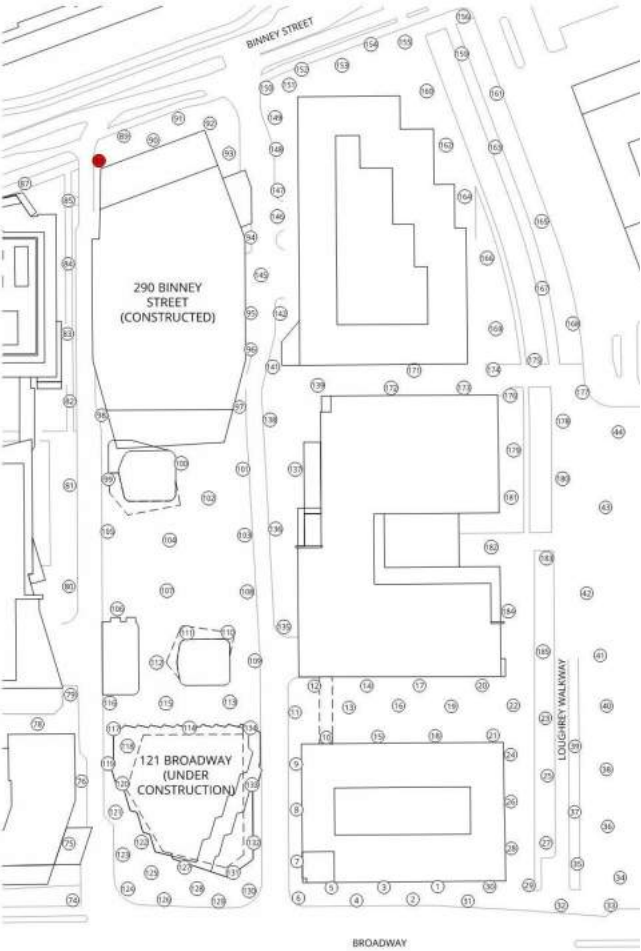
0' 40' 80' 120'



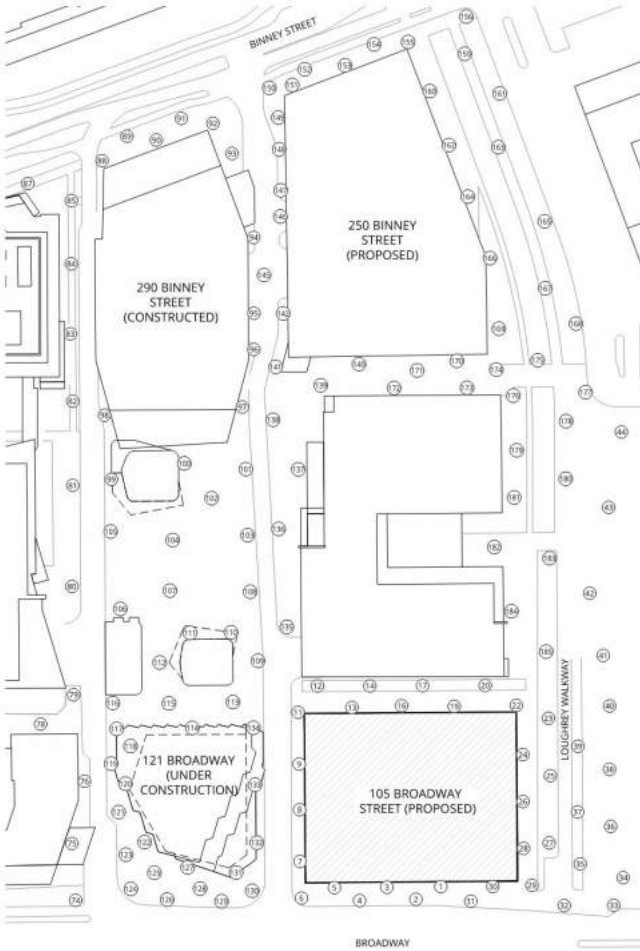
PEDESTRIAN WIND SAFETY CONDITIONS (ANNUAL)
 Refer to Appendix C for full study

FIGURE 7.3

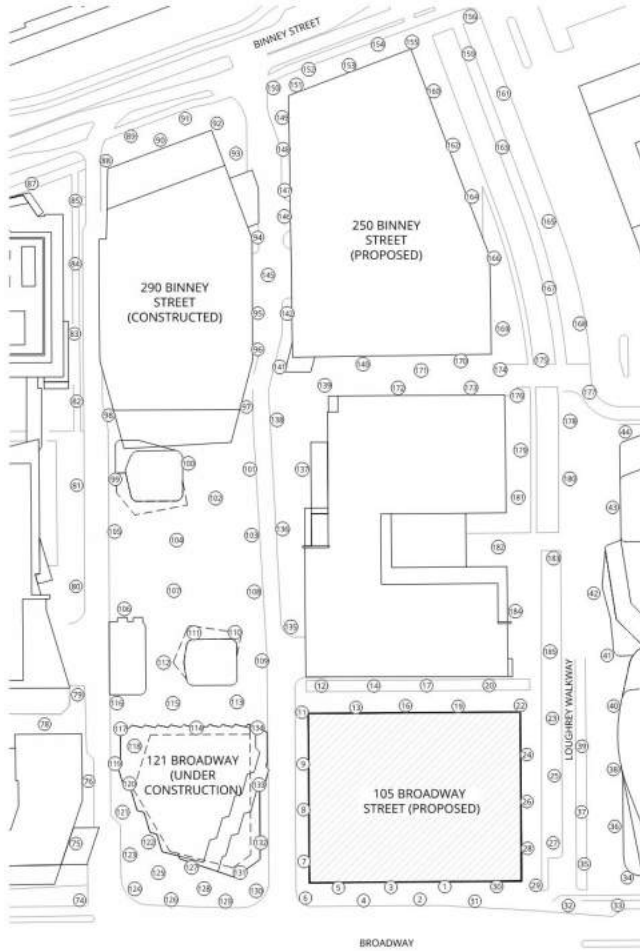
7.3A NO BUILD



7.3B BUILD



7.3C FULL BUILD



Safety Categories

- Pass
- Exceeded

0' 40' 80' 120'







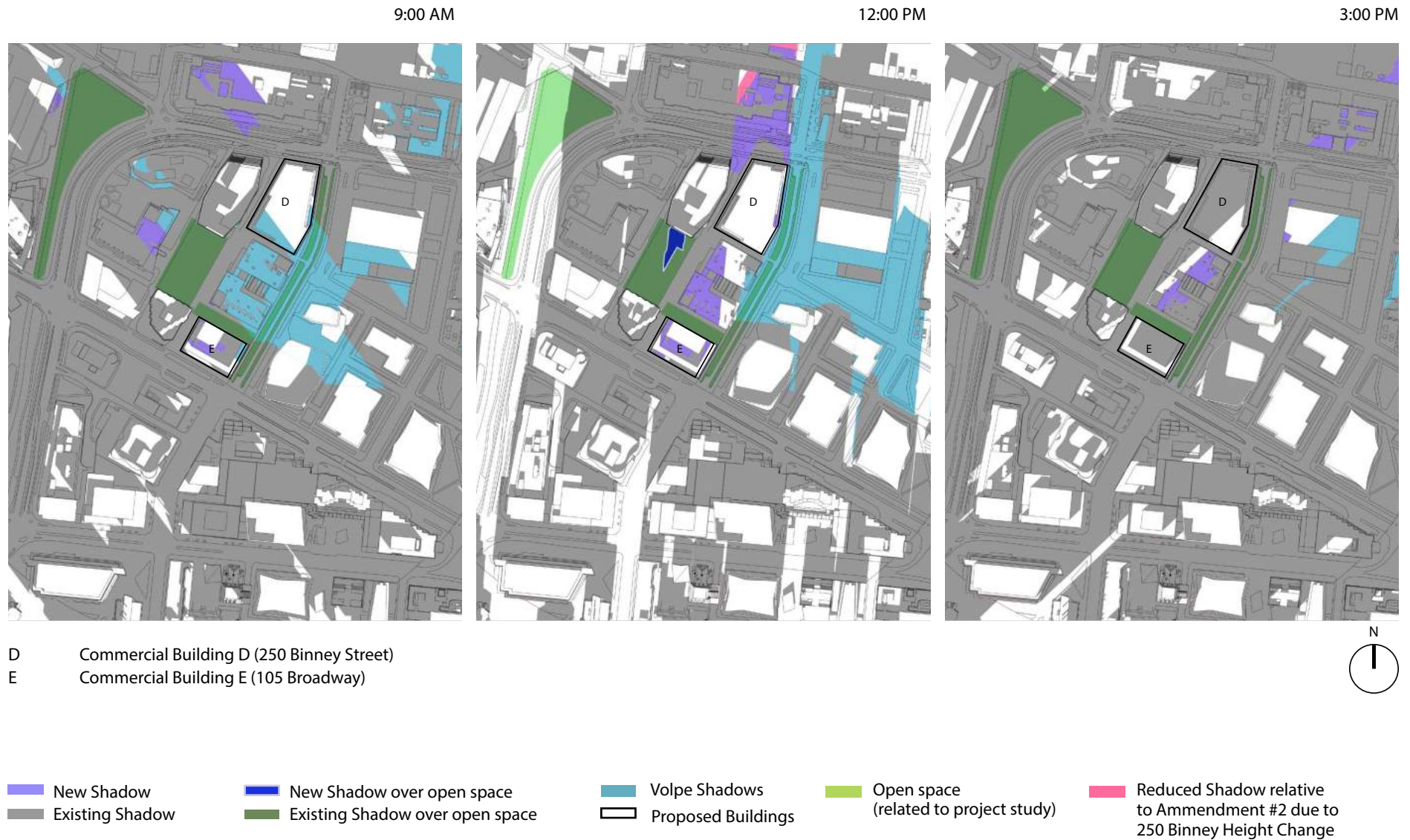
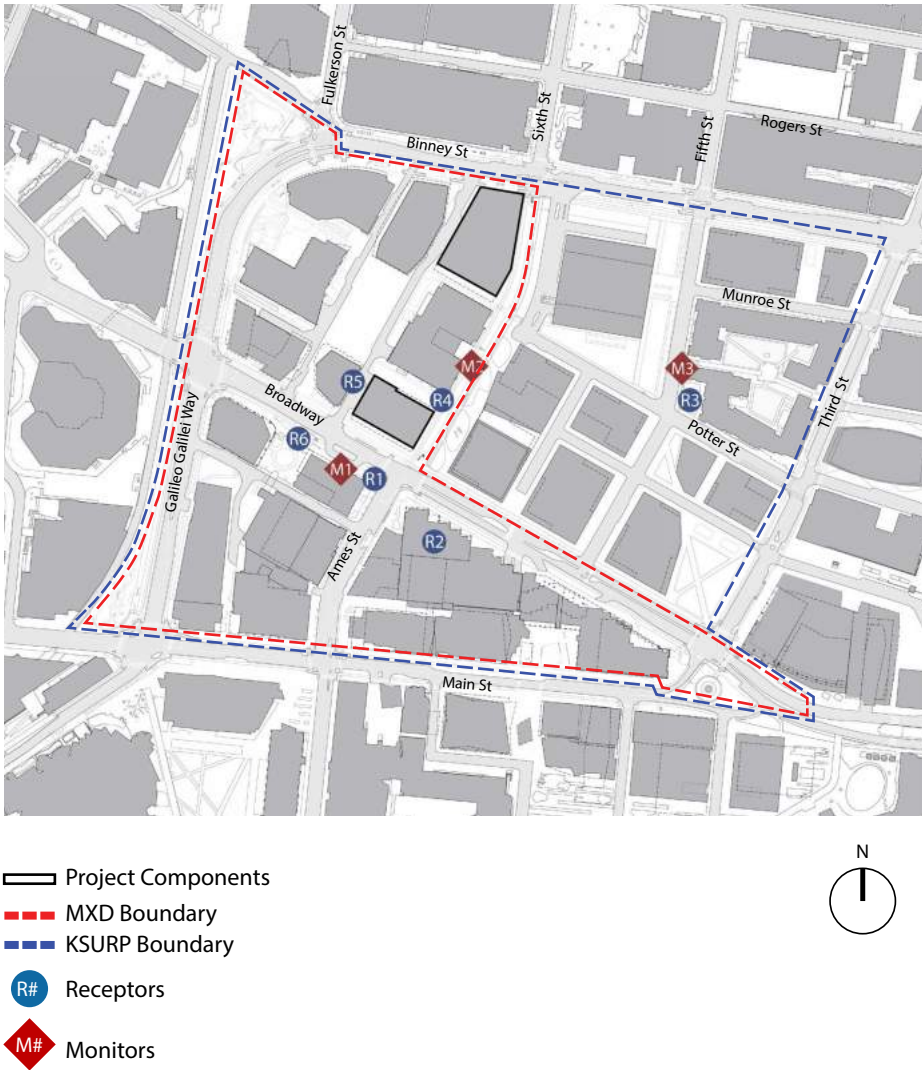
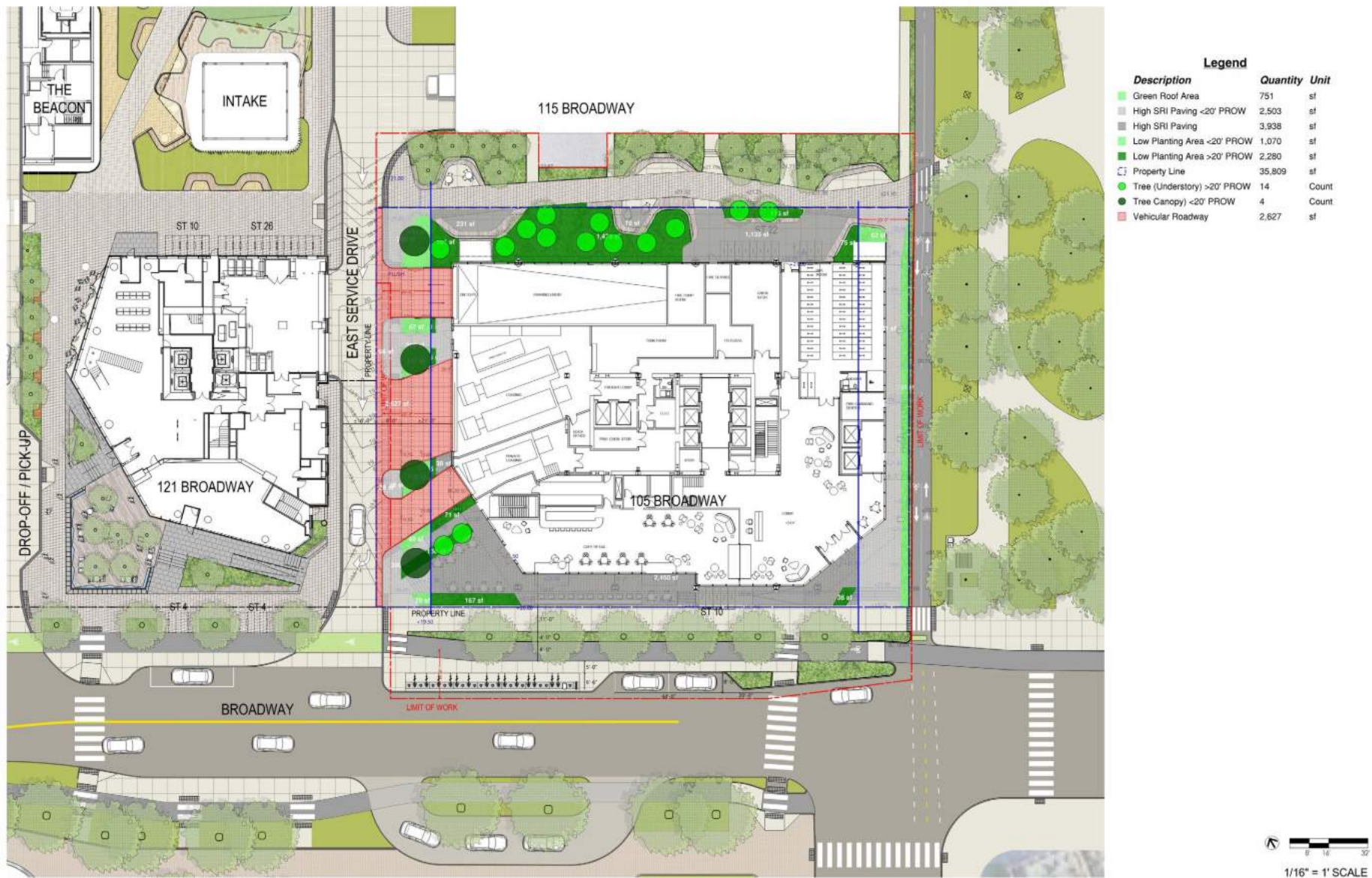


FIGURE 7.7

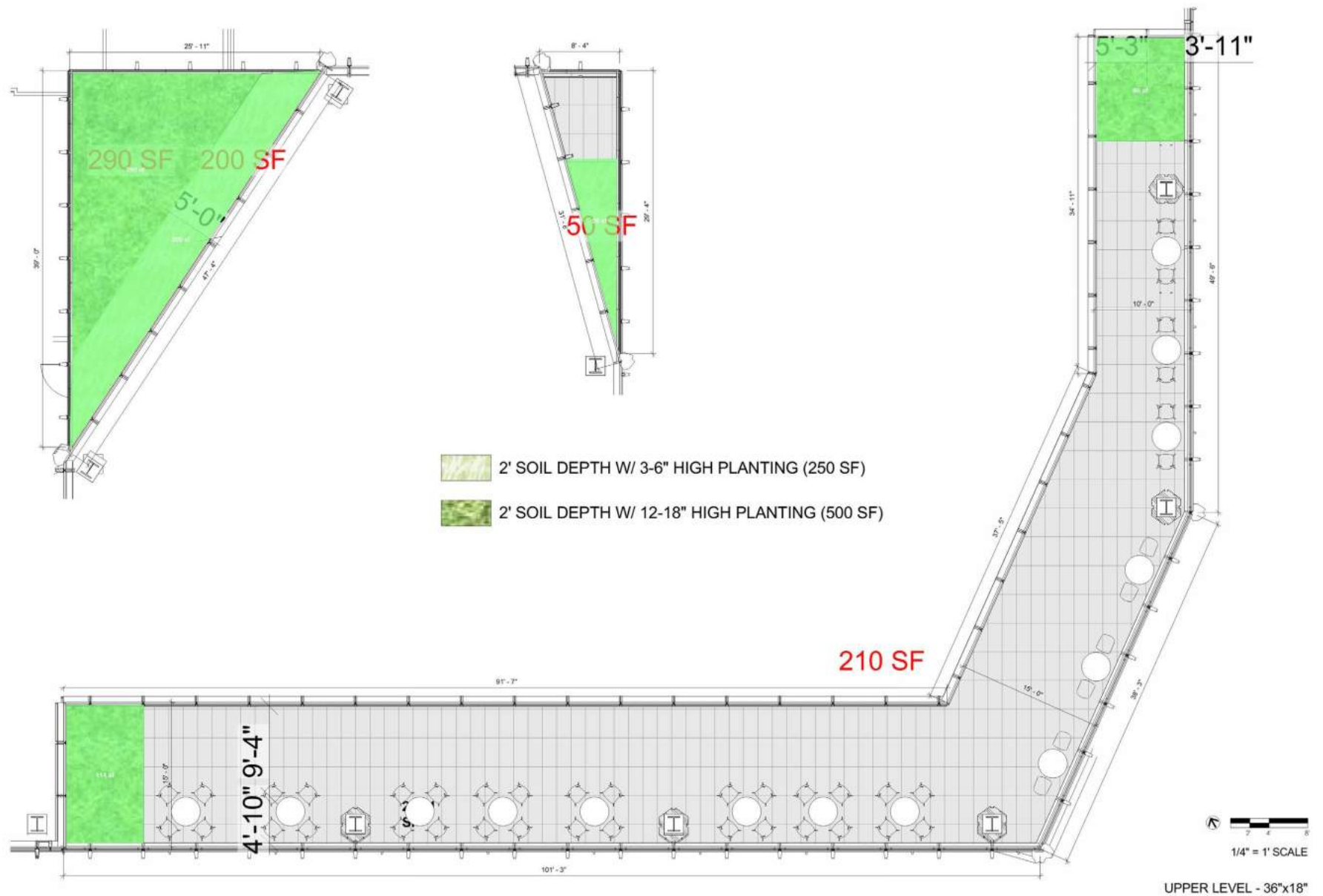


The background of the slide features a repeating pattern of isometric, light gray city blocks. Each block represents a cluster of buildings of varying heights and shapes, arranged in a grid-like fashion across the entire page.

8. SUSTAINABILITY PLAN



LANDSCAPE PLAN - OPTION 1



City of Cambridge		Cool Score Sheet		9/12/2025	
Project Address 105 Broadway, Cambridge, MA		Special Permit Number		Total Lot Area (SF) 35,809	
Applicant Name		Phone Number		Open Space Requirement (%) 20%	
Applicant Contact / Address		Email Address			
Project Description 105 Broadway is a 15 Story Commercial Life Science Building with a below grade parking garage and ground floor retail				Result Pass	

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		Outside 20' of PROW	Value Factor		Within 20' of PROW	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees							
	A1	Understory tree currently <10' canopy spread		0.80	+		1.60	-
	A2	Understory tree currently >10' canopy spread		1.00	+		2.00	-
	A3	Canopy tree currently <15' canopy spread		0.80	+		1.60	-
	A4	Canopy tree currently between 15' and 25' canopy spread		1.00	+		2.00	-
	A5	Canopy tree currently >25' canopy spread		1.20	+		2.40	-
	New or Transplanted Trees							
	A6	Understory tree	14	0.60	+		1.20	1,260
	A7	Canopy tree		0.70	+	4	1.40	3,920
	Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area		0.30	+		0.60
B2		Low Planting Area	2,290	0.40	+	1,070	0.80	1,772
B3		High Planting Area		0.50	+		1.00	-
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade		0.10	+	0	0.20	-
	C2	Living Wall		0.30	+	0	0.60	-
	C3	Green Roof Area	750	0.30	+	0	0.60	225
	C4	Short Intensive Green Roof Area		0.50	+	0	1.00	-
	C5	Intensive Green Roof Area		0.60	+	0	1.20	-
Paving & Structures	D1	Low Slope Roof	####	N/A				
	D2	High-SRI Paving	6,441	0.1				644
	D3	Shaded Area		0.2	+		0.40	-
Project Summary	Portion of lot area utilizing green strategies		20%		Total Contributing Area		7,821	
	Portion of score from green strategies		92%		Total Area Goal		7,162	
	Portion of score from trees		66%		COOL FACTOR SCORE		1.09	
	Portion of score contributing to public realm cooling		61%					

When entering strategies that are within 20' of the public right of way (column L), do not also enter them in column H.

High-SRI roofs are a prerequisite of the Cool Factor and therefore are not assigned a point value.

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

The background of the slide features a repeating pattern of isometric city models. Each model depicts a cluster of buildings, including a prominent skyscraper, smaller commercial or residential structures, and a curved, modern-looking building. The models are rendered in a light gray, semi-transparent style, creating a subtle grid-like pattern across the entire page.

9. PHASING PLAN

PROJECT PHASING FORECAST																		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PHASE 1	Commercial Building A	6th Street and E/W Connector (W)																
PHASE 2				Commercial Building B Kendall Plaza & Roof Garden														
PHASE 3									Residential Building South Danny Lewin Park									
									Commercial Building C									
									Substation Vault				Substation Fit-Out		Center Plaza & Children's Park			
PHASE 4 Alternative											Commercial Building E E/W Connector (S)							
															Commercial Building D E/W Connector (N)			

* Either Commercial Building D or E could go first, subject to existing tenant occupancy



1. Commercial Building A (145 Broadway)

PHASE 2 PROJECT PHASING GRAPH & KEY MAP

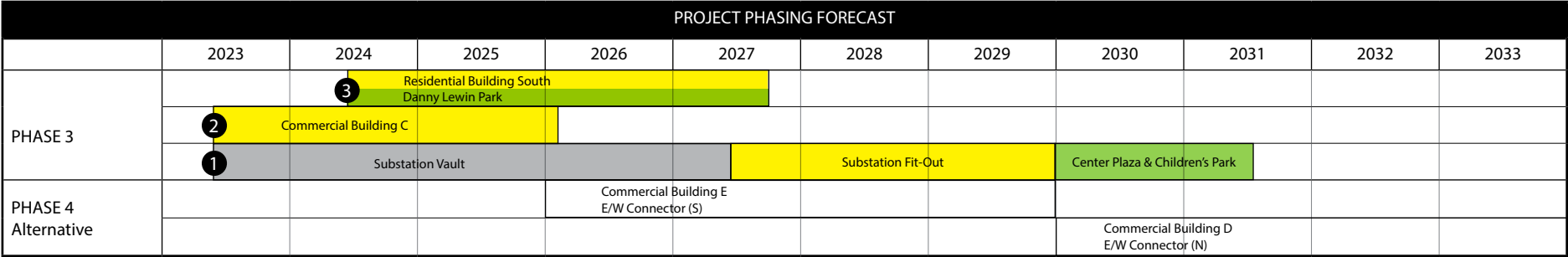
FIGURE 9.2

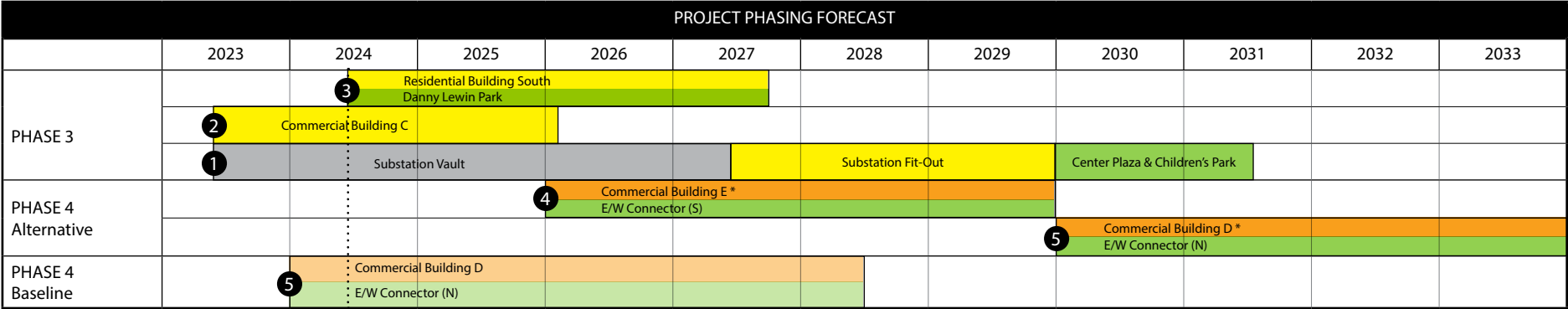
PROJECT PHASING FORECAST																		
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PHASE 1	Commercial Building A		6th Street and E/W Connector (W)															
PHASE 2				Commercial Building B		Kendall Plaza & Roof Garden												
PHASE 3									Residential Building South Danny Lewin Park									
									Commercial Building C									
									Substation Vault				Substation Fit-Out		Center Plaza & Children's Park			
PHASE 4 Alternative											Commercial Building E E/W Connector (S)							
															Commercial Building D E/W Connector (N)			

* Either Commercial Building D or E could go first, subject to existing tenant occupancy



1. Commercial Building A (145 Broadway)
2. Commercial Building B (325 Main St)
3. Innovation Space (255 Main St)



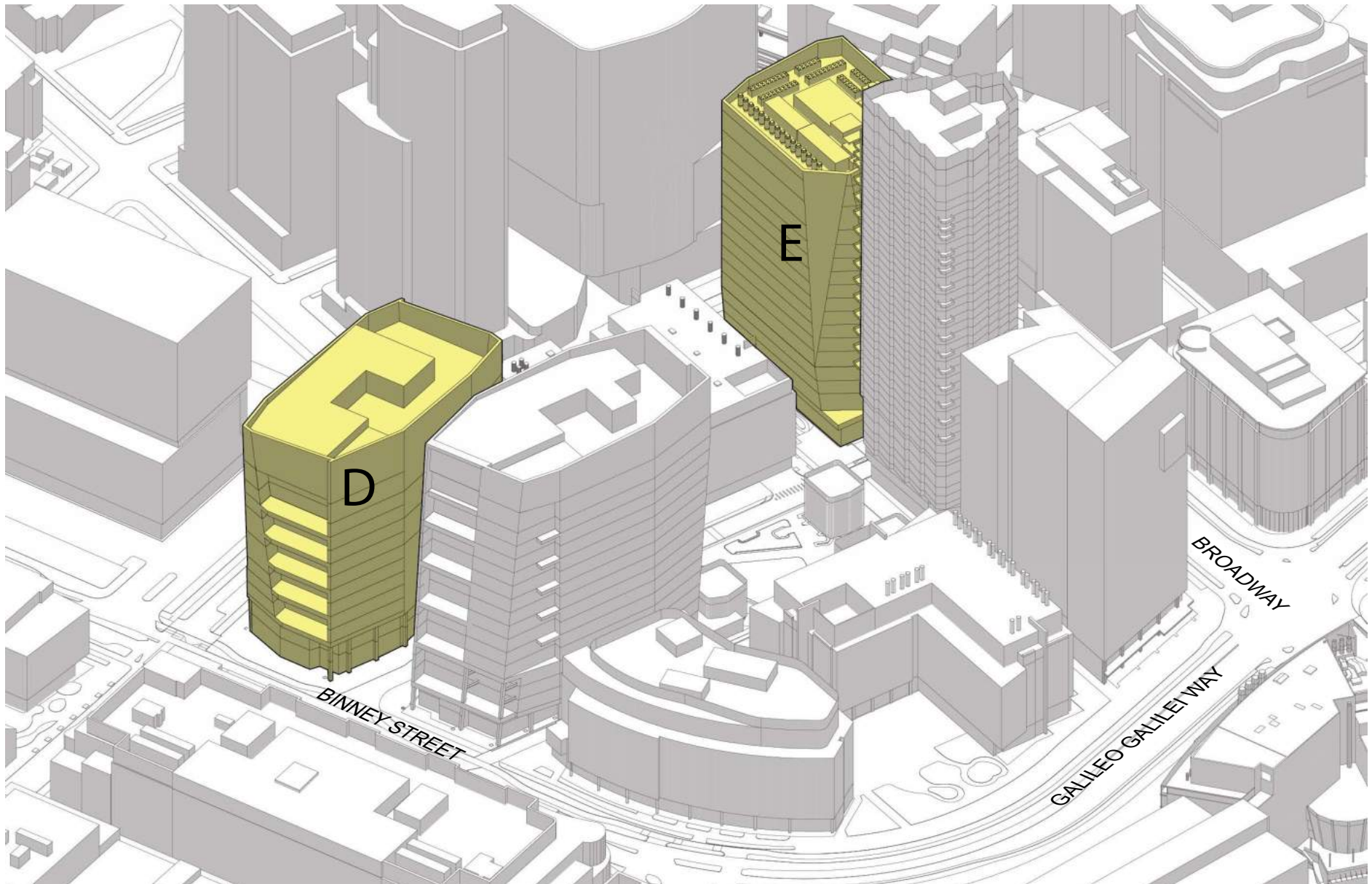


* Either Commercial Building D or E could go first, subject to existing tenant occupancy



The background of the slide features a repeating pattern of isometric architectural models of a city block. Each model shows a cluster of buildings with varying heights and shapes, including a prominent tall skyscraper. The models are rendered in a light gray color with subtle shadows, creating a sense of depth and perspective. They are arranged in a grid-like fashion, with some models partially visible at the edges of the frame.

10. DESIGN GUIDELINES



D Commercial Building D (250 Binney Street)

E Commercial Building E (105 Broadway)

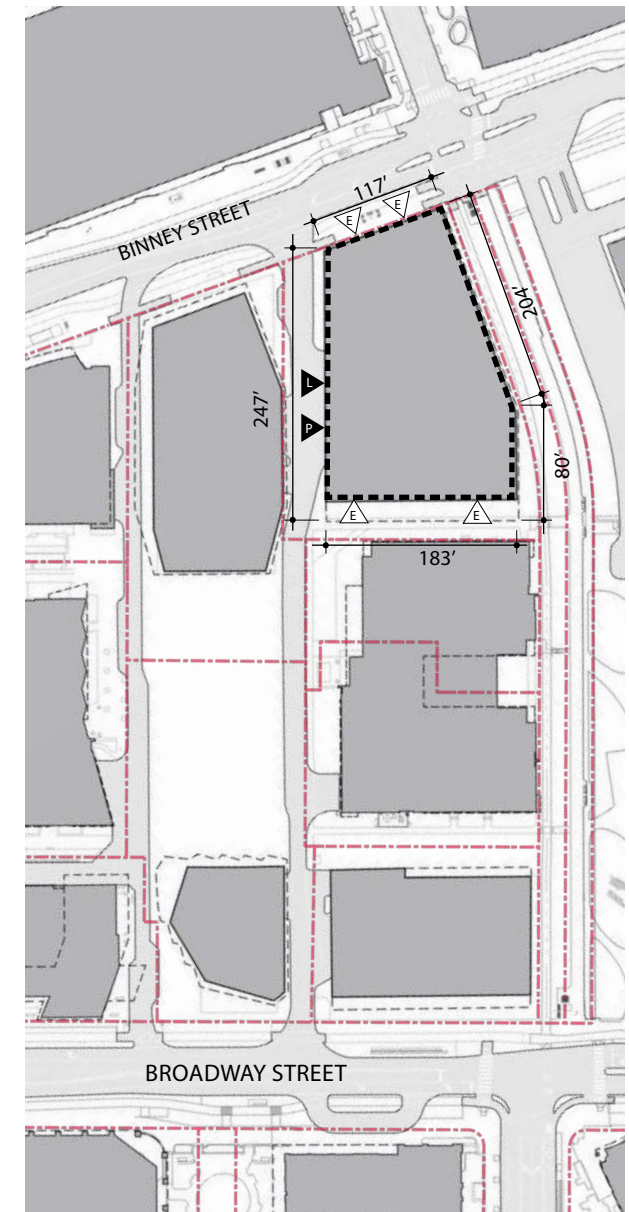
TYPICAL SECTION



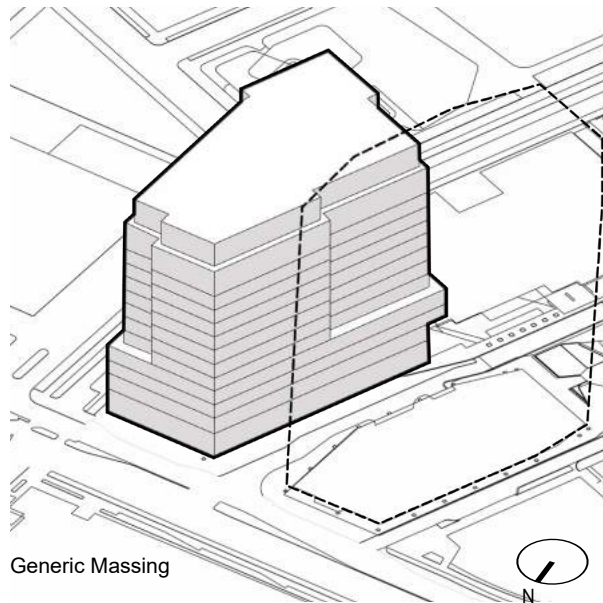
-  Entrance
-  Parking Entrance
-  Loading
-  Building footprint
-  Property Line



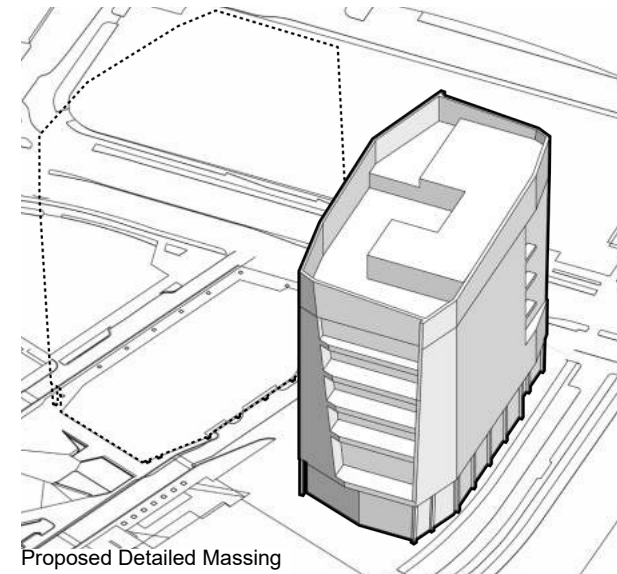
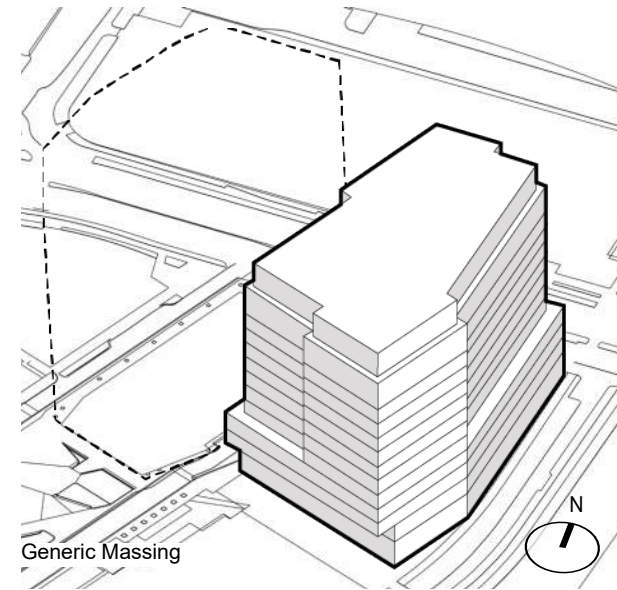
SITE PLAN

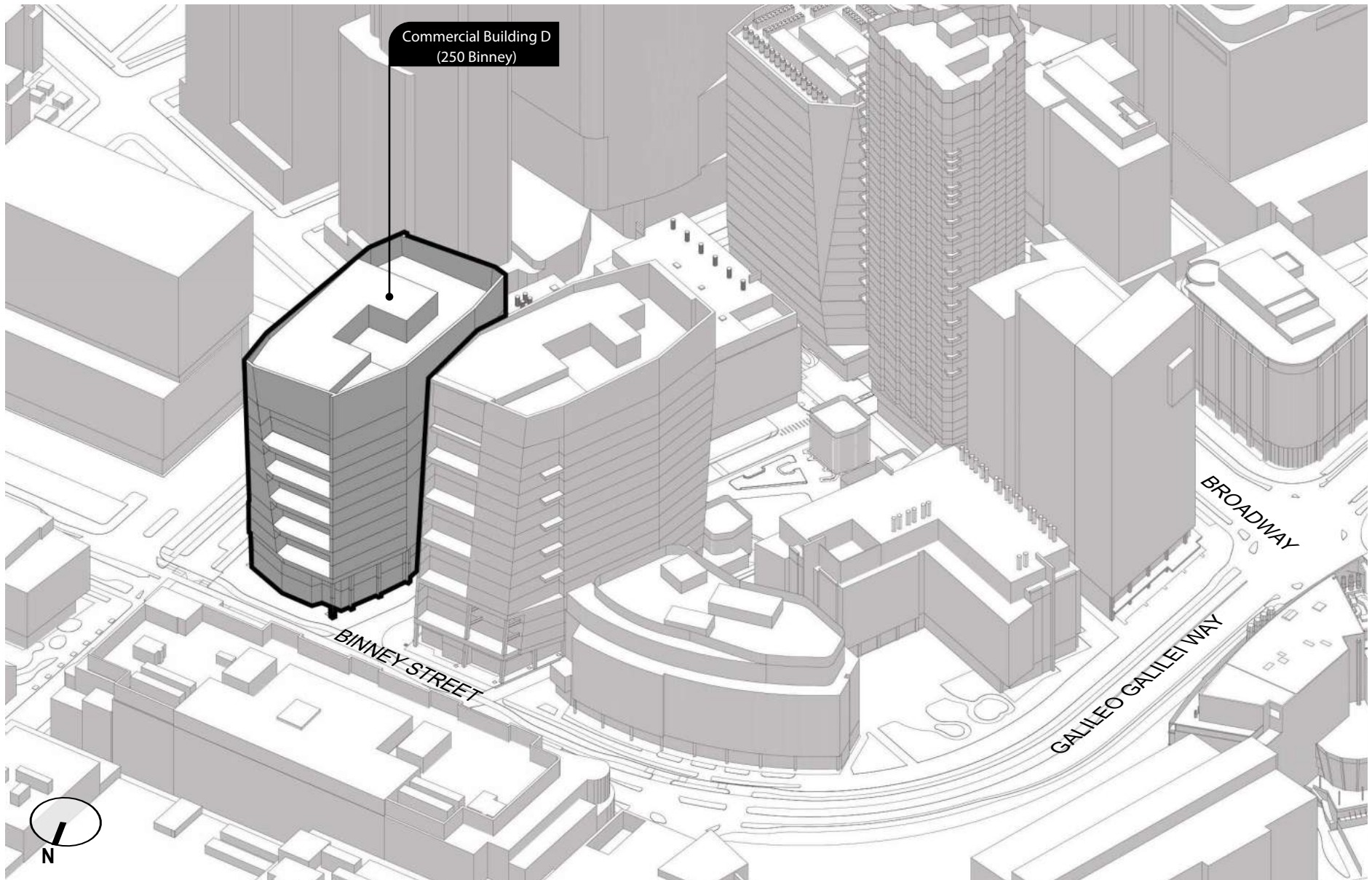


NORTH WEST AXON

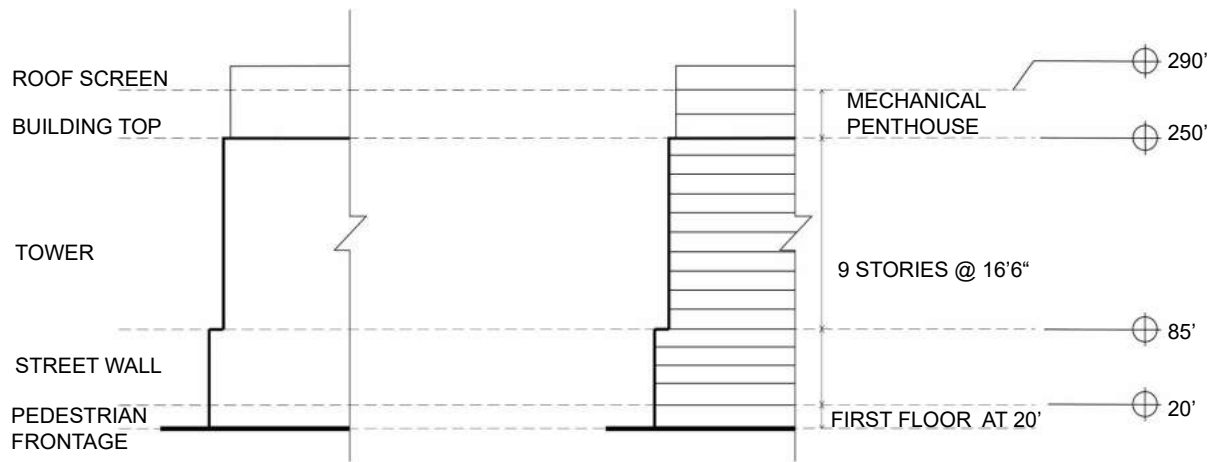


SOUTH EAST AXON





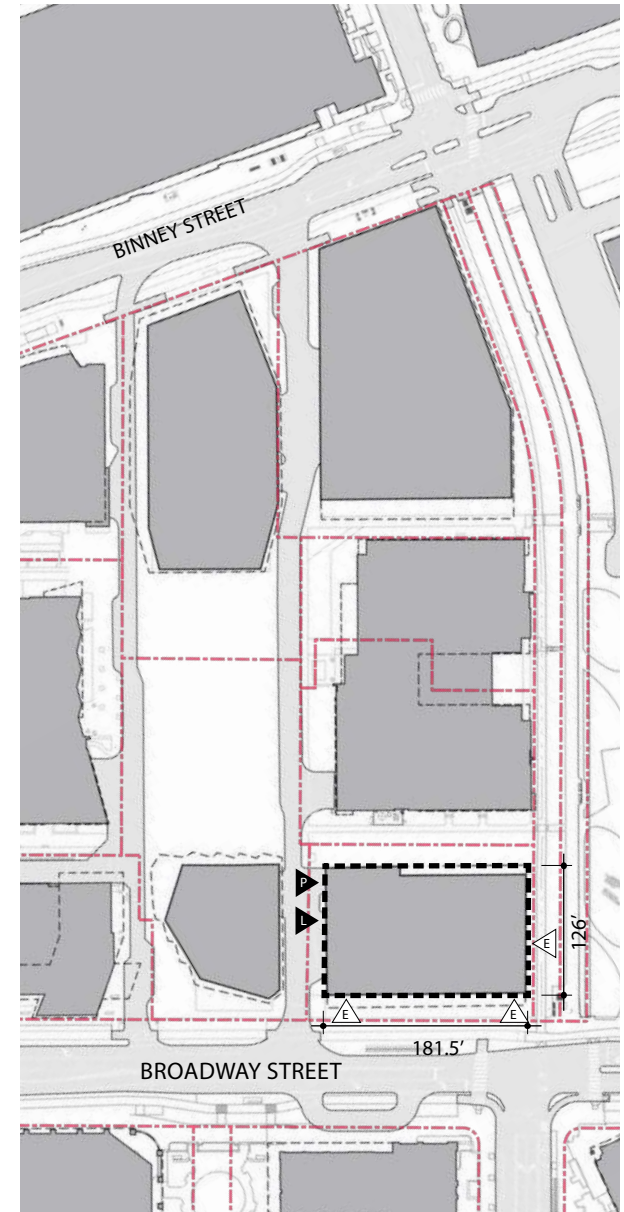
TYPICAL SECTION



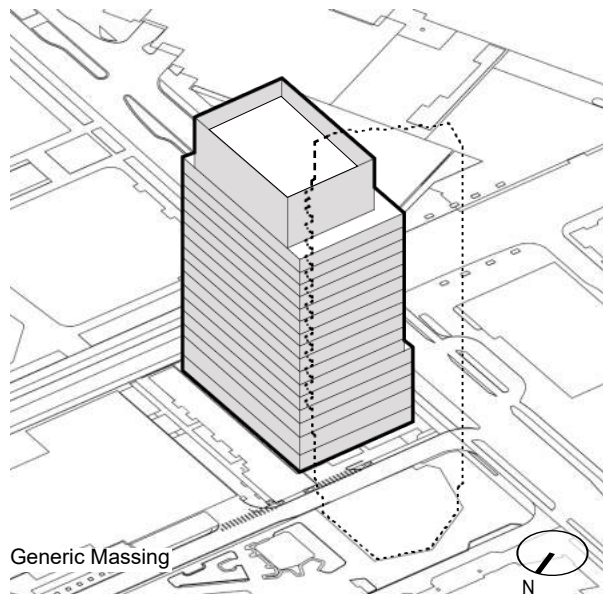
- Entrance
- Parking Entrance
- Loading
- Building footprint
- Property Line



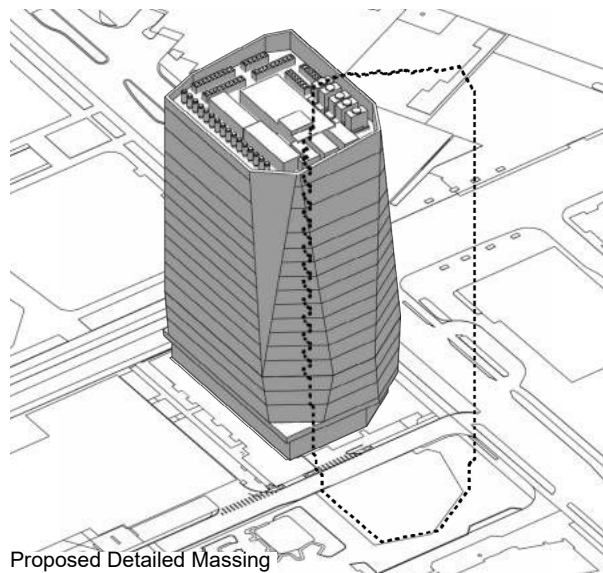
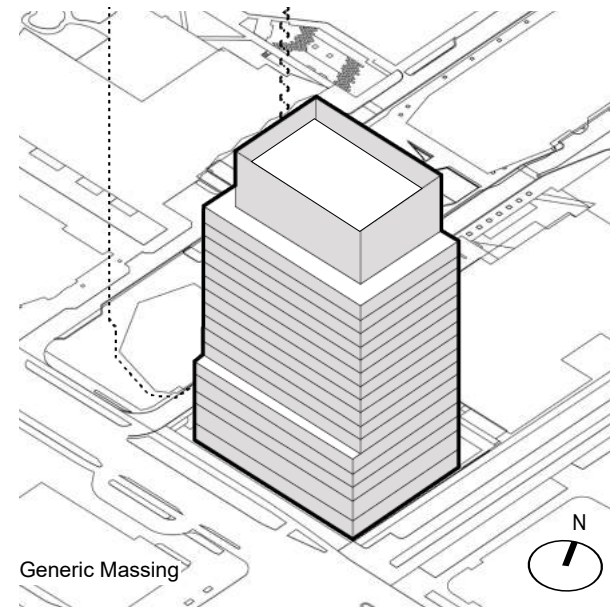
SITE PLAN

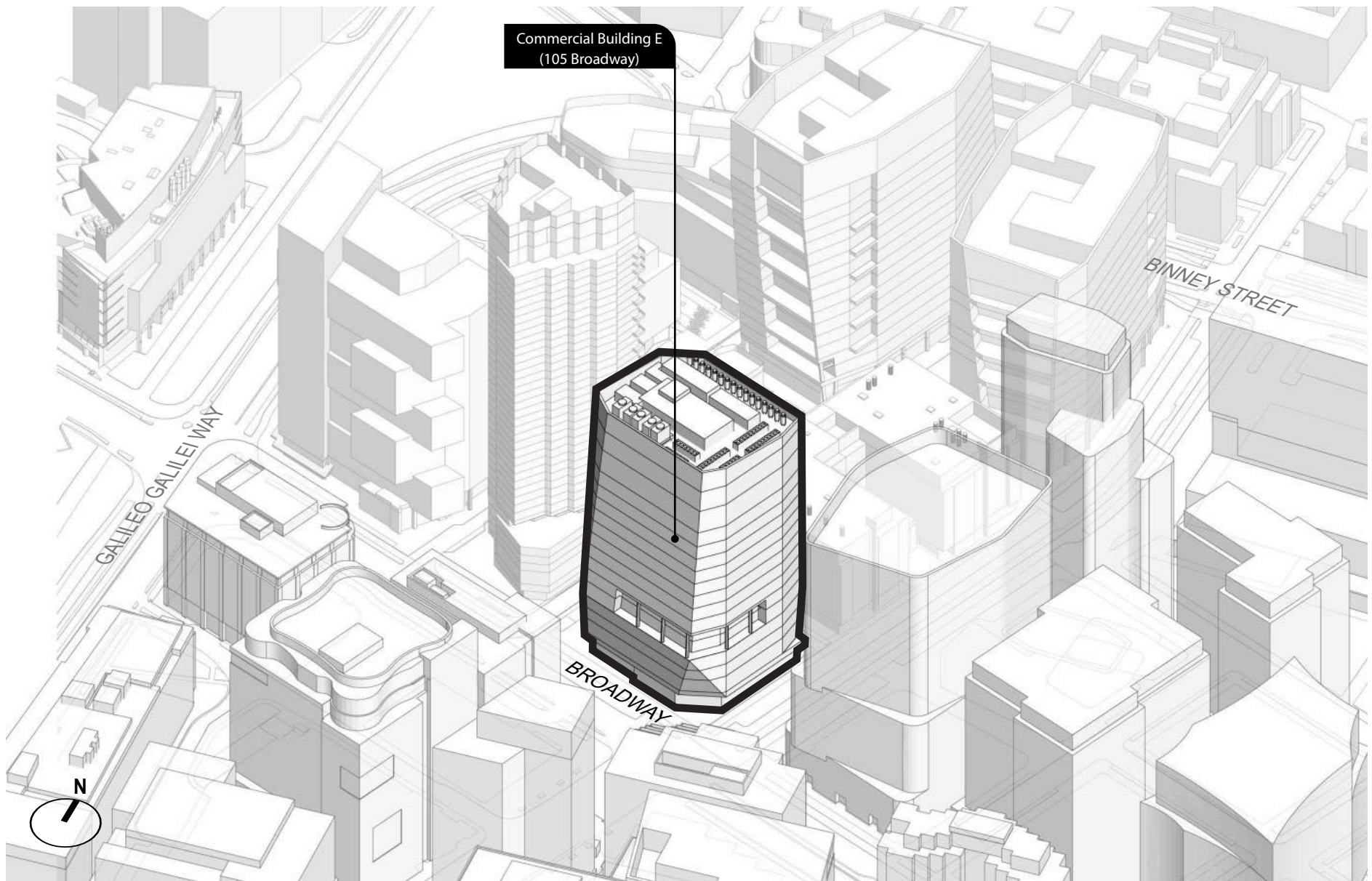


NORTH WEST AXON



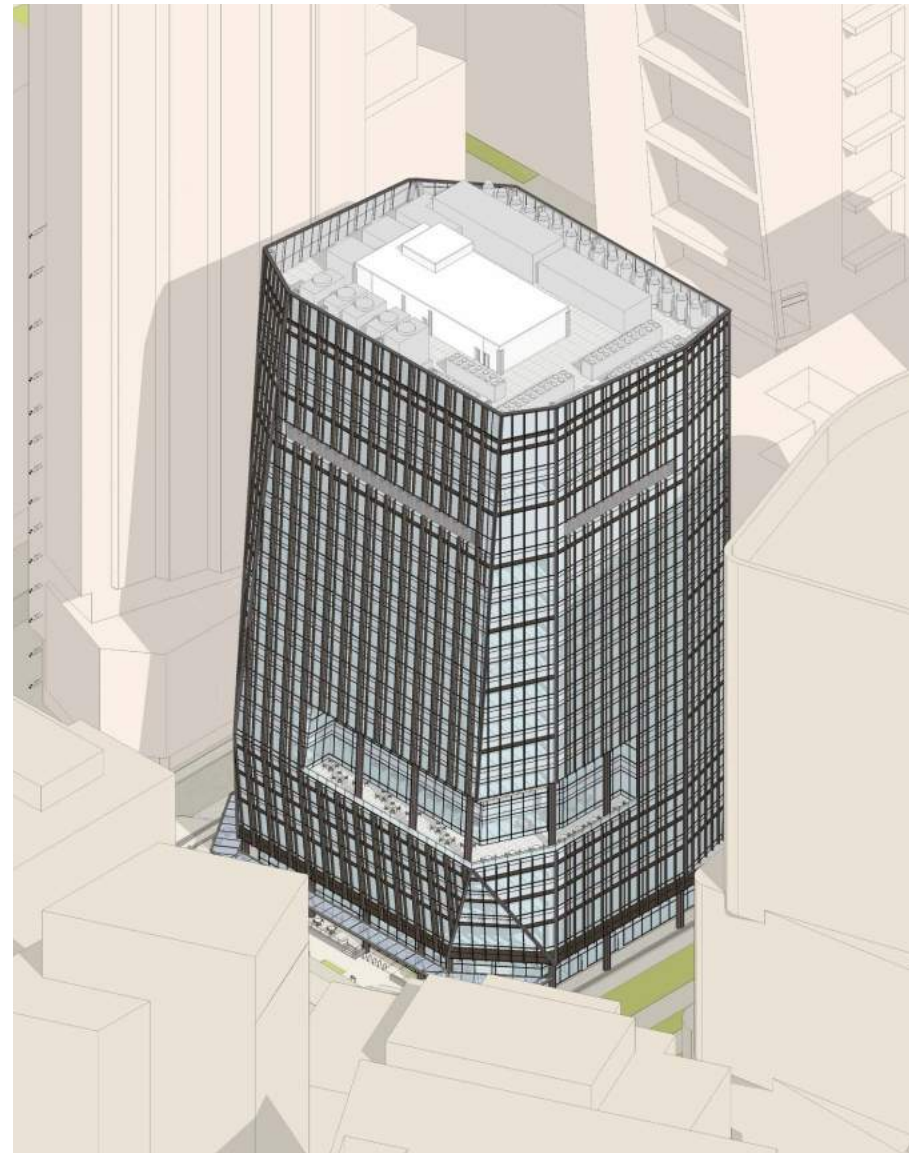
SOUTH EAST AXON



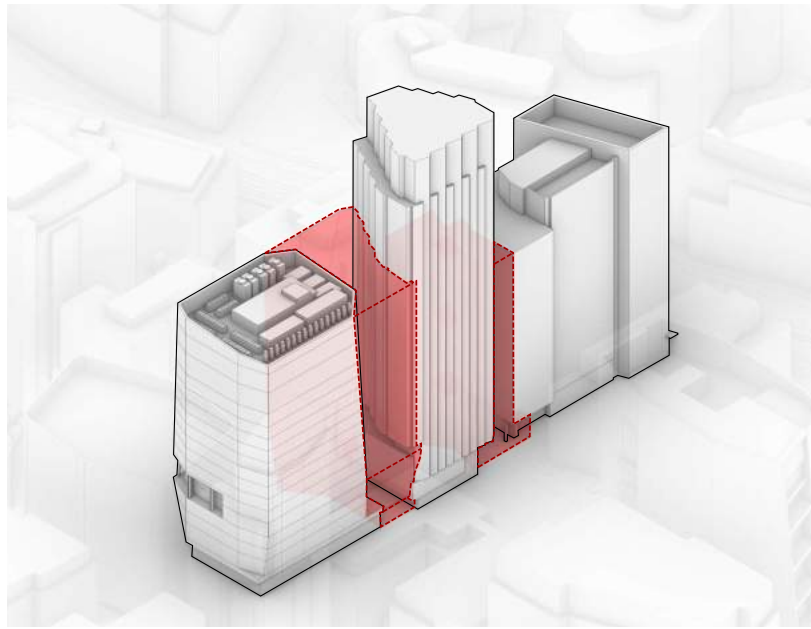




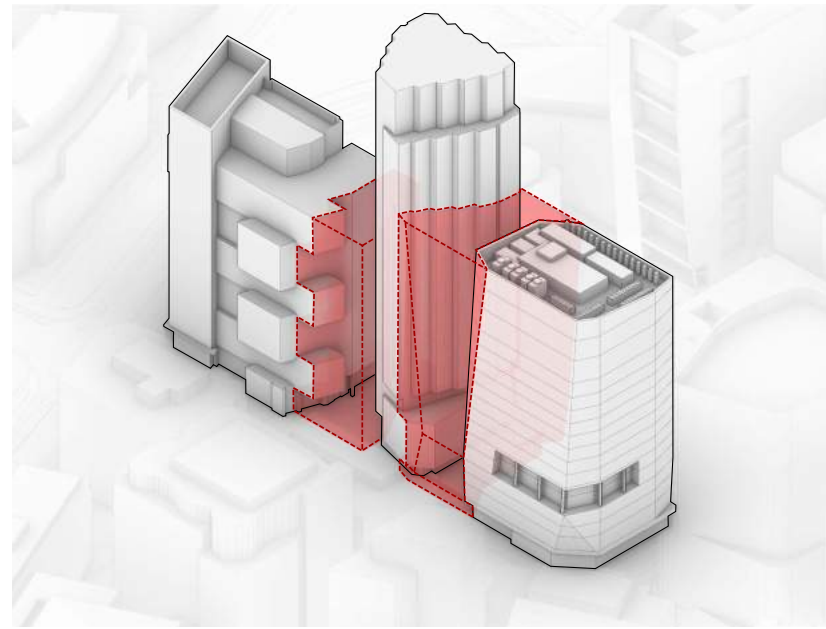
AXON SW



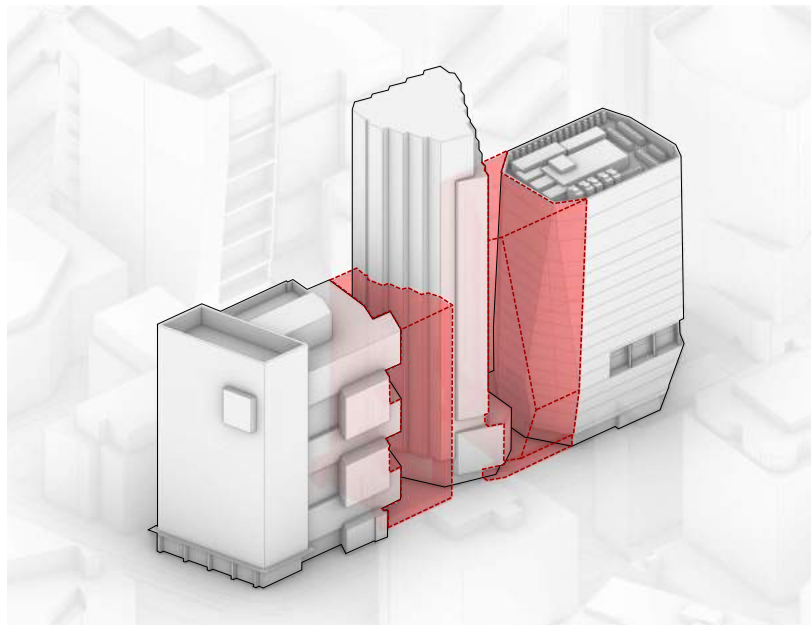
AXON SE



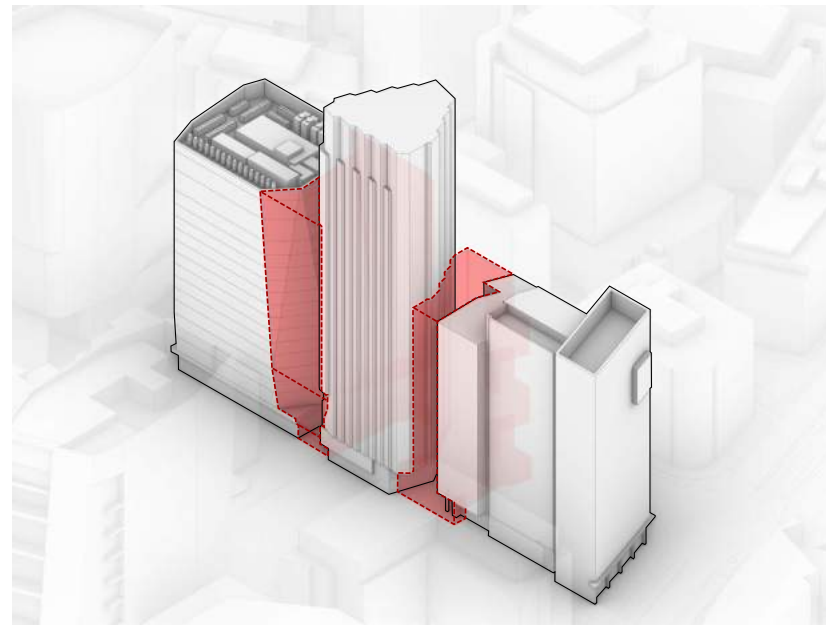
AXON NE



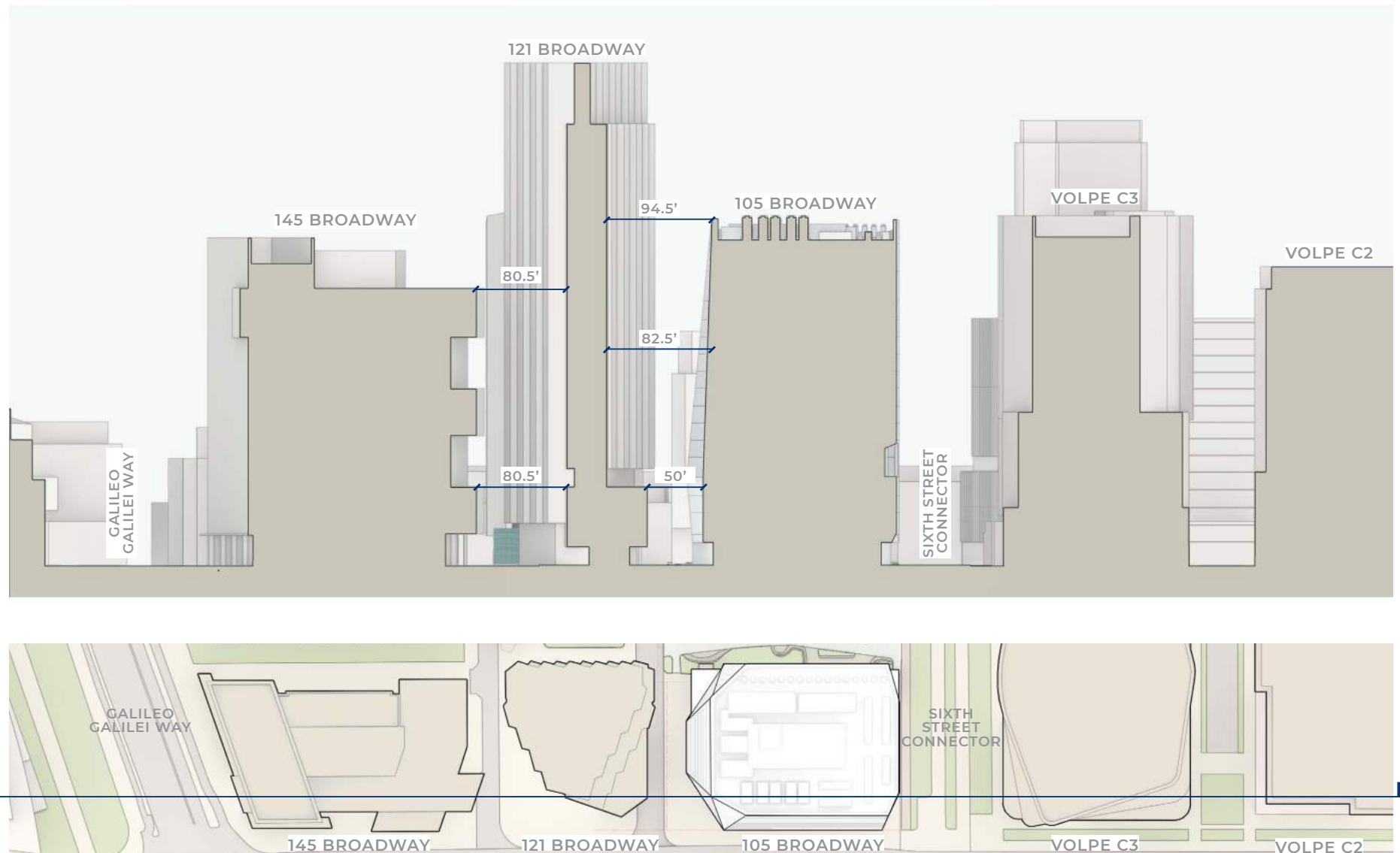
AXON SE

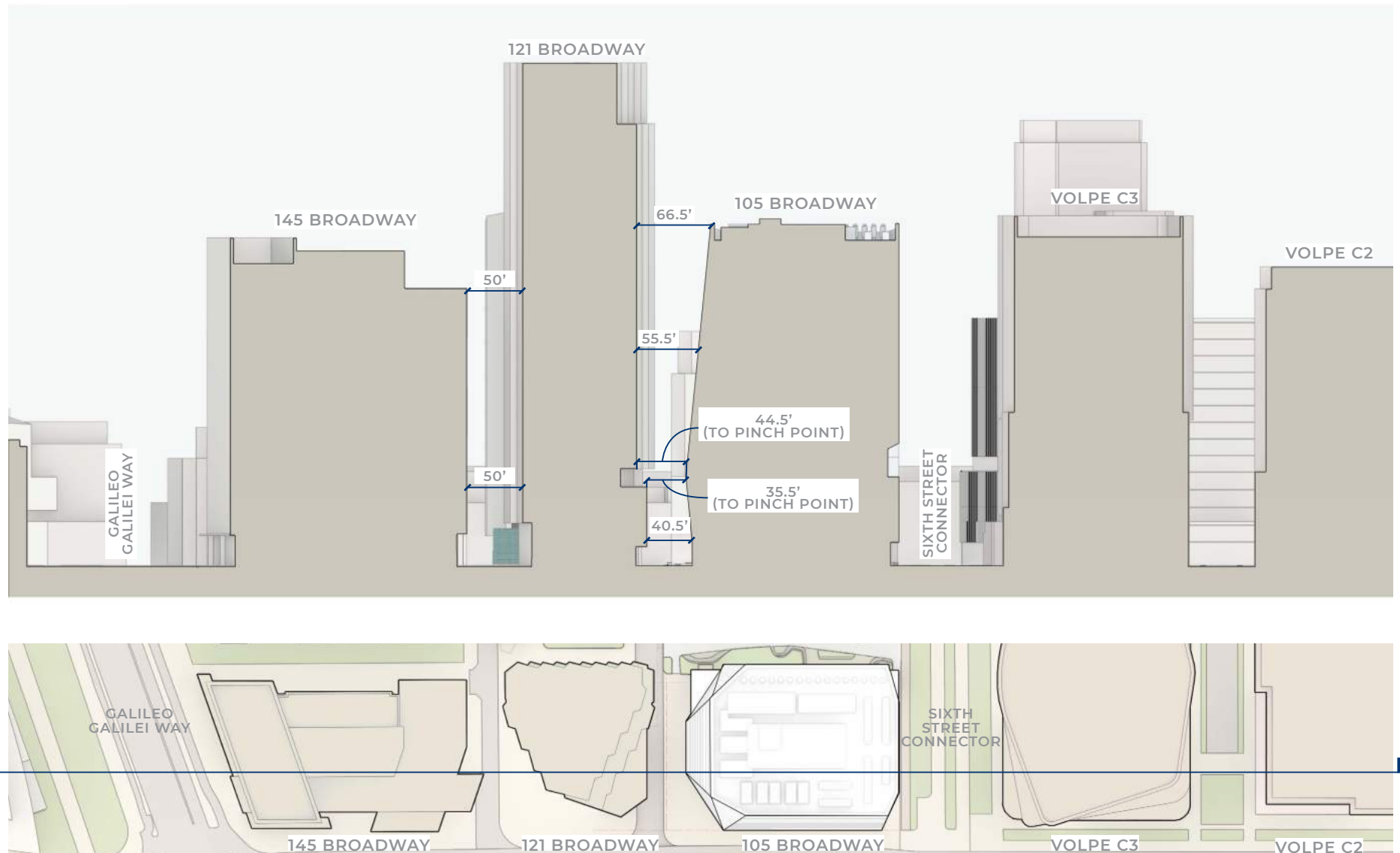


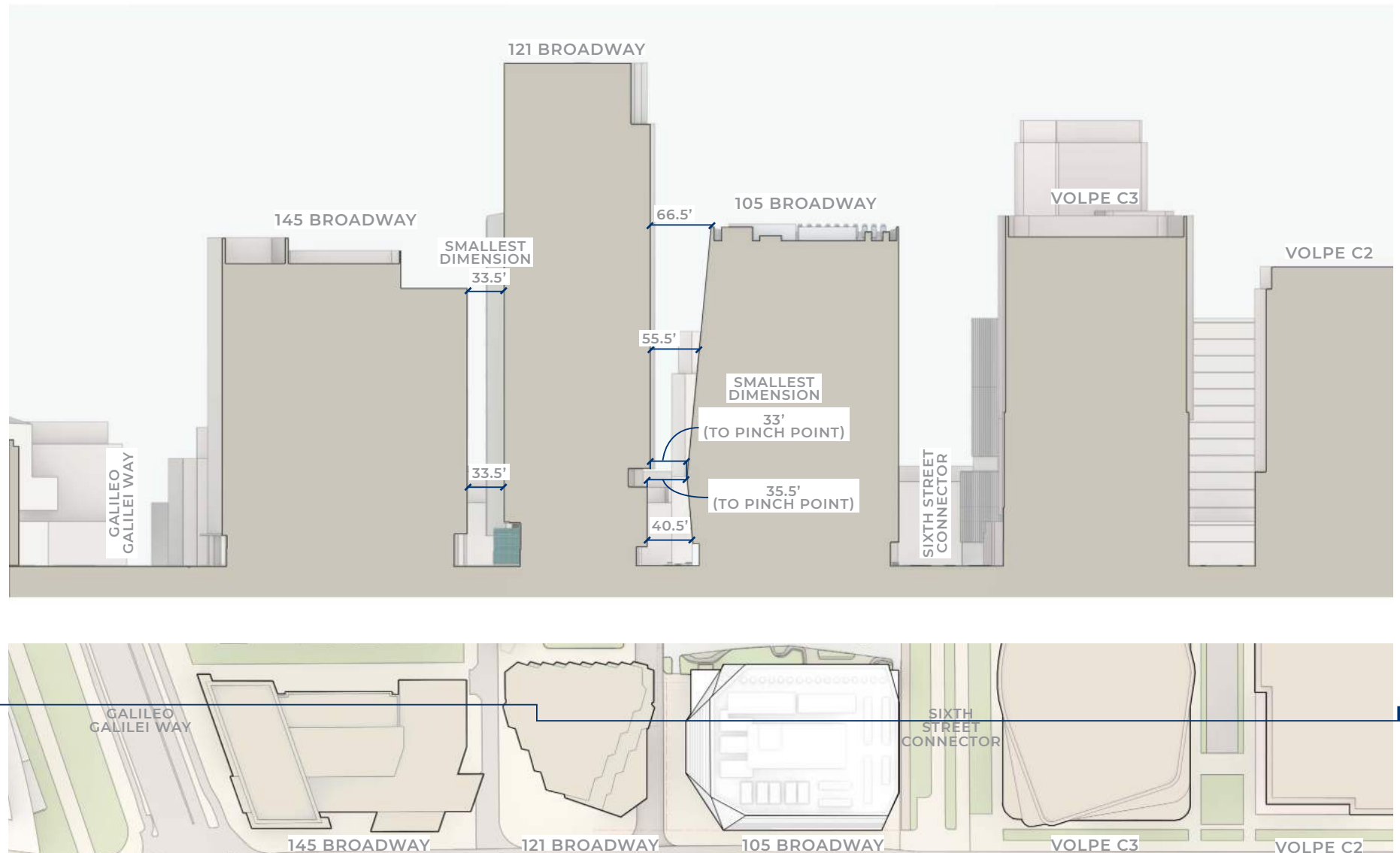
AXON SW

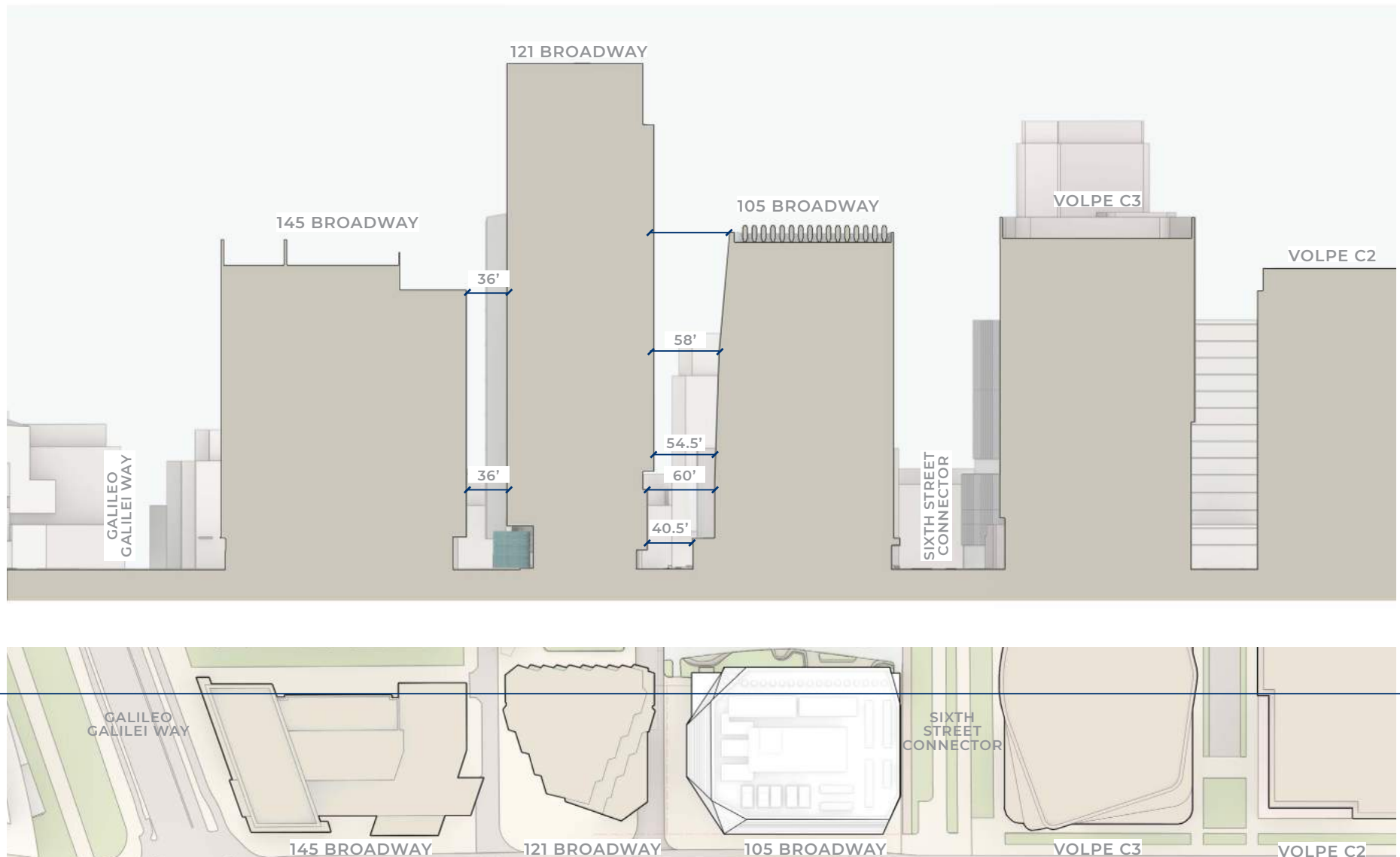


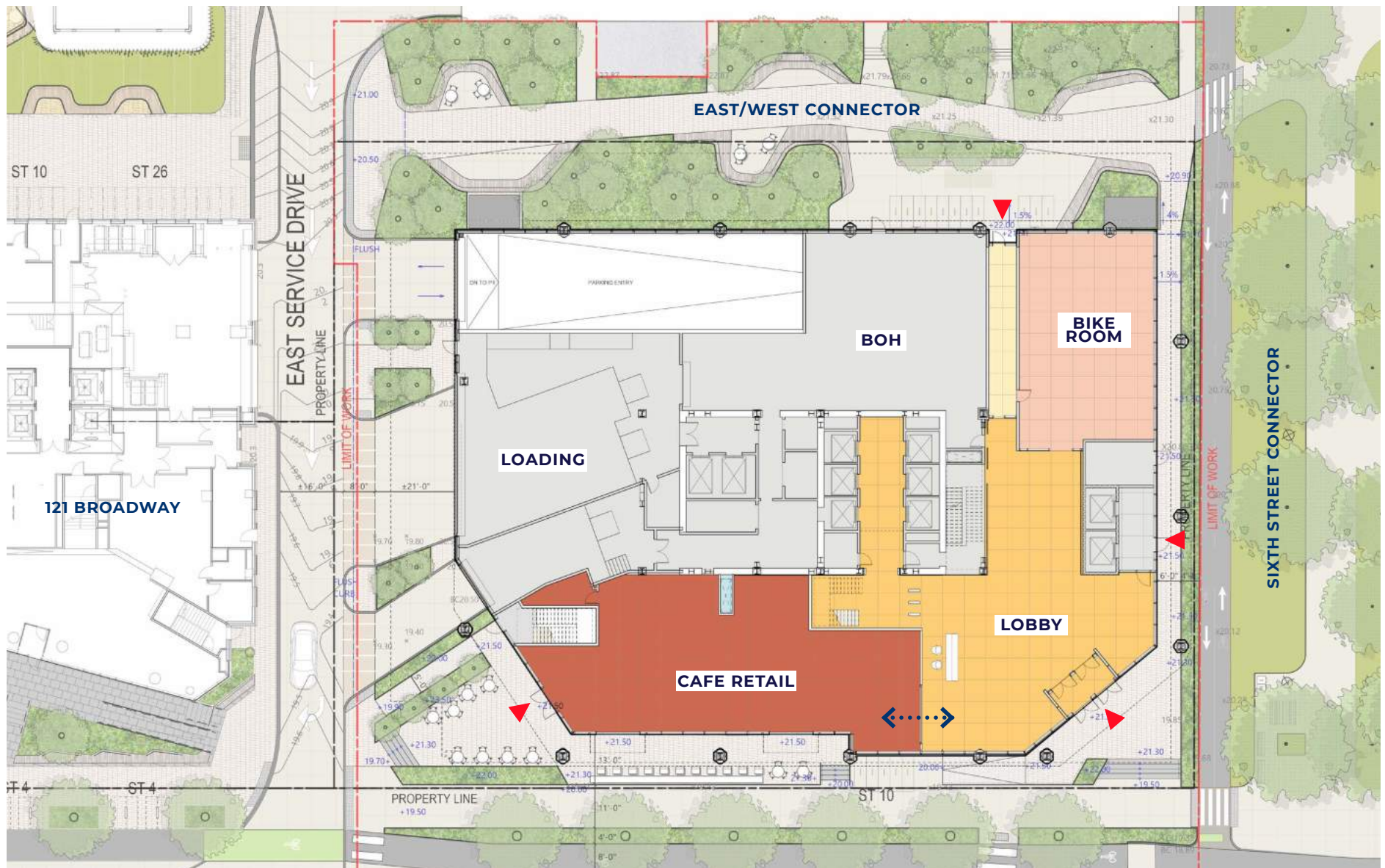
AXON NW

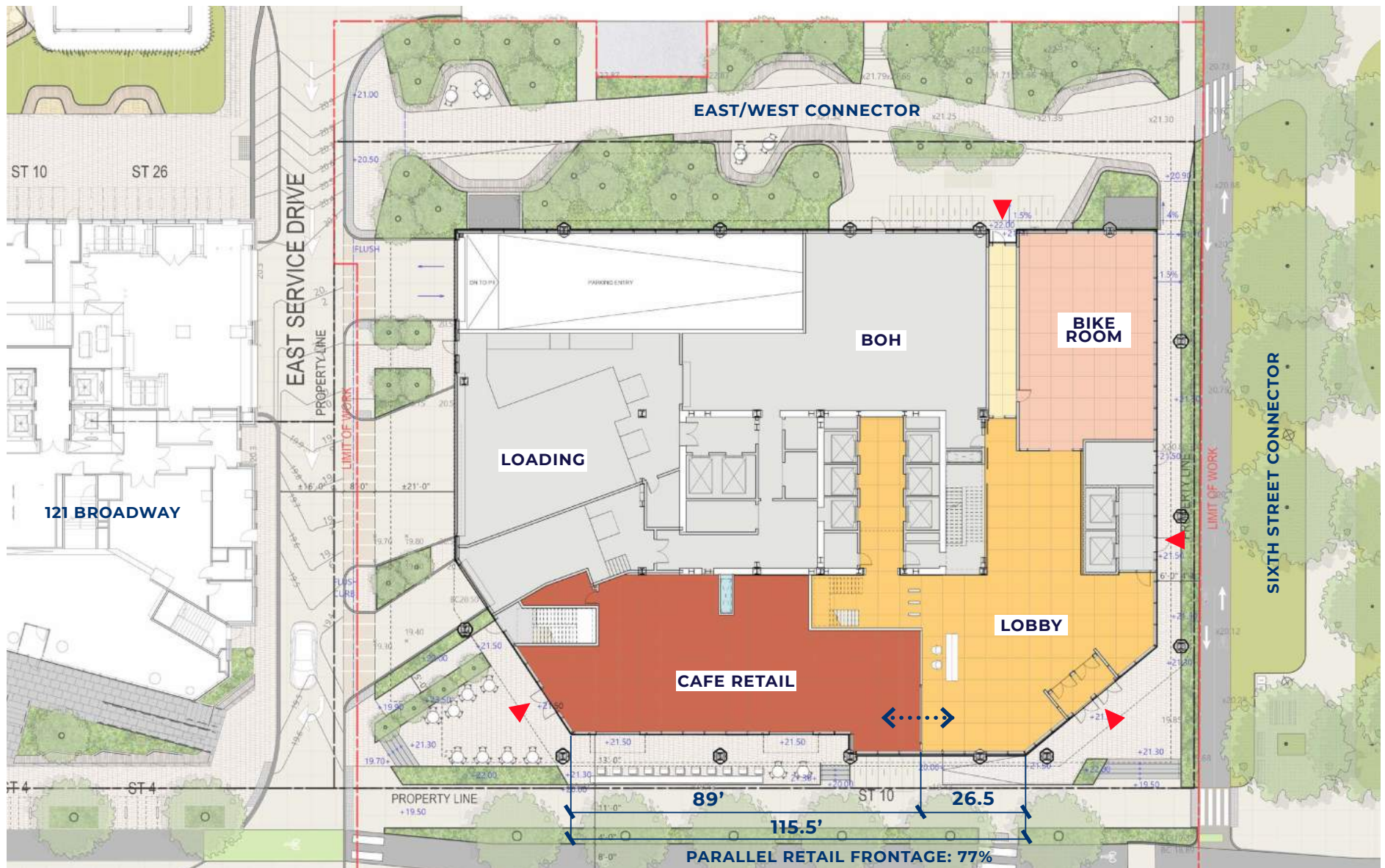


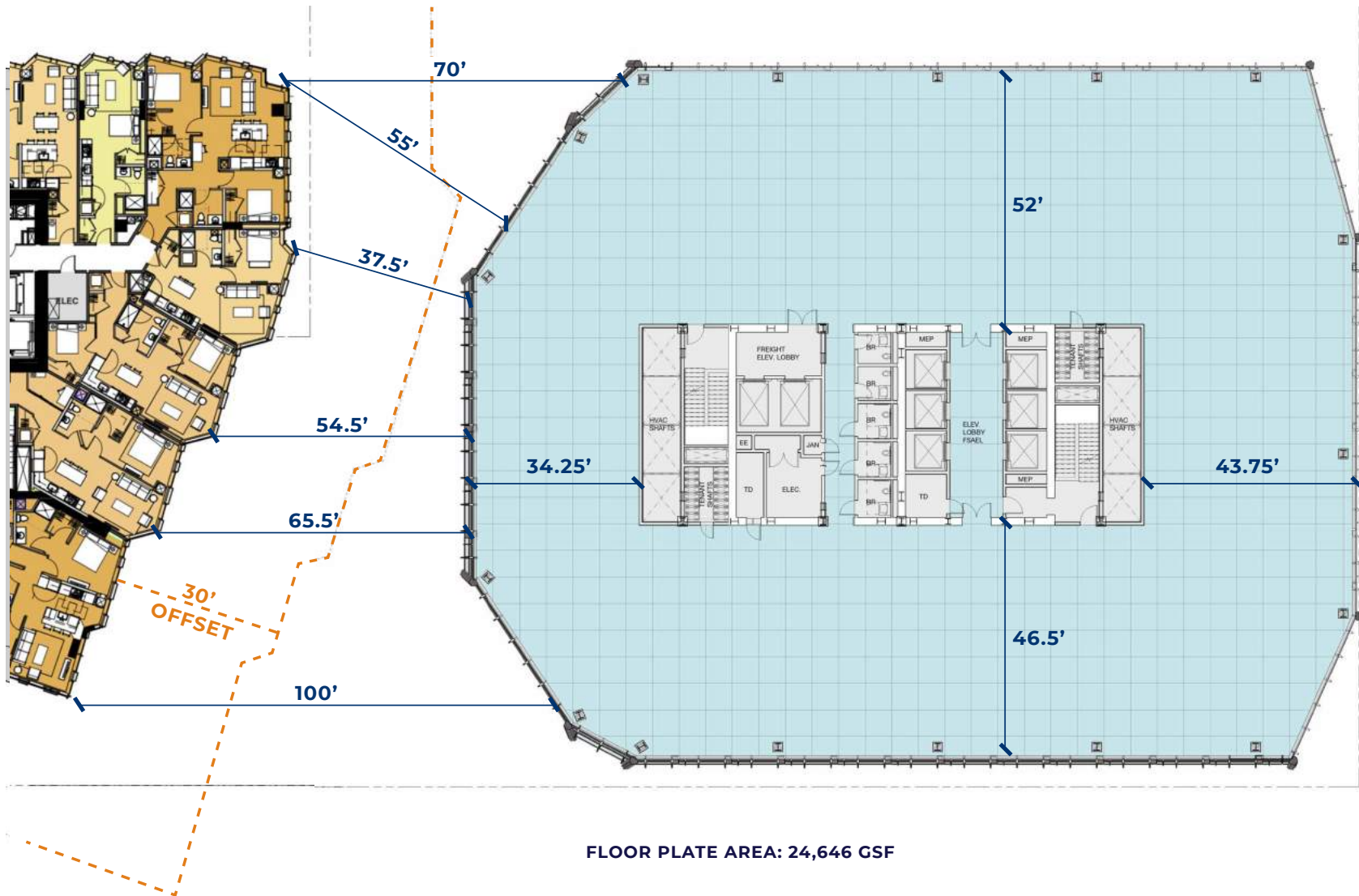






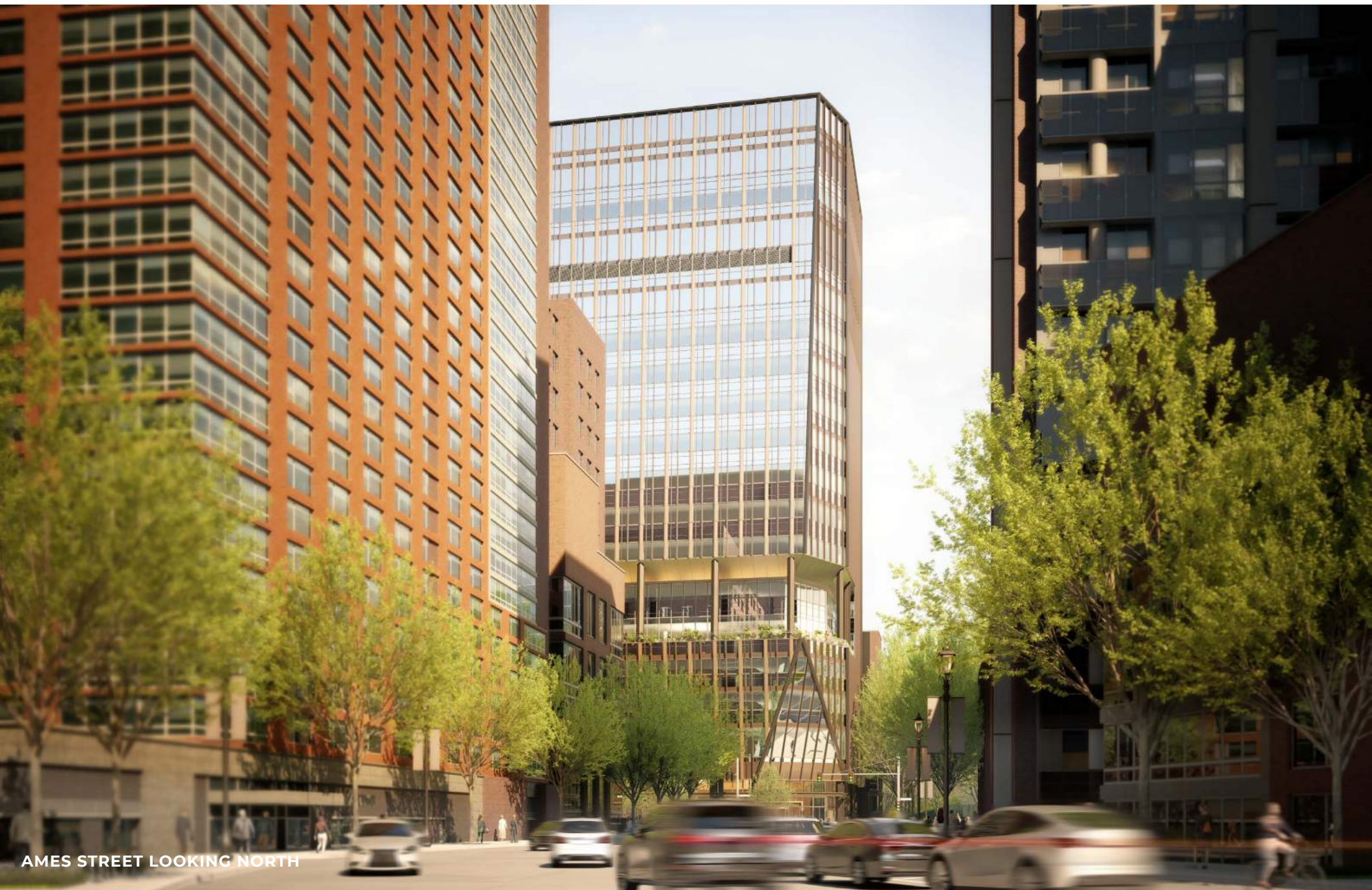








BROADWAY LOOKING WEST



AMES STREET LOOKING NORTH



BROADWAY LOOKING EAST



VIEW FROM CENTRAL PLAZA

