



Foundry Building
Community Meeting

The City of Cambridge
Cambridge Redevelopment Authority
The Foundry Consortium

2 October 2019

CambridgeSeven

Agenda

Welcome	City of Cambridge
Project Overview	Cambridge Redevelopment Authority (CRA)
Operator Update	Foundry Consortium
Design Overview	CambridgeSeven
Construction Schedule	City of Cambridge
Next Steps	City of Cambridge / CRA
Discussion Stations	All

The Foundry Mission Statement



An adaptive reuse project to build a self-sustaining center for **creativity and collaboration** for the Cambridge community.

At the intersection of the Kendall Square Innovation District and the East Cambridge neighborhood, the Foundry building will provide space and programs for the **visual and performing arts, entrepreneurship, technology and workforce education** within its historic, industrial setting.

The Foundry will **facilitate access for residents, especially underrepresented communities and adjacent neighborhoods**, to the dynamic working and learning environment of Kendall Square

The Foundry in Cambridge – Project Overview

Governance Structure:

Building Owner – City of Cambridge

Master Lease – CRA

Partners in the building's redevelopment

Operator – Foundry Consortium (501c3 Board)

Tenants – Market Rate & Non-Profit Office

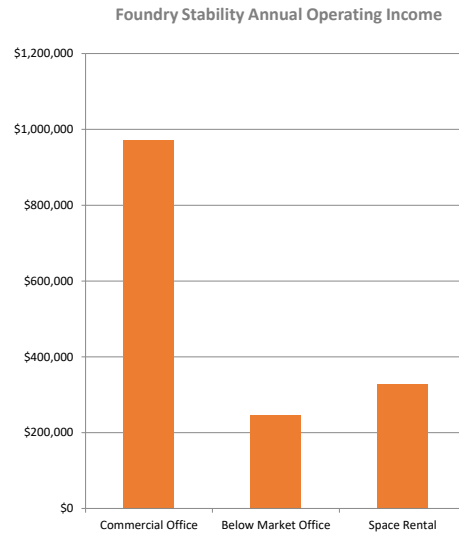
Users – Community Organizations & Individuals

Foundry Advisory Committee oversight to City and CRA

The Foundry in Cambridge – Project Overview

Self Sufficient Operating Model:

- Estimated operating budget of \$1.5 million
- Office rent covers majority of expenses
- User fees on sliding scale for reserved spaces
- Public space and community programs
- 60% of building's usable space dedicated to community uses:
 - Arts (visual and performing)
 - Education / workforce development
 - Maker Workshops
 - Meeting / gathering space
 - Non-profit office



Foundry Consortium's Vision in Response to Operator RFP

Forge new and sustained connections between individuals, families, community organizations and business leaders through shared use of space (accessible to all) and programming that fosters creativity, invention, innovation and the acquisition of workplace competencies.

A New Form of Civic Engagement – Fostered by a Space Like No Other That We Know Of As of This Date.

Outreach and Engagement Through July 1, 2019

- Three makerspace meetings
- Several performance/visual arts meetings to discuss physical design and programming
- March 2019: Foundry Coffee Chat to provide neighborhood residents with an update and to solicit feedback on programming
- Since April, 2018, a total of 213 individual meetings and 63 group meetings!
- Online survey fielded over four-months (February 21, 2019 – June 30, 2019) yielded responses from 89 participants.

Zip codes reported:

- 02138
- 02139
- 02140
- 02141
- 02142
- 02143
- 02145
- 02155
- 02771

Top Ranked Pre-Set Choices for Foundry Experiences (in rank order)

1. Cook or take a yoga class
2. Meet a friend at the café
3. Watch a play
4. Rent space for an event
5. Experience an exhibition
6. Tinker in the maker space
7. Learn or share a new job skill
8. Other STEAM related programs
9. Create and display your own artwork
10. Read a book
11. Teach an art or maker class
12. Dance or sing in a performance
13. Enroll your child in an afterschool program
14. Team up on a theater production
15. Explore set design
16. Invent a new product
17. Rehearse a performance
18. Sew a costume

Desired Program Offerings - Categories of Open-Ended Responses from Residents

- Civic, community and cultural engagement (highly cited category)
- Cooking and food
- Health & well-being
- Enjoying theater
- Enjoying or displaying art
- Tinkering in the maker Space
- Pursuing hobbies
- Gaining job skills and employment
- Engaging with technology
- Other educational pursuits
- Reading books
- Enjoying dance
- Enjoying music
- Enjoying films
- Children, families & leisure space
- Ensuring accessibility
- General operations
- General space

Factors That Would Impact Use of Foundry

- Culture and climate (highly cited category)
- No parking
- Mix of space uses
- Time, a job and busy schedule
- Financial issues
- Operations
- Hours of operation
- Public transportation
- Parent responsibilities
- Distance from home
- Safety
- Health issues
- Accessibility
- Bad weather
- Nothing
- Maintenance
- Traffic
- Sustainability
- Demographics
- Lack of information
- Beverages

The Foundry Consortium

- Selected as the Operator in the spring of 2018
- Working with the Cambridge Redevelopment Authority and the City of Cambridge to obtain public input on the design and operations
- Establishing the consortium as a new nonprofit
 - Pro Bono legal services from Kirkland & Ellis LLC
 - Articles of incorporation filed 9/29/19
- Will be starting a search for an Executive Director in new year with hope of getting that person on board by August, 2020
- Seeking funding to support operations until the Foundry opens from sources that do not compete with local nonprofits.

Foundry Consortium: National Rec-to-Tech \$5000 Prize Winner!

<https://www.digitalharbor.org/rec-to-tech-national-design-challenge/>



<https://blueprint.digitalharbor.org/workshops/3dprinting/>



Fostering Inclusiveness & Meeting Residents' Needs

- What are your ideas for ways the Foundry Consortium can:
 - ensure a warm and welcoming climate for all?
 - foster inclusiveness?
 - meet residents' needs?

Landmark Status – Cambridge Historical Commission



Blake & Knowles Works, ca. 1910. Arrow indicates Foundry Building

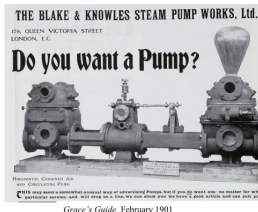
CHC collection

Blake and Knowles Foundry - 1890
George Blake - invented and engineered water meters + pumps

Women's Movement History - 1912
Hours logged by women in the Foundry led to the first Minimum Wage Act for Women in 1912



Lithuanians, Poles, Portuguese at a YMCA novitiate educational class at the Blake & Knowles plant, ca. 1910.
CHC collection



Grace's Guide, February 1901

Building Analysis – Timeline of Uses



1890	Blake and Knowles Foundry
1929	Perrin-Walsh Co Automotive Storage
1951	Lombard Brothers Trucking Company
1968	Ambassador Taxi Company
1982	Exeter Equities Office Space
1988	Rogers Bent Realty Trust
2009	Alexandria Real Estate Equities Inc.
2010	City of Cambridge

Program Summary

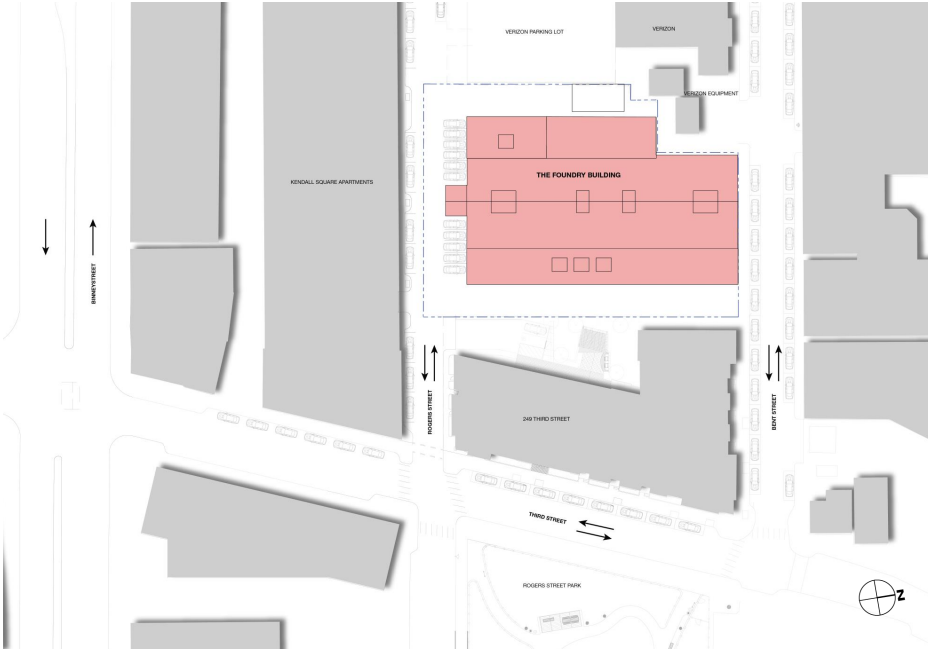


<i>Workshops</i>	<i>4,300 sf</i>
<i>Multi-Purpose Rooms</i>	<i>4,000 sf</i>
<i>Performance Space</i>	<i>4,900 sf</i>
<i>Dance Studio</i>	<i>700 sf</i>
<i>Art Studio</i>	<i>2,400 sf</i>
<i>Demonstration Cooking</i>	<i>600 sf</i>
<i>Café</i>	<i>500 sf</i>
<i>Community Hall</i>	<i>5,600 sf</i>
<i>Office Space</i>	<i>19,200 sf</i>
<i>Support</i>	<i>8,200 sf</i>
<i>storage, restrooms, mechanical, circulation</i>	
<i>Total GSF</i>	<i>50,400 sf</i>

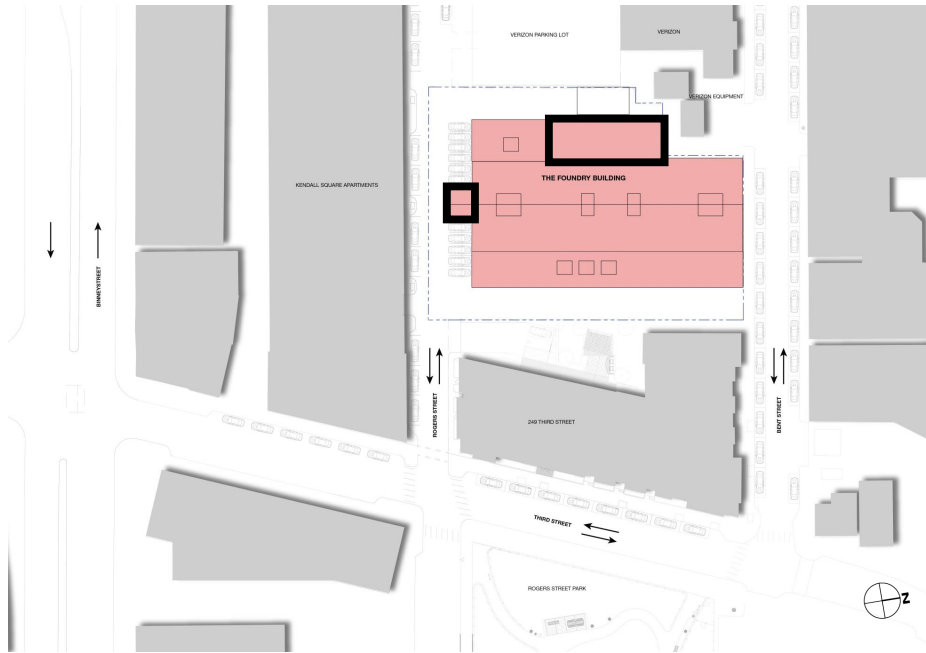
Foundry View from Rogers Street



Existing Site



Removals Plan



1980's Entry Foyer

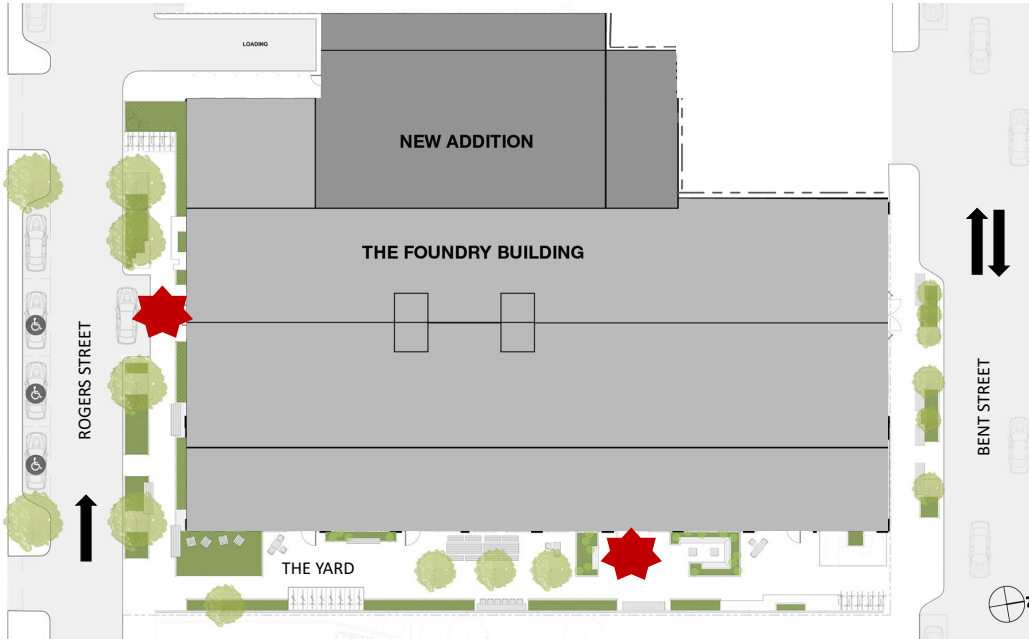
Furnace Building
structurally non reinforced

Proposed Site



New Program	37,100 sf
New Addition	13,300 sf
Total GSF	50,400 sf

Site Plan



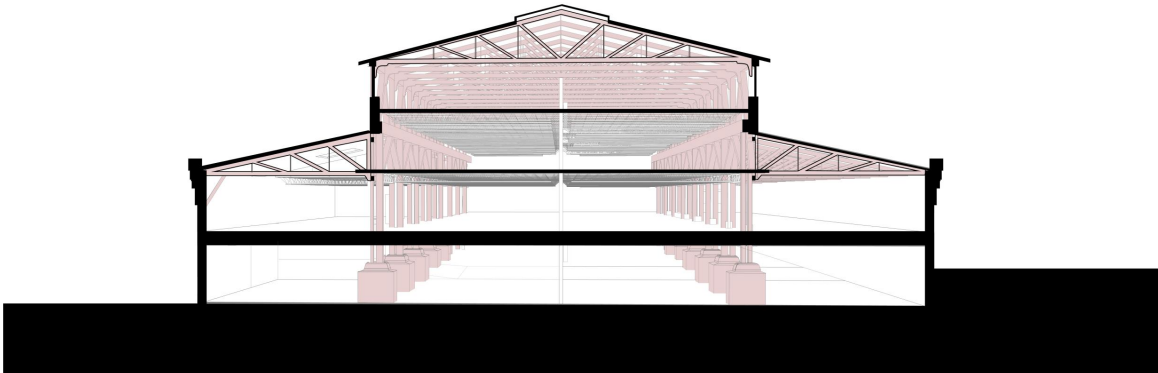
Similar Erecting Hall ca.1910



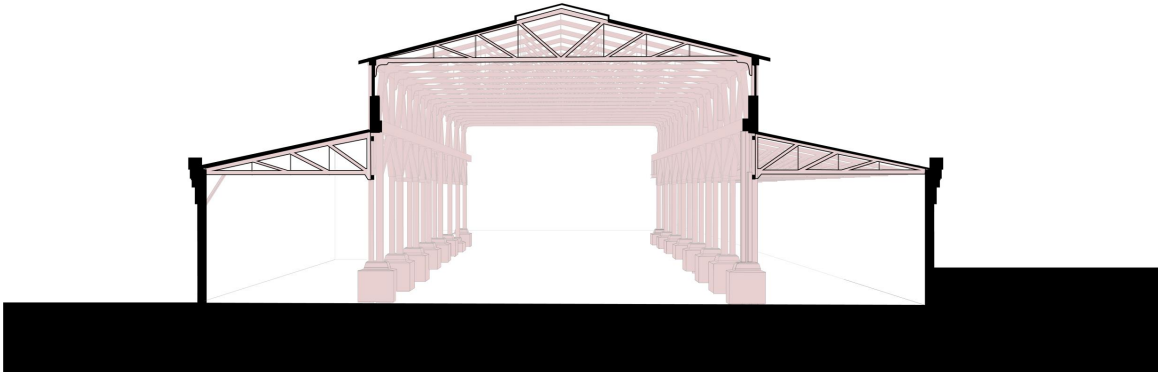
Today



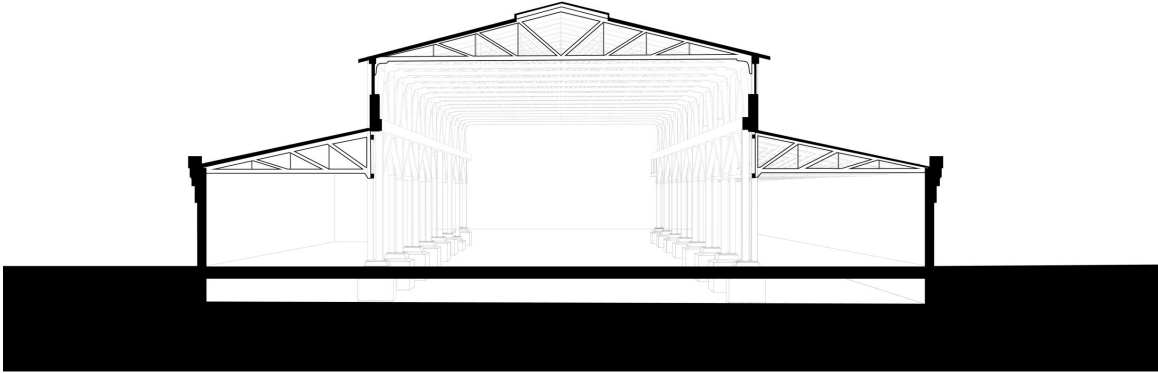
Section Diagram – Existing



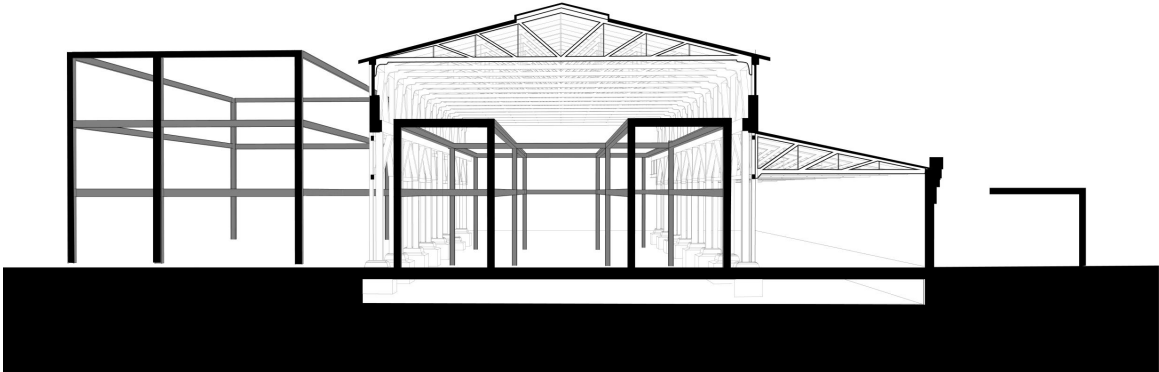
Section Diagram – Floor Removals



Section Diagram – Universal Access



Concept Section



Workshop – Woodwork



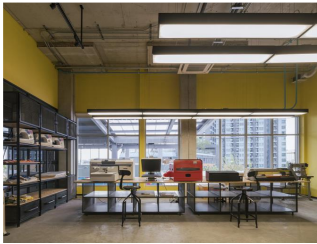
TABLE SAW BELT SANDER DRILL PRESS MITER SAW BAND SAW

Workshop – Jewelry and Light Metals



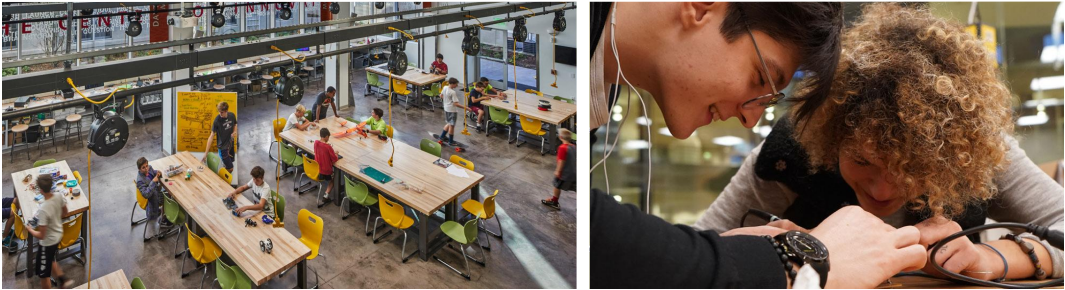
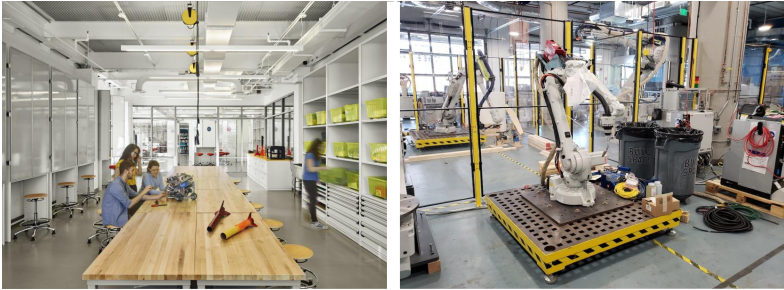
BRAZING SOLDERING ANVIL BUFFERING KILN

Workshop – Fiber Arts



TEXTILES CUTTING TABLES SEWING MACHINES IRONING EMBROIDERY MACHINE

Workshop – Digital Fabrication / STEM Classroom



WORK TABLES POWER 3D PRINTER LASER CUTTER COMPUTERS

Visual and Performing Arts



ART STUDIOS RESIDENT ARTISTS SPRUNG WOOD FLOOR BALLET BAR MIRRORS GREEN ROOM DRESSING ROOM STORAGE

Community Hall | Demonstration Cooking | Café



COOKTOP OVEN FREEZERS REFRIGERATION 3 BAY SINK DISHWASH CATERING PANTRY COMMUNAL DINING

Public Art | Elisa Hamilton



A jukebox stocked with recordings of community stories will be the public art for The Foundry.



The mission of *Jukebox* is to bring together the Cambridge Community by creating a centerpoint for listening to and connecting with one another's stories.

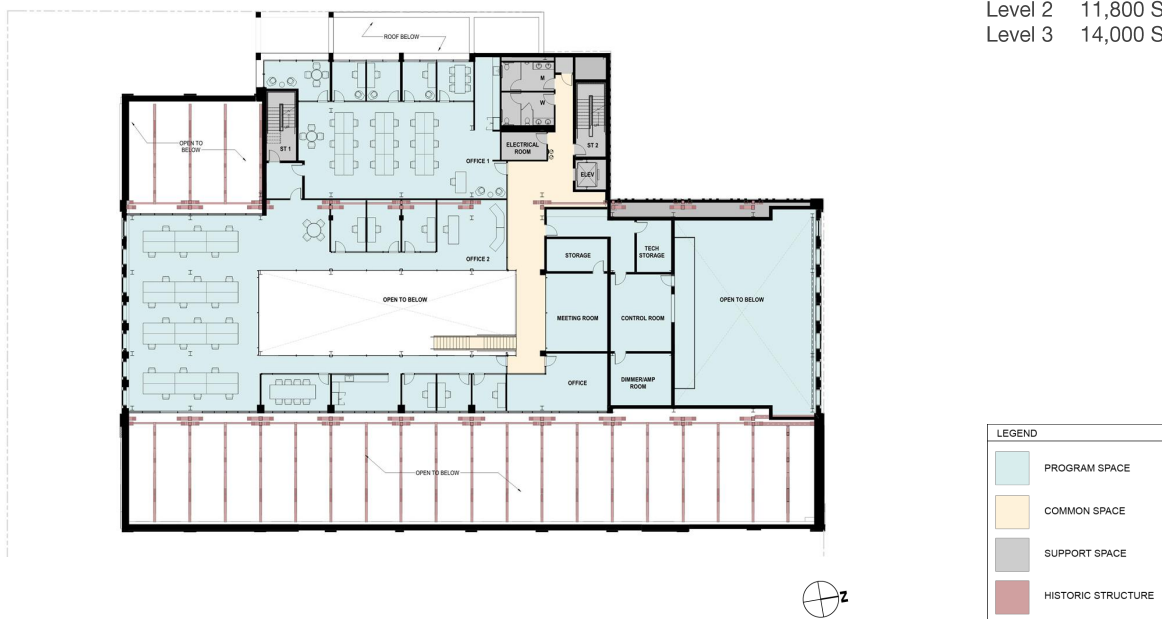
Schematic Design - Ground Floor Plan

Ground 24,600 SF
 Level 2 11,800 SF
 Level 3 14,000 SF



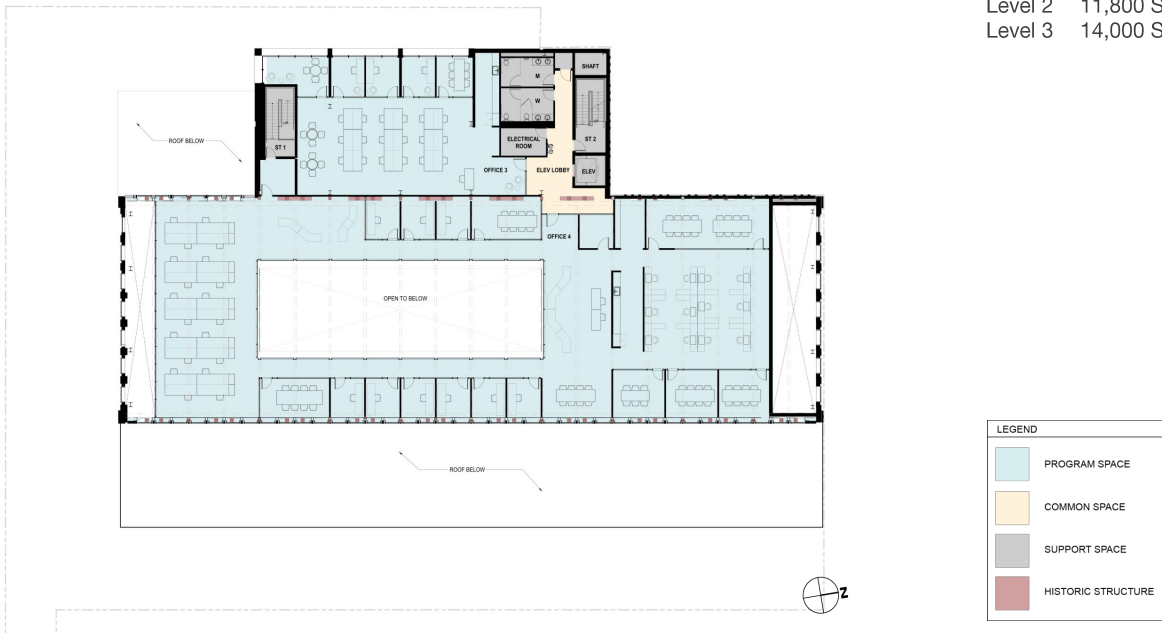
Schematic Design - Second Floor Plan

Ground 24,600 SF
 Level 2 11,800 SF
 Level 3 14,000 SF

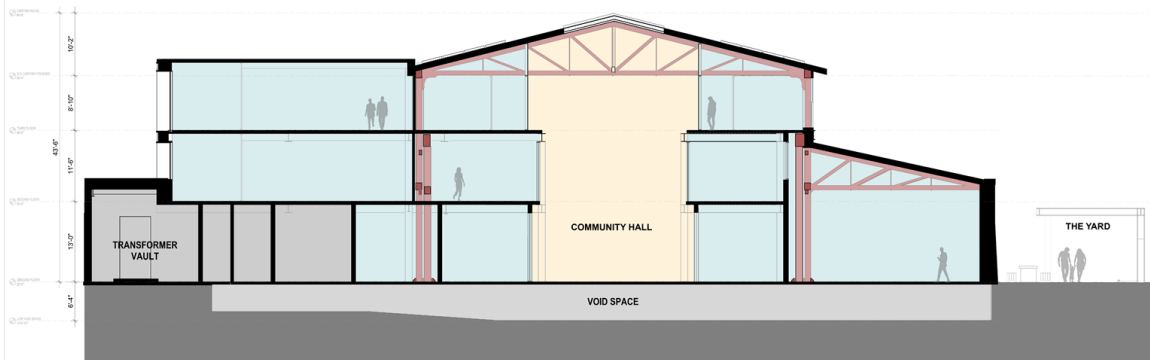


Schematic Design - Third Floor Plan

Ground 24,600 SF
 Level 2 11,800 SF
 Level 3 14,000 SF



Building Cross Section





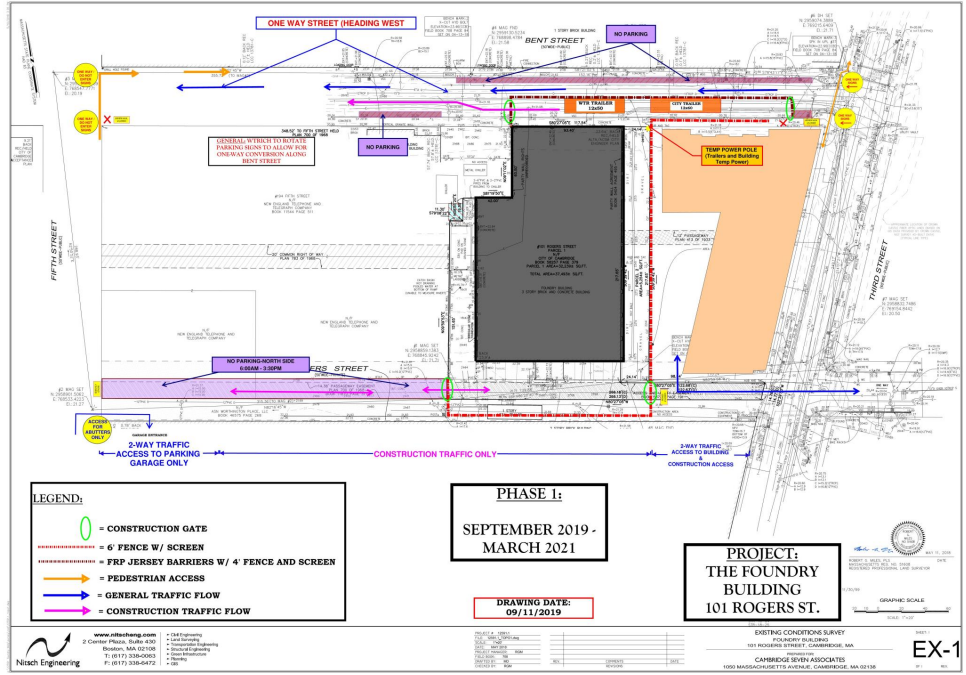
View from Rogers Street Toward New Addition



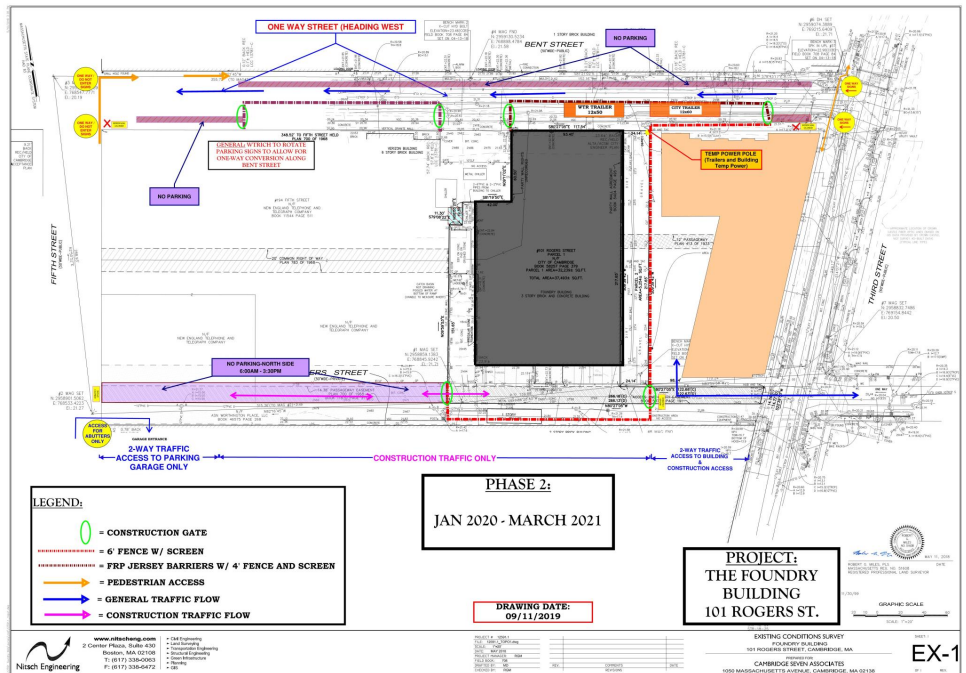
View From Rogers Street



Phase 1



Phase 2



Schedule

Design Phases

Design Development	October 2019 - December 2019
Construction Documents	January 2020 - March 2020
Trade Bids	March 2020 - April 2020

Construction

Early Abatement and Demolition	November 2019 - January 2020
Early Foundation, Steel and Sitework Bidding	February - March 2020
Trade Bids	April 2020
Construction Duration	November 2019 – Summer 2021

Occupancy

Summer 2021

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