

Charles Redmon, FAIA/Urban Design

DESIGN REVIEW NOTES: Ames Street Residences, Contract Document Set 3/11/16

Date: March 31, 2016

Specific Comments

I reviewed two volumes of drawings prepared by Stantek and its consultants for Boston Properties. They consisted of Volume 1, Site, Civil, Architectural and Structure and Volume 2, Fire Protection and MEP.

In general, I found the drawings to be very professional and complete and should be a very good construction set to build from; however, I have the following comments:

Sheet C-200 – Three issues:

- 1) The configuration of the two-way cycle path, specifically at the Broadway end shows a potentially dangerous situation because of the very narrow safety zone between the bike path and vehicular traffic lanes. This should be studied further. This situation at the Main Street end of Ames Street is better managed by an elevated island.
- 2) There are no drop-off or taxi positions opposite the Ames St. Residences entrance amidst the eight parking space indicated.
- 3) Should there a special paved or elevated zone marking the crossing of the bike lanes to access the Ames St Residences entrance?

Sheet L-202 – should there be a more positive marking of the Ames St. Residences entrance across the side walk/ Perhaps brick or stone?

Sheet A-402 – where is the mockup location?

Sheet A-419 – this sheet is missing and should show the elevations of the bike shed in Pioneer Way?

Sheet A-593 – scupper details for the parapet at levels 4 and 23 should project out from the face of the parapet to minimize staining over time; these locations should be shown on the elevations.

The overall massing and details of the elevations has been further refined and nicely articulates the vertical spirit of the project. This will be a handsome addition to Kendall Square.

There still exist several units with interior bedrooms, units: 4R, 4S and 3G and Type E.

Exterior lighting is not shown very descriptively; for example is there intended accent lighting for the round columns at street level and level 4? The architects should prepare a “night lighting” presentation board(s) illustrating the overall lighting concept for the project.

There are no signage drawings describing general building signage and other way finding signs. Also signage guidelines for retail signage should be developed.

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BP and its designers should provide material sample boards showing all exterior materials and façade mockups on site for all to see before final construction advances.

A handwritten signature in black ink, appearing to read "Charm", with a long horizontal flourish extending to the right.

Submitted by: Charles Redmon, FAIA, CR/UD
31 March 2016