

EVERSOURCE SUBSTATION

APRIL 07, 2020

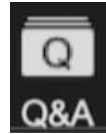


MEETING PARTICIPATION

- VIA ZOOM



Raise Hand, wait to be called on, and the host will unmute you.



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

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AGENDA

- **CONTEXT**
 - Recent Timeline
 - MXD Infill Development Concept Plan
 - Fulkerson Eversource site
- **ALTERNATIVES**
 - Binney Street Park site
 - North Parcel Blue Garage site
- **NEXT STEPS**
 - Substation technical requirements
 - Design considerations

HOW WE GOT HERE? – CURRENT TIMELINE

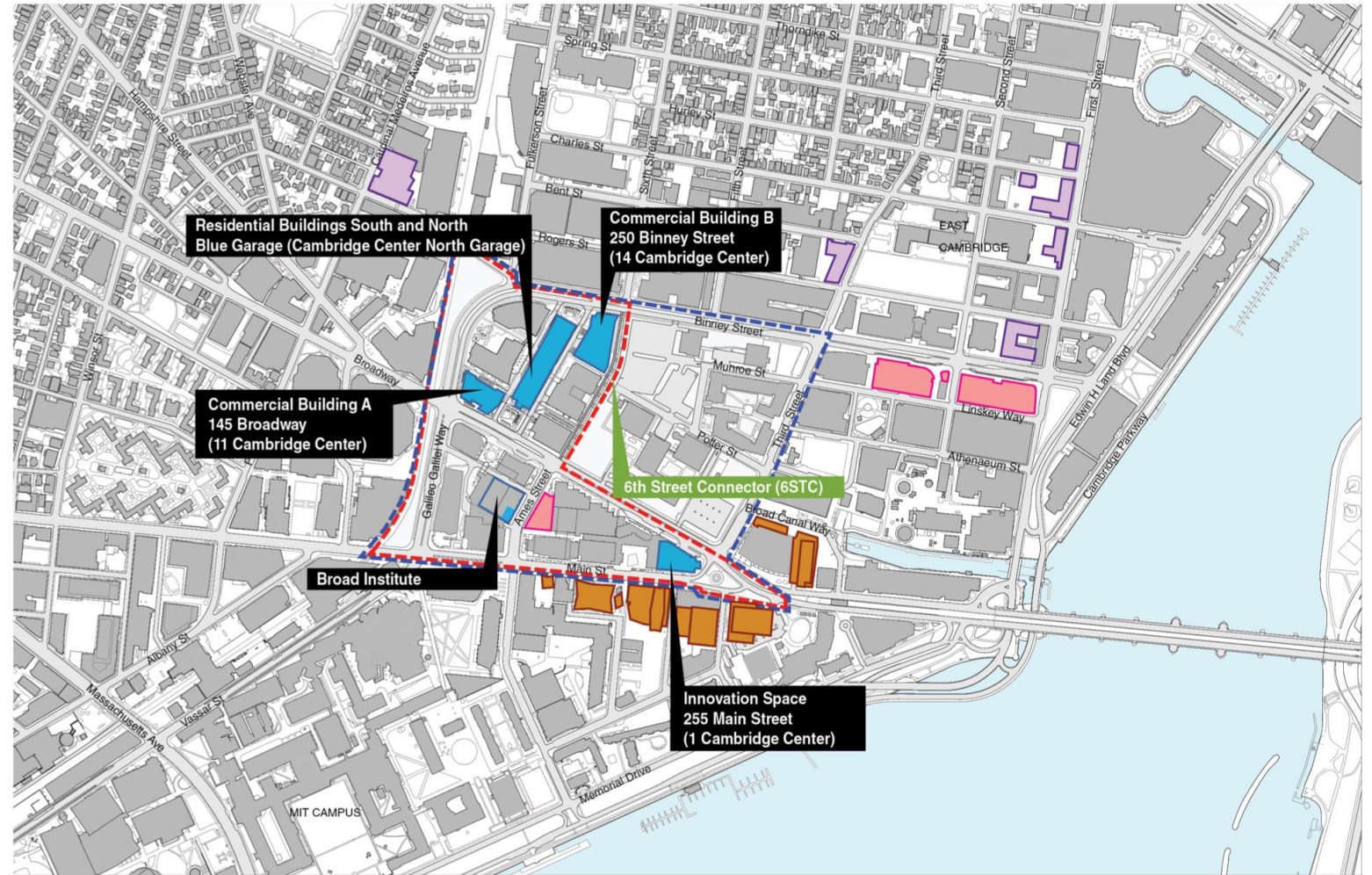


NORTH PARCEL – BLUE GARAGE SITE

Kendall Square Urban Renewal Plan / MXD

- 2015 Approval
- Infill Development Concept Plan (Special Permit #PB-315)
- Approx. one million SF (60/40 office/housing)
- Two commercial buildings
- Two residential buildings

FIGURE 1.2 - SITE CONTEXT



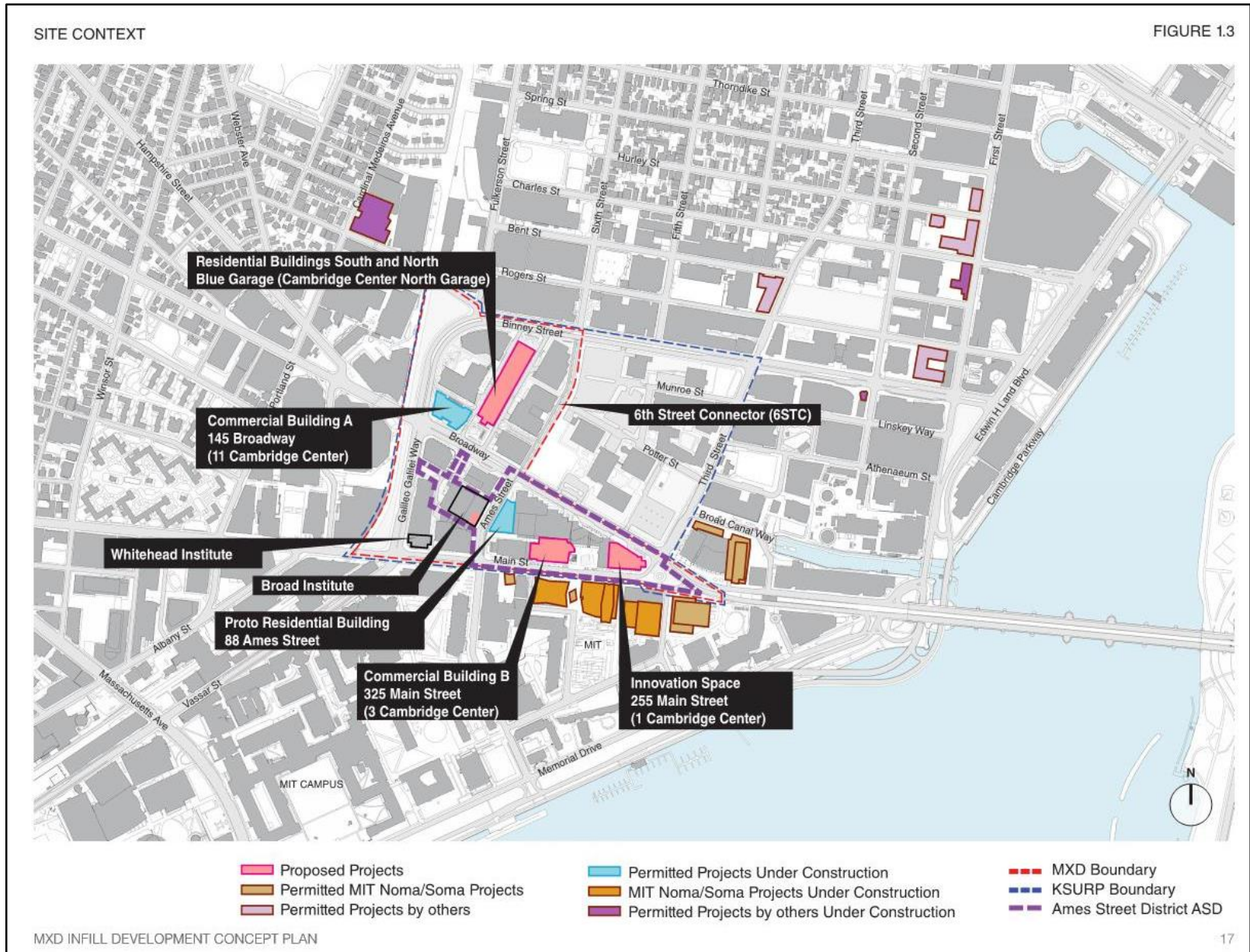
- Permitted Under Construction
- Proposed Permitted
- Proposed MIT Noma/Soma
- MXD Boundary
- KSURP Boundary
- Proposed Building Sites



NORTH PARCEL – BLUE GARAGE SITE

IDCP Amendment 2019

- Relocated commercial to 325 Main St.
- Residential buildings bookend blue garage
- Akamai HQ opened
- Google expansion under construction
- 135 Residential tower under design review in 2019



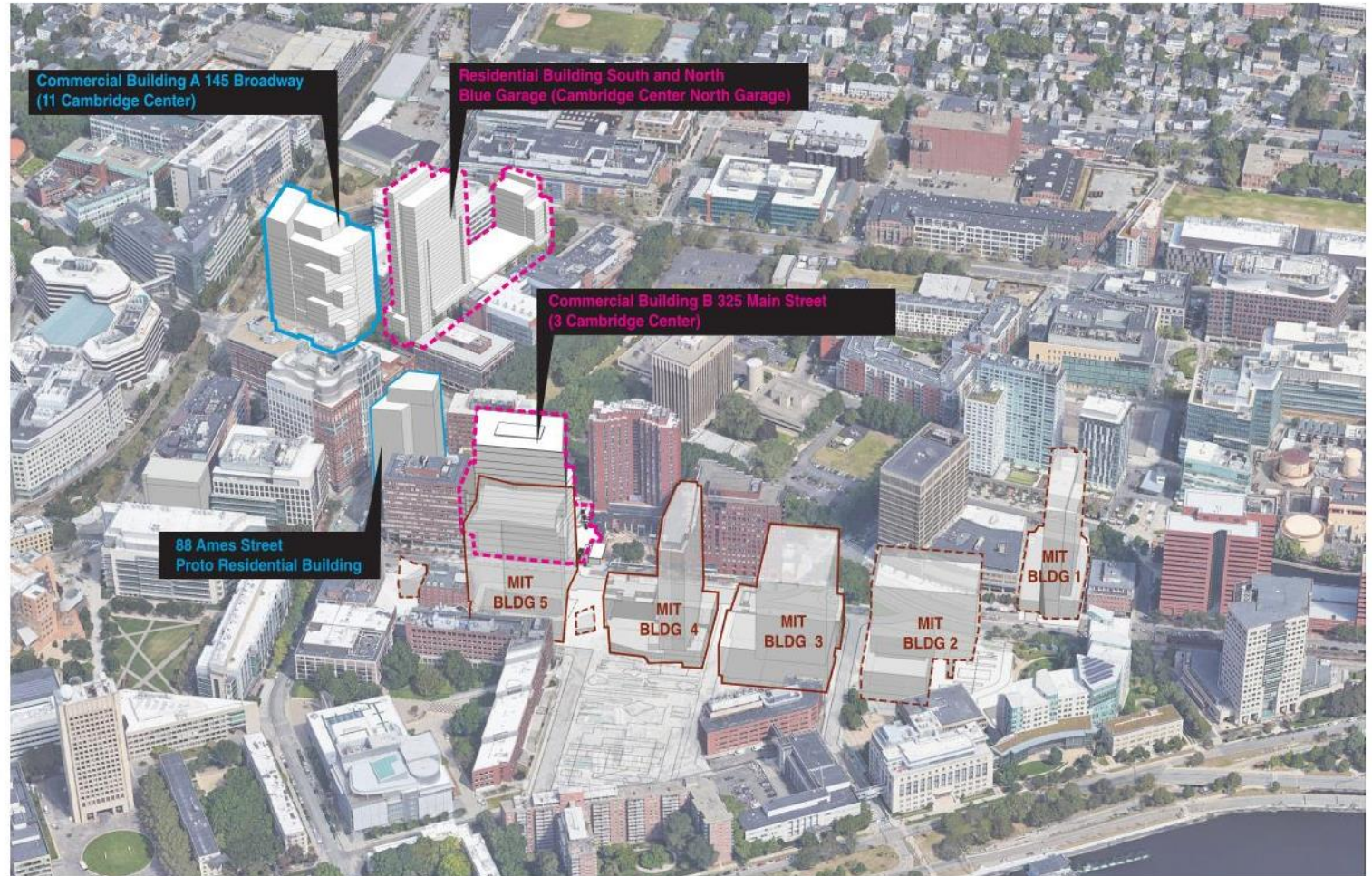
NORTH PARCEL – BLUE GARAGE SITE

Current MXD Design

- Akamai 250 ft
- 135 Broadway Residential Tower 350 ft
- 325 Main and MIT SOMA offices 250 ft
- IDCP @ www.cambridgeredevelopment.org/ksq-key-documents

PROPOSED BUILDINGS CONCEPT MASSING

FIGURE 1.8B



--- Proposed Projects
--- Permitted Projects by others

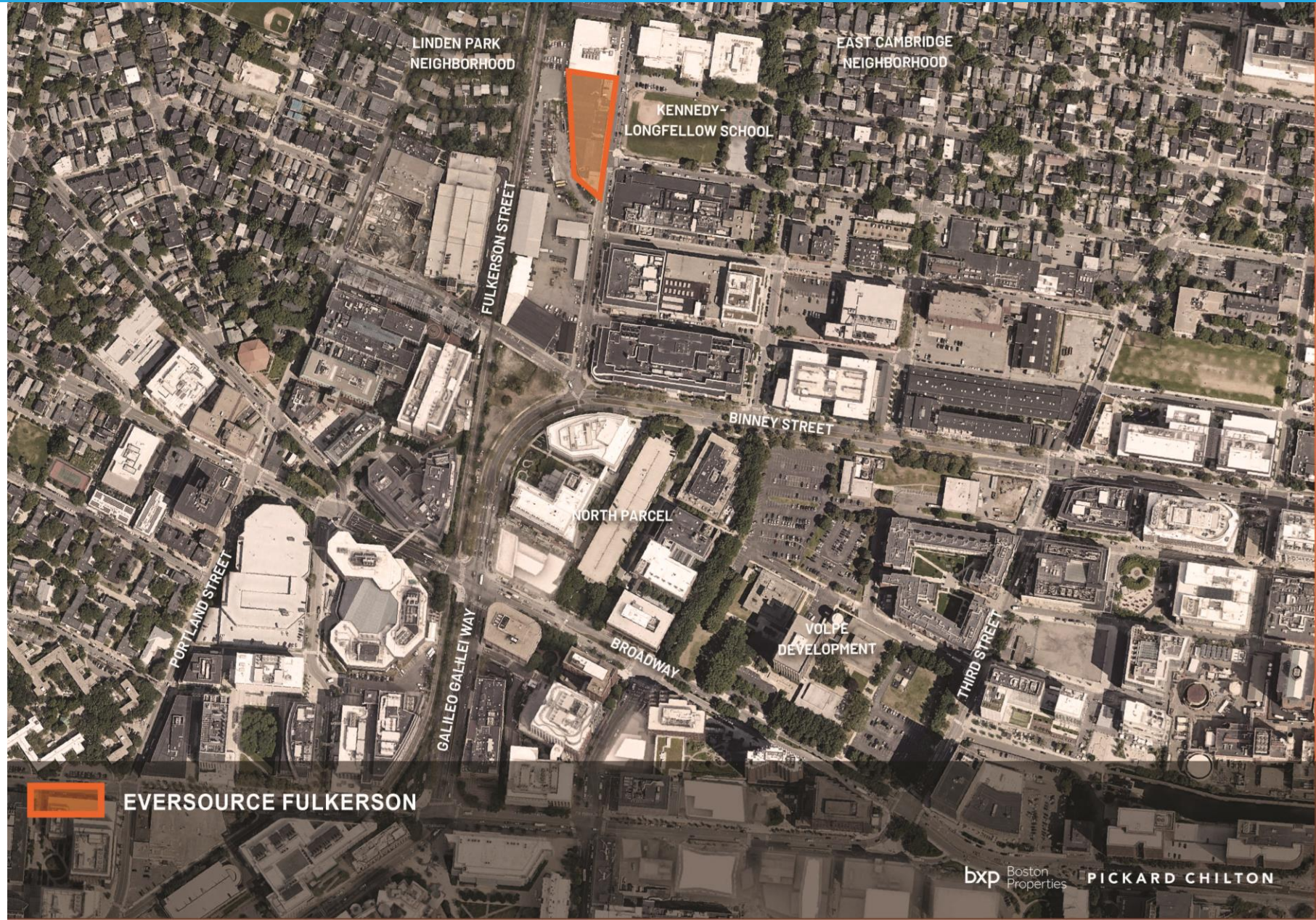
--- Permitted Projects Under Construction
--- Permitted Projects by others Under Construction



FULKERSON EVERSOURCE SITE

135 Fulkerson – ML# 32-52

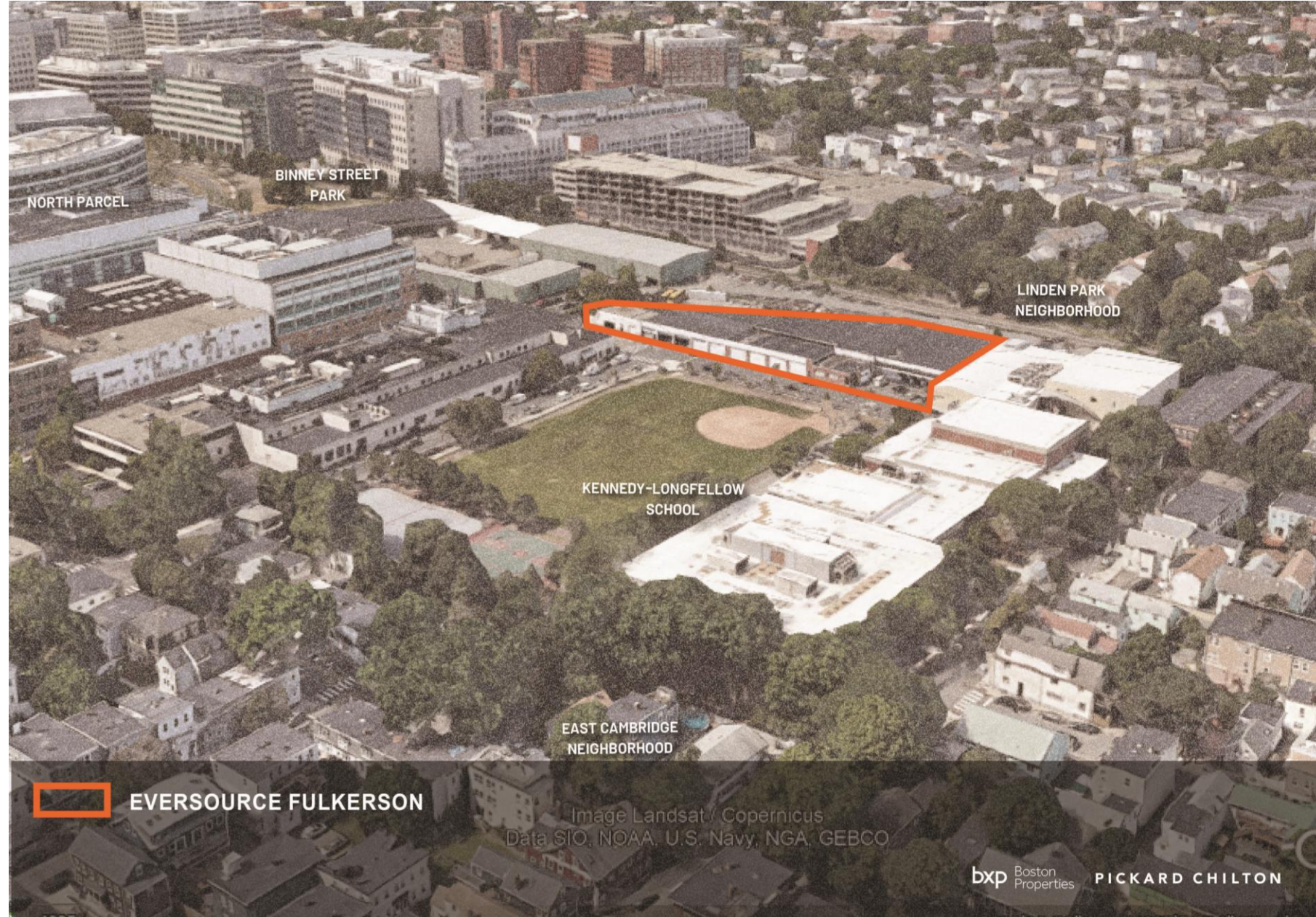
- Housing project approved in 2016
- 40 Housing Units
- SP #PB-313
- Purchased in 2017



FULKERSON EVERSOURCE SITE

Proximity Concerns

- Elementary School
- Public Park
- Residential neighborhood




 EVERSOURCE FULKERSON

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



FULKERSON EVERSOURCE SITE

Proximity Concerns

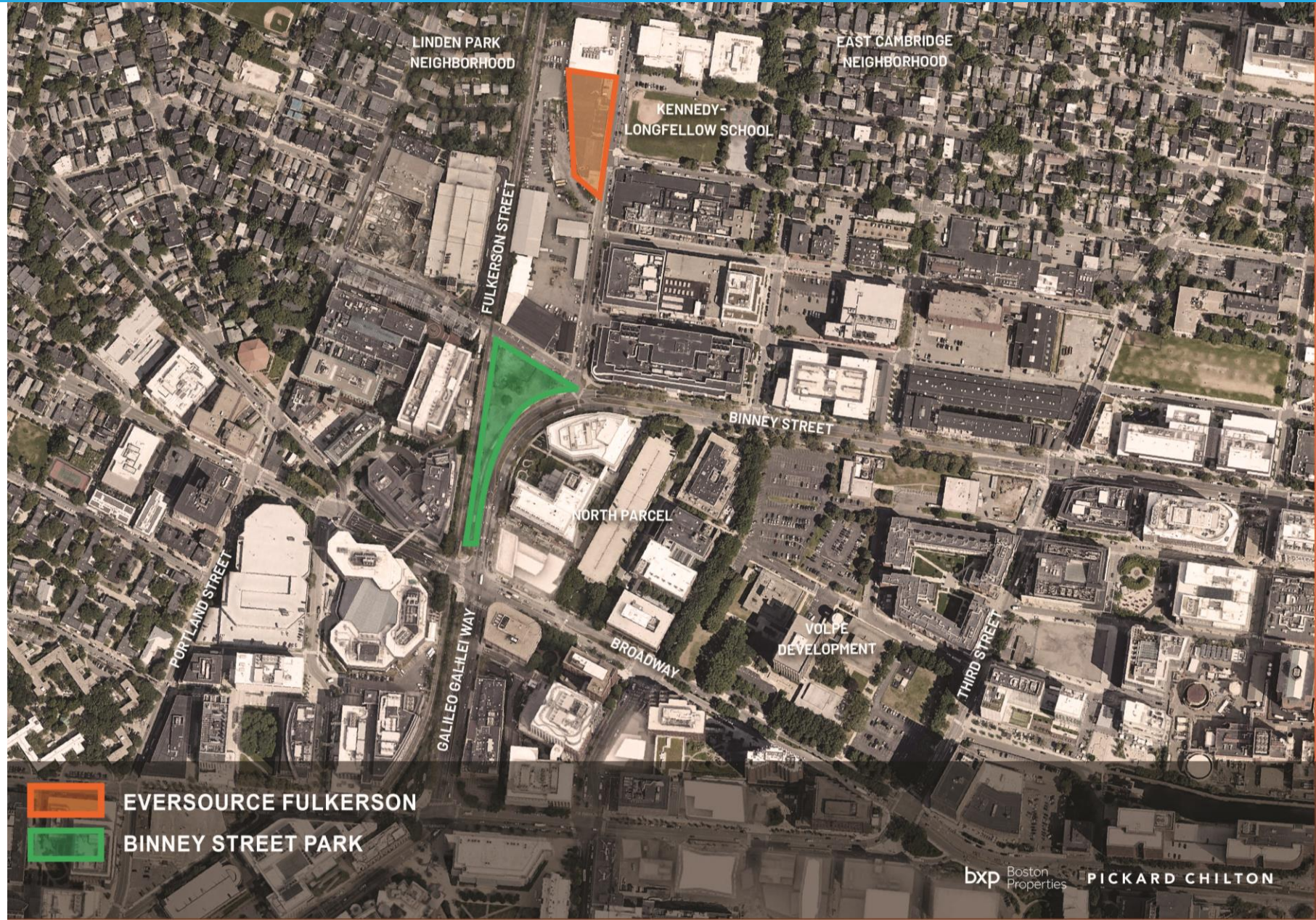
- Elementary School
- Public Park
- Residential neighborhood



BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

'Porkchop' Parcel

- Transferred by CRA to City for open space
- ECKOS & Connect Kendall site
- Approx. one acre
- Closer to commercial activity



BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

Challenging Site

- Significant open space contribution for MXD
- Infrastructure – Stormwater, Steam, Telecommunication cables
- Awkward shape



BINNEY STREET PARK SITE (AKA PORKCHOP PARK)

Binney Street Park

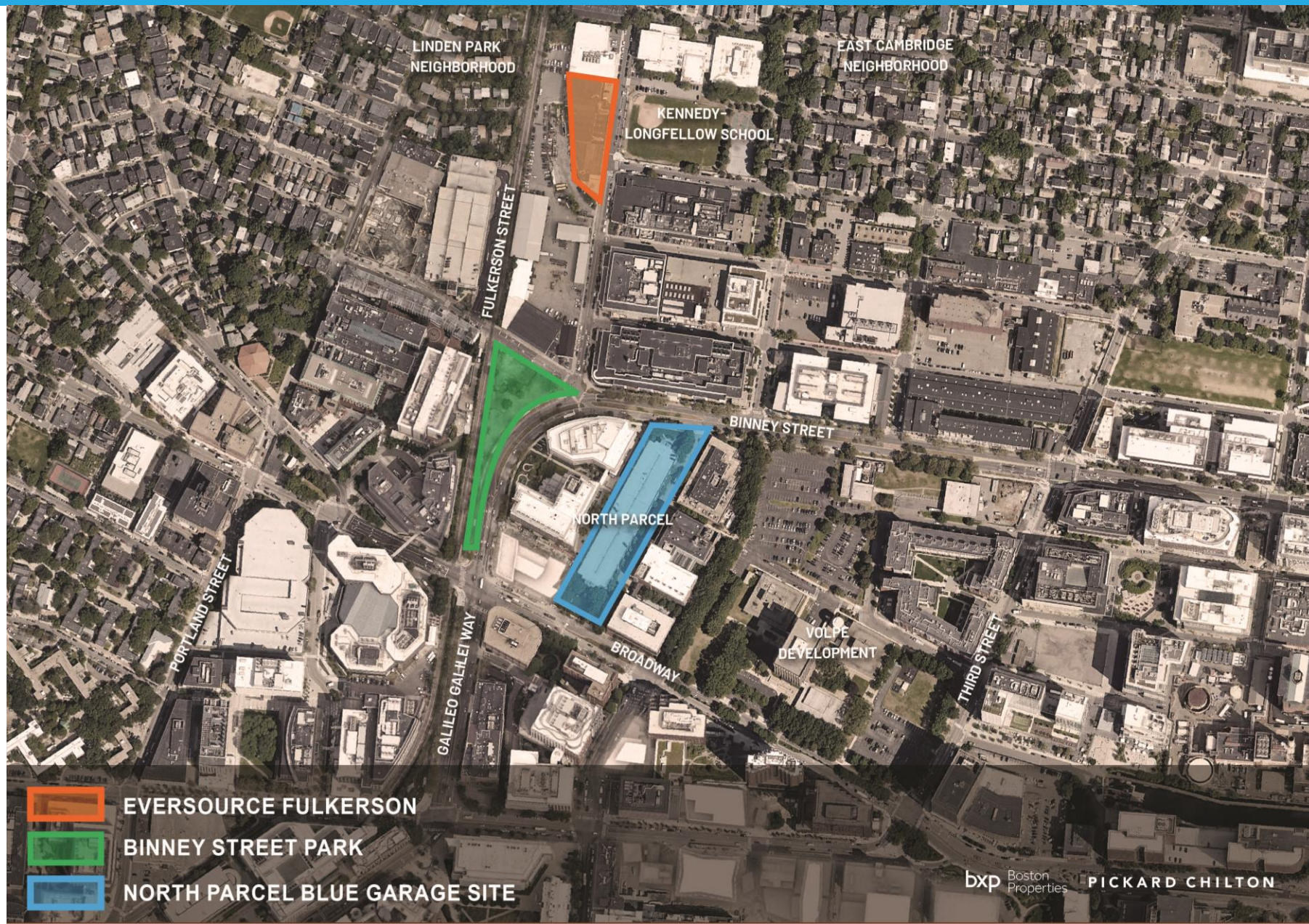
- Significant dog play area
- Grand Junction multi-use path
- Designed by Stoss Landscape Architecture
- Construction anticipated in 2021



NORTH PARCEL – BLUE GARAGE SITE

Blue Garage

- Within the Kendall Square Urban Renewal Plan area
- Built in 1990
- Owned by Boston Properties
- Capacity for 1,136 cars and 100 bikes
- Served by two access roadways



NORTH PARCEL – BLUE GARAGE SITE

Blue Garage

- Identified by BXP as potential substation site
- Eversource began technical review in late 2019
- Parcel contains two small private open spaces



NORTH PARCEL – BLUE GARAGE SITE

Challenges

- Existing parking
- Location for residential commitment
- Impact on open spaces
- More expensive site preparation
- Access for wiring and operations



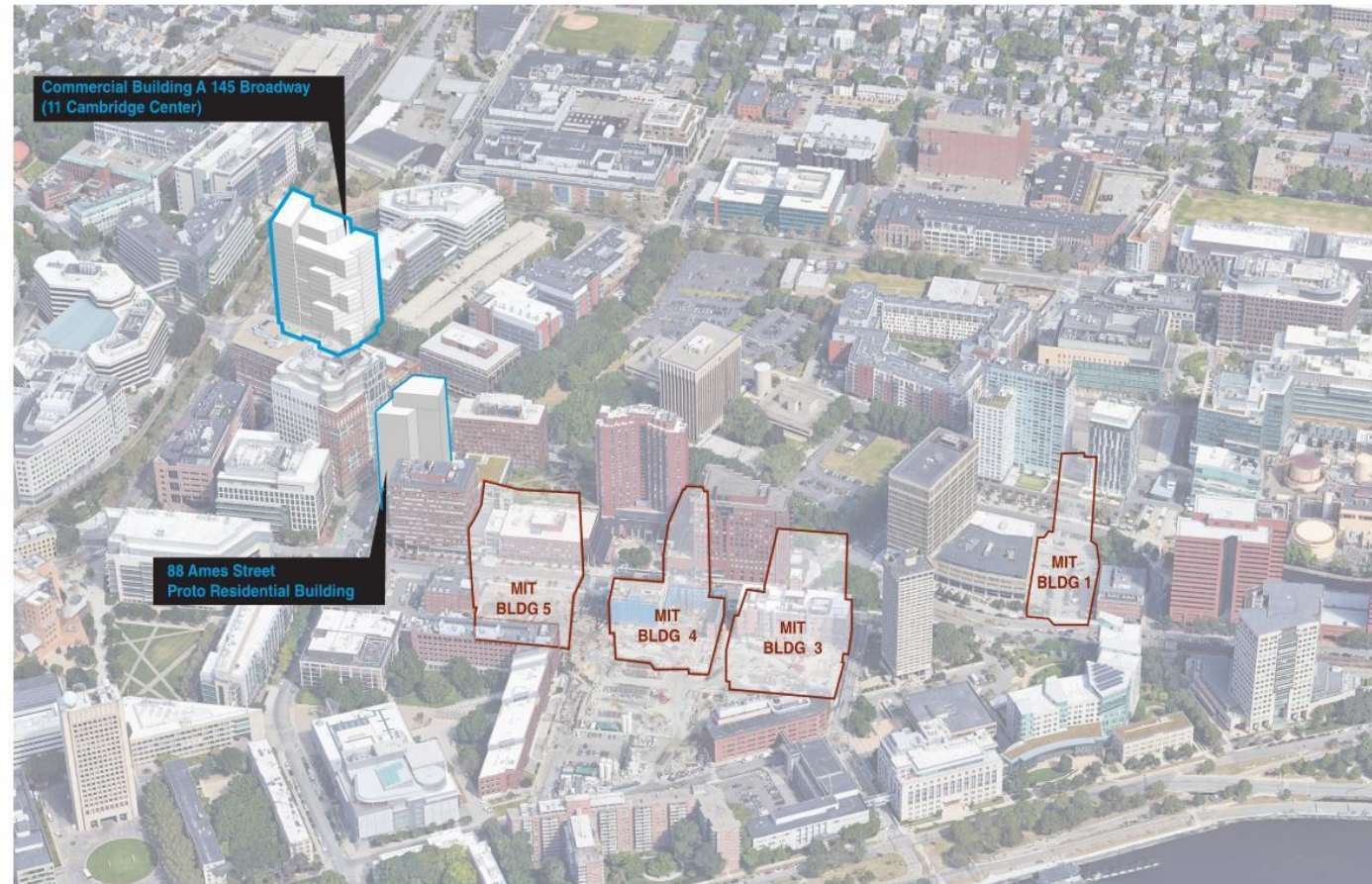
NORTH PARCEL – BLUE GARAGE SITE

Proposal

- Amend KSURP and MXD
- Substation at parking location
- All parking underground
- Full residential development (420K) in one building
- 25% below market housing / all rental
- Two additional commercial buildings (800K office/lab)

EXISTING CONDITIONS 2018

FIGURE 1.8A



— Permitted Projects Under Construction
— Permitted Projects by others Under Construction



NORTH PARCEL – BLUE GARAGE SITE



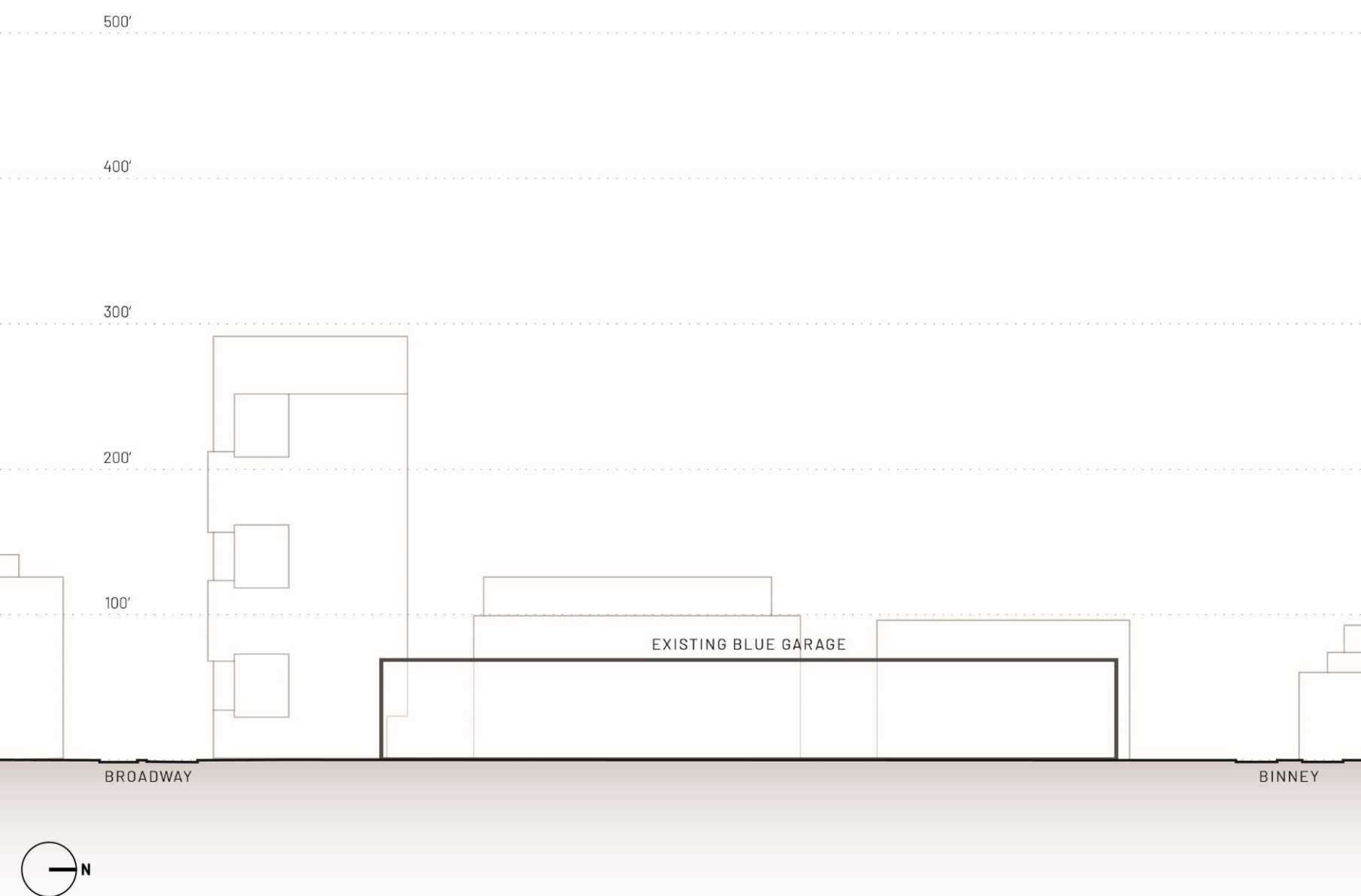
NORTH PARCEL – BLUE GARAGE SITE



NORTH PARCEL – BLUE GARAGE SITE

Existing Condition

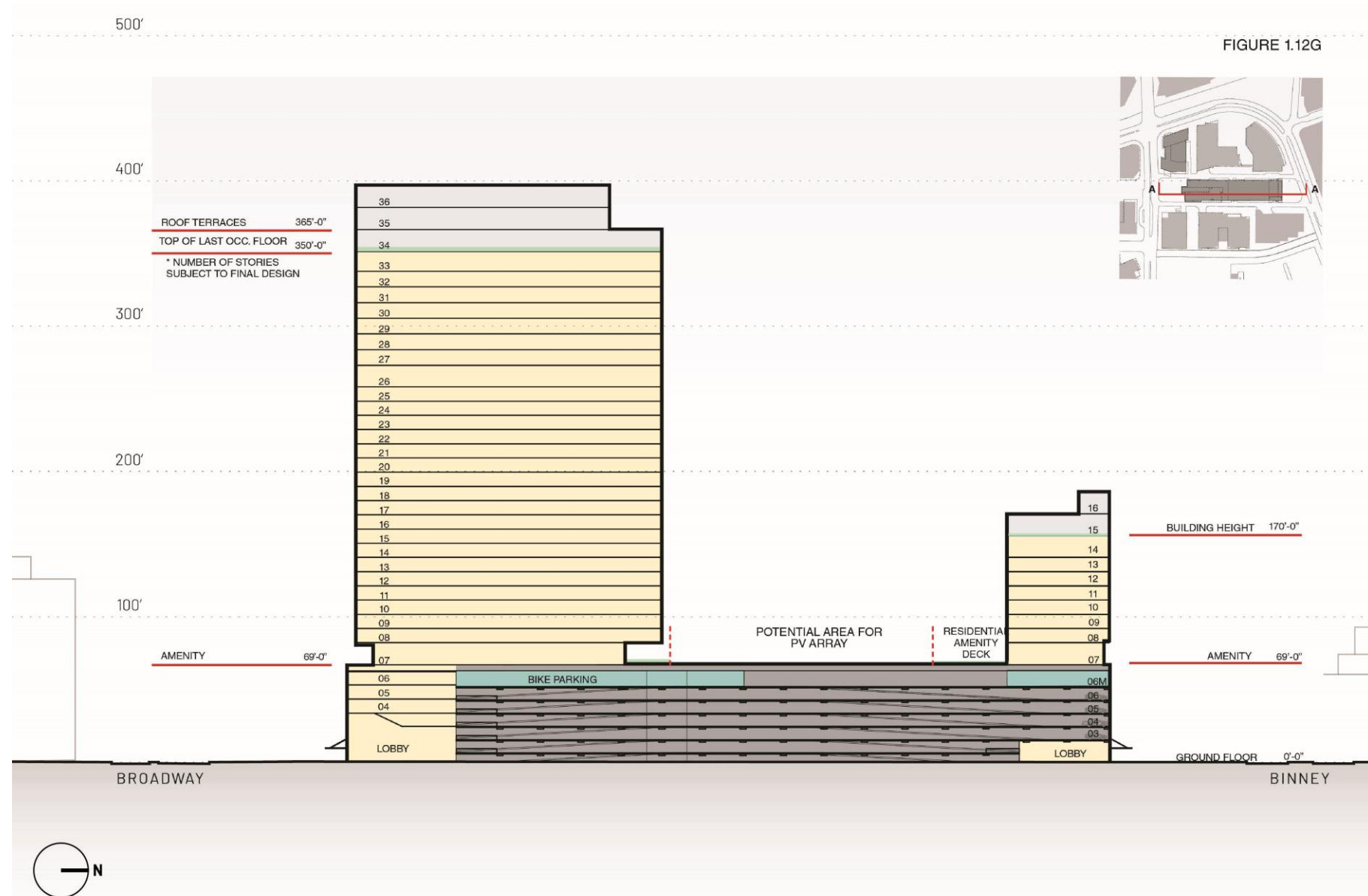
- 1,100 space garage
- Akamai and Biogen buildings in background



NORTH PARCEL – BLUE GARAGE SITE

IDCP Housing site

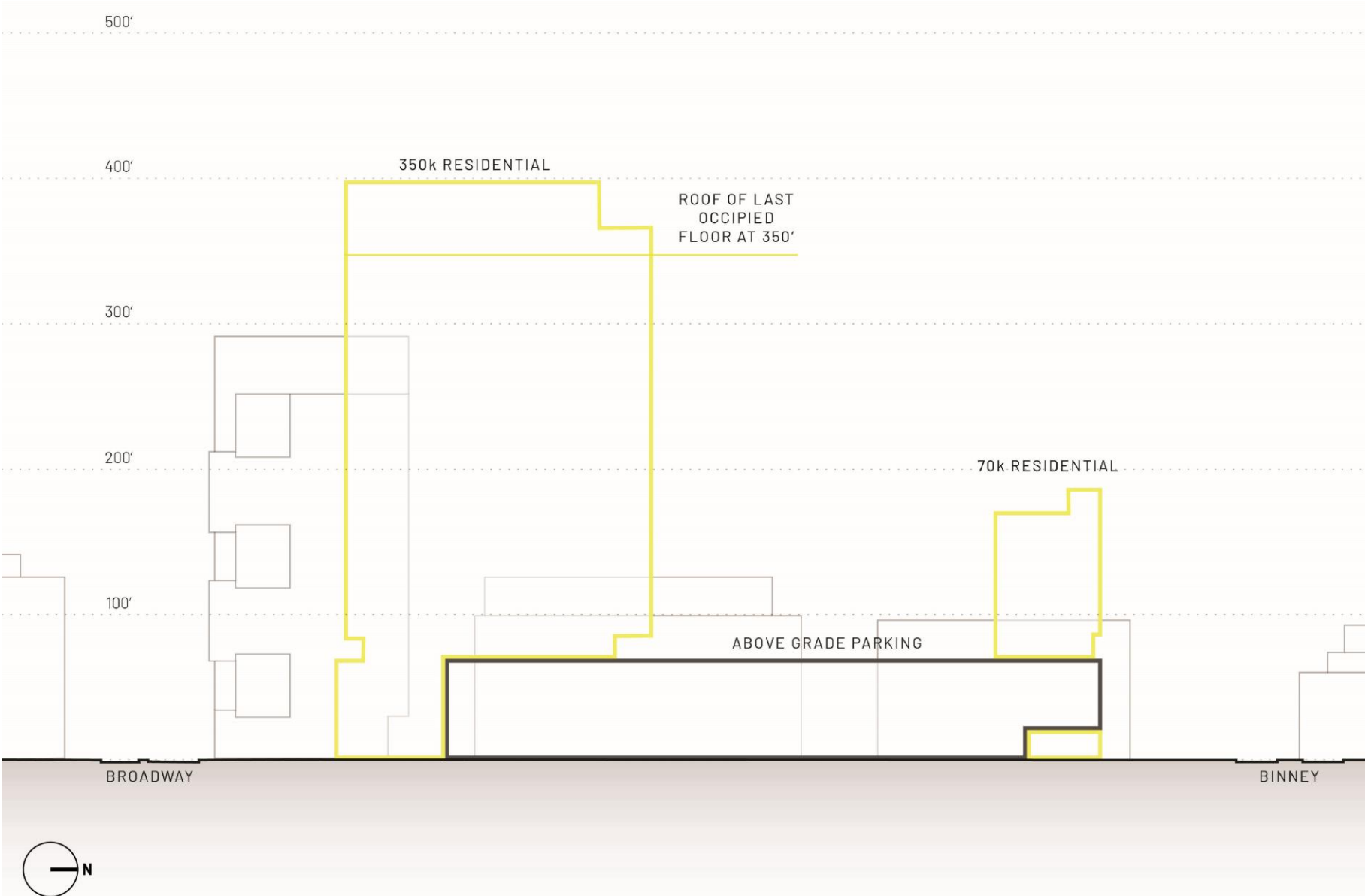
- 135 Broadway tower
- 350' top occupied floor
- Binney Street
- 170' top occupied floor
- Top of garage for limited open space and solar



NORTH PARCEL – BLUE GARAGE SITE

IDCP Housing site

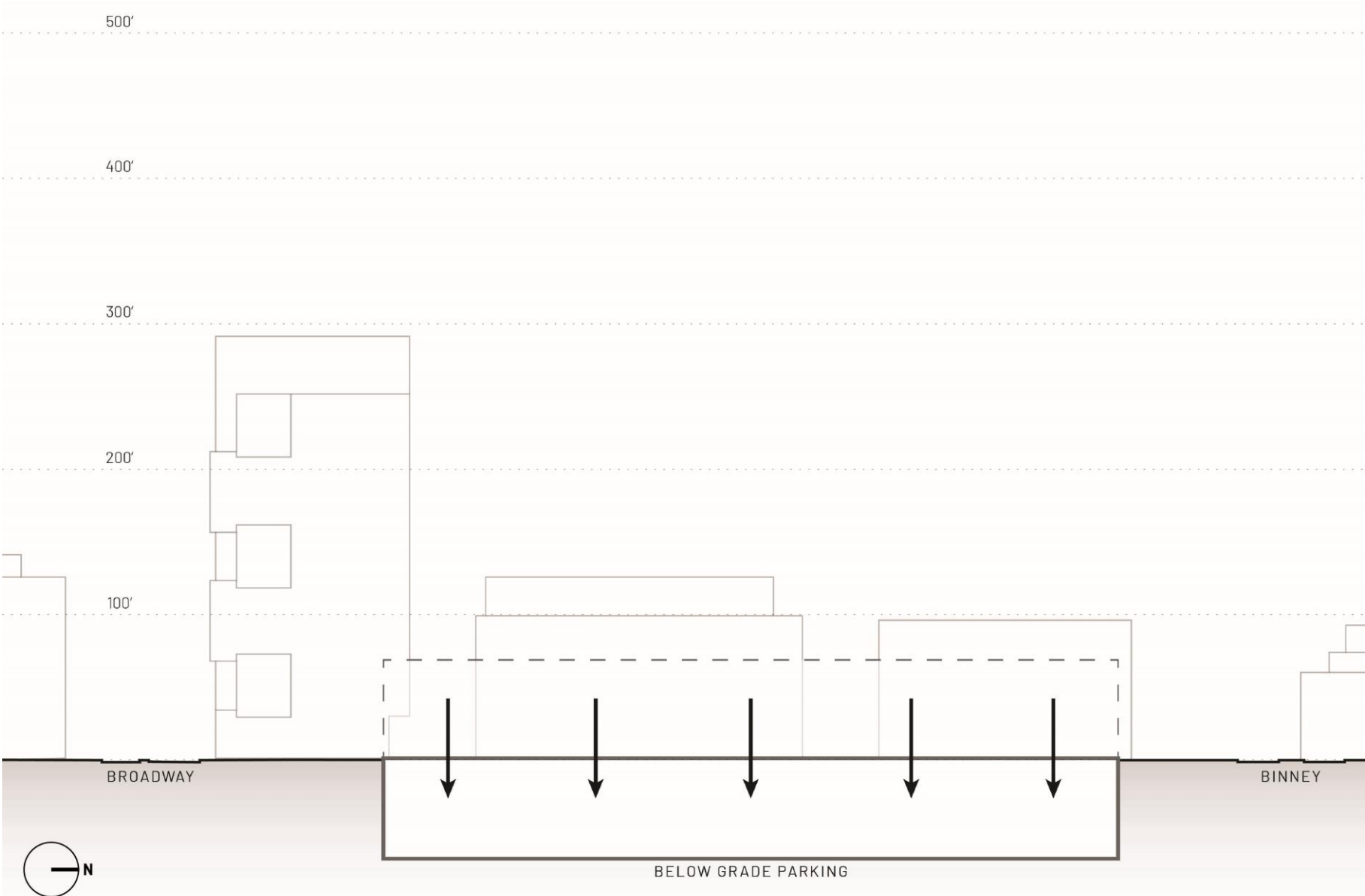
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NORTH PARCEL – BLUE GARAGE SITE

Eversource Proposal

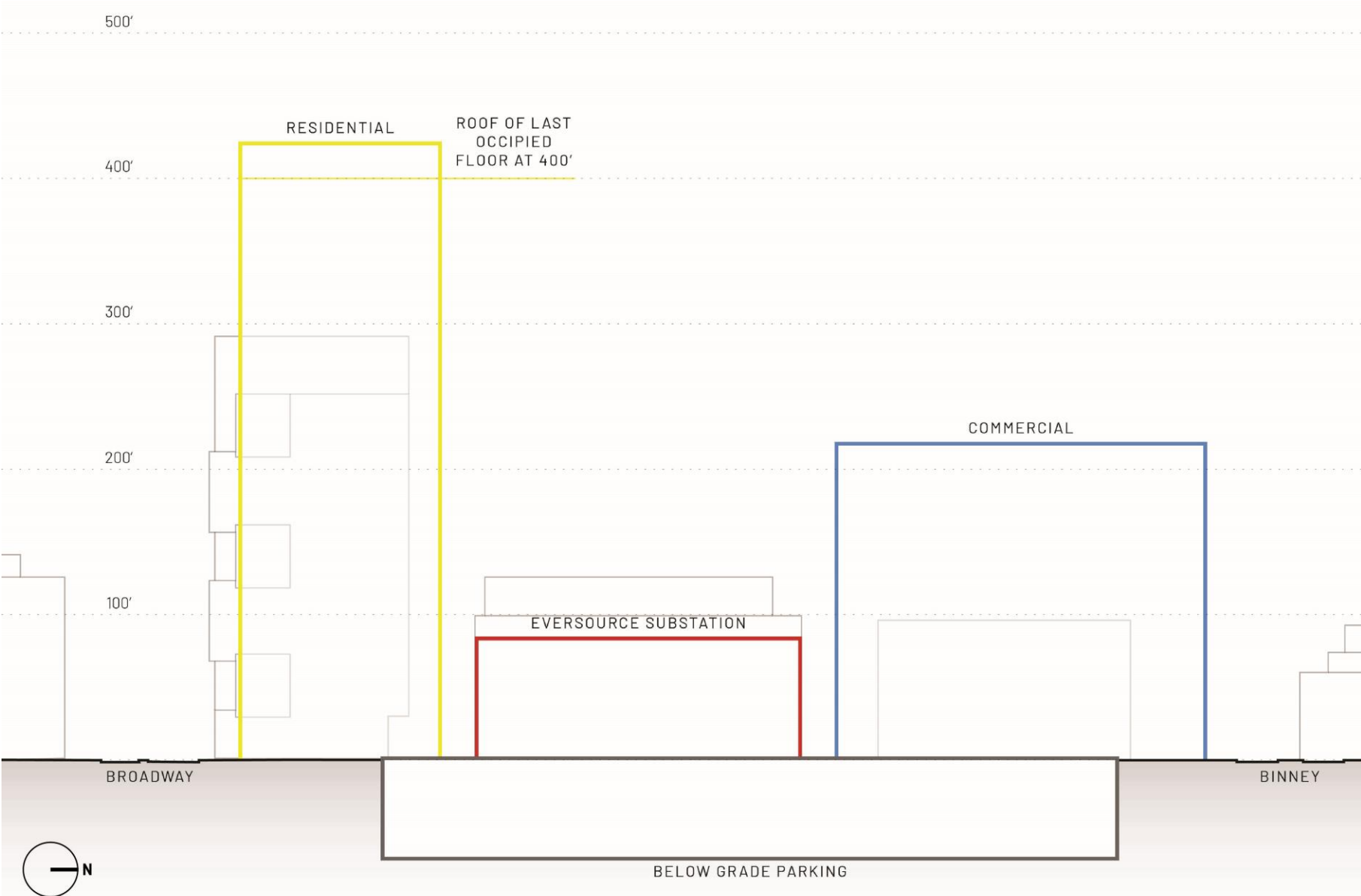
- All parking underground



NORTH PARCEL – BLUE GARAGE SITE

Eversource Proposal

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

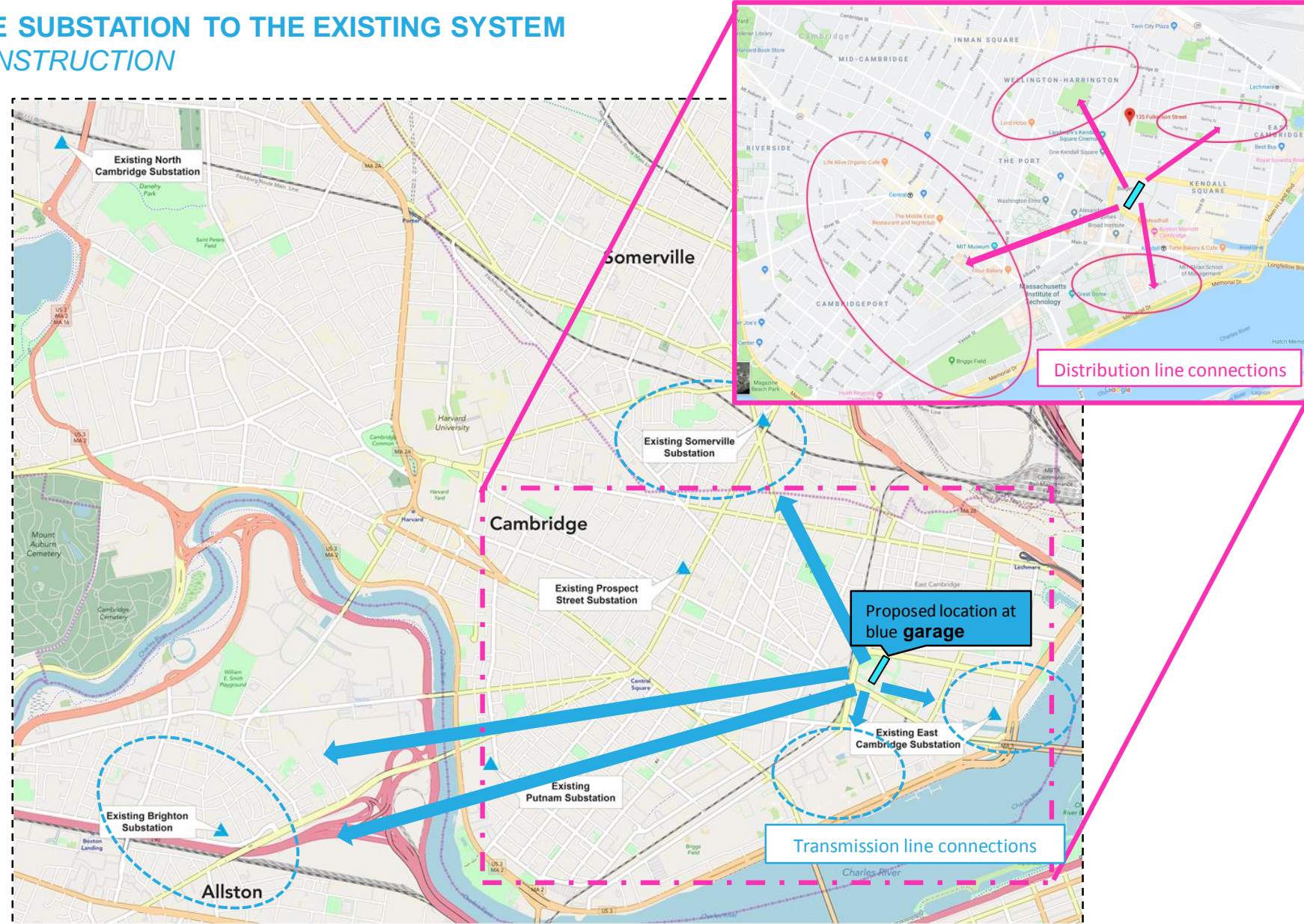


EVERSOURCE SUBSTATION DESIGN REQUIREMENTS

****CONNECTING THE EAST CAMBRIDGE SUBSTATION TO THE EXISTING SYSTEM REQUIRES EXTENSIVE IN-STREET CONSTRUCTION**

Insuring a sufficient and reliable power system:

- Multiple high-voltage transmission lines beneath city streets
- Connect to existing electric substations in East Cambridge, Somerville, and Brighton.
- Extensive lower-voltage distribution lines beneath city streets to serve East Cambridge electric customers.





NEXT STEPS

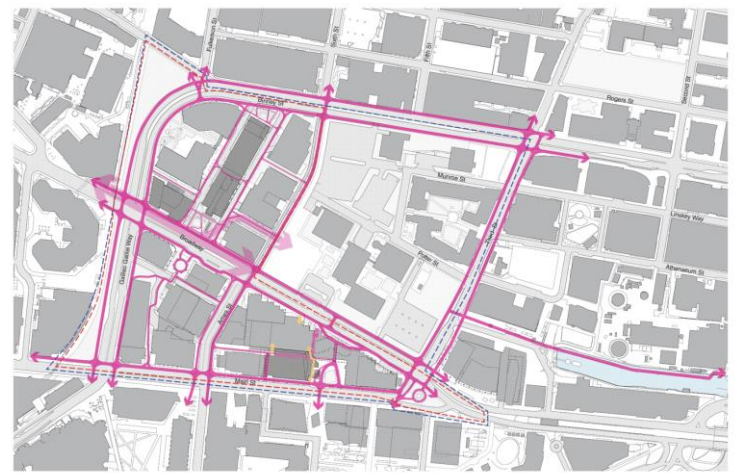
SITE PLANNING FACTORS

- SUBSTATION TECHNICAL ENGINEERING
 - BALANCING -
- STRONG PUBLIC REALM COMPONENTS
- CONSIDERATION OF TRANSPORTATION
- ENVIRONMENTAL IMPACTS
- OCCUPANT UTILITY (RESIDENTS AND WORKERS)
- URBAN DESIGN

URBAN DESIGN CONNECTIVITY



PEDESTRIAN ACCESS AND CIRCULATION PLAN FIGURE 3.8



(See Section 5, Fig 5.2A 5.2B 5.4)

- Internal Circulation Route
- Circulation Route
- Lobby
- - - MXD Boundary
- - - Potential Circulation Route
- Vertical Circulation
- Active Use
- - - KSURP Boundary

Principle: Connectivity

Public spaces within the site will be interconnected with each other, and with other key public spaces in Kendall

Lattice of circulation routes

Volpe Working Group Cambridge Community Development Department
Michael Deane & Associates Public Space



NEXT STEPS

PLANNING PROCESS

- MXD ZONING PETITION (CRA, PLANNING, COUNCIL)
- AMEND KSURP (CRA, COUNCIL, DHCD)
- MEPA FOR KSURP (CRA, DHCD)
- SUBSTATION SITE REVIEW (DPU)

QUESTIONS / COMMENTS?

- VIA ZOOM



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