



KENDALL SQUARE INITIATIVE



Planned Unit Development
Special Permit Application - NoMa
Planning Board #302
January 5, 2016

RESPONSES TO QUESTIONS BY CATEGORY

1. Open Space, Retail and Active Uses
2. Housing Related Uses
3. Transit Improvements
4. Site Planning and Design
5. Building Concept Design (Architectural Overview – Building 1)

OPERATIONS AND PROGRAMMING PLANNING

Double loaded retail corridor adjacent to the canal



PUBLIC REALM: URBAN GROCER

At the base of One Broadway



HOUSING: ONE BROADWAY EXISTING CONDITIONS

Building 1



HOUSING: DIVERSE MIX OF AFFORDABLE UNITS



HOUSING: THIRD STREET/BROAD CANAL LOOKING EAST

Building 1

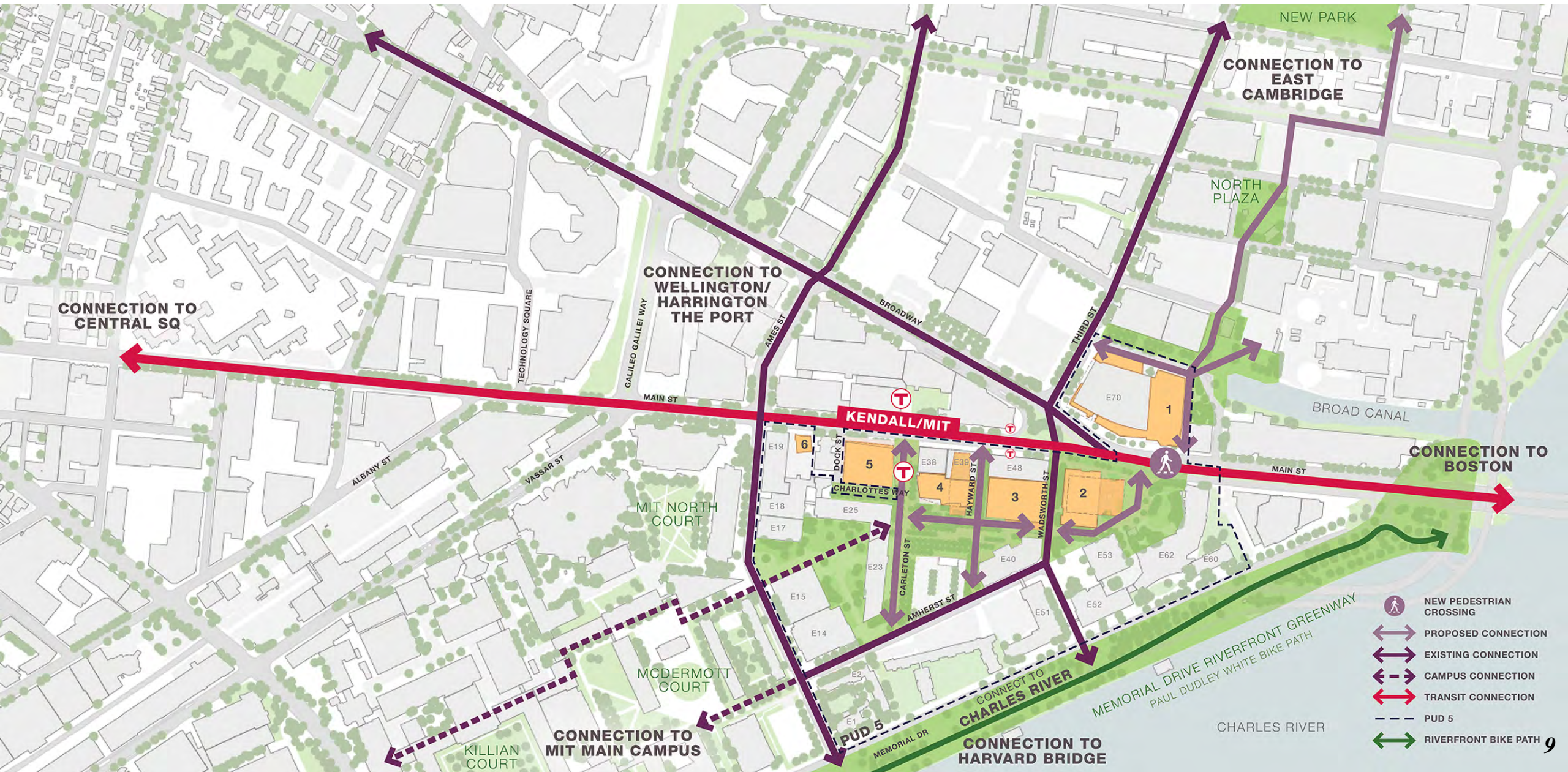


EXISTING CONDITIONS

Building 1



PROPOSED OPEN SPACE CONNECTIONS



-  NEW PEDESTRIAN CROSSING
-  PROPOSED CONNECTION
-  EXISTING CONNECTION
-  CAMPUS CONNECTION
-  TRANSIT CONNECTION
-  PUD 5
-  RIVERFRONT BIKE PATH

STREET OWNERSHIP PLAN

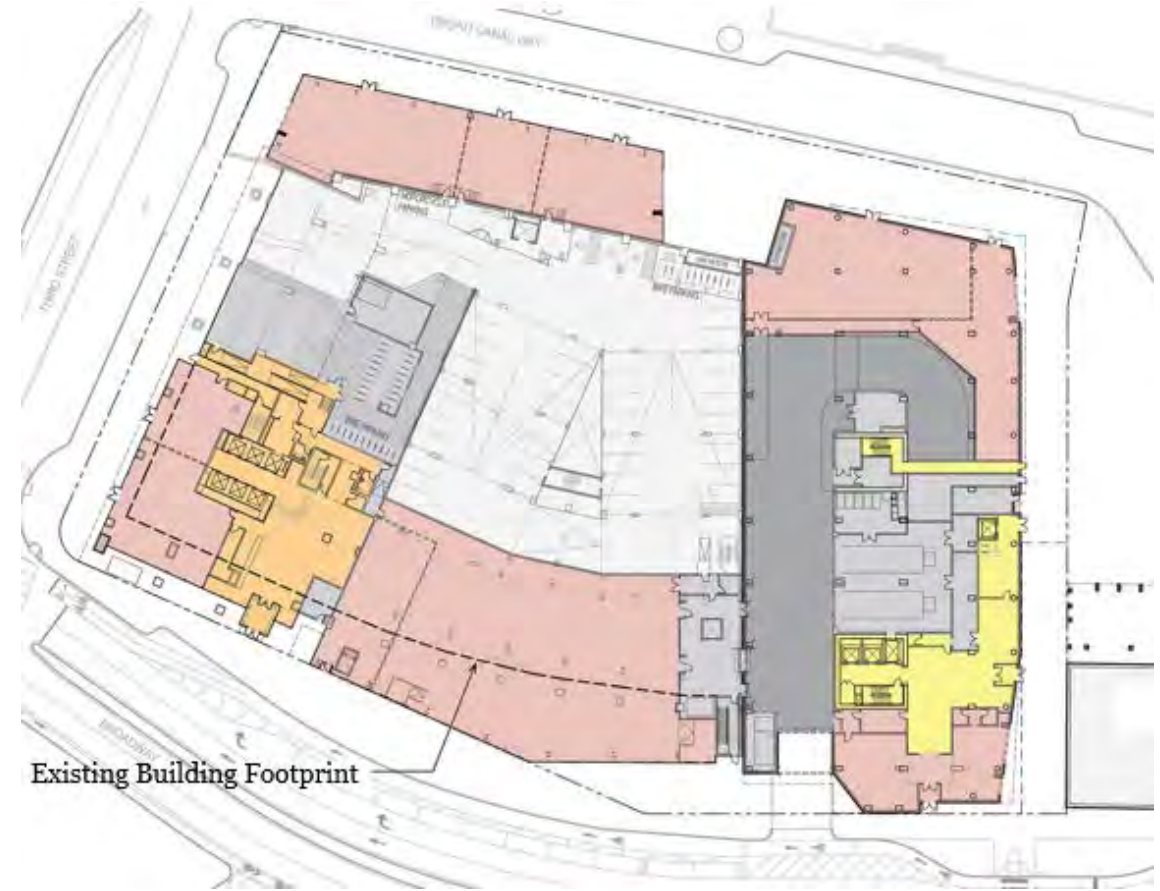


GROUND FLOOR PLAN



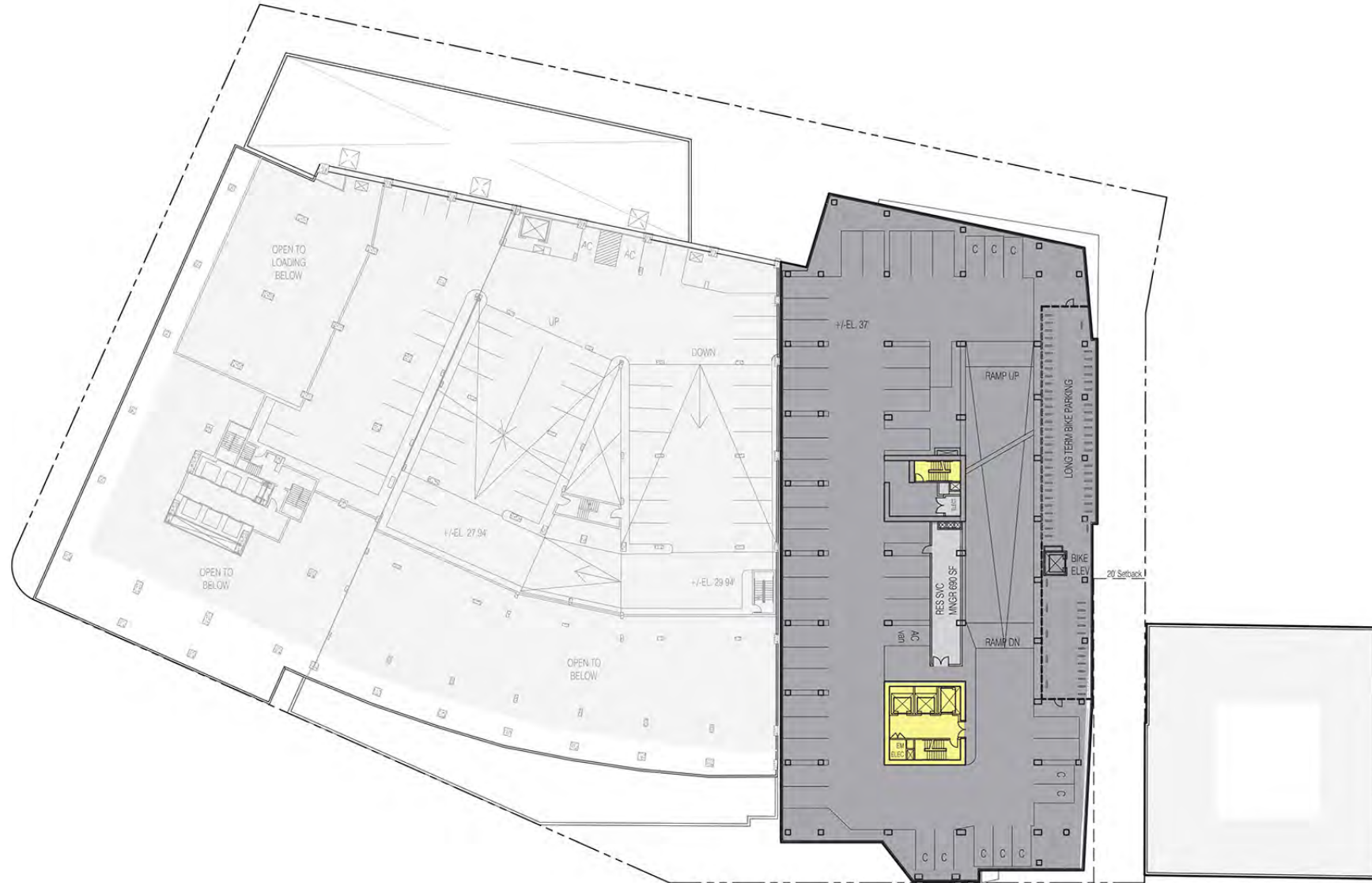
Existing Building Footprint

EXISTING CONDITIONS



Existing Building Footprint

PARKING PLAN

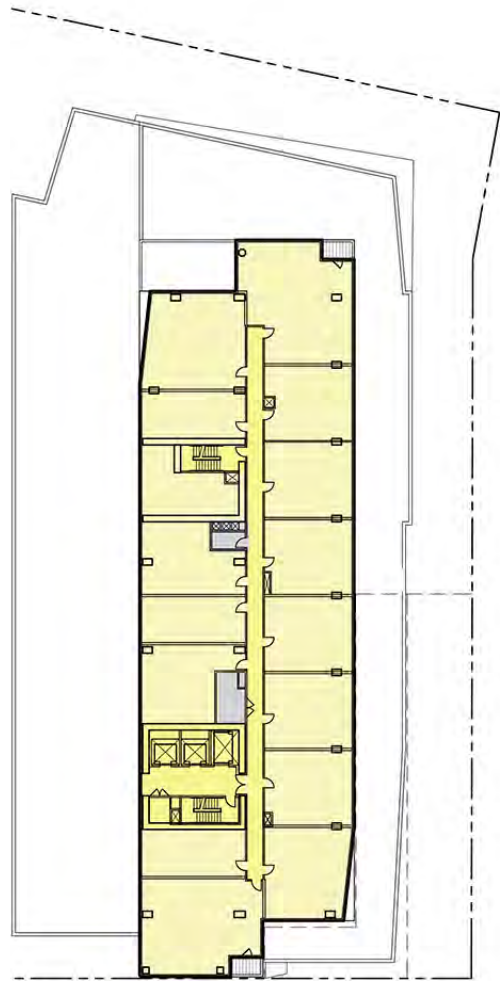


RESIDENTIAL FLOOR PLANS

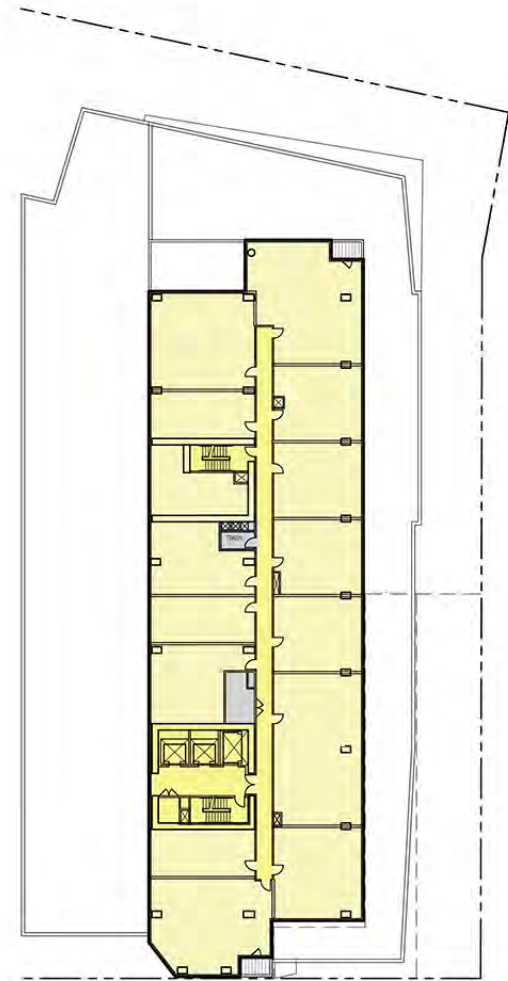
Levels 21 – 24



Levels 15 – 20



Levels 6 - 14



MAIN STREET LOOKING WEST

Building 1



MAIN STREET LOOKING EAST

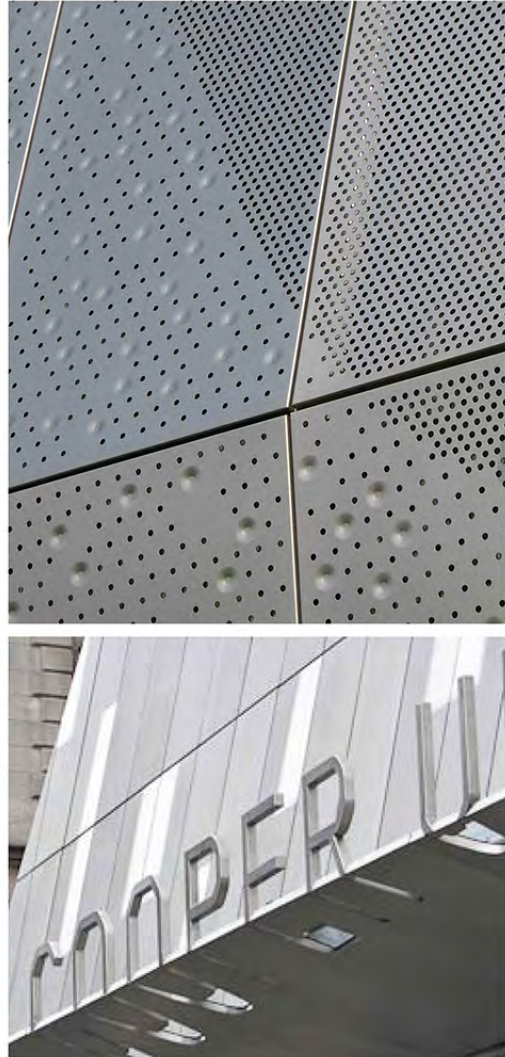


MATERIAL PALETTE

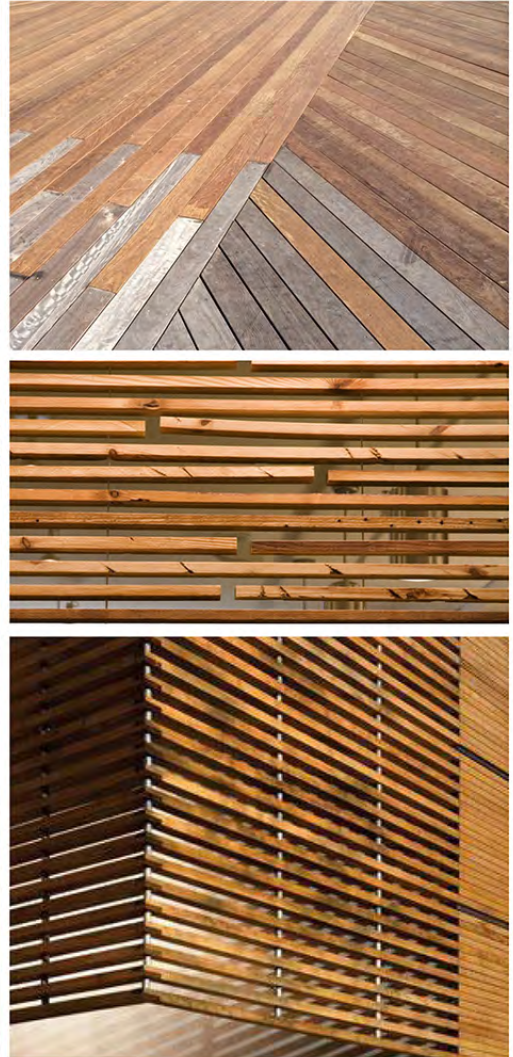
1 GLASS



2 METAL



3 WOOD



THIRD STREET/BROAD CANAL WAY

Building 1



BROAD CANAL WAY PROPOSED CONDITIONS

Building 1





VIEW FROM LONGFELLOW BRIDGE



DISCUSSION/COMMENT

