

# 1. OVERVIEW

# 1.1 PROJECT OVERVIEW

## 1.1.1 PROJECT SUMMARY

The Center Plaza is located within the Kendall Square Mixed-Use Development (MXD) project area. The project is located 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. It is built above the proposed Eversource electrical substation vault which is currently under construction. Prior to the construction of the substation, the site had been occupied by the Blue Garage parking structure. To the west of the site is the existing 125 Broadway building currently occupied by Biogen (Biogen Building 8). To the east of the site is the existing 115 Broadway building owned by Biogen (Biogen Building 6). Between the plaza and the Biogen building are the East and West Plaza Drives which connect Binney Street to the north with Broadway to the south and provide access to the parking and loading for the surrounding buildings.

The plaza will provide public open space as proposed in the Infill Development Concept Plan (IDCP) Amendment #2 dated January 14, 2022. The plaza consolidates and expands upon the open space previously included within the Broadway and Binney Parks to the north and south of the Blue Garage.

The new open space will serve residents, workers and the general public alike. The new plaza will contribute to a vibrant public realm with the inclusion of fixed and movable seating, shade canopies, a flexible lawn and hardscape spaces. The plaza has been designed to complement the retail space proposed on the ground floor of 290 Binney with space for outside seating. The project will include raised planters with shrubs above the substation and new trees to the east and west of the plaza drives. Opportunities for public art are also included.

The project will foster new cross-block connections and promote pedestrian connectivity through the parcel and to the proposed Volpe development to the east. The project will also convert areas of the adjacent plaza drives to shared spaces that prioritize bicycle and pedestrian access while accommodating the existing and proposed service uses.

The project will include BlueBike stations to either side of the plaza - a new station in front of 125 Broadway on the west side and a relocated station to the south side of 250 Binnney on the east side. There is also short-term bicycle parking provided at the adjacent buildings, including bike racks at the southern end of the plaza at the 121 Broadway building.

The plaza has been designed around the required intake and exhaust ventilation structures, access and loading structure and access hatch for the substation. The structures are all designed to protect the substation from potential flooding. The plaza structures will also include public restrooms and utility rooms as required for the park program. Provisions have been included for a temporary retail kiosk.

## PROJECT TEAM

Owner/Developer



Architect of Record



Plaza Architect



Landscape Architect



Specialty Lighting Designer



Civil Engineer



MEPFP Engineer



Structural Engineer



Climate & Performance Consultant



# 1.1 PROJECT OVERVIEW

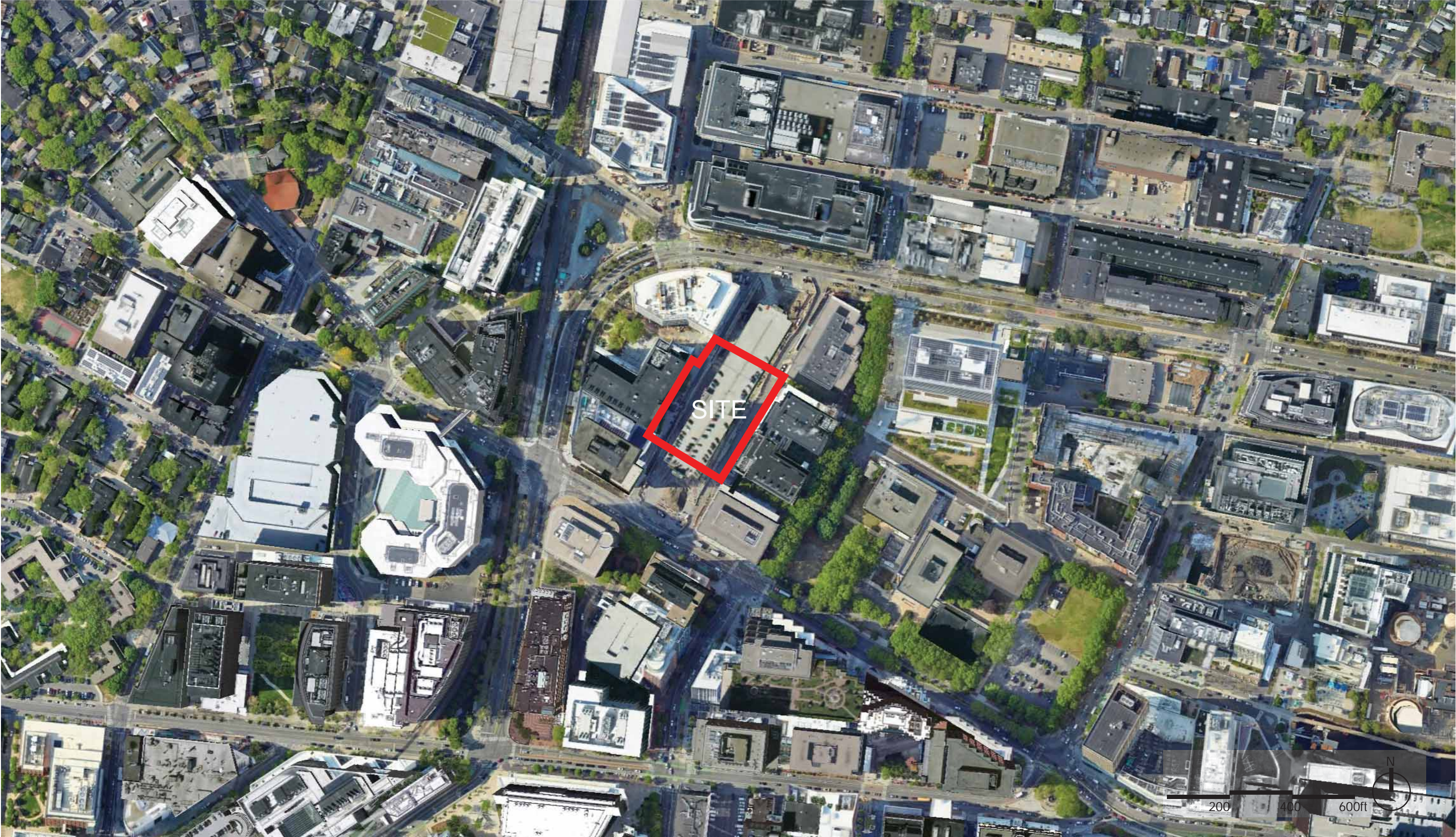
## 1.1.2 PROJECT CONTEXT AERIAL AT PROJECT COMPLETION





# 1.1 PROJECT OVERVIEW

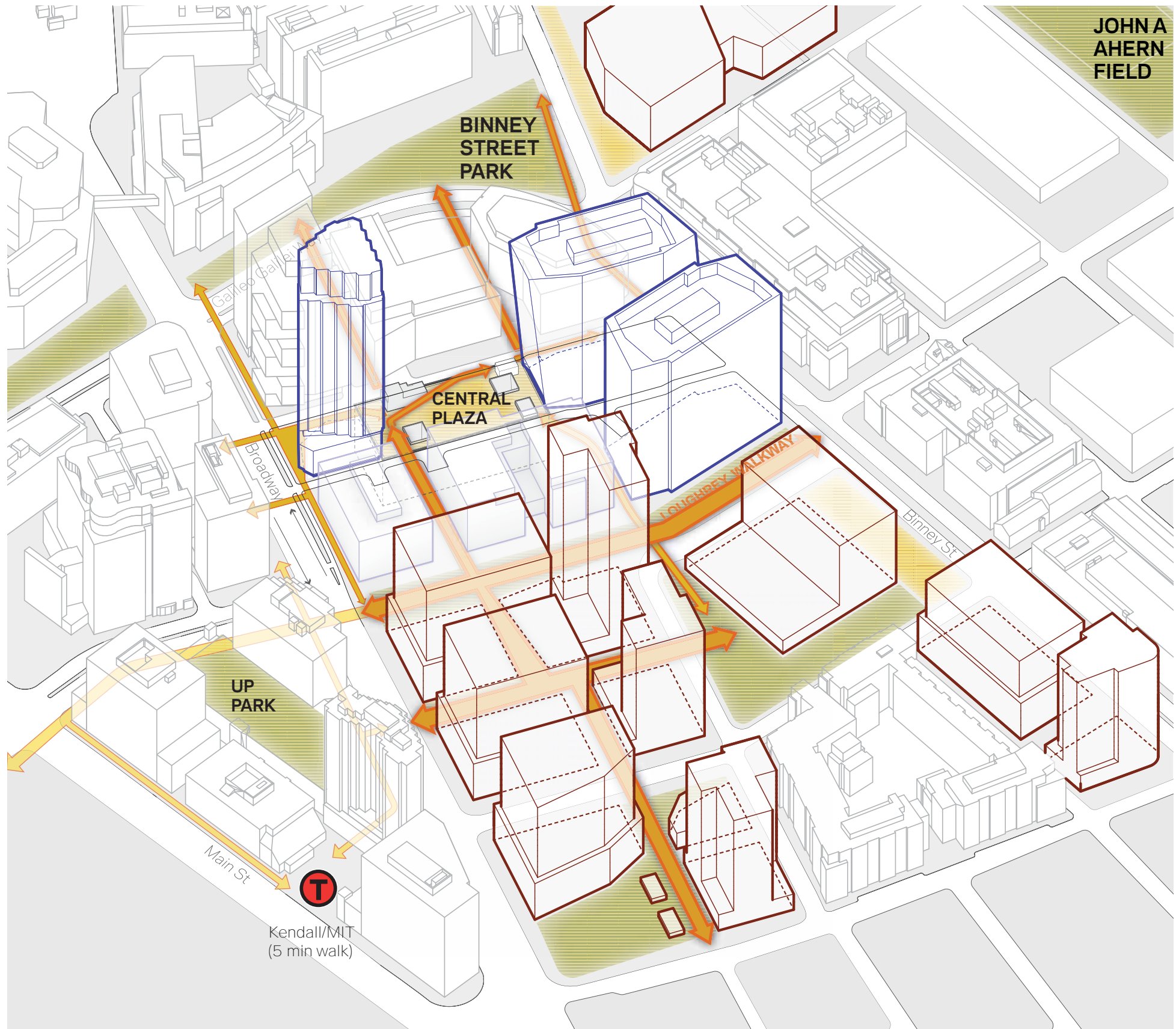
## 1.1.3 PROJECT CONTEXT PLAN PRIOR TO DEMOLITION OF BLUE GARAGE





# 1.2 EXISTING SITE CONDITIONS AND CONTEXT PHOTOGRAPHS

## 1.2.1 PROJECT CONTEXT- OPEN SPACE NETWORK



The Proposed Center Plaza above the Electrical Substation will complement the existing and planned open space network in Cambridge.

The plaza adds 28,000 sf of open space for residents of the adjacent neighborhoods.

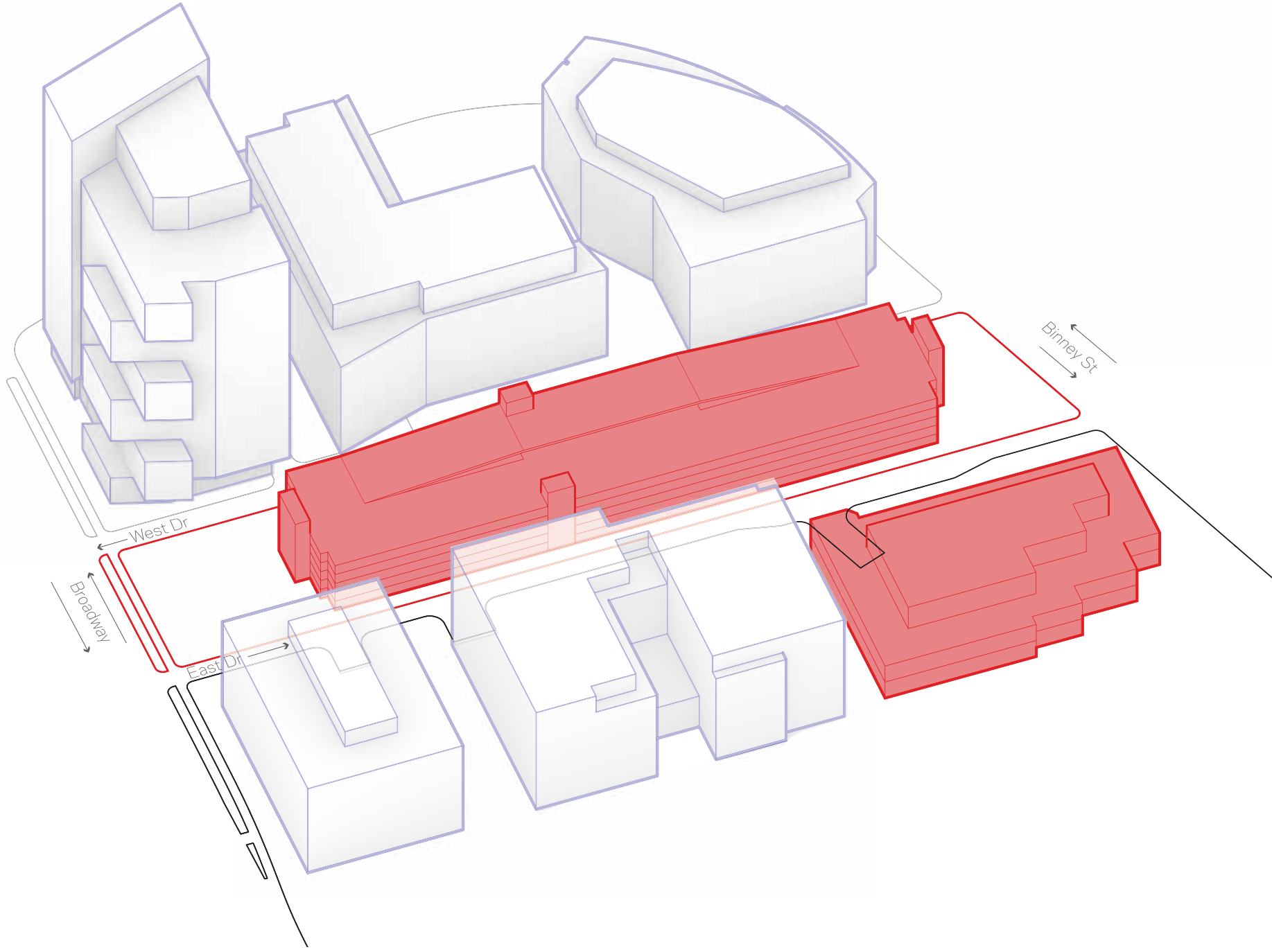
The Plaza will have direct connectionn to two East-West corridors to the open space of Kendal/MIT and the Volpe site.



# 1.2 EXISTING SITE CONDITIONS AND CONTEXT PHOTOGRAPHS

## 1.2.2 PROJECT CONTEXT- EXISTING GARAGE

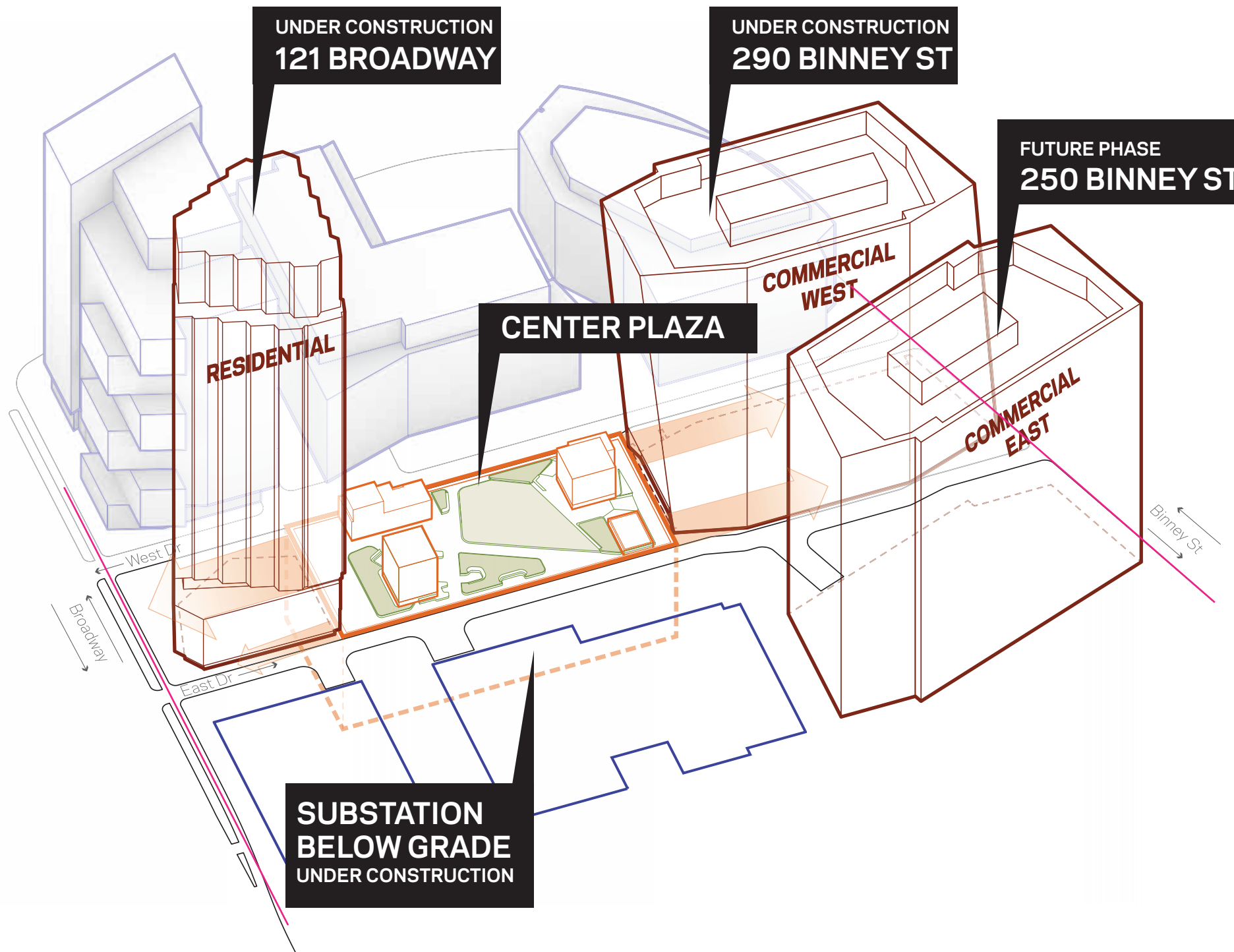
The MXD Project replaces the former Blue Garage. A 5 story parking structure, and a two story office building at 250 Binney Street





# 1.2 EXISTING SITE CONDITIONS AND CONTEXT PHOTOGRAPHS

## 1.2.3 PROJECT CONTEXT- PROPOSED DEVELOPMENT



Three new buildings will add commercial space and residential uses to the Kendall Square area with the Center Plaza, over the substation, providing open space and amenities to the surrounding buildings and the neighborhood.



# 1.2 EXISTING SITE CONDITIONS AND CONTEXT PHOTOGRAPHS

## 1.2.4 SITE PHOTOS



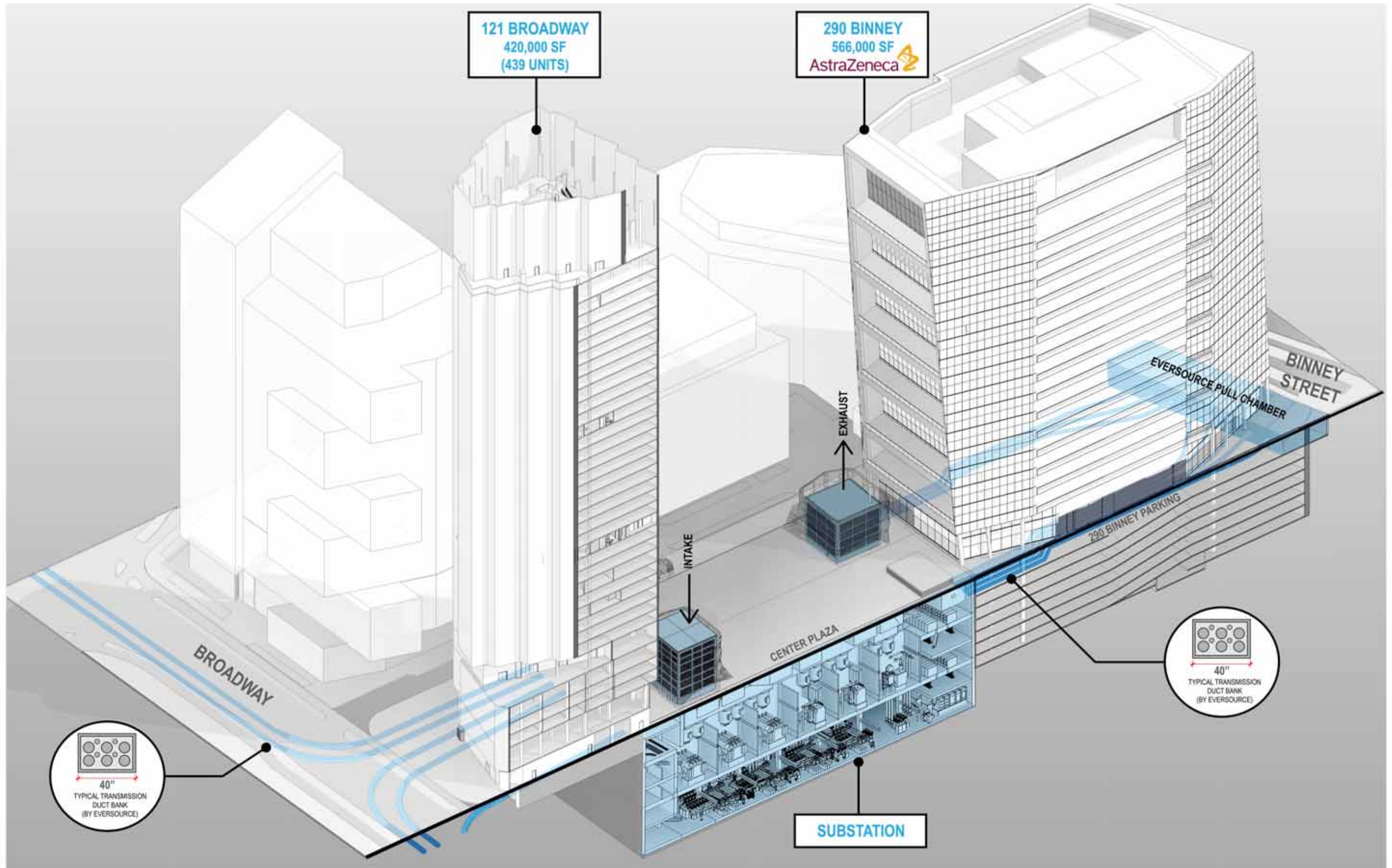


# 1.3

## 1.3.1.1

# EXISTING SITE CONSTRAINTS

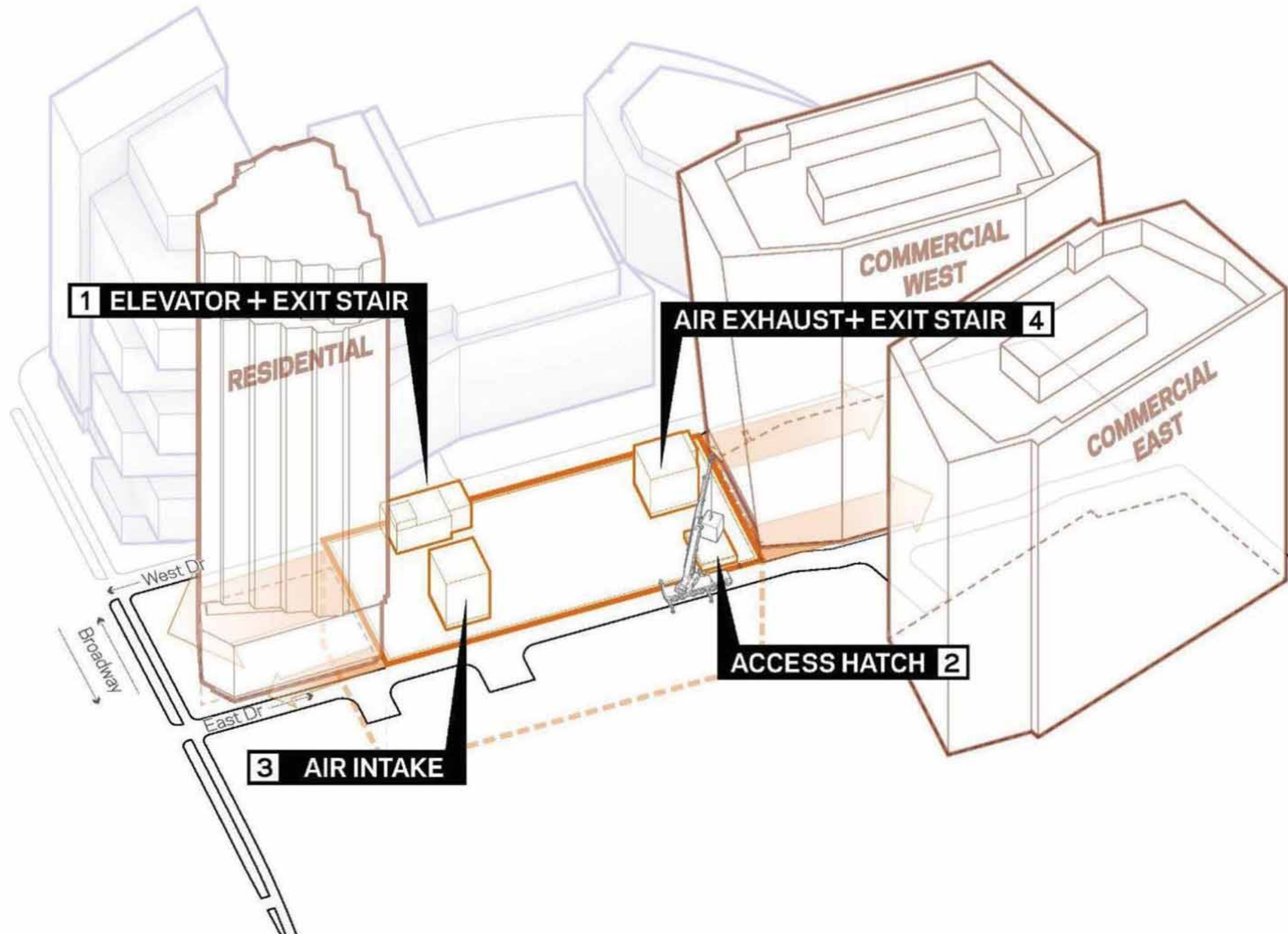
## EVERSOURCE SUBSTATION CONSTRAINTS - OVERVIEW





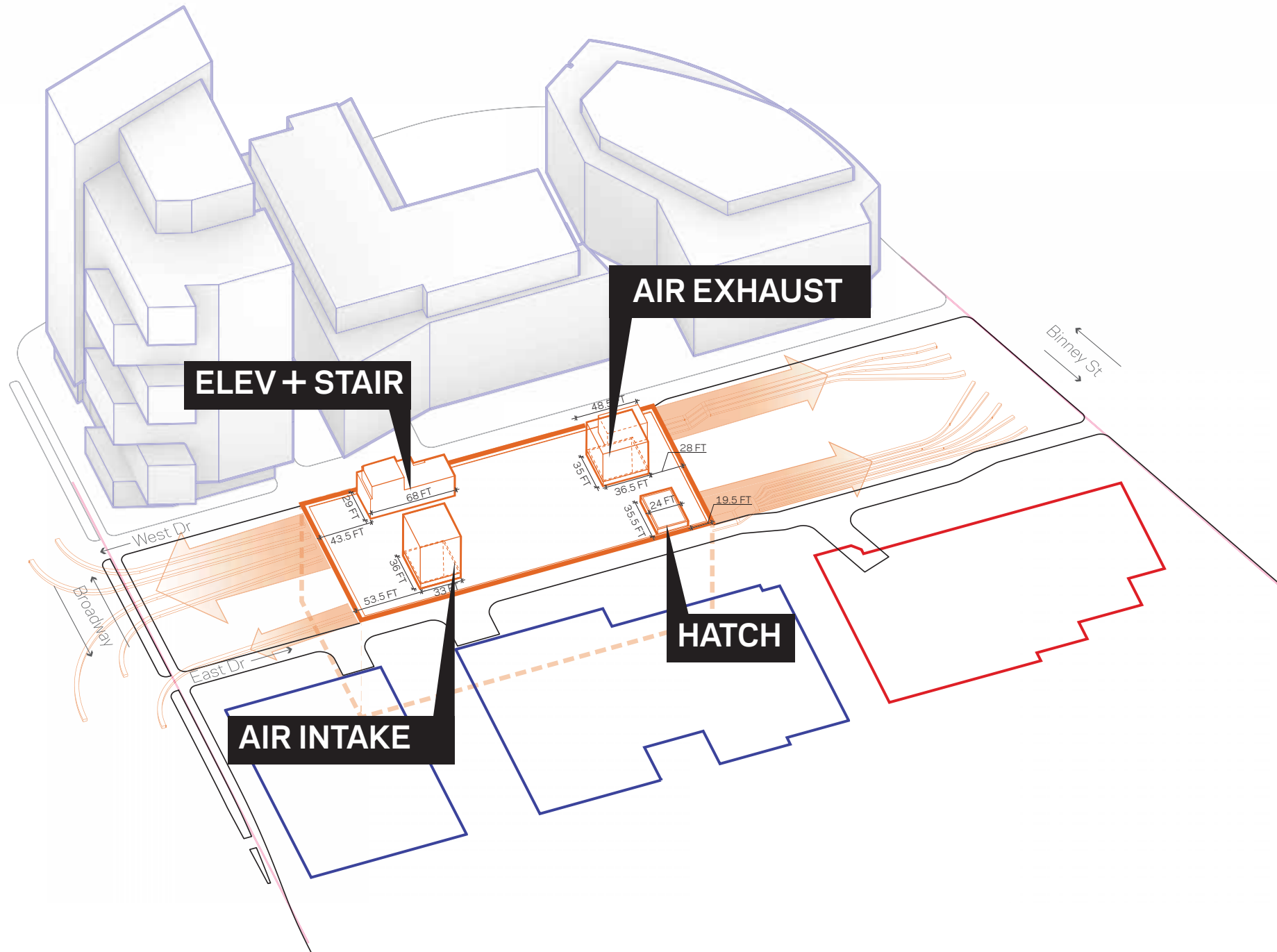
# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1.1 EVERSOURCE SUBSTATION CONSTRAINTS- OVERVIEW



# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1.2 EVERSOURCE SUBSTATION CONSTRAINTS- ELECTRICAL DISTRIBUTION



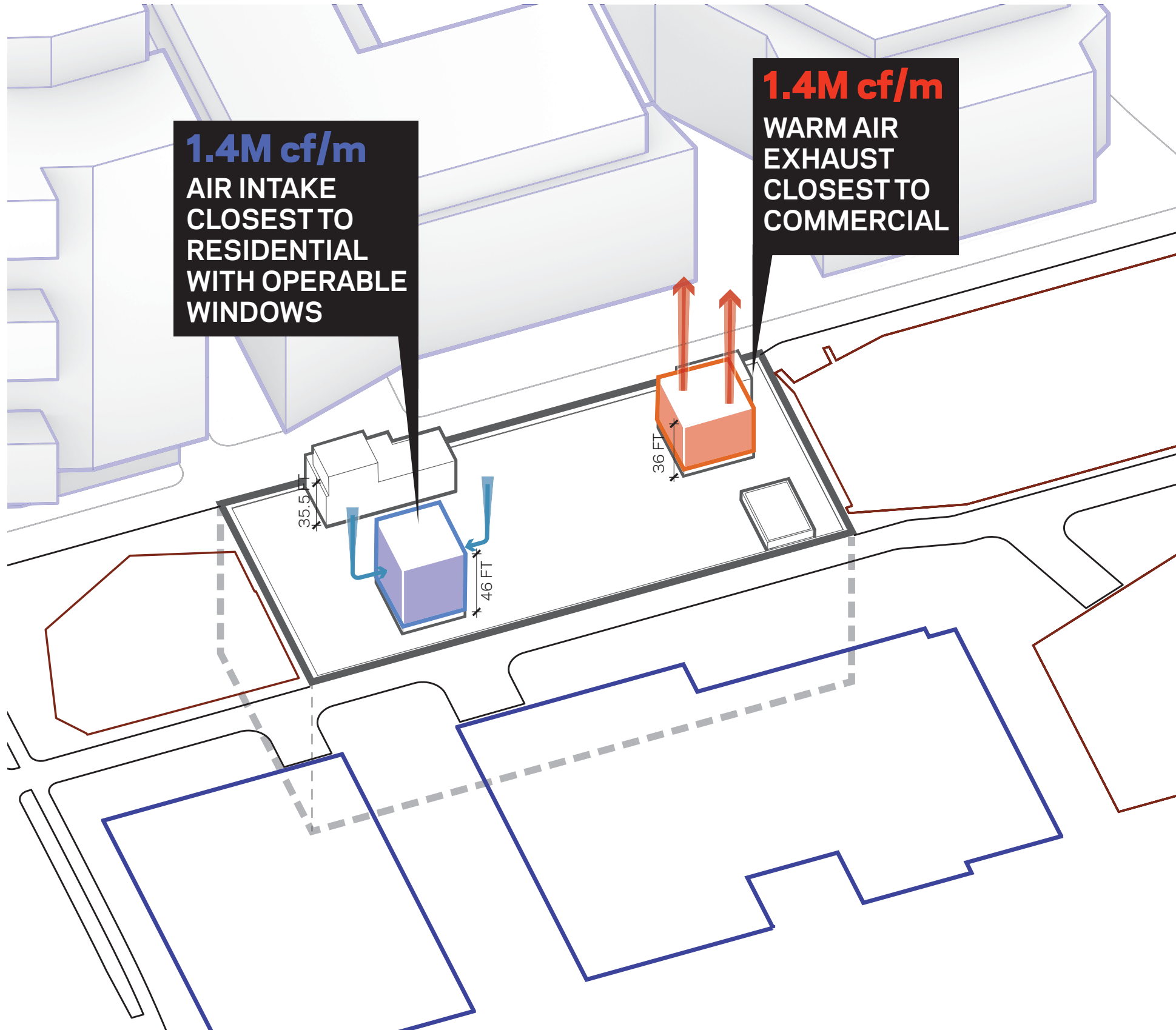
A new electrical substation will add 515 - kilovolt (kV) underground transmission capacity to the electricity system of Cambridge providing a more resilient energy infrastructure system. The substation is approximately 115' deep under the Center Plaza and includes three floors of electrical equipment.

Building the substation underground enables the creation of open space but requires a range of structures within the park to service the station below. These structures include two ventilation towers, a large hatch for delivery of replacement equipment, a service elevator and two stairways. Transmission lines connect the substation from Broadway and distribution lines connect the substation from Binney Street.



# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1 EVERSOURCE SUBSTATION CONSTRAINTS- SUBSTATION VENTILATION AND AIR INTAKE AND EXHAUST SIZE



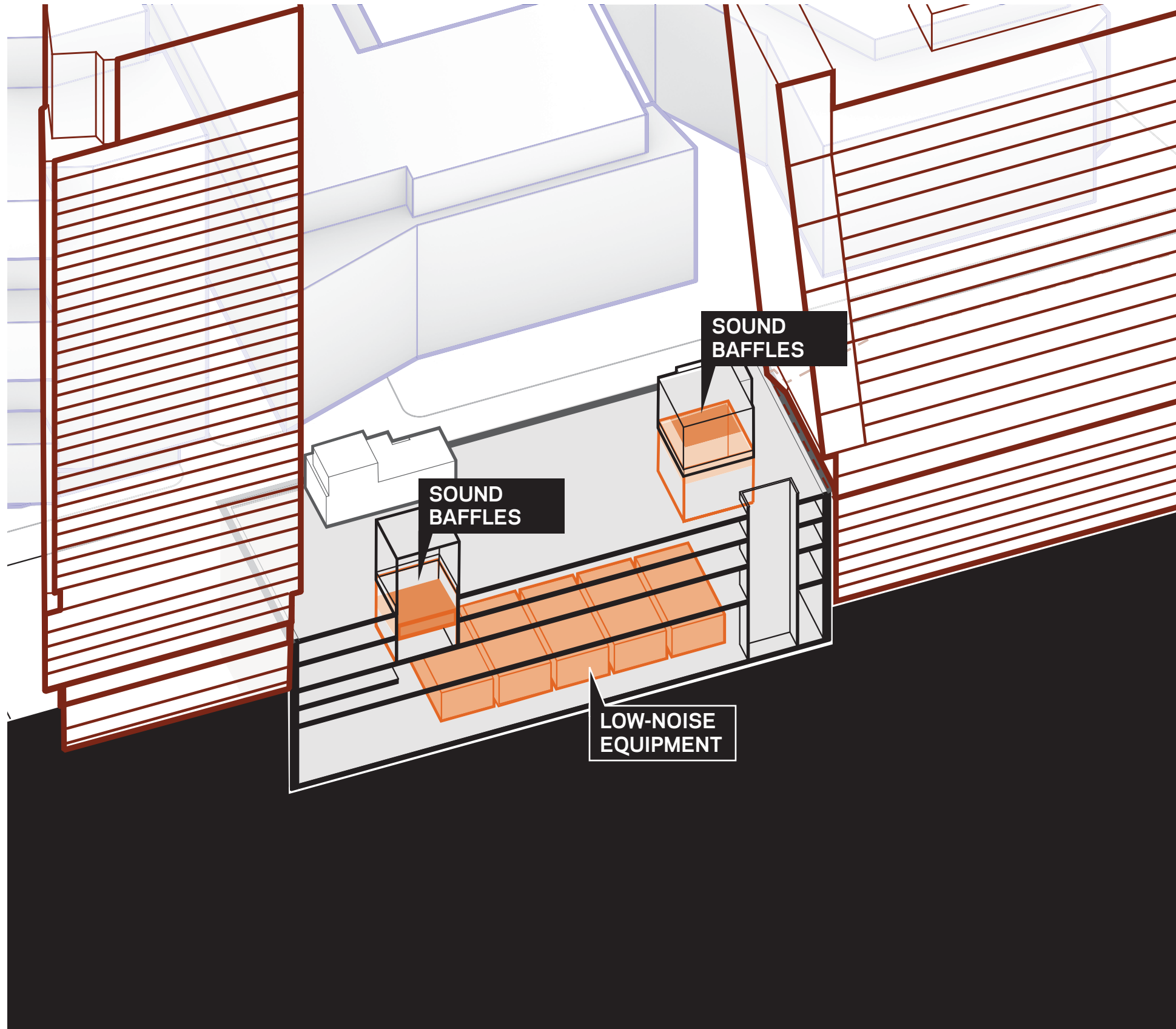
The substation is air-cooled requiring continuous air flow through the facility to cool the electrical equipment. The air intake structure is located on the south edge of the plaza adjacent to the residential building at 121 Broadway. The intake structure was located here to avoid impacting the residents. The air intake structure receives air from the sides of the intake building through louvered panels.

The air exhaust structure is located on the north side of the plaza, adjacent to the commercial building at 290 Binney Street. This commercial building will be mechanically ventilated so that any warm air leaving the substation will have minimal effect on commercial users. The ventilation structure is designed to force exhaust air upwards to reduce any impacts on park users.

These impacts were analyzed in detail and presented to City Staff with an overall Environmental Comfort Assessment in July 2022 as required by the Special Permit.

# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1 EVERSOURCE SUBSTATION CONSTRAINTS- NOISE MITIGATION



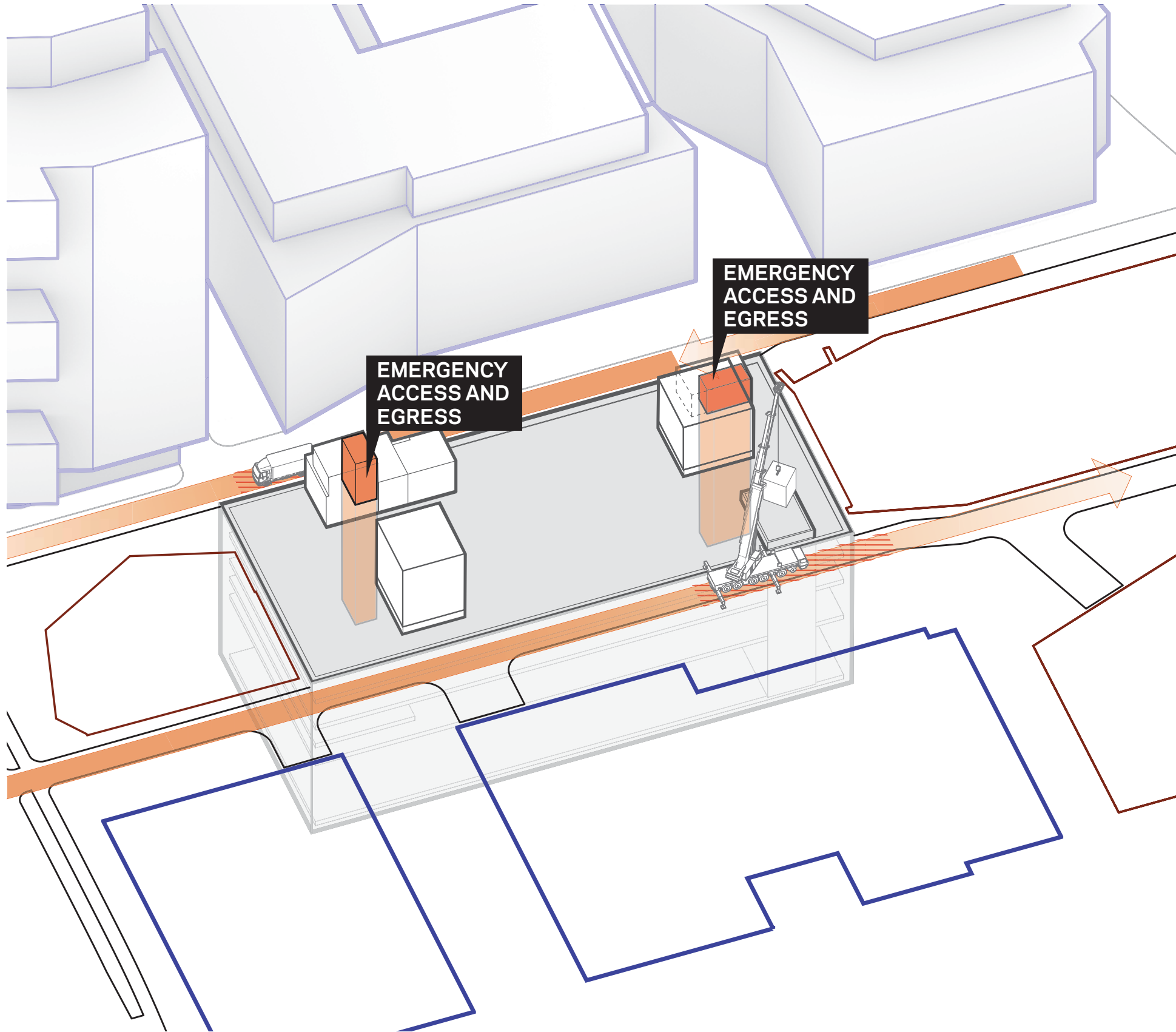
The strategy to reduce noise impact from the substation on the plaza consists of using lower-noise mechanical equipment and installing sound baffles in the both of the air shafts.

These impacts were analyzed in detail and presented to City Staff with an overall Environmental Comfort Assessment in July 2022 as required by the Special Permit.



# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1 EVERSOURCE SUBSTATION CONSTRAINTS- SERVING AND LOADING AND EMERGENCY ACCESS AND EGRESS

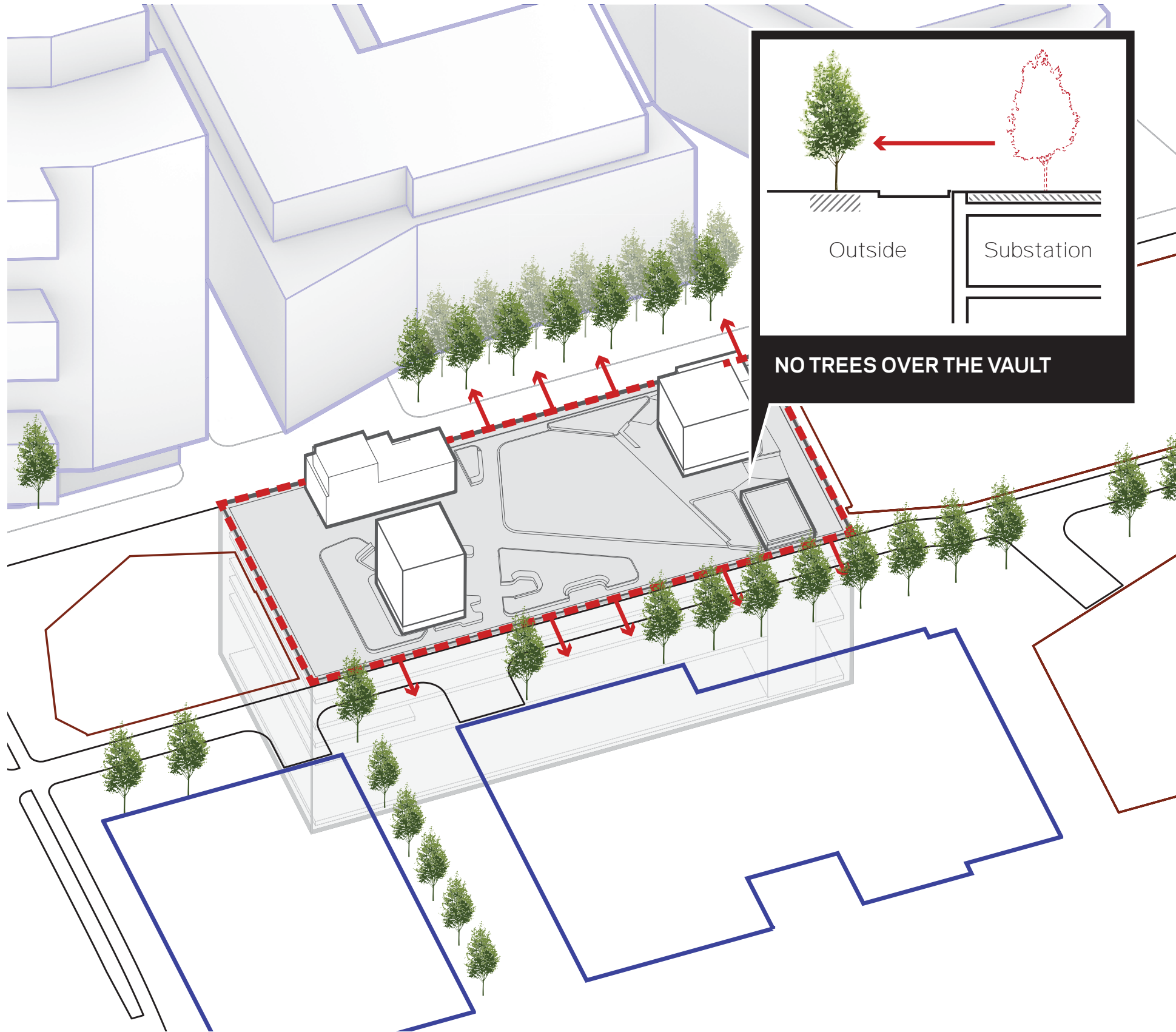


The substation has two emergency access and egress points at the surface, both located along the west service drive. The first stair is located adjacent to the elevator volume near 121 Broadway, while the second stair is located on the edge of the exhaust structure adjacent to 290 Binney Street.

Servicing of the below-grade substation is achieved with a service elevator and loading dock on the west service drive and a loading hatch on the east service drive. The loading hatch will be used infrequently and only for major replacement of equipment.

# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1 EVERSOURCE SUBSTATION CONSTRAINTS- TREE RESTRICTION



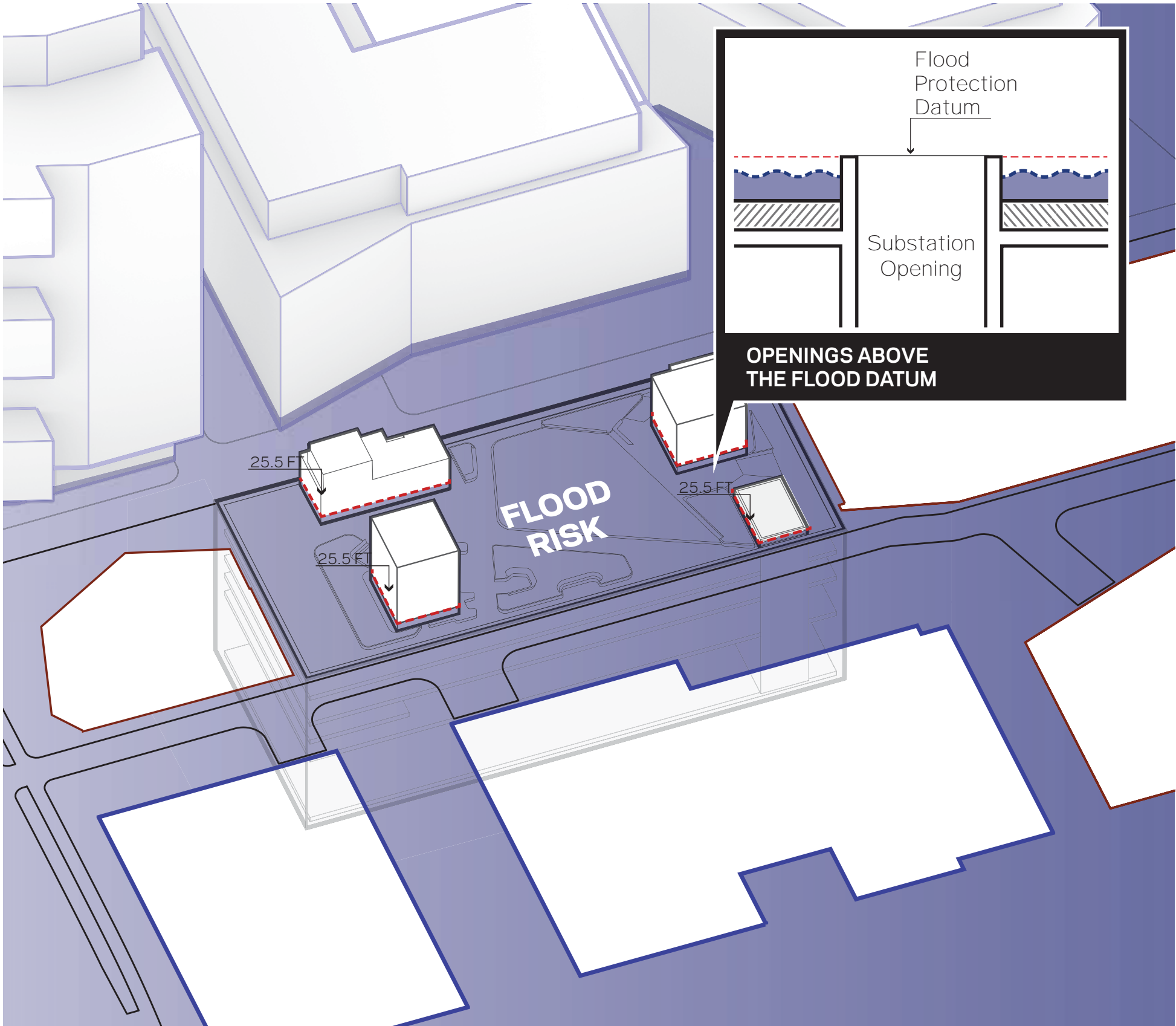
To prevent root penetration and possible water damage, trees can not be located on top of the substation vault. Trees will be planted where viable on the west and east edges of the plaza along the west and east service drives.

Vegetation in the plaza will be limited to grass and shrubs in elevated planters.



# 1.3 EXISTING SITE CONSTRAINTS

## 1.3.1 EVERSOURCE SUBSTATION CONSTRAINTS- FLOOD PROTECTION DATUM

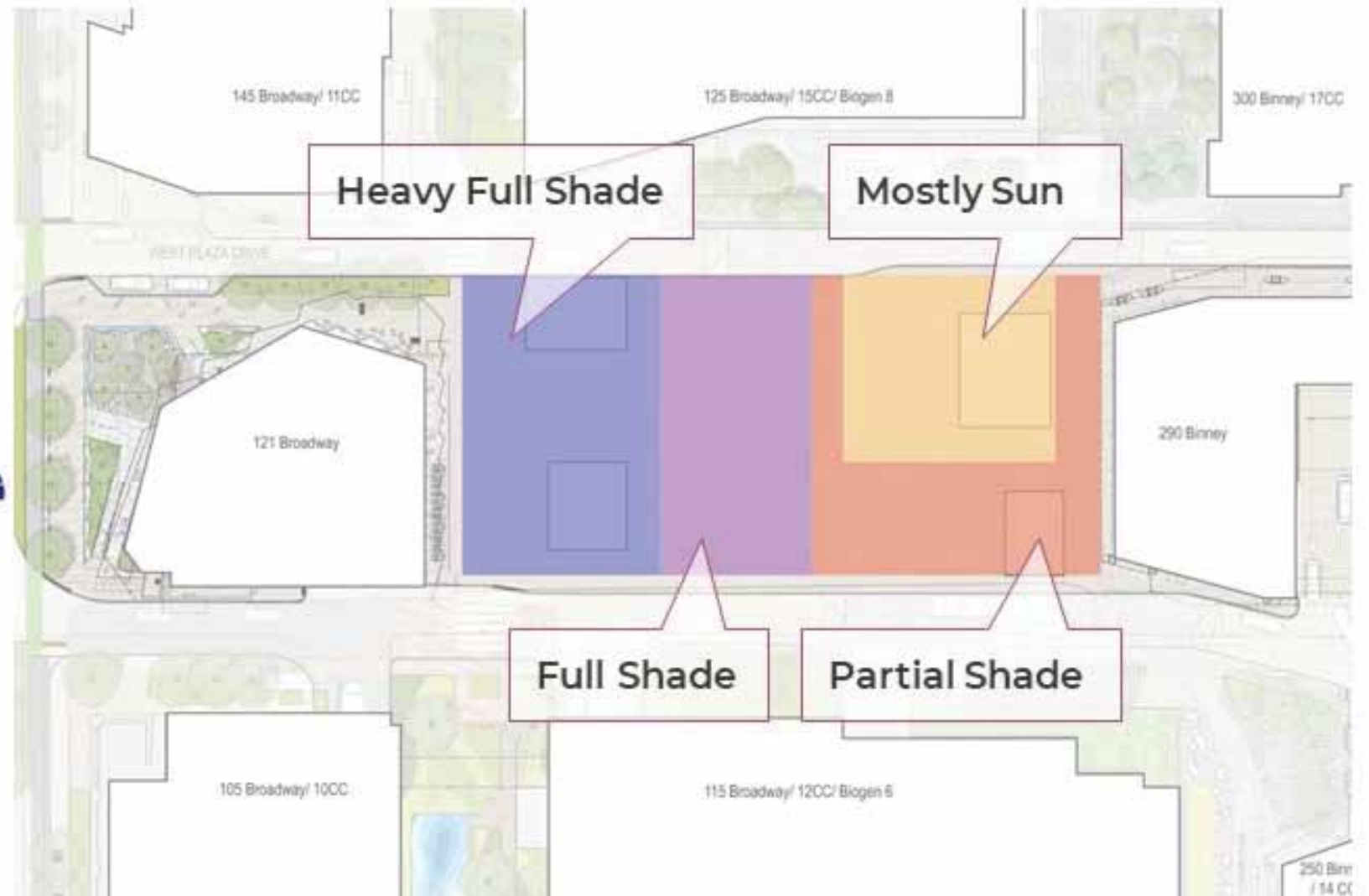
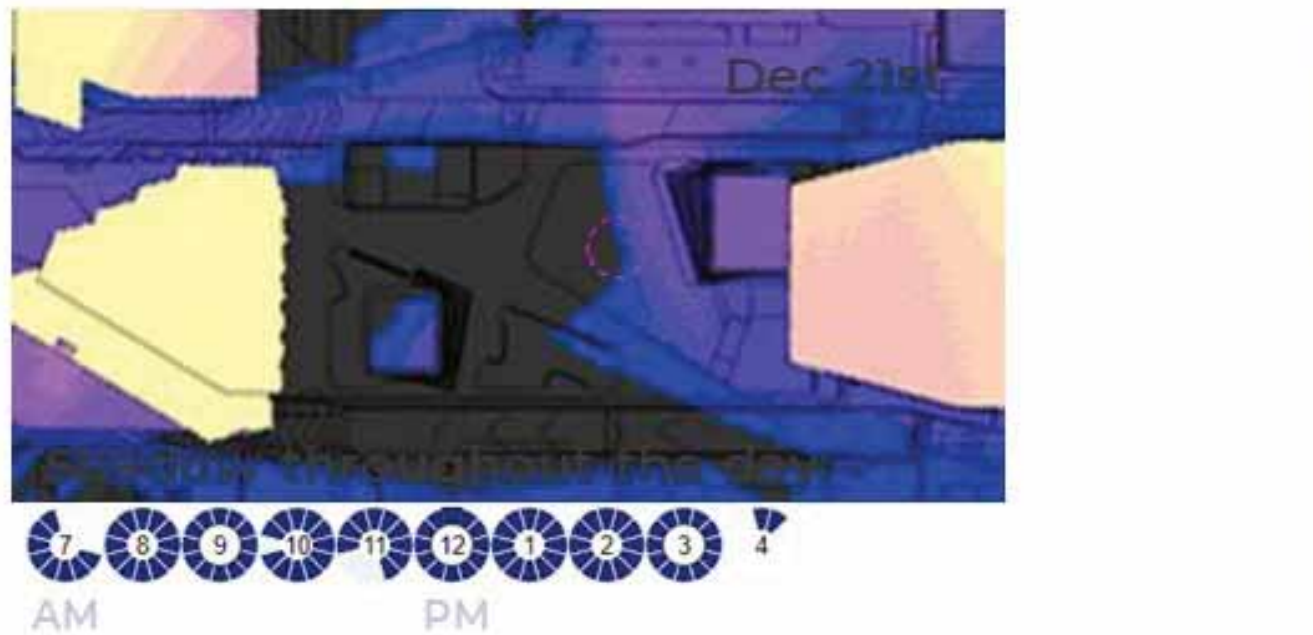
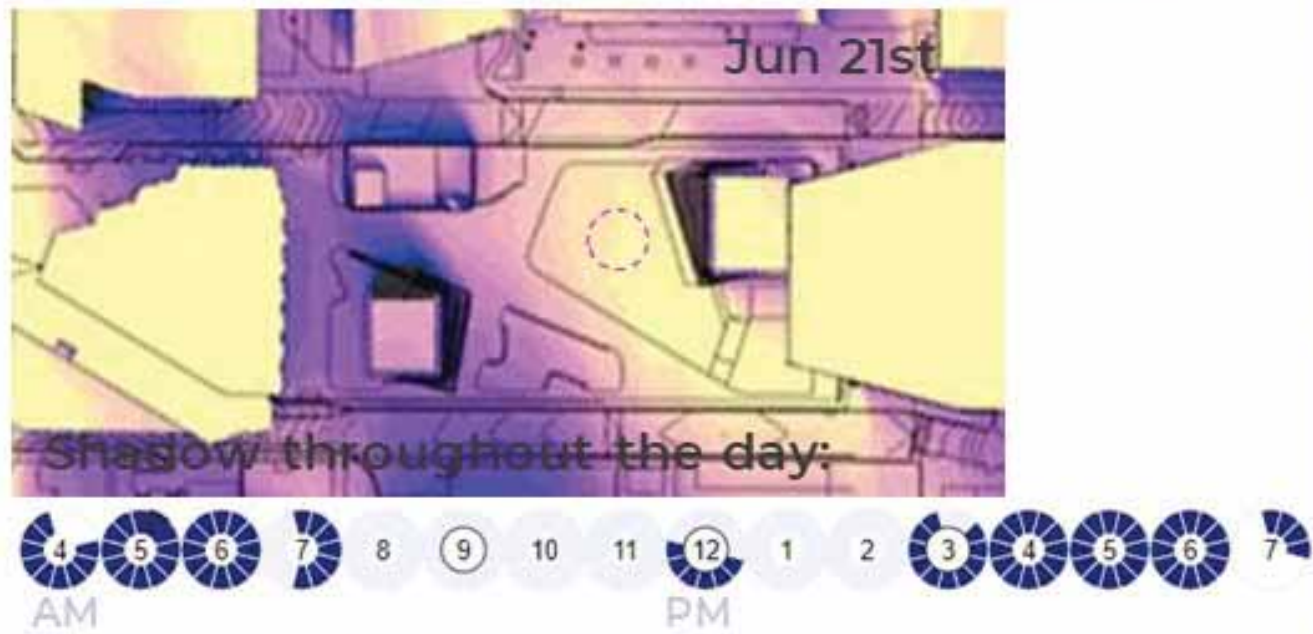


All openings to the below grade substation are designed at the required Flood Protection Datum of 25.5' which is approximately two feet higher than anticipated flood levels for the 500 year storm for 2070.



# 1.3.2 CONTEXTUAL ENVIRONMENTAL CONDITIONS

## 1.3.2.1 SUN/SHADE STUDY

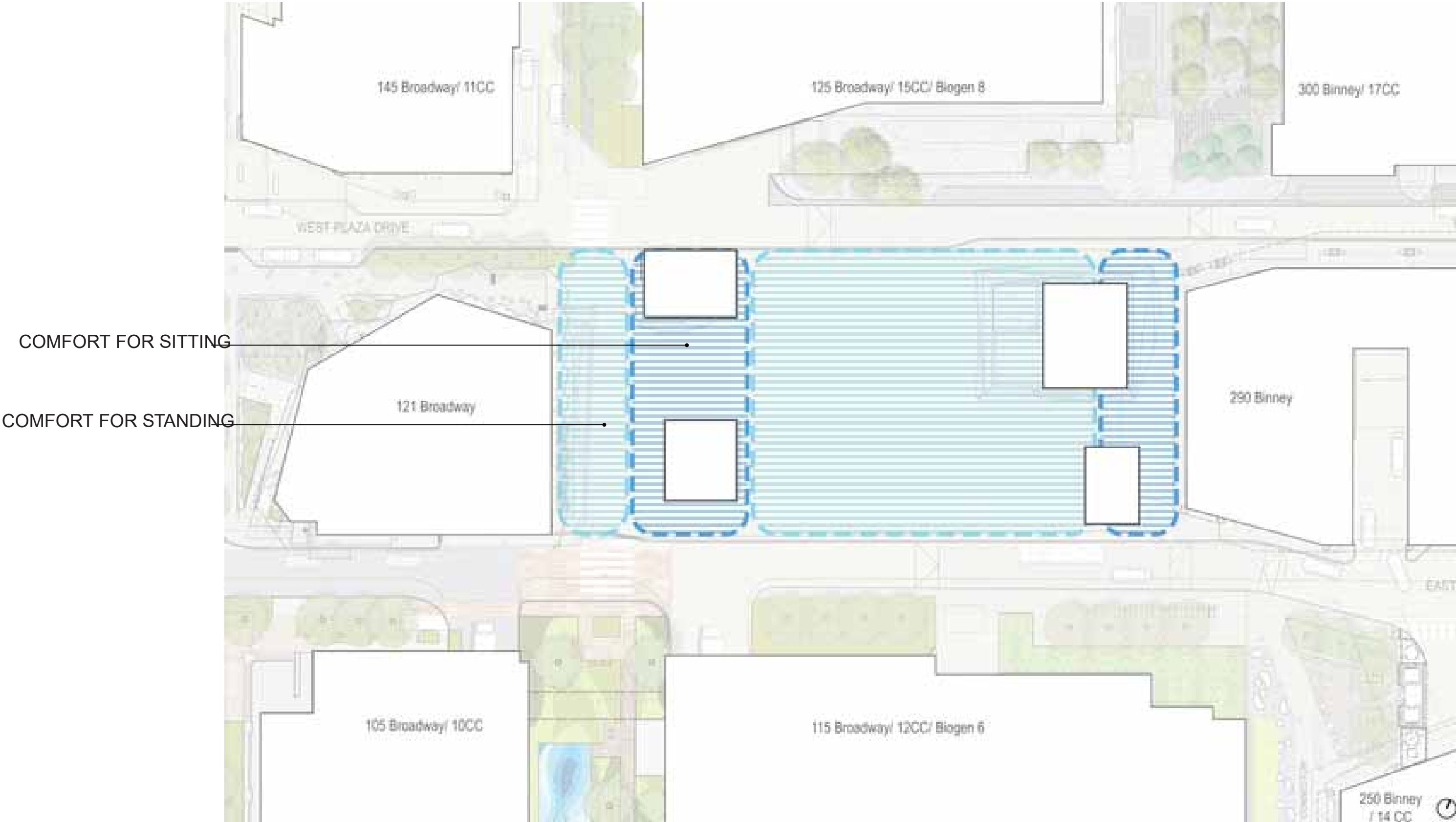


Sun/Shade: Plaza divided with heavy/light shade nearly equally on north/south

Shadow viewer <https://visualizations.sasaki.com/analysis/shadow-viewer/S3B1CC589DE851B5ED6D3C9DED80/mxd/v1/?mode=list#0.0>

# 1.3.2 CONTEXTUAL ENVIRONMENTAL CONDITIONS

## 1.3.2.2 OUTDOOR COMFORT STUDY





# 1.4 OPEN SPACE COVENANTS

## 1.4.1 DESIGN REVIEW OPEN SPACE (BY PHASE ACCOUNTING)

	PH 1	PH 2	PH 3	PH 4	TOTAL
<b>PHASE 1 REQUIRED (OS)</b>	<b>35,504</b>				<b>35,504</b>
145 BROADWAY (OS)	8,114				8,114
6TH STREET CONNECTOR	19,569				19,569
(W) EW CONNECTOR	7,328				7,328
<b>(PARCEL 2) PHASE 1 SUBTOTAL</b>	<b>35,011</b>				<b>35,011</b>
6TH STREET CONNECTOR (OUTSIDE MXD)	19,790				19,790
<b>PHASE 1 PROVIDED (PARCEL 2)</b>	<b>54,801</b>				<b>54,801</b>
<b>PHASE 1 OS (EXCESS)</b>	<b>19,297</b>				<b>19,297</b>
<b>PHASE 2 REQUIRED (OS) *ASD PARCEL 4</b>					
325 MAIN STREET (OS)					0
ENHANCED PLAZA AREA		2,562			2,562
KENDALL SQUARE ROOFTOP GARDEN		25,340			25,340
ROOFTOP CONNECTOR TERRACES		2,916			2,916
<b>PH2 PROVIDED</b>		<b>30,818</b>			<b>30,818</b>
<b>PHASE 2 OS (EXCESS)</b>		<b>30,818</b>			<b>30,818</b>
<b>PHASE 3 PROVIDED (OS)</b>					
DANIEL LEWIN PARK (IVA)			4,955		4,955
DANIEL LEWIN PARK (IVB)			5,297		5,297
RESIDENTIAL			9,125		9,125
COMMERCIAL C			8,984		8,984
***RETAIL			623		623
<b>PH3 PROVIDED</b>			<b>28,984</b>		<b>28,984</b>
<b>PHASE 3 OS (EXCESS)</b>			<b>28,984</b>		<b>28,984</b>
<b>PHASE 4 REQUIRED (OS) **</b>					<b>95,775</b>
CENTER PLAZA				28,272	28,272
COMMERCIAL D				14,968	14,968
ENHANCED OS AREA				6,347	6,347
(SE) EW CONNECTOR				6,866	6,866
E SERV DRIVE WOONERF AREA	AREA FOR ACCT.			2,975	NOT INC.
W SERV DRIVE WOONERF AREA	AREA FOR ACCT.			2,804	NOT INC.
<b>PHASE 4 (PARCEL2) (PROPOSED)</b>				<b>62,232</b>	<b>56,453</b>

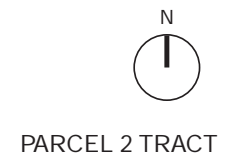
<b>PHASE 1 OS (EXCESS)</b>	<b>19,297</b>				<b>19,297</b>
<b>PHASE 2 OS (EXCESS)</b>		<b>30,818</b>			<b>30,818</b>
<b>PHASE 3 OS (EXCESS)</b>			<b>28,984</b>		<b>28,984</b>

<b>TOTAL OS (PROVIDED)</b>					<b>104,734</b>
<b>OS OVER REQUIRED</b>					<b>8,959</b>

<b>TOTAL OVERALL OS (EXCESS)</b>					<b>39,777</b>
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<b>TOTAL PARCEL 2 OS</b>					<b>120,448</b>
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	GFA	REQUIRED	
* ASD See Ames Street District Article 14			
** COMMERCIAL C (OS) INFILL GFA (8:100)	420,607	33,649	33,649
** RETAIL (OS) INFILL GFA (10:100)	4,726	473	473
** COMMERCIAL D (OS) INFILL GFA (8:100)	365,015	29,201	29,201
** RETAIL (OS) INFILL GFA (10:100)	6,878	(EXEMPT:BIKE VALET)	
** RESIDENTIAL (OS) INFILL GFA (8:100)	403,789	32,303	32,303
** RETAIL (OS) INFILL GFA (10:100)	1,500	150	150
			<b>95,775</b>



- 145 Broadway (COMPLETE) Commercial Building A Phase I (Parcel 2)
- 325 Main (COMPLETE) Commercial Building B Phase II
- 290 Binney, 121 Broadway (UNDER CONSTRUCTION) Commercial Building C Residential Building South
- 250 Binney (FUTURE PHASE) Commercial Building D Center Plaza (Parcel 2)

- Phase I. Open Space
- Phase II. Enhanced OS.
- Phase III and IV. Open Space
- Phase I. Enhanced OS.
- Phase II. Rooftop OS.
- Phase IV. Enhanced OS.

Daniel Lewin Park Tract IVA and IVB (Parcel 3) Rooftop connector terraces area in the ASD (Parcel 4) not represented in this graphic

# 1.4 OPEN SPACE COVENANTS

## 1.4.2 DESIGN REVIEW OPEN SPACE SUMMARY

DEVELOPMENT PROGRAM SUMMARY BY USE (GFA)					
	Residential Building South	Commercial Building C	Commercial Building D		TOTAL
COMMERCIAL GFA	0	420,607	365,015		785,622
RETAIL/ACTIVE USE GFA***	1,500	4,726	6,878		13,104
RESIDENTIAL GFA***	403,789	0	0		403,789
<b>TOTAL NET NEW GFA</b>	405,289	425,333	365,015		1,195,637

\*Note GFA as defined in Article 2.0 of the Cambridge Zoning Ordinance

\*\*Note Commercial Building D Commercial GFA provided net of 62,576 of existing GFA

\*\*\*Note Residential Building South middle income of 20,000 SF is classified as exempt, as is bicycle parking of 6,878 SF in Commercial Building D

PARCEL 2 OPEN SPACE CALCULATION SUMMARY					
	Residential Building South	Commercial Building C	Commercial Building D	Retail	TOTAL OS
<b>REQUIRED</b>	32,303	33,649	29,201	623	95,775
<b>PROVIDED</b>	9,125	8,984	14,968	623	33,700
<b>VARIANCE</b>	-23,178	-24,665	-14,233	0	-62,075

\*Required values calculated according to 8SF per 100SF of GFA for Office and Biotechnology Uses and Multifamily Residential Uses

\*\*Required values calculated according to 10SF per 100SF of GFA for Retail and Consumer Service Uses

OPEN SPACE AREAS (PARCEL 2)					
(SE) EW CONNECTOR	PHASE 4				6,866
CENTER PLAZA	PHASE 4				28,272
ENHANCED OS AREAS	PHASE 4				6,347
<b>SUBTOTAL</b>					41,485
ENHANCED OPEN SPACE AREAS (OUTSIDE OF PARCEL 2)					
DANIEL LEWIN PARK (IVA)	PHASE 3				4,955
DANIEL LEWIN PARK (IVB)	PHASE 3				5,297
<b>SUBTOTAL</b>					10,252
EXCESS ENHANCED OPEN SPACE AREAS (OUTSIDE OF PARCEL 2)					
6TH STREET CONNECTOR	PHASE 1 (145 BROADWAY)				19,297
<b>SUBTOTAL</b>					19,297
<b>TOTAL PROVIDED</b>	33,700+41,485+10,252+19,297				104,734
<b>VARIANCE</b>	(OPEN SPACE OVER REQUIRED)				8,959

ADDITIONAL EXCESS ENHANCED OPEN SPACE AREAS (OUTSIDE OF PARCEL 2)					
ENHANCED PLAZA AREA	PHASE 2 (325 MAIN STREET)				2,562
KENDALL SQUARE ROOFTOP GARDEN	PHASE 2 (325 MAIN STREET)				25,340
ROOFTOP CONNECTOR TERRACES	PHASE 2 (325 MAIN STREET)				2,916
<b>SUB TOTAL</b>					30,818
<b>TOTAL EXCESS OPEN SPACE</b>					39,777



# 1.4 OPEN SPACE COVENANTS

## 1.4.3 DESIGN REVIEW OPEN SPACE CHANGES

### OPEN SPACE (IDCP)

#### DEFINITION OF OPEN SPACE

Open spaces, as described in this document, and reinforced by Article 14, are described in the following ways:

- Portion of a lot or other area of land associated with and adjacent to a building for a group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public, but may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscape features, screening or buffering for the occupants or neighbors or a general appearance of openness. Open space shall include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways as listed in Section 14.45 of the Zoning Ordinance, active and passive recreational areas, including playgrounds and swimming pools.
- Parks, gardens and plazas reserved for public use and enjoyment as guaranteed through one or more of the following:
  - Retention by the CRA.
  - Dedication to and acceptance by the City or other public entity.
  - Easements or deed restrictions over such land sufficient to ensure its perpetual reservation for public open space purposes.
  - Dedication, by covenant or comparable legal instrument to the community use of the residents, lessees and visitors to the MXD District for reasonable amounts of time on a regular basis.
  - Lease agreements of 99 years or longer from the private developer or owner to the City or other public entity.
- Open space on the development lot. Some or all of this required open space may be designated and also serve as open space.
- Pocket parks, bike paths and enhanced planting zones created through modification of roadways as part of the ALTA cycle track.
- Circulation elements including stairs, elevators, elevated plazas or pathways used to enhance connection to and between publicly accessible spaces.
- Spaces that are not considered as open spaces, as described in this document and reinforced by the Zoning Ordinance are:
  - Streets, parking lots, driveways, service roads, loading areas, and areas normally inaccessible to pedestrian circulation beneath pedestrian bridges, decks or shopping bridges.

#### EXISTING MXD PARCEL AREAS & OPEN SPACE

EXISTING MXD DEVELOPABLE PARCEL AREA P			
	P2		445 825
	P3		229 558
	P4		257 824
	LOUGHREY WALKWAY WITHIN MXD		19 569
	GRAND JUNCTION BINNEY ST PARK		77 361
TOTAL EXISTING MXD AREA SF			1 010 596

EXISTING OPEN SPACE OS TOTALS			
	P2		148 825
	P3		77 429
	P4		141 247
	LOUGHREY WALKWAY WITHIN MXD		19 569
	GRAND JUNCTION BINNEY ST PARK		77 361
TOTAL EXISTING MXD OS SF			462 021

EXISTING OPEN SPACE OS TOTALS			
	BROADWAY PARK BLUE GARAGE		13 970
	BINNEY PARK BLUE GARAGE		7 815
	KENDALL S UARE ROOFTOP GARDEN	ASD	25 340
	KENDALL PLAZA	ASD	14 372
	GALAXY PARK	ASD	18 664
	75 AMES ST OPEN SPACE	ASD	6 867
	DANIEL LEWIN PARK CENTER ONLY	ASD	5 297
	DANIEL LEWIN PARK WEST		4 955
	DANIEL LEWIN PARK EAST		7 341
	ORIGINAL BROAD OPEN SPACE 7CC		5 022
	WHITEHEAD PLAZA		10 930
	GRAND JUNCTION		27 300
	BINNEY STREET PARK		50 061
	LOUGHREY WALKWAY WITHIN MXD		19 569
	LOUGHREY WALKWAY OUTSIDE OF MXD		19 790
TOTAL EXISTING PUBLIC OS SF			237 293

RE UIRED	PROVIDED
100K	TOTAL E ISTING PUBLIC OPEN SPACE
100,000	237 293 SF
15 OF TOTAL M D AREA	TOTAL E ISTING OPEN SPACE
151,5 5	462 021 SF
AMES STREET DISTRICT*	OPEN SPACE
53,000	70 540 SF

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

#### AMENDMENT 2 OPEN SPACE

EXISTING MXD DEVELOPABLE PARCEL AREA P			
	P2		445 825
	P3		229 558
	P4		257 824
	LOUGHREY WALKWAY WITHIN MXD		19 569
	GRAND JUNCTION BINNEY ST PARK		77 361
TOTAL EXISTING MXD AREA SF			1 010 596

PROPOSED OPEN SPACE OS TOTALS			
	P2		151 590
	P3		73 456
	P4		141 247
	LOUGHREY WALKWAY WITHIN MXD		19 569
	GRAND JUNCTION BINNEY ST PARK		77 361
TOTAL EXISTING MXD OS SF			463 223

PROPOSED OPEN SPACE OS TOTALS			
	BROADWAY PARK BLUE GARAGE		<del>13 970</del>
	BINNEY PARK BLUE GARAGE		<del>7 815</del>
	P2 ENHANCED OPEN SPACE		82 011
	KENDALL S UARE ROOFTOP GARDEN	ASD	25 340
	ROOFTOP CONNECTOR TERRACES	ASD	2 916
	KENDALL PLAZA	ASD	14 372
	GALAXY PARK	ASD	18 664
	75 AMES ST OPEN SPACE	ASD	6 867
	DANIEL LEWIN PARK CENTER ONLY IVA	ASD	5 297
	DANIEL LEWIN PARK WEST IVB		4 955
	DANIEL LEWIN PARK EAST		7 341
	ORIGINAL BROAD OPEN SPACE 7CC		5 022
	WHITEHEAD PLAZA		10 930
	GRAND JUNCTION		27 300
	BINNEY STREET PARK		50 061
	LOUGHREY WALKWAY WITHIN MXD		19 569
	LOUGHREY WALKWAY OUTSIDE OF MXD		19 790
TOTAL PROPOSED PUBLIC OS SF			300 435

RE UIRED	PROVIDED
100K	TOTAL PROPOSED PUBLIC OPEN SPACE
100,000	300 435 SF
15 OF TOTAL M D AREA	TOTAL PROPOSED OPEN SPACE
151,5 9	463 223 SF
AMES STREET DISTRICT*	OPEN SPACE
53,000	73 456 SF

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

Total enhanced open space also includes enhancements to Daniel Lewin Park Tract IVA and IVB. Rooftop connector terraces area in the ASD were revised, accounting for final design and areas associated with the MBTA headhouse and rooftop connector terraces adjacent to the 325M project approaching completion. Parcel 2 enhanced open space remains unchanged.

#### DESIGN REVIEW OPEN SPACE 2024/03

EXISTING MXD DEVELOPABLE PARCEL AREA P			
	P2		445 825
	P3		229 558
	P4		257 824
	LOUGHREY WALKWAY WITHIN MXD		19 569
	GRAND JUNCTION BINNEY ST PARK		77 361
TOTAL EXISTING MXD AREA SF			1 010 596

PROPOSED OPEN SPACE OS TOTALS			
	P2		155 186
	P3		73 456
	P4		141 247
	LOUGHREY WALKWAY WITHIN MXD		19 569
	GRAND JUNCTION BINNEY ST PARK		77 361
TOTAL EXISTING MXD OS SF			468 115

PROPOSED OPEN SPACE OS TOTALS			
	BROADWAY PARK BLUE GARAGE		<del>13 970</del>
	BINNEY PARK BLUE GARAGE		<del>7 815</del>
	P2 ENHANCED OPEN SPACE		120 448
	KENDALL S UARE ROOFTOP GARDEN	ASD	25 340
	ROOFTOP CONNECTOR TERRACES	ASD	2 916
	KENDALL PLAZA	ASD	14 372
	GALAXY PARK	ASD	18 664
	75 AMES ST OPEN SPACE	ASD	6 867
	DANIEL LEWIN PARK CENTER ONLY IVA	ASD	5 297
	DANIEL LEWIN PARK WEST IVB		4 955
	DANIEL LEWIN PARK EAST		7 341
	ORIGINAL BROAD OPEN SPACE 7CC		5 022
	WHITEHEAD PLAZA		10 930
	GRAND JUNCTION		27 300
	BINNEY STREET PARK		50 061
	LOUGHREY WALKWAY WITHIN MXD		19 569
	LOUGHREY WALKWAY OUTSIDE OF MXD		19 790
TOTAL PROPOSED PUBLIC OS SF			338 872

RE UIRED	PROVIDED
100K	TOTAL PROPOSED PUBLIC OPEN SPACE
100,000	338 872 SF
15 OF TOTAL M D AREA	TOTAL PROPOSED OPEN SPACE
151,5 9	468 115 SF
AMES STREET DISTRICT*	OPEN SPACE
53,000	73 456 SF

REQUIRED OPEN SPACE VS. PROVIDED OPEN SPACE

## 1.5 MEETINGS TO DATE AND OUTREACH

### CRA/CDD FEEDBACK

#### MEETINGS:

12/07/2022  
02/02/2023  
05/25/2023  
06/05/2023  
06/08/2023  
07/13/2023  
10/04/2023  
10/25/2023

#### KEY TAKEAWAYS:

- Additional trees and landscaping is desired
- Less pavement, more lawn space
- Approaches to plaza from streets need to feel inviting & open to the public
- There should be flexibility for community programming
- Grass is preferred over turf
- Bollards should be placed to protect pedestrians from traffic
- Power/USB outlets in seating areas should be provided
- Desire for increased bench area, benches with backs are preferred
- Blue bike locations should be shown and coordinated with plaza design
- Softer shapes preferred
- Over-reliance on programming
- Retail at exhaust not recommended
- Consider desire lines
- Bathrooms appreciated

### PUBLIC FEEDBACK COLLECTED BY CRA:

#### MEETINGS:

ECPT-07/14/2023  
Washington Elms Game Nights (5)  
Proto Labeling 07/11/2023  
Online Survey (106 responses)  
Public Meeting 08/09/2023  
10/18/2022

#### KEY TAKEAWAYS:

- People want a place and reason to gather
- Greenery and Sustainability is a high priority
- People want to feel enclosed
- The Beacon is least compelling area

#### CRA RECOMMENDATIONS:

- Create a unique and less formal identity for plaza
- Create Robust, year-round programming, with a focus on affordable food and sports/lawn games
- Return to urban wild: more robust and varied greenery
- More coverage in exposed areas/desire lines

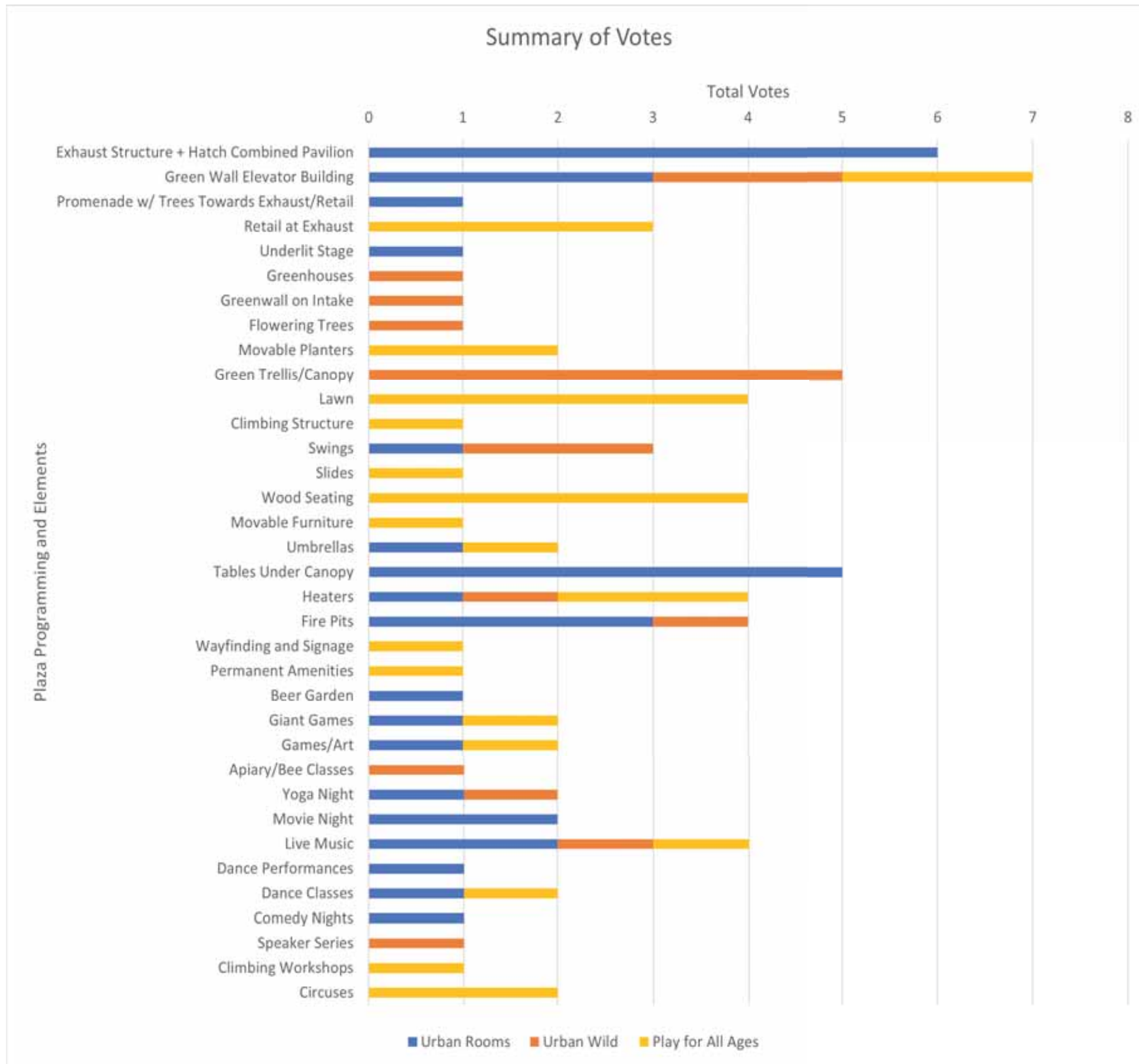
#### PUBLIC GOALS: (10/18/2022)

- Create a robust, year-round programming with focus on affordable food & sports
- Create a unique and less formal identity for the plaza
- Return to the urban wild; add more real and varied greenery
- More coverage in the exposed area/desire lines



# 1.5 MEETINGS TO DATE AND OUTREACH

## 1.5.1 COMMENTS AND FEEDBACK FROM 10/18/22 PUBLIC MEETING



- Park Elements and Programming 3+**
- Firepits
  - Live Music
  - Heaters
  - Tables Under Canopy
  - Exhaust + Hatch Combined Pavilion
  - Green Wall at Elevator
  - Swings
  - Green Trellis Canopy
  - Retail at Exhaust
  - Wood Seating
  - Lawn



# 1.5 MEETINGS TO DATE AND OUTREACH

## 1.5.1 COMMENTS AND FEEDBACK FROM 10/18/22 PUBLIC MEETING



### CRA + CDD COMMENTS / FEEDBACK

“Urban Wild” option with elements of the “urban rooms” scheme

- Grass center, strong feature
- Softer shapes preferred
- Appreciate vertical green walls
- Over-reliance on programming
- Play can be broader
- Liked swings from “rooms”
- Liked trellis feature
- Down-size architecture
- Retail at exhaust not recommended
- Consider desire lines
- Bathrooms appreciated



MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix			
DR Chapter	Comment	Action Item / Response	Yellowbook Section
<b>MXD Plaza - Comments: CRA-CDD 05/25/2023</b>			
4	Cara Seiderman	1. Beacon reminds of the bean in Chicago - concerned about maintenance	n/a
5		2. Blue bike station - city wants to be involved in discussion on landscape around blue bike locations	SECTION 2.3.1.3
6		3. 121 view is the opposite of inviting - needs to be more visually open	SECTION [2.1] & [2.3.1.1]
7			
8	Erik Thorkindsen	1. How wide is sidewalk at 121?	Refer to the response to Comment #06
9		2. Interesting ideas on the structures	n/a
10		3. Concerns about the amount of pavement - would like to expand the grass area	SECTION 2.3
11		4. Want to have trees	SECTIONS [1.3.1] & [2.3.3.2]
12		5. Has more ideas - tune ups - not challenging basic ideas	n/a
13			
14	Daniel Wolf	1. Challenge because of the pathways to the space - want the space to feel inviting / open to public	SECTION [2.1] & [2.3.1.1]
15		2. Wants to see more study on how the space is viewed / access	Refer to the response to Comment #15
16		3. Likes swings / nooks / seating - will help to keep the space active / will provide a destination	n/a
17			
18	Gary Chan	1. Appreciate thought given to spaces - nooks / seats	n/a
19		2. Soften space / less pavement	Refer to the response to Comment #10
20		3. Overall - great direction	n/a
21			
22	Alex Levering	1. Make 121 feel more opened up	Refer to the response to Comment #06
23		2. Pay attention to view from east Cambridge - (300 Binney view)	SECTION 2.1
24		3. More enhanced greenery	SECTION 2.3
25		4. More lawn / less hardscape	Refer to the response to Comment #10
26		5. Add dimensions to pathways	Refer to the response to Comment #06
27		6. Can a soccer game be played?	SECTION 7.3.7
28		7. Maintenance on the beacon	Refer to the response to Comment #04
29		8. Weave in 290 Binney retails space as part of planning	SECTION 2.1
30		9. Make sure the vent structures don't look dirty	Refer to the response to Comment #04

MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix			
DR Chapter	Comment	Action Item / Response	Yellowbook Section
31			
32	Fabiola Alikpokou	1. Leaning more into greenery in this space makes sense to contrast Volpe open space	Refer to the response to Comment #10
33		2. Also concerned about the space feeling closed off - how to open it up to people	Refer to the response to Comment #06
34	<b>MXD Plaza - Comments: CRA-CDD 06/05/2023</b> CRA-CDD: Fabiola Alikpokou, Tom Evans, Kyle Vangel, Gary Chan, Adam Shultman, Claudia Zarazua, Susana Bigolin, Tenzin Choephel		
35	1. Hatchway		
36	a. Height is acceptable.	n/a	n/a
37	b. Nothing can be put over the hatch for Eversource access.	Nothing permanent placed over hatchway due to agreement with Eversource	<b>SECTION 1.3.1</b>
38	c. Restaurant is intended to be behind the decks area; the Hatch and the decks are intended to be spill out space for active restaurant adjacent	Restaurant space shown in presentation renderings	<b>SECTION 2.2</b>
39			
40	2. The Beacon (Elevator Vestibule):		
41	a. Squares are preferred to the vertical bands	12"x12" tiles have been provided in the presentation renderings	<b>SECTION 3.3.3</b>
42	b. Bird kills – how to address?	Product information provided to address concerns. Manufacturer bird studies added to presentation.	<b>SECTION 3.3.3</b>
43	c. Concern for the maintenance to keep the polished areas clean	Refer to the response to Comment #04	
44	i. The street side is meant to be a matte material	Matte material will not distract drives with reflective surface	<b>SECTION 3.3.3</b>
45	d. How will doors and corners be detailed in a way that seems intentional and matches the façade skin?	Detailing will continue to develop throughout the project in a purposeful manner; details will be simple and durable	n/a
46			
47	3. Benches		
48	a. Prefer to have backs on benches	Provided all benches with backs except for removable benches and where backs would interfere with views from behind.	<b>SECTION 2.3.4.1</b>
49			
50	4. Paving Material:		
51	a. Designed to match the pavers adjacent to 121 Broadway. Concerns on details to retain long term accessibility and maintenance.	All paving will match pavers specified at 121 Broadway and 250/290 Binney Street.	<b>ALTA PLANS TO BE REVIEWED W/ CITY</b>
52			
53	5. Site Access:		
54	a. From Broadway: The 12ft sidewalk to the west of the residential building seems adequate for site entry access	Refer to the response to Comment #06	
55			
56	6. Hardscape vs Softscape Ratio:		
57	a. The site still seems like a lot of pavement vs planted area. Push the ratio where we can, prefer more vegetation/grass.	Refer to the response to Comment #24	
58	b. Could there be vegetation around the bottom of the elevator building?	Provided additional planting area to south of elevator building.	<b>SECTION 2.3</b>
59			



MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix			
DR Chapter	Comment	Action Item / Response	Yellowbook Section
60	7. Lawn Materials		
61	a. synthetic turf vs grass: grass is preferred by the CDD.	Real lawn will be provided; synthetic turf will be an alternate.	SECTION 2.3.3.5
62	b. Understanding shadows in the area are dominant, BXP to track how newly planted grass at Kendall square performs.	BxP agrees to track newly planted grass to better understand viability of grass in shaded areas	
63	c. Are there other types of grasses that can be planted in shade?	Refer to the response to Comment #61	
64			
65	8. Exhaust Structure:		
66	a. Study the pinch point at the southeast corner of the exhaust tower building	This is being developed along with ramps and is provided in updated rendering views in the presentation	SECTION 2.3
67	b. The back wall (wood) is blank. What is it like being under the canopy?	Renderings provided in presentation show locations intended for art	SECTION 3.3.4
68	ii. Could be an opportunity for artwork or more planting?	Refer to the response to Comment #67	
69	iii.. Can vines run along the trellis portion?	This is not applicable for maintenance reasons and have provided additional planting in other locations on the site	SECTION 2.3
70			
71	9. Trees/Vegetation:		
72	a. Can more vegetation be added at base of The Beacon or other structures?	Additional planting areas to south of beacon and intake structures provided; only certain plantings will be viable due to extreme shadows	SECTION 2.3.3
73	b. The trees are a major concern above the Eversource substation structure for roots and water penetration.	No trees can be placed on top of Substation per agreement with Eversource	SECTION 1.3.1.6
74	c. City requested that BXP explore alternative technical solutions to see if Eversource could feel comfortable with trees.	Refer to the response to Comment #73	
75	d. Could bluebikes be moved to add more trees instead?	Additional locations provided for Blue Bikes and trees in front of 125 Binney and 115 Broadway	SECTION 2.3.1.3
76	e. Nook areas: can they have bigger trees in planters?	Large shrubbery is being provided	SECTION 2.3.3.4
77			
78	10. Lighting:		
79	a. warm/cool lighting ideas need to be thought out more. Seems interesting but concern to overdo it.	Images shown were only to demonstrate the capabilities of the lighting system and not intended to indicate a permanent state. Color, intensity, duration, schedule, and timing are all programmable to allow maximum flexibility and compliance with the Draft Cambridge Lighting Ordinance.	SECTION 5.5
80	b. Other concerns are to manage timing of lighting in plaza for residential neighbors	Refer to the response to Comment #79	
81	<b>MXD Plaza - Comments: CRA-CDD 06/08/2023</b> CRA - Fabiola Alikpokou, Tom Evans, (Weekly Mtg w/ CRA+BXP)		
82	1. Trees and Vegetation vs Paving		
83	a. Recognize there are constraints with Eversource requirements; roots and waterproofing	Refer to the response to Comment #73	

MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
84	i. Adding Trees are not going to be feasible	Refer to the response to Comment #73		
85	ii. This creates an opportunity to be more creative with the plantings we pick for the plaza in lieu of trees; ie vines	Refer to the response to Comment #72		
86	b. Can BioGen have planting area added to their site especially at service drives?	Additional locations for plantings shown in presentation	<b>SECTION 2.3.3</b>	
87	c. blue bikes; can they be relocated and swapped with more trees?	Refer to the response to Comment #75		
88	i. They require solar power: but they can be hardwired or swap out batteries	Hard wired power provided at Bluebikes; solar was not viable due to shade	<b>SECTION [2.3.1.3] &amp; [2.3.5.1]</b>	
89	d. Synthetic vs real grass: maybe something with a smaller root system ie moss, clover (tolerant to pets)	Refer to the response to Comment #61		
90				
91	1. Gateway into Plaza			
92	a. Can planting be added along the entryway to connect from main streets into the plaza planting	Refer to the response to Comment #92		
93	b. At the edges of the lawn where people might be sitting; they are at the same height as the adjacent service drive; this needs a barrier for protection from vehicular traffic to people sitting	Removable bollards provided on plans in presentation	<b>SECTION 2.3</b>	
94	c. East service drive is going through the redesign process; an opportunity to provide a gateway connection	This will be addressed with signage; provided in presentation	<b>SECTION 4</b>	
95	d. BXP will provide renderings at the Binney St side to highlight this approach	Renderings provided in presentation	<b>SECTION 2.3</b>	
96	e. There has to be a balance of enclosing a space to contain and also to respond to the idea of connecting the views into the plaza from the service drives.	Renderings provided in presentation	<b>SECTION 2.3</b>	
97	f. CRA disagrees with Erik's comments as it doesn't apply based on the location			
98				
99	1. Restroom			
100	a. Crosswalk to biogen buildings; the beacon is bigger because it houses the restroom	The Beacon houses restrooms	<b>SECTION 3.3.2.1</b>	
101	b. Can the beacon be smaller?	Building houses Eversource's Fire Command Center, egress, and restrooms. Building is designed per code requirements and program minimums.	<b>SECTION 3.3.2.1</b>	
102	i. It does block the truck loading dock stations	Trucks turns at the loading dock reviewed by VHB for existing and proposed conditions. No conflict.	<b>SECTION 2.3.1.4</b>	
103	<b>MXD Plaza - Comments: CRA 07/13/2023</b> Weekly CRA+BXP Meeting			
104	1. Phasing of the project 290 retail space will be parking for bikes until 250 comes along: we want to show that water and power are available for food access at that corner	Pop-up power and water provided in presentation plans	<b>SECTION 2.3.5.1</b>	
105	2. Add outlets/usb to seating areas	Power provided at seating areas; provided in presentation plans	<b>SECTION 2.3.5.1</b>	
106	<b>MXD Plaza - Comments: CRA 10/04/2023</b>			
107	CRA-CDD Meeting CRA-CDD: Barry Zevin, Mary Lydecker, Erik Thorkildsen, Kathy Born			
108	<b>1. Ventilation Structures (Intake/Exhaust)</b>			



MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
109	Barry Zevin	a. Clarify structures are as tight to utility structures within; liked sections provided in appendix	Design Team has confirmed that buildings are as tight around the openings as possible. Building dimensions and sections provided.	SECTION 3.4
110	Barry/Erik	b. Could intake and exhaust have different exteriors due to the different functions? If the wall is "fake" and more solid on the exhaust, should the intake and exhaust be more different? Deeper? Can we differentiate and see less of the solid wall.	A variety of fin coloring and spacing studies provided.	SECTION 3.2.3
111	Mary/Erik	c. Canopies - Sunshade canopies seem to be located on non-sunny parts of the site. Are any of them weather proof?	The team feels that that it is better to allow for that transparency and visibility to the sky. 121 Broadway (Residential) and 290 Binney (Commercial) both have weatherproof overhangs, canopies, and colonnades.	SECTION 3.2
112	Mary Lydecker	d. Color aspect with fins changing between viewing angles?	Refer to the response to Comment #110	
113	Erik Thorkildsen	e. Can stair at exhaust - can it be more integrated into the exhaust? Should it be like miniature version of exhaust shaft?	Current facade integrates the stair and the exhaust massings. Treating it as a separate structure would add more complexity to the form, the potential encroachment to the plaza, and access requirements for Eversource egress and equipment.	SECTION [3.3.1] & [3.3.2]
114	Kathy Born	f. Exhaust - is it going to affect the local climate? Will it be vaporous? (need to study) Will it be visible above the structure? On cold days will you see clouds coming out of it? Plumes?	Refer to previous studies provided in the Environmental Comfort Assessment presented to CDD staff in July 2022. Reference screen layer description in yellowbook. Exhaust will have a solid material behind the fins to force outflowing warmer air from the Substation upwards and away from plaza. Intake will have perforated metal screen behind the fins to allow air movement into the interior.	SECTION 3.2.1
115		<b>2. Beacon</b>		
116	Barry Zevin	a. Show how Loading Dock works	Refer to the response to Comment #102	
117	Barry/Erik/Kathy	b. Varied height/express structure within (Barry/Erik) vs. Current Design and unfussy adornment (Kathy). Could show alternate options for them to make a choice	Agree with comment on monolithic form. Please refer to renderings depicting monolithic form, versus varied massing. [Beacon has rooftop equipment, mechanical ducts, louvers, etc. behind the facade.]	SECTION [3.3.1] & [3.3.2]
118	Erik Thorkildsen	c. Are there any tests on the bird and pixelated parts of building? How does doors work on the beacon with the pixels? What is the architectural detail? What is shown is a jarring.	Bird Safe Building Guidelines provided. Detail to be reviewed further in Construction Documentation Phase.	SECTION 3.3.3
119		<b>3. The Plaza / Overall Landscape</b>		
120	Mary Lydecker	a. Provide limitations of trees / no-go areas over substation	Trees not allowed over Eversource Substaion area or over the Cogent Plant in 115 Broadway; refer to diagrams for specific locations.	SECTION 1.3.1.6

MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
121	Barry/Mary/Erik/Kathy	b. Can planting areas be expanded? More cohesive landscape instead of distinct islands? Any geofoam against to provide relief? I feel that leaning into the urban wild more and having those be more volumetric, to offset the very high structures and make things more vertical. Exchange between shrubs and lawn would be welcome. Is it possible to have bigger planters with wilder flowers/plantings? Would agree bringing wilder plants a little bit over to lawn area.	Planters and seating were added to northeast and northwest corners of the lawn to provide more planter bed areas to the overall plaza, to balance of the planting across the site, and create more seating areas facing into the lawn. Perennial plantings were added in order to maintain site lines across these new planters (between the retail and lawn spaces). Refer to sketch provided.	<a href="#">SECTION 2.3.3.2</a>
122	Kathy Born	c. Confirm species of trees, can they be iconic and have blooms?	Please refer to list of options for 'heritage' trees provided.	<a href="#">SECTION 2.3.3.3</a>
123	Barry/Erik	d. Reference to urban wild is strange (Remove from presentation?) Urban wild & pedestrian desire line does seem to have less paving and grass area was more dominant. The oval was convincing when there were items around it.	Design team has added more "wild" planting in the new proposed planters. Please refer to the planting options showing in section.	<a href="#">SECTION 2.3.3.4</a>
124	Mary/Kathy	e. The node moment in the circulation path seems like nothing is happening at it. Can you create a moment at the nook at the NW edge of the intake? All paths seem created equal here. There is no emphasis point or node system creating a hierarchy. There is no definition to the center space.	The design team examined the sidewalk hierarchy and how establish a distinctive sense of place at the intersection of pathways, referred to as a "node," between Beacon and Intake. The study encompasses pavement treatments, art installations, and more, as outlined in the provided diagram. The proposed 12-foot-wide pathways throughout the site are designed to comfortably accommodate two groups passing by, with sufficient legroom for individuals seated on the benches. For clarity, scales and dimensions have been incorporated into the site plan diagrams.	<a href="#">SECTION 2.3.1 &amp; 3.3.4</a>
125	Erik Thorkildsen	g. Sidewalks - Seems like a lot of paving? Can the sidewalks be smaller? (provide dimensions, add graphic scale to plans) It seems like more can be done to strengthen sense of pedestrian scale- 12' zone.	Please refer to diagrams for a comfort study regarding sidewalk width.	<a href="#">SECTION 2.3.1.1</a>
126	Erik Thorkildsen	h. Island next to loading dock (west service drive), can we add an additional tree there at 125?	Two large existing multi-stem trees exist in this area, and design plans to keep these in place. Refer to diagram provided.	<a href="#">SECTION 2.3.3.2</a>
127	Erik Thorkildsen	j. Lawn feels like an exposed space without any sense of shelter	Lawn has been left open to allow for flexibility for a variety of programming options. Please refer to the programming section for alternatives. Planters and seating have been strategically incorporated into the northwest and northeast corners of the help create more of a sense of shelter.	<a href="#">SECTION 7</a>
128	Erik Thorkildsen	k. Seating Areas next to exhaust & intake don't look inviting. Can there be planting or vines on the overhangs? Can there be plantings on top of seating areas? Could it be more than a mural?	The design team has studies alternative options for art installations to make these areas more inviting, please refer to section.	<a href="#">SECTION 3.3.4</a>
129	Erik Thorkildsen	l. Red loose tables - would be nice if they related back to curvy benches. Different colors? Check the angle of benches to make sure it's something that's useable.	Dimensions of angled benches have been provided. Please refer to section for the variety of furniture options. Benches will have 18" seat height and depth with backs.	<a href="#">SECTION 2.3.4.1</a>
130	Erik Thorkildsen	m. Trees - would be great to have, can there be bigger ones in the plaza or adjoining it. Cabridgeside Galleria is adding planters to the roof, could they be provided to the east & west side of the plaza? Are we sure something along those lines is not doable here?	Trees not allowed over Eversource Substaion. Design team has increased plantings in lieu of trees, please refer to section for diagrams of where cover/enclosure is provided by plantings.	<a href="#">SECTION 2.3.3</a>
131	Erik Thorkildsen	n. Lawn – real grass is preferred	Refer to the response to Comment #61	



MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
132	Erik Thorkildsen	o. Likes the nook area - can it be incorporated into other areas? Should there be another on the diagonal path side?	New rendering for added planters and railings at the hatch area has been provided.	SECTION 2.3
133		<b>4. Lighting</b>		
134	Erik Thorkildsen	a. How tall are lighting fixtures? Should be smaller scale, cozier	New renderings have been supplied, depicting both taller and shorter light poles. It is important to consider that opting for the shorter light pole design may necessitate a higher quantity, potentially impacting the flexibility of the space.	SECTION 5.2
135	Erik Thorkildsen	b. Lighting on intake and exhaust, might be intrusive if it's moving consistently	New renderings have been provided to illustrate the lighting at different times of the day, offering a glimpse of the ambiance and showcasing various colors that can be employed for different events.	SECTION 5.5
136		<b>5. General Comments / Miscellaneous</b>		
137	Kathy Born	a. Does this area have the potential of being shut off? Is this truly a public space? At grade park with 4 different points of entry. Would like to see 'open to all' logo on all access points to this park. This is a perfect place for a group to have a demonstration, welcoming party for a celebrity, give a speech, celebrities. I want to be sure the design fits that, and public access supports it.	The area will be accessible 24/7 for general circulation. We aim to strike a balance of experiences by offering opportunities for small gatherings within nooks and large gatherings on the lawn. Although our concept shares similarities with the UP Park, we don't intend to enclose it—there will be no gates. Furthermore, UP Park does not cater for big events and has most of its surface area pre-programmed with Pickleball court, seating areas, etc. It's worth noting that Eversource might temporarily close off a section for maintenance around the hatch. The "Open to All" logo will feature prominently on all signage, and BXP will review the open space covenant for any stipulations.	n/a
138	Barry/Kathy	b. Retail Kiosk competing with 145 (Barry) vs. Short sighted to consider free standing retail competing with in-place retail. Support adding as much as possible to this space, food trucks, kiosks, or otherwise (Kathy)	The kiosk is a temporary fixture intended to support the plaza until permanent retail spaces are completed.	KIOSK - SECTION 7.4; FARMER'S MARKET - SECTION 7.3.4
139	Erik Thorkildsen	c. Art Options? Third street cultural corridor or relation? - Consult w/ Cambridge Art Commission	Refer to the response to Comment #128	
140	General Comment	d. What character are we trying to achieve here from a Programming perspective, how is it different than the UP Park	Programming character relative to other spaces in the area provided.	SECTION [7.1] & [7.2]
141	<b>MXD Plaza - Comments: CRA 10/25/2023</b>			
142	CRA-CDD Meeting CRA-CDD			
143		<b>1. Ventilation Structures (Intake/Exhaust)</b>		
144	Erik Thorkildsen	Vent structures; what's the spacing of the fins? What do you see between them? The nooks would be nice at the exhaust structure as well.	Refer to the response to Comment #110	
145		Greenery in vent structures	Refer to the response to Comment #69	
146		<b>2. Beacon</b>		
147	Daniel Messplay	Kiosk - likes it next to the beacon; can we visually integrate it more into the beacon	Refer to the response to Comment #138	

MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
148	Suzannah Bigolin /Joel Smith	Are there public restrooms? Could it be unsafe? Can it be less intimidating? / Can the bathroom entry be more open?	Public restrooms provided at the Beacon. Plan layout provided. Access to restrooms will be open and facing the plaza for security reasons.	SECTION 3.3.2.1
140	Erik Thorkildsen	The beacon looks big in the views; could it be smaller or different massing?	Please refer to diagrams showing the elements housed under the mirrored facade.	SECTION 3.3.2.1
150		<b>3. The Plaza / Overall Landscape</b>		
151	Daniel Messplay/Kara Felise	Planning board will continue to push you on trees	Refer to the response to Comment #73	
152	Daniel Messplay	Traffic - 2 way to 1 way for a portion, can we narrow the street to add more trees?	Two way and 1 way traffic to be a separate agenda item for Planning Board Hearing. See section for optimal proposed planting layout.	SECTION 2.3.3
153	Erik Thorkildsen	i. Plaza could still use a sense of space, landscape still reads as a separate islands floating on pavement	Refer to the response to Comment #121 & 123	
154		ii. Plaza still seems barren, exposed. Would want more of a feeling of shelter. How can the ground plane be further developed to accommodate the pedestrian	Refer to the response to Comment #153	
155	Suzannah Bigolin	Moveable planters, can we consider w/ Eversource?	No permanent items above the hatch due to maintenance requirements by Eversource. Moveable, standalone planters can be provided. Pending weight restrictions, to be coordinated with Eversource above the Hatch.	SECTION 1.3.1.2
156	Brian Gregory	Can we establish a long view to 250 to 121 Broadway (aperture) so you can see cross block connectivity?	Please reference rendering.	SECTION 2.3
157	Brian Gregory	East and West connector - Can you update path so path is primary, and vehicle routes are secondary (through materials - traffic & safety)	Please reference rendering.	SECTION [2.3.1.1] & [2.3.1.2]
158	Adam Schulman	Seems to be a lot of pavement and flat, likes the nook, lots of paved area not a lot of greenery. Who is the lawn for? Abutting buildings? Who are we trying to attract. Hard to tell from scale how many tables, is it large enough to accommodate demand?	Seating capacity provided.	SECTION 2.3.4.1
159	Adam Schulman	Bollards are good, but can they be shrubs?	Bollard and moveable planters to be provided as options.	SECTION 2.3.3.2
160	Adam Schulman	Should there be trellis for shade, taller elements for it to feel separate from cars, enclosed	Umbrellas will be available. The design team has also specified large shrubs and expanded the trellis around the intake and exhaust to capture expanded landscaping.	SECTION [2.3.3] & SECTION [2.2]
161	Adam Schulman	East service road, raised crossing, unclear where people are crossing.	Refer to the response to Comment #157	
162	Cecelia Cobb/ Joel Smith	Want to understand how it's a unique offering from the other parks in the area. What's the character and sense of place of this plaza.	Refer to the response to Comment #140	
163	Erik Thorkildsen	Needs sheltering sense of scale that mediates between 25ft high and the really tall buildings; like trees, low plantings, heights of the poles, designs of the seatings	Lower lighting options with catenary lights have been provided. Design team has also incorporated benches and bigger shrubs along pathway.	LIGHTING - SECTION 5 & SECTION [2.3]
164	Erik Thorkildsen	Suggest a relocation of the diagonal path to make the lawn bigger. On the paths; what if the two sides had more to do with each other? Benches that face each other vs floating islands that don't relate to each other. Possibly low planting and shrubs. Would more soil depth help with this?	Refer to the response to Comment #153	



MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
165	Erik Thorkildsen	Trees: how to get trees on top of the vault? More distribution of the large shrubs with canopies like trees. Can small trees in a stainless steel pot be possible. Ie the Cambridgeside galleria; but how big of a pot can you put sitting on the pavement; 24 Beacon St has similar set up with the large planters of trees in a pot.	Refer to the response to Comment #73	
166		1. If not trees; could a trellis be provided	Catenary lights and lower light poles have been studied to improve the sense of scale of pathway.	SECTION 5
167	Erik Thorkildsen	East/West Service Drives; presentation doesn't mention them. Their character seems unclear. Are they pedestrian traffic zone or for vehicular traffic?	Refer to the response to Comment #157	
168		1. How wide are the drives? Graphic scales on the plans would be helpful to understand.	Refer to the response to Comment #157	
169		2. Could trees be added to the side of these drives and the drives be narrowed	Trees have been added alongside 125 Binney and 115 Broadway, please refer to section.	SECTION 1.3.1
170		3. More continuous tree plantings on 125 front yards; can more trees be added along these edges?	Refer to the response to Comment #169	
171		4. Could you add more trees on the west side of the Biogen site	Refer to the response to Comment #11	
172	Erik Thorkildsen	Paths; diagonal. Could they be narrowed? Look 15ft wide. If this is the most important walk, can the end be more meaningful? It ends at the Beacon.	Refer to the response to Comment #06	
173		1. Could be a narrow path that's paved that is in the area that might end up being a dirt path from people who cut through	Grass is preferred in this location; any future path making can be reevaluated once park opens.	SECTION 2.3.3.5
174	Erik Thorkildsen	How will the plaza relate to the 3rd street cultural corridor	Programming studies and proposed signage provided.	SECTION 7 & SECTION 4
175	Tom Evans	Space in front of Beacon is poorly defined	Please refer to updated Beacon plan.	SECTION 3.3
176		<b>4. Lighting</b>		
177	Daniel Messplay	Concept lighting - great for functional lighting concepts w/ art direction. Planning board might support that. Planning board is sensitive to dark sky, environmentally sensitive lighting	Refer to the response to Comment #79	
178		<b>5. General Comments / Miscellaneous</b>		
179	Daniel Messplay	Central plaza - vanilla name for plaza, opportunity to name it something cool. Public education component, could be great learning component on infrastructure	Name is a placeholder, we want to ensure that the timing is relevant to when the plaza opens. Name will be studied closer to the Construction Date.	n/a
180	Suzannah Bigolin	Wind Diagrams - Does the team have seasonal diagrams in winter? Would like to see studies, have had issues in the past.	Reference wind report by RWDI.	SECTION 6.1
181	Kara Felise	Confirm utilities are consistent with master plan and phasing	Utilities have been coordinated and will continue to be coordinated in the subsequent design phases.	n/a
182	Pardis Saffari	Food trucks - What do operations look like, lots of food usage in kendall area. Lots of ground floor are food uses. Any possibility to go toward kiosk model or not think about food uses? How can these spaces be more inviting to non related food businesses. Would be helpful to see opportunities	BXP to study possibility of doing BXP owned food truck instead of Kiosk closer to construction date.	SECTION 7
183	Cara Seiderman/ Adam Schulman	Where are regular, temporary bike racks being placed? Place at edges	Please refer to diagram that located bike racks along plaza.	SECTION 2.3.1.3
184	Adam Schulman	Anything for kids? Playing structures?	Kids park will be provided between 105 and 115 Broadway.	SECTION 2.3

MXD Substation - Plaza: Consolidated CRA-CDD Comment Matrix				
DR Chapter	Comment	Action Item / Response	Yellowbook Section	
185	Adam Schulman	Wayfinding - Okay, but what are you advertising for people to go there? Provide maps of area with more context. You might get disoriented, point them back to T stop/map of area.	Renderings provided to show sign with location map and activities that are offered.	SECTION 4.2
186	Joel Smith /Suzannah Bigolin	District signage has been engaged 6-7 years ago and a larger signage initiative would be good to discuss with the other surrounding sites	This will be studied with surrounding projects as project progresses.	n/a
187	Erik Thorkildsen	Signage seems a bit fussy with the origami; a site map would be helpful to locate people. Especially when people going from one block to another; Volpe to MXD	Refer to the response to Comment #185	
188	<b>MXD Plaza - Comments: Email 03/1/2024</b>			
189	Cecelia Cobb			
190	Demonstration of waterproofing and draining infrastructures, especially as it relates to the plaza's vertical structures and planting zones	Waterproofing details will be further developed during the design review process. Schematic drainage plan and details have been added. The surface water will generally drain from the middle of the plaza to the East and West Service Drives where it will be collected by catch basins. Trench drains will be utilized where necessary to collect runoff within the plaza. Waterproofing details will be further developed during the design review process.		SECTION 2.3.7
191	Consideration of plantings selection from an ecological perspective and from later Eversource approval	The proposed plants have been selected based on their tolerance for the harsh urban environment, soil conditions, and limited sun availability. Where possible, native species that provide benefits for local fauna were selected, such as the pollinator mix at the hatch planter. None of the proposed species are invasive.		SECTION 2.3.3
192	Demonstration of grounding for all metal elements throughout the plaza	Comprehensive grounding approach will be documented in the Construction Documents in a future phase. It is being worked on now.		n/a
193	Updating and clarifying desire lines for pedestrian and bicycle circulation throughout the site, especially as it relates to the southern East-West axis	Desire line diagrams provided, reference section.		SECTION 2.3.1.
194	Expansion of tabletop and specialized pavement areas along East and West Service Drives	Potential extension of the speed table condition in the East Service Drive has been shown. The West Service Drive speed table cannot be extended further due to the location of the loading docks for 135 Broadway and 300 Binney. (The speed table length is not impacted by the crane access since the crane will straddle the East Service Drive at the speed table. We didn't change the tables, decking, or lawn at the West Service Drive.)		SECTION [2.3.1.2] & [2.3.6]
195	Further clarification of all specialized pavements and interrelation across plaza	Additional information has been added regarding the proposed pavers and paving patterns for the plaza and service drives.		SECTION [2.3.2.1] & [2.3.2.2]
196	Consideration of placement and durability of specialty materials and design elements relative to Eversource maintenance of utility equipment, particularly near access points	The proposed pavers are capable of supporting regular truck traffic and periodic Eversource maintenance vehicles. The paving details will be developed further during the design review process.		SECTION [2.3.2.1] & [2.3.2.2]
197	Consideration of interactive and dynamic lighting	Interactive and dynamic lighting diagrams provided.		SECTION [2.3.2.1] & [2.3.2.2]