PROPOSED SITE PLAN

1. Reuse of two existing buildings, addition of three new research buildings and a parking garage.

2. Vast majority of new development is over existing parking spaces or buildings.

3. Increase of 365,000 SF above existing buildings.

4. Compliant with current SD-3 Zoning.

5. No parking space increase.

6. Compliant with the Asbestos Protection Ordinance.

7. Make Jerry's Pond area publicly accessible.

| Existing Buildings Total SF | 380,000 SF |
|-------------------------------------|------------|
| Existing Buildings to Remain | 180,000 SF |
| Proposed New Buildings | 565,000 SF |
| Increase in Commercial Buildings SF | 365,000 SF |



IQHQ

GATEWAY RENDERING AT WHITTEMORE AVE





PUBLIC ACCESS PLAN

1. Proposed pedestrian path materials and dimensions to be coordinated with the City of Cambridge and the community. Railings to be provided where appropriate. Water interaction will be discouraged.

2. Existing chain link fence to be removed and portions of the fence may be relocated between path and edge of pond where appropriate.

3. Short and long term maintenance plans, and an ecological education program will be developed.

4. Picnic tables and seating to be provided at appropriate locations.

5. Tree survey will be completed prior to final determination of path locations and dimensions.

6. Rindge Ave boardwalk and viewing station to be created.







Existing Alewife Linear Path **Existing Pedestrian Path** Proposed Pedestrian Path

EXISTING CONTEXT PHOTOS



View of Perimeter Fence around Jerry's Pond





View of Existing Alewife Linear Path

View of Existing Buildings and Parking Lots along Whittemore Ave



View of Pond and Existing Parking Lot

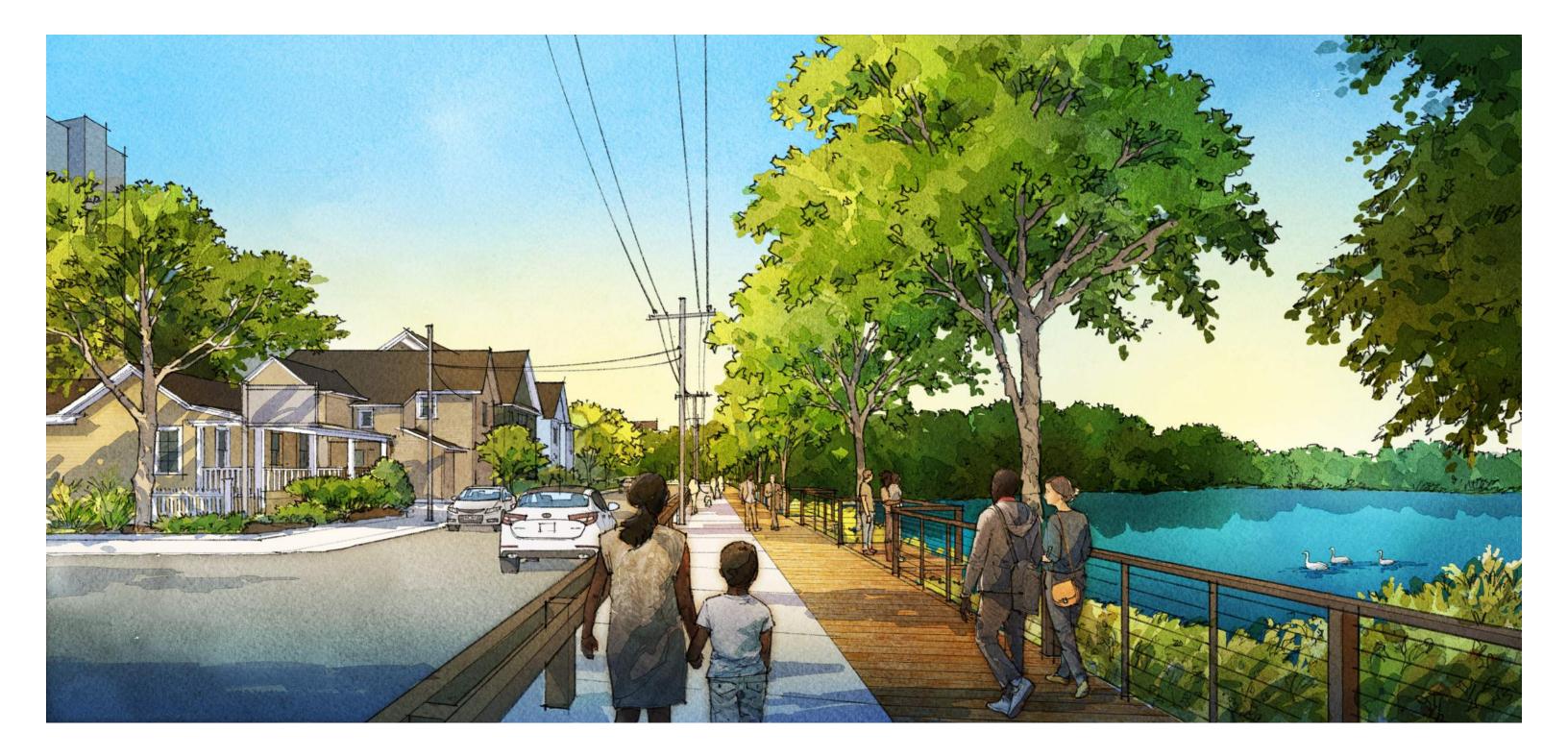






View of Existing Parking Lot

RENDERING ALONG RINDGE AVE





RENDERING FROM OVERLOOK

