

Staff Report to the Board *May 15, 2019*

Personnel

The CRA has received 85 applications to date for the Project Planner position. Staff continue to work on refinements to a new Employee Handbook, which will also involve amendments to the CRA Personnel Policy, which we hope to have completed for onboarding the future staff member.

Link Kendall

The final capital improvements are being made to the Link Kendall space. Along with the proposed signage, new carpet has been installed and furniture assembly is underway. The Link is having a formal kick-off celebration on June 5th. More information about the Link can be found online at:

<http://link-kendall.org/>

Forward Calendar

1. Foundry Schematic Design
2. 135 Broadway Tower Design Review
3. Workforce Development Study Update

335 Main Street

CRA staff completed its review of the Design Development documents of the 325 Main Street building in accordance with the Design Review and Document Approval Procedures (DRDAP). We have provided a conditioned approval with specific feedback for the next level of submission based on the review conducted by CRA and CDD staff as well as Charles Redmon (see attached). Additionally, the CRA and City have approved two Visual Pick-Up panels for staff and Board review. The two panels will provide a review of tower materials which require earlier procurement and then more detailed public realm (ground floor, terrace, stairs) afterwards.

Transport Kendall

The Transport Kendall report has gone to print and a new website is under development to highlight key transit improvement recommendations of the Kendall Square Mobility Task Force. The KSMTF recommended ongoing planning for transit service on the Grand Junction corridor, comprehensive Red Line upgrades coordinated with the delivery of new vehicles, and expansion of bus routes directly servicing Kendall Square, by both the MBTA and EZ Ride. www.transportkendall.org/

Galaxy Park

The pop-up art event in Galaxy Park with Great Art Studio (GAS) was a success despite some challenging weather. Staff are exploring other pop-up activation ideas for Galaxy Park. The Looking Glass sculpture is due to be installed in the first week of June. The Galaxy Sculpture has been by the original artist and the fountain activated. The CRA is working with Boston Properties and Landworks Studio to make some landscape modifications on a portion of the park.

Charles Redmon, FAIA/Urban Design

DESIGN REVIEW NOTES: 325 Main Street Commercial Building Design Development Submission Issued March 25, 2019

Date: April 24, 2019

Specific Comments

I reviewed the Design Development Submission by Pickard Chilton for Boston Properties. They were dated March 25, 2019.

In general, I found this documents to be very professional and complete and consistent with the previous presentations. I have the following specific minor comments about 325 Main Street:

1. Overall submission:
 - I have only reviewed the Landscape and Architectural sections as the other sections relate to all the other systems that the architect must coordinate.
2. General comments on Architectural drawings:
 - The social stairway from Ground to Level 2: there are inconsistencies in the layout between architectural and landscape drawings. I would suggest eliminating the middle section handrail and exchange the seating here for planters.
 - Terrace stairway from Level 2 upward: clarify the stair handrail, glass or metal pickets?
 - Clarify the lighting strategy for this circulation path from Ground Level to the Roof Garden.
3. Specific issues about the exterior façade and elevations:
 - Generally, I will address consistency about the lower two levels, Ground and Second levels expressing the 7'-6" mullion spacing, as well as other specific issues.
 - Sheet A2.02, adjust the mullion spacing to 7'-6" along column line A between column lines 6 and 8.
 - Sheet A3.01, adjust mullion spacing below level 3 to 7'-6", also what is the solid material at the second level?
 - Sheet A3.02, show zones for retail signage at both the Ground and Second levels.
 - Sheet A3.12, detail 1, adjust mullion spacing below level 3 to 7'-6".
 - Sheet A3.20, detail 2, adjust mullion spacing below level 3 to 7'-6", between column lines A and B.
 - Need details of the wing walls defining each of the apertures.
 - Should all exterior terraces have glass railings as part of the base building?
 - Curtain wall layouts, Sheet E002, adjust mullion spacing below level 3 to 7'-6" below level 3.
 - Curtain wall layouts, Sheet P002, adjust mullion spacing to 7'-6" along south and east facades.
4. Landscape Drawings:
 - Generally, the landscape drawings are very complete; however all the Roof Garden up-lighting adjacent to the north elevation should be studied to eliminate glare affecting the office space inside.

Charles Redmon, FAIA/Urban Design

Overall, I was impressed with the Design Development Submission of 325 as presented; however, I recommend that the designers further address the minor issues outlined above.

I look forward to further discussions and review of these new and exciting commercial building planned for the Kendall Square built environment.

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