AGENDA
Tuesday, October 20, 2020 at 6:30 PM
Remote Meeting
Cambridge, Massachusetts

PLEASE NOTE: Due to statewide emergency orders limiting the size of public gatherings in response to COVID-19, this meeting will be held with remote participation and closed to in-person attendance. Members of the public can view the meeting online or on cable television within Cambridge, provide comments by 5:00 P.M. the day before the meeting to planningboardcomment@cambridgema.gov, and attend virtually online or by telephone.

Register for Zoom Webinar to participate in real time (before or during the meeting):
https://cambridgema.zoom.us/webinar/register/WN_Of6WuiGgT7KM_Buo6mH4Dg
Check your e-mail (including spam/junk folder) for confirmation.
If you do not have a computer or e-mail address, attend via phone:
Dial: 312-626-6799 or 929-436-2866 or 301-715-8592 or 346-248-7799 or 669-900-6833 or 253-215-8782
Webinar ID: 973 2359 4205

Review Information about Remote Planning Board Meetings:
www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/remoteplanningboardmeetings
If you have questions about remote meetings, please call Swaathi Joseph at 617-349-4668.

General Business

Update from the Community Development Department

Adoption of Planning Board meeting transcripts (9/15/2020; 9/22/2020)

Public Hearings

6:30 p.m.    PB# 367
325 Binney Street – Special Permit application by ARE-MA Region No. 61, LLC to construct a 370,462 gross square foot technical office building pursuant to Section 19.20 Project Review Special Permit and Section 20.1000 Grand Junction Overlay District. (Notice) (Materials)

General Business

PB-330
55 Wheeler Street – Design Update (Materials)
325 Binney Street
Planning Board Presentation

October 20, 2020
TOTAL SITE AREA (IA-1 + C-1) 191,506 sf
NOTE: zoning envelope is as per height and setback restrictions. Maximum GFA will result in less massing than what the envelope allows.
View from South/Southeast, Looking North

View from North, Looking South

View from Binney Street Corner towards "Little" Binney Street, Looking North

View from Fullkerson Street, Looking South
# 325 Binney Street Public Process

## 2018

<table>
<thead>
<tr>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECPT</td>
<td>ECBA</td>
<td>Filed Zoning Petition</td>
<td>CRA</td>
</tr>
<tr>
<td>Wellington Harrington Block Party</td>
<td>Linden Park/Wellington Harrington</td>
<td>ECPT</td>
<td>Linden Park/Wellington Harrington</td>
</tr>
</tbody>
</table>

## 2019

<table>
<thead>
<tr>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECPT</td>
<td>Cambridge Bike Safety Committee</td>
<td>City Community Development Staff Review Meeting</td>
<td>City Council &amp; Neighborhood Working Group Meeting</td>
<td>City Council &amp; Neighborhood Working Group Meeting</td>
<td>(2) City Council &amp; Neighborhood Working Group Meetings</td>
</tr>
<tr>
<td>Planning Board Ordinance Committee</td>
<td>Cambridge Transit Committee</td>
<td>Cambridge Pedestrian Committee</td>
<td>Grand Junction Path Design Working Group Meeting</td>
<td>Grand Junction Path Design Working Group Meeting</td>
<td>Planning Board Meeting</td>
</tr>
</tbody>
</table>

## 2020

<table>
<thead>
<tr>
<th>January</th>
<th>February</th>
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<th>July</th>
<th>October</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECPT</td>
<td>ECBA</td>
<td>City Council</td>
<td>ECPT</td>
<td>ECBA</td>
</tr>
<tr>
<td>Neighborhood Working Group Meeting</td>
<td>Neighborhood Working Group Meeting</td>
<td></td>
<td>Linden Park Neighborhood Assoc.</td>
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<tr>
<td></td>
<td></td>
<td>City Council</td>
<td></td>
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</tr>
</tbody>
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ALEXANDRIA REAL ESTATE EQUITIES, INC. | Confidential and Proprietary | Do Not Copy or Distribute | All Rights Reserved © 2020
CONTRIBUTION OF THE LAND TO ACCOMMODATE GRAND JUNCTION GREENWAY MULTI-USE PATH

$11.25M GRAND JUNCTION DESIGN & CONSTRUCTION

$13M COMMITMENT TO PURCHASE EVERSOURCE PARCEL OR PUBLIC BENEFITS FUNDS TO CITY

1,000+ PERMANENT JOBS ADDED LOCALLY

APPROXIMATELY 375 UNION CONSTRUCTION JOBS

$88M+ NEW REAL ESTATE TAX REVENUE OVER 20 YEARS

~$8.1M CONTRIBUTION OF INCENTIVE ZONING FEE BASED ON 400,000 SF

Grand Junction Overlay District
Community Benefits

October 2020
Grand Junction
Multi-Use Path
325 Binney St Site
Extent of Grand Junction Rail Corridor

Existing & Under Construction Portions of Community Path & GJ Path
Planned Community Path & GJ Path extensions

Publicly accessible open space
Extent of Grand Junction Rail Corridor

Proposed GJ Path connection

Proposed West Station, Beacon Yards, and Paul Dudley White Bike Path Connection

Future connection to North Station and Paul Dudley White Bike Path

(City of Cambridge Commitment)

Proposed Connection

(MIT Commitment)

Expected Completion

8 October 2020

Grand Junction Multi-Use Path
Planned & Existing Sections and Connections

Communication: 325 Binney St _20201020 (Public Hearings)
Building Design
BENT STREET
ROGERS STREET
BINNEY STREET
CHARLES STREET
CORNELIUS WAY
FULKERSON STREET
MICHAEL WAY
SPRING STREET
MEMORIAL WAY

View from Southeast of Main Entrance
Binney Street Corner

October 2020

Communication: 325 Binney St_20201020 (Public Hearings)
Potential Opportunity For Art
MAIN FACADES
Binney Street, Fulkerson Street Façades, Partial North and West Façades.

Facade Panel Type 01
TAKTL
Ultra-High Performance Concrete

Facade Panel Type 02
Pure+FreeForm
Custom Pattern Metal Panel

Communication: 325 Binney St_20201020 (Public Hearings)
SUPPORTING FACADES
Fulkerson Street Entrance
Partial North and West Façades

Facade Panel Type 03
TAKTL
Ultra-High Performance Concrete
Custom Pattern

Cast Finish
Landscape Design
Corner Plaza Streetscape

Unit pavers in seating/gathering areas

Long communal bench with undermounted lighting

Public seating and planting bed edge

Custom wood and metal/stone public seating
Fulkerson Courtyard seating and gathering character

Fulkerson Street Trees — Bowhall Maple

Ornamental Tree — Multi-Stem Serviceberry

Western Planted Buffer — Pin Oak

Western Planted Buffer Gro Low Sumac and Viburnum group plantings

Fulkerson Courtyard shade planting rich textures
Sustainability Measures
GHG Emissions

City Goal:
Carbon Neutral, including net zero labs by 2030.

Building Strategies:
Near carbon neutral, ahead of Cambridge’s timeline.
Addresses embodied carbon and water footprint.

Resilience

City Goal:
Prepare for sea level rise and future weather events to minimize disruption.

Building Strategies:
Above required floor elevation, effective stormwater management.
Standby power for critical loads.
Able to handle future heat waves.

Civic Value

City Goal:
To create a vibrant, healthy environment for the community.

Building Strategies:
Bike path, open space.
Fitwel Certification.
WELL preconditions.
325 Binney is designed to be:

- Lowest Fossil Fuel Commercial Lab Building in Cambridge
- LEED Zero Certified

ULTRA-LOW FOSSIL FUEL GOAL

<table>
<thead>
<tr>
<th>Location</th>
<th>Electric EUI</th>
<th>Gas EUI</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 Landsdowne (MIT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>43 Vassar (MIT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35 Landsdowne (MIT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>320 Bent (BMR)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>400 Tech Sq (ARE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>200 Cambridgepark</td>
<td></td>
<td></td>
</tr>
<tr>
<td>500 Main (MIT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>100 Tech Sq (ARE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>300 Tech Sq (ARE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 Cambridge Ctr (Biogen)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>75 Ames (BP)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 Oxford (HU)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>200 Tech Sq (ARE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>250 MA (Novartis)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>555 Tech Sq (Draper)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>415 Main (BP)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>45 Sidney (MIT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>610 Main (MIT/ICs)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31 Ames (MIT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>640 Mem Dr (ARE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>360 Bmw (Amgen)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>38 Sidney (ARE)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>325 Binney (ARE)</td>
<td></td>
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</tr>
</tbody>
</table>

*Study completed in 2016
To achieve this, the building relies on:

- **Ultra-efficient systems and envelope**
- **Geothermal as primary heating source**
- **On-site and Off-site renewable energy**
1. Mechanical Equipment Below-Grade or in Enclosed Penthouse
2. Cooling Towers and Generators in Enclosed Roof Wells
3. Sound Attenuation of All Louvers and Exhaust Stacks
4. Garage Exhaust Low-Speed, Attenuators, CO2 Sensors
5. 14-Foot Wall/Berm at Loading Dock
6. Fully Enclosed Loading Dock. Deliveries 7am-6pm.
7. Limited Exterior Light Only at Entry, Only Low-Level Safety Lighting at Landscape
8. Interior Shades at North and West, Timed to Close at Sunset
Article 19: Traffic
<table>
<thead>
<tr>
<th>PB Criteria</th>
<th># of Entrees</th>
<th># of Exceedances</th>
<th>Exceedance Location + Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Project Vehicle Trip Generation</td>
<td>3</td>
<td>0</td>
<td>—</td>
</tr>
<tr>
<td>B Vehicular LOS</td>
<td>18</td>
<td>2</td>
<td>• Traffic increase by 8% at Cardinal Medeiros Ave / Little Binney intersection (threshold is 7% with project) • LOS change from D to E at Portland St / Cardinal Medeiros Ave intersection (threshold is for D to stay at D with project)</td>
</tr>
<tr>
<td>C Traffic on Residential Streets</td>
<td>52</td>
<td>0</td>
<td>—</td>
</tr>
<tr>
<td>D Lane Queue</td>
<td>96</td>
<td>1</td>
<td>Queue increases by 8 vehicles at Fulkerson St / Binney St intersection (threshold is 6 vehicles w/ project)</td>
</tr>
<tr>
<td>E-1 Pedestrian Delay</td>
<td>74</td>
<td>10</td>
<td>Crosswalks currently at LOS E/F remaining at same LOS with project • Cardinal Medeiros Ave at Cambridge St / Warren St • Cardinal Medeiros Ave at Bristol Street / Little Binney Street • Cambridge St at Lambert St / Fulkerson St</td>
</tr>
<tr>
<td>E-2,3 Pedestrian and Bicycle Facilities</td>
<td>6</td>
<td>3</td>
<td>No bicycle facilities present within following study areas • Little Binney St between Cardinal Medeiros Ave and Fulkerson St • Fulkerson St between Binney St and Rogers St • Fulkerson St between Rogers St and Bent St</td>
</tr>
<tr>
<td>Total</td>
<td>249</td>
<td>16</td>
<td>—</td>
</tr>
</tbody>
</table>

October 2020
<table>
<thead>
<tr>
<th>#</th>
<th>Project Specific</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Conveyance of land (Binney Street to Cambridge Street, approx. 1,800 linear feet) for the GJMUP</td>
</tr>
<tr>
<td>2</td>
<td>Payment of $11,250,000 for the design and construction of the Grand Junction Pathway</td>
</tr>
<tr>
<td>3</td>
<td>Design of “Little Binney” Street (between Fulkerson at Binney Street and GJMUP) in front of the site to accommodate:</td>
</tr>
<tr>
<td></td>
<td>• Raised cycle tracks with buffers</td>
</tr>
<tr>
<td></td>
<td>• 8-foot sidewalks</td>
</tr>
<tr>
<td></td>
<td>• Drop-off/pick-up area to separate drop-off/pick-up activity from bicyclists and pedestrians</td>
</tr>
<tr>
<td></td>
<td>• Set-back of the Proposed 325 Binney building from the property line</td>
</tr>
<tr>
<td>4</td>
<td>City Approved Parking and Transportation Demand Management (PTDM) Plan with the following highlights:</td>
</tr>
<tr>
<td></td>
<td>• SOV mode share commitment at 35% (with annual monitoring of mode share)</td>
</tr>
<tr>
<td></td>
<td>• 23-dock Bluebikes station on-site</td>
</tr>
<tr>
<td></td>
<td>• 88 long-term and 24 short-term bicycle parking spaces (exceeding Zoning minimums for bike parking)</td>
</tr>
<tr>
<td></td>
<td>• E-bike/scooter charging options in the bike room</td>
</tr>
<tr>
<td></td>
<td>• Showers and lockers</td>
</tr>
<tr>
<td></td>
<td>• 100% employee subsidy for monthly transit passes</td>
</tr>
<tr>
<td></td>
<td>• Shuttle service (Alexandria Express) with connections to Lechmere, North Station and Kendall Square</td>
</tr>
<tr>
<td></td>
<td>• TMA membership with Emergency Ride Home program</td>
</tr>
<tr>
<td>5</td>
<td>Reduce the parking ratio to 0.75 spaces per 1,000 SF, which represents a reduction to 277 on-site parking spaces</td>
</tr>
<tr>
<td>6</td>
<td>Future monitoring of traffic levels at the intersection of “Little Binney” Street at Bristol Street and Cardinal Medeiros Avenue, to confirm if signal warrant thresholds are met</td>
</tr>
<tr>
<td>7</td>
<td>Contribute up to $250,000 towards a Kendall Square shuttle bus study</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>Other Adjacent ARE Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Recent installation of real-time counting stations at the intersection of Fulkerson Street / Binney Street, and Portland Street / Cardinal Medeiros Avenue to assist the City in monitoring traffic levels</td>
</tr>
<tr>
<td>2</td>
<td>Upgraded signal infrastructure (cabinet) at the intersection of Portland Street at Cardinal Medeiros Avenue and Hampshire Street</td>
</tr>
<tr>
<td>3</td>
<td>Monitoring of traffic levels in the Rogers Street neighborhood as part of the 225 Binney Neighborhood Monitoring Plan</td>
</tr>
</tbody>
</table>
Discussion / Questions
EXTERIOR MATERIALS CHANGES - BUILDING A

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS
EXTERIOR MATERIALS CHANGES - BUILDING A

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS.
EXTERIOR MATERIAL CHANGES - BUILDINGS B & C

2017 BUILDING B EAST (WHEELER STREET) PARTIAL ELEVATION

METAL PANEL
GLASS GUARDRAIL
HORIZONTAL GUARDRAIL
STUCCO
METAL PANEL

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS

2020 BUILDING B (WHEELER STREET) PARTIAL ELEVATION

PAINTED FIBER CEMENT PANEL
VERTICAL PICKET GUARDRAIL W/ HANGERS
VERTICAL PICKET GUARDRAIL W/ HANGERS
EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
EXTERIOR MATERIAL CHANGES - BUILDINGS B & C

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS
EXTERIOR MATERIAL CHANGES - BUILDINGS B & C

NOTE: RENDERINGS PRESENTED FOR 2017 SPECIAL PERMIT SHOW SCHEMATIC REPRESENTATION OF MATERIALS AND COLORS.
SIDEWALL VENTING - BUILDING A

55 WHEELER STREET
NORTH OPEN SPACE DESIGN

2017 NORTH OPEN SPACE PLAN

2020 NORTH OPEN SPACE PLAN

FLEXIBLE GREEN

SEAT + ACTIVITY WALL

NATURE PLAY

RAISED INTERSECTION

SURFACE PARKING (FLEXIBLE USE)

ECOLOGY EDUCATION + PLAY

POTENTIAL FLEXIBLE PLAY STAGING

POTENTIAL CLimb & Play

Communication: 55 Wheeler St_20201010 (General Business)
NOTE: MATERIAL FOR HIGHLIGHTED AREAS WAS NOT INDICATED IN 2017 SPECIAL PERMIT SUBMISSION. ARTIFICIAL TURF SELECTED FOR MAINTENANCE CONSIDERATIONS
ELECTRICAL SUBSTATION
ARTIFICIAL TURF EXAMPLE

LESLEY UNIVERSITY
SIDEWALL VENTING EXAMPLES

1047 COMMONWEALTH AVENUE

NEW ROAD APARTMENTS

202 BEDFORD STREET

ATMARK APARTMENTS

55 WHEELER STREET
ARTIFICIAL TURF EXAMPLE

LESLEY UNIVERSITY
SIDEWALL VENTING EXAMPLES

1047 COMMONWEALTH AVENUE

NEW ROAD APARTMENTS

202 BEDFORD STREET

ATMARK APARTMENTS