

CRA Design Review Committee
Meeting Notes
March 4th, 2020

Attendees – Kathy Born (CRA Board), Barry Zevin (CRA Board), Hugh Russell (Planning Board), Patricia Smirnoudis (Stantec), Eric Mo (BXP), Ian Hatch (BXP), Josh Burgel (Lemon Brooke), Christian Lemon (Lemon Brooke), Erik Thorkildsen (CDD), Tom Evans (CRA), Alex Levering (CRA), Carlos Peralta (CRA), Tom Grimble (Broad Institute), David Erlandson (Broad Institute), John Hawkinson (Cambridge Day), Cathleen Wardley (Marriott), Kevin Alarie (Marriott)

The Design Review meeting began with a site walk at Kendall Plaza to view the Marriott trellis and to discuss the interior Marriott lobby wall design. After onsite discussion, the Design Review committee and meeting participants walked to 125 Sixth Street to continue the meeting.

Marriott Trellis

In response to the future 325 Main Street building design, Boston Properties (BXP) showed plans to remove the Marriott trellis facing Kendall Plaza. BXP noted the trellis was intended for vines but that the vines had limited success and caused issues with nesting birds. After discussion, committee members discussed whether the brick structures on either side of the current entrance could be repurposed or removed entirely, and whether the main entrance might be enhanced to show greater prominence. It was noted that Kendall Plaza is the heart of Kendall Square, and that it is important to have a cohesively designed space.

Action Items: For BXP - Continue discussion at a future Design Review Meeting with a more developed design, provide accurate renderings from a plaza level view perspective, and a rendering view at the intersection of Pioneer Way and Kendall Plaza.

Marriott Lobby Interior Wall

To improve heating and cooling capacity in the Marriott lobby, the Marriott submitted plans to install a glass wall between the west side of the public pedestrian corridor and the lobby seating area. During the onsite walk, Marriott staff explained the wall structure, identified the location of new swing doors to provide access into the Marriott lobby, and the replacement of an existing swing door on the northern end of the corridor with an automatic sliding door. The committee agreed that the proposed modifications to the lobby were reasonable in concept. It was noted that pedestrian flow through the corridor had increased in volume with increased development in the area, and with the closure of the connection to Pioneer Way and the Green Garage as a result of 325 Main Street construction.

It was noted that, on the northern end of the corridor, the Marriott plan proposed a pair of new doors swinging into the corridor. These doors would open directly across from the Starbucks

entrance which currently has a single door, also out-swinging to the corridor. The committee felt that this created a pinch point in the passage, an observation that was born out as the group stood in the area of the door swings as busy pedestrian rush hour traffic moved through the passage. It was agreed that an alternate option would be explored, perhaps with the Starbucks door changed to in-swinging if the building code would permit based on a relatively low occupancy.

At the Broadway entrance, it was also noted by the committee that locations should be identified for pedestrian level wayfinding signage to direct the public to Main Street and the MBTA station.

Action Items: For CRA staff - work with the Marriott and BXP to identify solutions to the swing door pinch-point area, and identify locations for wayfinding signage on Broadway.

325 Main Street – Design Updates

Furnishing Plan – BXP showed circulation routes throughout the 325 Main Street project site. The plan will help inform future easements. BXP highlighted where food and beverage activity will be on the second level terrace.

Social Stair Wall - The original social stair wall design included a window in the shape of an aperture. BXP heard feedback that the wall would be a great spot for wayfinding, so their new design replaces the window with a media wall. Option 1 is a solid media wall and Option 2 is a more fragmented media wall. It was noted the screens are entirely digital and would be integrated into the terracotta. The wall would be programmed to reflect public activities and events. The screens could be solid or ambient screen savers of any color or design.

Action Items: For BXP - Provide a view of the screen in its dark “night mode”. The committee expressed interest in seeing a hybrid version combining Option 1 and 2, where the screen starts as a solid screen wall and deconstructs as it heads away from Main Street.

Aperture Lighting – With the removal of frit from the building apertures, BXP requested a minor change to the angle of the mounted lights in each opening. This minor change will allow the light to better wash across the angled aperture wall.

Architectural Lighting – The committee members expressed their concern of the perimeter strip lighting along the soffit edges. The group would like to have the lighting be more subtle or removed.

Action Items: For BXP - Return to the next Design Review Meeting with soffit lighting details and/or lighting modification recommendations.

Wing-Wall Transparency & Birds – The group expressed concern of the wing-wall panels being features that could kill birds.

Action Items: For BXP - Talk to bird expert about the wing-wall threat.

Roof Top Garden Materials – BXP's consultant Lemon Brooke (LB) provided roof garden material samples for the committee to review.

- Filter pave - will be the material along the perimeter paths. LB provided two samples, one with glass and one without. LB noted it is a recycled product.
- Bench Backs - will be composed of ipe to match the decking material. It will be sloped to be more comfortable. On the eastern edge of the Roof Garden, a tall bench back will help to screen the bathroom entry, providing some privacy.
- Planters - will be blackened stainless steel and will match the terrace planters and the storage structures.
- Synthetic lawn – is recommended as the space will have a lot of use. It's a better material as it can be used in rain or snow.
- Fire Pit – will be gas and when off will have a waterproof cover to allow its use as a table.
- Fiber Cement Planks – will be the siding for the storage structures, kitchen pavilion and elevator structures.

Broadway Lookout - The previous roof top design had planters at the edge of the Broadway side of the garden. BXP has changed that to a glass railing. The committee agreed it would help increase transparency to the roof garden and draw visitors up. It was also recommended that increased greenery along the garden edge be considered.

Action item: Consider the addition of greenery on the Roof Garden edge visible from Broadway.

Green Garage Broadway Facade – The committee asked if the existing mural on the Green Garage will be removed? BXP noted they are working with the signage and art team to rethink the elevator mural design. The committee recommended the wall be repainted or power washed. Installation of a vegetated "green screen" was discussed, but it was determined garage ventilation and sunlight (as the wall faces north) were concerns.

Security Gate Options: After the discussion at the last Design Review meeting, BXP noted they heard the trellis gate design needed to be reconsidered. In response, BXP presented the solution of a folding wall. They noted the gate will be fully open when the roof garden is open and that they want the gate to blend into background when the garden is closed and dark.

Option 1 design included a live edge wood beam and sign and Option 2 included a solid black metal I-beam with signage perched on top of the beam. The committee liked different elements of both options. Some members liked the metal version and some the unexpectedness of the

wood beam (though it was noted it would have to be multiple wood beams joined together). It was suggested that environmental graphics be incorporated into the lettering, and to design it as more whimsical. They thought some sort of signage lighting for the evening summer hours would be important.

Action item: For BXP - Refine the gate design and update the committee at a future Design Review Meeting.

75 Ames Street M1 Expansion

The Broad Institute submitted design plans to convert 14,000 SF of their 75 Ames Street, Mechanical 1 (M1) floor to office space. Tom Grimble from the Broad Institute noted that when 75 Ames Street was first constructed, they thought they needed more air handling equipment, but they have now learned that is not the case.

Tom Grimble presented façade renderings and floor plans to show the desired building changes to the committee. The main change involved the removal of louvers and replacement with windows on parts of the east, west and south M1 façades.

The committee asked if the GFA agreement had been discussed. Tom Evans from the CRA noted the M1 expansion is in the MXD's Article 14 zoning, the KSURP's EIR and is mentioned in the IDCPC. He noted CRA staff have reached out to Jeff Roberts at the Planning Department about the additional GFA request, and that there will be follow-up conversations on the process to approve it.

Action items: For CRA staff – Finalize the Development Entitlement Agreement with The Broad. Approval of the Development Entitlement will be an agenda item at the CRA's April or May board meeting.

145 Broadway Identification Signage

During 145 Broadway's Certificate of Occupancy review by the Cambridge Fire Department (CFD), CFD determined additional 145 Broadway signage was needed on the front entrance of the building for safety measures. The Design Review Committee reviewed the signage request and determined they did not need to make a recommendation, as the signage was requested by CFD and a requirement of BXP's 145 Broadway Certificate of Occupancy. New address numbers for the retail establishments along the Galileo Galilei Way portion of the 145 Broadway property was also provided to the Design Review Committee.

Action items: None needed