

PROJECT UPDATE

MXD SUBSTATION DEVELOPMENT (BLUE GARAGE)

August 4, 2020

PROJECT UPDATE

MXD Substation Development (Blue Garage)

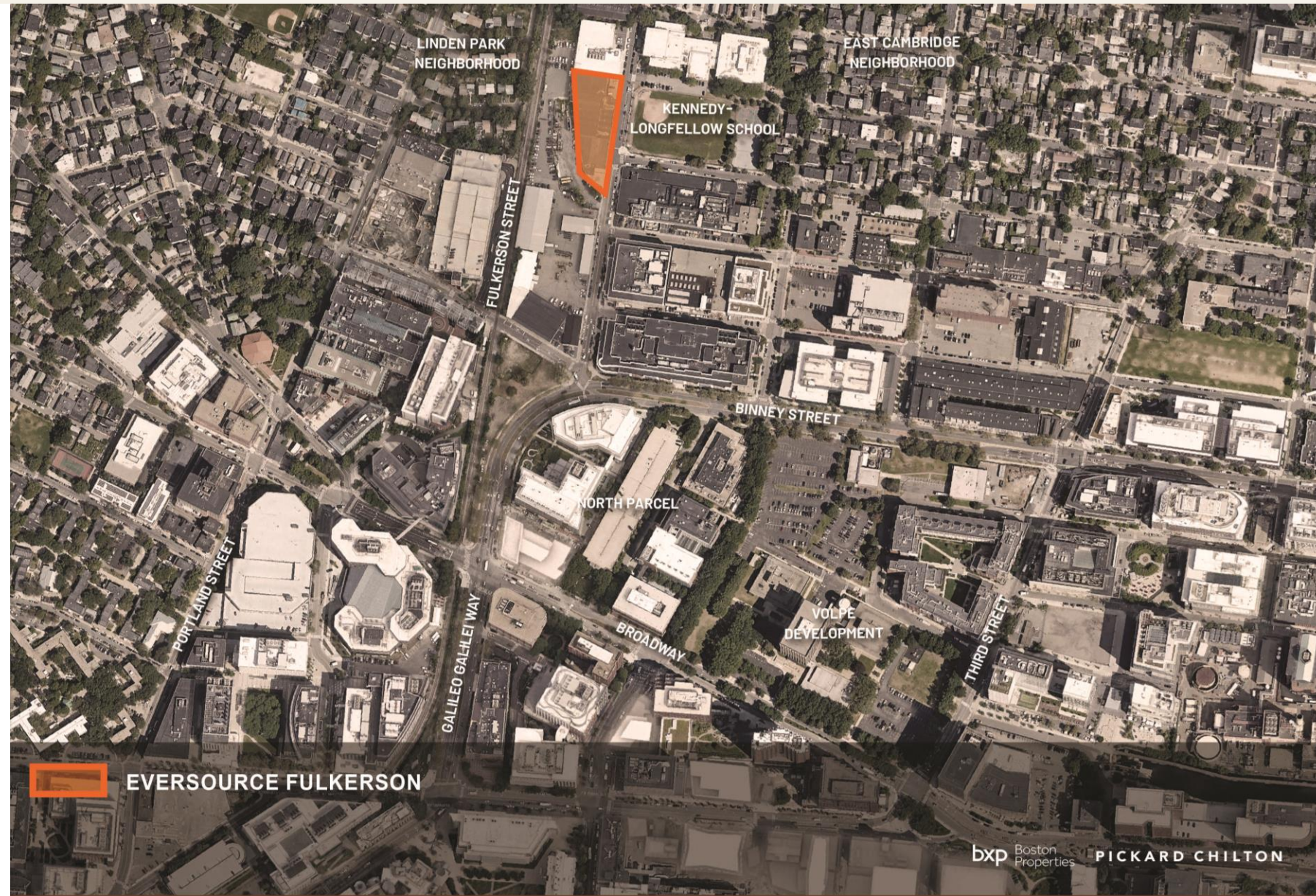
Agenda

- [1] Review of Project Origins
- [2] Summary of Proposed Development Plan
- [3] Next Steps

PROJECT ORIGINS

MXD Substation Development (Blue Garage)

- Originally permitted for 40 housing units
- Purchased by Eversource in 2017
- Concerns included proximity to school, residential neighborhood
- City Manager called for developer proposals to accommodate the substation elsewhere



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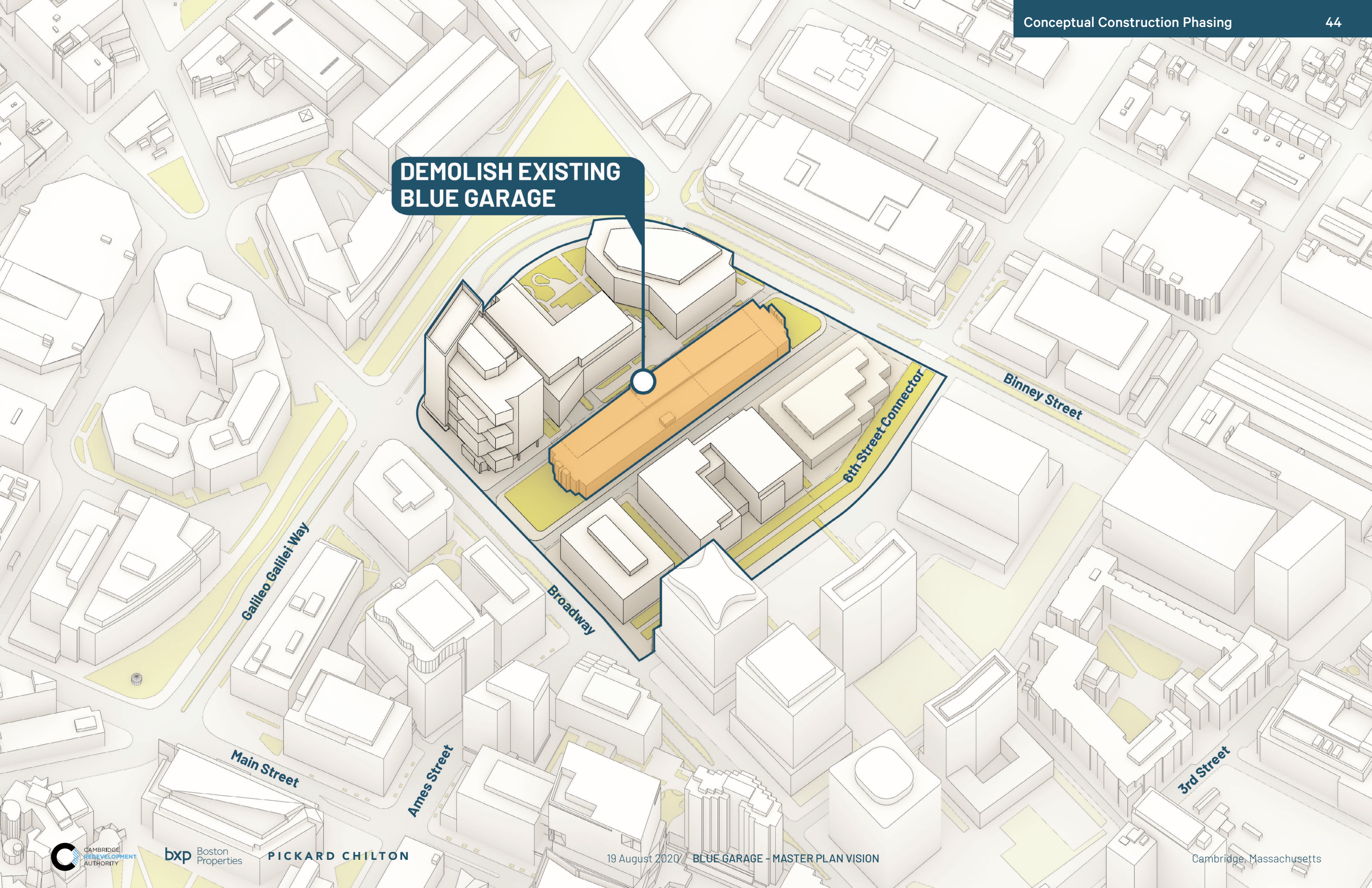
PROPOSED DEVELOPMENT PLAN

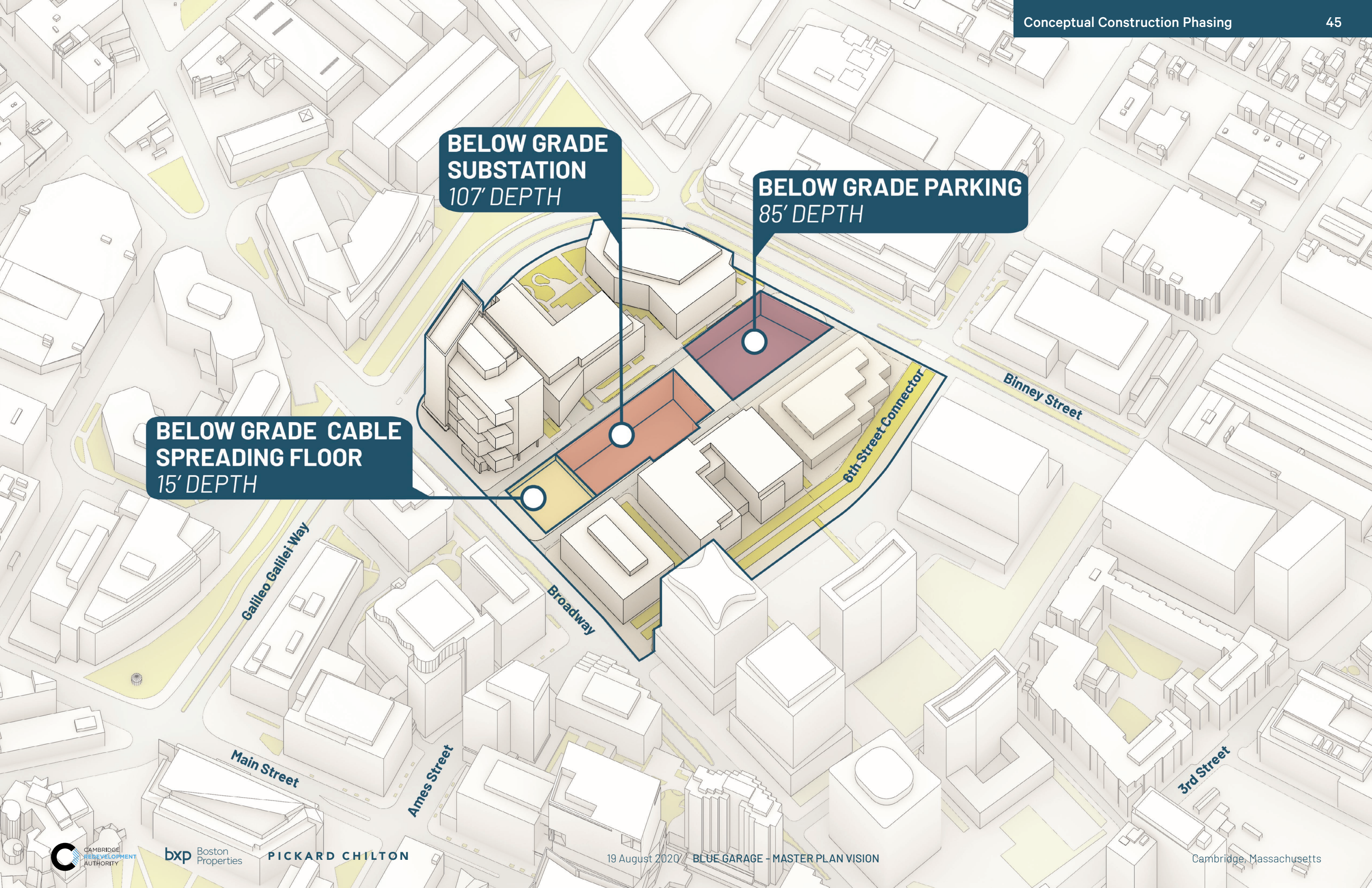
MXD Substation Development (Blue Garage)

Development Plan Objectives

- [1] Engineering feasibility
- [2] Respond to desire for open space + connectivity
- [3] **Cross-subsidize heavy infrastructure**

DEMOLISH EXISTING
BLUE GARAGE





**BELOW GRADE
SUBSTATION**
107' DEPTH

BELOW GRADE PARKING
85' DEPTH

**BELOW GRADE CABLE
SPREADING FLOOR**
15' DEPTH

6th Street Connector

Binney Street

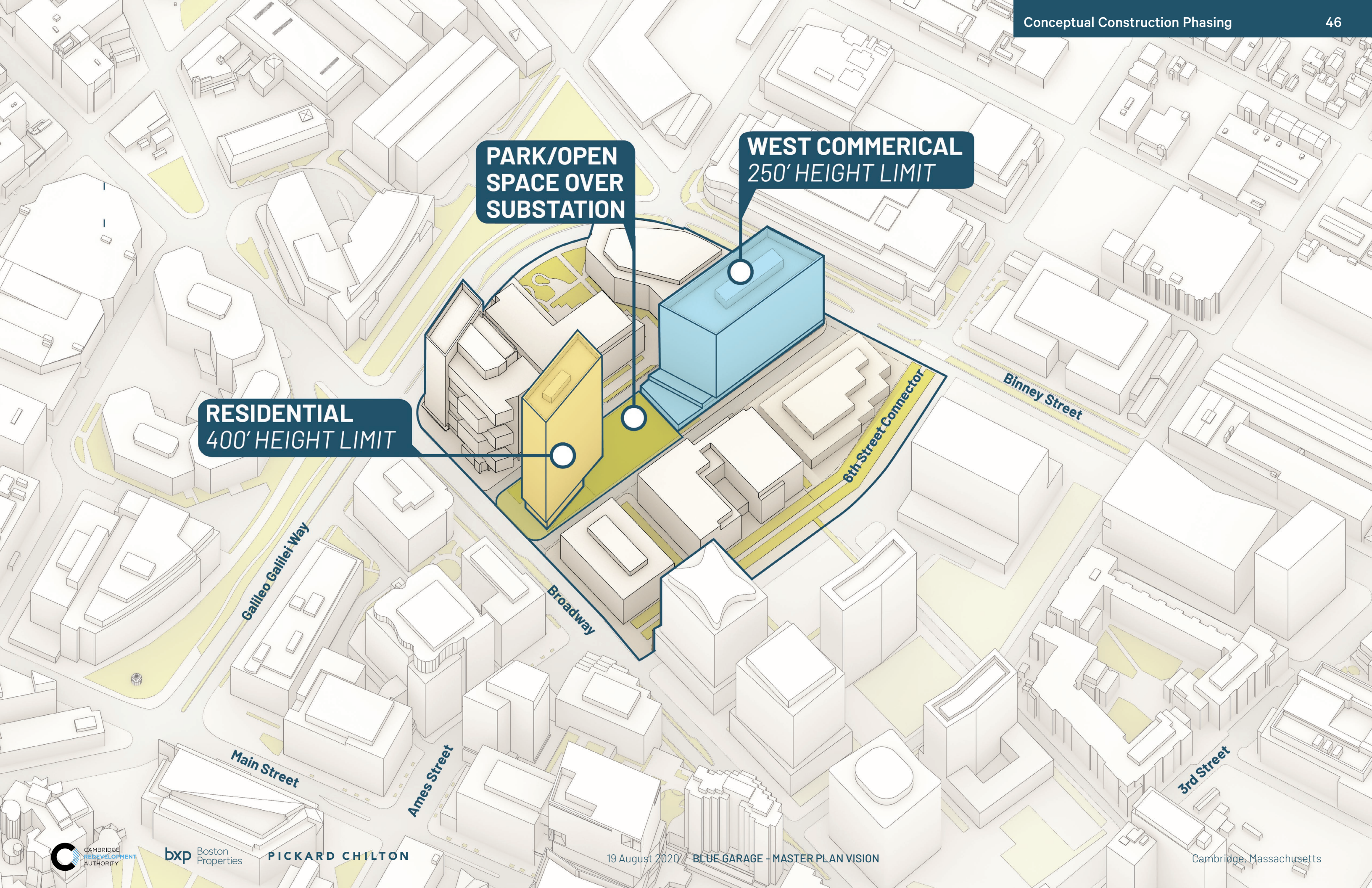
Galileo Galilei Way

Broadway

Main Street

Ames Street

3rd Street



**PARK/OPEN
SPACE OVER
SUBSTATION**

**WEST COMMERCIAL
250' HEIGHT LIMIT**

**RESIDENTIAL
400' HEIGHT LIMIT**

6th Street Connector

Binney Street

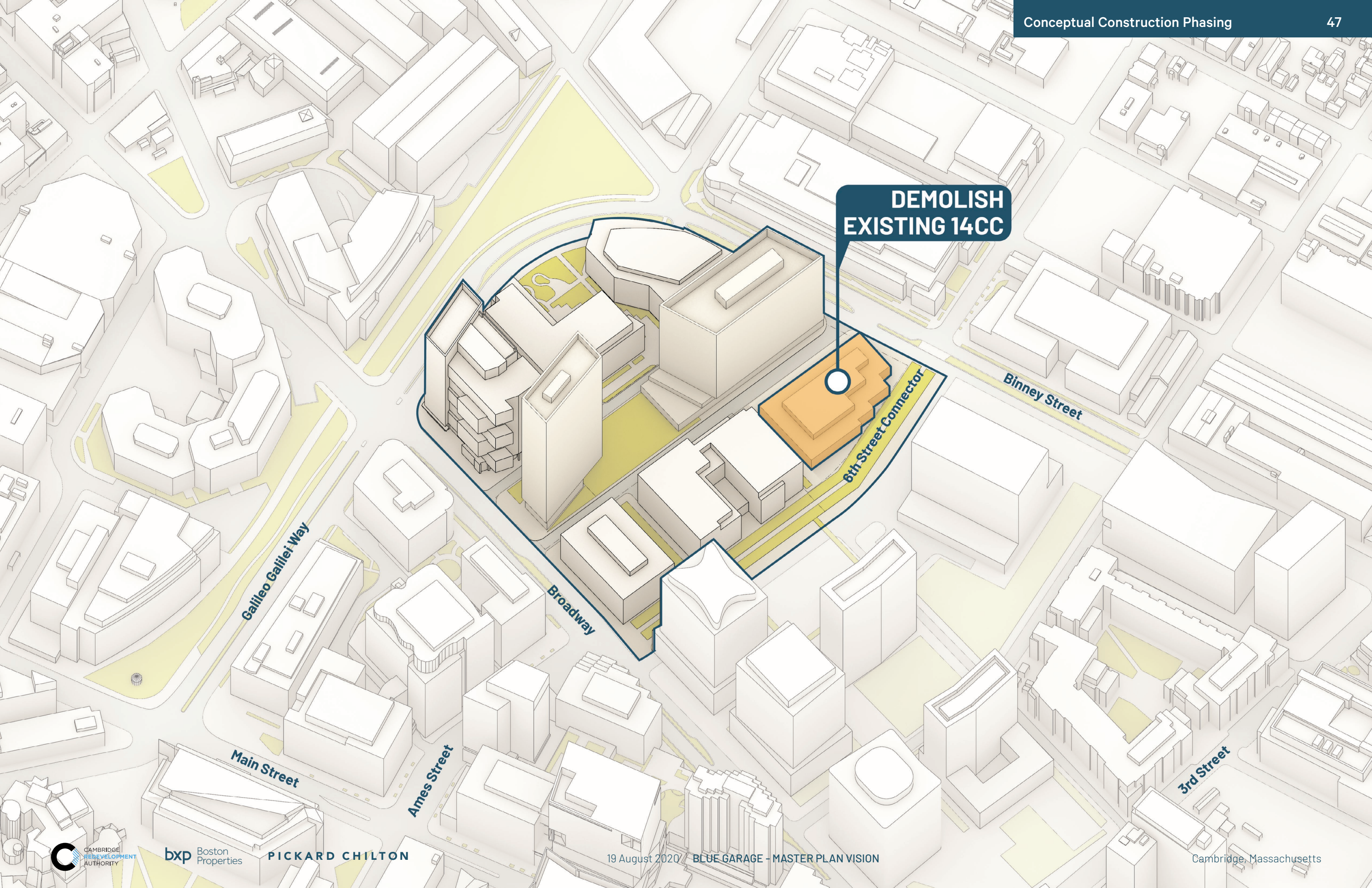
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**DEMOLISH
EXISTING 14CC**

6th Street Connector

Binney Street

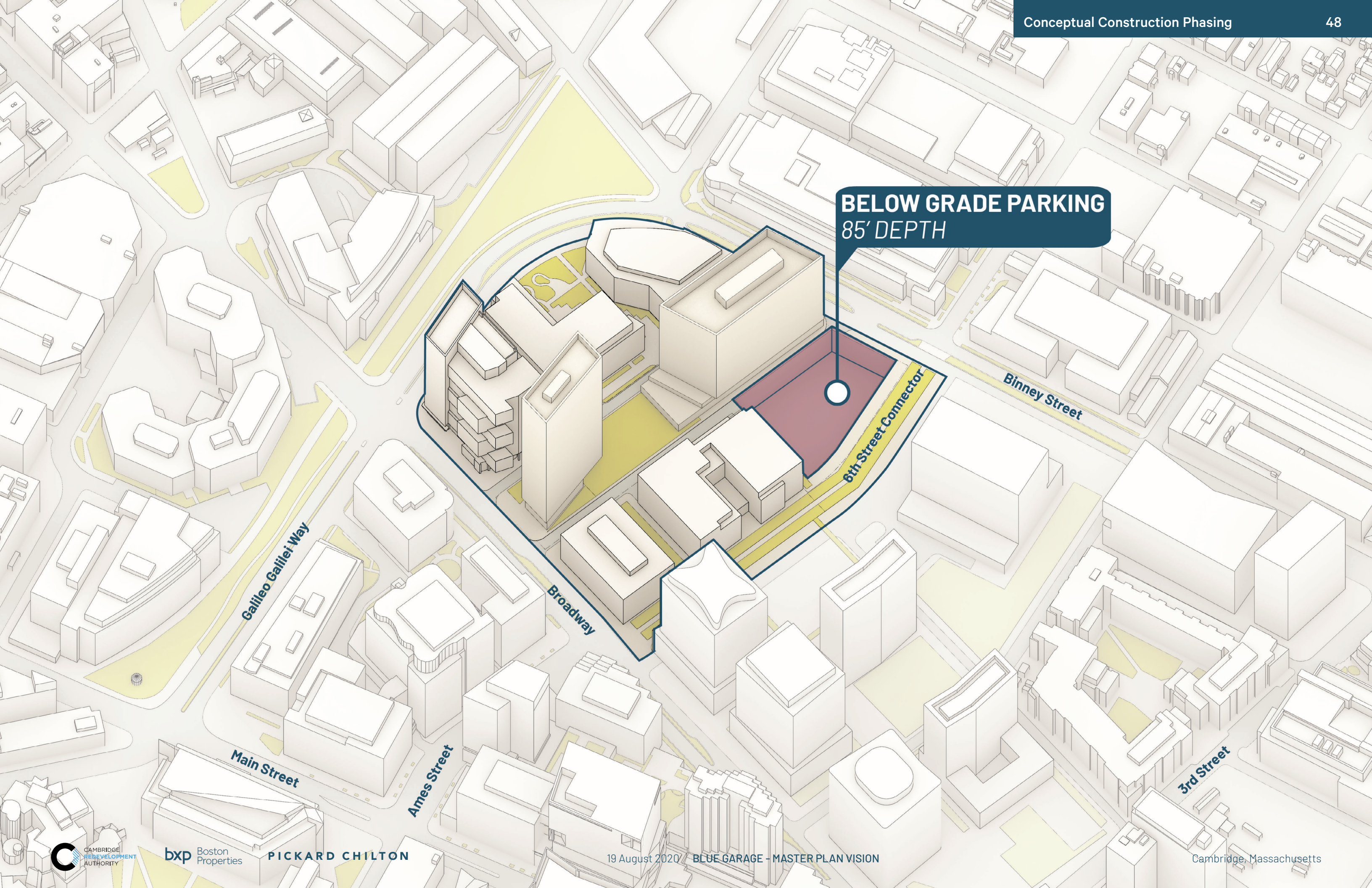
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BELOW GRADE PARKING
85' DEPTH

6th Street Connector

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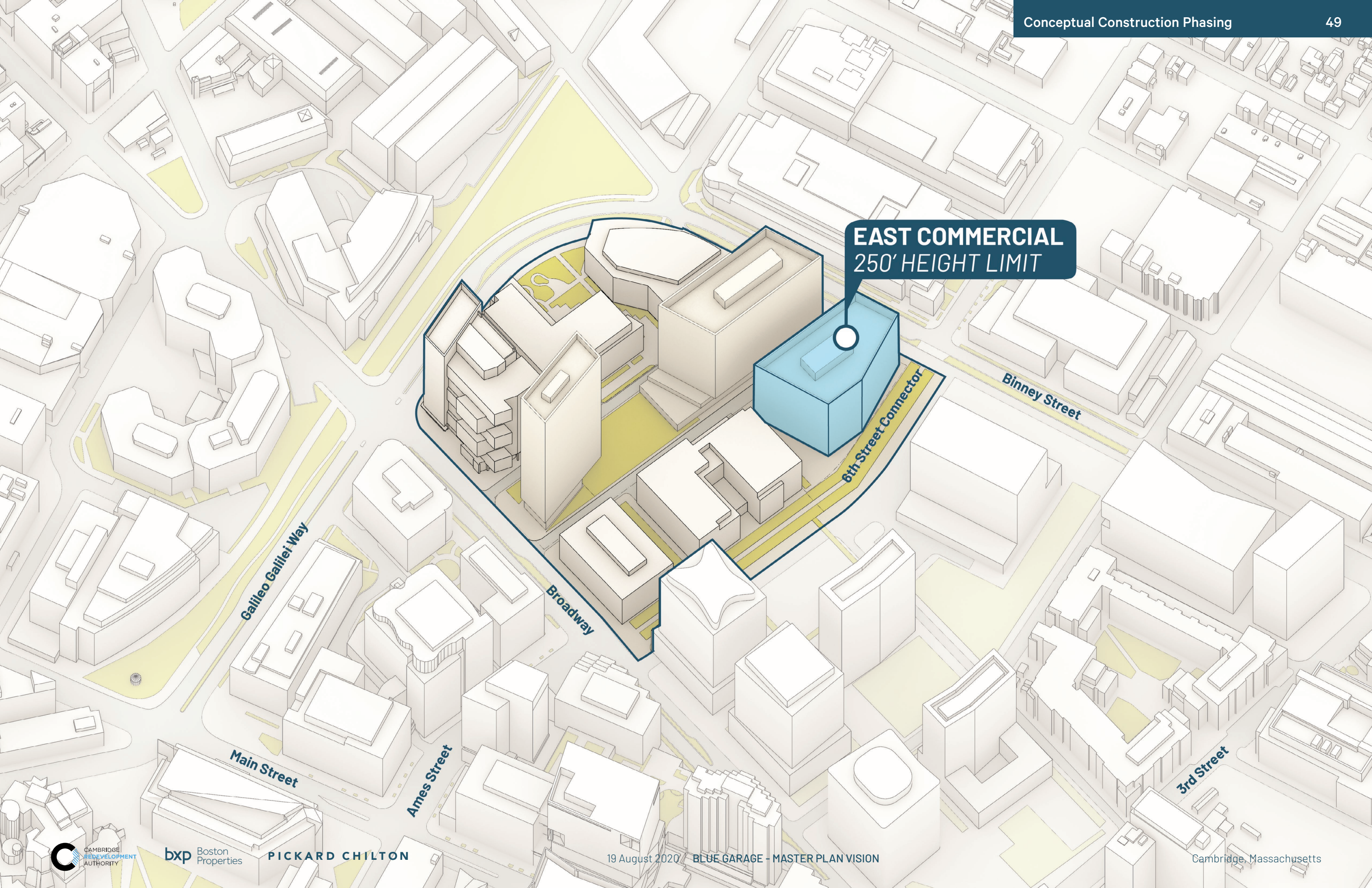
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EAST COMMERCIAL
250' HEIGHT LIMIT

NEXT STEPS

MXD Substation Development (Blue Garage)

Project Status + Timeline

- **Now**: Community engagement + elaboration of zoning petition
- **Q4 2020**: Cambridge City Council vote + Eversource permit filing
- **Q1 2023**: Construction Start
- **Q3 2026**: Initial Occupancy

Q&A

COMMENT AT: MXDSUB.SITE