

Charles Redmon, FAIA/Urban Design

DESIGN REVIEW NOTES: 145 Broadway, Commercial Office A, Design Review Design Development Submission 12/30/16

Date: February 20, 2017

Specific Comments

I reviewed the Design Development drawings prepared by Pickard Chilton and its consultants for Boston Properties. It was dated January 30, 2017.

In general, I found the Design Development drawings to be consistent with the previously submitted Schematic Design to CRA and CDA as well as being very professional and complete. I offer the following comments relative to specific areas where design improvements might be made to enhance the overall image of the project:

1. Ground Floor Plan and landscape treatment

- Further integration of the edges around the ground floor with the final landscape plan need to be fully developed, particularly along the edge of the lobby facing Broadway and parking entry ramp walls.
- Bollards should be considered along the edge of the lobby facing the park to better define this tight pedestrian and vehicular zone.
- The two, two-story columns, C.5E/10 and B.2/10 appear to be too slender is keeping with the vocabulary of other ground floor columns. The east-west width of the terra cotta cladding of these columns is 2'-9" (detail 2/A4.87). I would recommend it to be increased to 3'-8" to be more consistent with the columns along the west façade (detail 1/A4.87). I don't think this adjustment will negatively impinge on the width of the pedestrian walk way along the east side of the building.

2. Fenestration at the top of the western mass of the building

- The adding of extra fins around the top portion of the façade here seems to be overkill and weakens the verticality of the appearance of this portion of the building. The cadence of the elevation should be allowed to extend to the top of the building.

3. Building Mock up

- I would suggest adding certain interior finishes representing the floor, sill and ceiling conditions. This would provide a more complete picture of the exterior façade. See sheet A4.99.

4. Building Signage

- A complete signage package needs to be included in the DD set to show it is integrated with all aspects of the project. It should also address the large building "145" sign.

Overall, I was very impressed with the exciting design of 145 Broadway as presented and look forward to its more detailed refinement.



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