



**MXD Infill Development Concept Plan
CRA**
Wednesday, July 20, 2016

2016 MEETING OVERVIEW TO DATE

03/16/2016 CRA IDCP / MXD : Open Space Concepts

04/13/2016 ECPT Open Space Concepts

04/27/2016 CRA IDCP/ MXD: Massing Development Program

05/18/2016 CRA IDCP/ MXD : Sustainability Strategies

06/07/2016 ECPT Massing and Sustainability Update

06/10/2016 CDD: City Staff TP&T Workshop

06/15/2016 CRA IDCP/ MXD: Pedestrian and Bike Review

06/24/2016 CRA IDCP/ MXD: Landscape Review

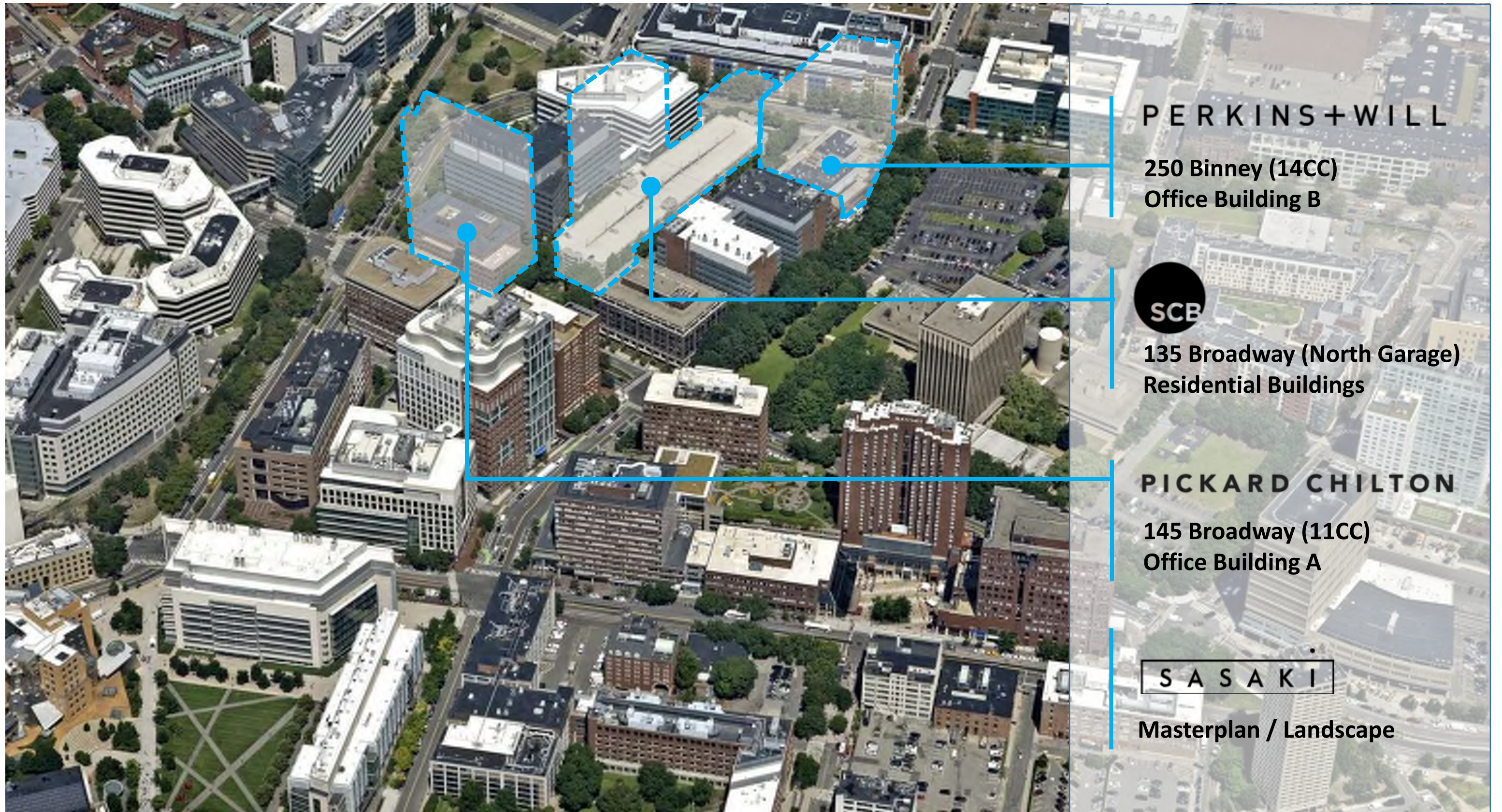
06/23/2016 CDD: City Staff Bike and Pedestrian Committee

06/28/2016 CDD: Cambridge Planning Board Project Update

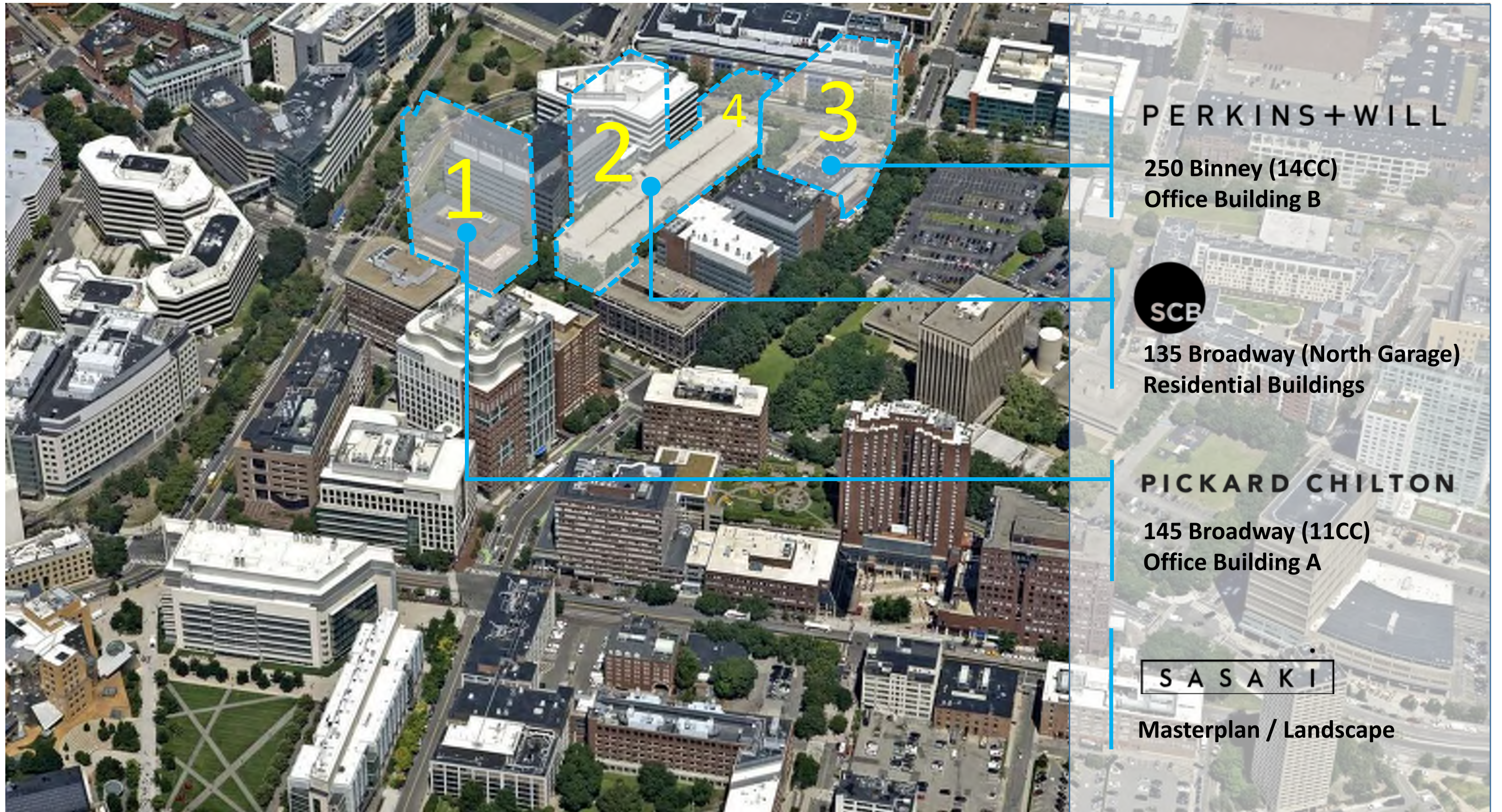
07/19/2016 Open House



PROJECT TEAMS AND PROJECT LOCATIONS

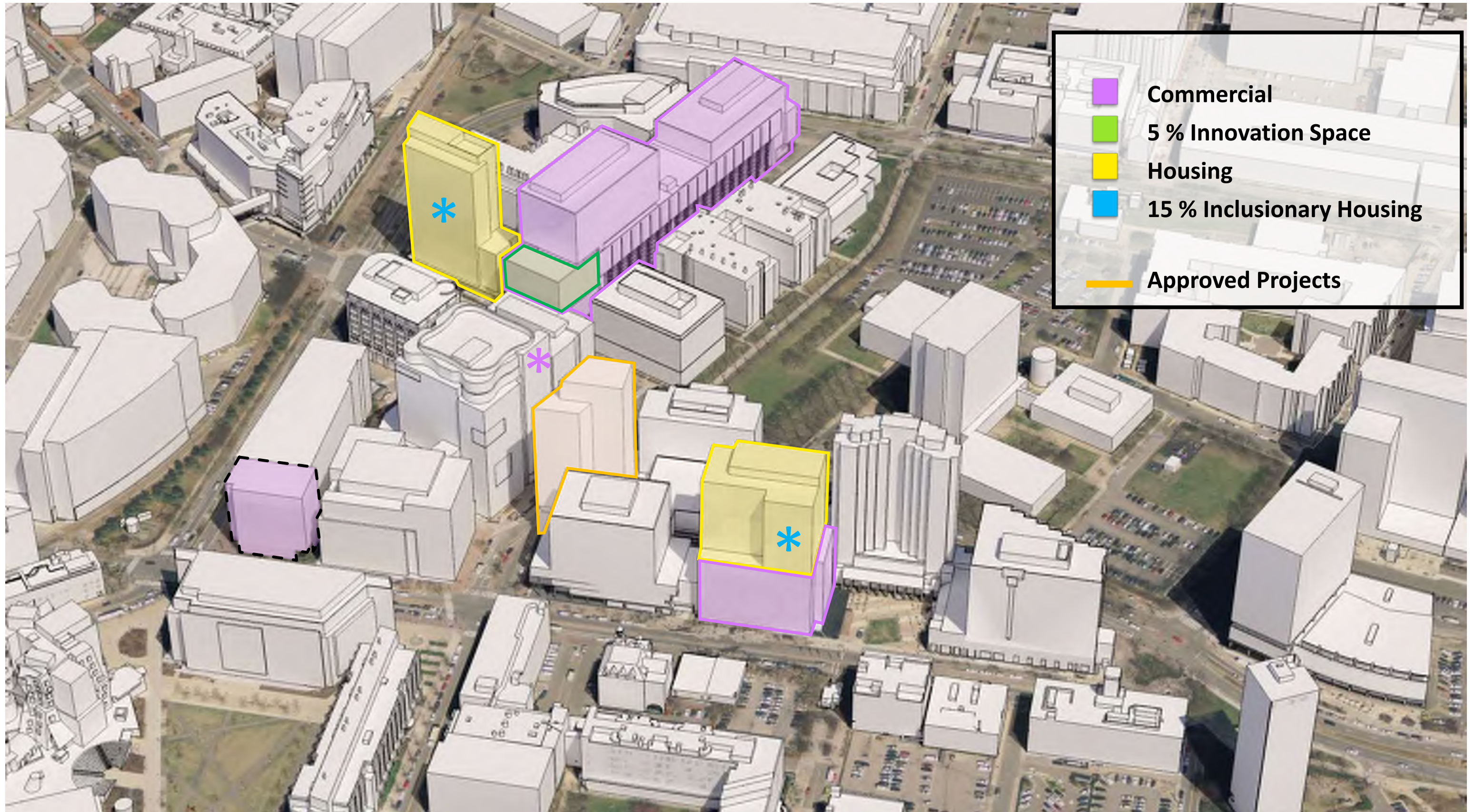


PROJECT PHASING

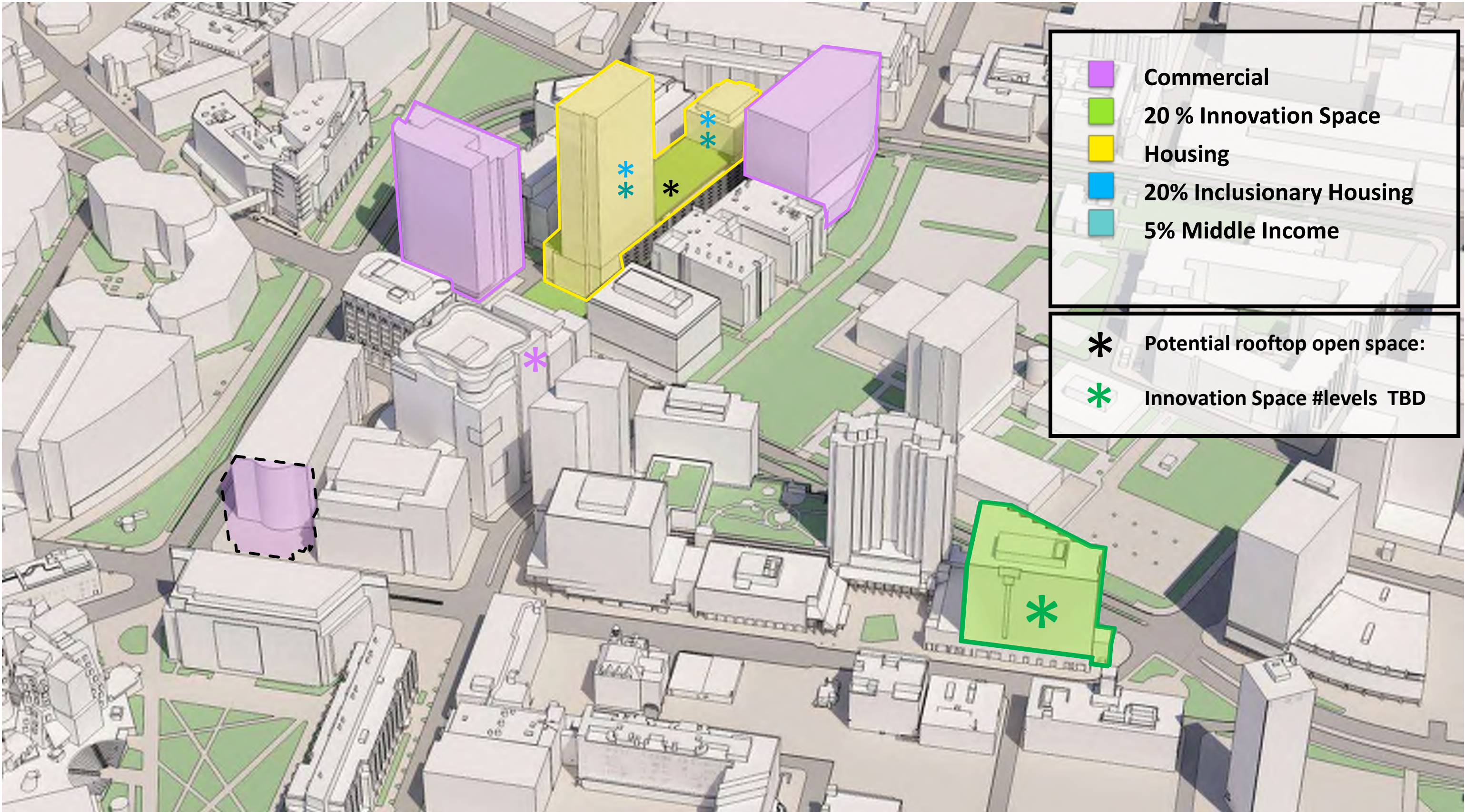


ARTICLE 14 FILING STRATEGY

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		Concept Level		Approvals/Special Permit	Future Review
Building	145 Broadway Office A (11CC)	X		X	
	Residential South (North Garage)	X			X
	250 Binney Office B (14 CC)	X			X
	Residential North (North Garage)	X			X
Master Plan	Traffic	X		X	
	Ped. Circulation	X		X	
	Open Space	X		X	
	Bike Parking	X		X	X
	Vehicle Parking	X		X	X
	Loading	X		X	
	Active use/Retail	X		X	X
	Stormwater	X		X	
	Sustainability	X		X	
	Wind	X		X	X



ADAPTATIONS TO ARTICLE 14 06/09/2016



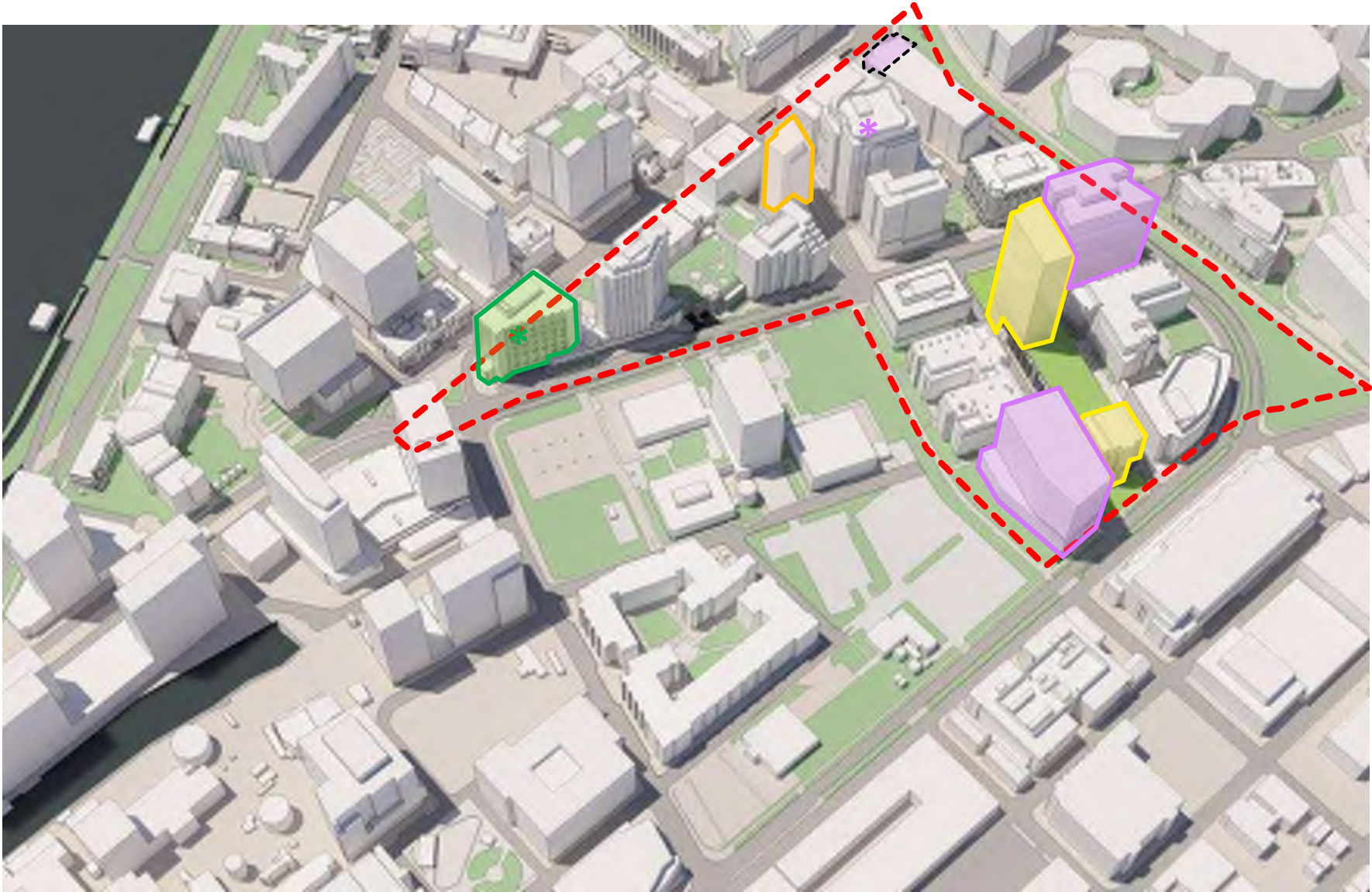
STUDY COMPARISONS



**Image from K2 Final Report - 2013*

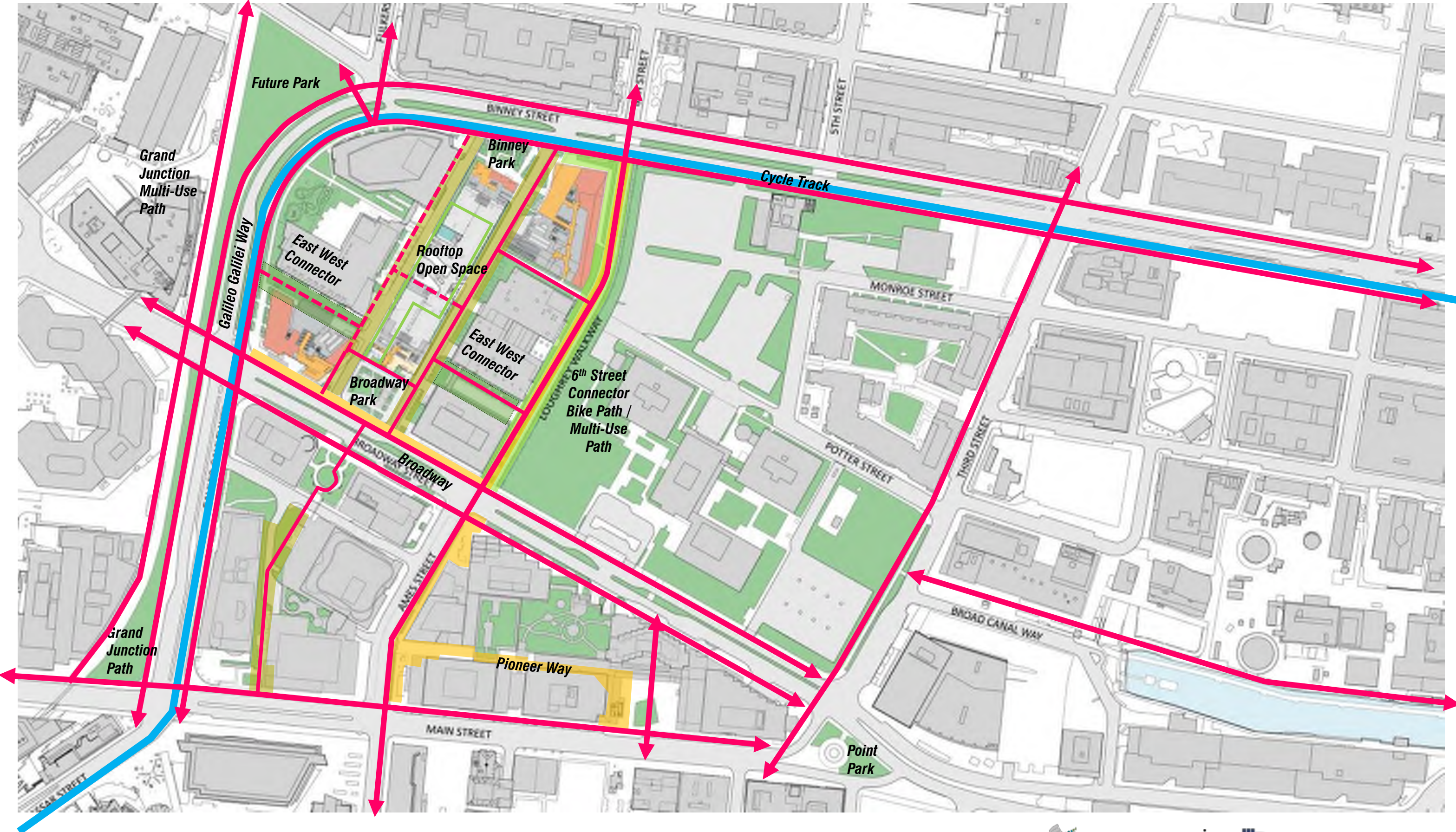


**Image from Kendall Square "Smart Blocks" - 2012*



**Approach C. April 2016*

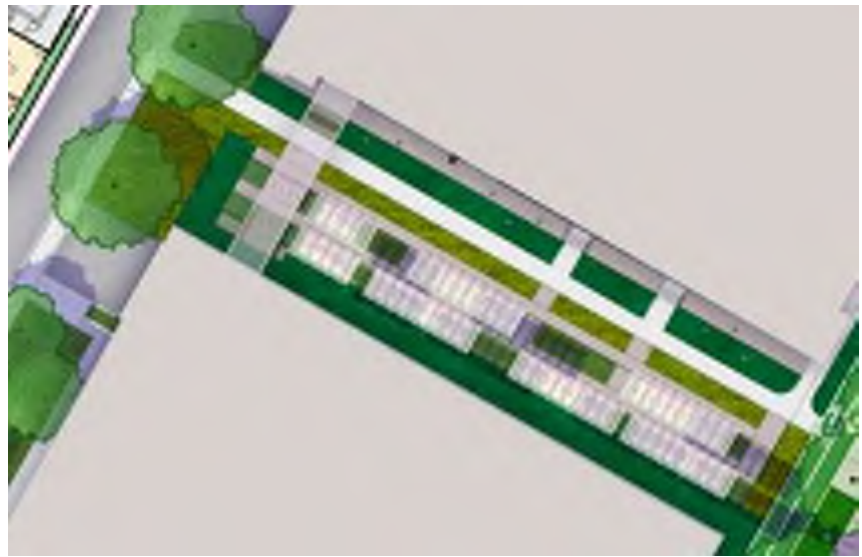
GROUND PLAN / DISTRICT CIRCULATION



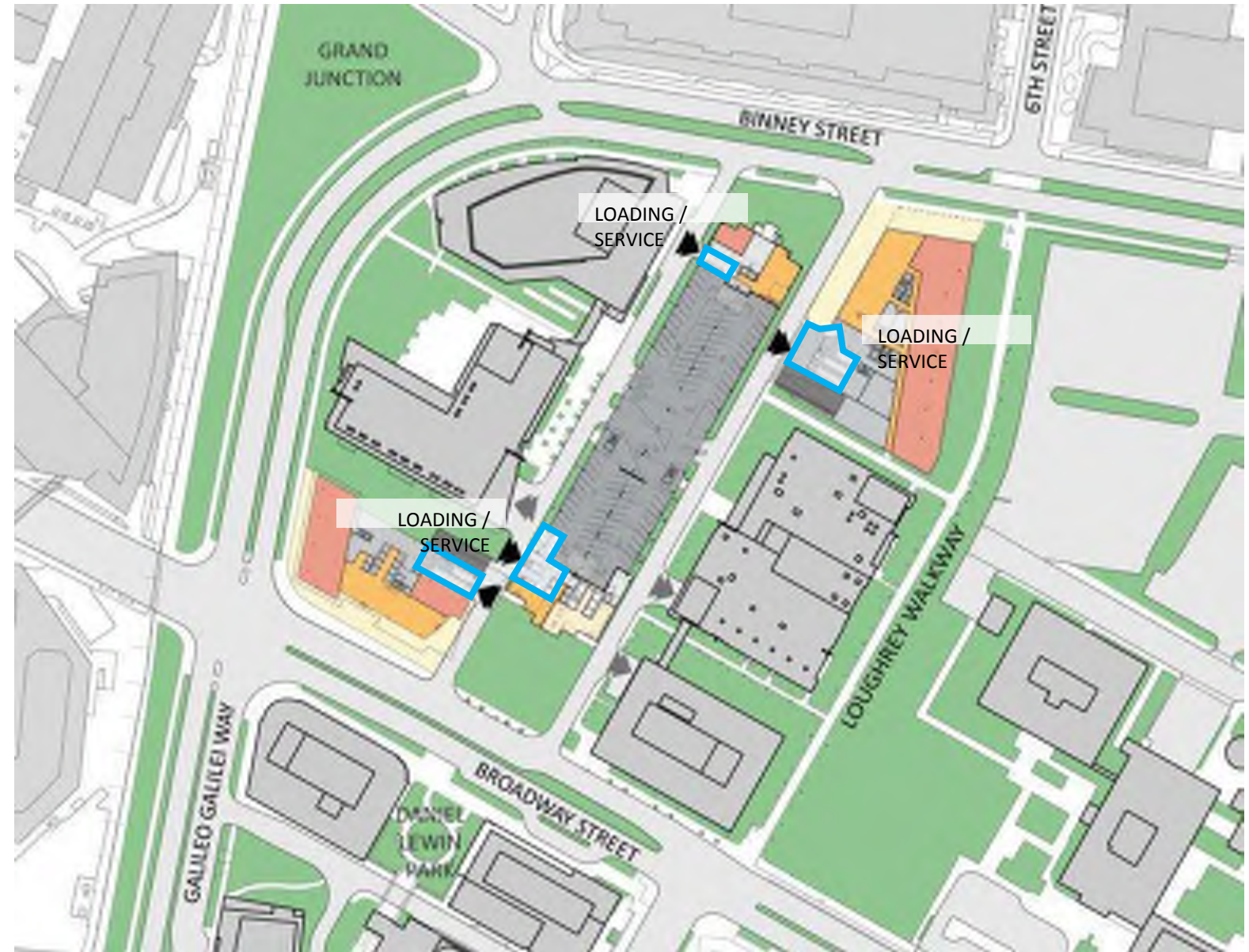
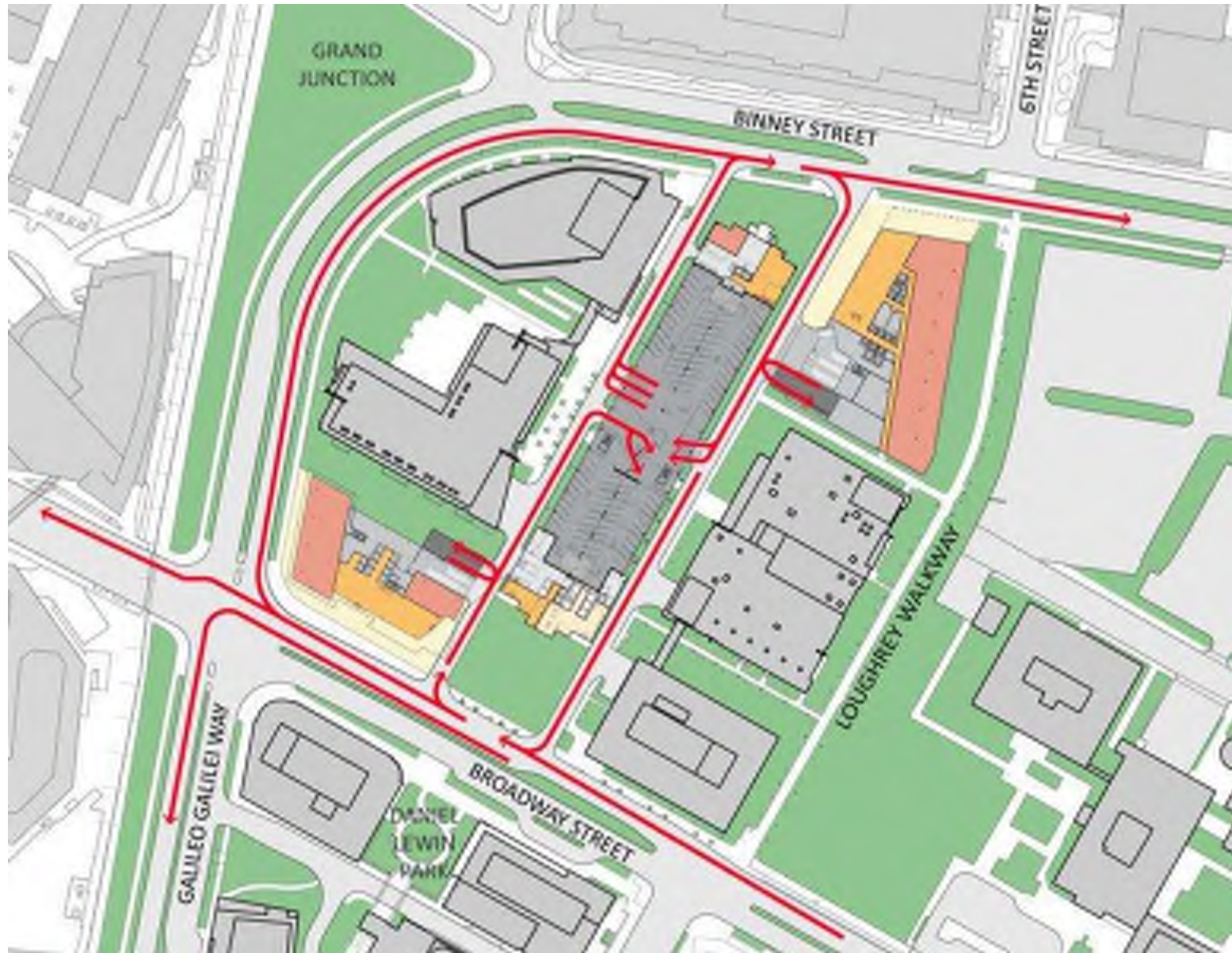
PROPOSED GROUND FLOOR PLAN



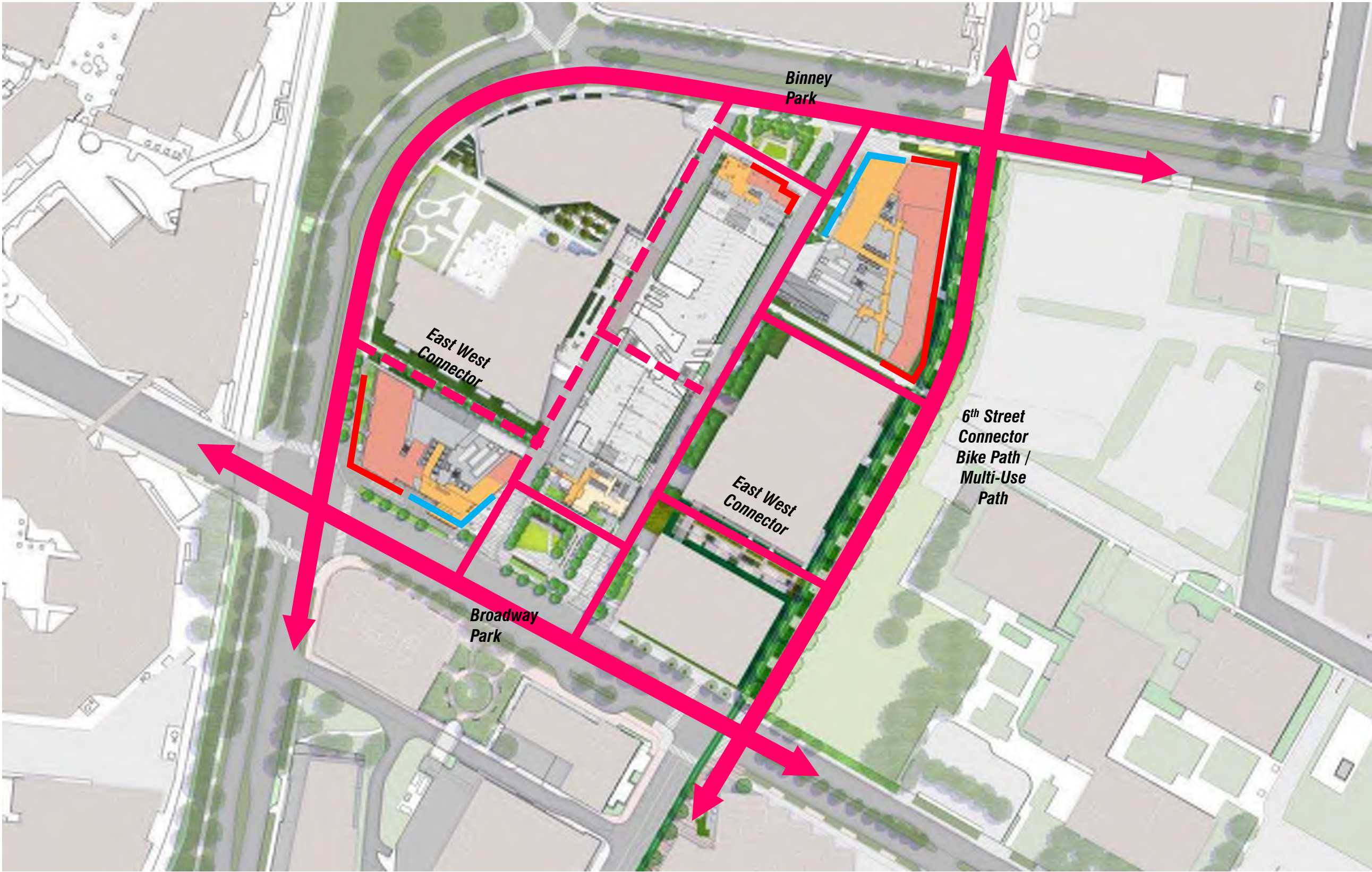
PROPOSED SHORT TERM BIKE PARKING



PROPOSED: VEHICULAR CIRCULATION AND LOADING



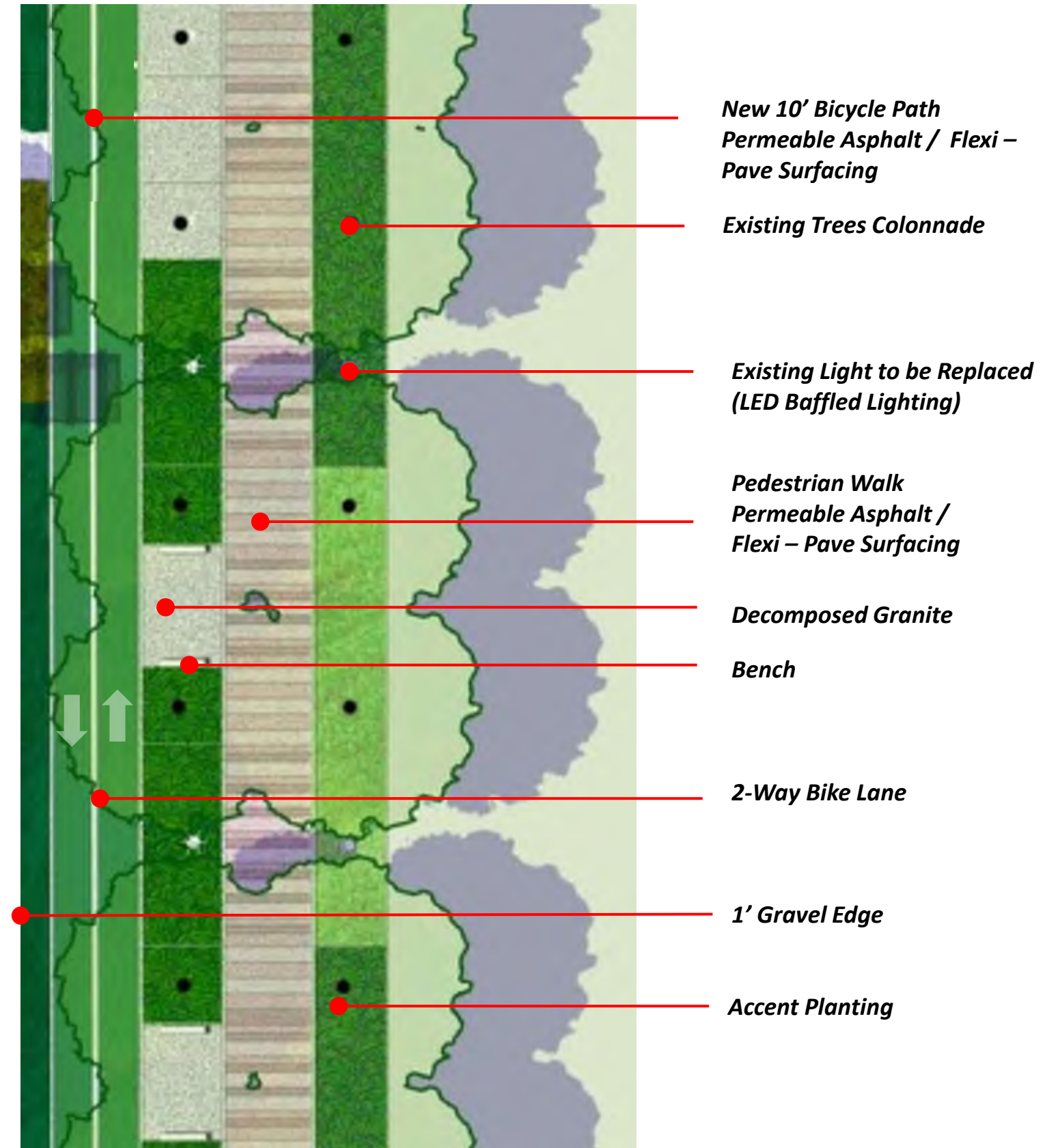
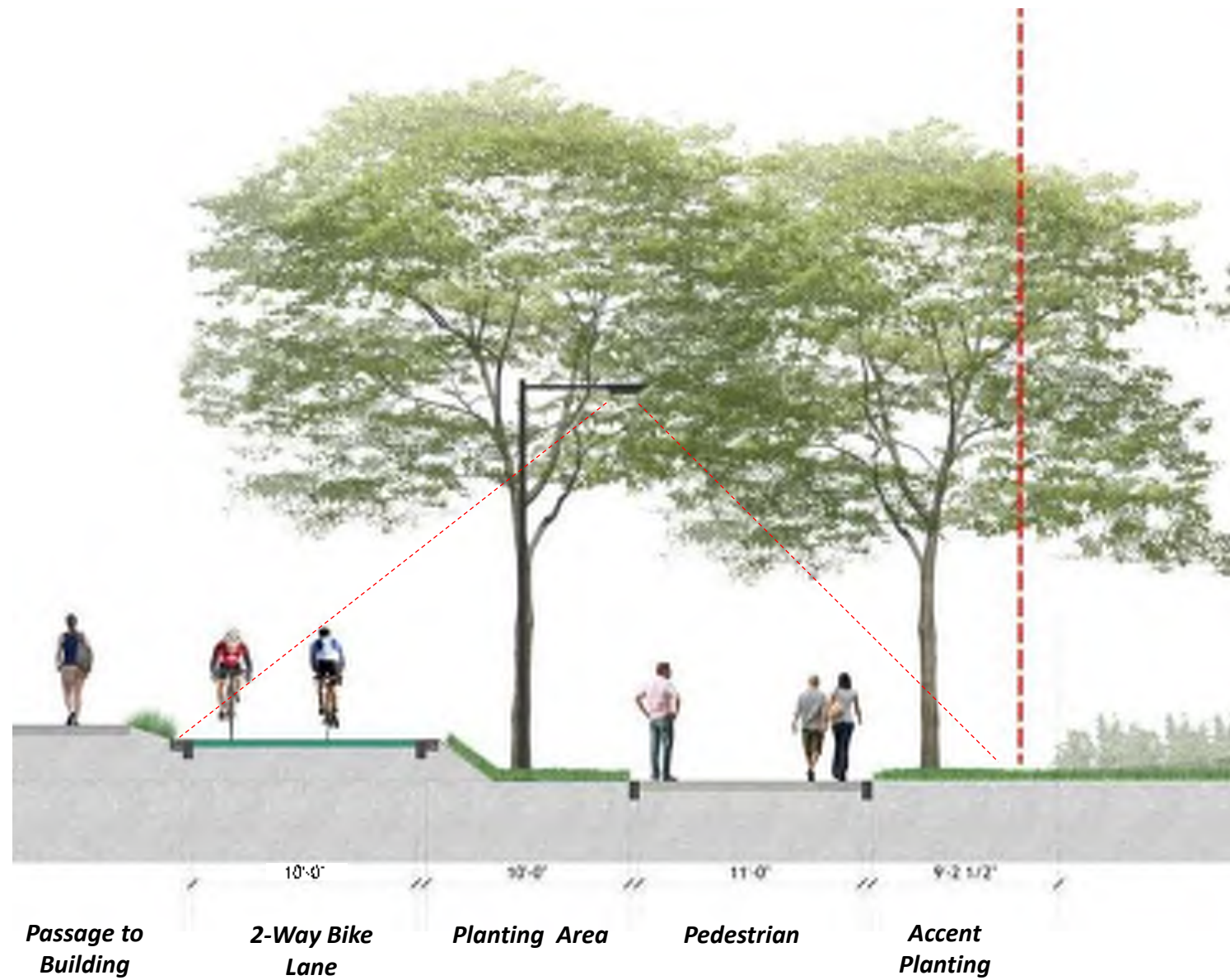
GROUND FLOOR ACTIVE USE / PEDESTRIAN CIRCULATION



PEDESTRIAN CIRCULATION 6TH STREET CONNECTOR EXISTING



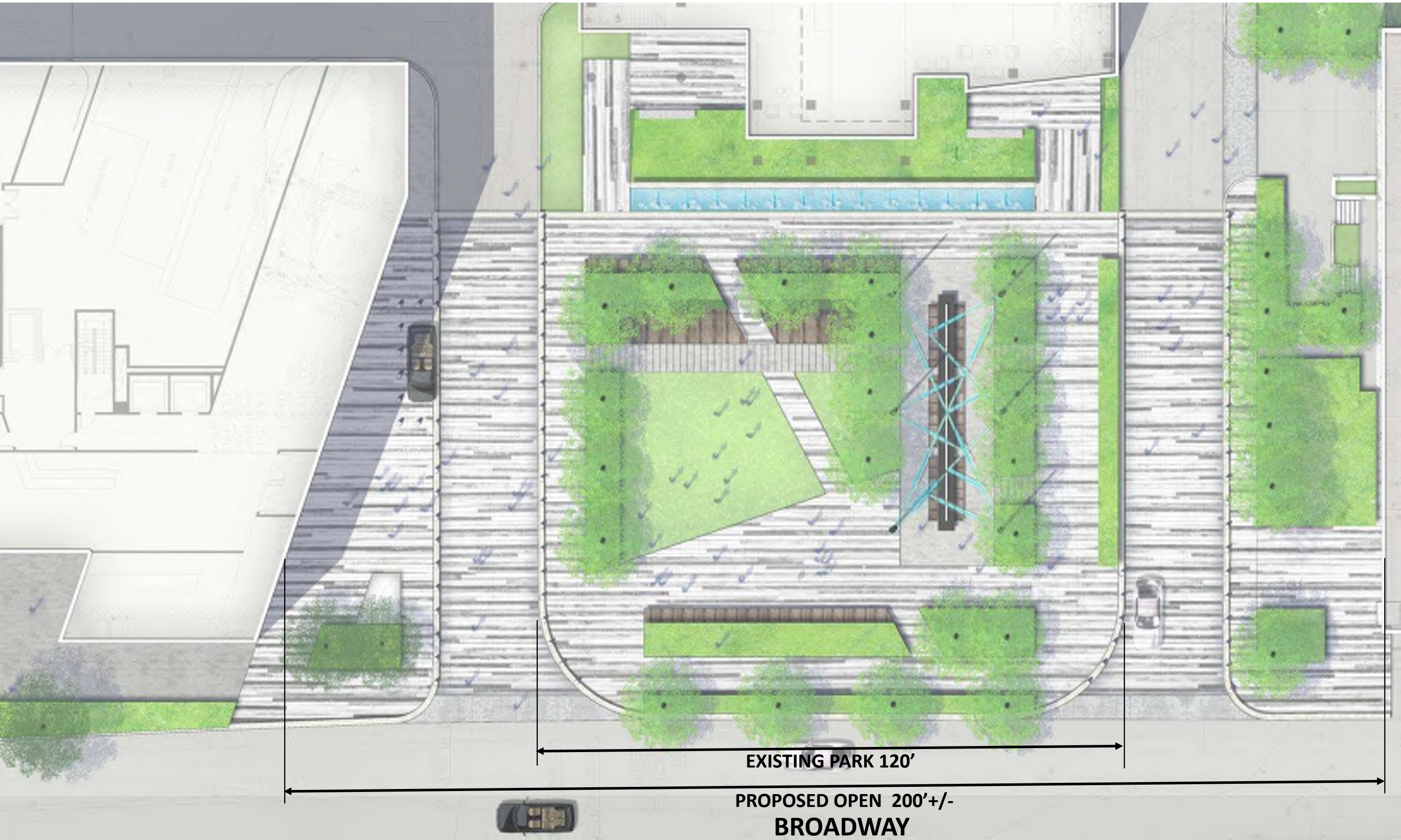
PEDESTRIAN CIRCULATION 6TH STREET CONNECTOR OPTIONS



BROADWAY PARK EXISTING CONDITIONS



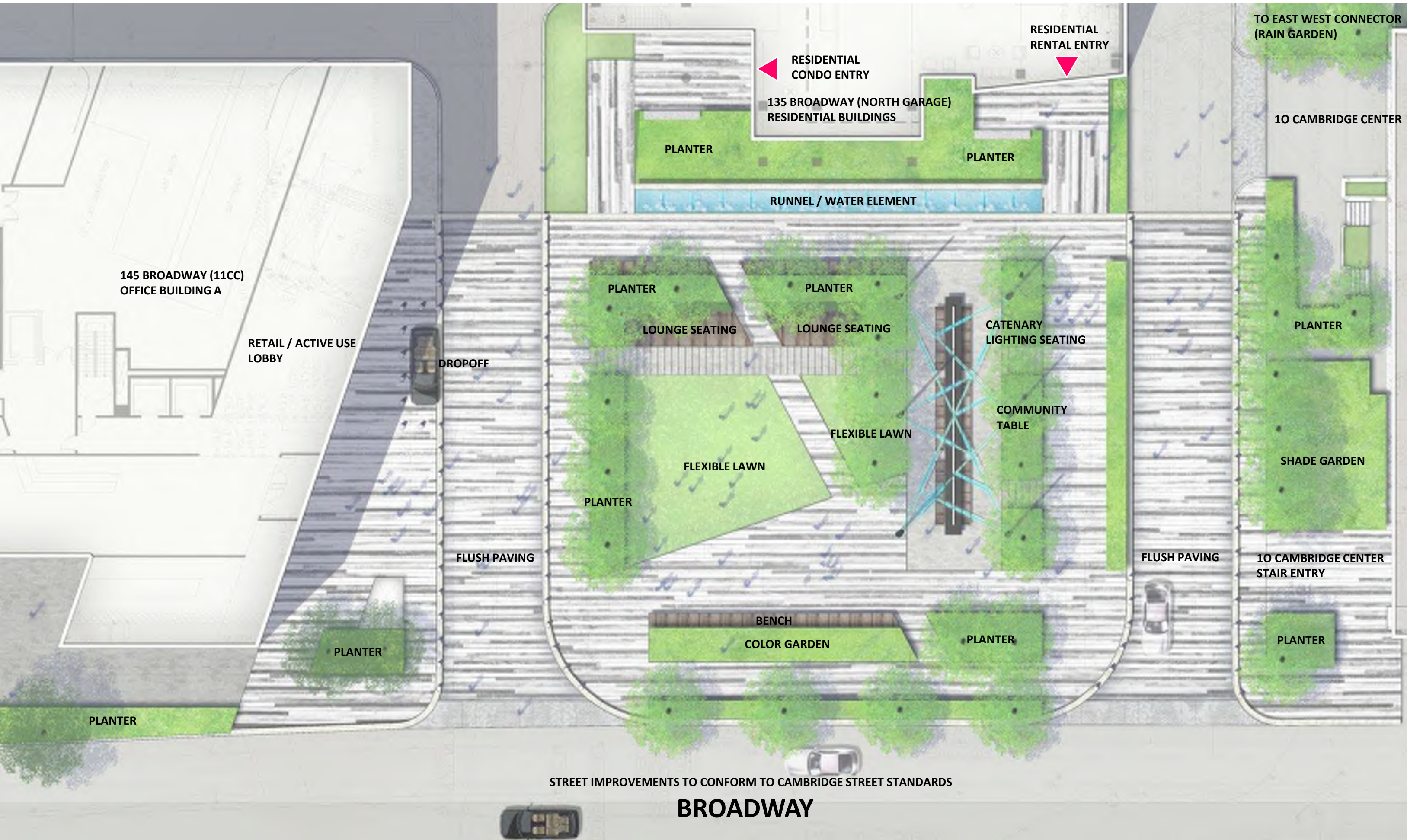
BROADWAY PARK CONCEPT OPTION



EXISTING PARK 120'

PROPOSED OPEN 200'+/-
BROADWAY

BROADWAY PARK CONCEPT OPTION



BROADWAY PARK COMMUNITY TABLE



BROADWAY PARK LOUNGE SEATING



BINNEY PARK CONCEPT OPTION



BINNEY STREET

SHADE COLOR GARDEN

GARDEN WALK

SHADE COLOR GARDEN

GARDEN WALK

SCULPTURAL NETTING

BENCH

SCULPTURAL NETTING

SCULPTURAL NETTING

BENCH

SHADE COLOR GARDEN

LAWN

SHADE COLOR GARDEN

SHADE COLOR GARDEN

CONCRETE UNIT PAVERS

TABLES AND CHAIRS

RESIDENTIAL RENTAL ENTRY

ACTIVE USE / RETAIL

SHORT TERM BICYCLE PARKING 14CC

BINNEY PARK SCULPTURAL NETTING (CHILDREN PLAY / ADULT LOUNGE SEATING)

