



## **MEMO**

**Date: March 15<sup>th</sup>, 2019**

**RE: 325 Main Street – Schematic Design Review**

**To: Cambridge Redevelopment Authority Board**

**From: Alexandra Levering, Project Manager**

On January 7<sup>th</sup>, 2019, Boston Properties submitted schematic designs for Phase Two Commercial Development at 325 Main to be review by the Cambridge Redevelopment Authority (CRA) Board. The CRA Board discussed the designs in joint CRA and Planning Board meetings held on February 26<sup>th</sup>, 2019 and March 12<sup>th</sup>, 2019. On March 12<sup>th</sup> the Board voted to refer the approval of schematic designs to the Design Review Committee. This memo lists discussion topics for the Design Review Committee meeting, followed by items staff believe can be refined under the Design Review and Document Approval Procedure (DRDAP). The last section lists the conditions agreed upon in the Infill Development Concept Plan (IDCP) approval letters from January 23<sup>rd</sup>, 2017 and the amendment approval letter from February 13<sup>th</sup>, 2019 as they relate Phase Two Commercial Development.

### **CRA Board Design Review Committee Topics**

- Façade color and surface texture with consideration of the fin concept and terracotta color palette
- Further development of the architectural treatment on the first and second floor retail levels
- Northern and western façade detail considering additional design elements
- Architectural elements of the 325 Main Street entrance and gasket connection between 355 and 325 Main Street

### **DRDAP Staff Review Items**

- Wayfinding and environmental graphics
- Bike parking access
- Expansion joints at the Main Street entrance
- Trellis proposal
- Base-building elements and standard installation materials of the tenant terraces
- Social stair walking and seating area width
- Architectural lighting
- MBTA headhouse station design
- Roof Garden and terrace circulation, furniture layout and planting plan
- Design of the ground floor elevator and restroom public passage

### **IDCP 325 Main Street Requirements** – These items must be completed as part of the project:

- Maintenance and Management Plan
- Public restrooms complete and wayfinding signage in place
- Roof Garden expanded to close at 11pm, June to September
- Roof Garden programming expanded by the first summer after the building's Certificate of Occupancy
- Pioneer Easement term sheet approved by the CRA Board
- Buildout of approved trellis proposal
- Reconstruction of the Main Street streetscape
- Schematic design improvements for the MBTA-Broadway pass-through study

- Opening of Innovation Space associated with 325 Main Street
- Retail preservation strategy covering the construction period of the building

Staff believe that with ongoing design review under the DRDAP, the CRA Board can approve the Phase Two Commercial Development at 325 Main Street schematic design. A proposed motion is below.

*To approve the Schematic Design Proposal for the Phase Two Commercial Development at 325 Main Street, as submitted on January 7th, 2019 and further revised in the presentation materials, conditioned on the ongoing review in accordance with the Design Review and Document Approval Procedure and the satisfaction of the requirements of the MXD Infill Development Concept Plan, Kendall Square Urban Renewal Project.*