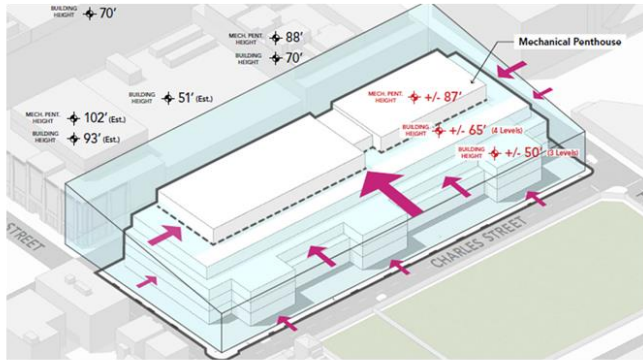
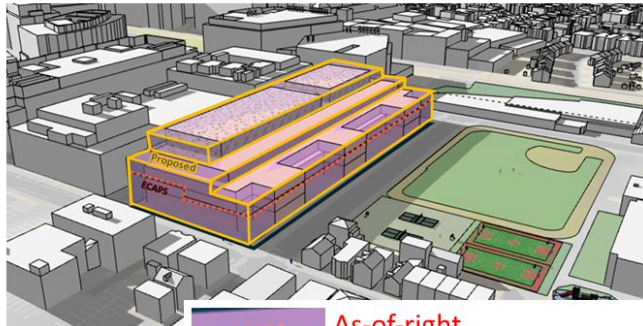


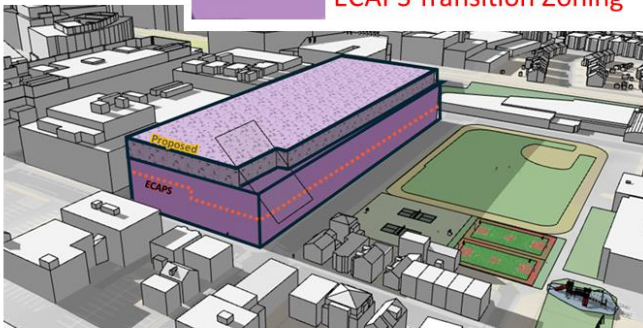
# Shell Game: The issue before the council is BMR's Zoning Petition



The vehicle for all of our negotiations and votes has been this completely fictitious idea about a building.  
(BioMed March 4 Presentation)



Expressing these commitments n zoning would be easy. Just modify the existing ECHO language.



As-of-right  
ECAPS Transition Zoning

At left is what BMR expressed in their petition.

Is this what we reviewed and approved?

Sal from BioMed says that this isn't really what they want, either 😊

## Watch the Ball!

Questions: [paulbcote@gmail.com](mailto:paulbcote@gmail.com)

For updates and source documents, visit [www.tinyurl.com/320chas](http://www.tinyurl.com/320chas)

## Supporting Documents

[BioMed's Feb 6 presentation \(also presented March 4.\)](#)

The BioMed petition does not include an envelope diagram like these. This was interpreted from the simple geometry you can read in the [BioMed filing of March 11.](#)

Also filed by BioMed was this [Letter of Commitment](#) that offers 23 Million to various EC groups provided that their amendment goes through as written. This may explain why there are many influential people who are willing to give BioMed a big benefit of the doubt.

Trust BioMed and the beneficiaries of the letter of commitment to do whatever provides the greatest return for their investors. This is not 3D checkers. Just follow the money.

Meeting regarding:

## **Proposed New Zoning for the Entire Block bounded by 6<sup>th</sup>, Charles St, Fulkerson St and Bent St**

formerly occupied by the Broad Institute

Time: Tuesday March 4, 2025 6:00 PM

Place: 301 Binney **Corner of Fulkerson and Rogers**

Meeting hosted by BioMed Realty

Zoom Meeting ID: 854 7942 4530 Passcode: 639970

Contact Sal Zinno BioMed VP 617 551 5926

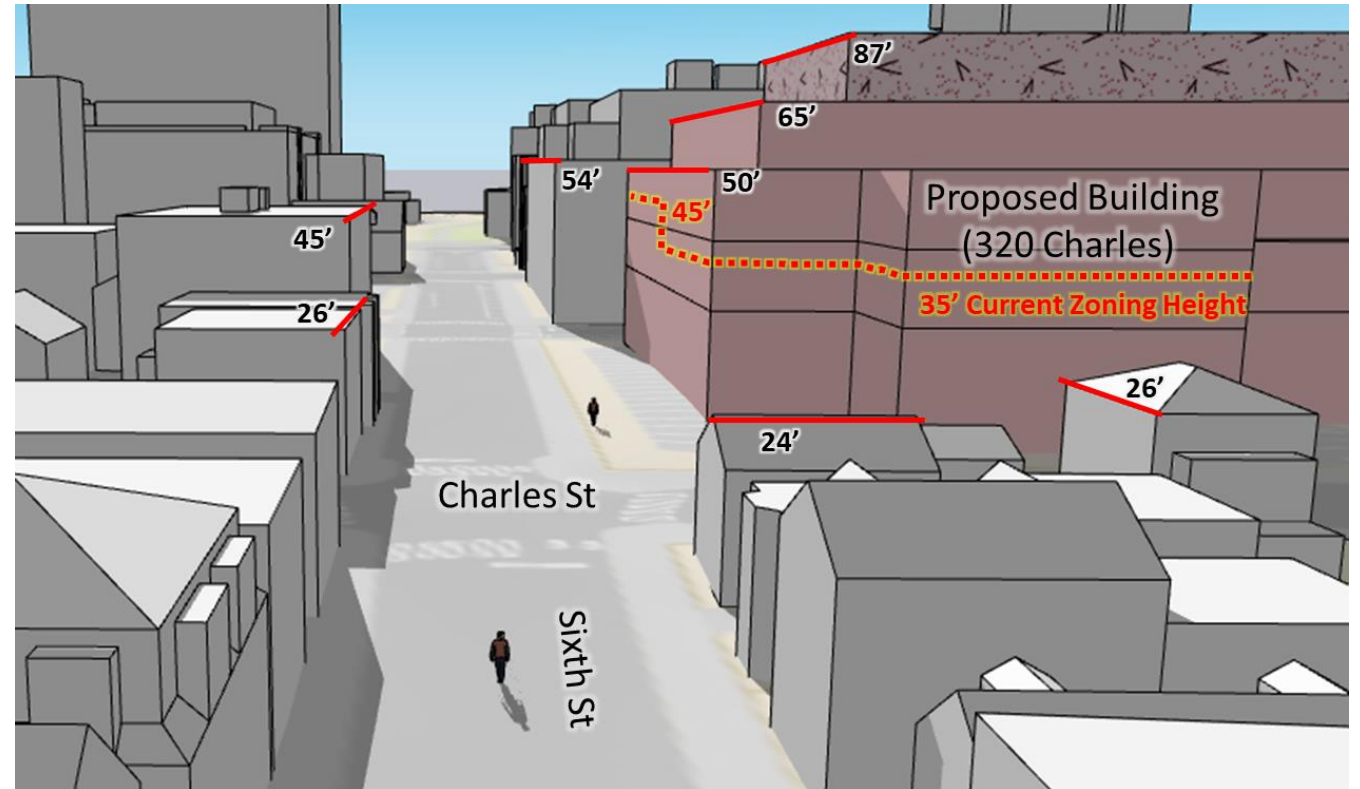
sal.zinno@biomedrealty.com

This poster produced by Paul Cote, 85 6<sup>th</sup> St, [paulbcote@gmail.com](mailto:paulbcote@gmail.com)

Building geometry based on BioMed drawings presented February 26, 2025

Context buildings: Cambridge GIS

For additional analysis of this project: [www.tinyurl.com/320chas](http://www.tinyurl.com/320chas)





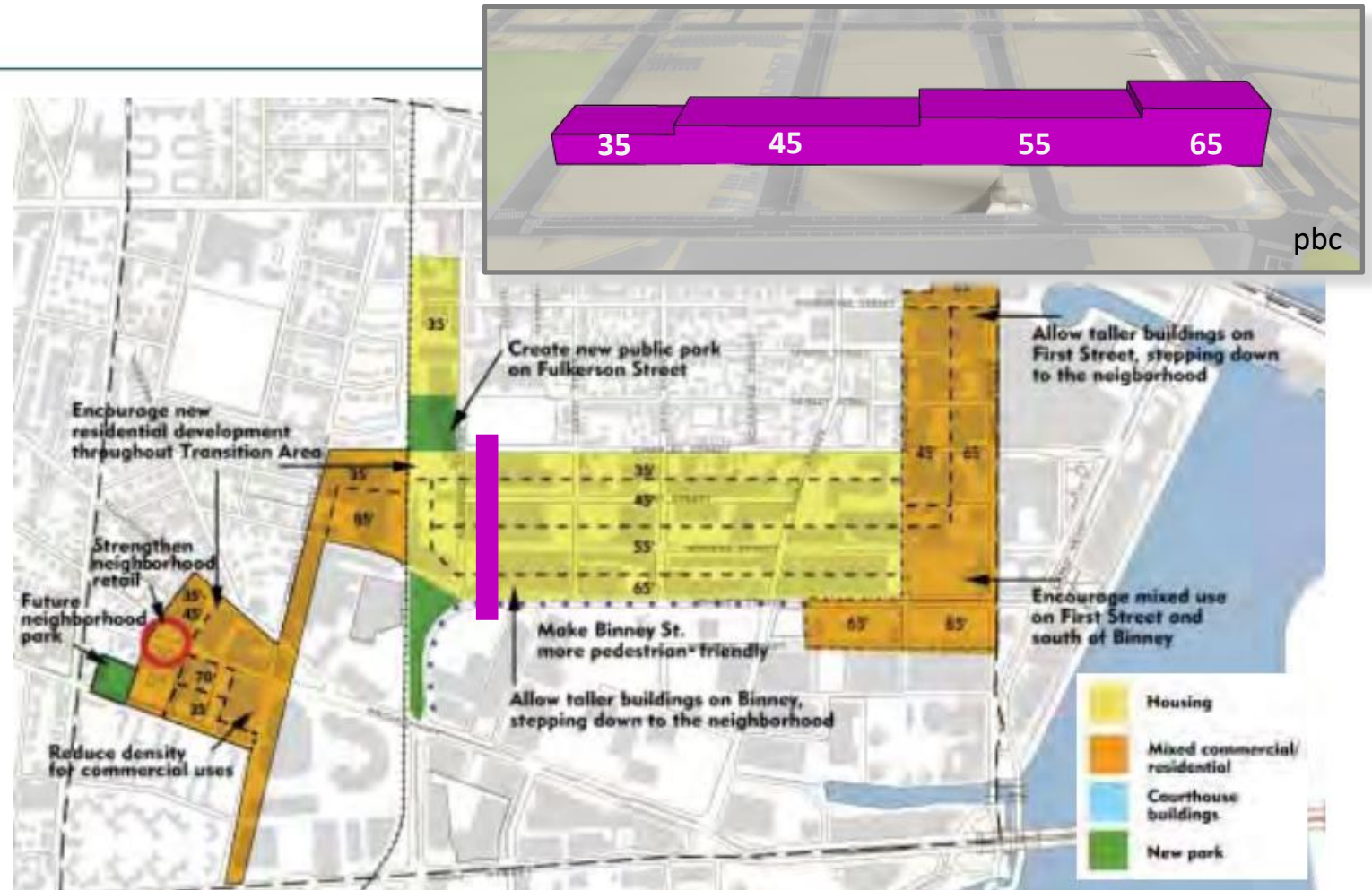
# East Cambridge Housing Overlay (ECHO)

## TRANSITION AREAS

The Transition Areas lie between the residential neighborhoods of East Cambridge, Wellington-Harrington, and Area IV and the commercial development in Kendall Square. The primary goals for these areas are to encourage residential uses and create a transition in heights from the neighborhoods to Kendall Square. The ECaPS zoning changes would:

- Encourage new residential development and conversion of existing buildings to residential use; existing commercial uses would be allowed to remain as conforming uses.
- Create a 2:1 differential in residential and commercial Floor Area Ratios (FARs) through the creation of an Eastern Cambridge Housing Overlay (ECHO).
- Apply new, finely graduated height limits.
- Encourage ground floor retail along First Street.
- Allow for Transfers of Development Rights (TDRs) to allow commercial development rights to be transferred to areas south of Binney Street and encourage conversion of areas north of Binney Street to residential.

From [East Cambridge Planning Study](#). Adopted into the zoning ordinance, 2001

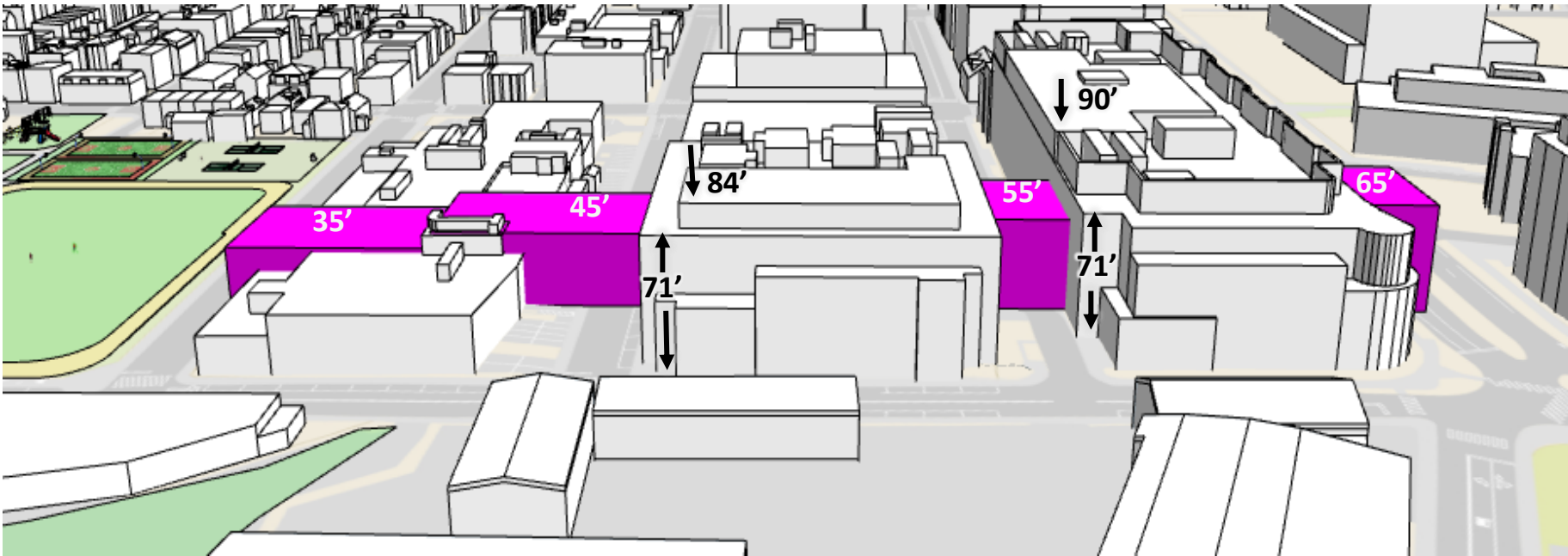


Urban design principles diagram shows the graduated height towards the neighborhoods as well as the desire for mixed-use development along First Street and along the edge of Area IV.

## East Cambridge Housing Overlay (ECHO) Existing Condition, 2020

The East Cambridge Transition District was adopted into the zoning ordinance in 2001. The transition area is intended to enforce a principle of descending building heights between Kendall square, North of Binney into the residential neighborhood of East Cambridge. The principle of descending heights is intended to protect the visual quality of the neighborhood from unreasonable shadow impacts and sacrifices of our views of the sky.

Unfortunately, many of the buildings in this end of the ECHO district were already permitted when ECAPS was adopted into zoning in 2001.



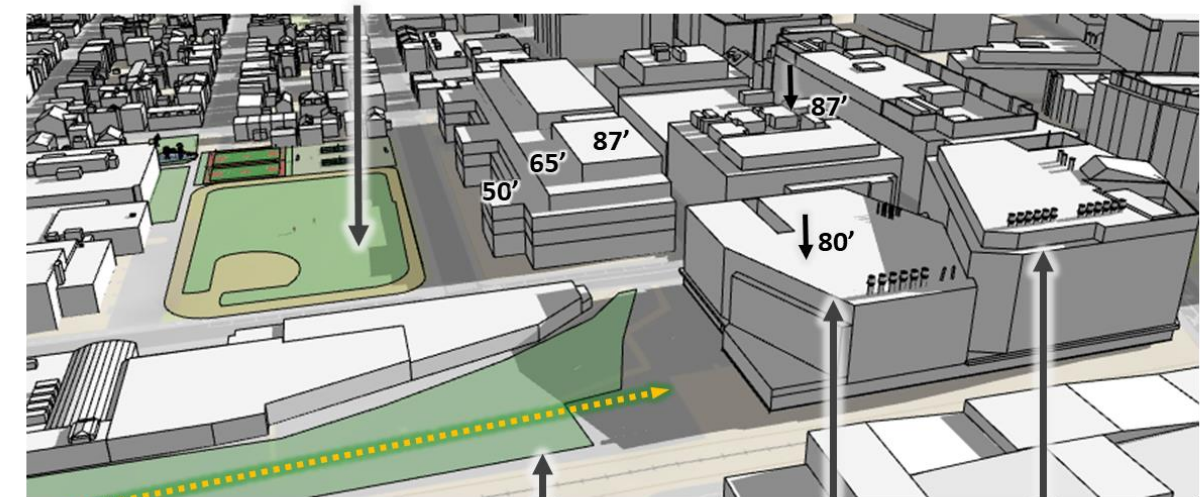


# 320 Charles: BMR Proposal (February 6, 2025)



Football on Ahern Field, winter 1946, Courtesy [Cambridge Historical Commission](#)

Shadow December 20



Moderna: Grand Junction Land Swap 4 Stories, 80' 6 Stories + Mech, 116'

## December 20 Shadow Studies



9 AM EST

10 AM EST

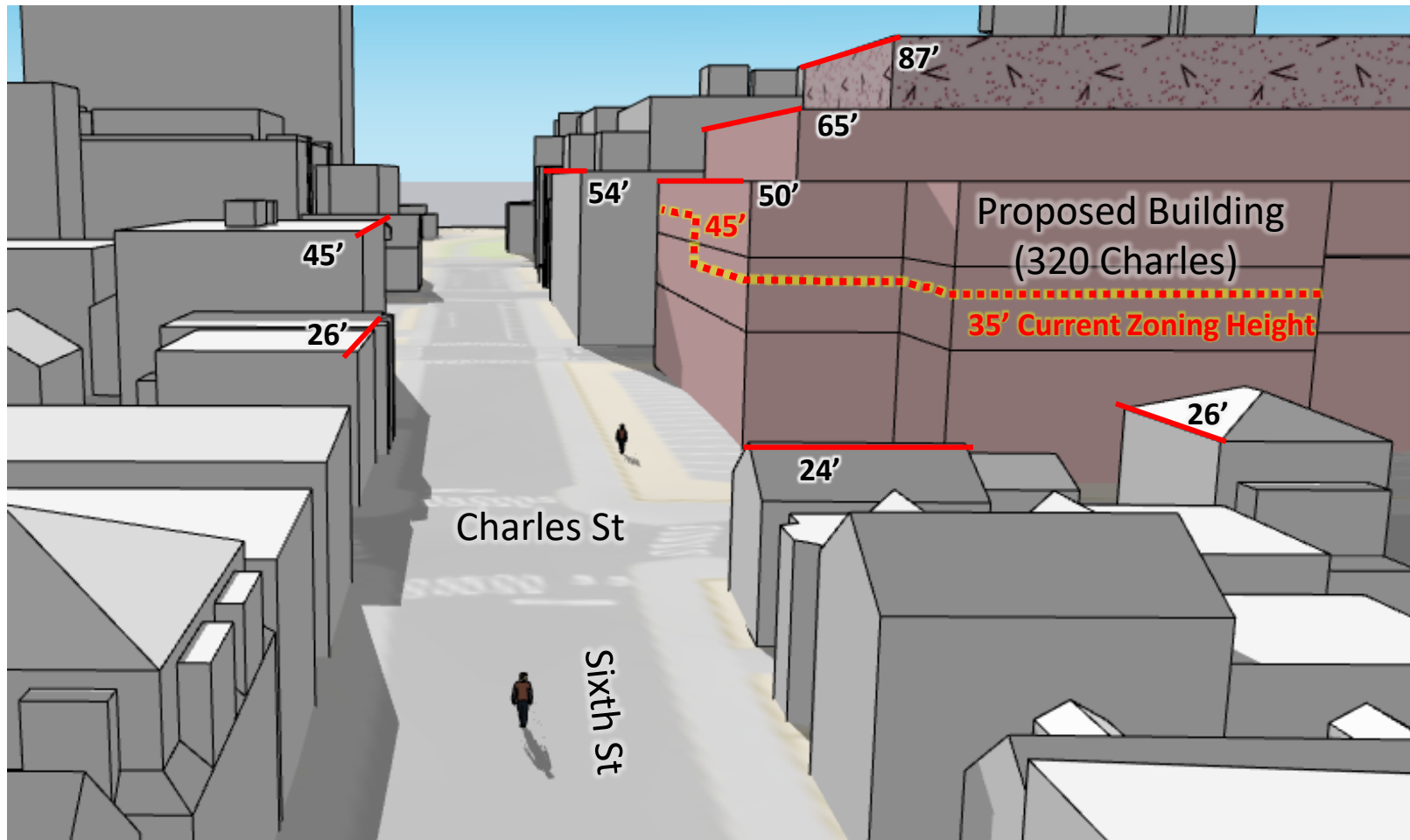
12 PM EST

2 PM EST

[paulbcote@gmail.com](mailto:paulbcote@gmail.com). For updates, visit [www.tinyurl.com/320chas](http://www.tinyurl.com/320chas)

320 Charles model extruded from BMR groundplan according to heights included in the Feb 6 slideshow. . .

[Context buildings and terrain from Cambridge GIS.](#)



**BioMed Realty Draft Proposal from February 6 Presentation. Modeled based on their footprint and heights.**

**East Cambridge Transition Zone requires descending heights from Binney street into the neighborhood.**

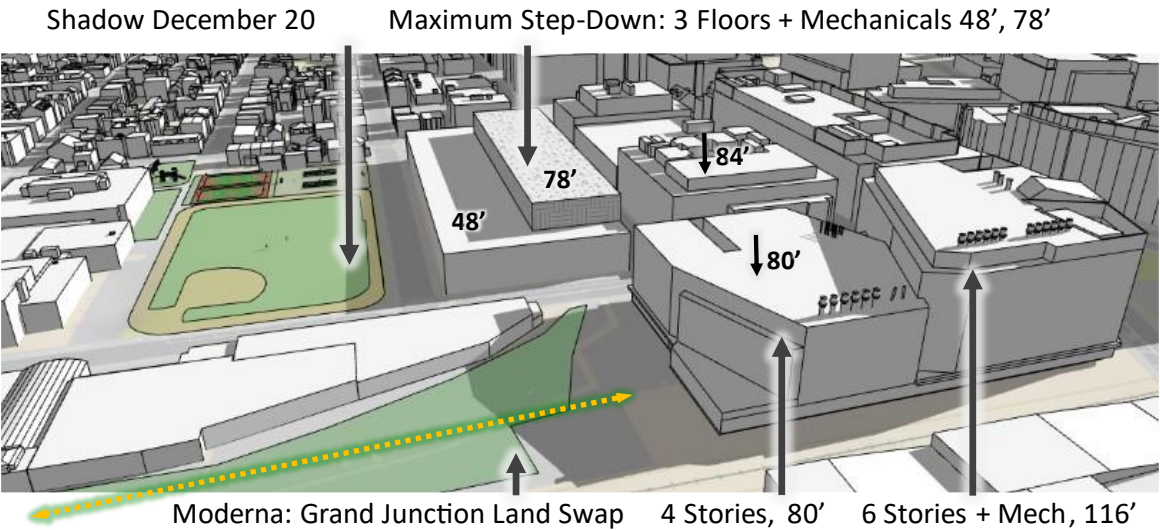
**Possible improvements: Restore landscaped visitor parking with a 2-story entryway on 6<sup>th</sup> St.**



# 320 Charles Descending Heights from Existing



Recess on Ahern Field: January 24 2025 12:10 pm EST



## December 20 Shadow Studies



9 AM EST



10 AM EST



12 PM EST



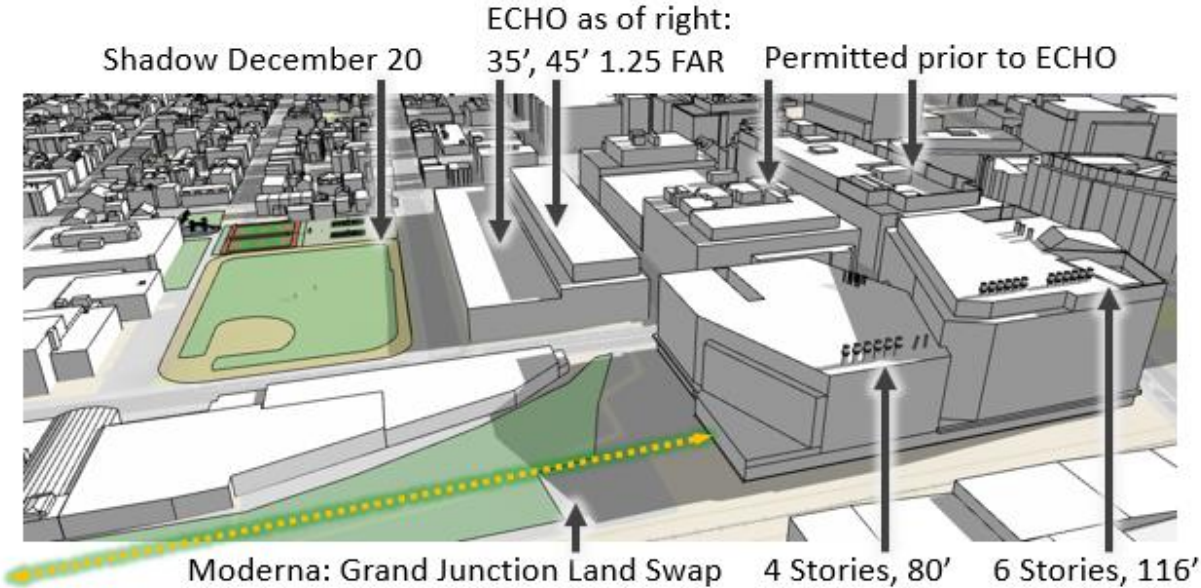
2 PM EST



# 320 Charles BioMed As of Right



Hockey on Ahern Field 1934, Courtesy [Cambridge Historical Commission](#)



## December 20 Shadow Studies



9 AM EST



10 AM EST



12 PM EST



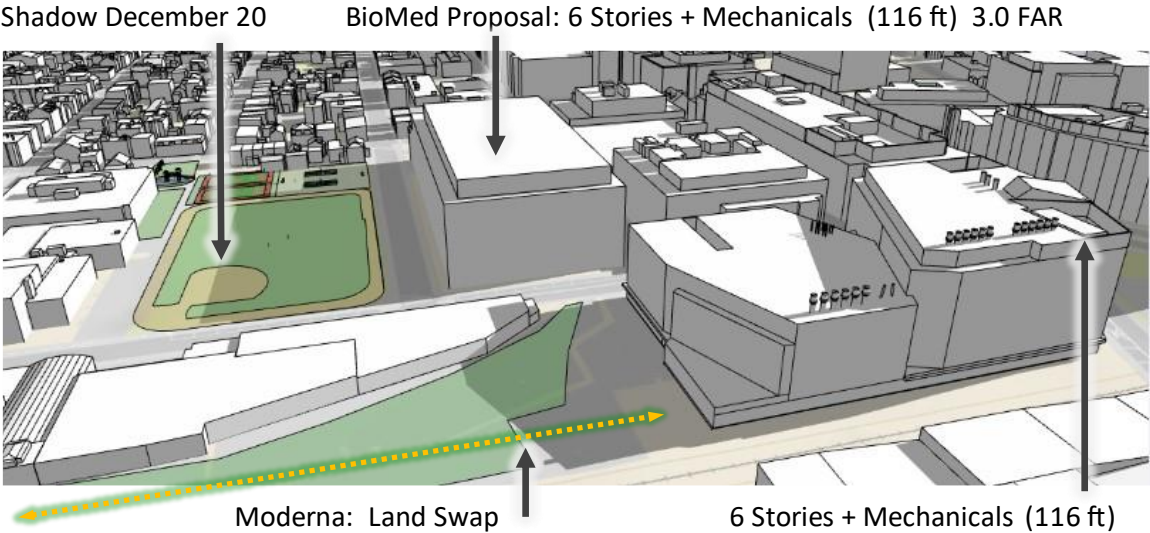
2 PM EST



# 320 Charles BioMed Initial Proposal (December 10, 2024)



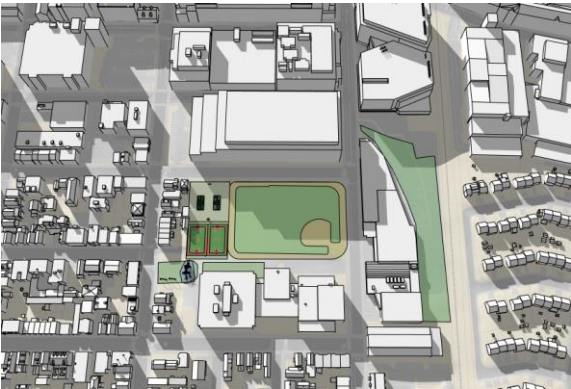
Recess on Ahern Field: December 13 2024 12:40 pm EST



## December 20 Shadow Studies



9 AM EST



10 AM EST



12 PM EST



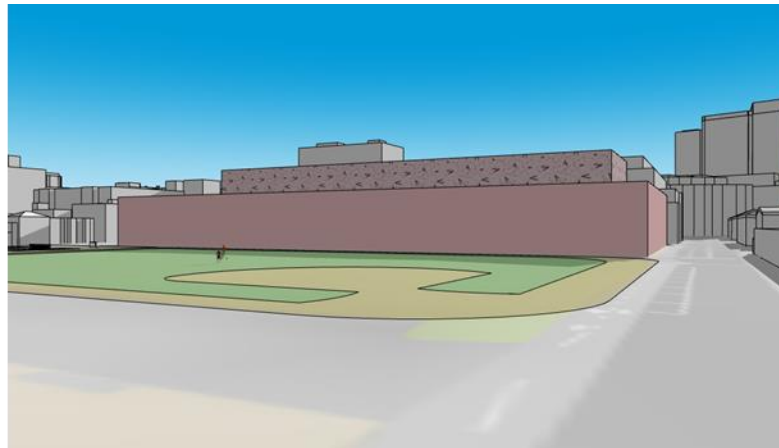
2 PM EST

## 320 Charles Descending Heights from Existing

The principle of descending heights is intended to protect the visual quality of the neighborhood from unreasonable shadow impacts and sacrifices of our views of the sky.

This is most important for this site, which sits just south of a substantial portion of the total recreational open space of East Cambridge, Ahern Field, which serves as the playground for a major Cambridge Public Schools facility. The former Kennedy Longfellow School is the best-endowed school facility with regard to directly-accessible recreational open space.

The principle of descending heights protects against enclosure of the neighborhood by tall industrial buildings.





## 320 Charles Descending Heights from Existing Precedents in Transition Area

Modest, geometrically specific up-zoning may be supported by precedents in the East Cambridge Transition Area

150 Bent provides a precedent for the 48' + 20' massing, occupying the same Charles St-facing slice of the transition area.

125 Binney demonstrates how a 4-story lab building (on the Binney side of the transition area) is served by a 26' shed occupying half of the roof. So this should also be possible on a 3-story building.

