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To: City of Cambridge and CRA
Subject: Center Plaza Design Review Submittal
Date: November 14th, 2024

The Center Plaza, located between the 290 Binney Street commercial building and the 121 Broadway residential building and above the Eversource electrical substation, was first outlined in the 2022 Infill Development Concept Plan (IDCP) Amendment #2. Since then, we have engaged in a robust public consultation process. Our proposal reflects feedback from the public, the City of Cambridge, the CRA, and the Design Review Committee. A summary of the public engagement process is in Section 1.5, and the comments from the CRA, CDD Staff, and the Design Review Committee, along with our responses, can be found in Section 1.6. The design also addresses the site constraints due to the electrical substation, detailed in Section 1.3.

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The first draft of the Center Plaza Design Booklet was submitted in April 2024. CDD and CRA Staff provided comments for completeness which were incorporated in this book. Based on feedback from the public, CDD and CRA staff, the current design includes a more defined program for the Center Plaza and a more visible location for the Children's Park. These updates are included in the Current Design section at the beginning of the submission, with section numbers aligned to the previous submission for easy reference. In this, the Children's Park, previously located between 105 and 115 Broadway, is now shown in the Center Plaza, which also allows the southern East West Connector to better accommodate pedestrians and cyclists. The Current Design also addresses additional design comments from CDD and CRA staff since the April 2024 submission. The section numbers in the Current Design mirror the Center Plaza Design Booklet numbers. Sections that have not been updated are those not substantially affected by the Current Design.

After Design Review approval, we will proceed with a Design Development phase, followed by a Construction Documents phase, with a 30 to 45-day DRDAP review after each phase. Construction of the Center Plaza will begin once the Eversource vault fit-out is complete, expected by the end of 2029 (timeline outside BXP's control). Plaza construction is anticipated to take 1.5 years, targeting completion by mid-2031.

Please refer to Exhibit 1 for the Special Permit requirements per Condition 3.e.

Thank you,

Jeff Lowenberg
Senior Vice President - Development
BXP

Exhibit 1

	Materials	Applicable	Section	Description
3.e	Materials. The Permittee shall provide the following materials in the design review package for each building and open space subject to continuing design review:			
3.e.ix	A dimensional form describing the Gross Floor Area, building height, setbacks, size of open space, and vehicular and bicycle parking spaces, as well as cumulative dimensional information for all development authorized by this Special Permit that has been previously constructed or has received final Design Review approval from the Planning Board.	X	Section 1.4	
3.e.x	A description of all uses intended to be located within the new or renovated buildings.	X	Section 3.3.2.1	Structures are for substation, refer to 1.3.1.2. Only enclosed area related to plaza is restroom, electrical and water service room, please refer to plan located in 3.3.2.1.
3.e.xi	A Site Development Plan, revised as necessary, showing the proposed boundary lines for the subject building sites and/or open space and other building sites and open spaces within the IDCP.	X	Section 2.1.2	
3.e.xii	<p>A site plan (or plans) of the entire building site and/or open space associated with that phase of development, illustrating, in detail:</p> <p>A. Landscape features including hardscape and vegetated surfaces, trees and other plantings, outdoor furniture, outdoor lighting, bicycle parking, activity spaces, public art, signage and wayfinding, and any other design elements.</p> <p>B. Conceptual plans for all roadways or sidewalks adjacent to the building site and/or open space, including any planned changes approved or to be approved in the future by City departments.</p> <p>C. Circulation routes to, from and through the site for pedestrians, bicyclists, and passenger vehicles and service or delivery vehicles.</p> <p>D. The locations of all access and egress points for pedestrians, bicyclists, passenger vehicles and service or delivery vehicles.</p>	X	Section 2.3.1.1 - 2.3.1.4	
3.e.xiii	Scaled and dimensioned floor plans of each level of the proposed building	NA	Section 3.5	
3.e.xiv	A scaled and dimensioned roof plan, illustrating all features proposed to be located on the roof including the arrangement of any rooftop mechanical systems and enclosures, and any proposed lighting that will be visible from outside the building. Such roof plan shall also provide sufficient information to demonstrate conformance with the City's Green Roofs Ordinance.	NA		

3.e.xix	Sustainability Narrative and supporting materials required to certify compliance with applicable sustainability standards set forth in Section 14.74, and to respond to applicable sustainability guidelines as set forth in the IDCP and in this Special Permit Decision.	NA	Section 6.4	
3.e.xvi	Perspective views of the Building Site and/or open space from significant vantage points, including public streets from which the building will be visible at a distance, pedestrian views from all sides of the building to illustrate how the building will relate to the adjacent public realm, and nighttime views to illustrate the appearance and illumination of the building after dark.	X	Section 2 and Section 3	
3.e.xvii	Preliminary Signage Plan depicting, in concept, the anticipated locations and sizes of signage on the building and site, for purposes including but not limited to wayfinding, retail signage and building identification.	X	Section 4	
3.e.xviii	Lighting Plan describing the selection and placement of light fixtures on the building and site, identifying areas on the site and abutting sites that will be illuminated by such light fixtures, and demonstrating compliance with any lighting regulations that may be applicable to the project at the time of review.	X	Section 5	
3.e.xx	Noise Mitigation Narrative and acoustical report prepared by a professional acoustical engineer, addressing the requirements in Section 13.89.1 and Condition #8 of this Special Permit Decision.	NA		No noise mitigation associated with the Plaza, noise is associated with Substation. Section 6.2 provides a summary of noise emitted by Substation.
3.e.xxi	Pedestrian Wind Comfort Study, demonstrating anticipated impacts and examining various wind mitigation strategies including modifications to building form and massing.	X	Section 6.1, Appendix A	
3.e.xxii	An updated Tree Mitigation & Protection Study, illustrating all existing and proposed trees on the site, including any proposed tree removals and/or relocations. Such a plan shall also include proposed species selection and planting details, and highlight any changes from what is illustrated in the IDCP.	X	Section 6.3	
3.e.xxiii	The Permittee shall also assemble the following materials to present to the Planning Board at the design review meeting: A. A physical, contextual scale massing model of the proposed Building Site and/or open space and surrounding buildings and open spaces. B. Samples of materials to be employed for major elements of the building façade for a Building Site and samples of materials to be employed for site elements of open space, including, but not limited to pavement, seating and furniture areas	X	A physical model can be found in the Pioneer Room and a digital model will be available for Design Review. Samples can be provided with the physical Design Review Booklet.	
3.exv	Scaled and dimensioned elevations of each side of the proposed building with labels and descriptions of proposed exterior façade materials, which shall include any visible rooftop mechanical equipment, screening devices, exterior vents, lighting fixtures and other appurtenances, as well as focused elevations of each of the ground floor facades.	X	Section 3.1 - 3.4	

CENTER PLAZA DESIGN BOOKLET

Cambridge, Massachusetts

Revised Design Review Submission
Issued November 12 , 2024

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A. CURRENT DESIGN

1.1A PROJECT OVERVIEW

1.1.1A PROJECT SUMMARY

The Center Plaza is situated within the Kendall Square Mixed-Use Development (MXD) project area, positioned between the under-construction 290 Binney Street commercial building to the north and the under-construction 121 Broadway (formerly 135 Broadway) residential building to the south. The plaza is constructed above the proposed Eversource electrical substation vault, which is currently being built. The site was previously occupied by the Blue Garage parking structure. To the west is the existing 125 Broadway building, currently occupied by Biogen (Biogen Building 8), and to the east is the existing 115 Broadway building, also owned by Biogen (Biogen Building 6). The Center Plaza is flanked by East and West Plaza Drives, which connect Binney Street to the north with Broadway to the south, providing access to parking and loading areas for the surrounding buildings.

The vision for Center Plaza is to create an oasis where people can escape, gather, and play, offering a welcoming environment for all. The plaza will provide public open space as outlined in the Infill Development Concept Plan (IDCP) Amendment #2 dated January 14, 2022. It consolidates and expands upon the open spaces previously included in the Broadway and Binney Parks to the north and south of the Blue Garage.

The new open space is designed to serve residents, workers, families, and the general public alike. It will contribute to a vibrant public realm with features such as fixed and movable seating, shade canopies, a flexible lawn, hardscaped areas, and a dedicated Children's Park, creating a safe and playful environment for families. The Children's Park will offer interactive elements, making it a key feature that enhances the overall appeal of the plaza. The design is integrated with the retail space proposed on the ground floor of 290 Binney, providing opportunities for outdoor seating. Raised planters with shrubs will be placed above the substation, complemented by new trees along the East and West Plaza Drives. Opportunities for public art installations are also included.

The project aims to enhance pedestrian connectivity by creating new cross-block connections and promoting access through the parcel to the proposed Volpe development to the east. It will also transform sections of the adjacent plaza drives into shared spaces that prioritize bicycles and pedestrians while accommodating existing and proposed service uses.

The plaza will feature BlueBike stations on either side: a new station in front of 125 Broadway on the west side, and a relocated station to the south side of 250 Binney on the east side. Short-term bicycle parking will be available at adjacent buildings, including bike racks at the southern end of the plaza near the 121 Broadway building.

The design of the plaza incorporates essential infrastructure, including intake and exhaust ventilation structures, access and loading areas, and access hatches for the substation, all engineered to protect against potential flooding. Public restrooms and utility rooms will be included as required for the park program, with provisions for a temporary retail kiosk to further activate the space.

PROJECT TEAM

Owner/Developer



Architect of Record



Plaza Architect



Landscape Architect



Specialty Lighting Designer



Civil Engineer



MEPFP Engineer



Structural Engineer



Climate & Performance Consultant



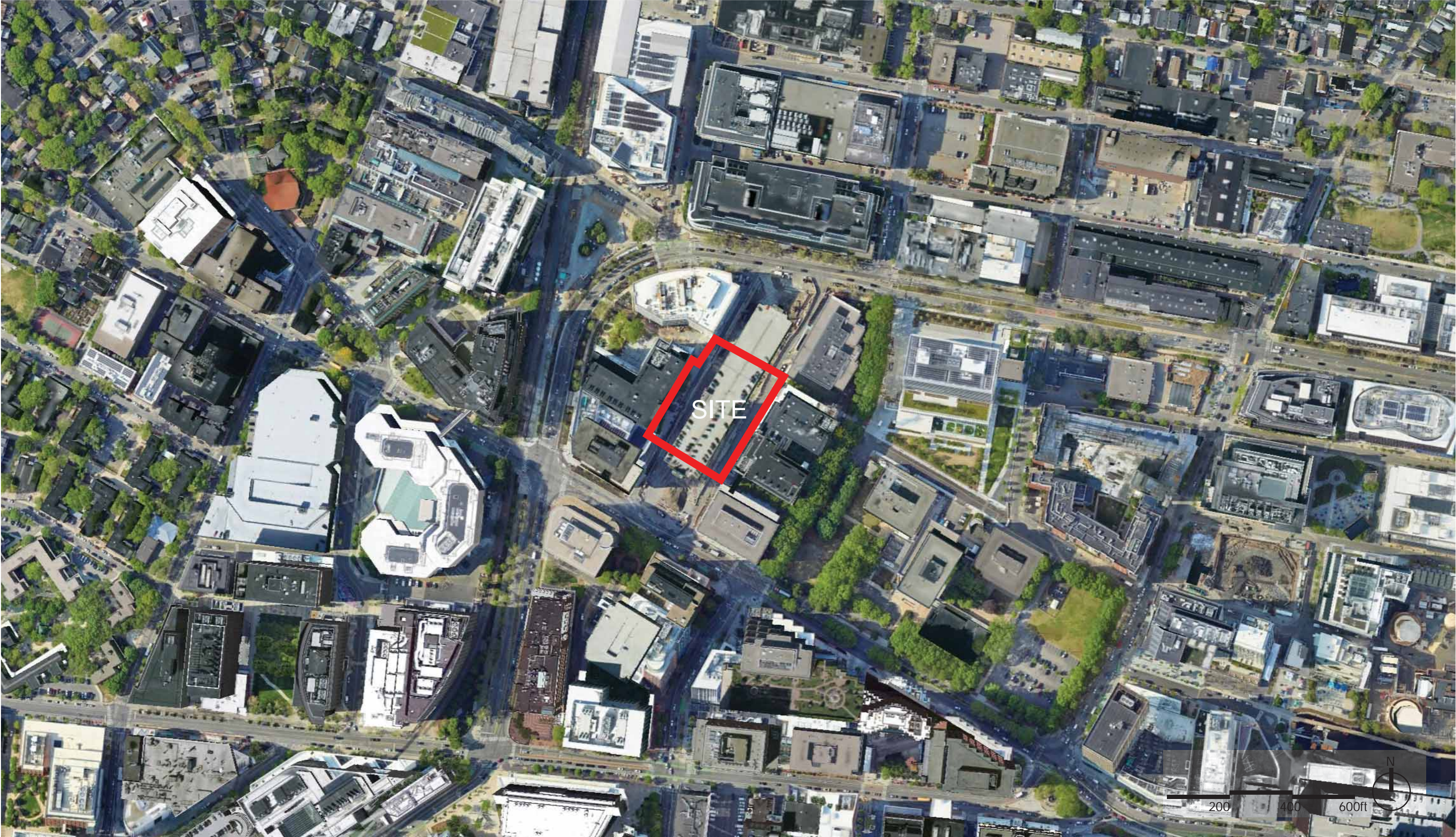
1.1A PROJECT OVERVIEW

1.1.2A PROJECT CONTEXT AERIAL AT PROJECT COMPLETION



1.1A PROJECT OVERVIEW

1.1.3A PROJECT CONTEXT PLAN PRIOR TO DEMOLITION OF BLUE GARAGE



1.5A PROJECT OVERVIEW - CURRENT DESIGN / RESPONSE TO ADDITIONAL COMMENTS

1.5A CURRENT DESIGN CLARIFICATION

CRA Comments

Urban Wild (*Materiality, Wilderness*)

More "Nook"-like In More Places

Thematic Development (*Canal/Water/Electrical Substation Transp.*)

A Stronger Sense Of "Enclosure" (*Trellis, Awning, Catenary Lights*)

BXP Comments

Children's Area (*From 105 Broadway*)

CDD Comments

Green Oasis (*Vegetation, Shade, Variety Of Plantings*)

Nooks On East Side (*Unifying Theme*)

Thematic Idea (*Eversource, Science, History*)

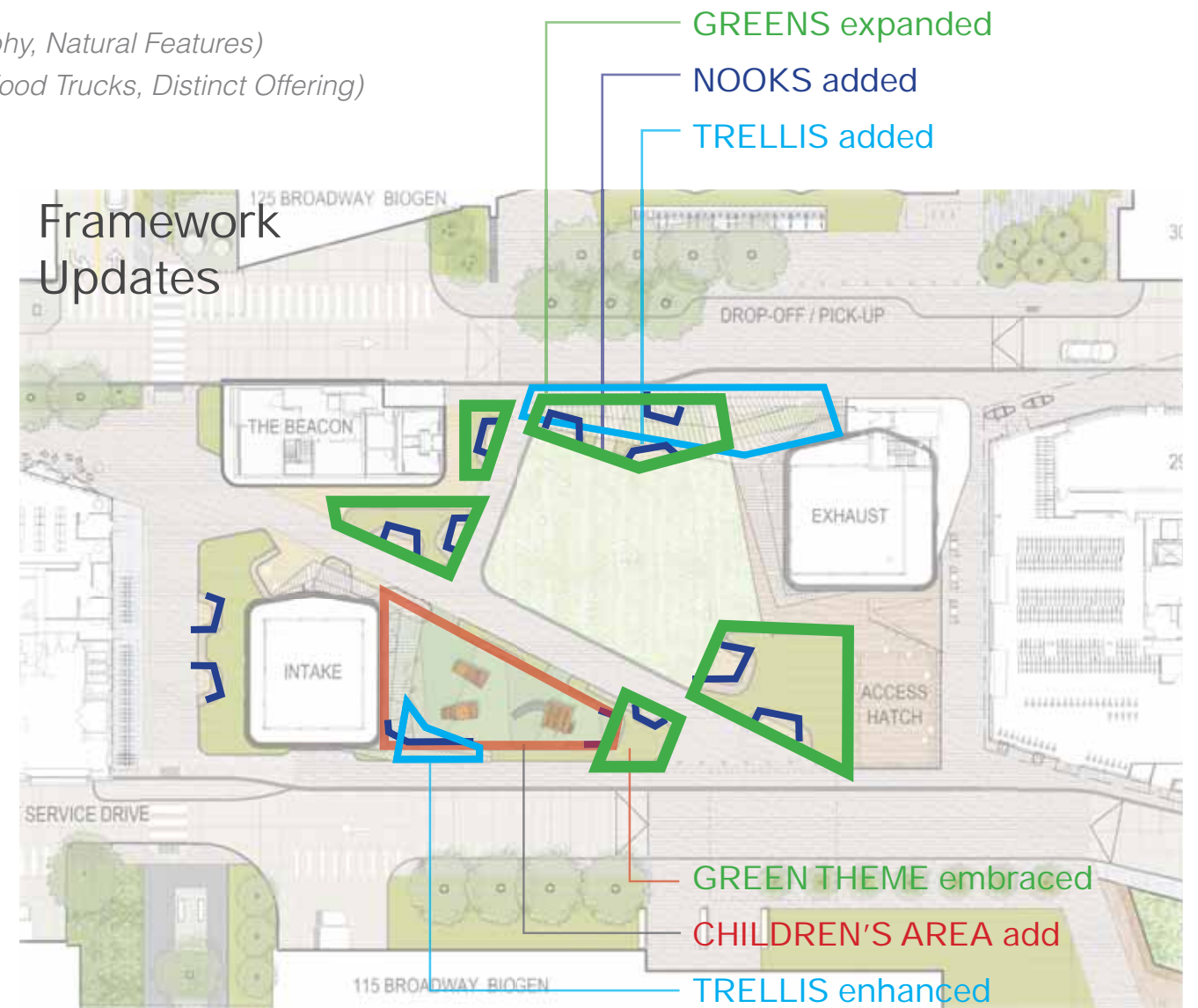
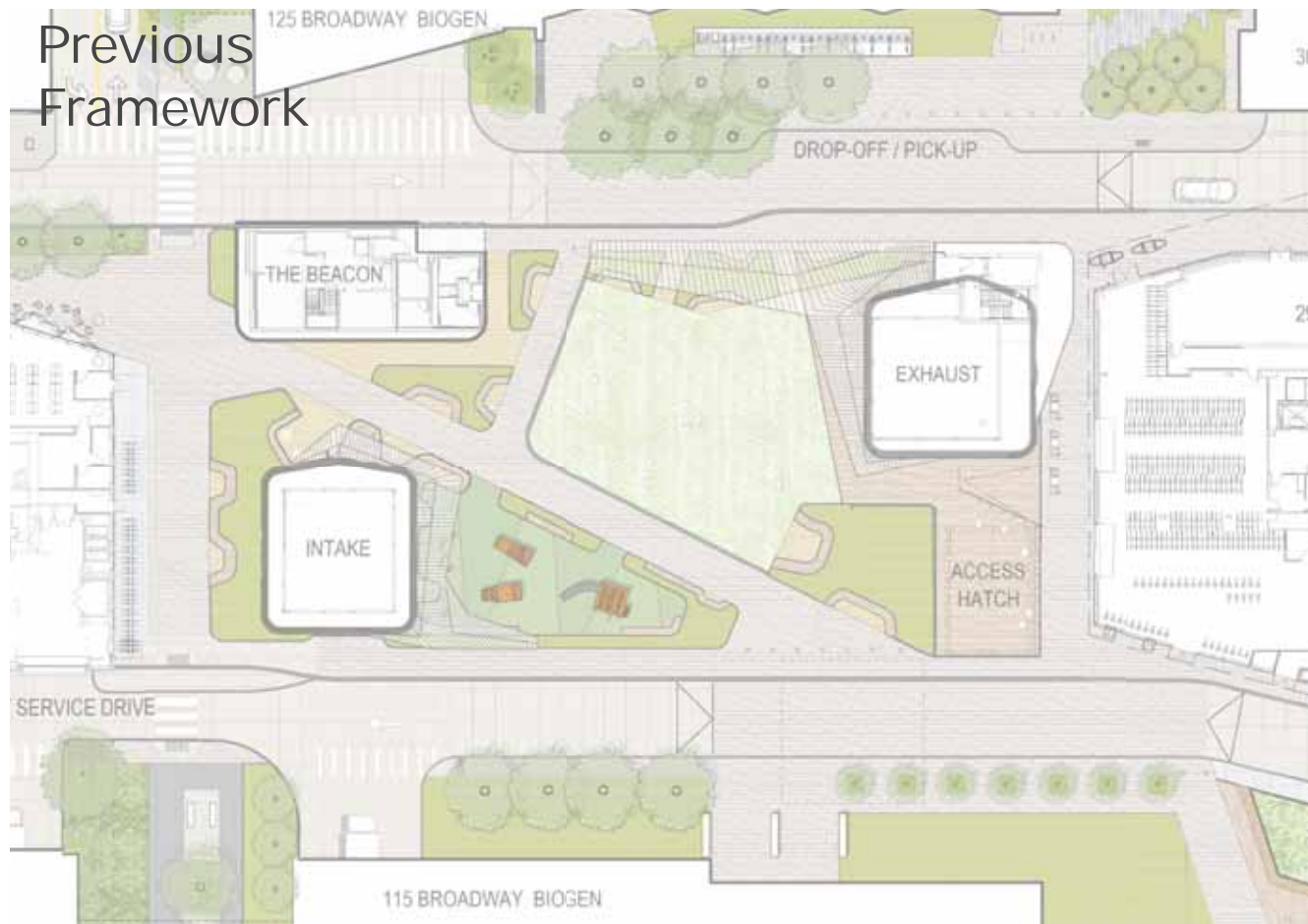
Organizational Clarity (*Nooks, Canopies More Trees*)

More Continuous E/W Drive Treatments

Diagonal Walkway (*Symmetry*)

Varied Options For Use (*Topography, Natural Features*)

Use And Programming (*Events, Food Trucks, Distinct Offering*)



MXD Substation - Plaza: YELLOWBOOK (Submitted 03/15/2024) -Consolidated CRA-CDD Comment Matrix			
Department	Comment	Action Item / Response	Yellow Book/ Addendum Section
		<i>*YB - Yellow Book</i>	
Plaza- Substantial Completeness/Consistency Comments:			
Area Planning & Zoning			
1	Can you please include a checklist ensuring that all of the items required for design review approval per Condition 3.e have been included in the materials? A cover letter may also help give some overview/context to the application (especially for the new Planning Board members who weren't around during the special permit amendment).	Reference Exhibit 1 in Cover Letter.	
Plaza- Area Planning & Zoning			
Urban Design			
2	A perspective view from the eastern corner of the plaza site was not provided. Please submit a perspective view of 'The Decks' along East Plaza Drive.	A perspective view has been added.	SECTION 2.2.4
3	Perspective views from the northern corner of the plaza site were not provided. Please submit perspective views of 'The Decks' along West Plaza Drive to clarify the plaza design.	A perspective view has been added.	SECTION 2.2.4
4	Will the grass be real or artificial?	As described in section 2.3.3.5, the lawn is proposed to be natural grass, however, synthetic lawn has been included as an alternate for consideration to avoid the need for irrigation and mowing and to resist wearing of "cow paths" across the lawn.	SECTION 2.3.3.5 SECTION 2.3.7.1
5	Clarify the levels – add spot grades.	Preliminary grading information has been added to the Site Drainage Plan in Section 2.3.7.1	
6	Is the entire deck area including around the exhaust vent now raised?	Yes, it is raised to meet the hatch level	
7	Is all the wood used in the decks and nooks and vents real wood? If yes, maintenance? If not, what will it look like?	Refer to section 3.1.2	SECTION 3.1.2
8	Provide an update on recreational use and play?	Proposed recreational and play uses are included in Sections 7.2 and 7.3.	SECTION 7.2 & 7.3
9	Where will equipment/furniture for the lawn be kept when not in use?	290 Binney storage at garage	
10	Show the gas tanks at 125 Broadway.	The gas tanks have been added to the site plan and renderings.	
Seating, Features, Details:			
11	Deck: 2.2.4 p74 What is the raised railing meant to be? is it to serve as a seat? A desk/table?	The railing is meant to be usable as a desk/table or lean rail. The renderings have been modified to show them being used in this manner.	
12	Will outlets be provided for the public?	Yes, power outlets will be provided for public use as shown in Section 2.3.5.1.	SECTION 2.3.5.1
13	Are the low walls around the planters appropriate height for sitting?	The low walls around the planters will be seat height, however, the walls are not designed for a full seat depth. There will be wood benches mounted on the planter walls for seating as shown on the plans and renderings.	
Drives and Circulation:			
15	Provide dimensions throughout: widths of sidewalks, driveways, and radii of curbs. See 2.3.1.1 which has some of them.	Additional sidewalk and driveway widths, and curb radii have been added.	SECTION 2.3.1.1
16	The drives are about 20' wide. Is the intent that they provide short term pick up and drop off?	The service drives are 20' wide to allow for one-way circulation and fire access. The intent is that short term pick up and drop off would only occur on the West Service Drive next to 145 Broadway and 121 Broadway, in front of 125 Broadway, and next to 300 Binney and on the East Service Drive next to 290 Binney.	SECTION 2.1.2
17	If so, does this need to be indicated - signage, markings.	Signage will be provided to indicate drop off spaces and no parking areas.	
18	If not, could they be narrower?	Service drive widths are required to provide emergency access. A minimum of 20' width is required. At locations where 20' width is not provided, the design allows for mountable curbs and 20' vertical clearance to maintain emergency access.	
19	What is the tapered blip of pedestrian pavement at the west side of the south end of the east drive? What level is it at, what is it for? Acc to 2.3.1.4 it looks like it is to help trucks back into the 115 Broadway building. What will this area be like? Mountable curb? Pedestrian paving at street level?	This pedestrian paving will be flush with the service drive to allow for trucks to back into and pull out of the loading dock at 115 Broadway (Biogen Building 6). The area includes pedestrian paving to match the width of the east service drive to the south of the plaza. This also allows for a shorter crosswalk distance to the east-west connector.	

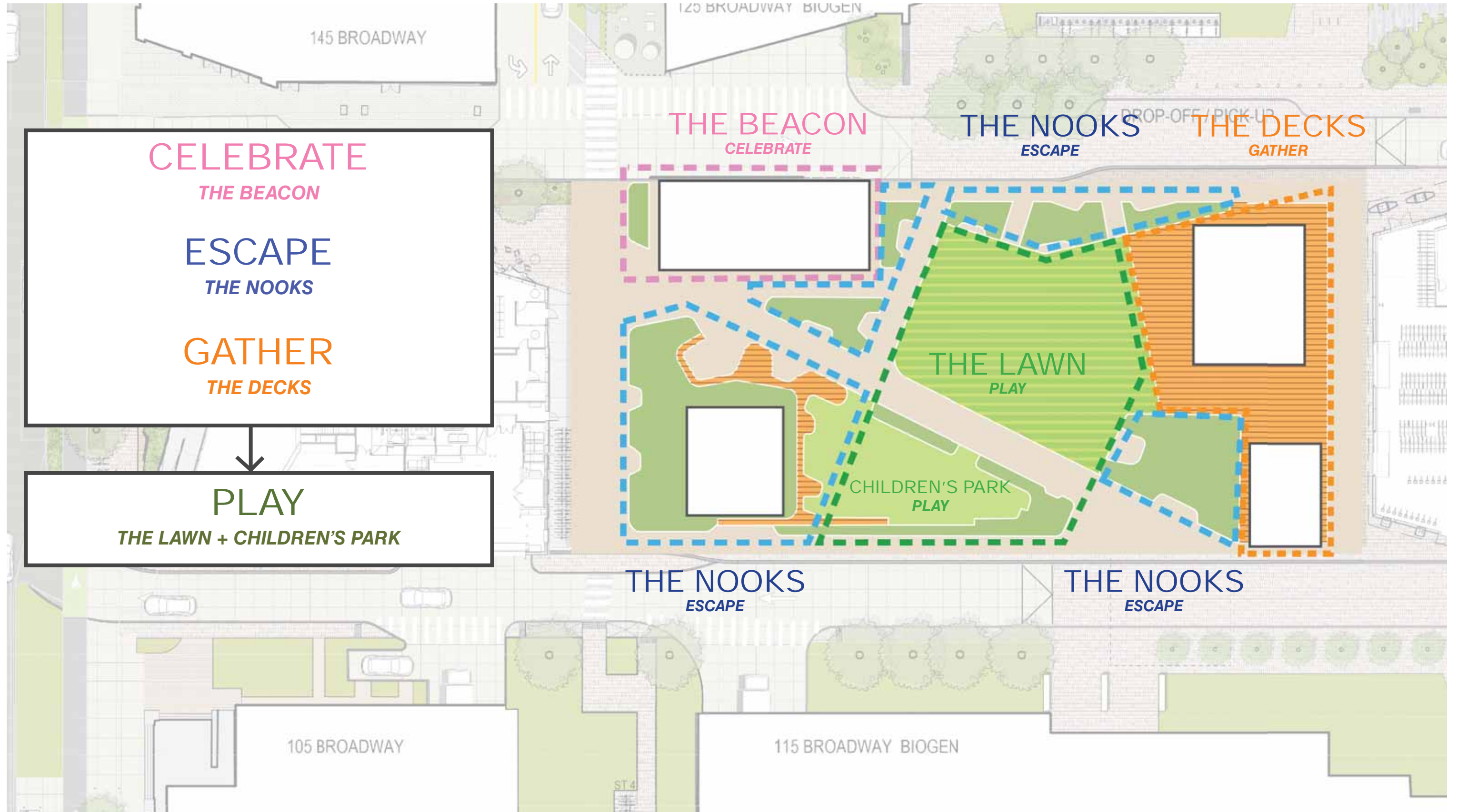
MXD Substation - Plaza: YELLOWBOOK (Submitted 03/15/2024) -Consolidated CRA-CDD Comment Matrix			
20	What is the dotted square in the east drive?	This dotted square represents the area for the crane and outriggers to load equipment into the substation through the access hatch. Movable furniture, planters, and deck panels would need to be removed to access that hatch cover doors.	SECTION 2.1.2
21	Bollards are inconsistent between 2.1.2 and 2.1.3	The bollards have been relocated in Section 2.1.2 to match the locations shown in Section 2.1.3.	SECTION 2.1.2 & 2.1.3
Plantings:			
22	Plantings 2.3..3.2: shows "Dense Mix" in the raised planters – the nook and similar areas, What it it? Does it include the lower growth habit trees shown in the views such as on page 2.1.3?	The raised planters will include "Dense Mix" plantings as indicated in Section 2.3.3.2. These plantings are shown in Section 2.3.3.4 and include shrubs, such as Oakleaf hydrangea, Skimmia japonica, Witch hazel, Sweet box, and Arctostaphylos uva-ursi. These are consistent with what is shown in Section 2.1.3. Trees cannot be planted in the plaza due to the substation below.	SECTION 2.3.3.4
Bikes:			
23	Locate Bluebikes station(s).	The proposed Bluebike stations are shown in section 2.3.1.3.	SECTION 2.3.1.3
24	Is the one in front of 105 Broadway legitimate as part of the project?	This Bluebike station is included in the "Alta" streetscape project along Broadway.	
25	Is there enough short term bike parking?	There are 36 short term bike parking spaces provided at the southern end of the plaza at 121 Broadway, 6 short term bike parking spaces to the northwest of the plaza at 125 Broadway, and 4 short term bike parking spaces in the East-West Connector to the southeast of the plaza as well as additional short term bike parking nearby at 290 Binney, 250 Binney, 145 Broadway, and 105 Broadway. There will be bike valet parking available at 290 Binney when the plaza is completed. This bike valet parking will move to 250 Binney when it is complete.	
CDD (Erik T) Goals			
26	The Plaza should be a memorable, coherent, beautiful, useful, and occupiable space: a fitting termination to the east/west circulation route that begins at the Charles River, runs along Broad Canal, continues through the Volpe site, across the Sixth Street Walkway and Kittie Knox path, and arrives at the center of the MXD parcel between Binney Street, Broadway, Galileo Way, and the Sixth Street Walkway.	The plaza incorporates unique features such as seating nooks, distinctive building facades, flexible lawn and deck areas, and raised planters that will make it memorable, coherent, beautiful and occupiable space.	
27	The Plaza should have a unique identity. Its character, design, uses, programming, and name could all contribute.	The plaza will have a distinct identity as an oasis for people to escape, play, and gather. Regular programming will activate the space, and the relocation of the Children's Park will further enhance its sense of place. Both the art and name of the plaza will reflect its unique character, to be finalized closer to its opening.	
28	The Plaza's design should create a stronger sense that the plaza as a whole is a significant space, that it is more than a collection of disparate elements. It should establish sympathetic relationships between the existing and new buildings around it, the vent and service structures, and the elements of its ground plane: the Lawn, the Nook, the Deck, the Hatch, and the East and West Drives. It should bring them together to create a memorable, beautiful, and usable space.	The proposed design layout in the addendum incorporates more planters, reduces paving, and introduces trellises and nooks throughout. These elements unify previously disparate items, creating a sense of enclosure and further enhancing the space as both memorable and functional.	
29	The Plaza should be a pleasant pedestrian environment: an oasis of human scale at the center of the project's tall buildings, a place that provides shade and shelter in the sunniest areas, separation from vehicular traffic, and protection from excessive wind.	The plaza design includes seating, shade structures, planting, and play elements to create a pleasant pedestrian environment providing shade and shelter, separation from traffic, and protection from excessive wind.	
Suggestions to further these goals			
30	Make the Plaza more of a green oasis.	The concept plans in the addendum include additional planting areas and trellises.	
31	Give the Plaza a clearer thematic idea.	The concept plan in the addendum leans in to the plaza's original vision, an oasis for people to escape, play, and gather. The additional green areas, Children's Park, additional seating all bolster this theme. Both the art and name of the plaza will reflect and enhance this thematic idea.	
32	Give the Plaza a clearer overall organizational idea	The alternative concept brings cohesion to previously disparate elements by extending the canopies and adding nook areas. It further emphasizes the lawn area as the central gathering space, inviting people to come together.	
33	Create a more legible pedestrian-scaled zone at ground level	Extended canopies, more nook seating, and planting areas have been included in the concept plans in the addendum to make the plaza more pedestrian scaled.	
34	Provide more visual interest and more varied options for use and enjoyment	The added planting, seating, canopies and children's play elements shown in the addendum provide more visual interest and options for use and enjoyment.	
35	Use the nook idea as a unifying theme for the east side of the plaza	Nooks have been added as a unifying theme around the plaza concept in the addendum.	
36	Make the edges of the primary diagonal walkway that runs from southwest to northeast more similar to each other.	The design in the addendum, introduces additional nook seating areas to the west, north, and south of the lawn, reinforcing the idea of people looking into the lawn space from throughout the plaza. Given that the diagonal pathway is not wide enough to provide comfortable permanent seating on both sides and that it would deter from the previously stated concept, movable benches and chairs will be added in the future.	

MXD Substation - Plaza: YELLOWBOOK (Submitted 03/15/2024) -Consolidated CRA-CDD Comment Matrix			
37	Make the East and West Drives more continuous:	The raised speed tables extend for the length of the plaza where there are pedestrian crossing routes and no loading areas. The raised speed tables cannot extend past the loading areas due to truck maneuvering. Pavers have been added at the crosswalk locations at the south end of the plaza to be more contiguous with the speed tables to the north.	
38	Provide more information on how the Plaza will be used and programmed:	Proposed plaza programming information has been included.	SECTION 7.2
Plaza- CRA			
39	The CRA is concerned with the impact this lack of identity will have on the success of the open space, and values its definition over continued efforts to retain site flexibility.	The concept plan in the addendum leans in to the plaza's original vision, an oasis for people to escape, play, and gather. The additional green areas, Children's Park, additional seating all bolster this theme. Both the art and name of the plaza will reflect and enhance this thematic idea.	
40	Closer adhesion to the urban wild and outdoor/cozy rooms concepts that were well-received by members of the public and align with findings from previous open space surveys conducted in Kendall Square. Elements of these concepts include: Closer sense of enclosure and bringing the plaza's overall materiality close in line with urban wild	The alternative concept presented in the addendum includes additional nook seating areas, raised planters, and greenery similar to the original urban wild and outdoor/cozy room concepts.	
41	Enhancing the plaza's planting areas:	The alternative concept presented in the addendum includes expanded raised planters.	
42	Clearer definition of plaza's character	The alternative concept presented in the addendum has been revised to more clearly define the plaza's character.	
43	Clarify paving choices and locations specified throughout site.	The proposed paving in the plaza is shown in Section 2.3.2.2. Proposed paving patterns and materials are shown in Section 2.3.2.3.	SECTION 2.3.2.2 & 2.3.2.3
44	The Exhaust, Intake, and Beacon forms are too disjointed at present. These elements should correspond to one another based on the space's chosen direction on unique character.	The intake and exhaust facades have been designed as complimentary features that respond to the function of these structures. The Beacon building facade is designed to minimize its visual impact on the space as it is not a ventilation structure and is a more solid form. The alternative concept further unifies these items by extending the canopies and adding nook areas.	
45	Further consideration of the overall lighting scheme: consider dynamic, kinetic, and reactive lighting.	The current lighting at the intake/exhaust is dynamic/reactive. Which we believe is engaging while respectful of the surrounding residents and tenants. The plaza is limited to the 100kVA power from 290 Binney.	
46	Further consideration on the overall public art scheme: tie into the park's character direction as it becomes clearer.	Both the art and name of the plaza will reflect its unique character. Given the plaza construction time line, and the need for art and branding to be reflective of the moment in time when they are being designed, both of these will be done closer to the opening date of the plaza.	
47	Expand elevated/special pavement areas of service drives across full length of plaza; at very least, across all major pedestrian crossing points.	The raised speed tables extend for the length of the plaza where there are pedestrian crossing routes and no loading areas. The raised speed tables cannot extend past the loading areas due to truck maneuvering. Pavers have been added at the crosswalk locations at the south end of the plaza to be more contiguous with the speed tables to the north.	
48	Clarify drainage across the site and show water protection/protective membrane across plaza. Add spot grades.	Preliminary grading information has been added to the Site Drainage Plan in Section 2.3.7.1	SECTION 2.3.7.1
Plaza- CDD Comments from 8/16 Meeting via email 9/24 (Erik Thorkildsen & Swaathi Joseph)			
49	See the Notice of Decision for PB-315 Amendment #2, dated December 14, 2021, for:	Reference Exhibit 1 in Cover Letter.	
49a	The required materials of the design review package, including those specified in Condition 3.e.		
49b	Condition 3.f, for review standards and guidelines referenced.		
50	Please include a project boundary map/diagram to clarify the intended scope of design review.		SECTION 1.0.A IN ADDENDUM SECTION 2.1.1 IN YELLOW BOOK
Key Design/Development Goals			
51	Enhance the legibility of the Plaza as a coherent urban space, and enhance its memorable character.	The proposed design layout in the addendum incorporates more planters, reduces paving, and introduces trellises and nooks throughout. These elements unify previously disparate items, creating a sense of enclosure and further enhancing the space as both memorable and functional.	
51a	Configure the Plaza's vegetation and structural elements to make the space more coherent. Consider additional trellises with vegetation.	Additional trellises have been added in the concept plan in the addendum.	SECTION 1.0A*
51b	Consider using related colors and materials throughout.	Landscape is utilizing neutral colors in the landscape design (gray concrete pavers, precast concrete planter walls, wood benches and deck, precast concrete movable planters, stainless bollards and trash receptacles, etc.). The movable furnishings are shown in red and white in our renderings. The buildings are also mostly neutral colors with concrete bases, wood siding, metal fins, mirrored beacon finish, etc. NBBJ had shown options for colored fins and public art on the exhaust building. The signs from Branding Iron are silver/gray and orange/red.	
51c	Provide more elements that define a horizontal people-scaled zone throughout the plaza: plantings, trellises, shade elements, etc.	The concept plans in the addendum include additional planting areas and trellises.	SECTION 2.1A*

MXD Substation - Plaza: YELLOWBOOK (Submitted 03/15/2024) -Consolidated CRA-CDD Comment Matrix			
51d	Emphasize the kinds of lush, interesting, intimate, and varied spaces shown in the precedent images.	The concept plans in the addendum include additional nook seating areas and planting.	SECTION 2.2A*
51e	Consider additional precedents, including Teardrop Park in NYC and Martin’s Park in Boston.	Additional planting, seating, canopies and children’s play elements have been added in the concept in the addendum.	SECTION 2.1A*
52	Provide additional vegetation, including low plantings, climbing vines, and trees (in root-proof containers) where possible.	Tree planters have been included in areas where permanent trees can’t be planned in front of 115 Broadway due to crane access. Additional plantings and climbing vines have been added in the concept plan in the addendum.	SECTION 2.2.3A*
53	Please address concerns about environmental comfort – especially in the proposed lawn area and the playground.	Environmental comfort has been analyzed for sun and shade as shown in Section 1.3.2.1 Wind comfort is shown in Section 1.3.2.2 based on the results of the pedestiran wind study summarized in Section 6.1 and included in the appendix.	SECTION 1.3.2.1 & 1.3.2.2 SECTION 6.1 & APPENDIX X
53a	Include more strategies for shading, such as adding a trellis along the east side and incorporating swings or other elements that can seamlessly tie into the Play area.	The concept plan in the addendum includes more trellises on the east side. An option for swing seating has also been provided in the addendum.	
53b	Consider providing protection from downdrafts.	The seating areas are protected from downdrafts by canopies and trellises as well as the large plantings.	
54	Circulation		
54a	Strengthen the connection between “the Connector” behind 105 Broadway and the Plaza.	The crosswalk paving between "The Connector" and the plaza has been changed to concrete pavers to strengthen this connection and distinguish it from the service drives. The relocation of the Children’s Park as proposed in the addendum allows for the connector makes the space more amicable for pedestrians and bikes further enhancing this connection.	
54b	Clarify circulation routes at the Hatch, both east/west and from the Hatch to the Lawn.	The pedestrian circulation routes around the hatch are shown in Section 2.3.1.1.	SECTION 2.3.1.1
54c	Consider maintaining a consistent level for the full length of the east and west drives along the Plaza, instead of separate levels for their northern and southern halves. Consider using pedestrian paving for their full length along the Plaza.	The raised speed tables extend for the length of the plaza where there are pedestrian crossing routes and no loading areas. The raised speed tables cannot extend past the loading areas due to truck maneuvering. Pavers have been added at the crosswalk locations at the south end of the plaza to be more contiguous with the speed tables to the north.	
54d	Consider uses and pedestrian desire lines to reduce unneeded pavement	The pedestiran paving areas have been reduced and the planting areas have been increased in the concept plan in the addendum.	
55	Play		
55a	Review the Healthy Parks and Playgrounds report, which promotes a more expansive concept of “Play”. Consider dispersing play opportunities throughout the Plaza.	Given the limited space of the plaza, additional play elements will be added as movable programing items such as lawn games, art installations, etc.	
55b	Provide movement-based equipment - swings, slides, spinning features, exercise equipment etc	The proposed play features include slides and climbing elements. An option is included in the addendum showing the potential for swings under the trellis. Spinning features could also be added to the play area.	
55c	Consider providing loose/moveable play objects	Site furnishings that allow for movement and exploration, such as tipping chairs will be considered. Playful objects will also be used as part of programming.	
55d	Regain the sense of cozy intimacy in the nook/play area	Additional nooks have been added around the play area to create a sense of cozy intamacy.	
55e	Provide unique artistic, musical, and other sensory-stimulating features	This will be considered as part of the art programming throughout the plaza.	

2.1A DESIGN VISION AND FRAMEWORK

2.1.1A DESIGN CONCEPT



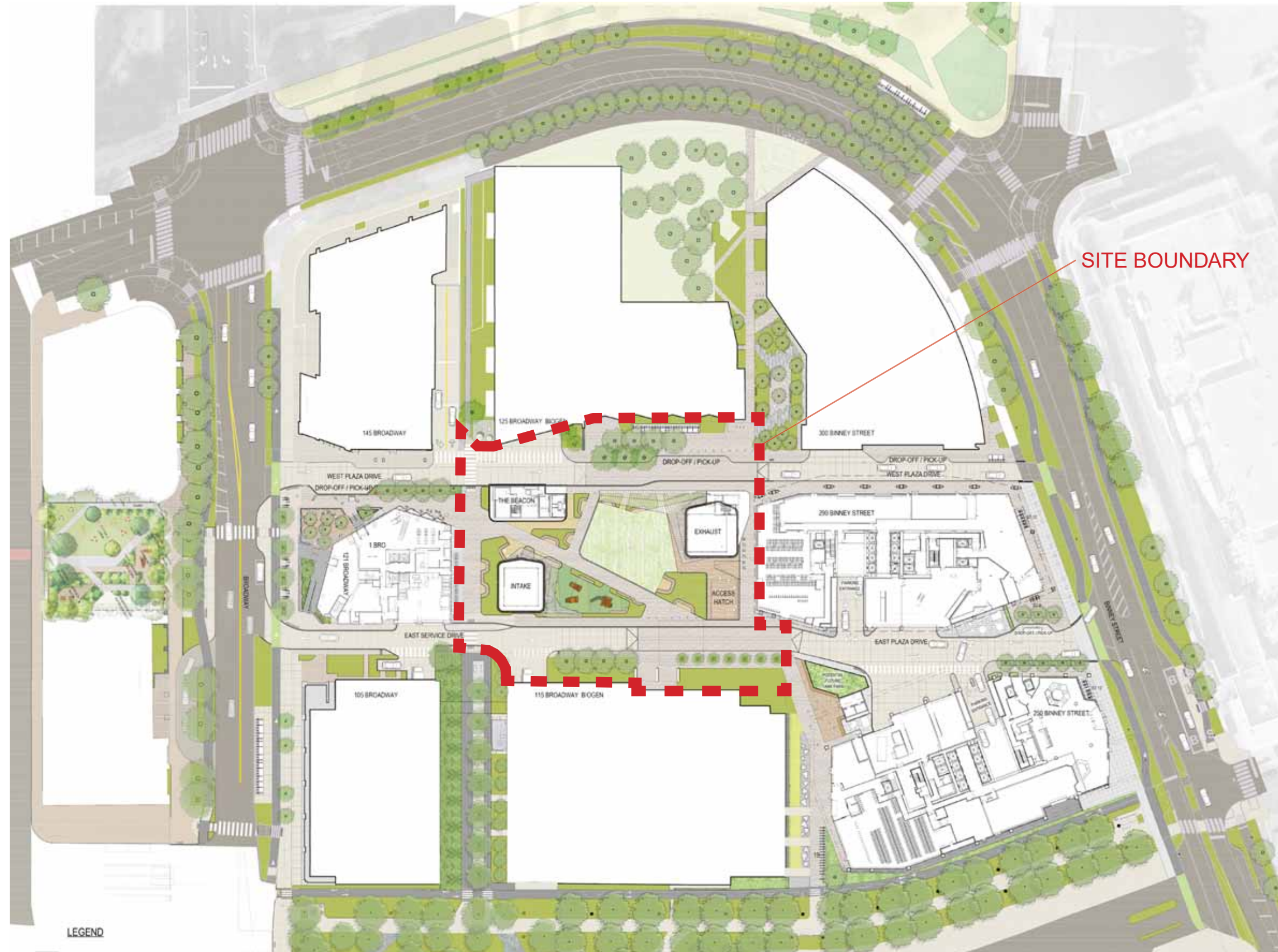
2.1A DESIGN VISION AND FRAMEWORK

2.1.1A DESIGN CONCEPT



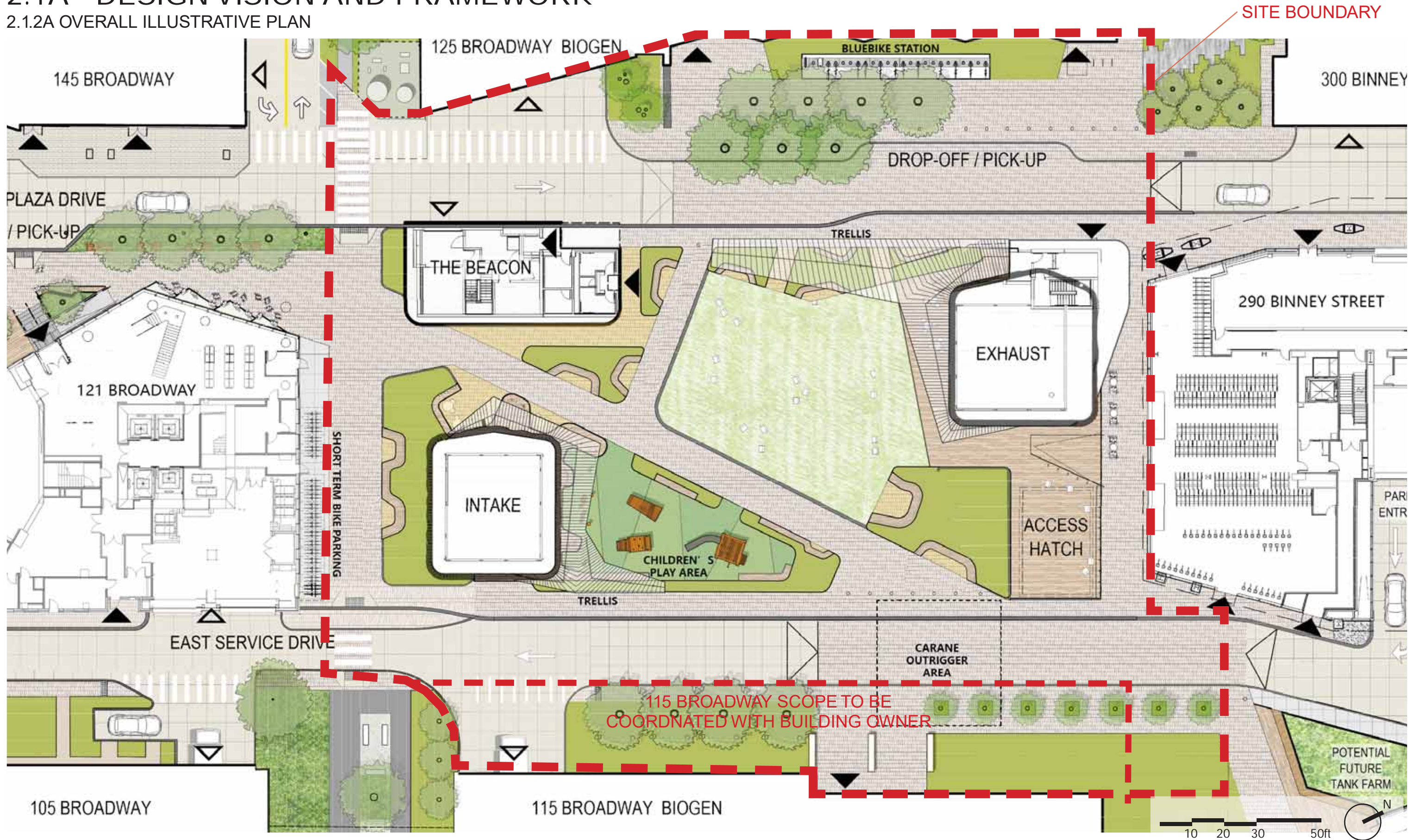
2.1A DESIGN VISION AND FRAMEWORK

2.1.2A OVERALL ILLUSTRATIVE PLAN



2.1A DESIGN VISION AND FRAMEWORK

2.1.2A OVERALL ILLUSTRATIVE PLAN



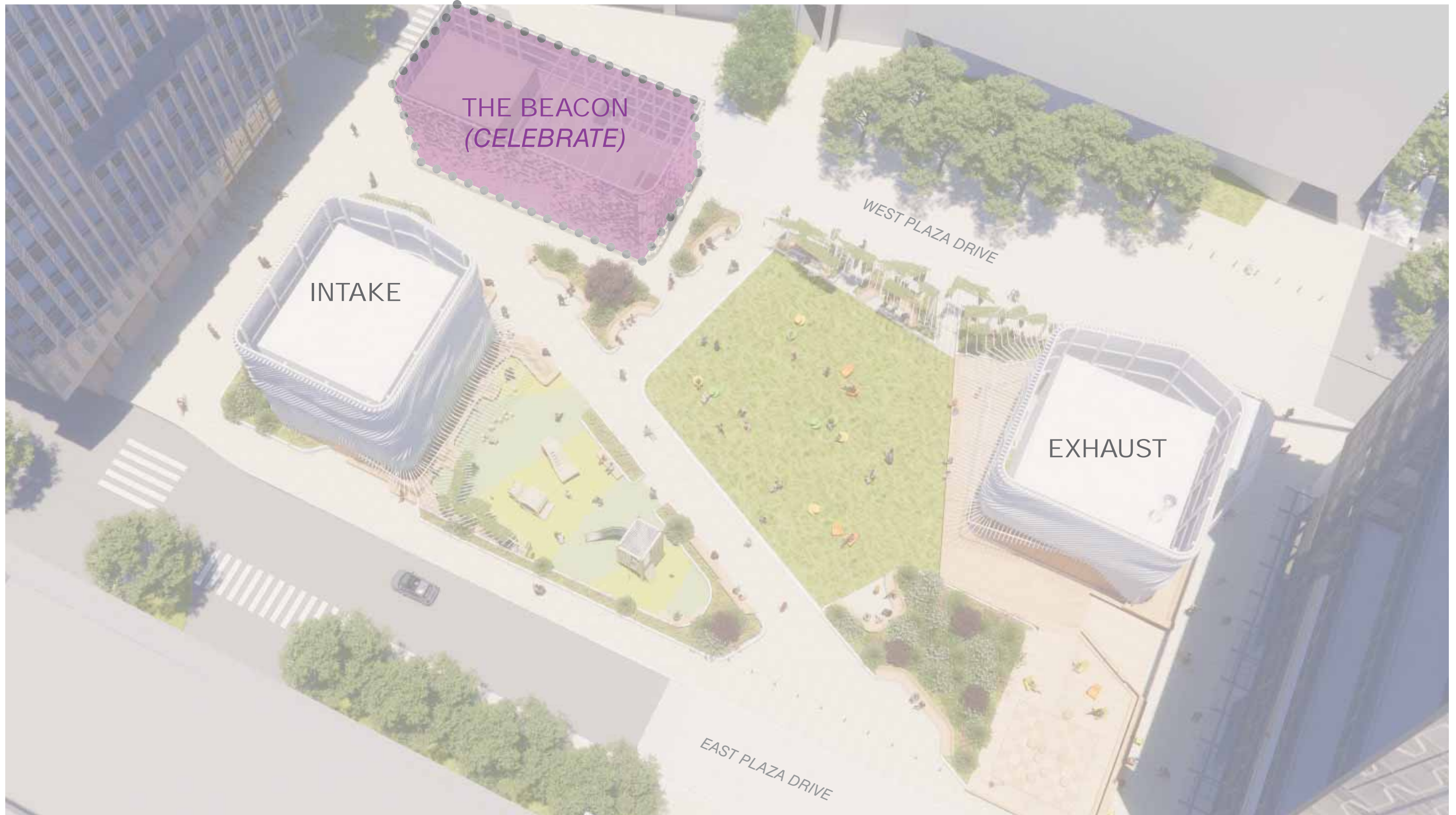
2.1A DESIGN VISION AND FRAMEWORK

2.1.3A OVERALL AXON



2.2A SITE AREAS

2.2.1A THE BEACON



2.2A SITE AREAS

2.2.1A THE BEACON

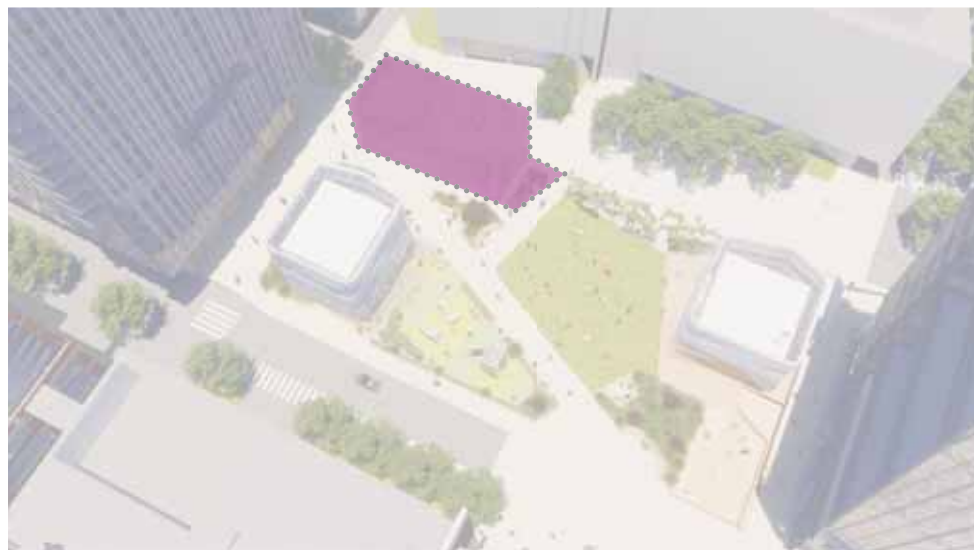
Inspiration

CELEBRATE!

An opportunity to showcase and celebrate the vibrancy of the district.

The beacon is designed as a celebration of the ever-changing environment, context, and people who visit. Through its mirrored facade, the viewer is invited to join in the vibrant mosaic that makes up the plaza, celebrating both their arrival and the role they play in shaping the public space.

THE BEACON



SASAKI

Lam

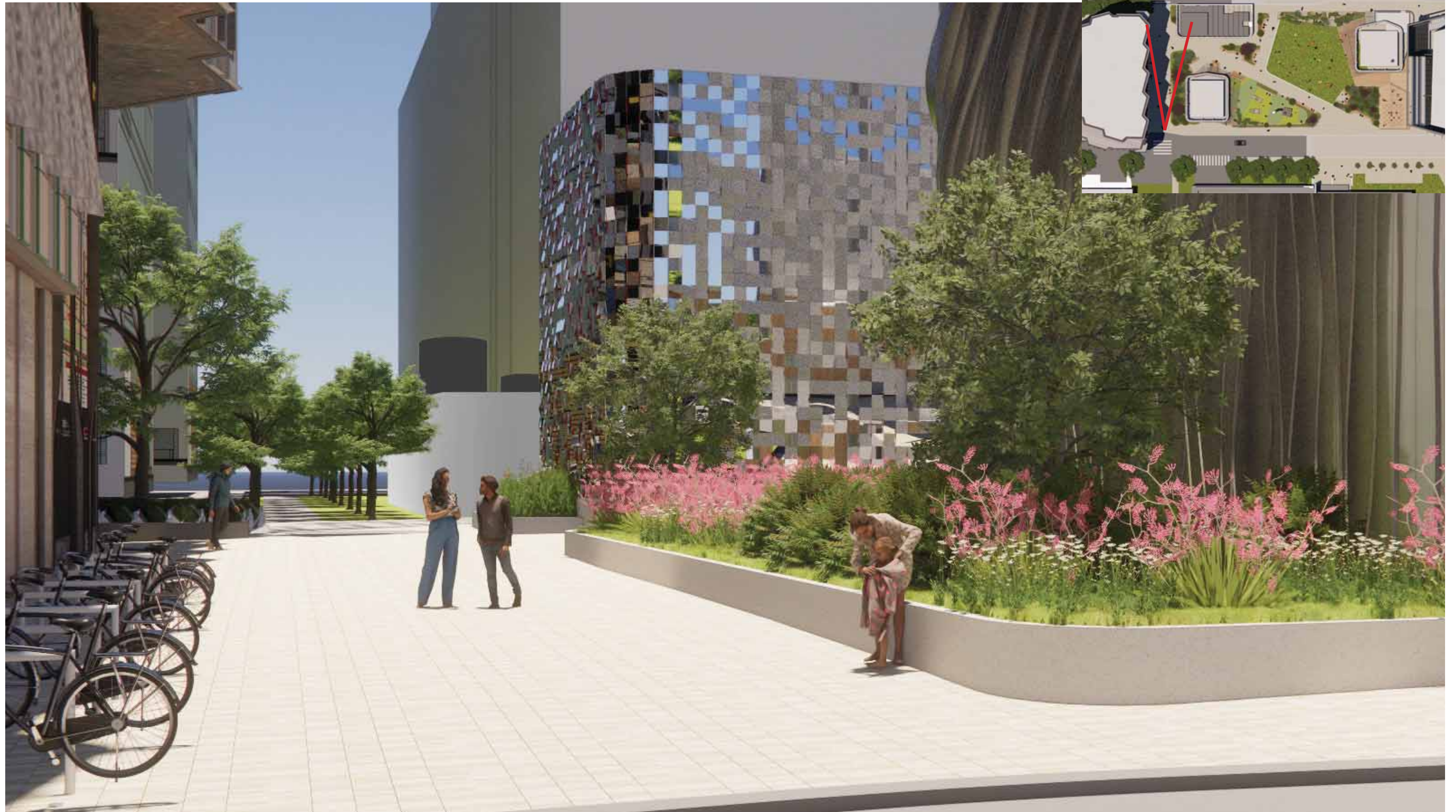
2.2A SITE AREAS

2.2.1A THE BEACON



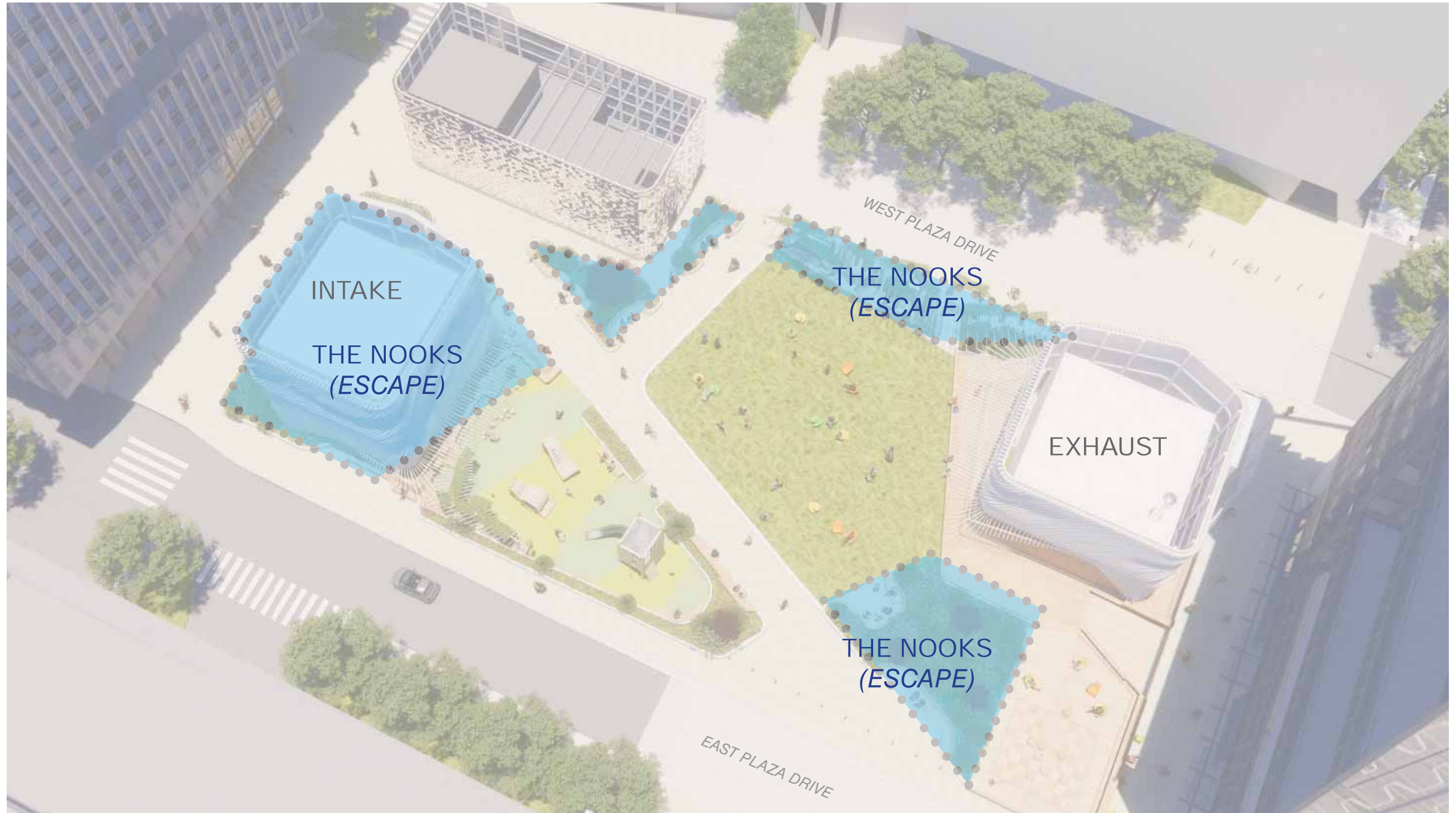
2.2A SITE AREAS

2.2.1A THE BEACON



2.2A SITE AREAS

2.2.2A THE NOOKS



2.2A SITE AREAS

2.2.2A THE NOOKS

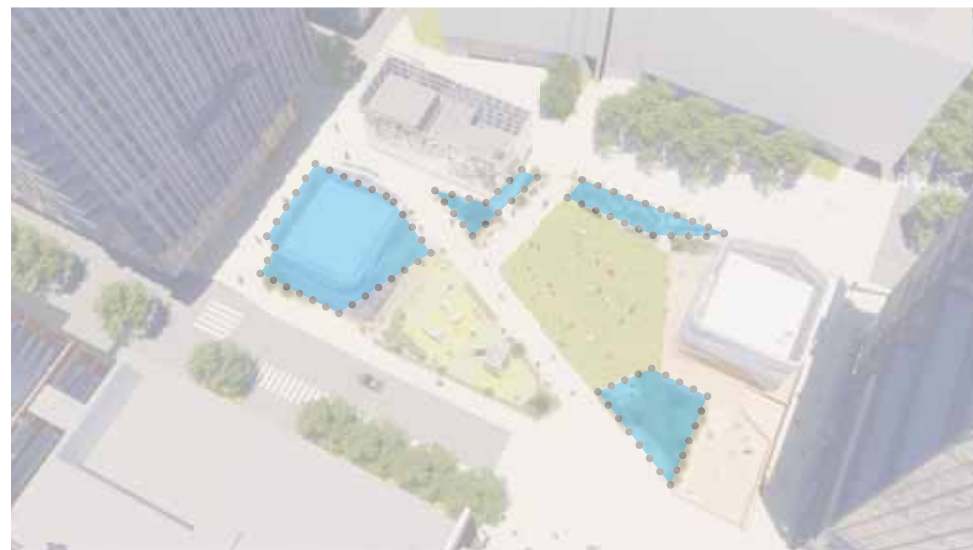
Inspiration

ESCAPEÎ

Intimate spaces at the INTAKE structure with various degree of enclosure that offer a sense of urban wilderness as a respite for small group socializing and individual unwinding

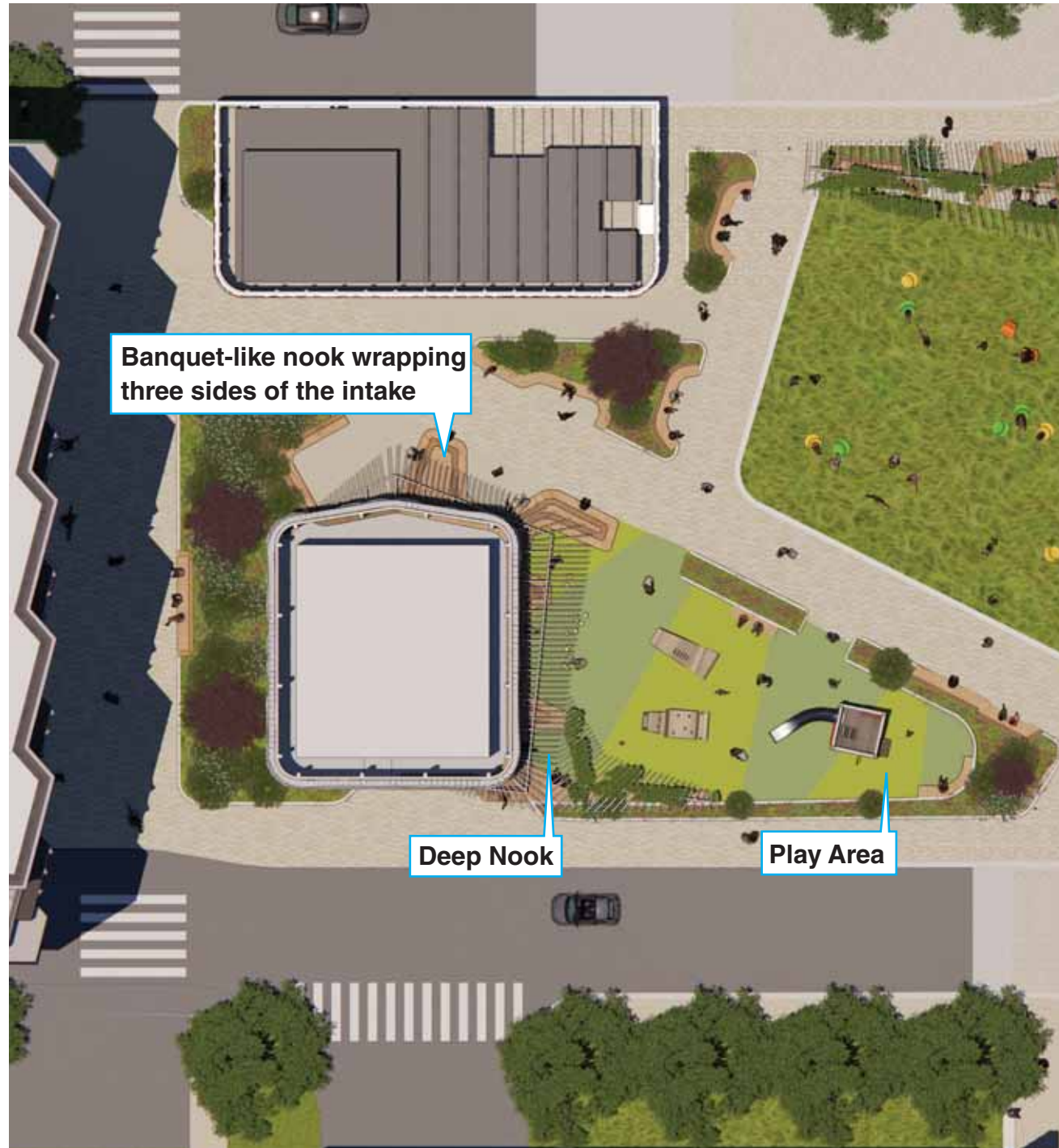


THE NOOKS



2.2A SITE AREAS

2.2.2A THE NOOKS



2.2A SITE AREAS

2.2.2A THE NOOKS



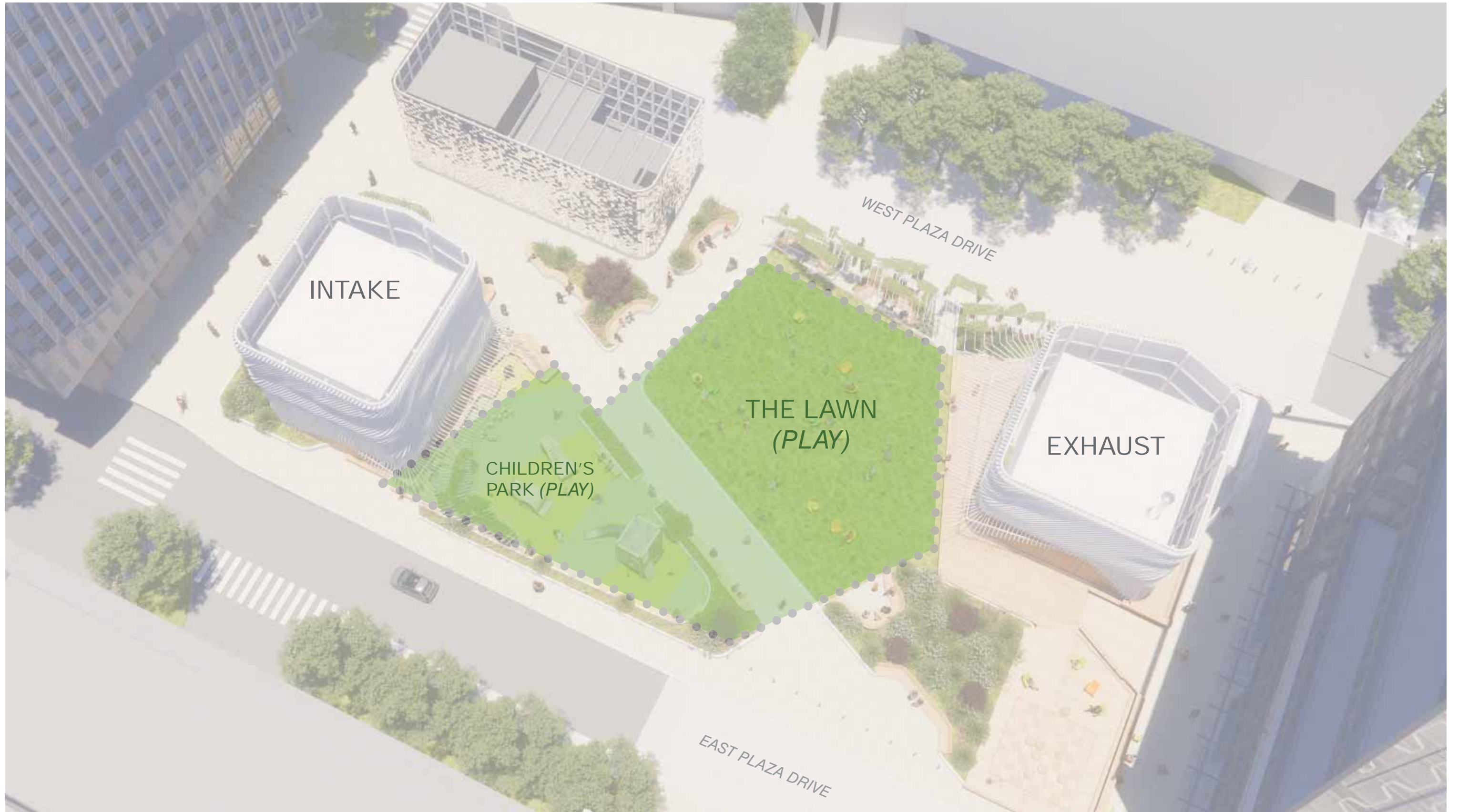
2.2A SITE AREAS

2.2.2A THE NOOKS



2.2A SITE AREAS

2.2.3A THE LAWN + CHILDRENS PARK



2.2A SITE AREAS

2.2.3A THE LAWN + CHILDREN'S PARK

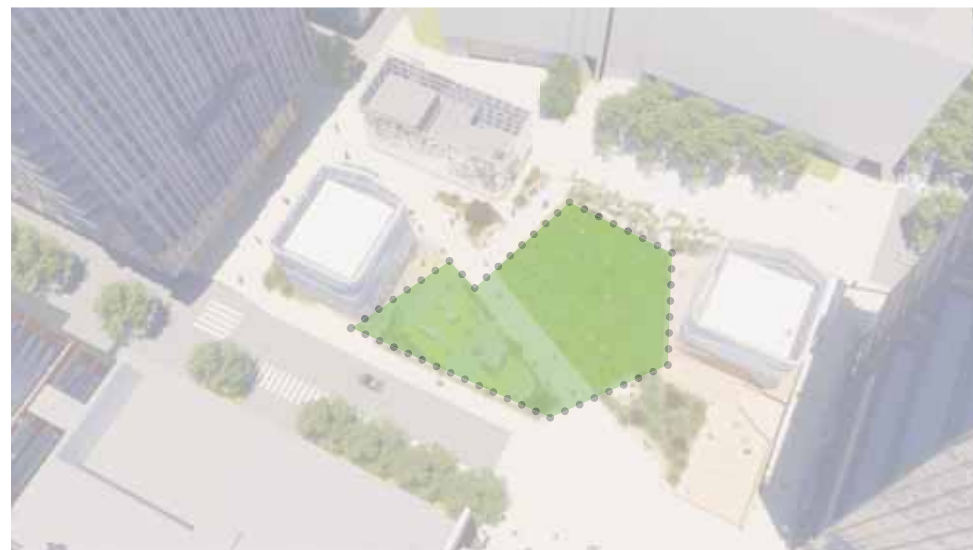
Inspiration

“PLAY”

The lawn space will be an open zone designed for different scales of programming throughout the year. The Children's Park will draw inspiration from materials and animals found in nature and provide play opportunities for children of all ages.



THE LAWN + CHILDREN'S PARK



2.3A SITE AREAS

2.2.3A THE LAWN + CHILDRENS PARK



2.3A SITE AREAS

2.2.3A THE LAWN + CHILDRENS PARK



Note: Art installations will be defined closer to the opening of the Plaza.

2.3A SITE AREAS

2.2.3A THE LAWN + CHILDRENS PARK - SWING OPTION



Note: Art installations will be defined closer to the opening of the Plaza.

2.2A SITE AREAS

2.2.3A THE LAWN + CHILDRENS PARK



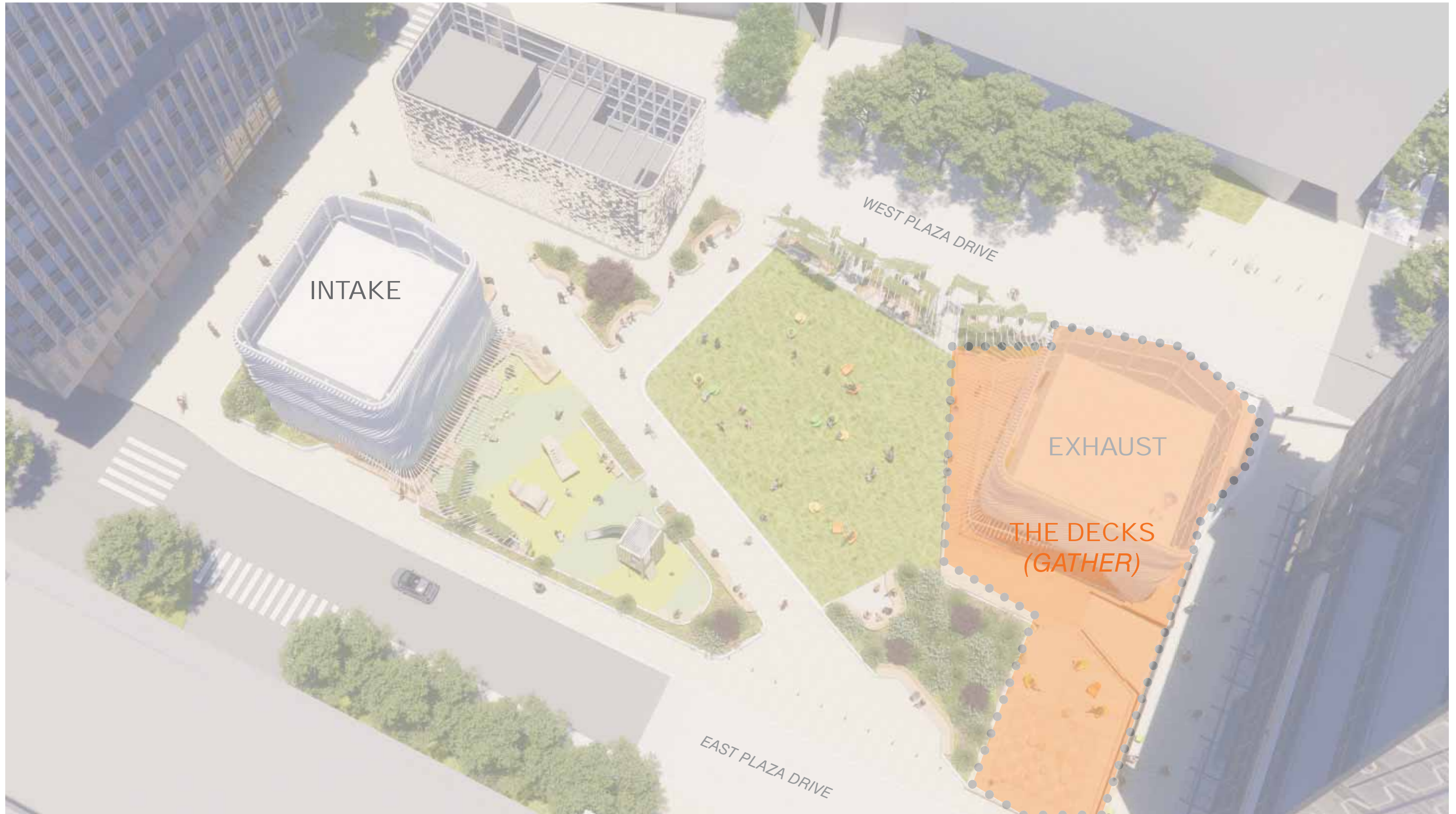
2.2A SITE AREAS

2.2.3A THE LAWN + CHILDRENS PARK



2.2A SITE AREAS

2.2.4A THE DECKS



2.2A SITE AREAS

2.2.4A THE DECKS

Inspiration

GATHERÏ

Open, flexible use areas at the EXHAUST + HATCH structures with a variety of fixed and movable furnishings that overlook the center of the plaza to allow gathering of all types



Combination of fixed and moveable furniture for gathering and working options



Sun deck overlooking lawn for flexible daily uses or for special events

THE DECKS



Opportunities for playful elements such as swings that face towards the open lawn area



Various seating arrangements along each sides of the deck

2.2A SITE AREAS

2.2.4A THE DECKS



2.2A SITE AREAS

2.2.4A THE DECKS



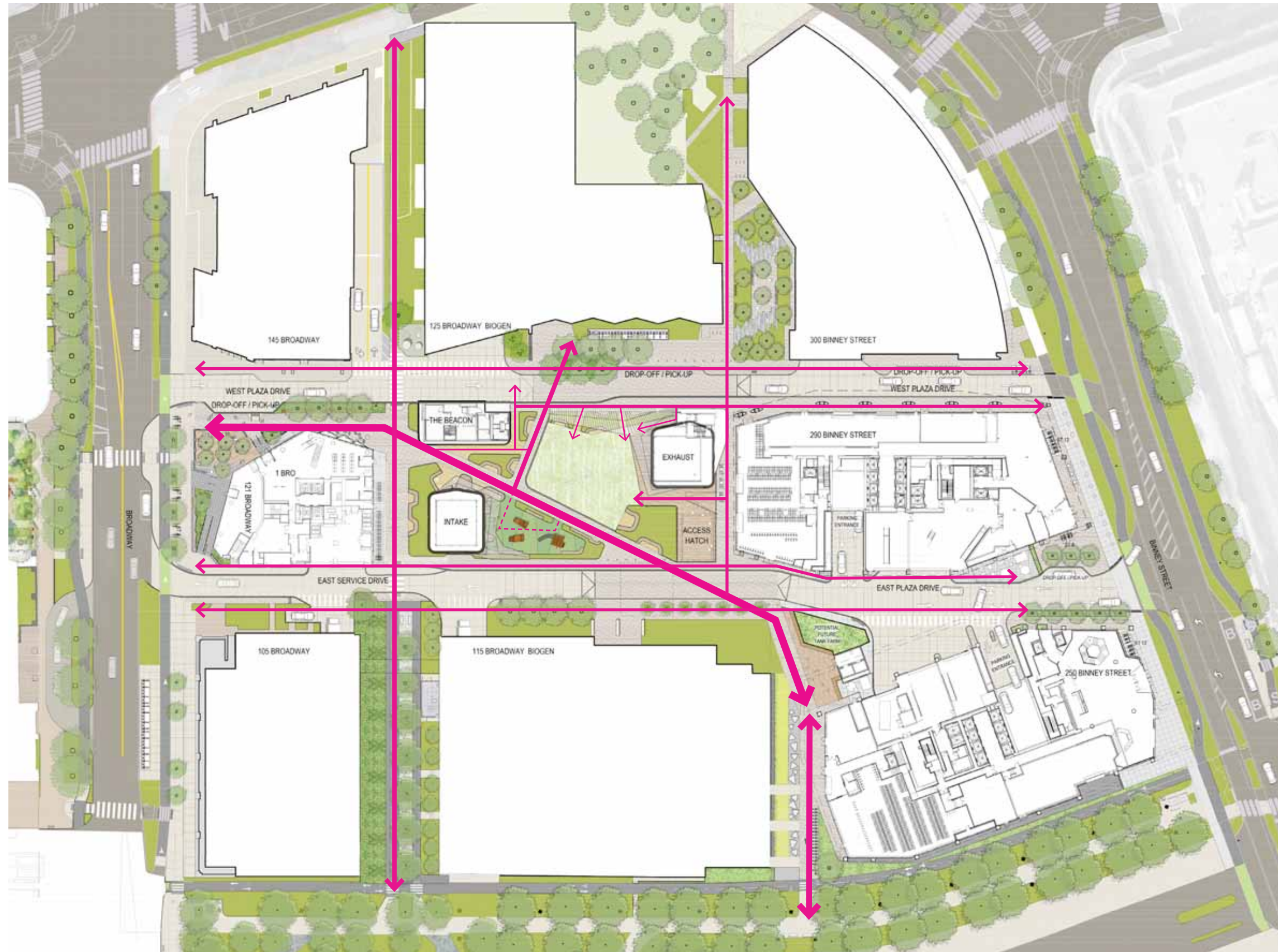
2.2A SITE AREAS

2.2.4A THE DECKS



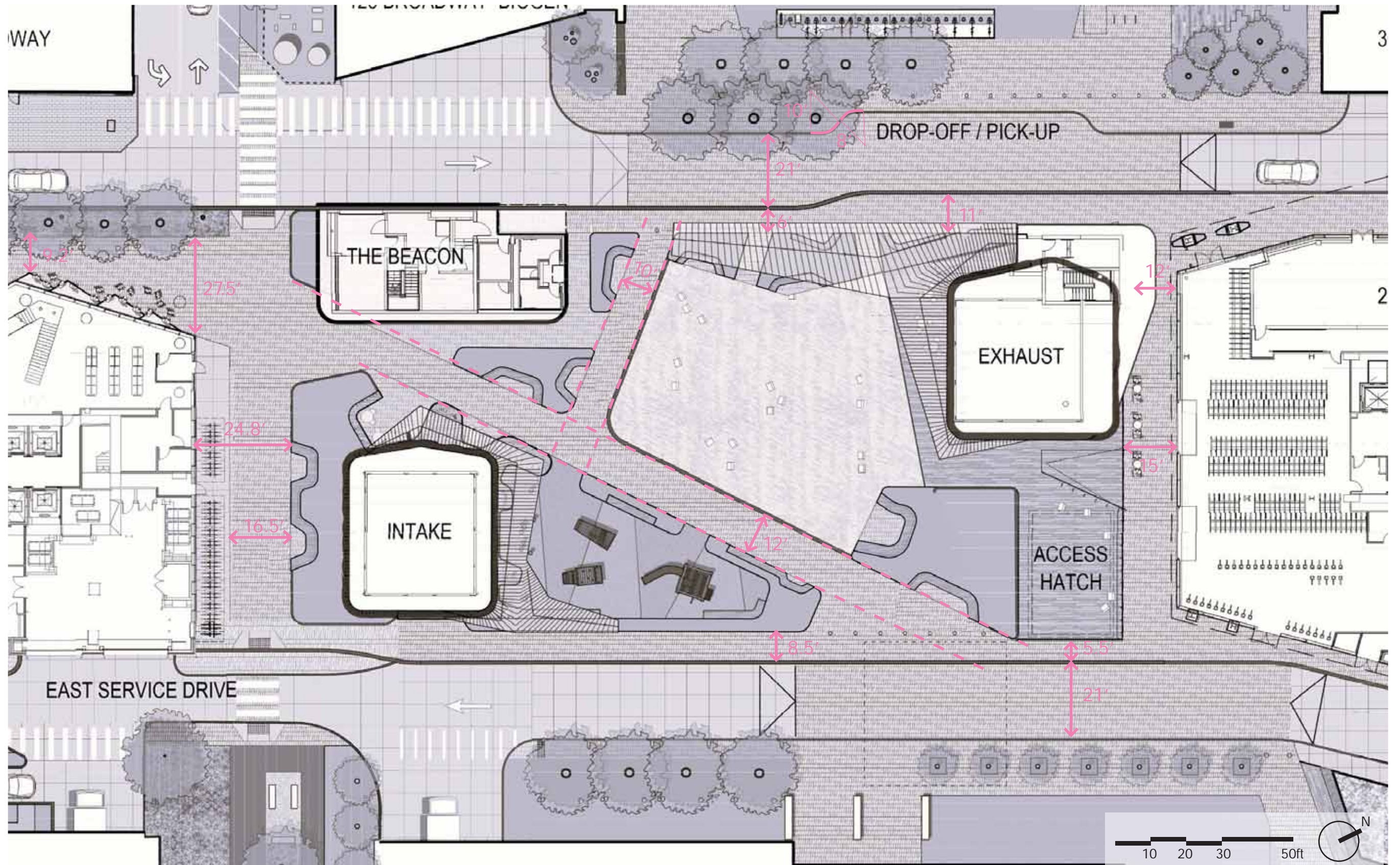
2.3A DESIGN ELEMENTS

2.3.1.1A SITE CIRCULATION- PEDESTRIAN



2.3A DESIGN ELEMENTS

2.3.1.1A SITE CIRCULATION- PEDESTRIAN



2.3A DESIGN ELEMENTS

2.3.2.2A MATERIALS - PLACE MAKING PAVING STRATEGY

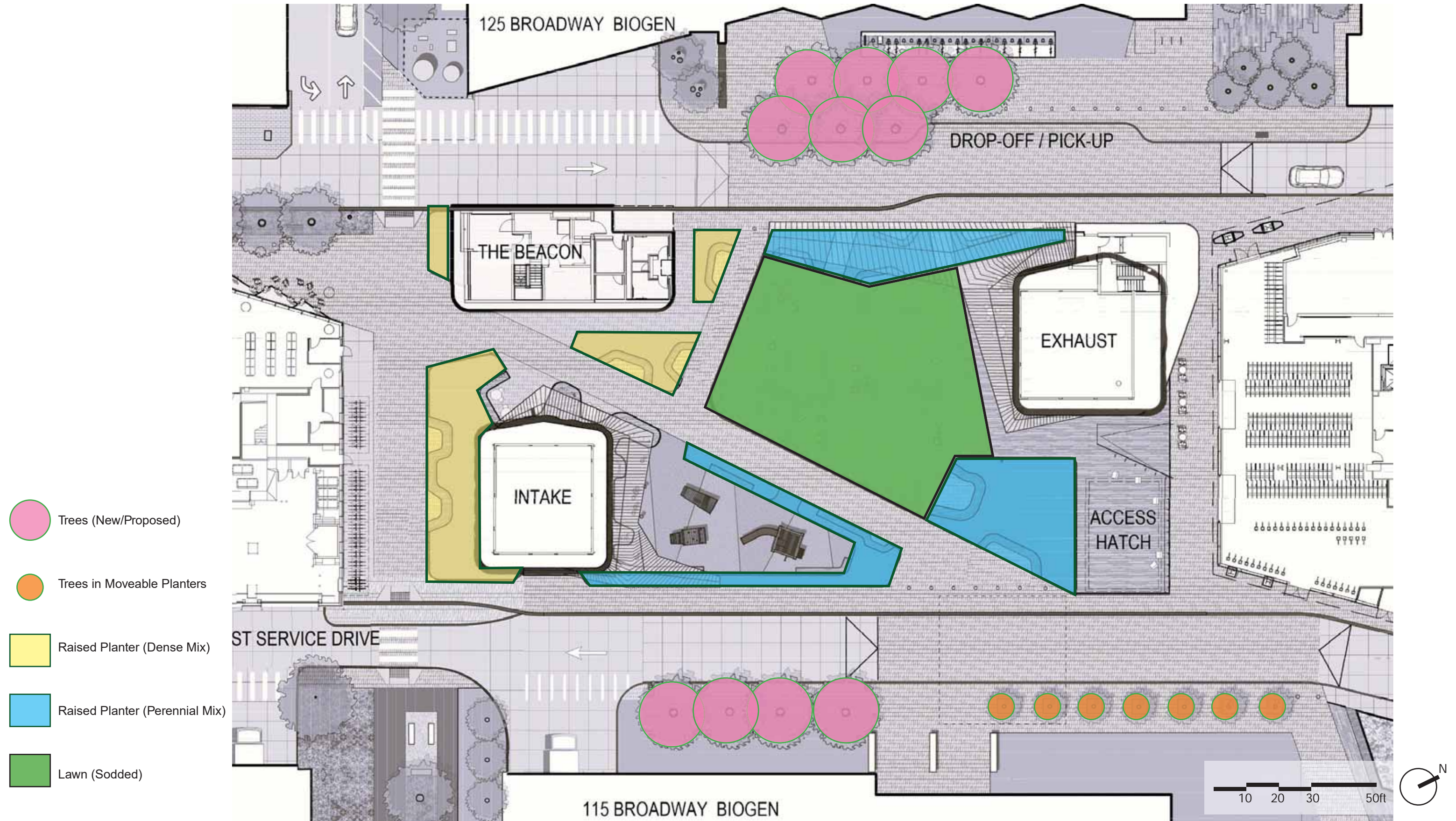


LEGEND

- Primary Path Special Paving
- Secondary Path Special Paving
- Wood Deck
- Playground Area Special Paving
- Nook Area Special Paving
- Speed Table Special Paving
- Plaza Paving
- Concrete Vehicular Driveway Paving

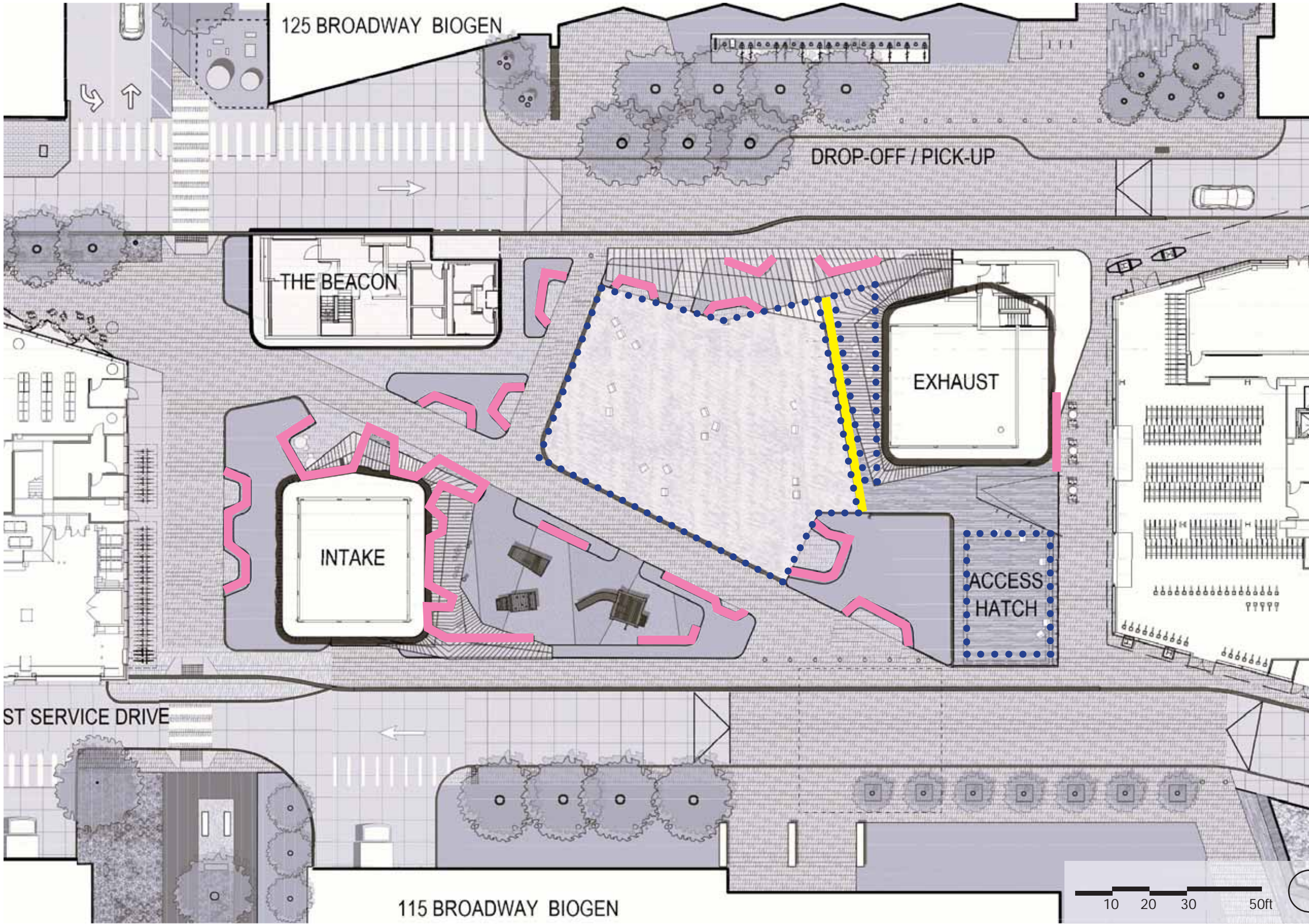
2.3A DESIGN ELEMENTS

2.3.3.2A PLANTINGS- PLANTING ZONES



2.3A DESIGN ELEMENTS

2.3.4.1A SITE FURNITURE - SEATINGS



- Fixed Seating (w/ Back)
- Fixed Seating (w/o Back)
- Moveable Seating Areas

7.1A SURROUNDING PARK PROGRAMS

7.1.1A EXISTING AND PROPOSED GREEN SPACES - PROGRAMS



BINNEY STREET PARK



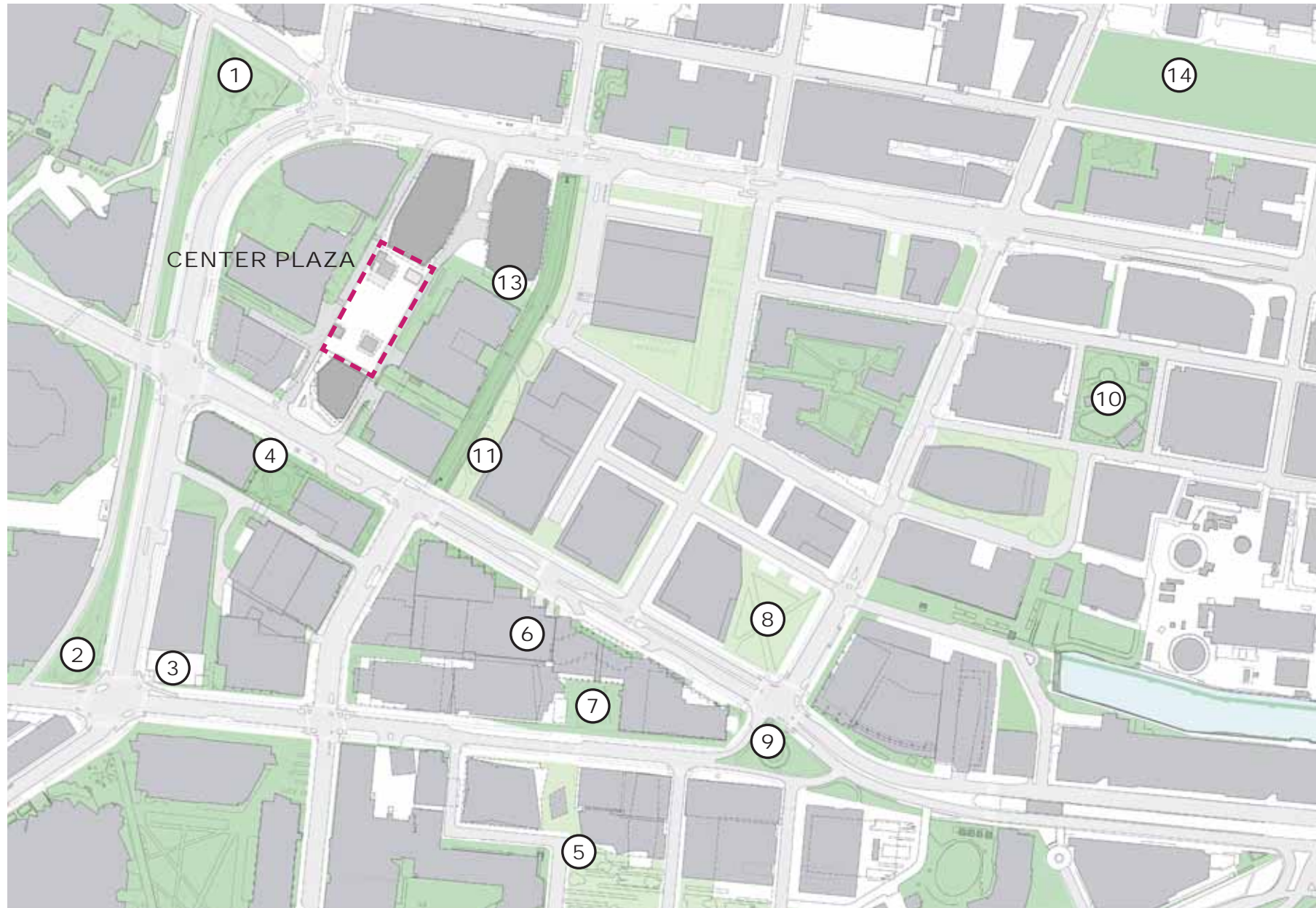
GRAND JUNCTION PARK



WHITEHEAD INST. PLAZA



DANIEL LEWIN PARK



KENDALL/MIT OPEN SPACE



KENDALL SQUARE ROOFTOP GARDEN



KENDALL PLAZA



3RD. ST. VOLPE PARK



TIMOTHY J. TOOMEY JR. PARK



NORTHERN EAST WEST CONNECTOR



GALAXY PARK





6TH ST. VOLPE PARK



CANAL DISTRICT KENDALL PARK

12

(NOT USED)
CHILDREN'S PLAY
RELOCATED TO PLAZA

PROPOSED PARKS 
EXISTING PARKS 

7.1A SURROUNDING PARK PROGRAMS

7.1.1A EXISTING AND PROPOSED GREEN SPACES - PROGRAMS



1



BINNEY STREET PARK



2



GRAND JUNCTION PARK



3



WHITEHEAD INST. PLAZA



4



DANIEL LEWIN PARK



5



KENDALL/MIT OPEN SPACE



6



KENDALL SQUARE ROOFTOP GARDEN



7



KENDALL PLAZA



8



3RD. ST. VOLPE PARK



9



GALAXY PARK



10



CANAL DISTRICT KENDALL PARK



11



6TH ST. VOLPE PARK

12

(NOT USED)
CHILDREN'S PLAY
RELOCATED TO PLAZA



13



NORTHERN EAST WEST CONNECTOR



14



TIMOTHY J. TOOMEY JR. PARK

SEATING

LAWN

DOG PARK

CHILDREN'S PLAY AREA

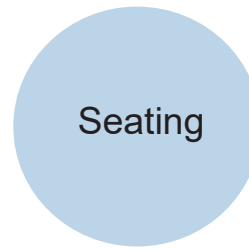
PUBLIC RESTROOMS

SPORTS

PROGRAMS (ART/ YOGA/
MUSIC/ FOOD etc.)

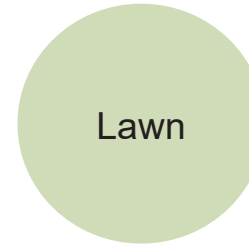
7.2A PROGRAMMING PLAY APPROACH

7.2.2A ACTIVATED AREAS FOR PLAY



Seating

Fixed and flexible seating, board game night, art classes, knitting classes, trivia night, drink and draw night



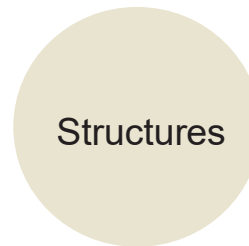
Lawn

Lawn games and sports, movie night, yoga, meditation, boot camp, kids story time, seasonal furniture



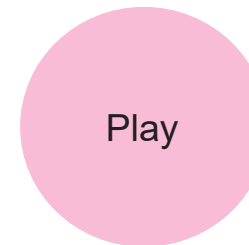
Deck

Performance space for live music, dance performance, dance class and comedy night



Structures

Art and light installations, public bathrooms, electrical outlets, signage and wayfinding



Play

Childrens play structures, movable play elements

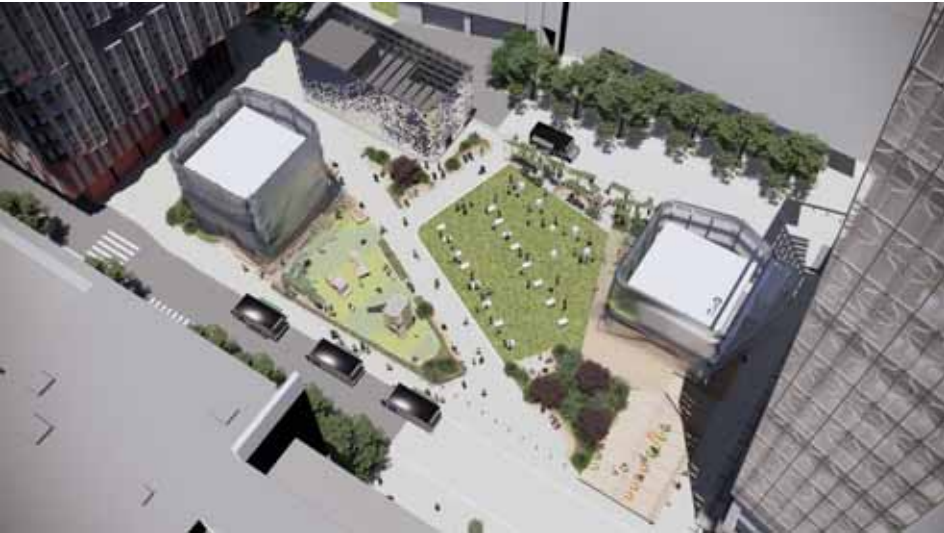


Walkways

Farmers market, food trucks, food carts, coffee/tea/snack cart area

7.3A PROGRAMMING AND CAPACITY STUDY

7.3.1A VARIETY OF SEASONAL EVENTS *



Lawn Game Day



Yoga / Wellness Evens



Summer / Winter Markets



Concerts / Movies



Badminton Courts: 3 (18'x36')

* NOTE: Space designed to allow for flexible programming that will evolve and adapt with future trends. Boston Properties will be responsible for programming of the space. Equipment will be stored in the garage of 290 Binney.