

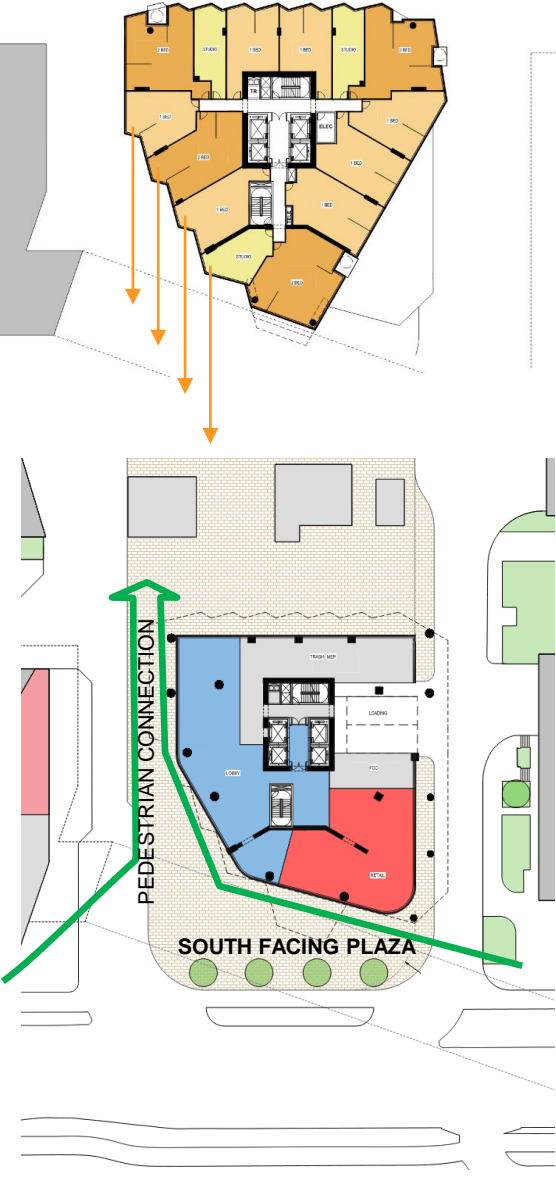
# 135 Broadway Residential

CRA / CDD Design Review

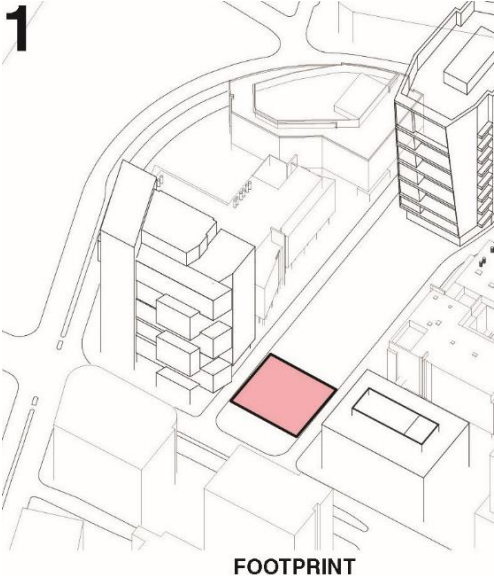
February 09, 2022



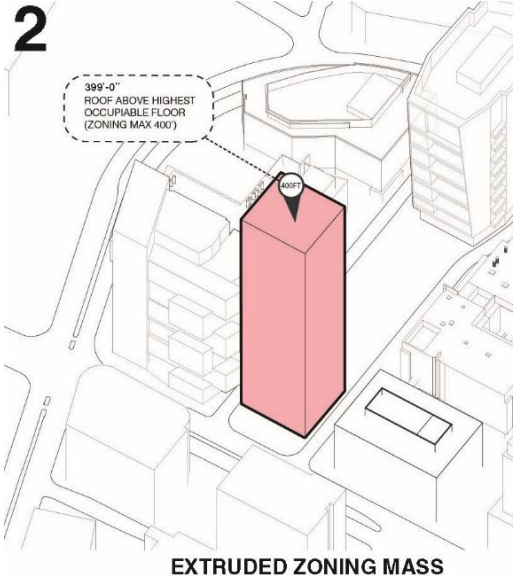
# Previous Joint Meeting (September 2021)



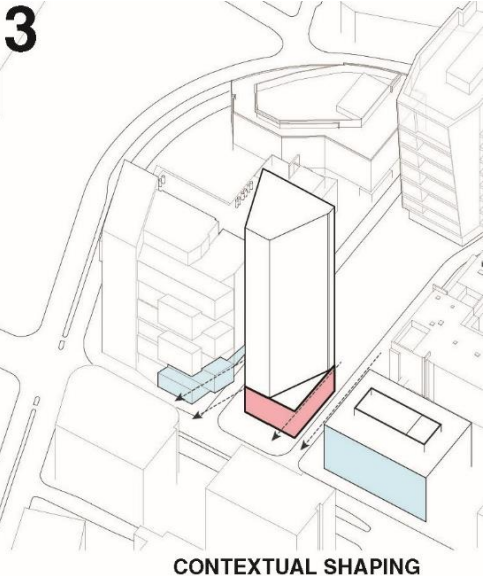
# Project Massing Development



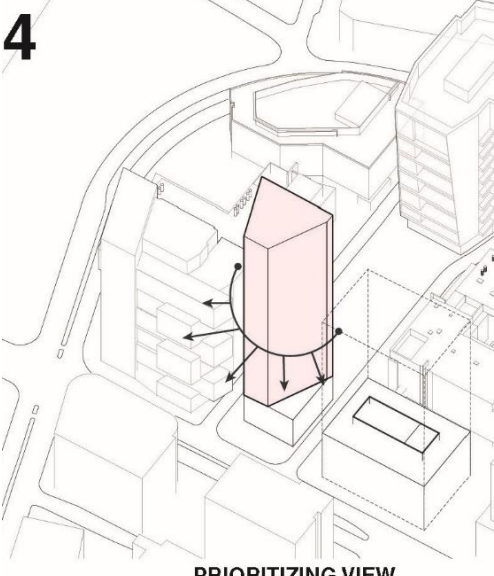
FOOTPRINT



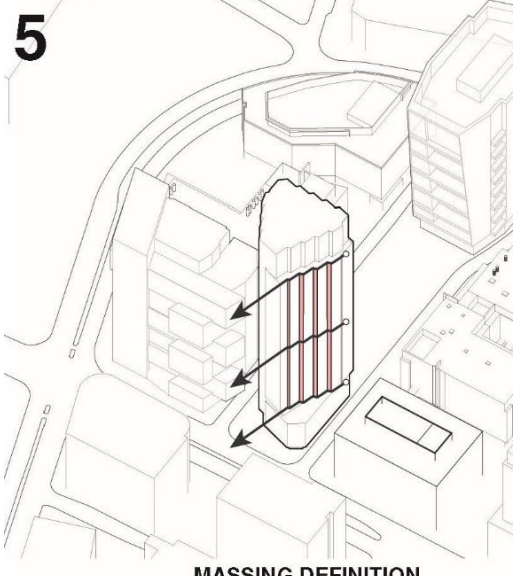
EXTRUDED ZONING MASS



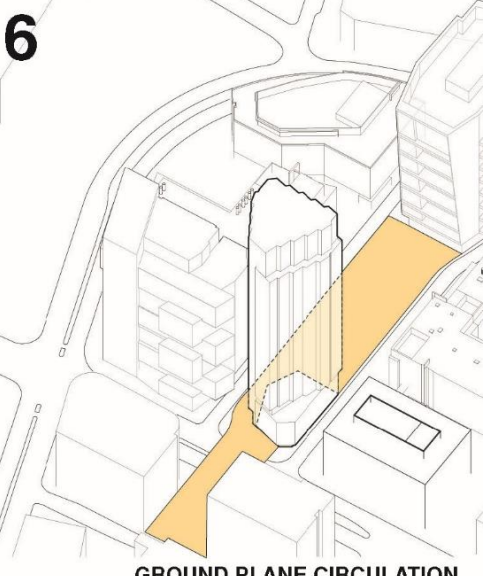
CONTEXTUAL SHAPING



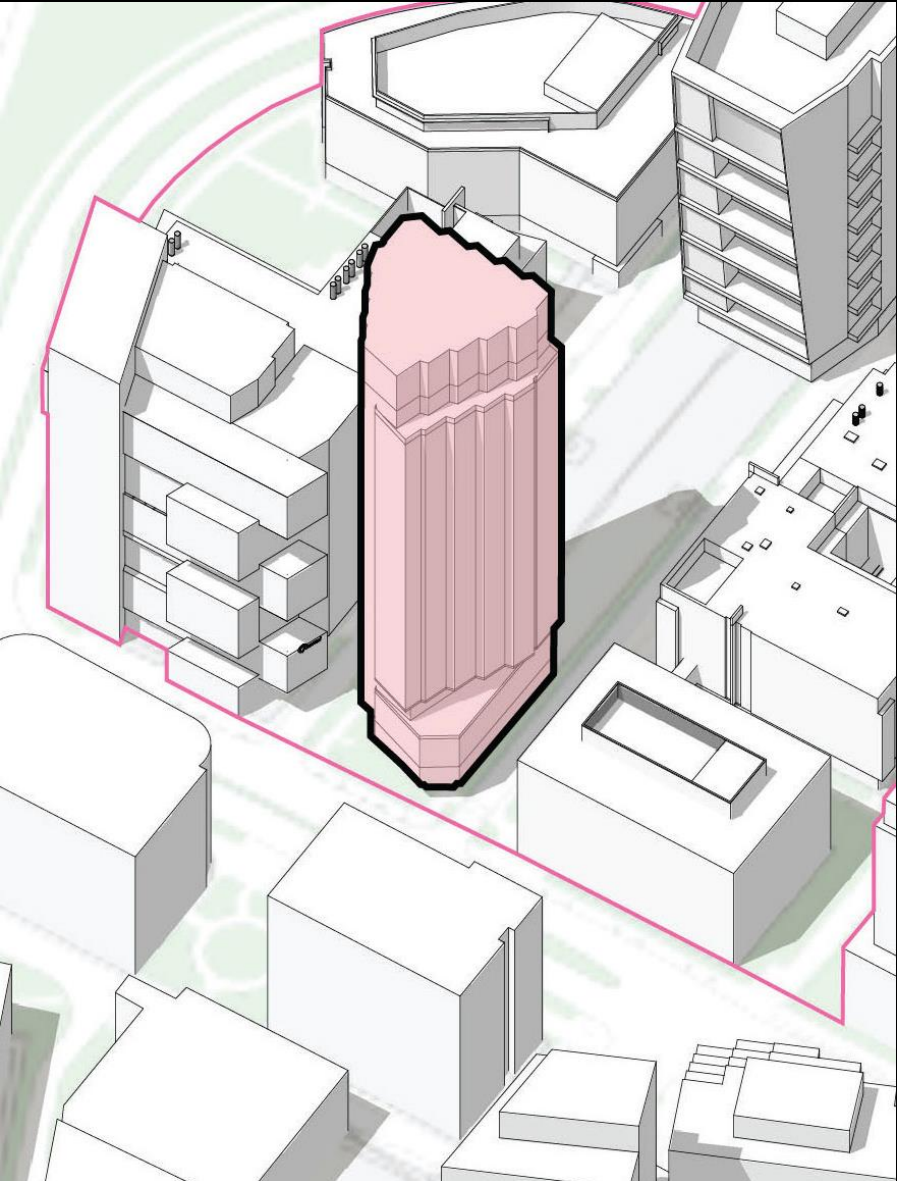
PRIORITIZING VIEW



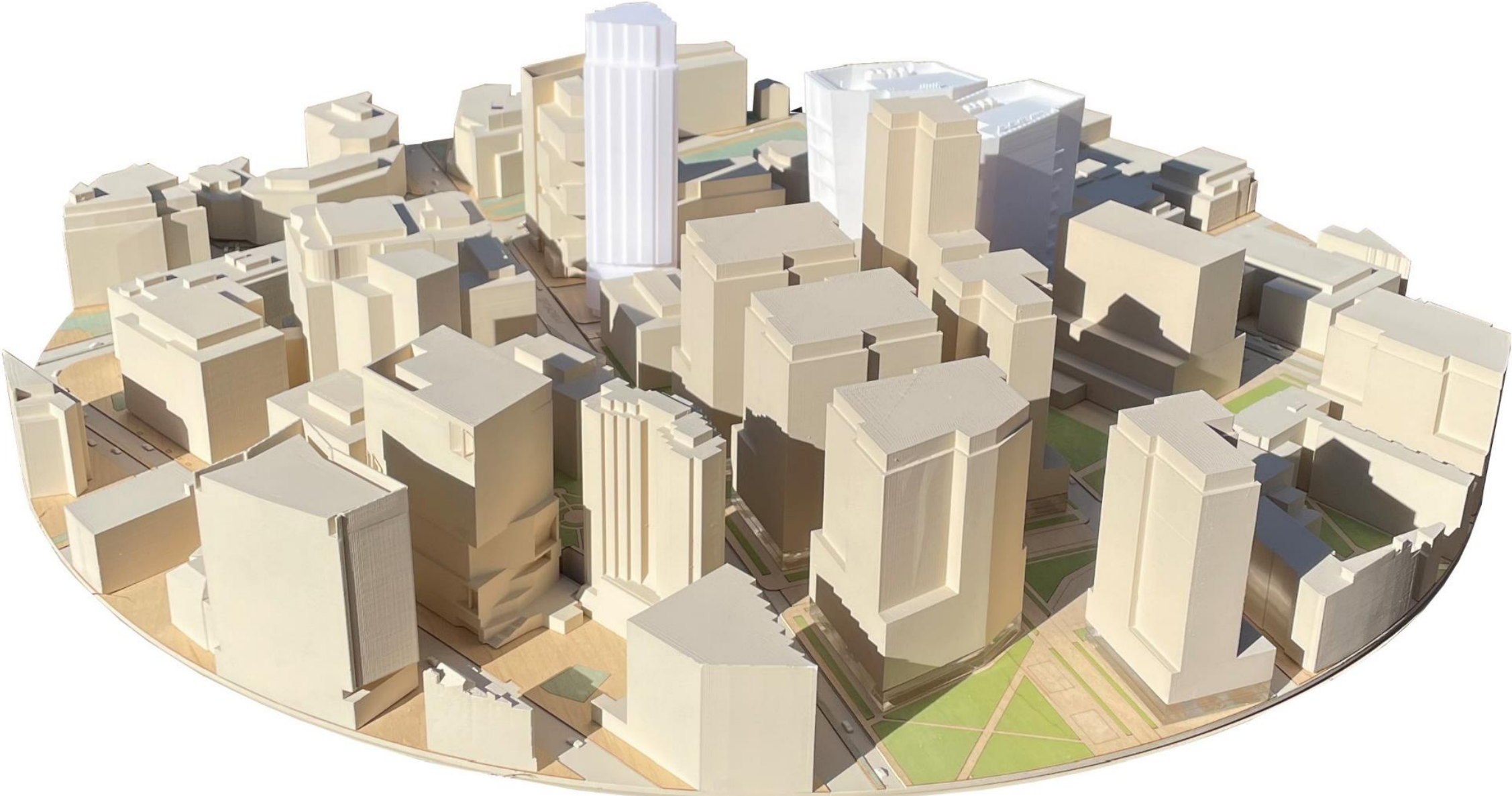
MASSING DEFINITION



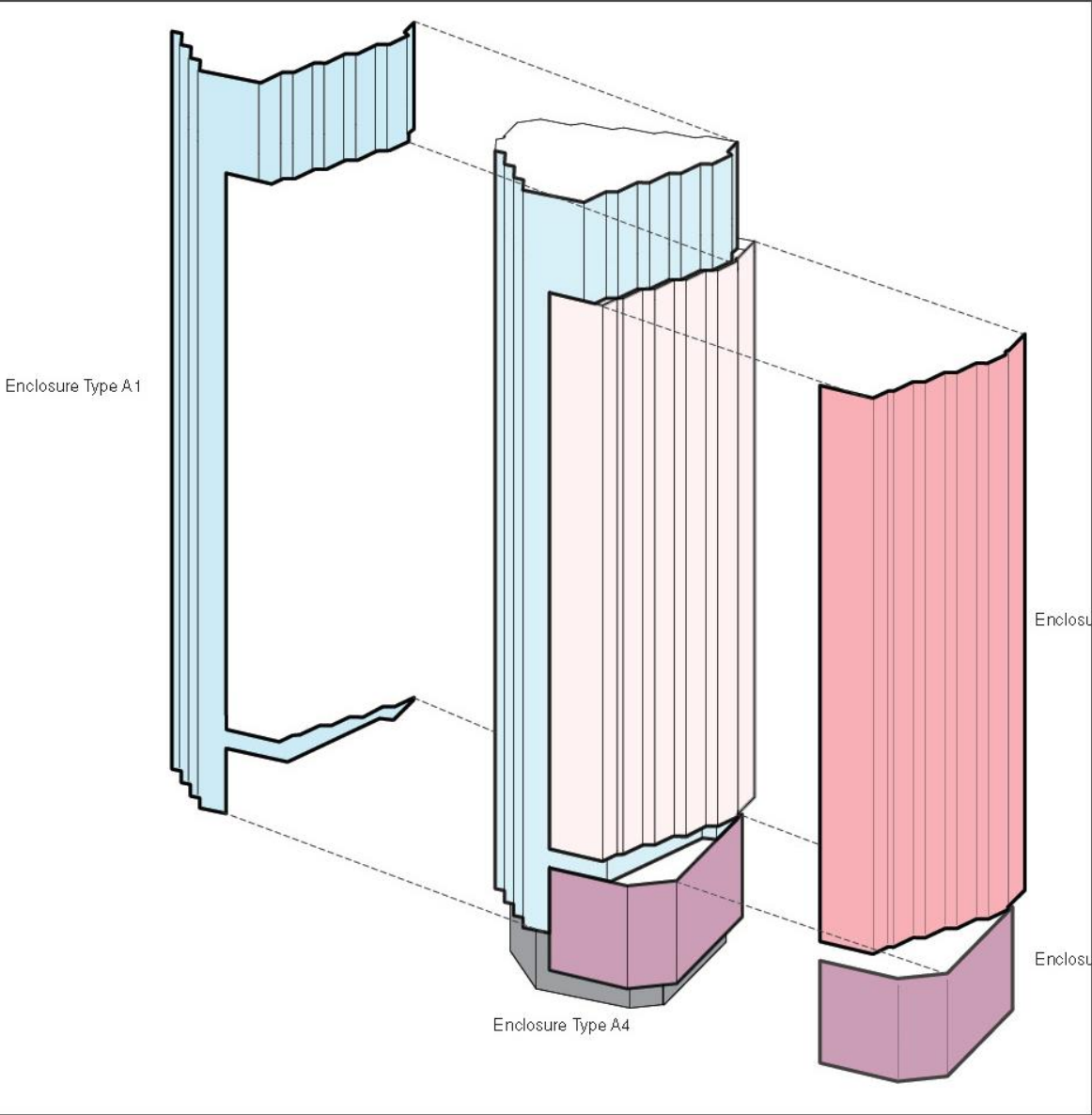
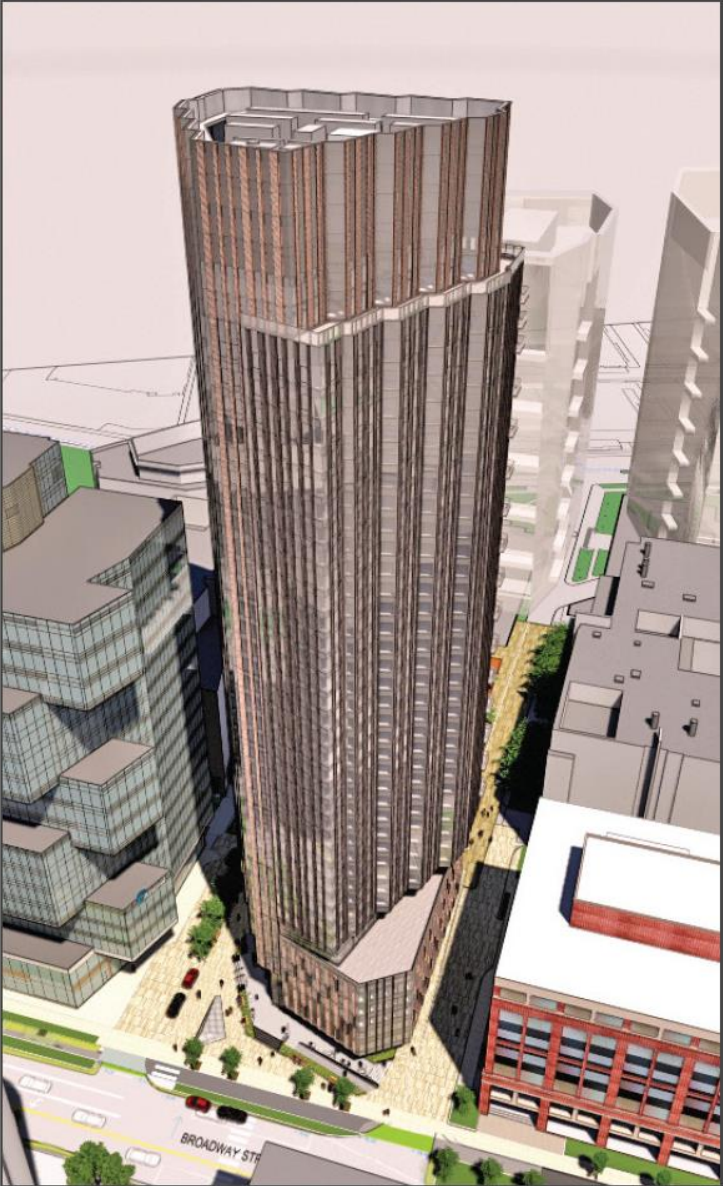
GROUND PLANE CIRCULATION



# Project Massing Context

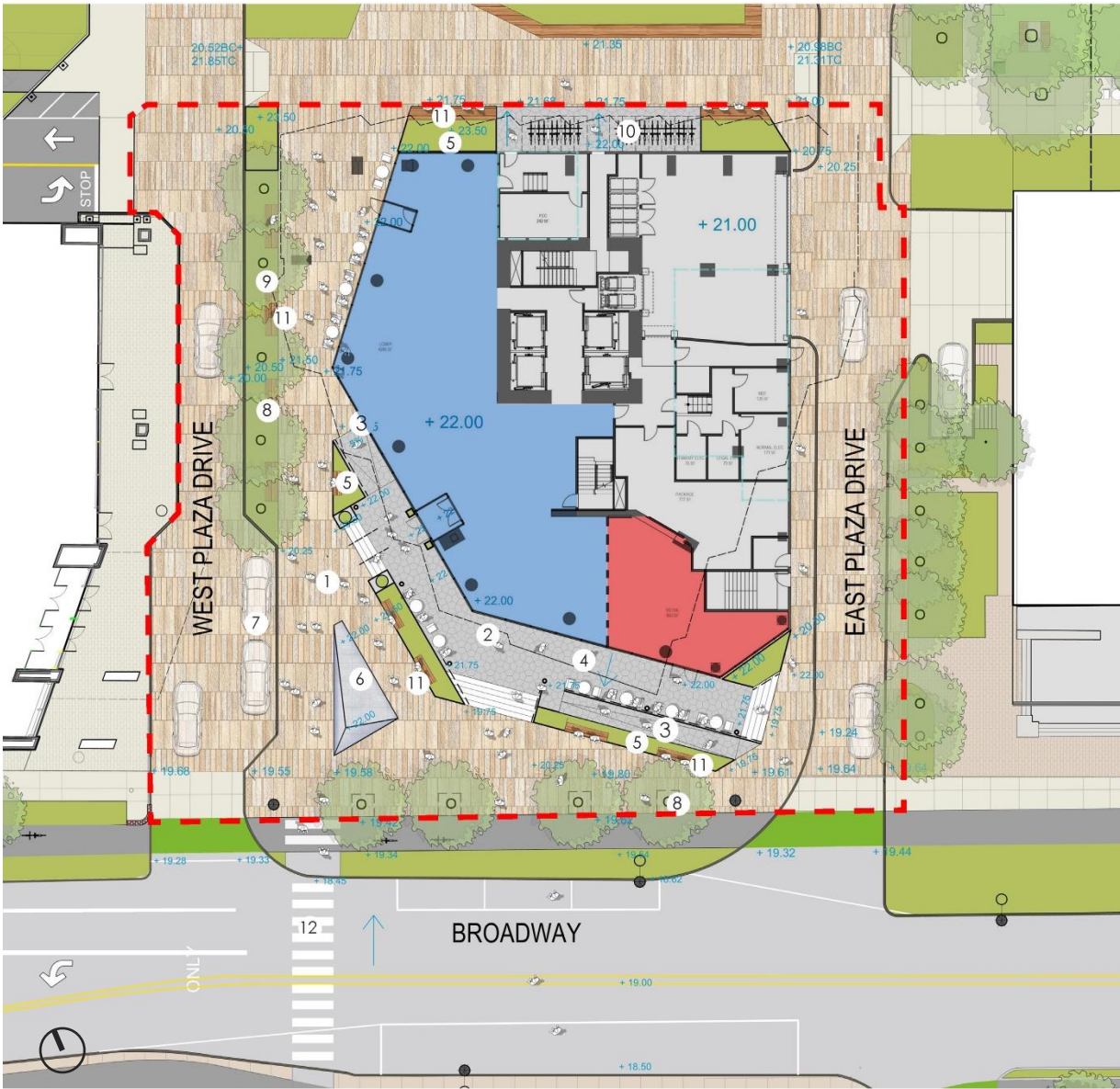


# Project Massing Composition

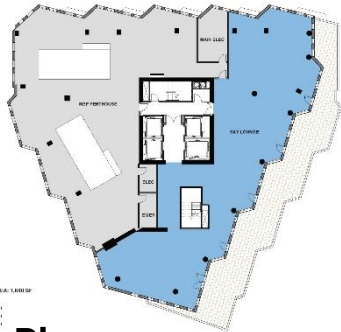


- Enclosure Type A1
- Enclosure Type A2
- Enclosure Type A3

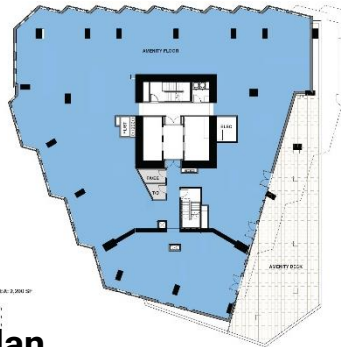
# Ground Floor Plan



# Floor Plans



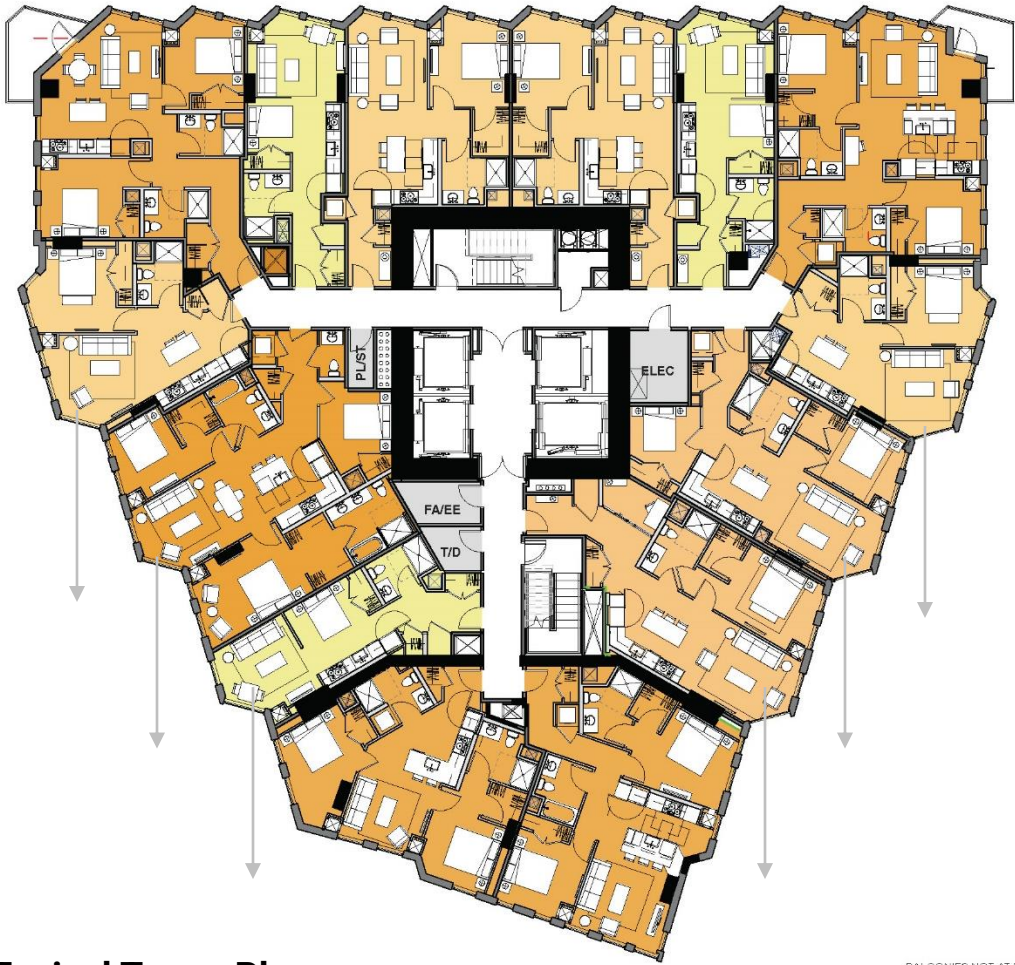
Penthouse Plan



Amenity Plan

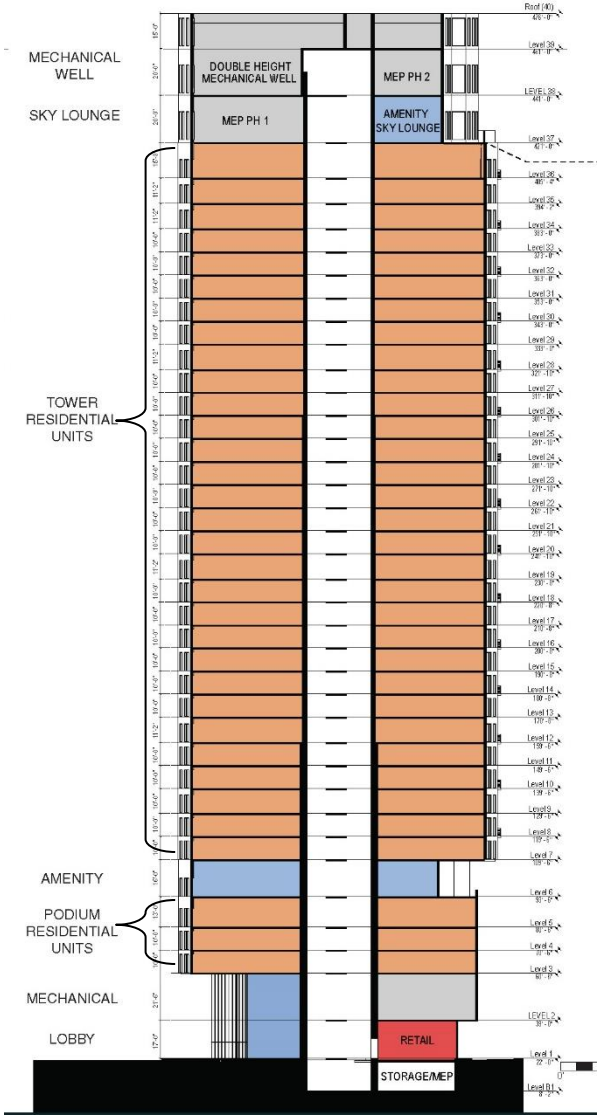


Typical Podium Plan

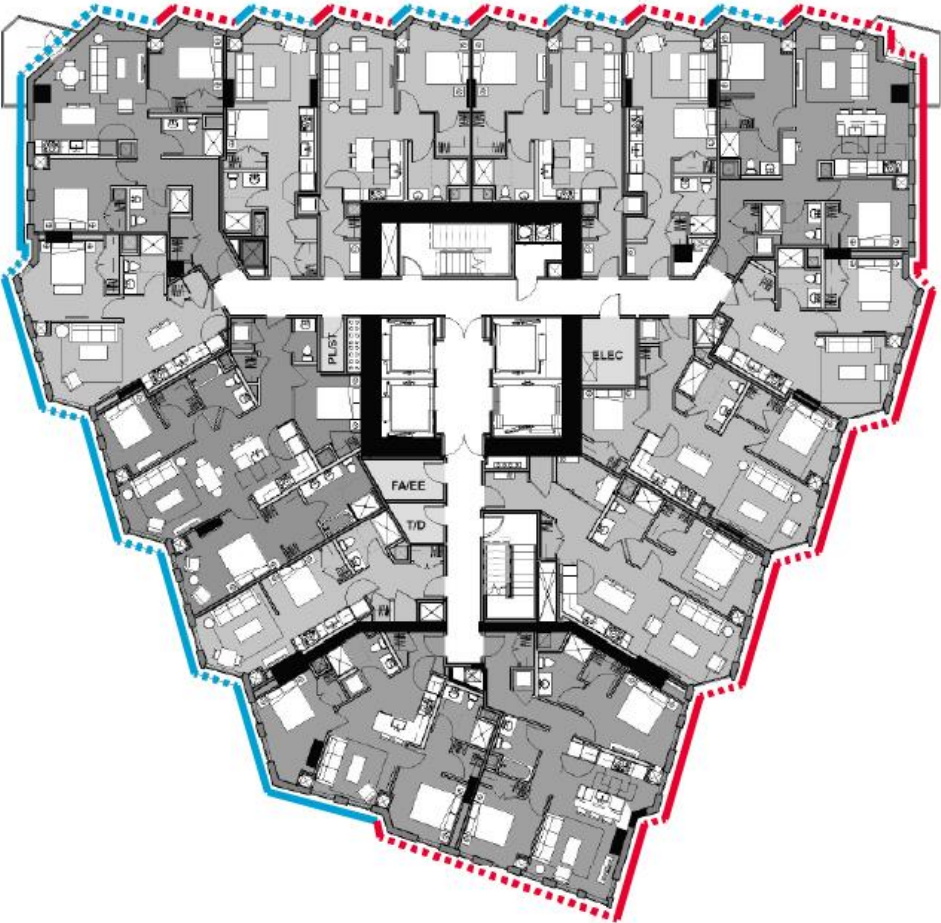


Typical Tower Plan

BALCONIES NOT AT EVERY F  
REFER TO ELEVATIONS  
BALCONY LOC.



# Façade Concept / Strategy



West Façade  
'Light' UHPC  
Pattern A

East Façade  
'Medium' UHPC  
Pattern B



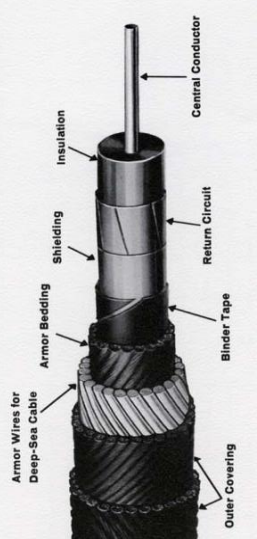
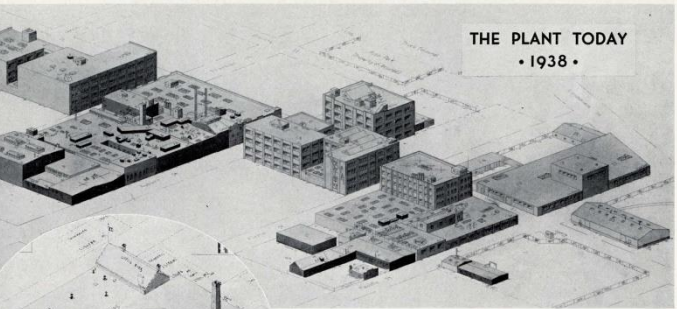


# East Façade Detail

**SIMPLEX WIRE & CABLE CO**

MANUFACTURERS

79 SIDNEY ST., CAMBRIDGE, MASS.



TYPE A2

- VISION GLAZING
- CERAMIC FRIT SPANDREL GLAZING
- UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE
- COLOR COATED UNITIZED CURTAIN-  
WALL ALUMINUM RECEPTOR CHANNEL
- OPERABLE CASEMENT UNIT

UHPG PANEL: TEXTURE DETAIL



\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.

# West Façade Detail



TYPE A1

- CERAMIC FRIT SPANDREL GLAZING
- VISION GLAZING
- UNITIZED CURTAINWALL PANEL:  
ULTRA HIGH PERFORMANCE CONCRETE
- COLOR COATED UNITIZED CURTAINWALL  
ALUMINUM RECEPTOR CHANNEL
- OPERABLE CASEMENT UNIT

UHPG PANEL: TEXTURE DETAIL



\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.

# Podium Façade Detail

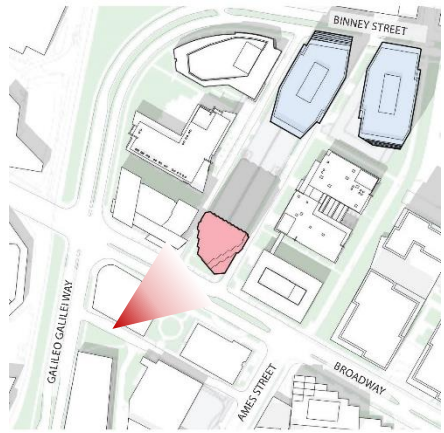
TYPE A3



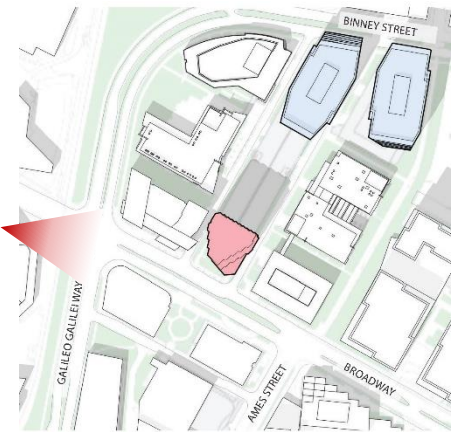
\*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final. Stantec to submit digital material boards for review.

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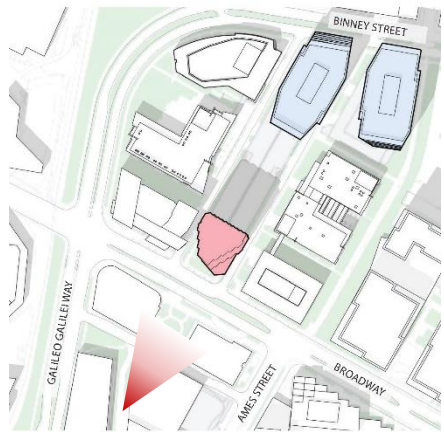
# View From West Plaza Drive



# Broadway Pedestrian View looking East



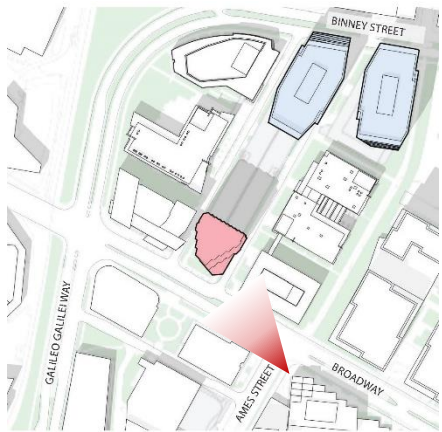
# North & South Aerial View



# Pedestrian View from Center Plaza

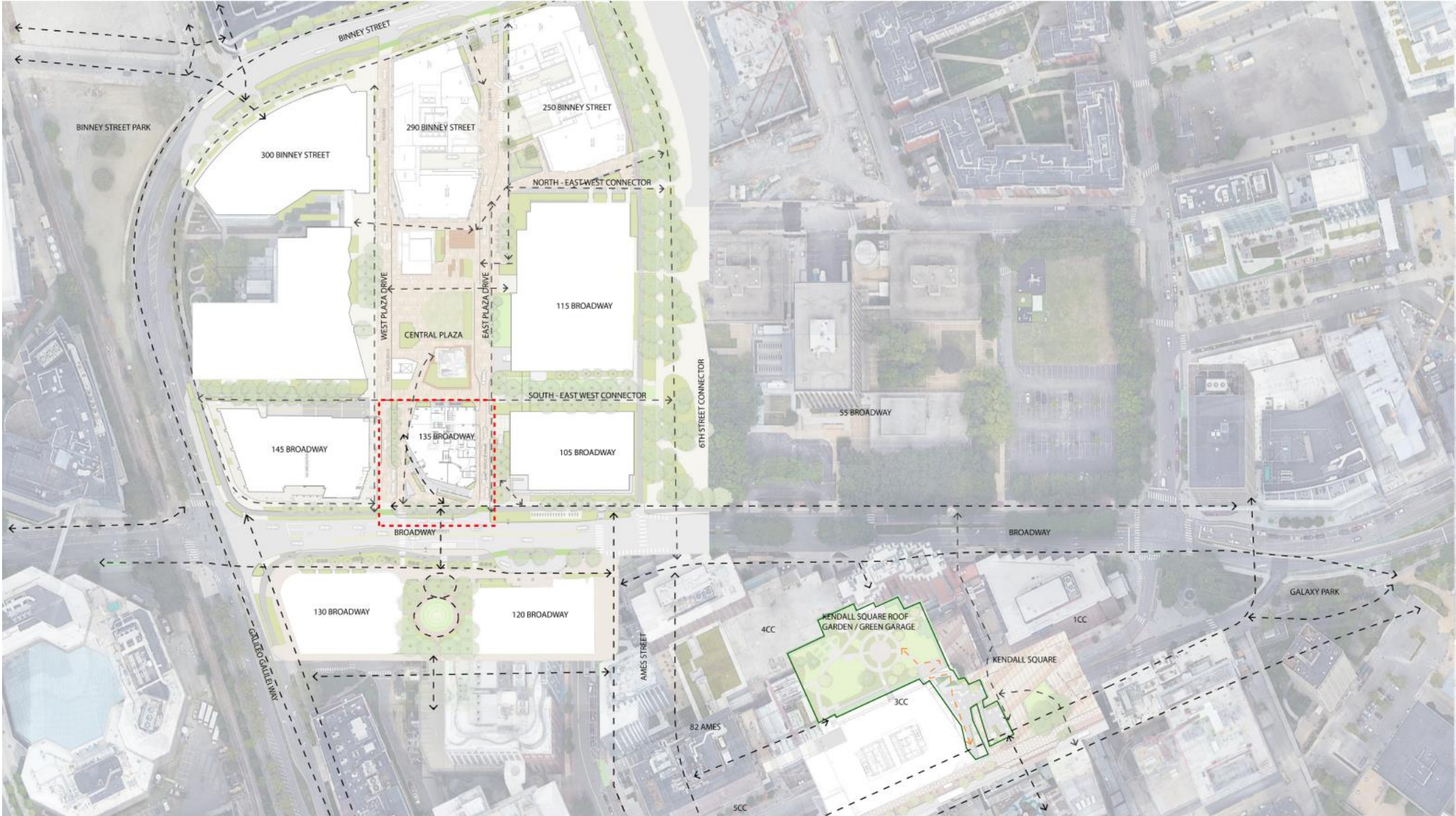


# Broadway Pedestrian View looking West





# Site Context Plan



# Ground Plane



### LEGEND

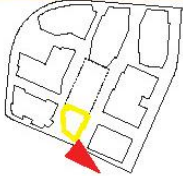
- ① PLAZA PAVING - PUBLIC REALM
- ② ENHANCED 135 PAVING
- ③ SLOPED WALK
- ④ RAISED RESI / RETAIL PORCH
- ⑤ RAISED PLANTER
- ⑥ WATER FEATURE
- ⑦ RESIDENTIAL DROP OFF
- ⑧ PROPOSED TREES
- ⑨ GARDEN PLANTING
- ⑩ SHORT-TERM BIKE PARKING (20)
- ⑪ BENCH
- ⑫ PROPOSED MID-BLOCK CONNECTION



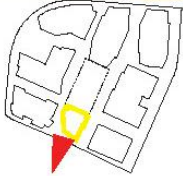
# Landscape Design Aerial View



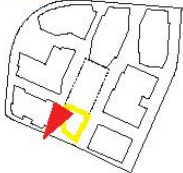
# Broadway View Looking West



# Broadway Plaza From Broadway



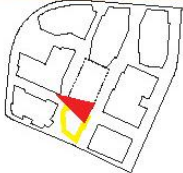
# Pedestrian View towards Central Plaza



# Central Plaza View to Broadway



# East West Connector View

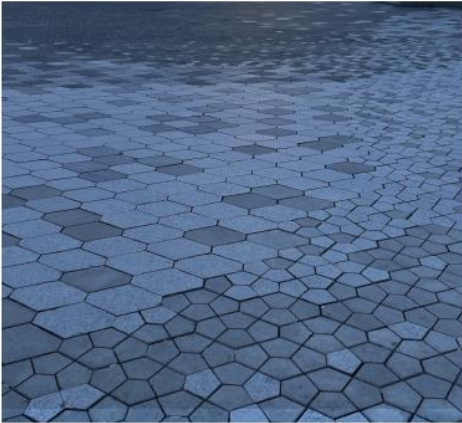




# Paving Precedent



PEDESTRIAN PAVING - A



PEDESTRIAN PAVING - B



PEDESTRIAN PAVING - C



VEHICULAR PAVING - CONCRETE PAVERS

## PAVING LEGEND

- TYPE I - PEDESTRIAN PAVING
- TYPE II - PEDESTRIAN PAVING
- TYPE III - WATER FEATURE - STONE
- TYPE IV - VEHICULAR PAVING - CONCRETE PAVERS
- TYPE V - VEHICULAR PAVING - CONCRETE PAVING
- TYPE VI - WOOD AND STEEL BENCHES



WATER FEATURE - A



WATER FEATURE - B



WATER FEATURE - C



WATER FEATURE - D

# Proposed Planting



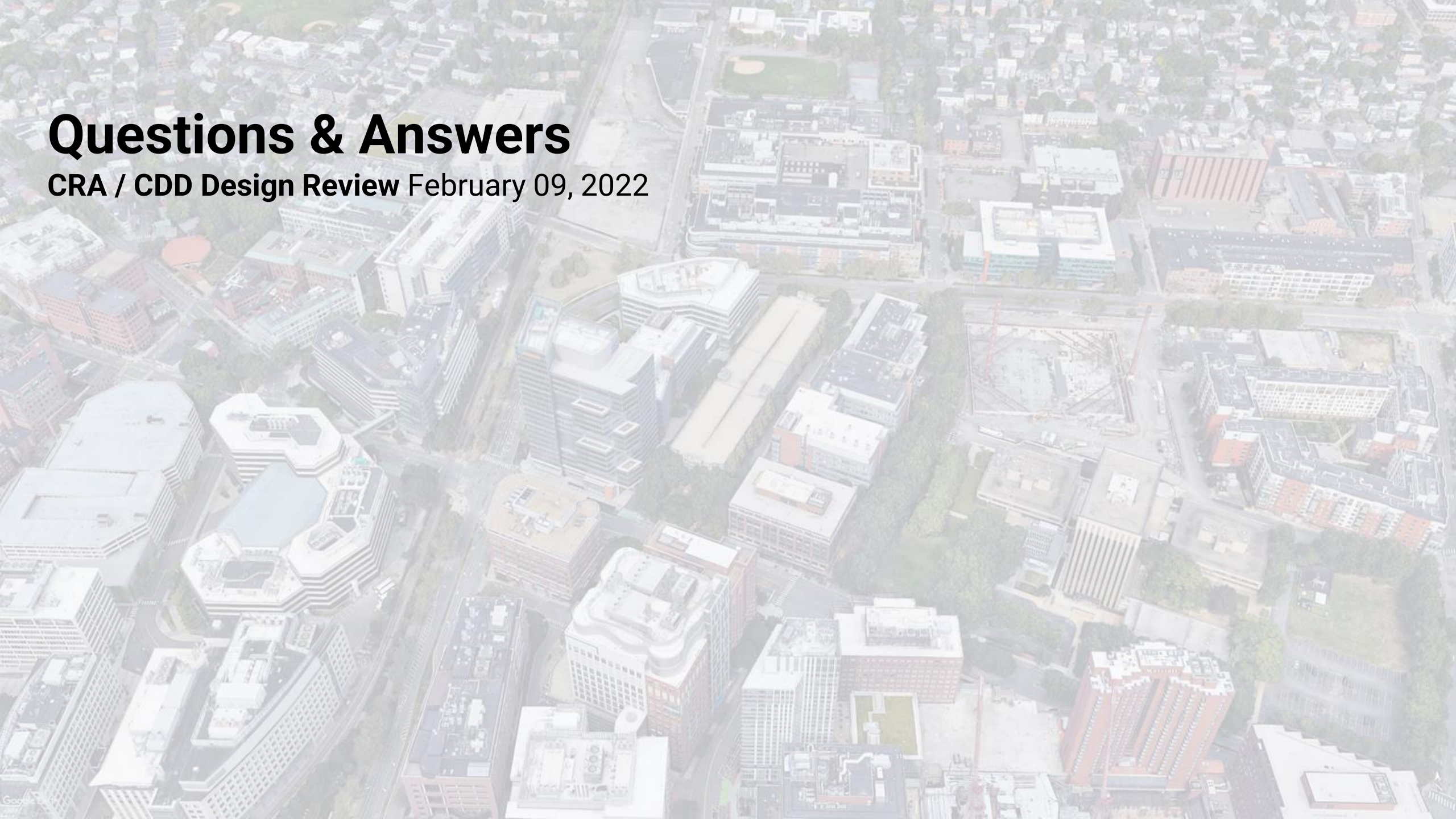
### PLANTING LEGEND

-  STREET TREES
  - RED MAPLE
  - HAWTHORNE
-  TYPE I - SHRUB PLANTING - RAISED PLANTERS
-  TYPE II - SHRUB PLANTING - AT - GRADE



# Questions & Answers

CRA / CDD Design Review February 09, 2022

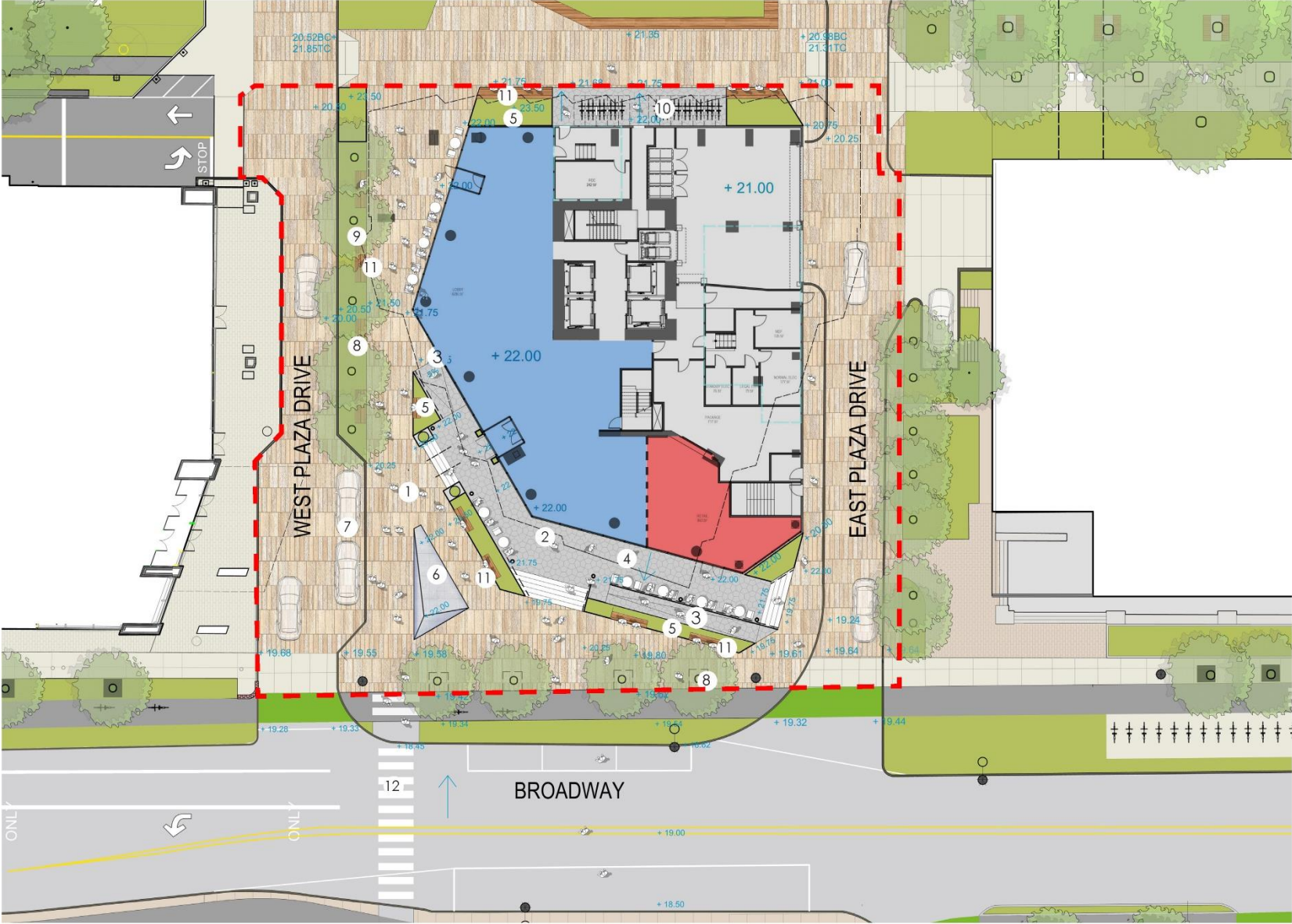


# 135 Broadway Residential

## Supplemental Information



# 135 Broadway Residential Siteplan



### LEGEND

- ① PLAZA PAVING - PUBLIC REALM
- ② ENHANCED 135 PAVING
- ③ SLOPED WALK
- ④ RAISED RESI / RETAIL PORCH
- ⑤ RAISED PLANTER
- ⑥ WATER FEATURE
- ⑦ RESIDENTIAL DROP OFF
- ⑧ PROPOSED TREES
- ⑨ GARDEN PLANTING
- ⑩ SHORT-TERM BIKE PARKING (20)
- ⑪ BENCH
- ⑫ PROPOSED MID-BLOCK CONNECTION

# 135 Broadway Residential Bicycle Parking Approach

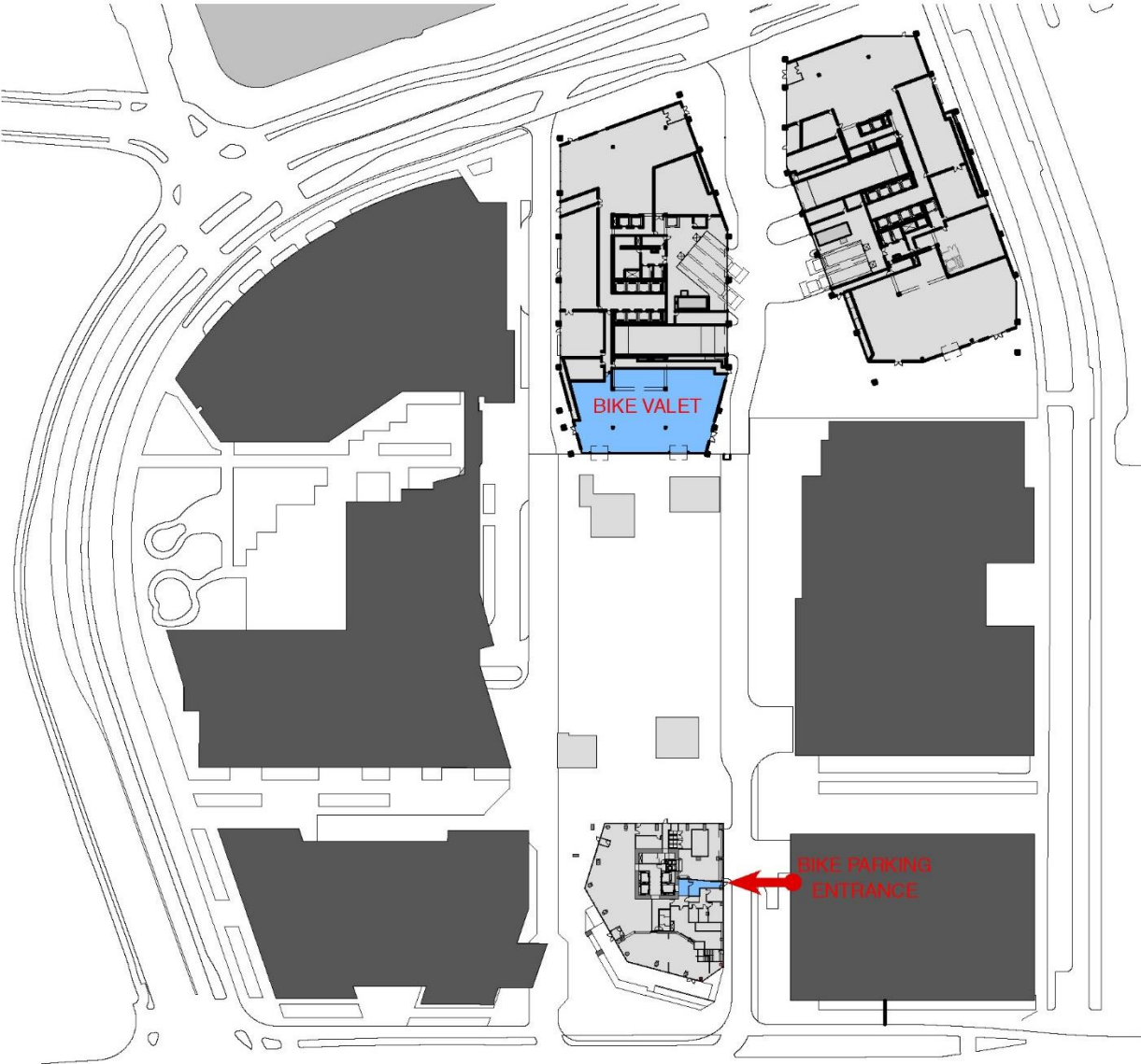
### Bike Parking Approach:

Bike parking for residents will be achieved through a combination of methods in an effort to keep building areas active and to provide a variety of accommodations to suit bicyclists' varying preferences.

On the north side of the plaza will be a Bike Valet, offered to residents of 135 Broadway, as well office employees and the public. The operations of which are explained on the next page.

Within 135 Broadway will be accommodations for 204 bicycles, around 43% of the bike parking requirements. These will be provided through a mix of Cambridge compliant bike racks and spaces, along with a mix of high-density racks.

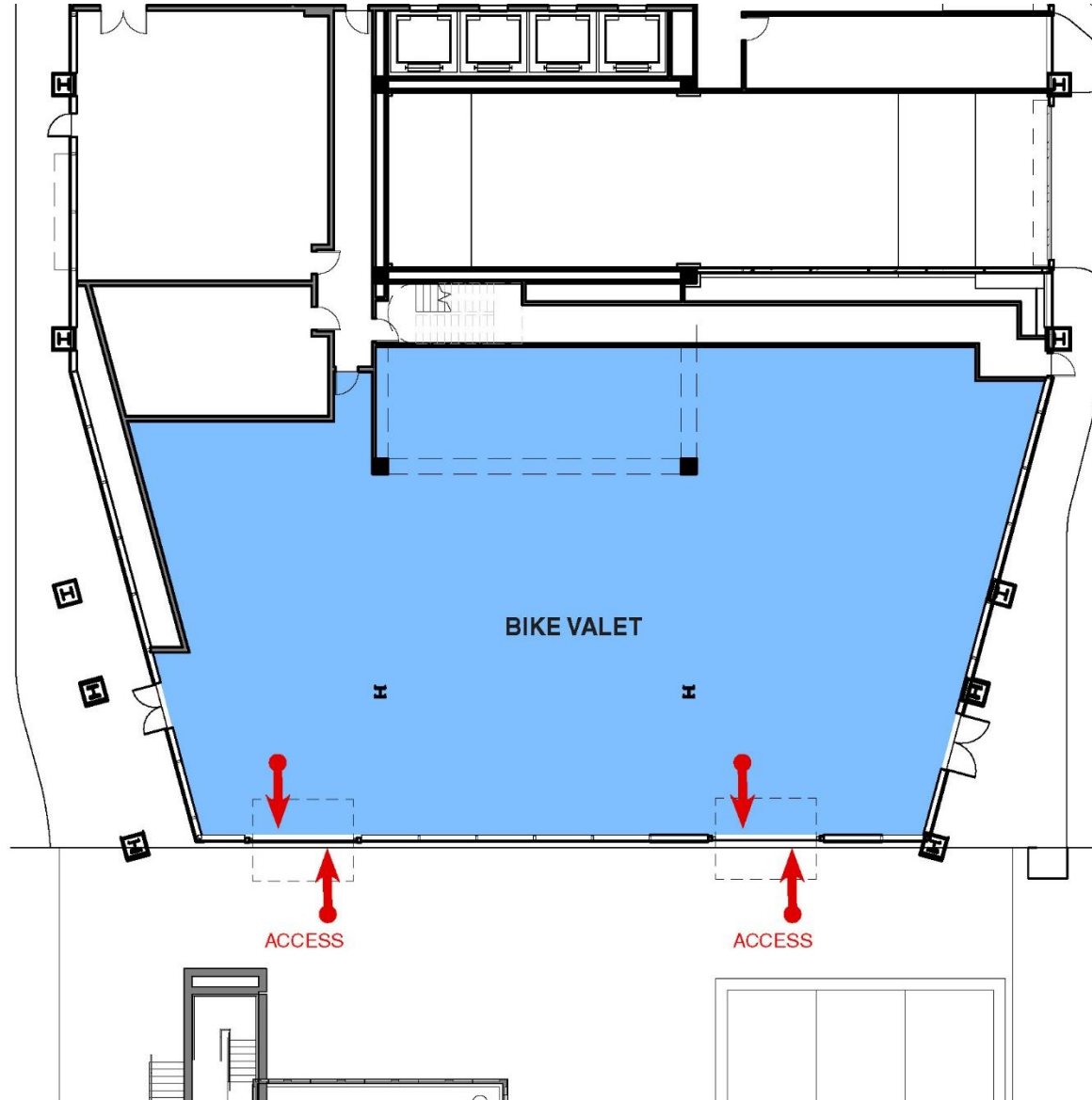
The mix of parking locations and types will provide residents with the options to suit their needs, as some may prefer the convenience of having their bike stored and in a managed valet setting, while others may prefer to have it closer inside the building.



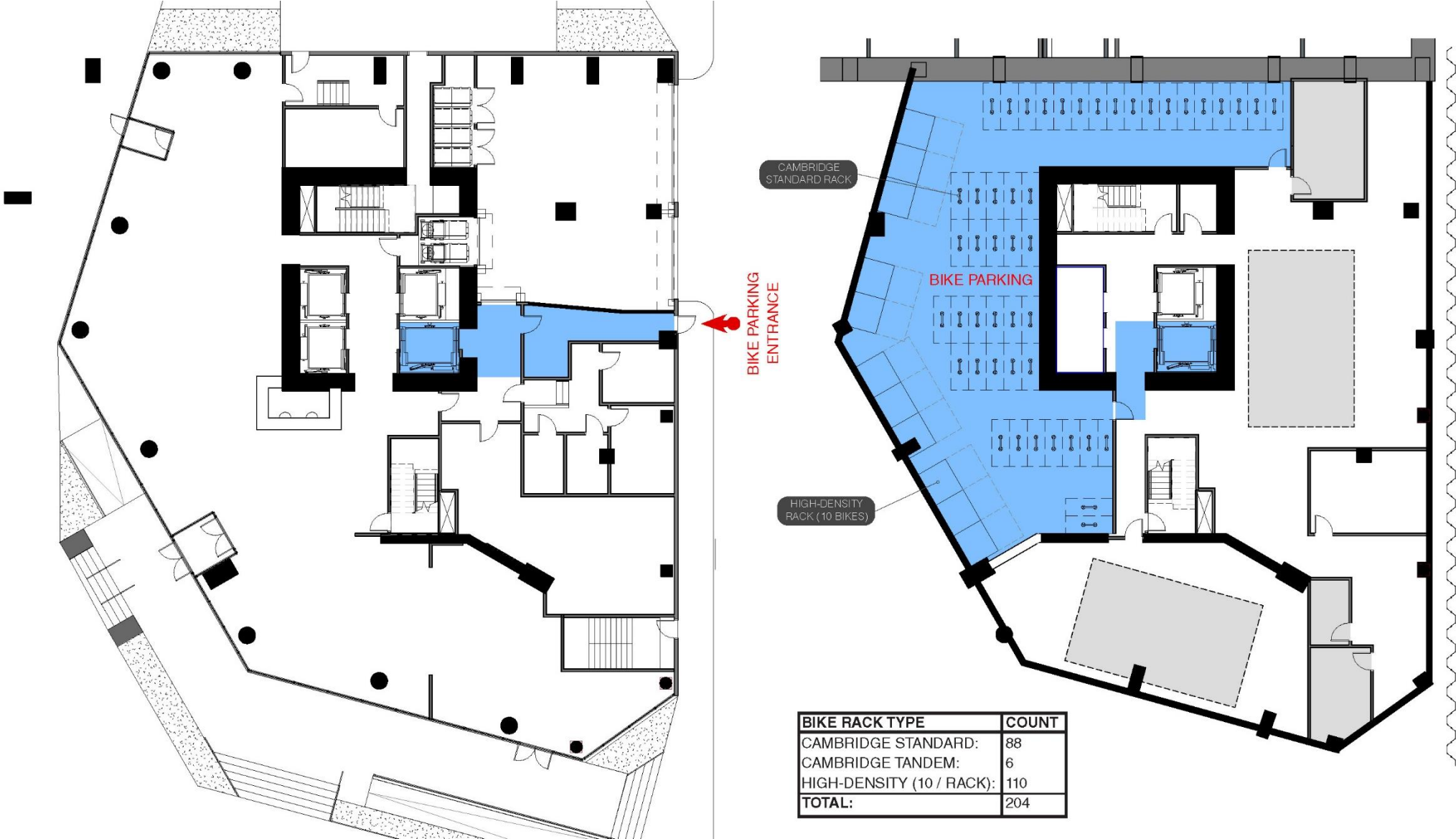
# 135 Broadway Residential Bicycle Parking Approach

## Pick-up process:

1. Residents retrieving bicycles from the valet will be able provide advance notice of retrieval to staff via text message or simply show up in person.
2. Valet staff will respond by retrieving the resident's bike and place adjacent to the attendant booth.
3. If time permits, attendant will check tires, chain, and brakes.
4. When resident arrives at the valet facility, they will scan their building badge to confirm ownership of the bike.
5. A proprietary software solution will assign each bike a parking space number inside the facility for tracking purposes
6. Valet staff will then hand the resident their bike.
7. In the event that sufficient space can be created for shop space in the commercial buildings (subject to design review) repair requests can be fulfilled while a bicycle is stored.



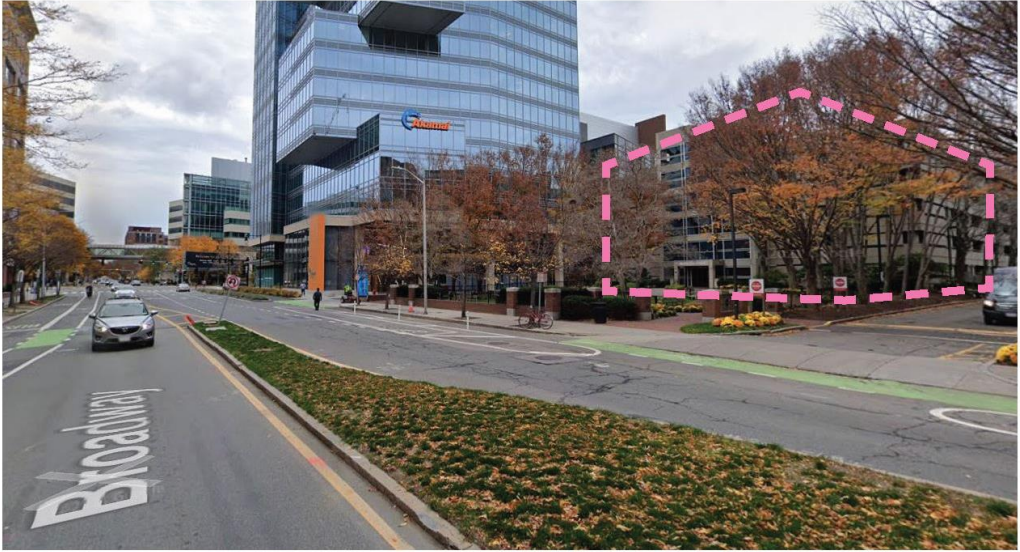
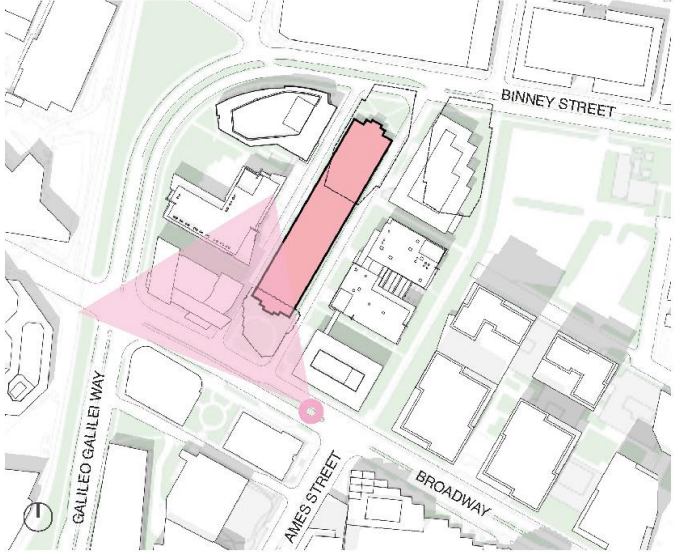
# 135 Broadway Residential Bicycle Parking Approach



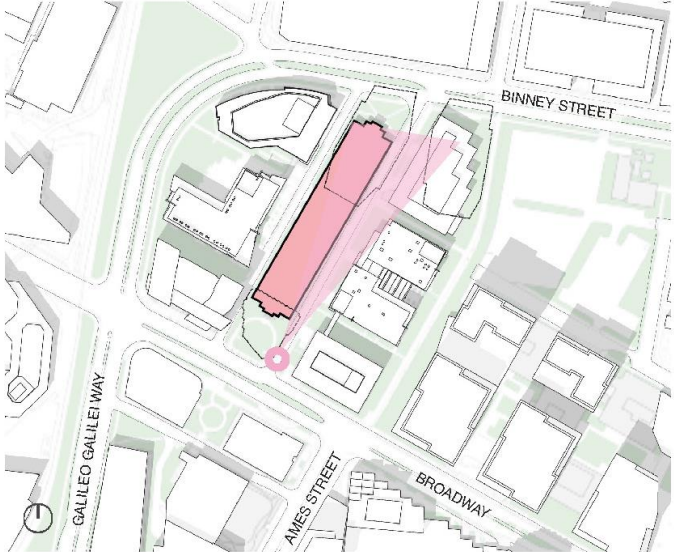


# 135 Broadway Residential Existing Conditions

KEY PLAN

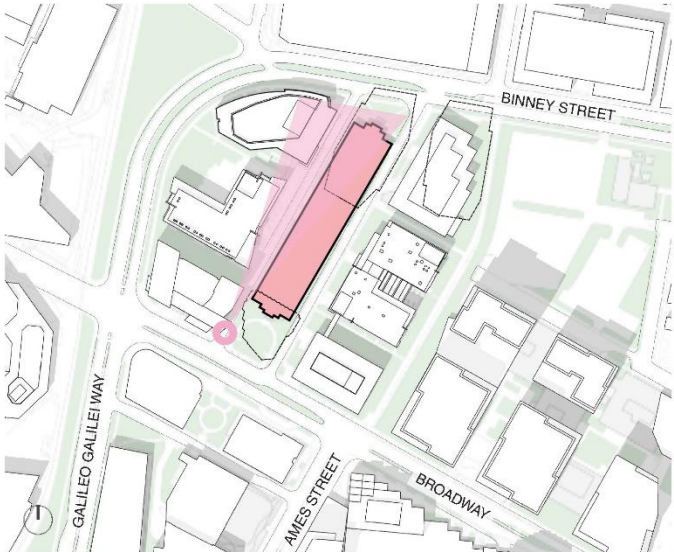


KEY PLAN

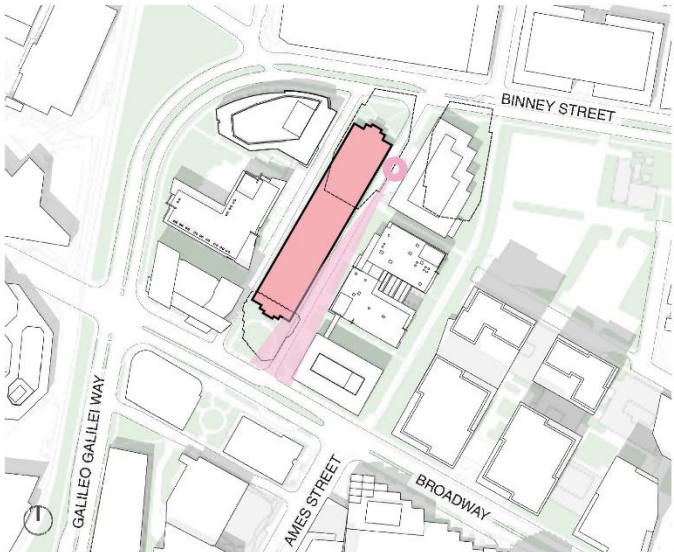


# 135 Broadway Residential Existing Conditions

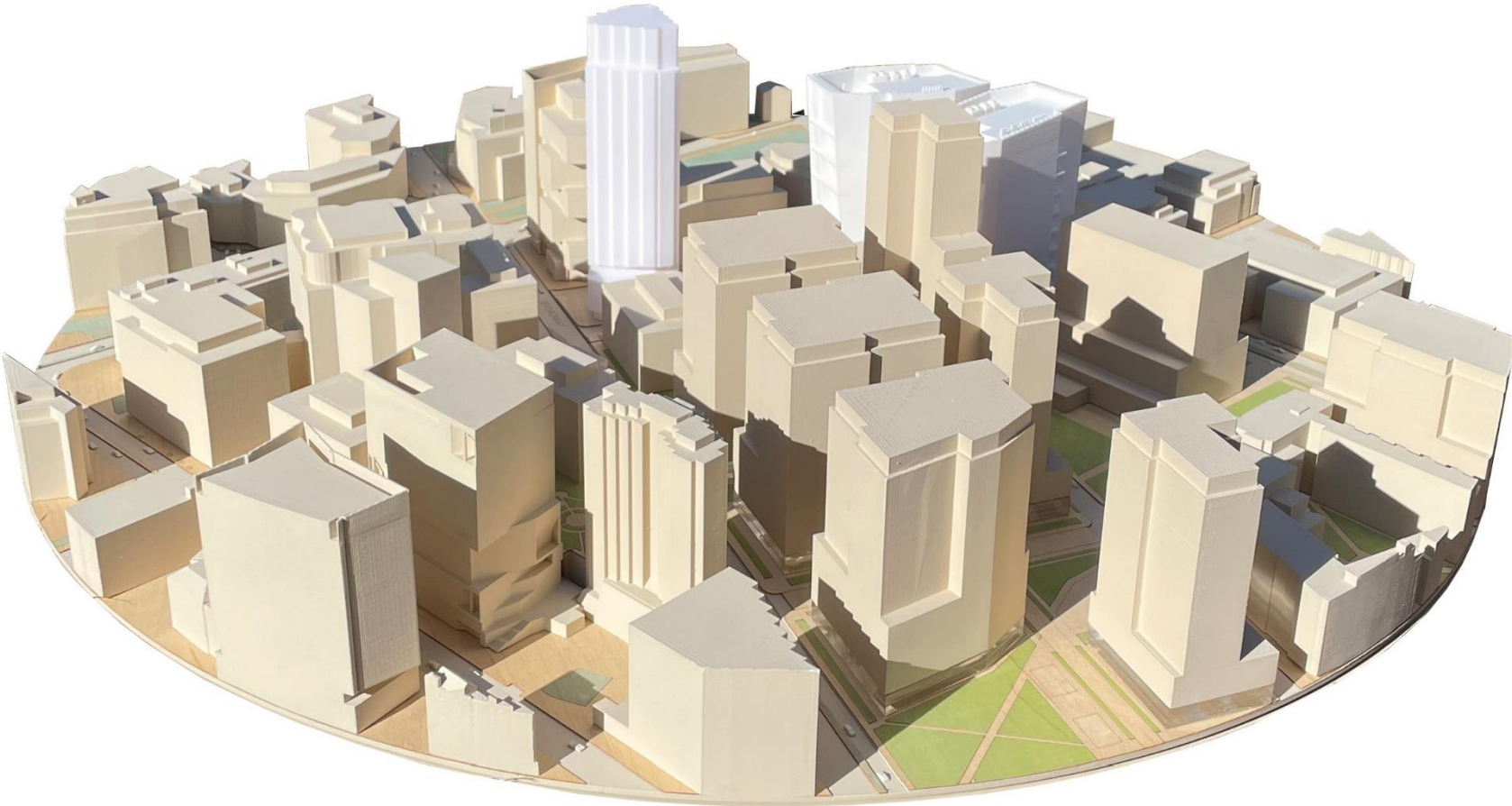
KEY PLAN



KEY PLAN



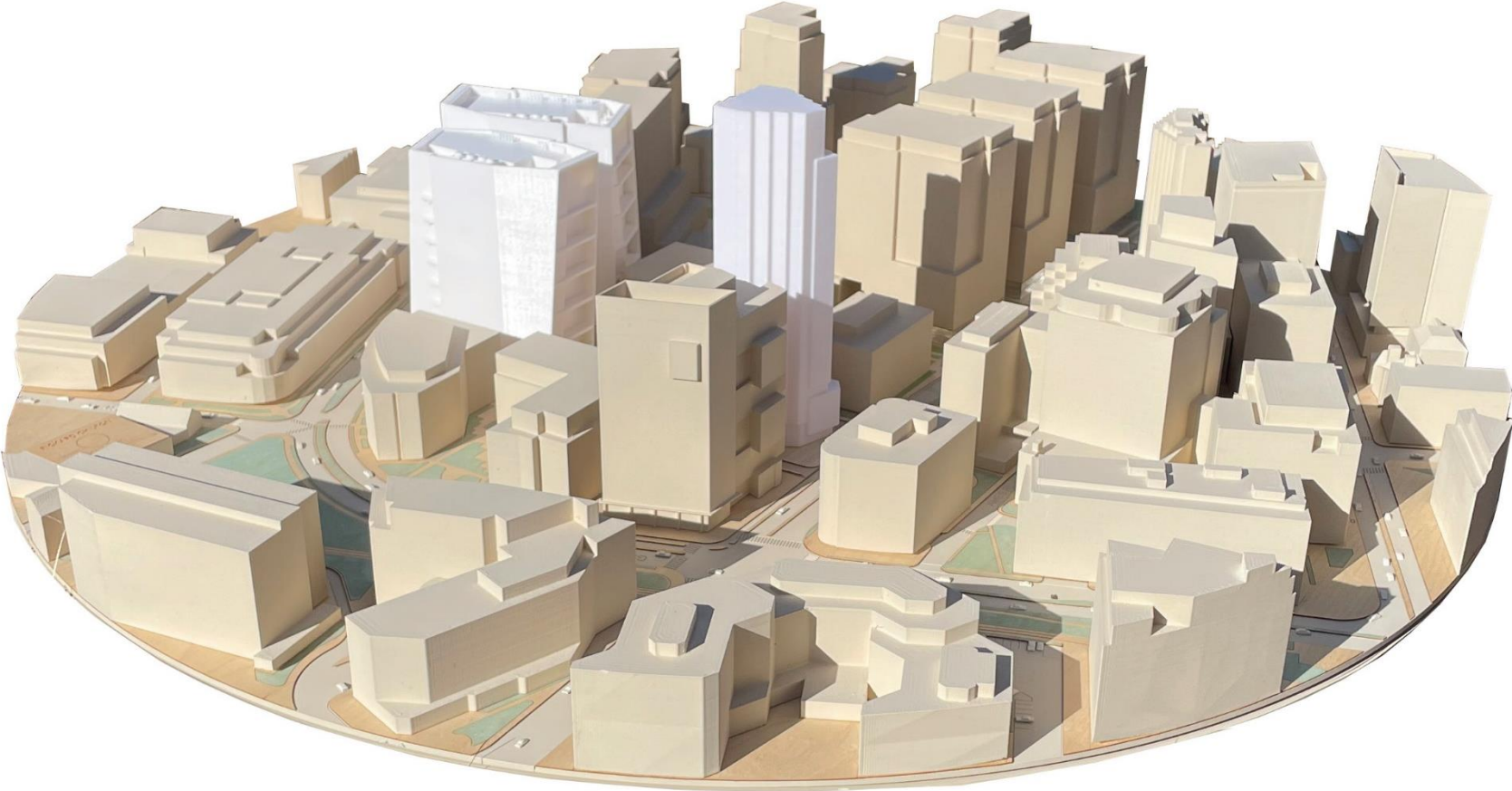
# 135 Broadway Residential Project Massing Context View From East



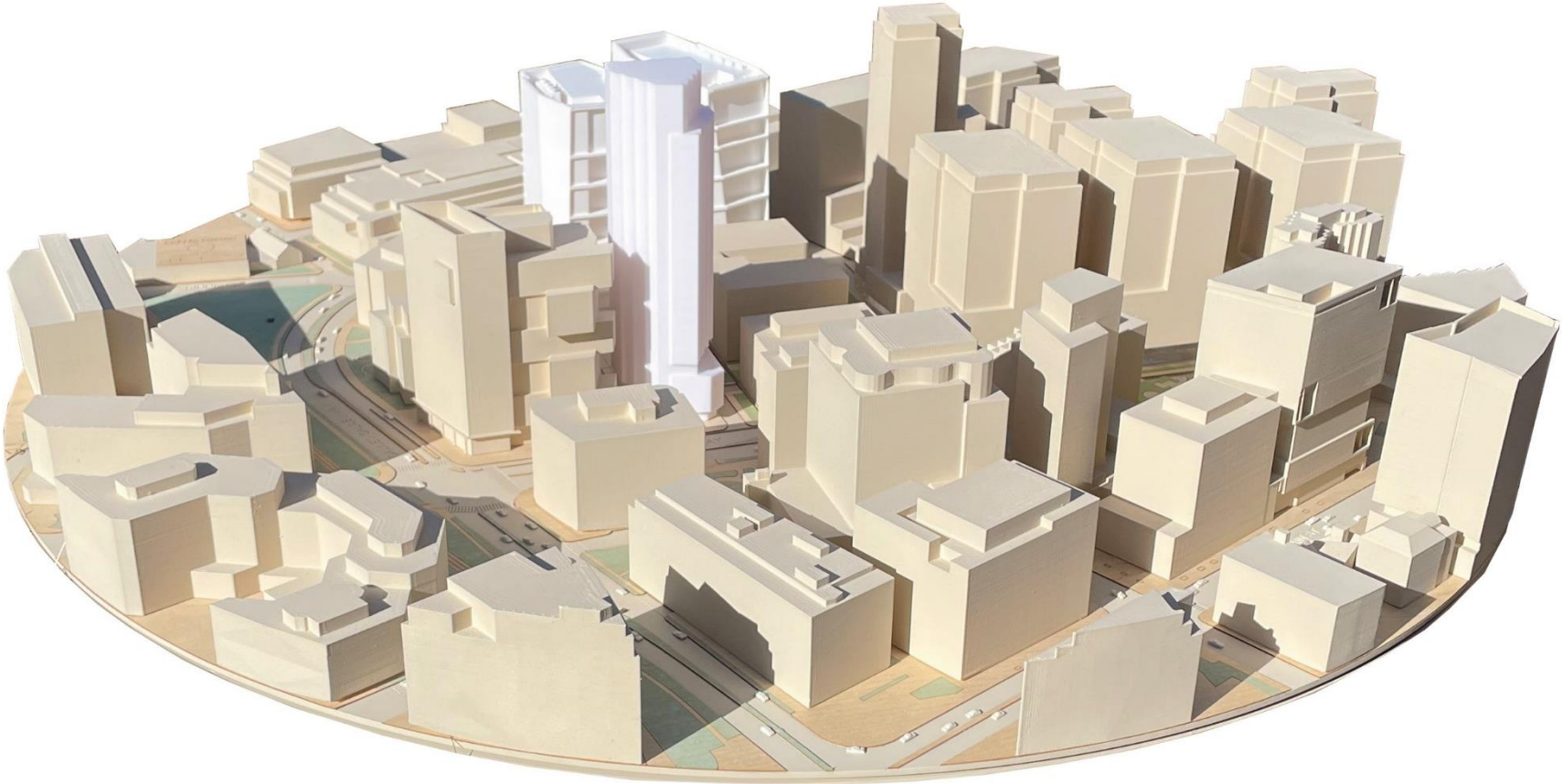
# 135 Broadway Residential Project Massing Context View From Northeast



# 135 Broadway Residential Project Massing Context View From West



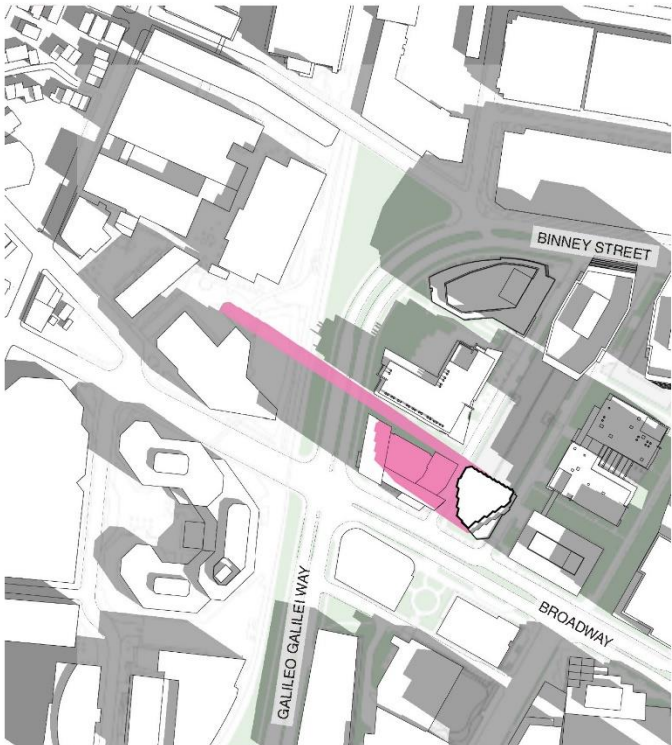
# 135 Broadway Residential Project Massing Context View From Southwest



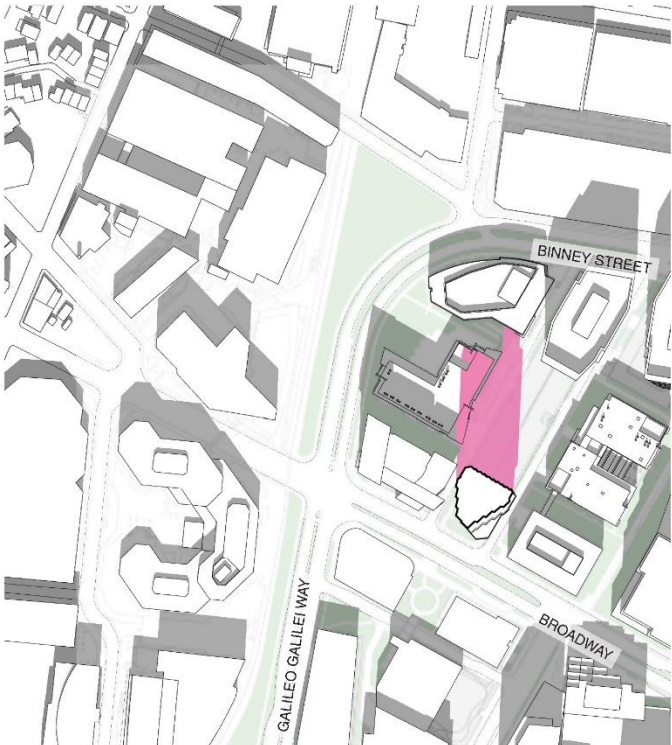
# 135 Broadway Residential Project Massing Context View From South



# 135 Broadway Residential Shadow Studies



MAR/SEP -9AM



MAR/SEP -12PM

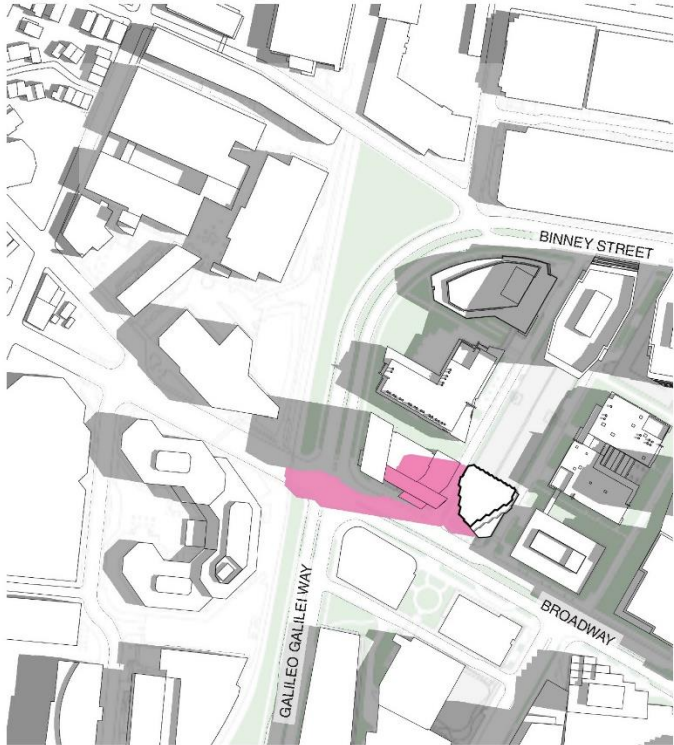


MAR/SEP -3PM

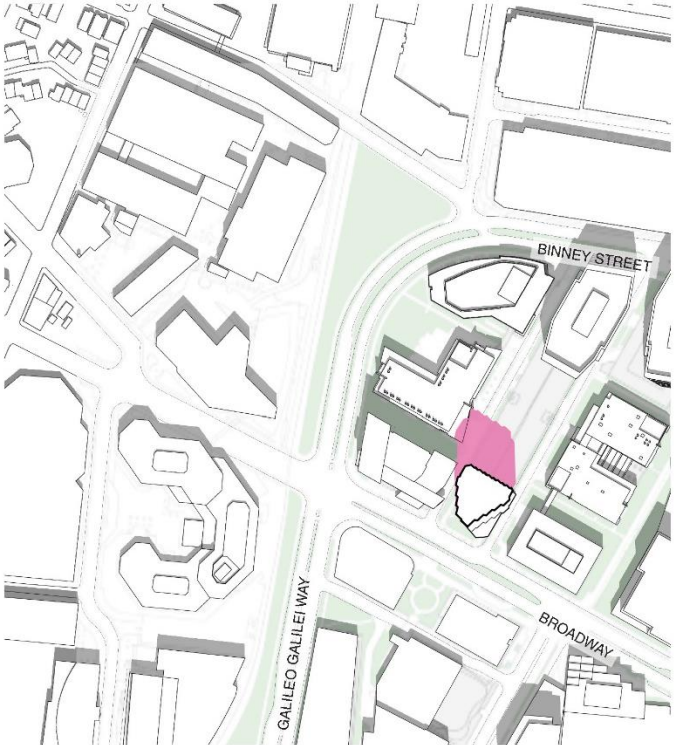
KEY  
■ New Shadow  
■ Existing shadow



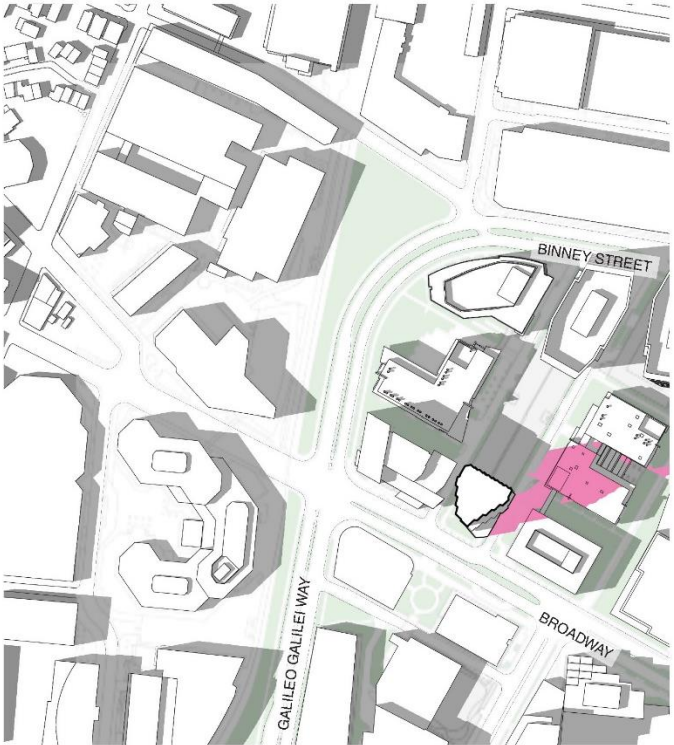
# 135 Broadway Residential Shadow Studies



JUN -9AM



JUNE -12PM



JUN -3PM

- KEY
- New Shadow
  - Existing shadow

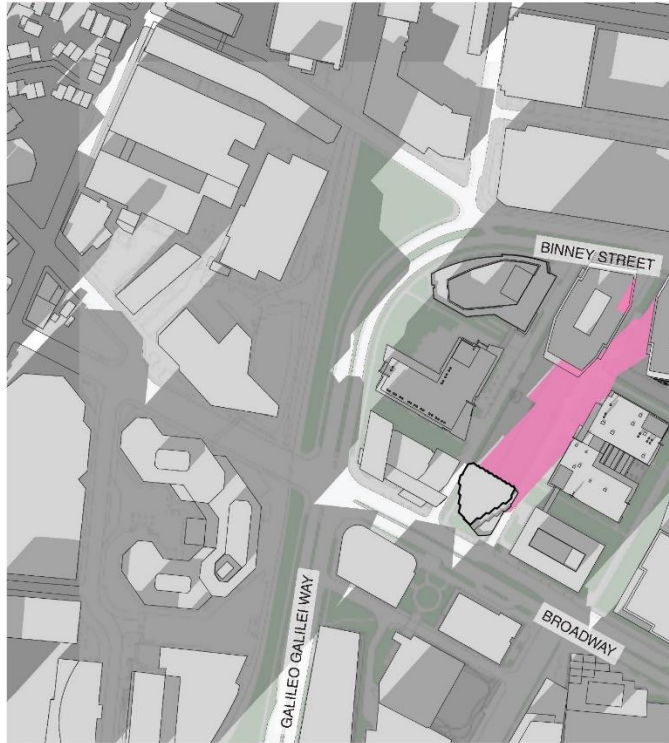
# 135 Broadway Residential Shadow Studies



DEC -9AM



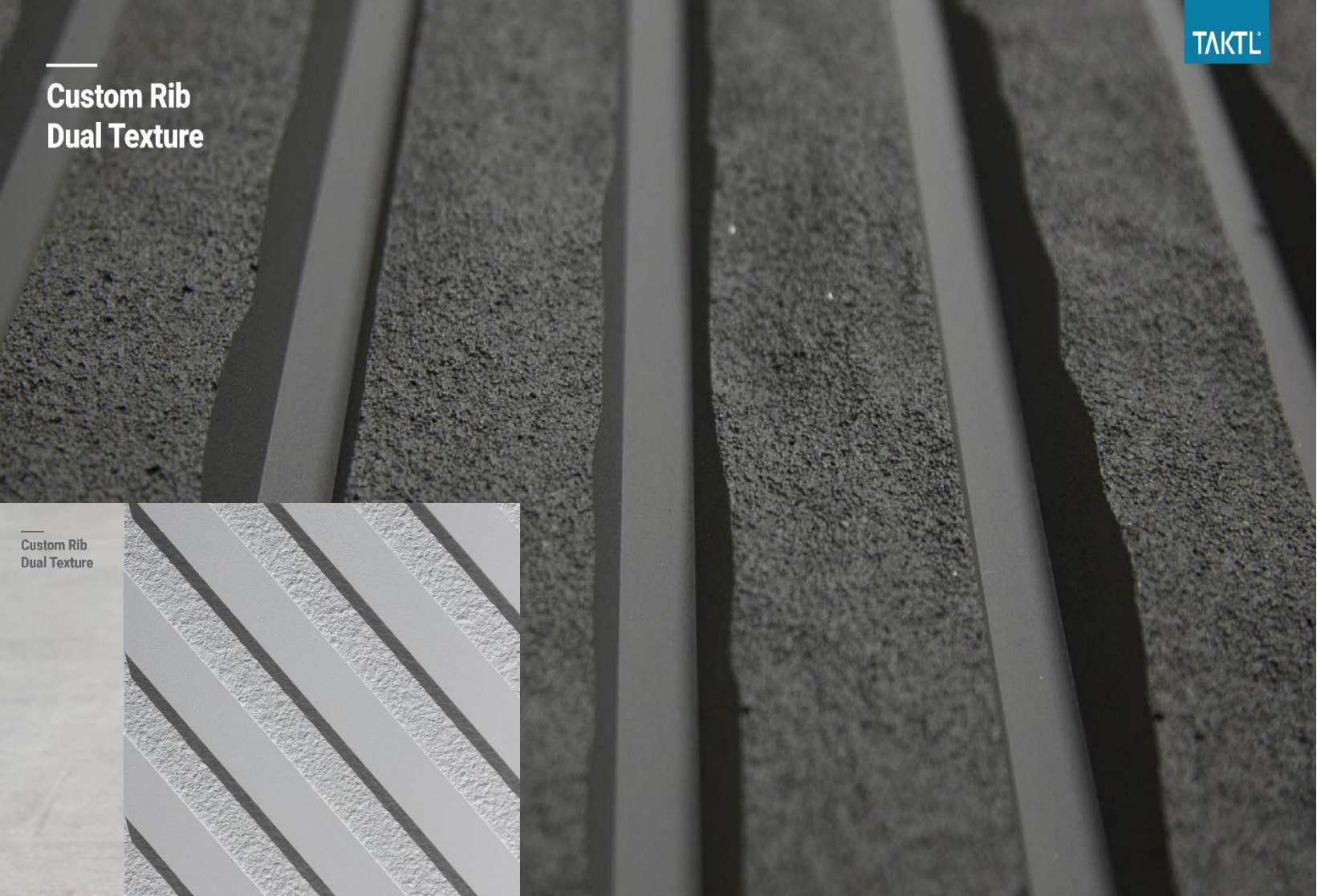
DEC -12PM



DEC -3PM

- KEY
- New Shadow
  - Existing shadow

# Exterior Design Update UHPC Strategies



# Exterior Design Update **Cladding Typologies**

