



145 BROADWAY COMMERCIAL OFFICE A

Cambridge, Massachusetts

Design Review Submission
Issued August 09, 2016

PICKARD CHILTON

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1. CORE & SHELL

1.1 PROJECT OVERVIEW

145 BROADWAY STREET

PROJECT SUMMARY

Located at the intersection of Broadway & Galileo Galilei Way within the MXD area, the project at 145 Broadway Street (the "145 Building") is proposed to be a commercial building under the provisions outlined in the City of Cambridge's recently enacted Article 14 Zoning Ordinance. The 145 Building will replace an existing four-story masonry structure currently located on the site which occupies approximately the same footprint as the future project and totals approximately 78,636 SF of gross floor area ("GFA"). The proposed core and shell 145 Building will have a total GFA of approximately 453,768 SF and be up to nineteen floors plus a mechanical penthouse.

The total height of the 145 Building will be up to 250'-0" to the last occupied floor, as defined under zoning. The 145 Building is designed with a +/- 12'-8" floor to floor height on typical floors above ground level in order to accommodate commercial office program, ensuring the building's longevity in a rapidly evolving commercial office market.

The ground floor plan is designed to activate the adjacent public realm to the greatest extent possible, with a public plaza providing direct and open access to the lobby and active use spaces, which extends along Broadway and wraps the corner of Galileo Galilei Way. Ground-level pedestrian circulation along Broadway and the West Service Road allows direct access and views to the existing open park space. Service and loading is accessed along the northern side of the site, with a dedicated off street loading facility for both deliveries and waste management provided at the northeast corner of the building off the western internal drive. Access to vehicular and underground long term bike parking are also located in this area.

The 145 Building will accommodate up to approximately three hundred seventy four (374) vehicular parking spaces and one hundred and fifty-one (151) bike parking spaces in a five (5) story below grade garage, allowing it to serve not only the 145 Building, but also other projects identified as part of this Infill Development Concept Plan.

PROJECT TEAM

Developer



Design Architect

PICKARD CHILTON

Architect of Record



Structure Engineer



Mechanical Engineer



Landscape Architect



Sustainability



Civil / Traffic

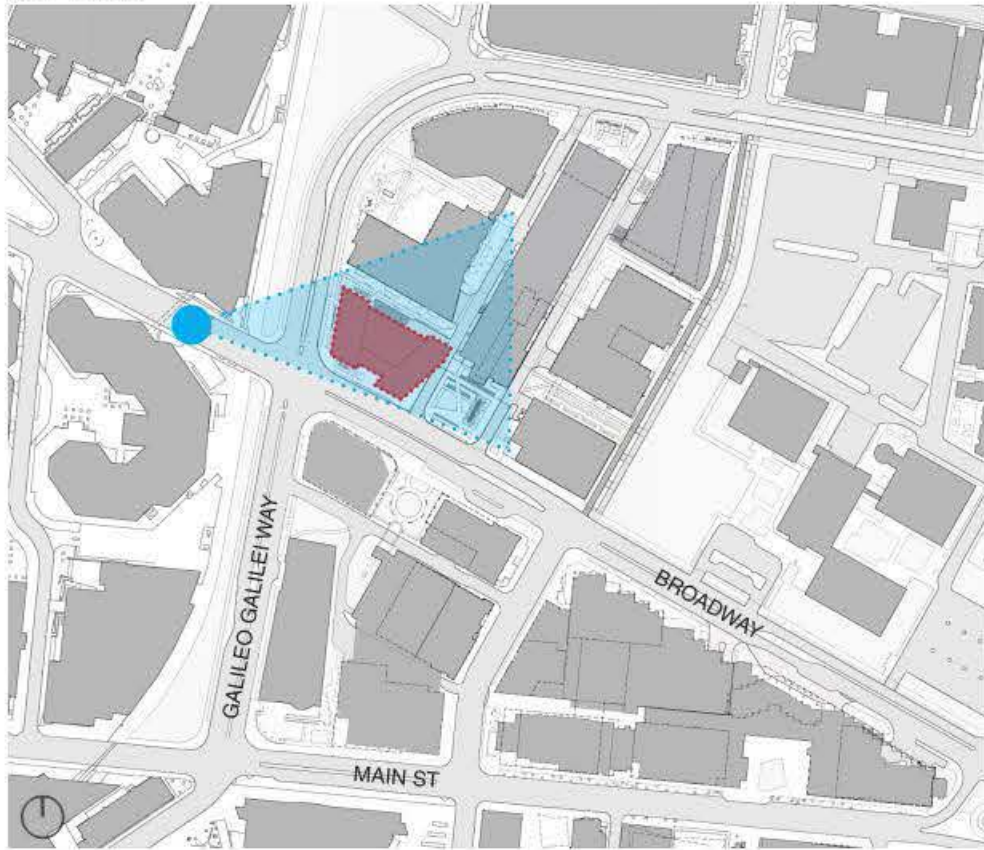


Environmental Scientist

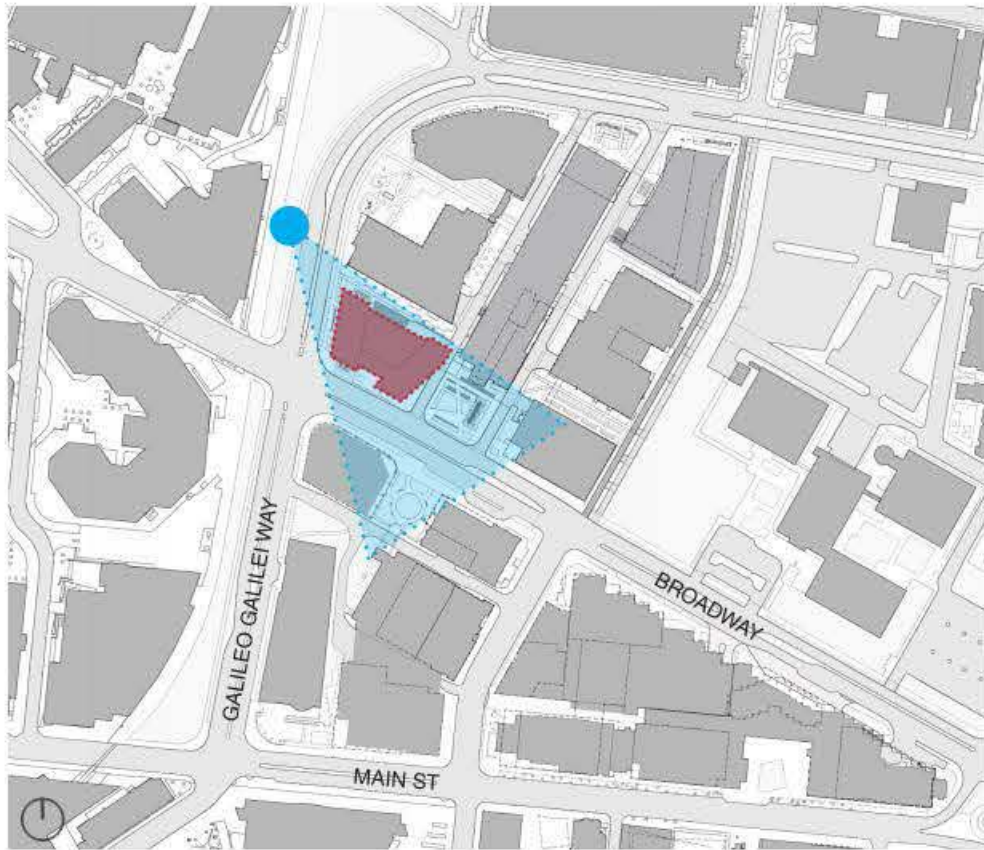


1.2 EXISTING CONDITIONS

KEY PLAN

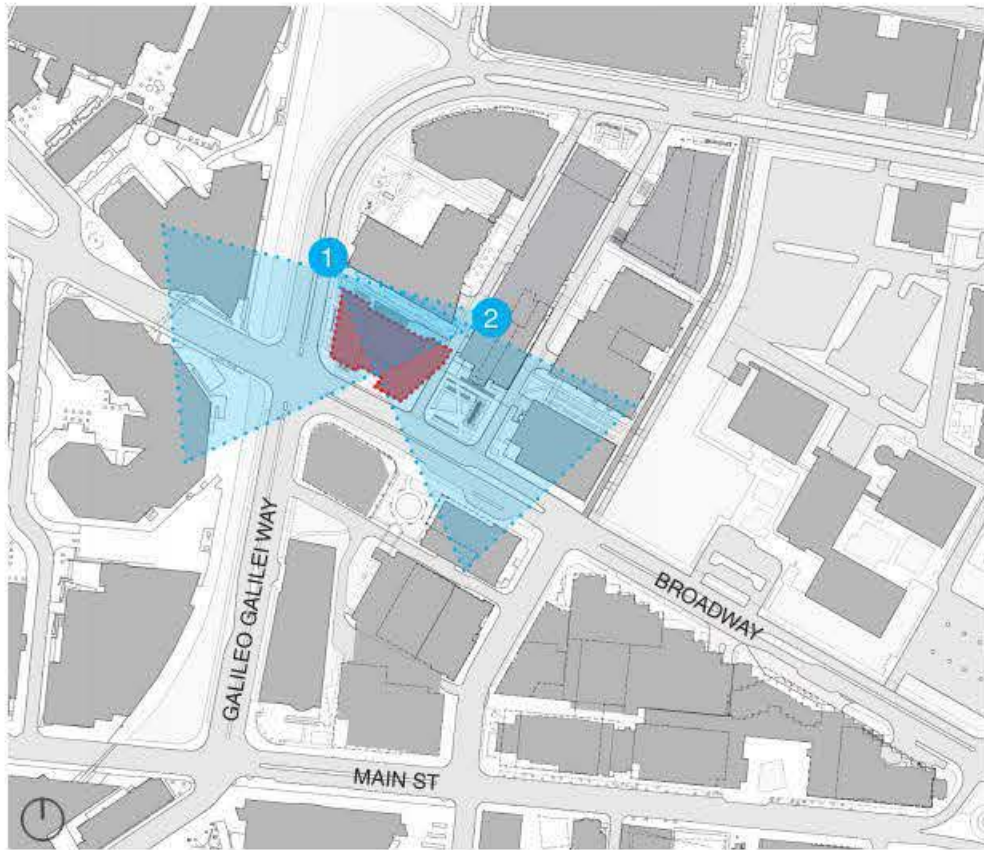
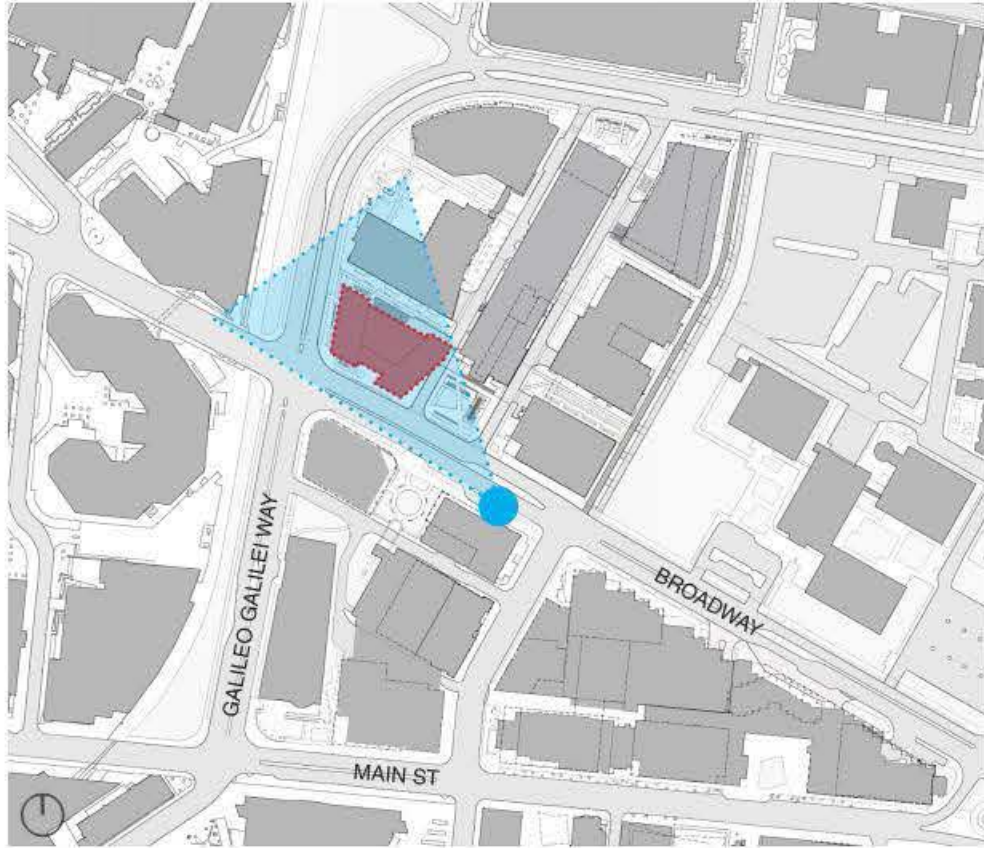


KEY PLAN



1.2 EXISTING CONDITIONS

KEY PLAN



145 BROADWAY

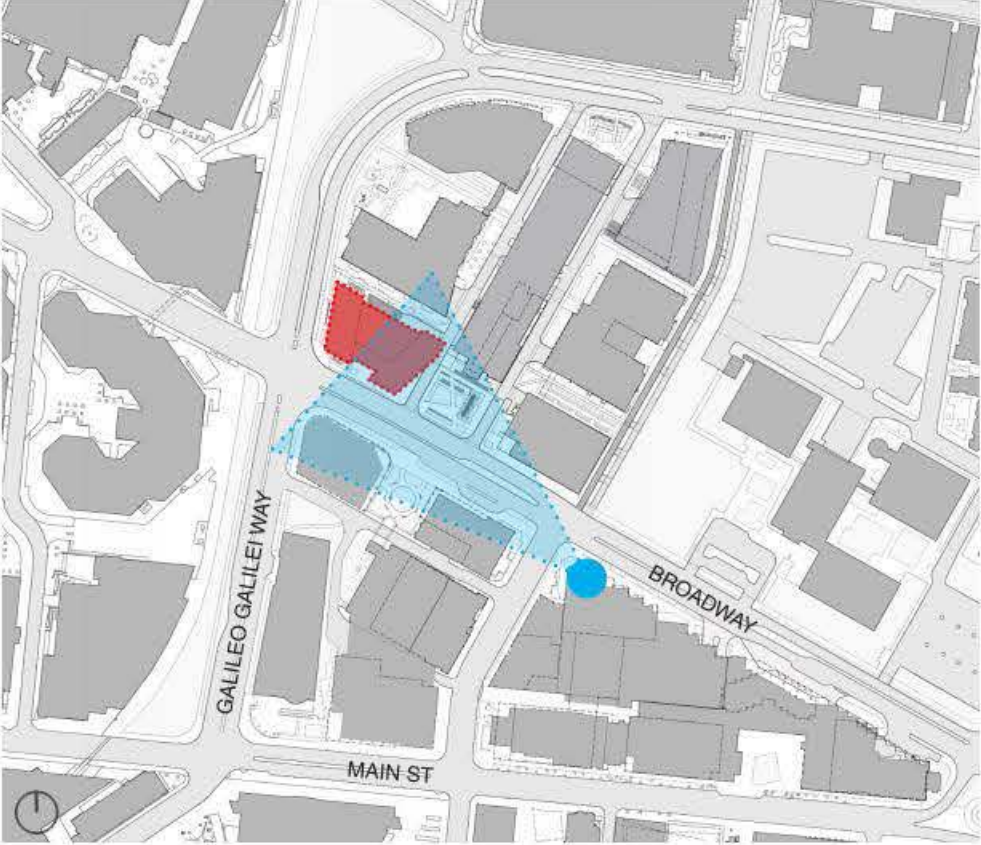
DESIGN REVIEW SUBMISSION AUGUST 09, 2016

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1.3.1 DESIGN RENDERINGS

VIEW LOOKING WEST ALONG BROADWAY

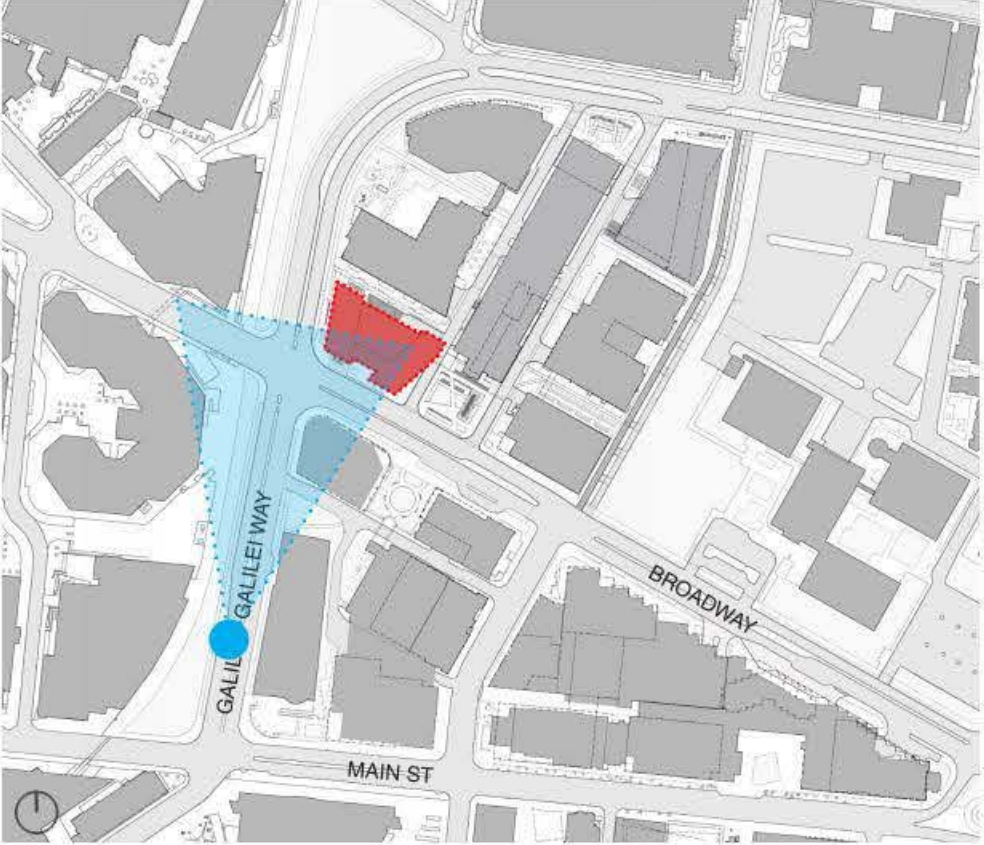
KEY PLAN



1.3.1 DESIGN RENDERINGS

VIEW LOOKING NORTH ALONG GALILEO GALILEI WAY

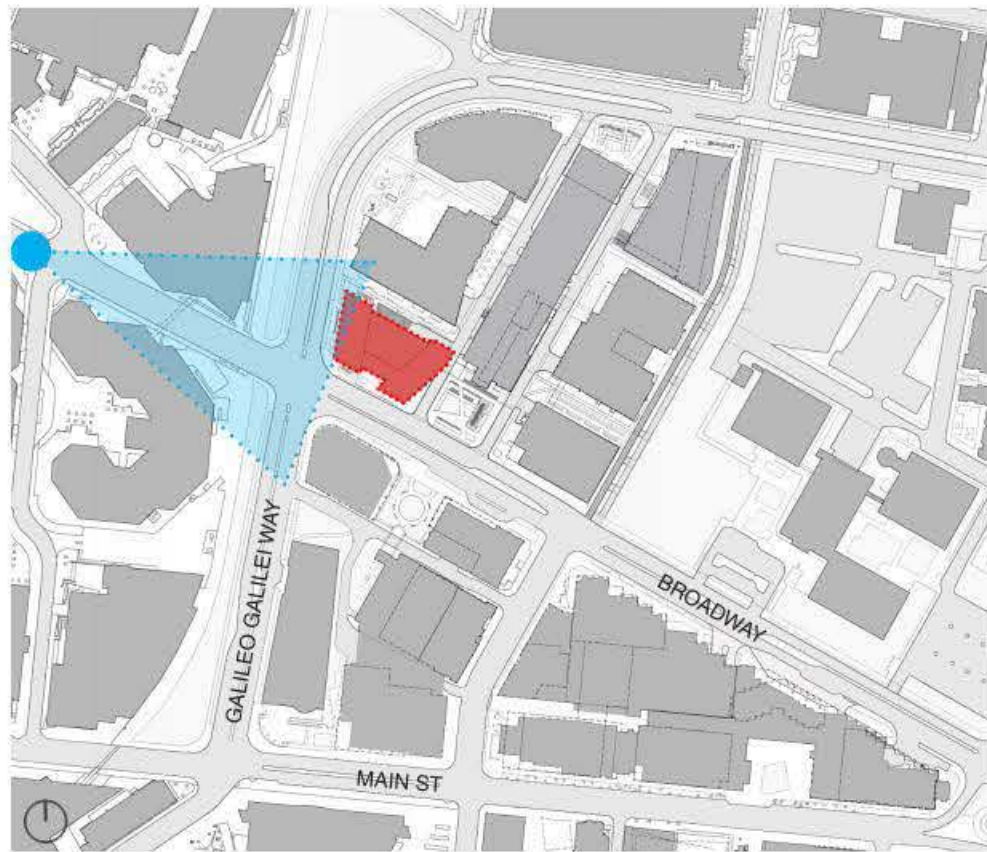
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1.3.1 DESIGN RENDERINGS

VIEW LOOKING WEST ALONG BROADWAY

KEY PLAN



145 BROADWAY

DESIGN REVIEW SUBMISSION

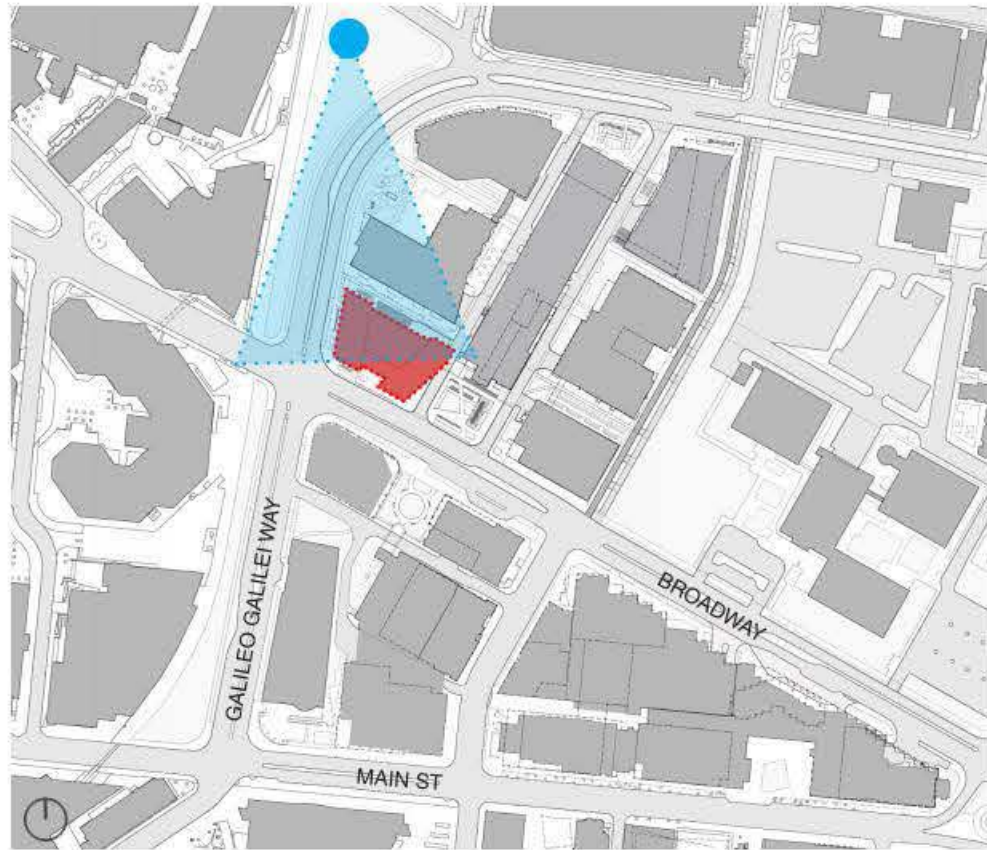
AUGUST 09, 2016

PICKARD CHILTON

1.3.1 DESIGN RENDERINGS

VIEW LOOKING SOUTH ALONG GALILEO GALILEI WAY

KEY PLAN



1.3.2 DESIGN MODELS



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

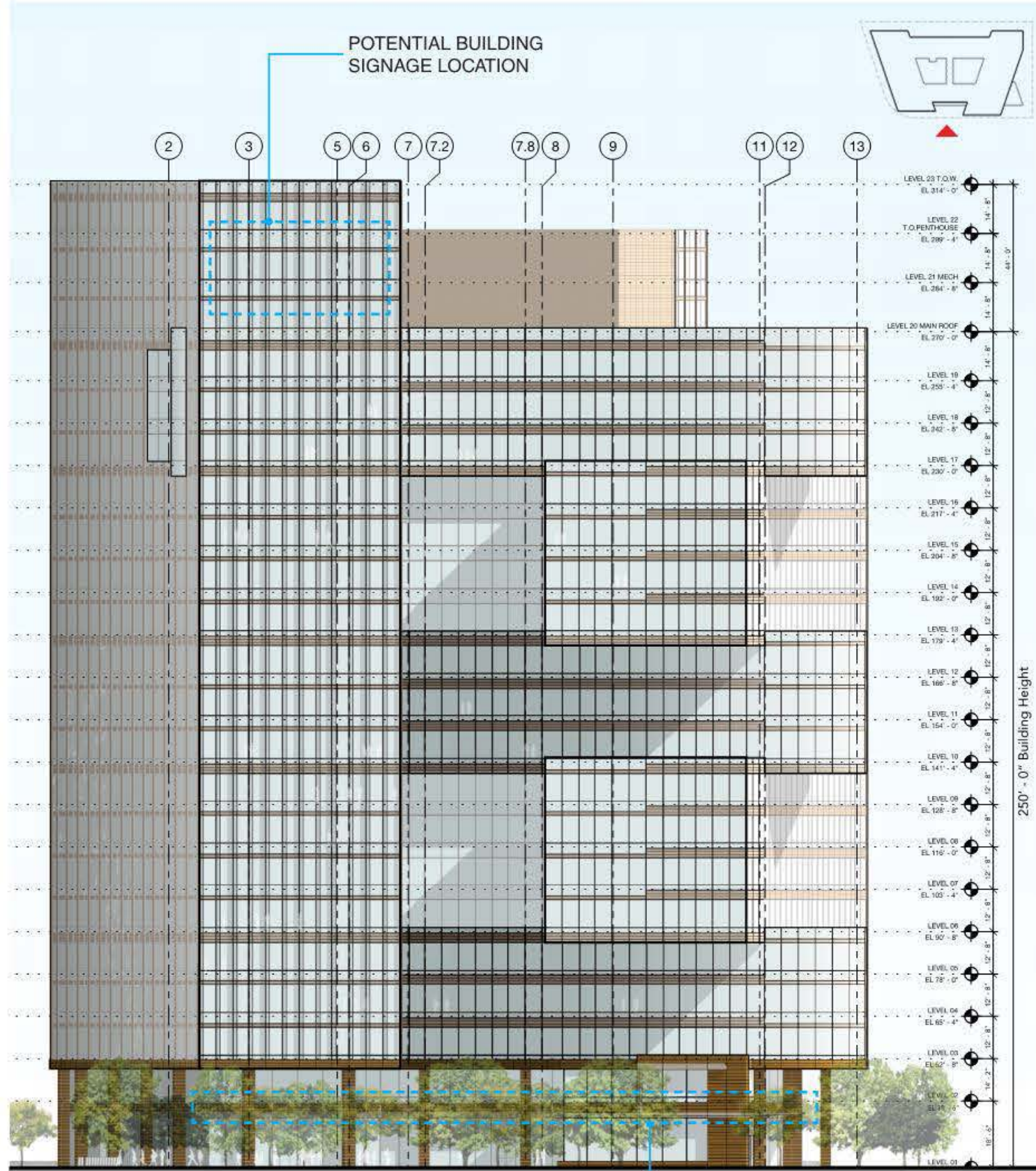


VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

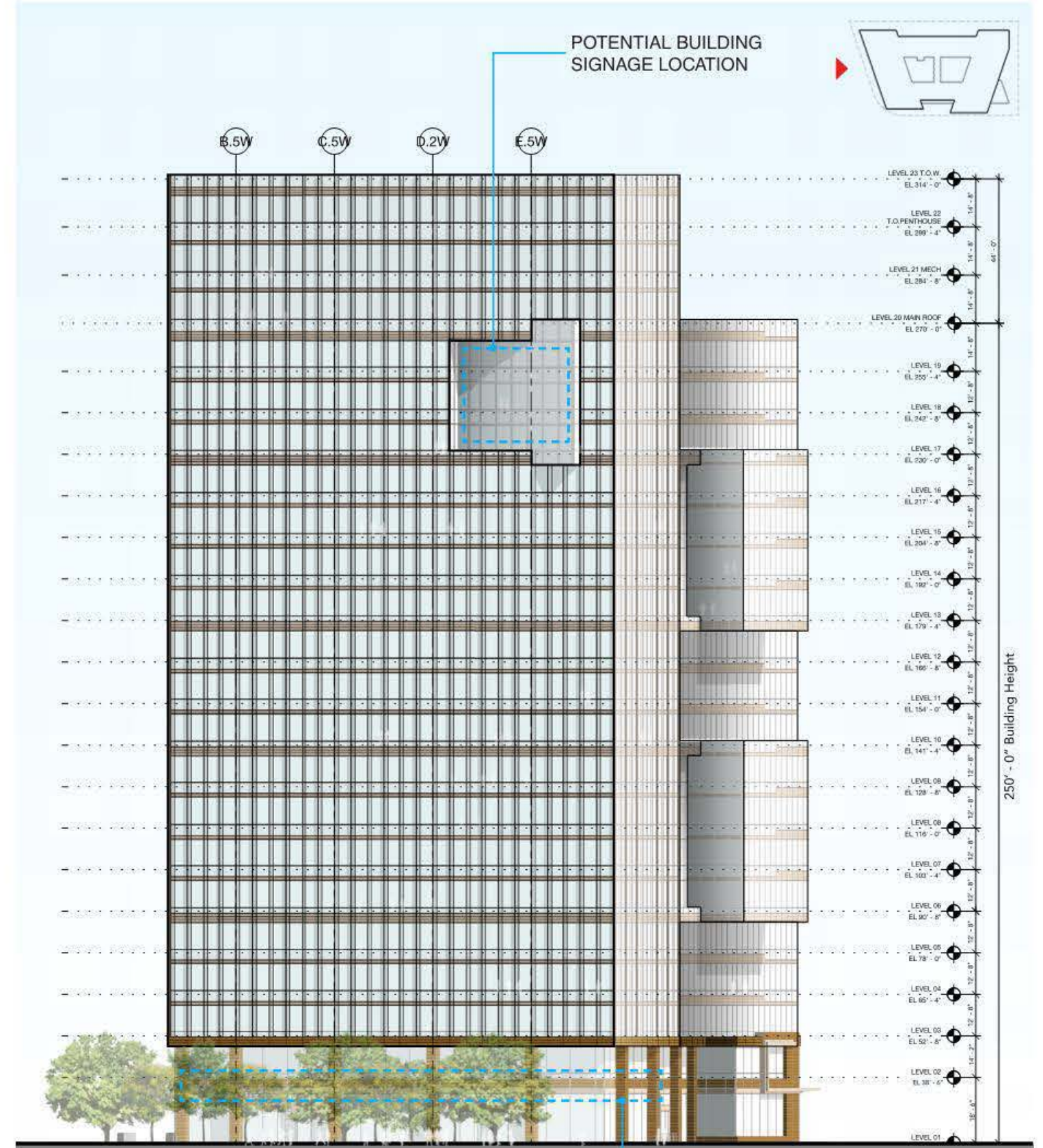
1.3.3 BUILDING ELEVATIONS



* Floor elevations are measured from sea level

HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE

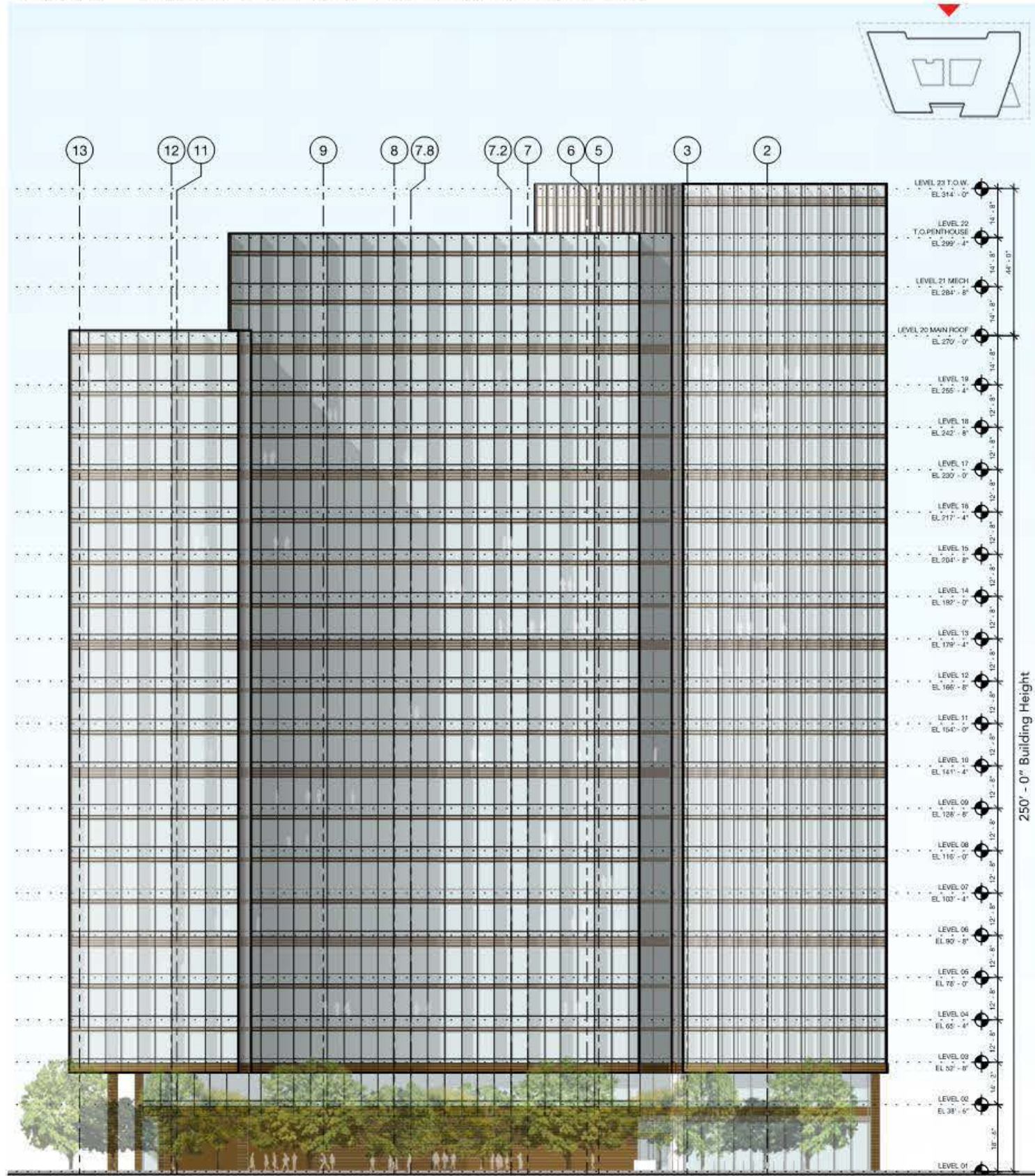
SOUTH ELEVATION



HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE

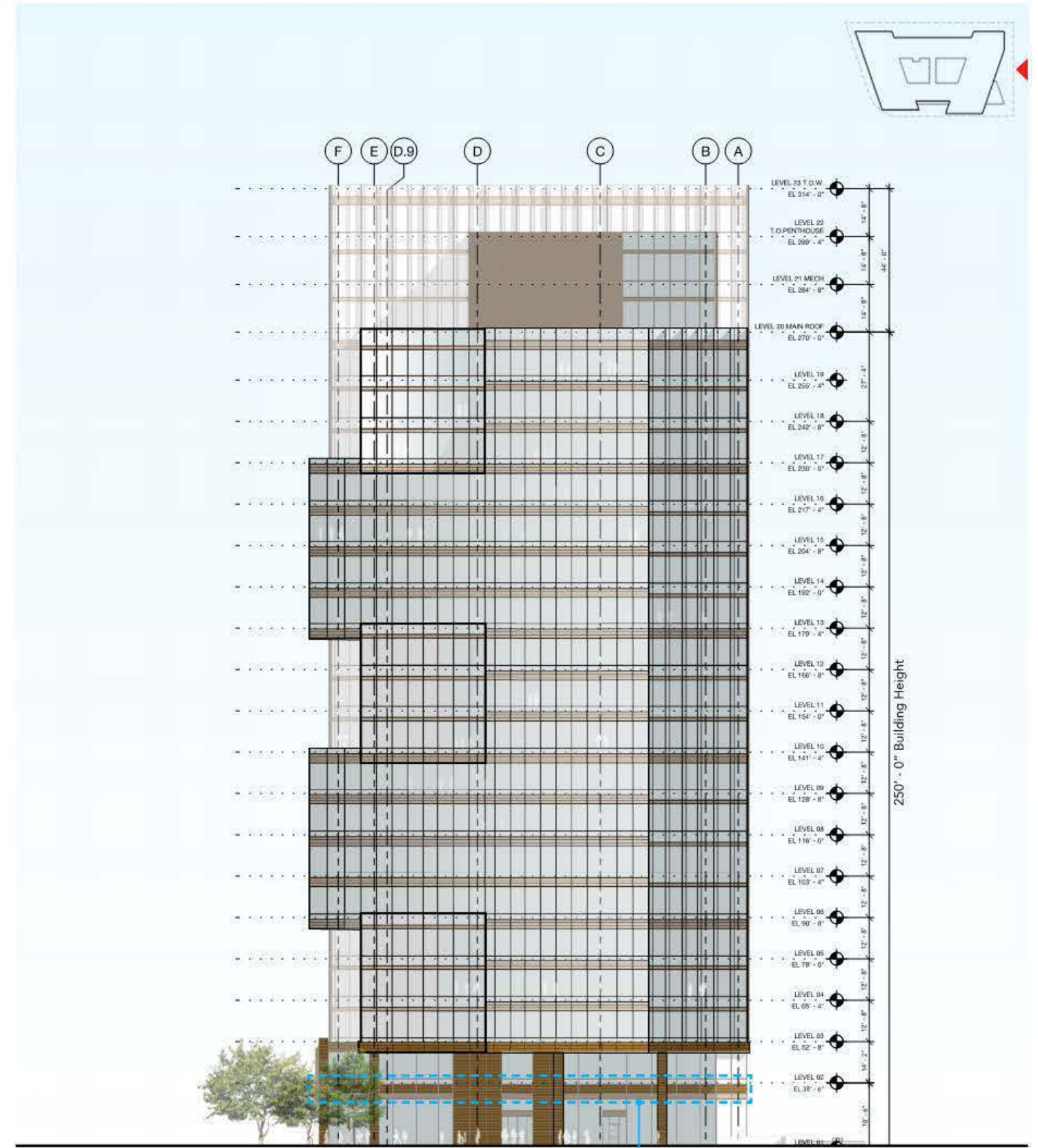
WEST ELEVATION

1.3.3 BUILDING ELEVATIONS



* Floor elevations are measured from sea level

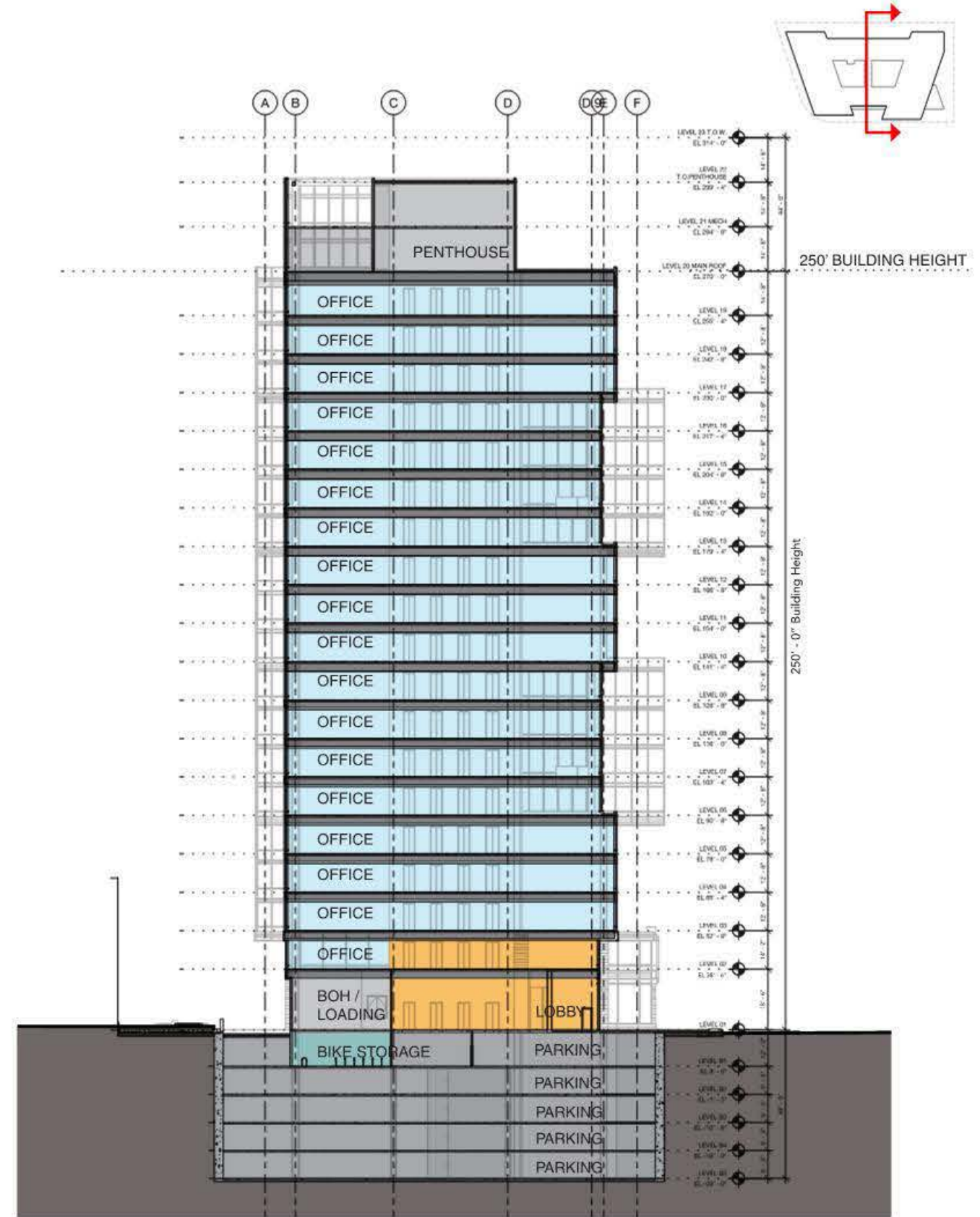
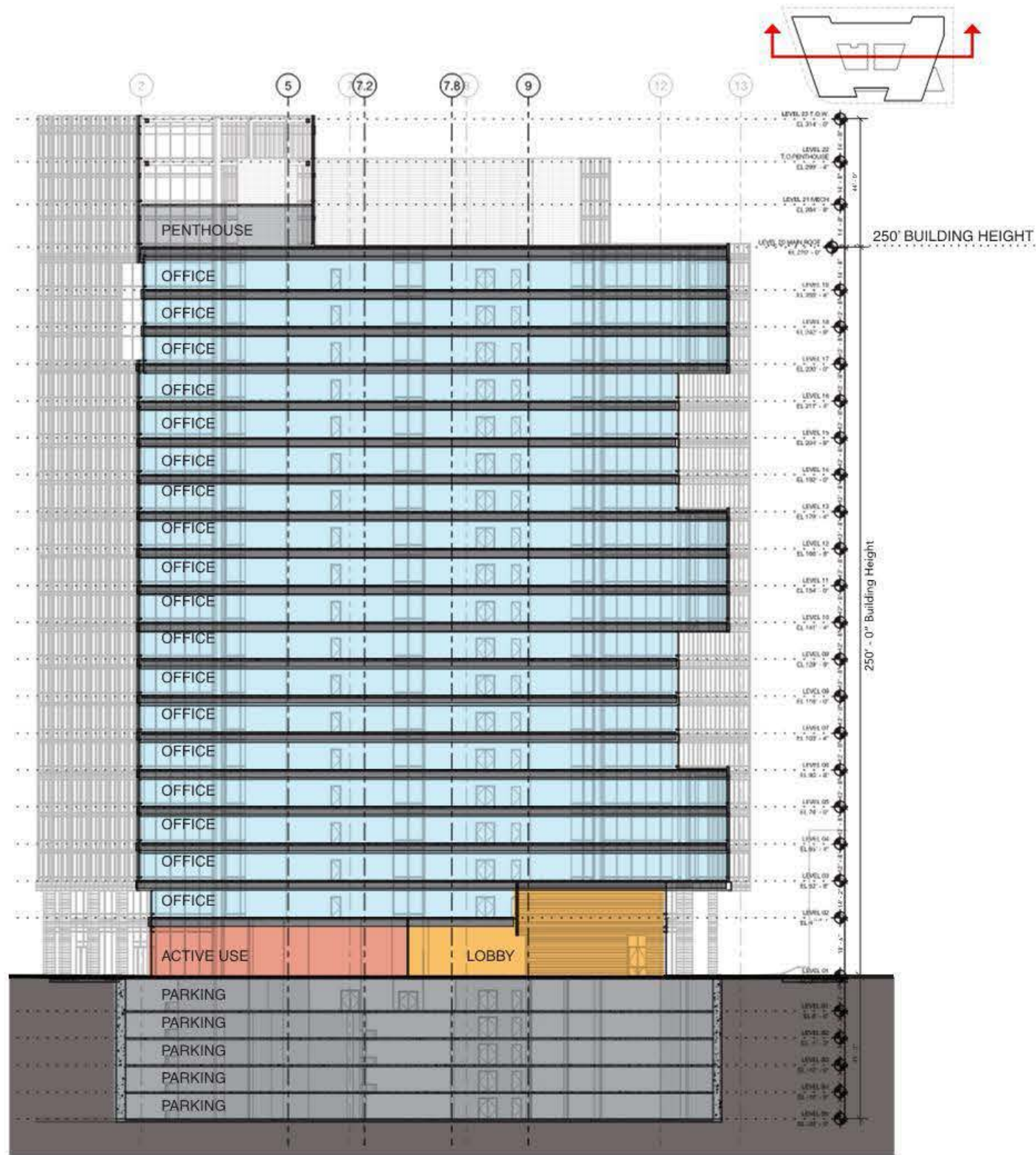
NORTH ELEVATION



HORIZONTAL BAND FOR FLEXIBLE ACTIVE USE SIGNAGE

EAST ELEVATION

1.3.4 BUILDING SECTIONS



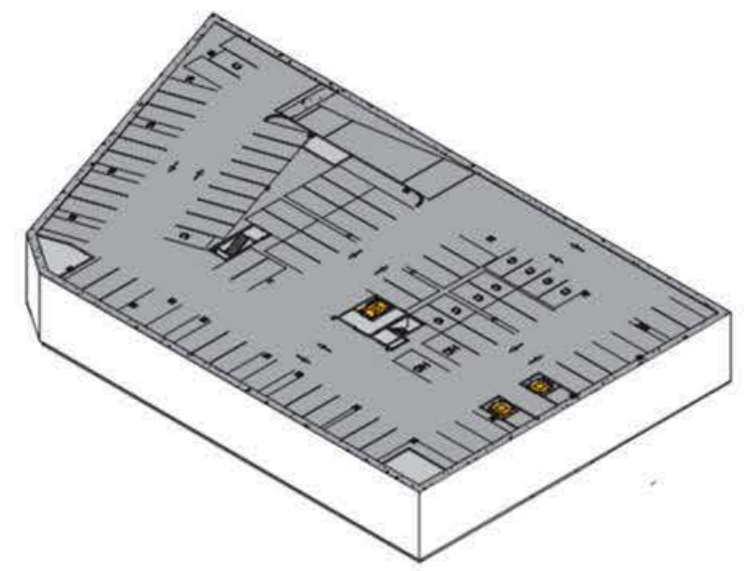
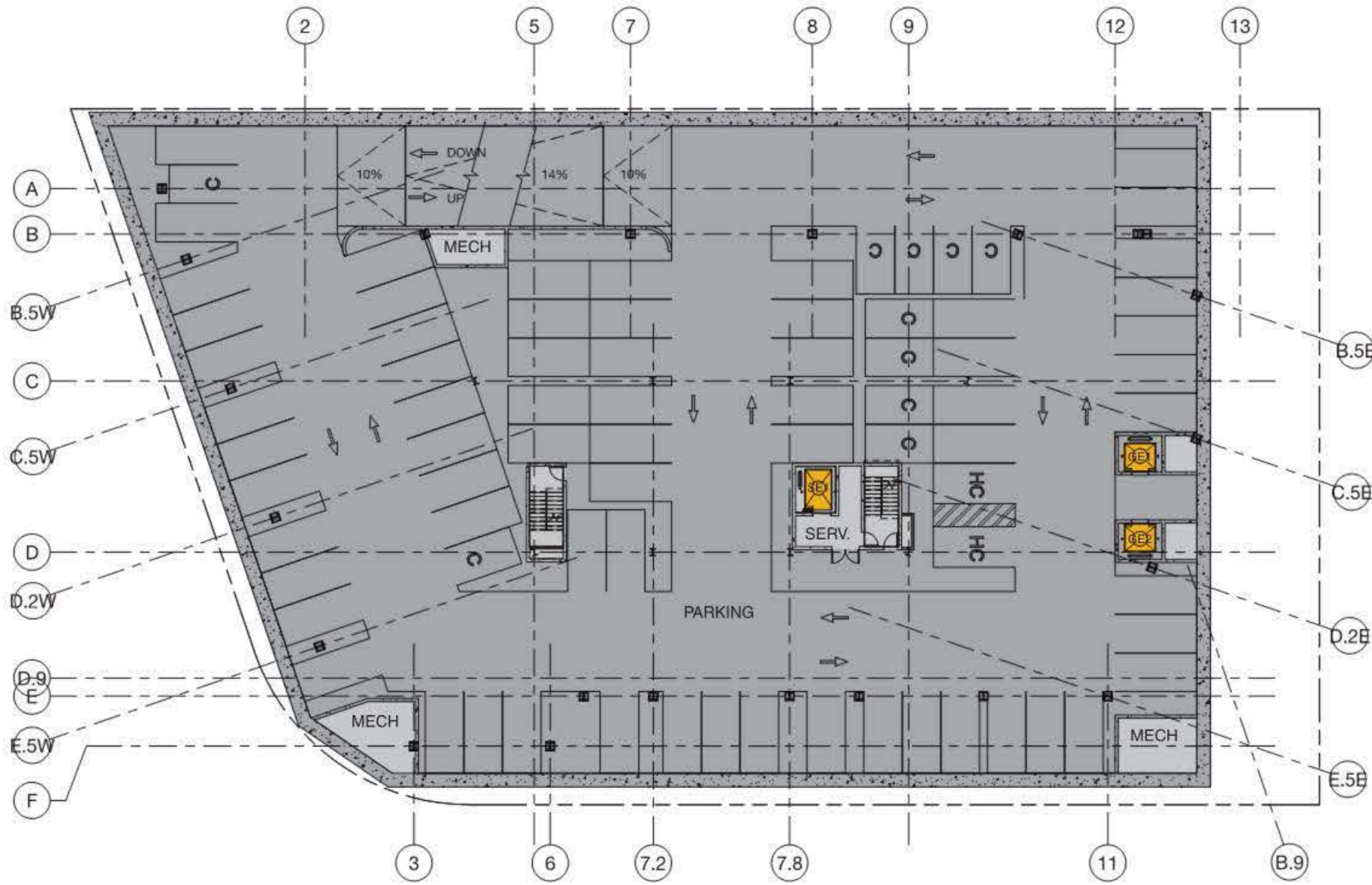
* Floor elevations are measured from sea level

LONGITUDINAL

TRANSVERSE

1.3.5 BUILDING PLANS

BELOW GRADE PARKING LEVELS B2-B5



AXONOMETRIC

PARKING STALLS - 78 PER TYPICAL FLOOR

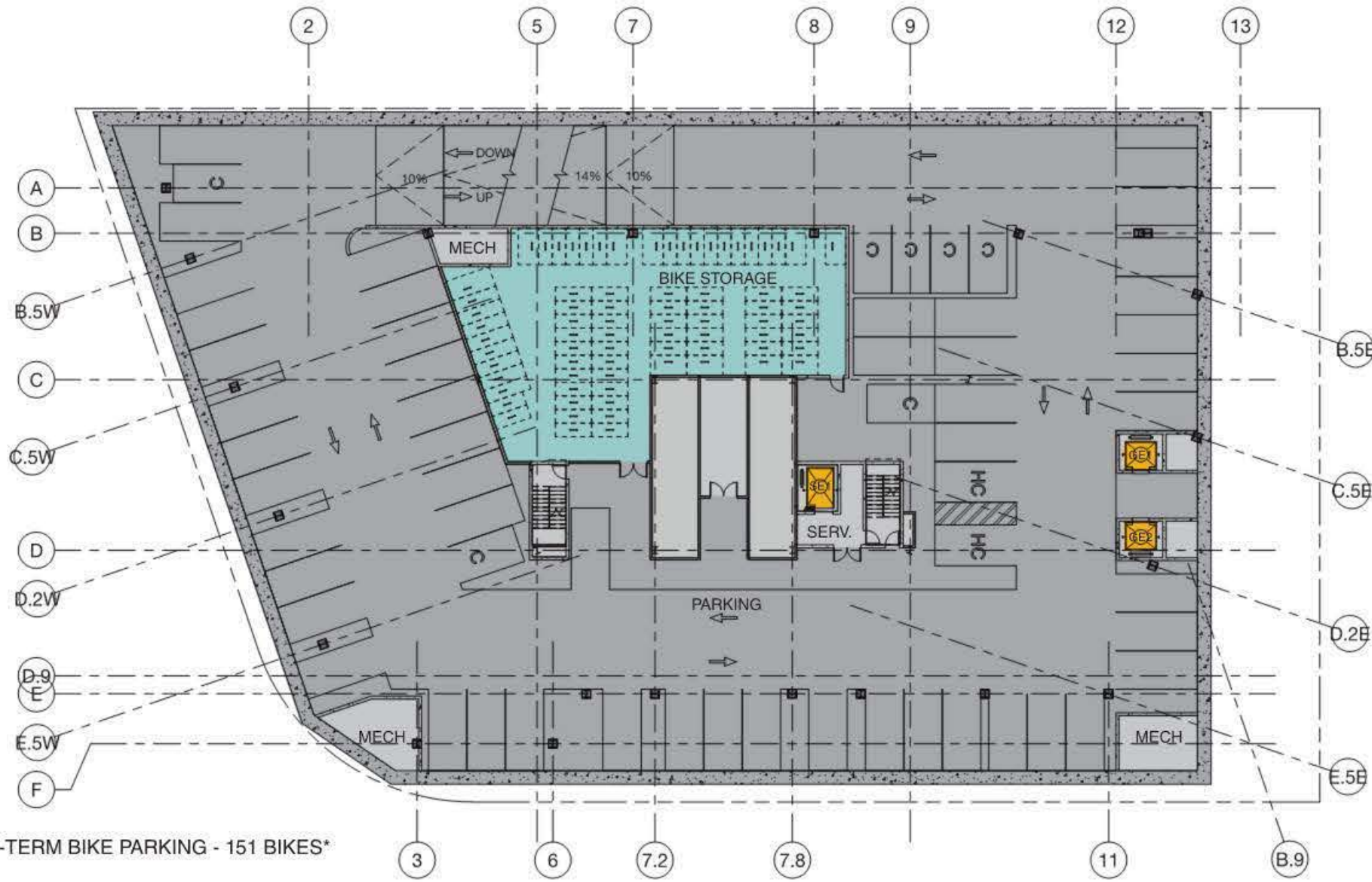
374 STALLS TOTAL

- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking

1.3.5 BUILDING PLANS

BELOW GRADE PARKING LEVEL B1

* Long term bike parking facilities exceed the requirements under zoning to accommodate future potential changes to garage infrastructure. In all cases 145 Broadway will meet or exceed the minimum requirements for long term bike parking.

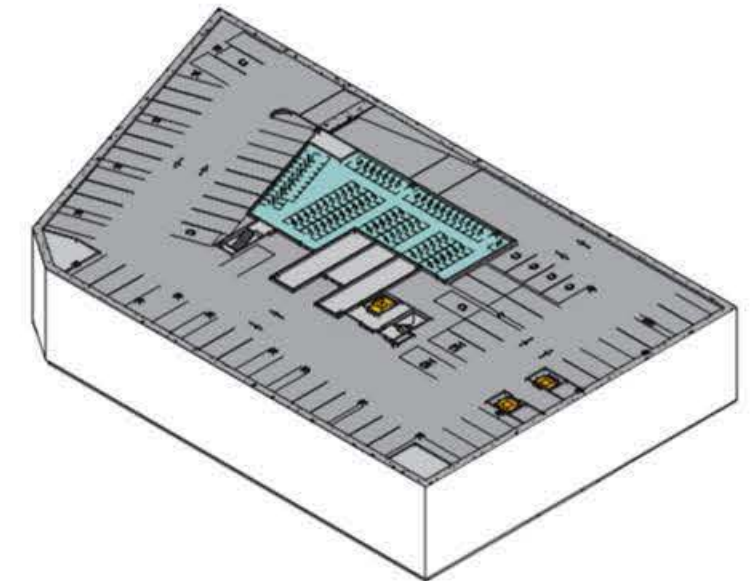


LONG-TERM BIKE PARKING - 151 BIKES*

PARKING STALLS - 60

374 STALLS TOTAL

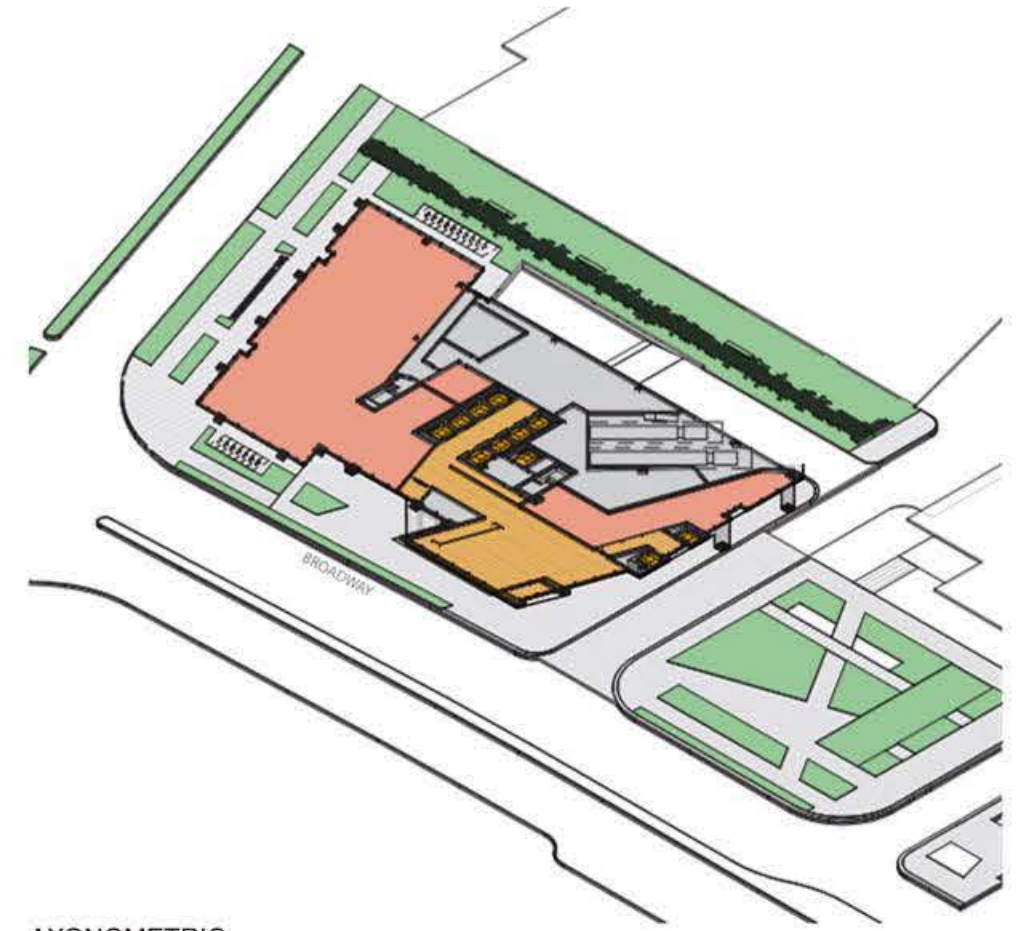
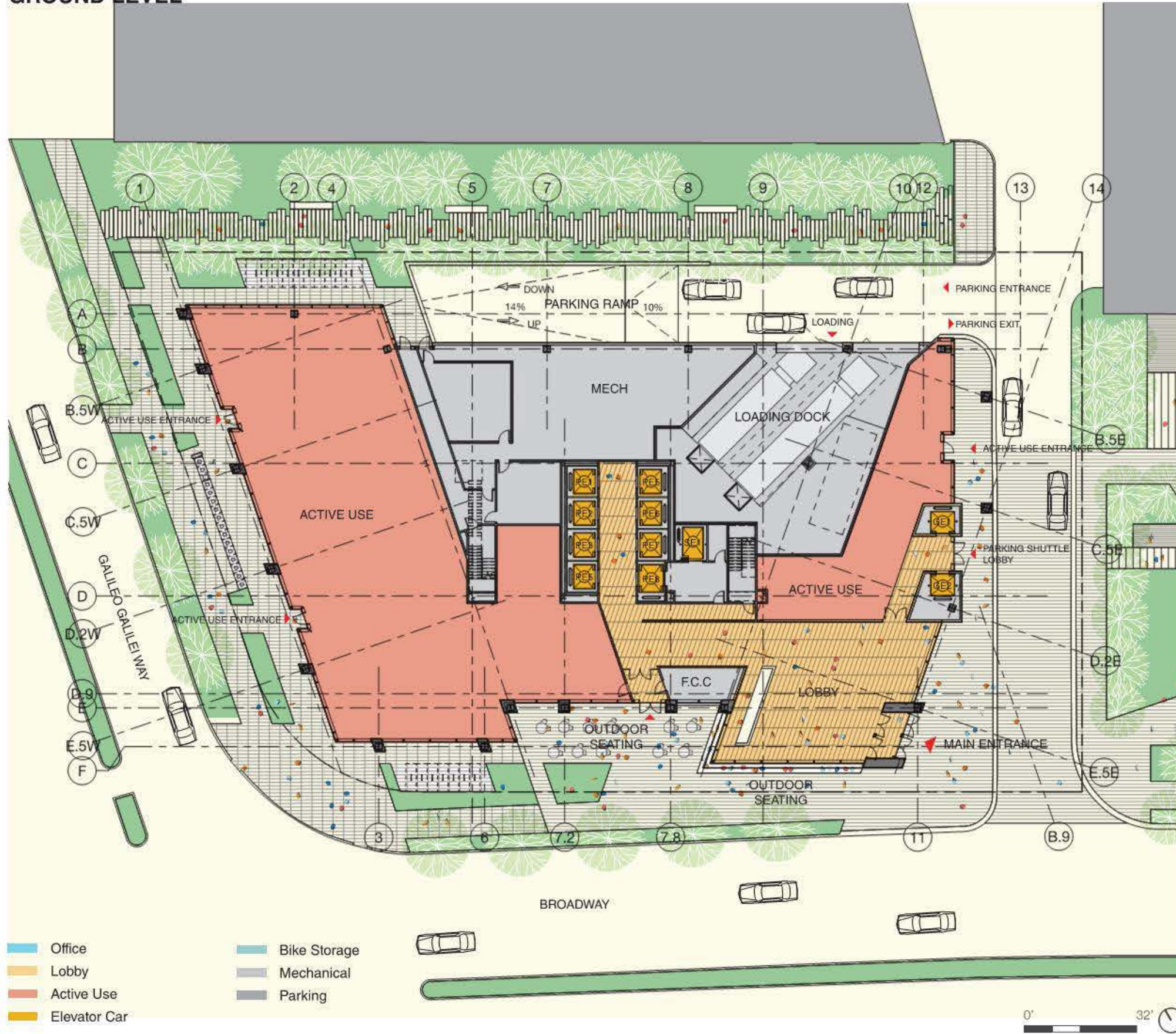
- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking



AXONOMETRIC

1.3.5 BUILDING PLANS

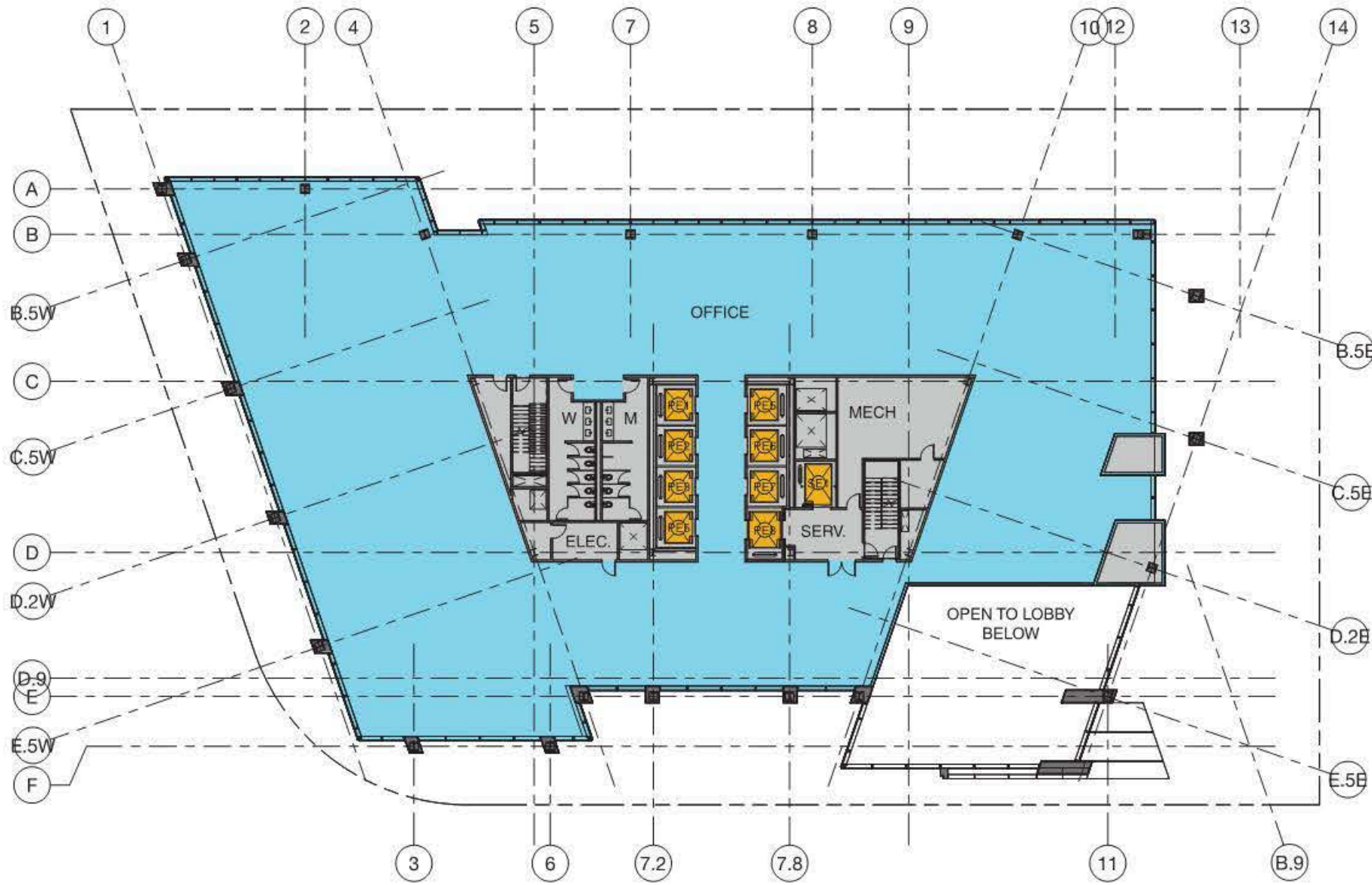
GROUND LEVEL



AXONOMETRIC

1.3.5 BUILDING PLANS

LEVEL 2



- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking

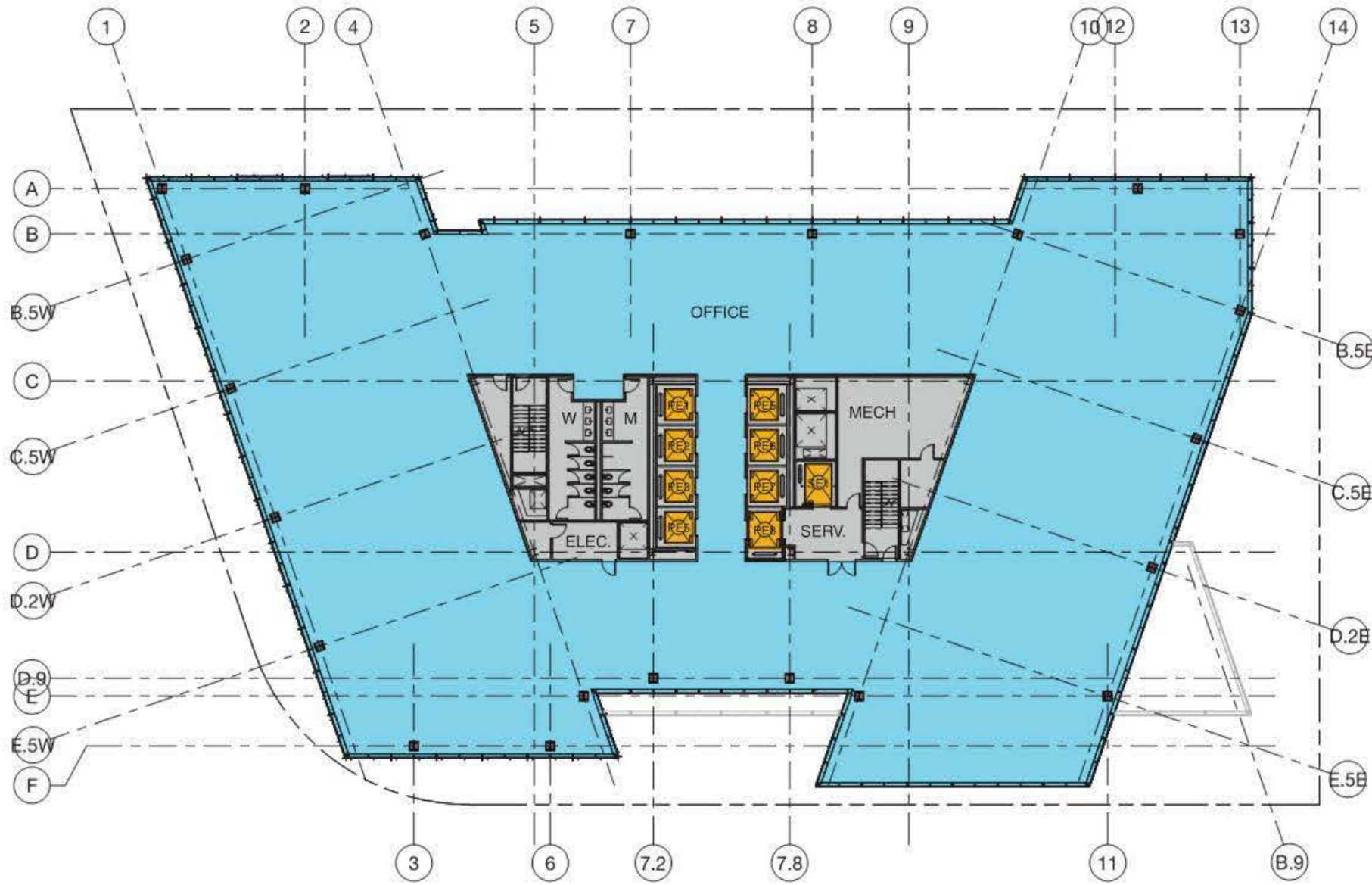


AXONOMETRIC



1.3.5 BUILDING PLANS

LEVEL 6



- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking

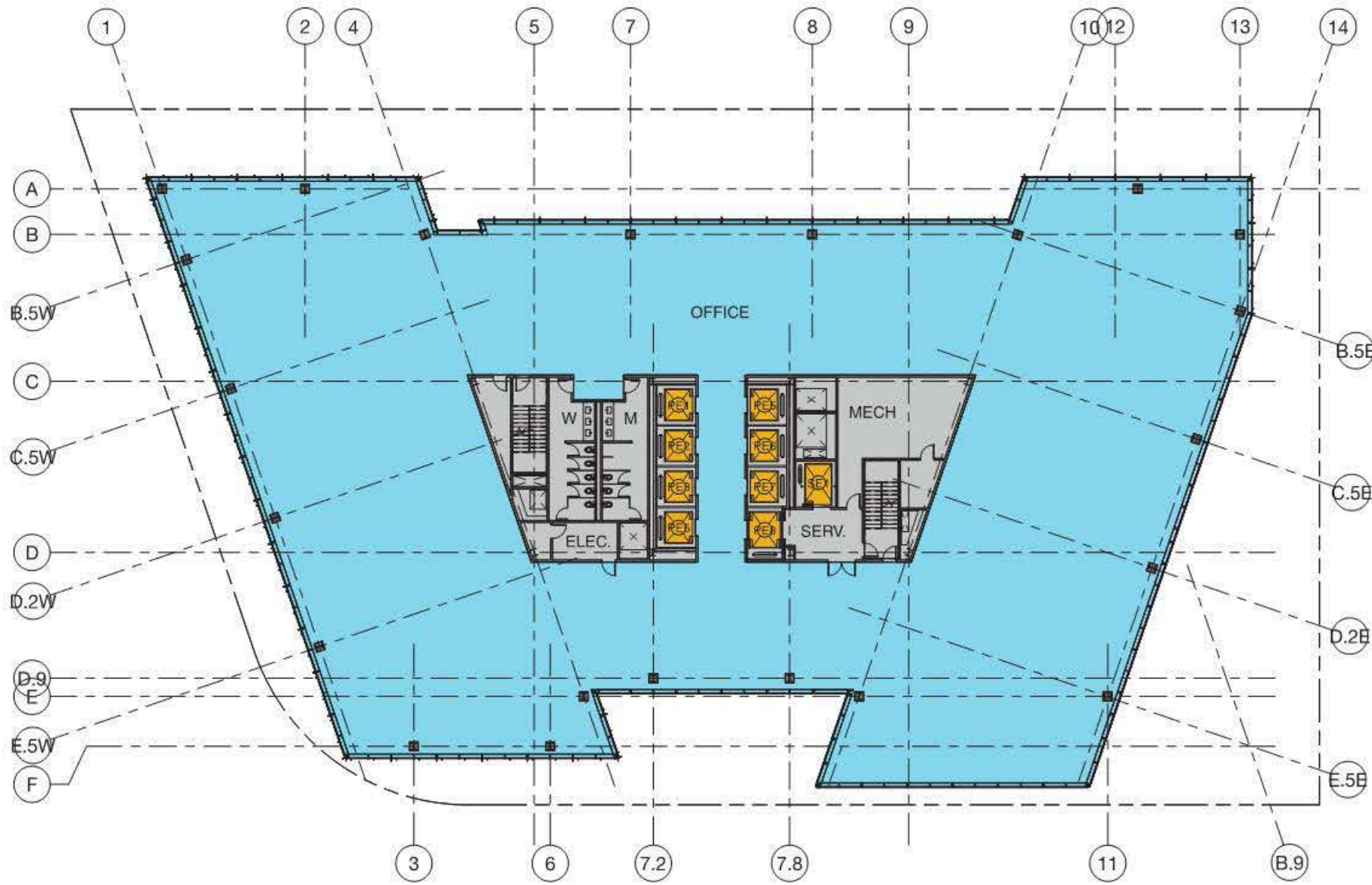


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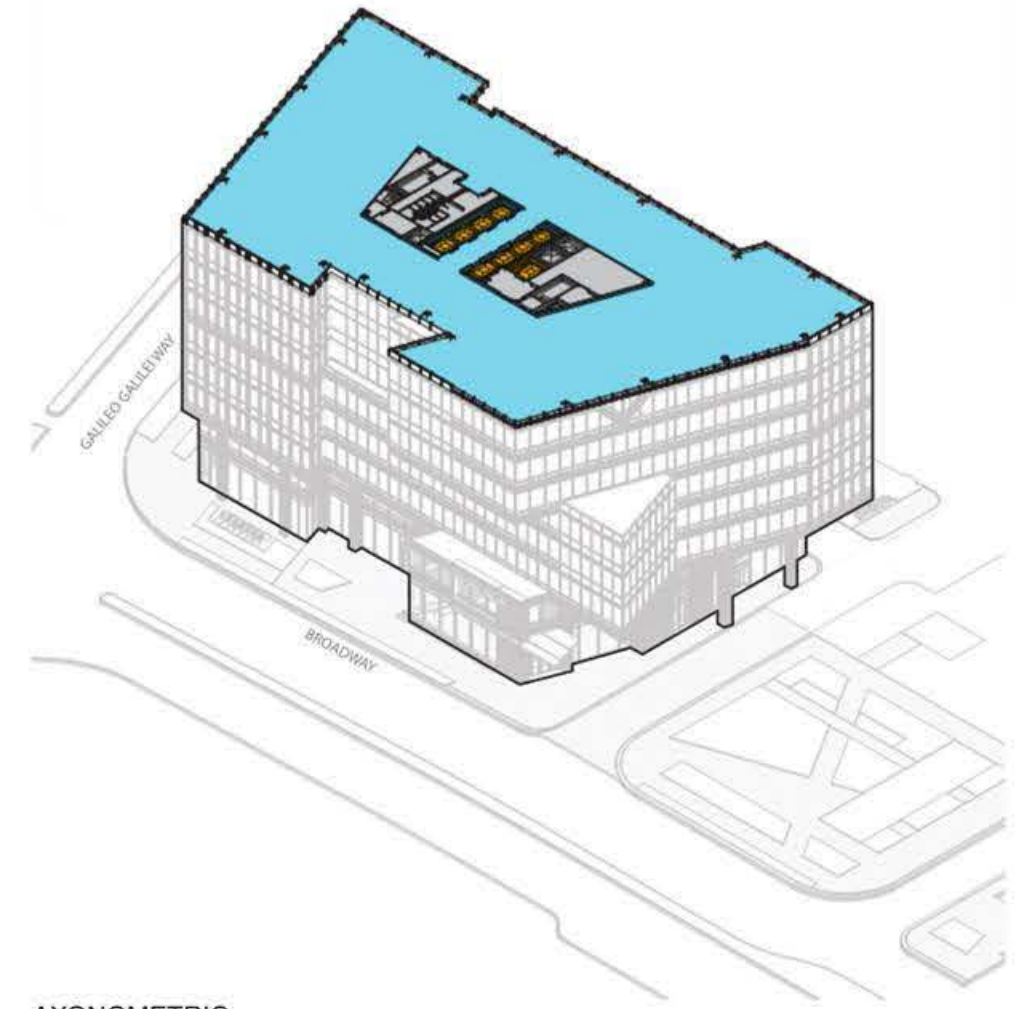


1.3.5 BUILDING PLANS

LEVEL 9



- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking

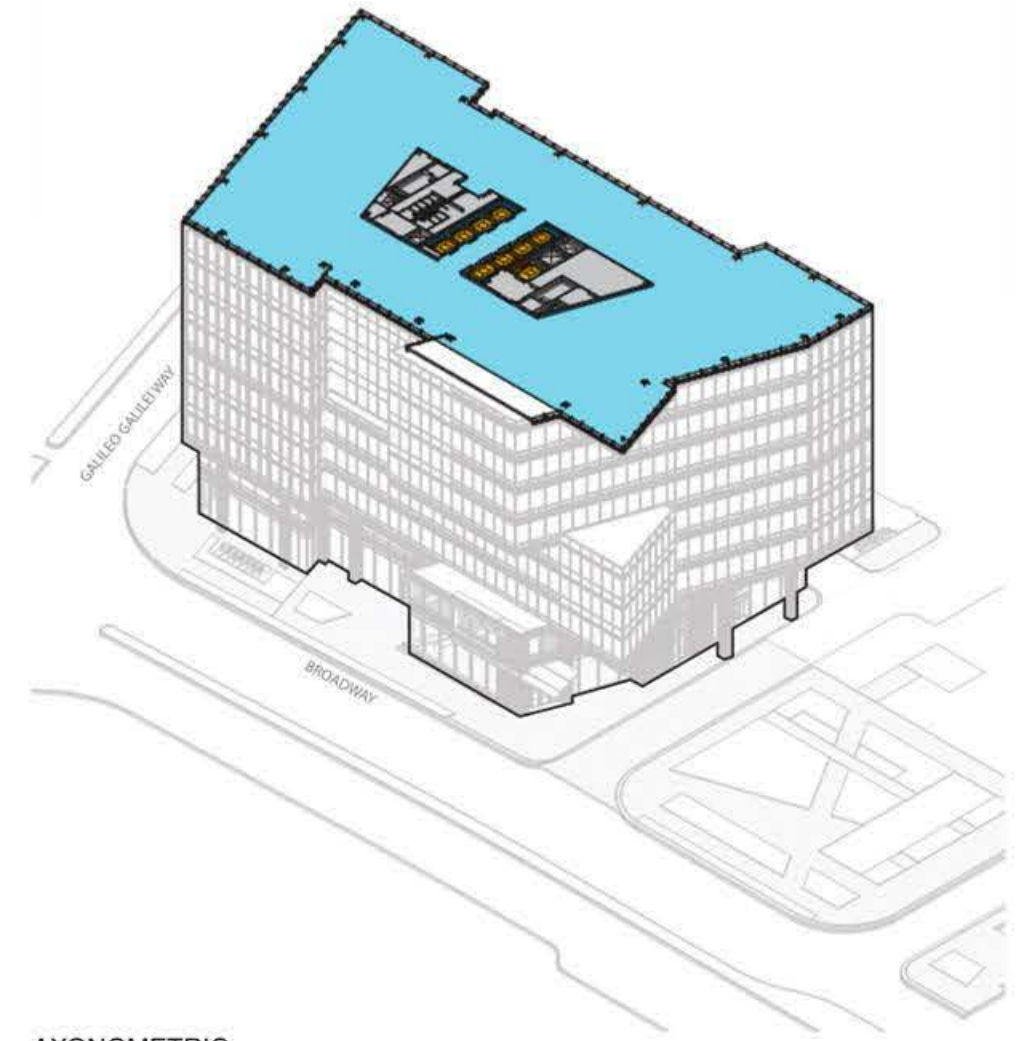
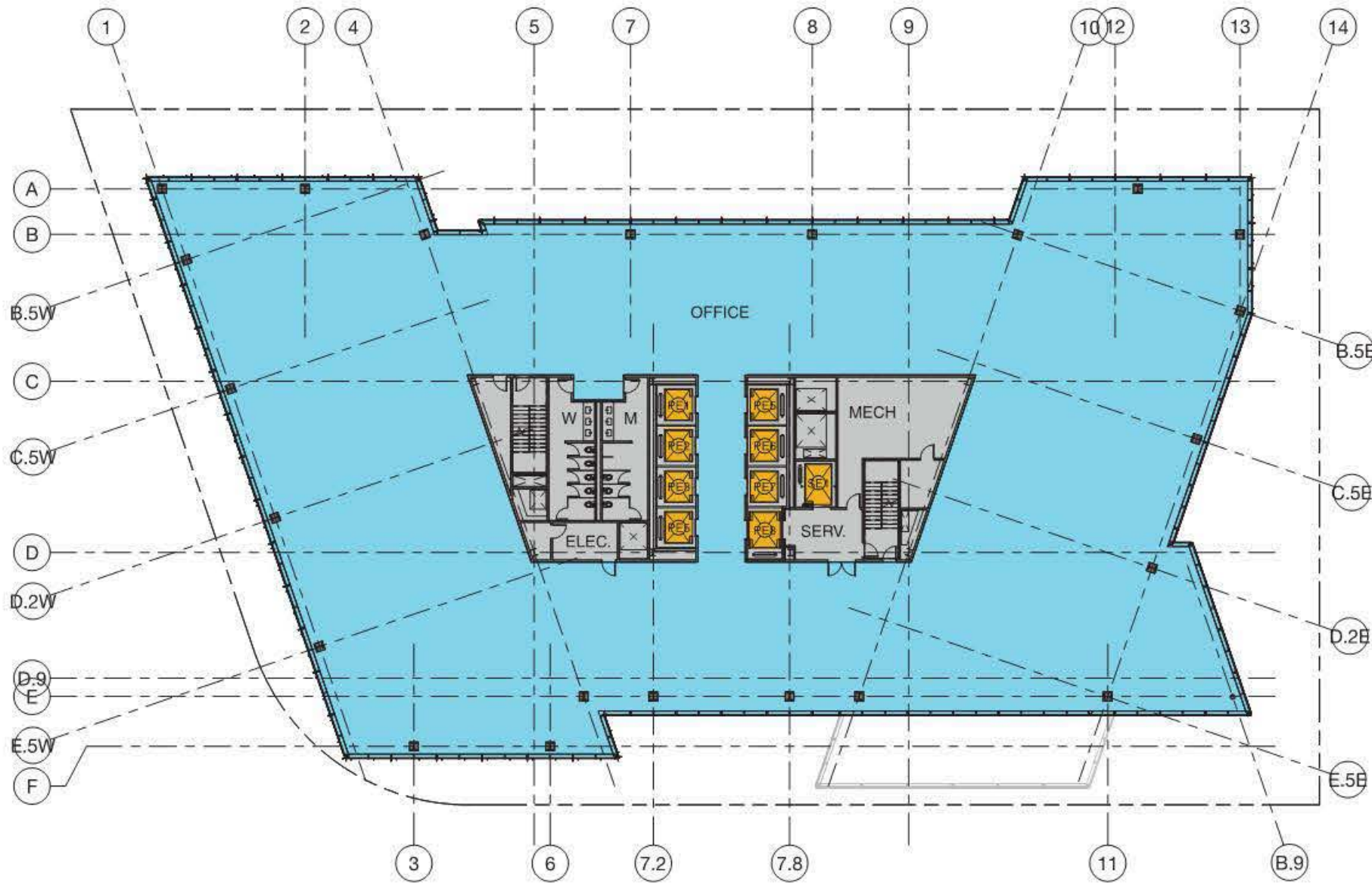


AXONOMETRIC



1.3.5 BUILDING PLANS

LEVEL 10

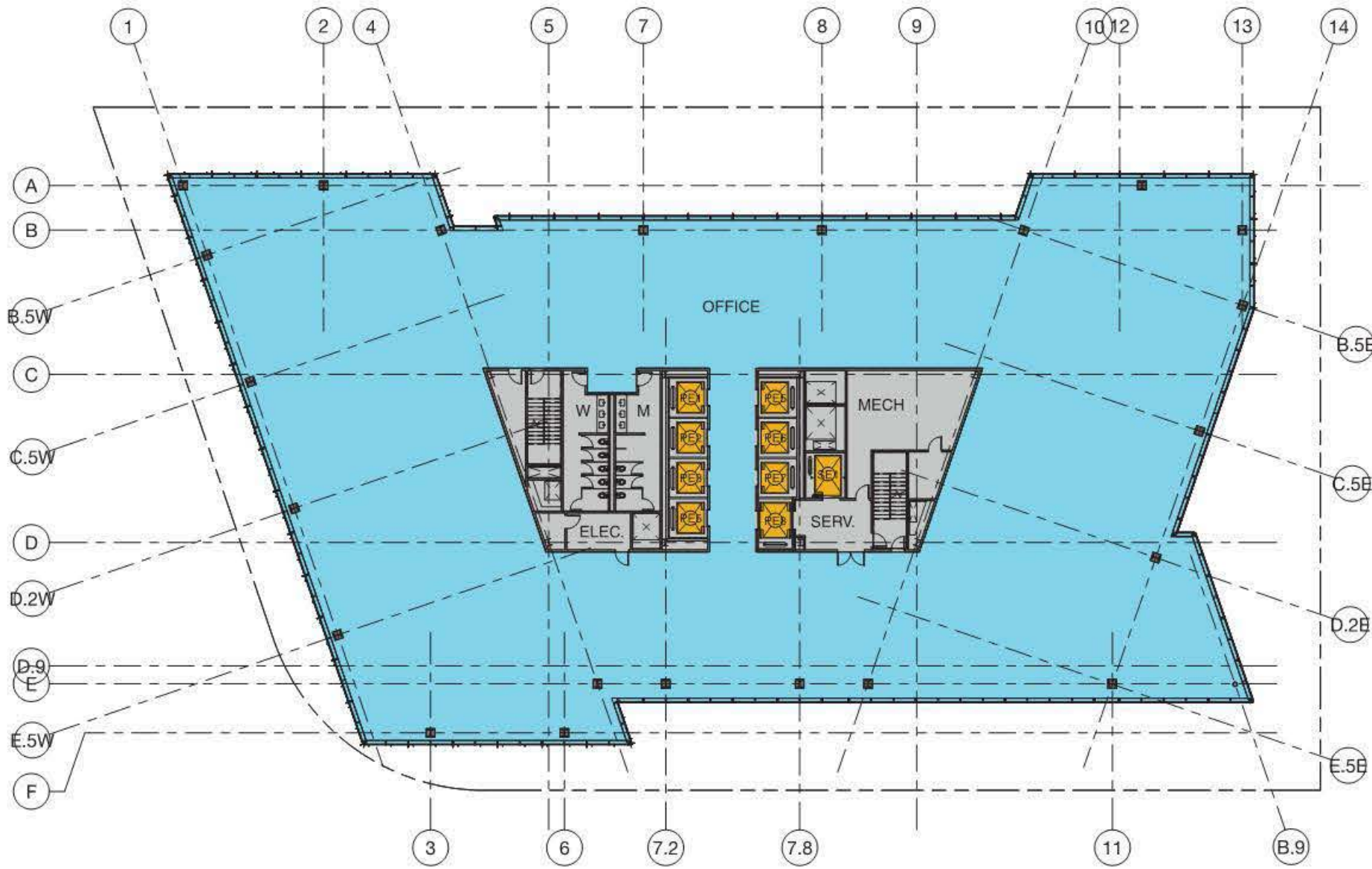


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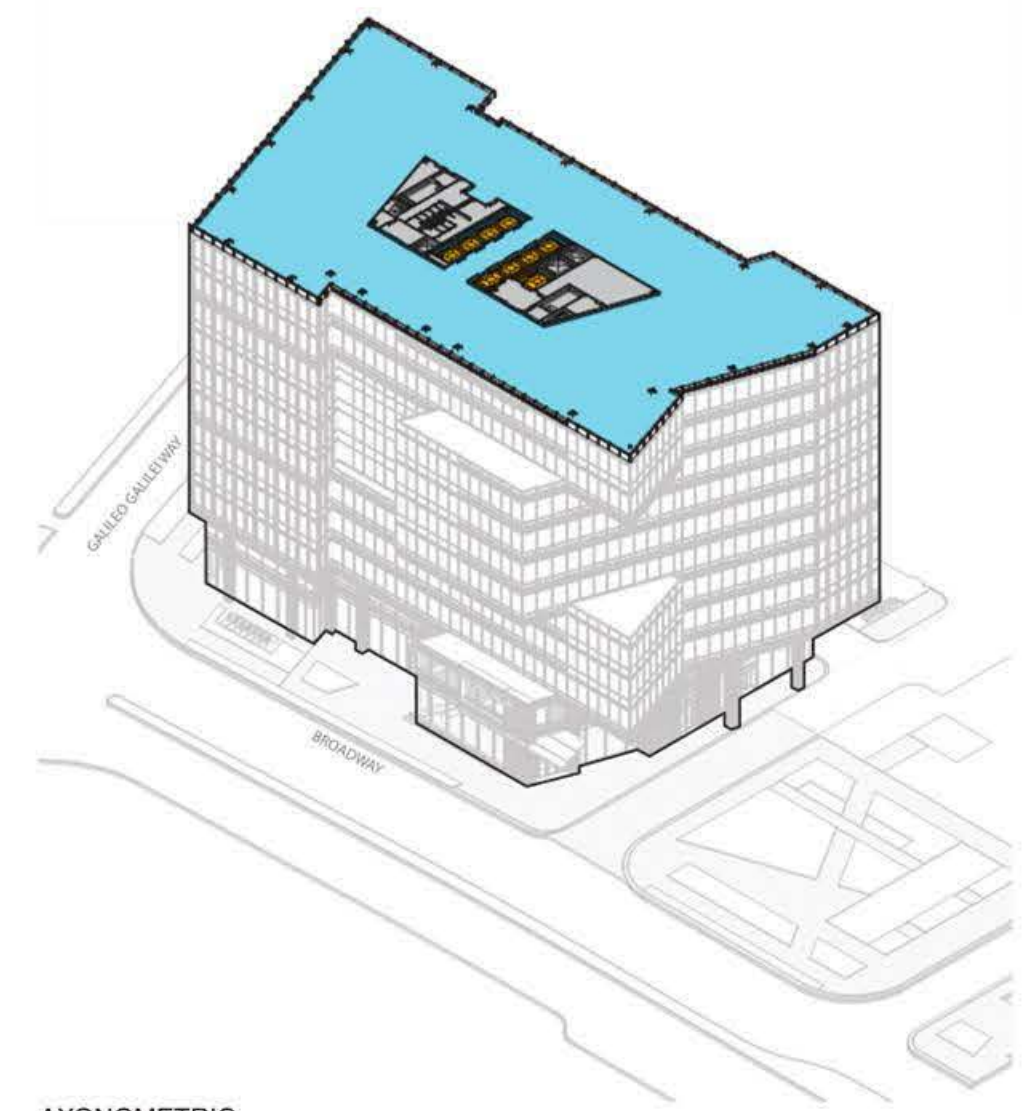


1.3.5 BUILDING PLANS

LEVEL 12



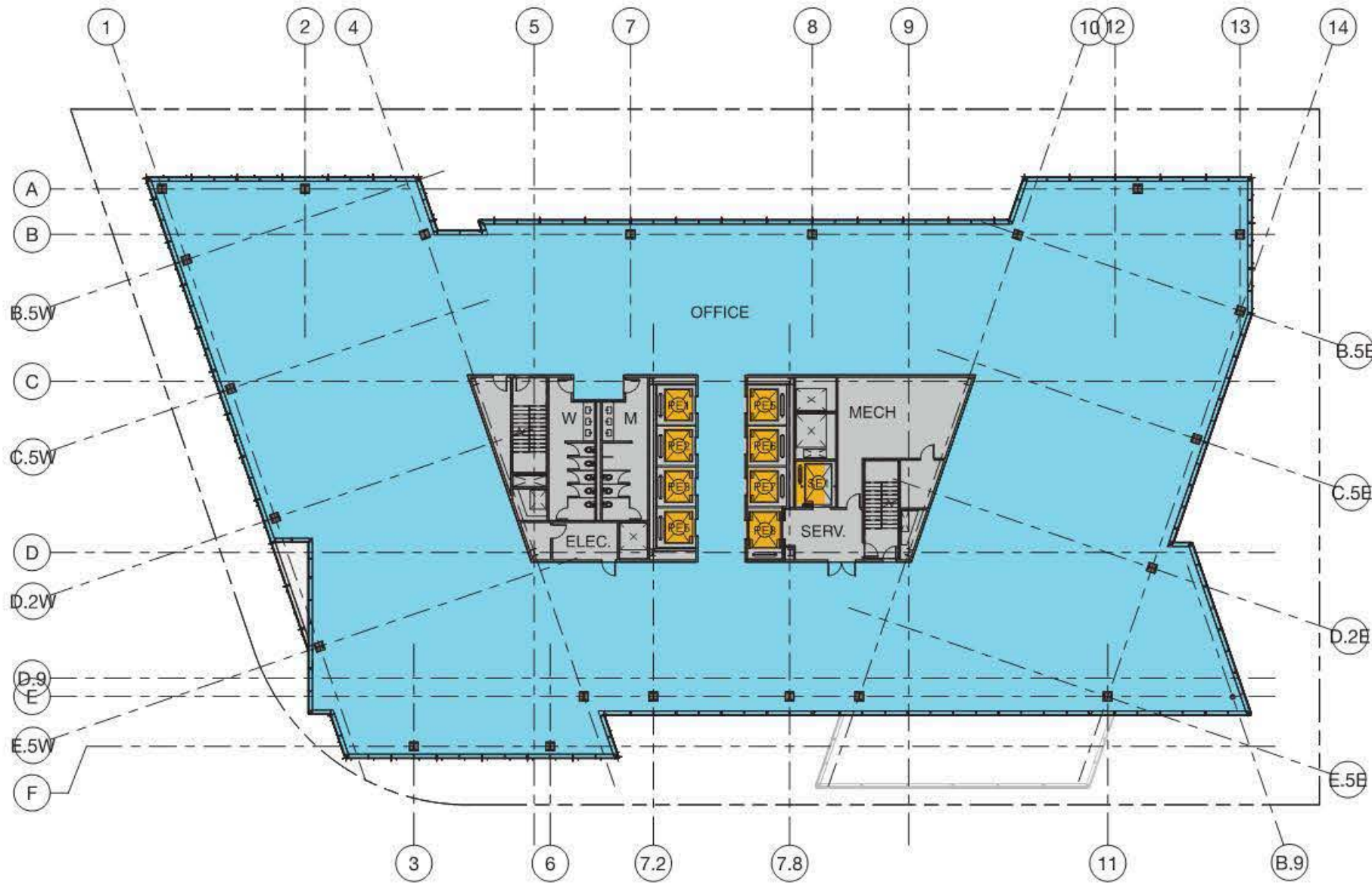
- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking



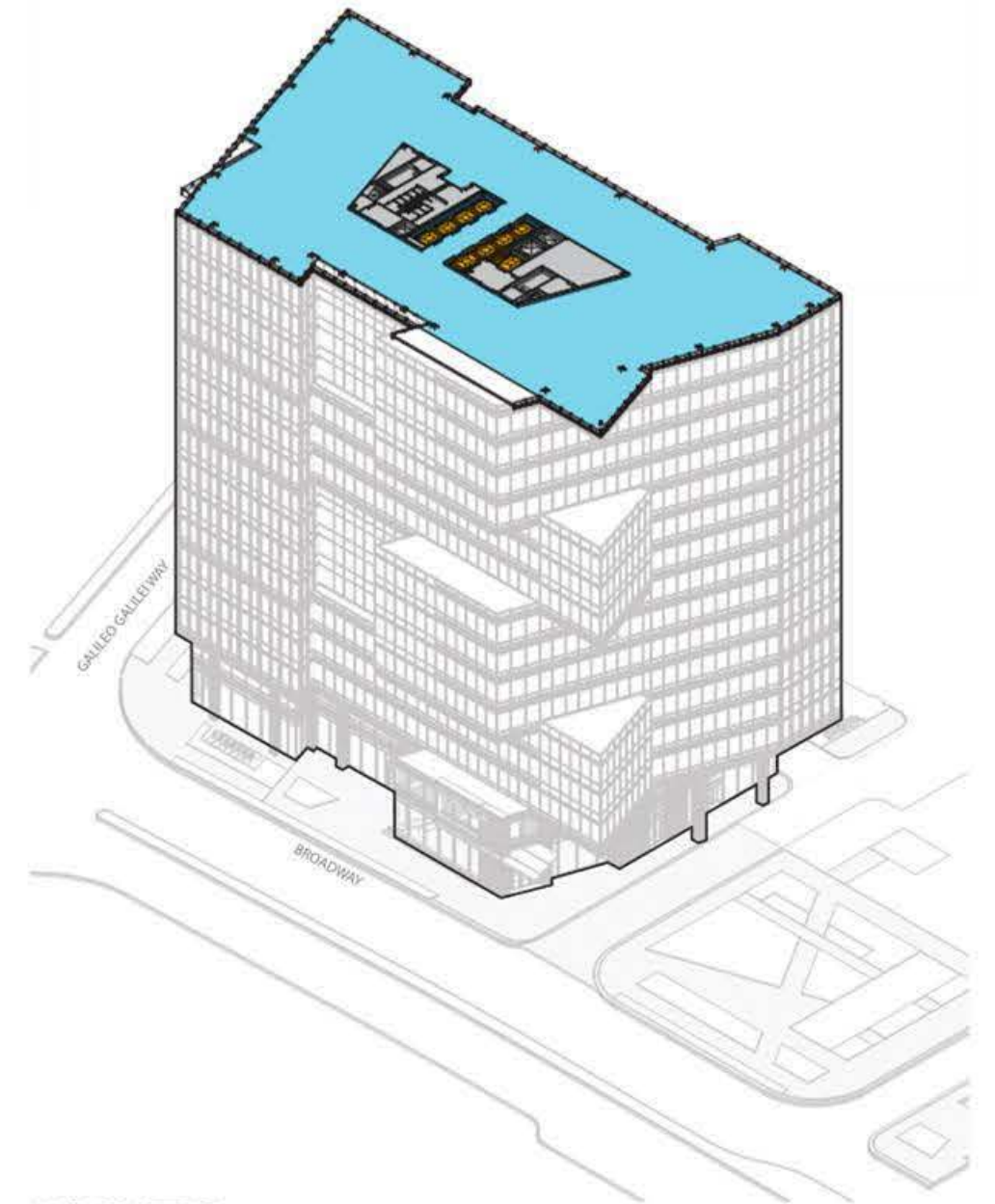
AXONOMETRIC

1.3.5 BUILDING PLANS

LEVEL 17



- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking

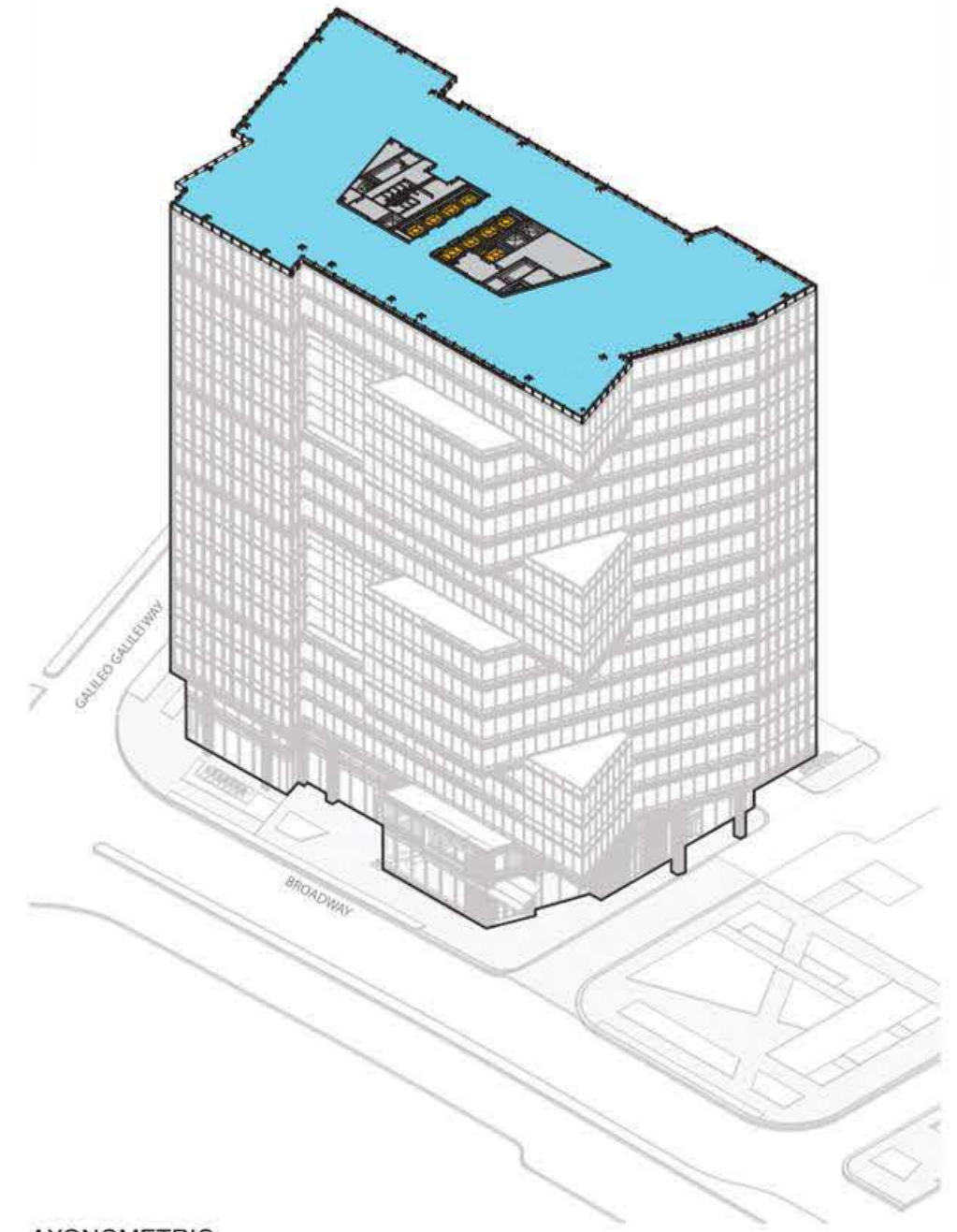
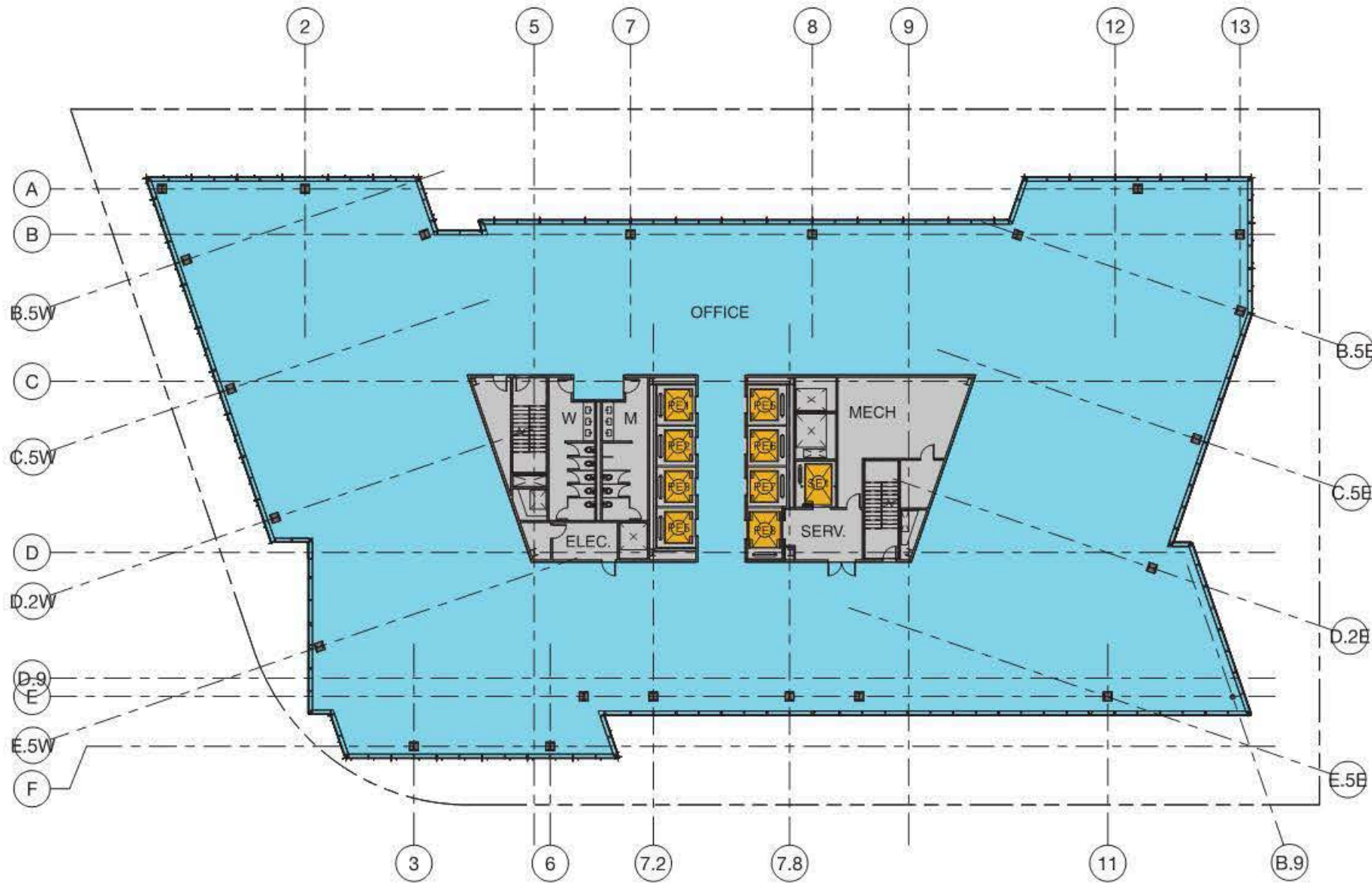


AXONOMETRIC



1.3.5 BUILDING PLANS

LEVEL 19

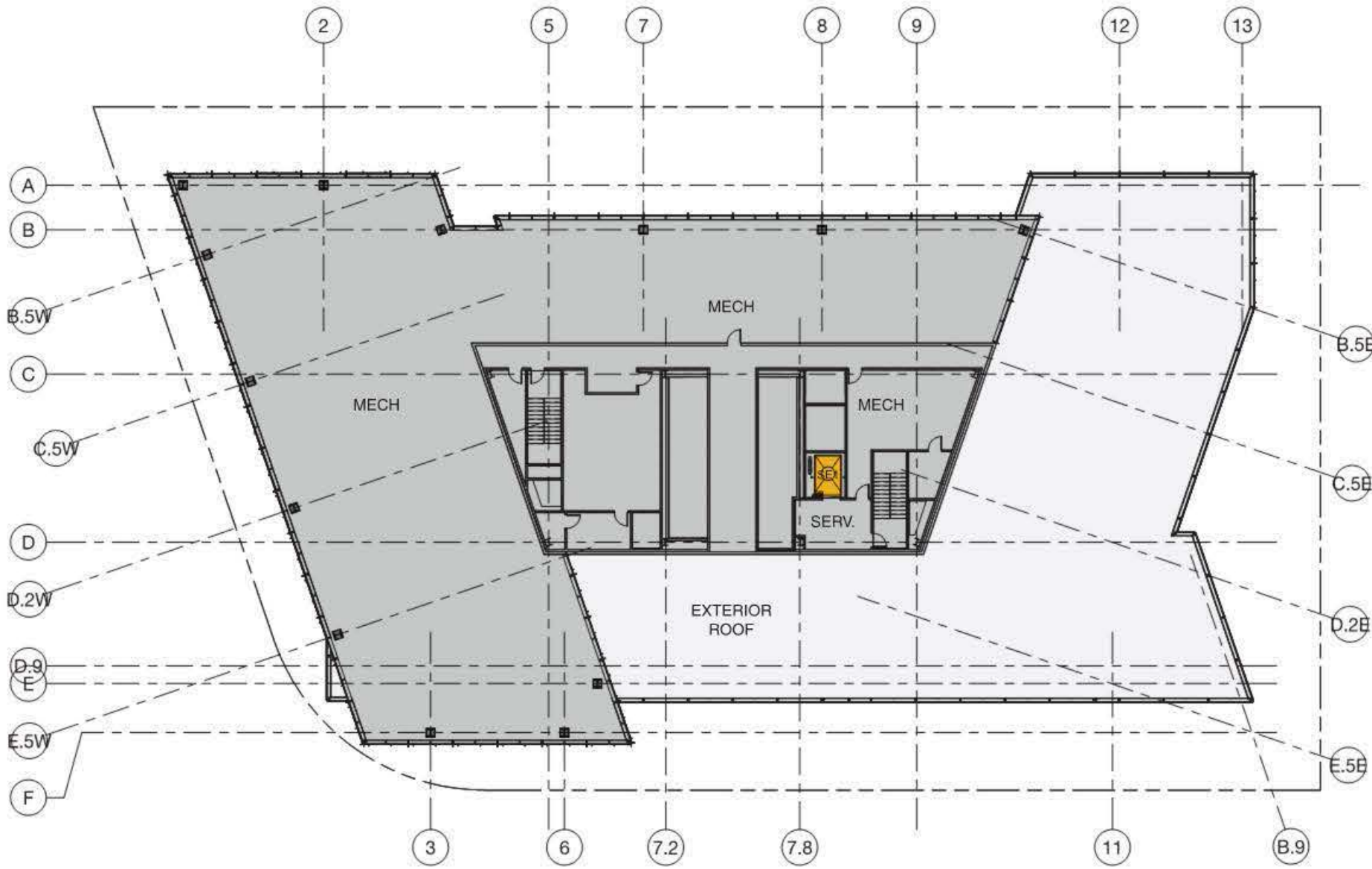


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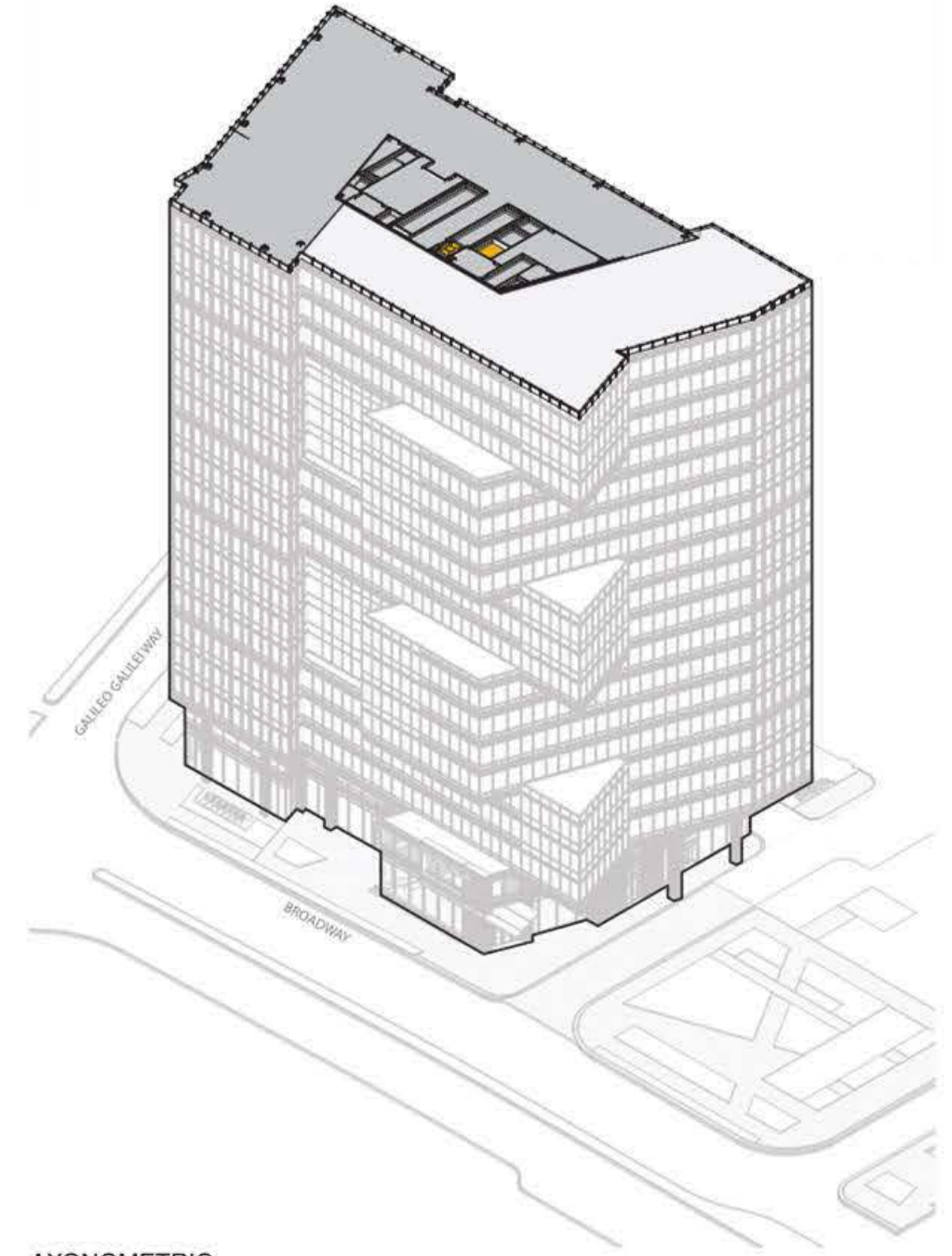


1.3.5 BUILDING PLANS

PENTHOUSE LEVEL



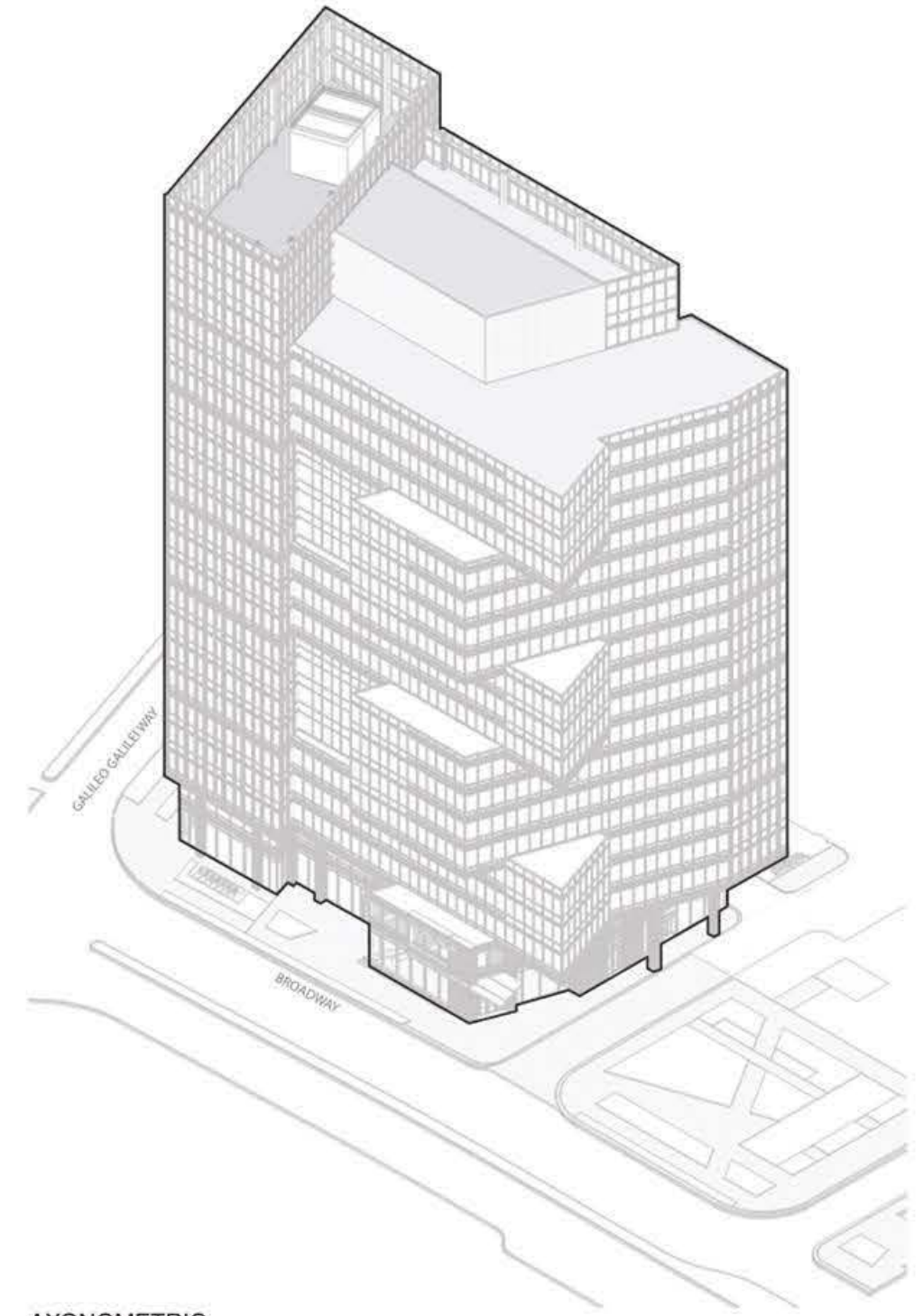
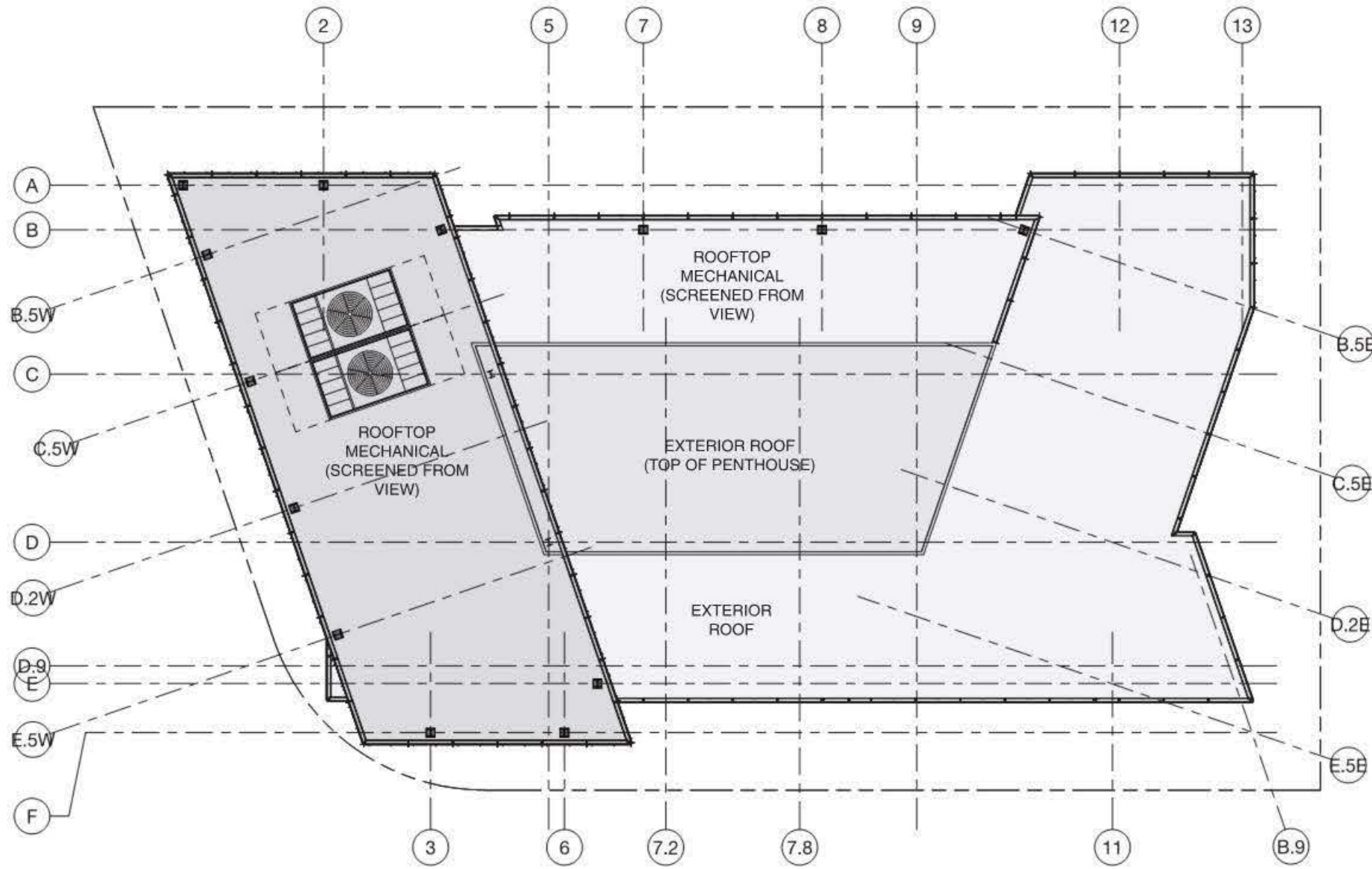
- Office
- Lobby
- Active Use
- Elevator Car
- Bike Storage
- Mechanical
- Parking



AXONOMETRIC

1.3.5 BUILDING PLANS

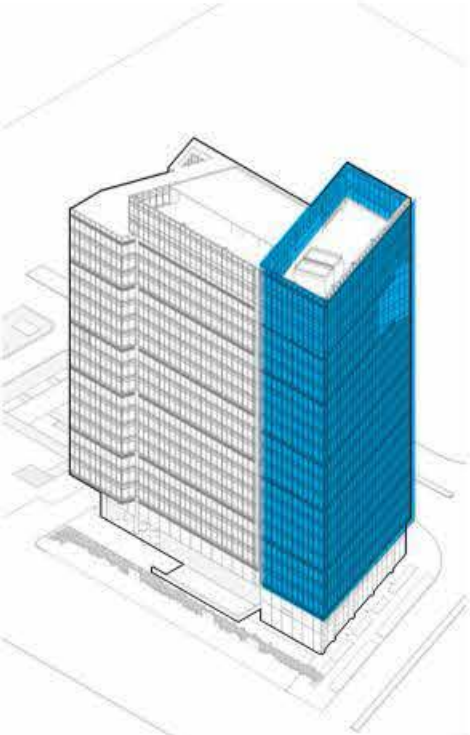
ROOF PLAN



AXONOMETRIC

1.3.6 ENCLOSURE

RENDERING / TYPE A



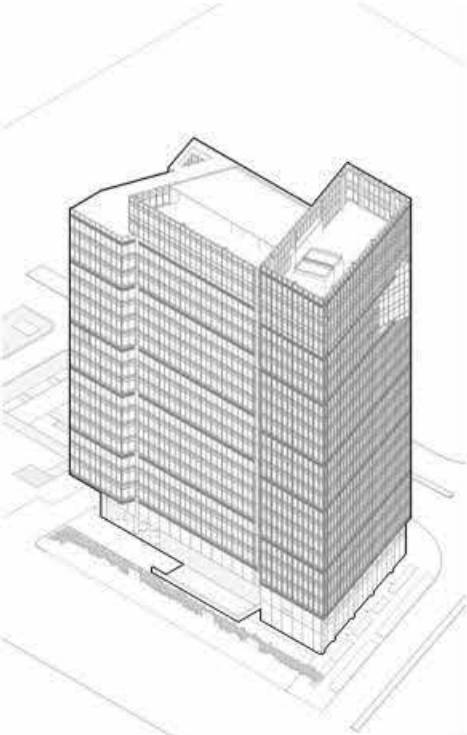
KEY - NORTHWEST



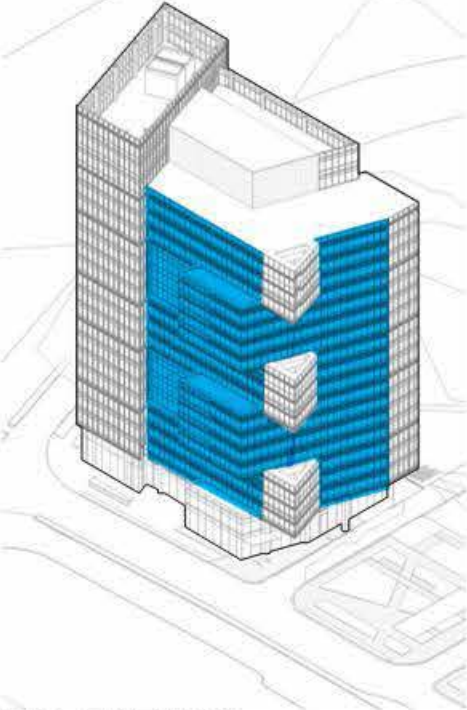
KEY - SOUTHEAST

1.3.6 ENCLOSURE

RENDERING / TYPE B



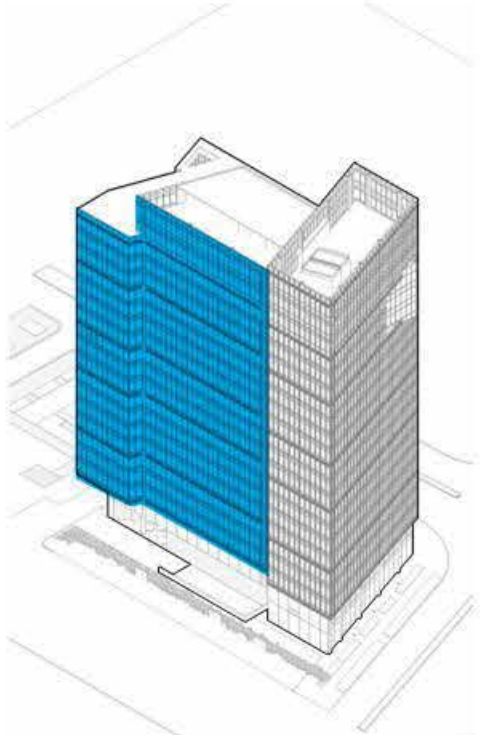
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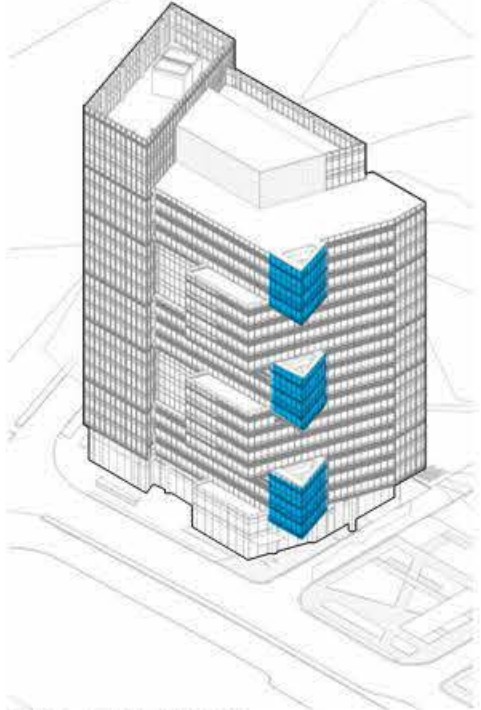
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1.3.6 ENCLOSURE

RENDERING / TYPE C



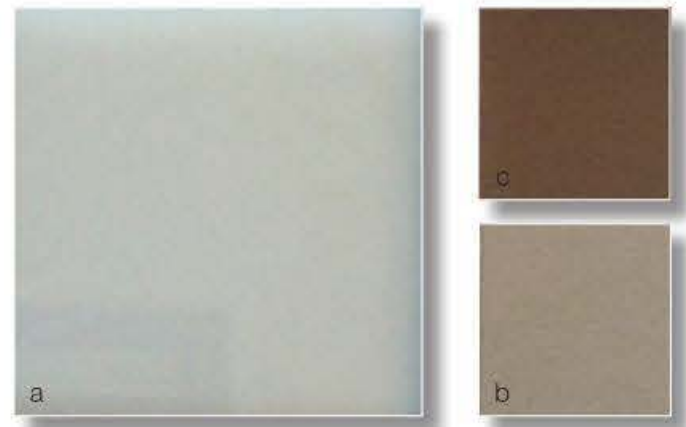
KEY - NORTHWEST



KEY - SOUTHEAST

1.3.7 ENCLOSURE

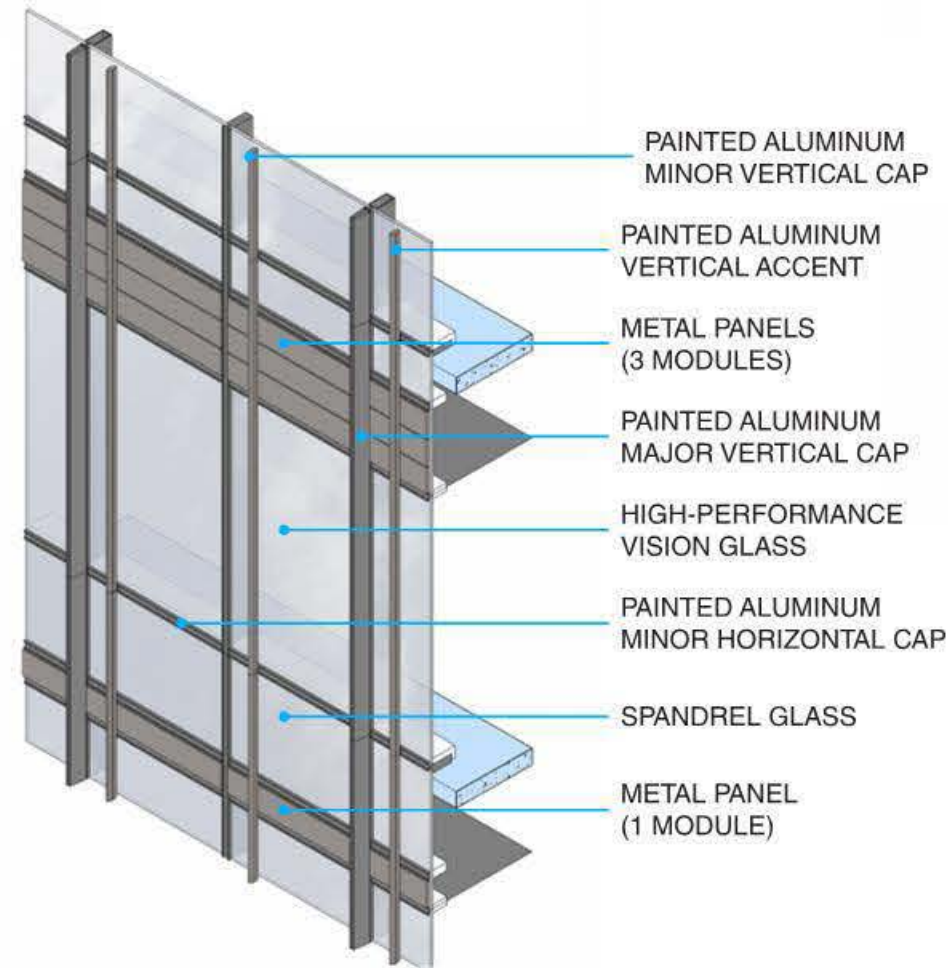
TYOLOGY / FINISHES



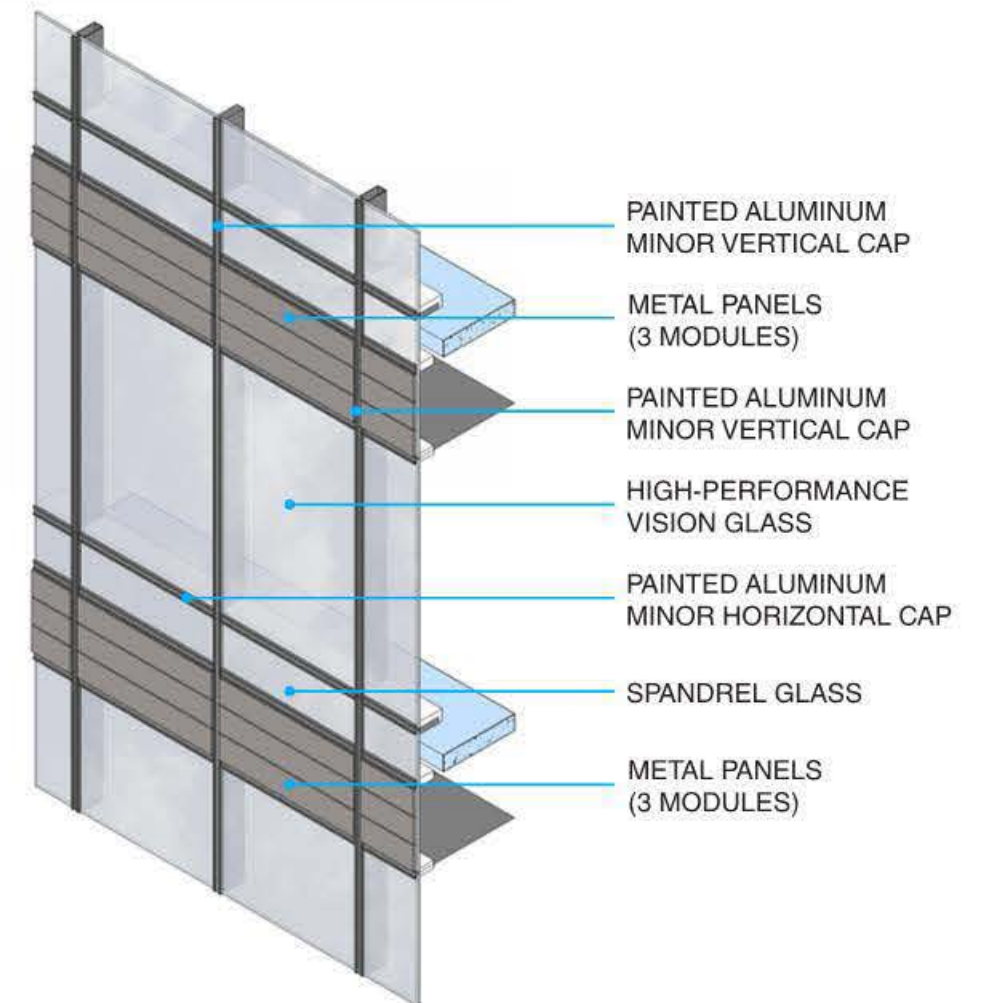
- a) High Performance Vision Glass (VNE1-53 or similar)
- b) Painted Metal Panels (PPG Autumnwood)
- c) Painted Aluminum Caps (PPG Mocha-Ccino)

MATERIAL PALETTE / FINISH OPTIONS

TYPE A



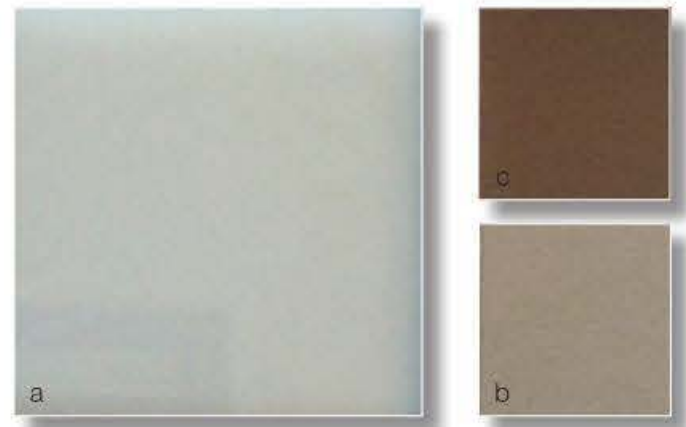
TYPE B



*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final.

1.3.7 ENCLOSURE

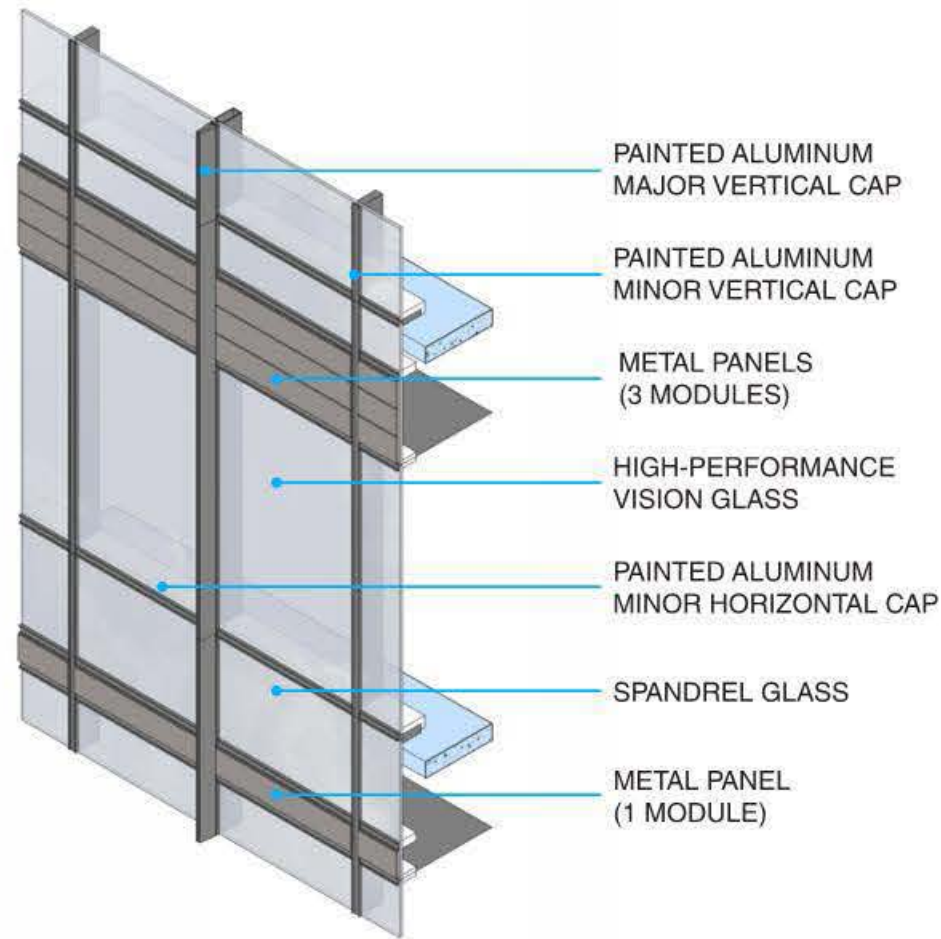
TYOLOGY / FINISHES



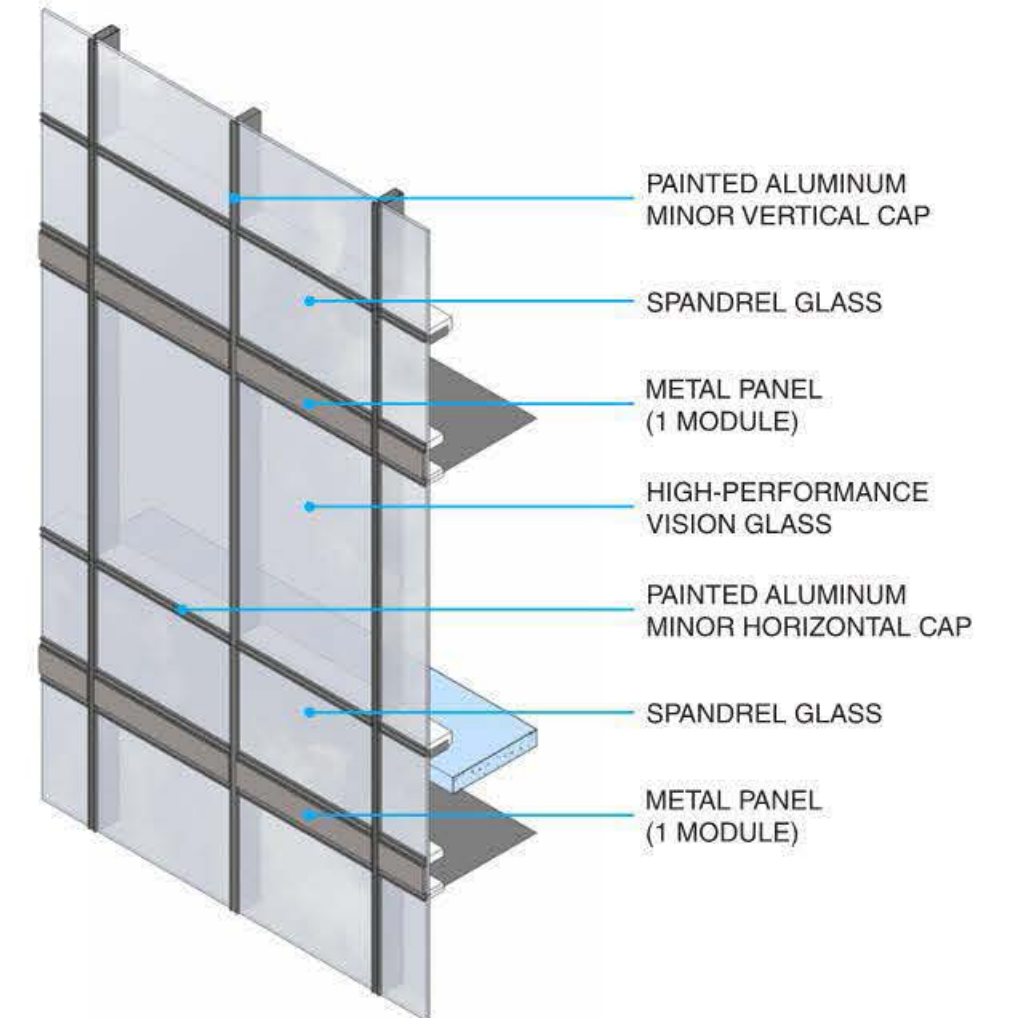
- a) High Performance Vision Glass (VNE1-53 or similar)
- b) Painted Metal Panels (PPG Autumnwood)
- c) Painted Aluminum Caps (PPG Mocha-Ccino)

MATERIAL PALETTE / FINISH OPTIONS

TYPE C



TYPE D

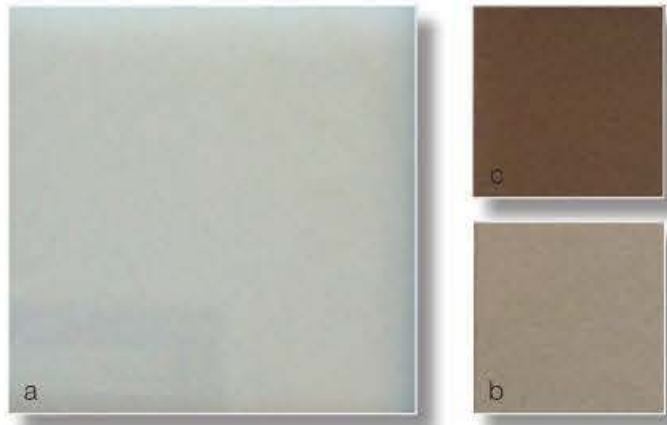
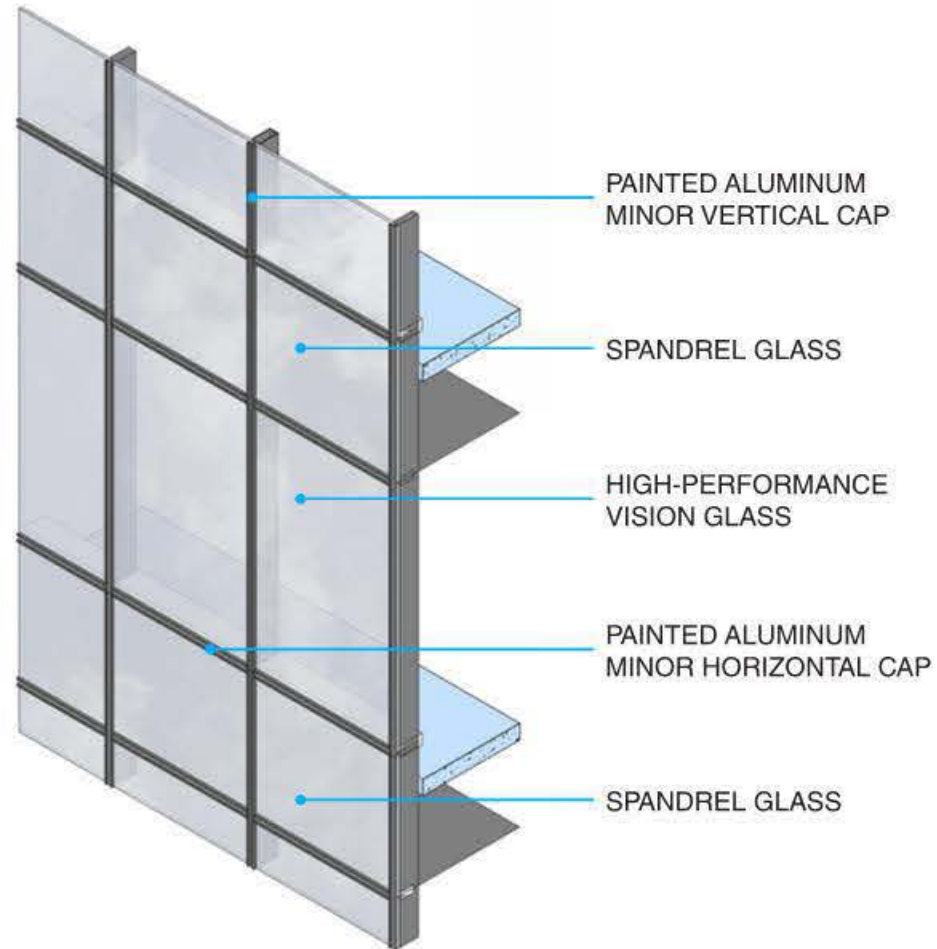


*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final.

1.3.7 ENCLOSURE

TYOLOGY / FINISHES

TYPE E



a) High Performance Vision Glass (VNE1-53 or similar)

b) Painted Metal Panels (PPG Autumnwood)

c) Painted Aluminum Caps (PPG Mocha-Ccino)

MATERIAL PALETTE / FINISH OPTIONS

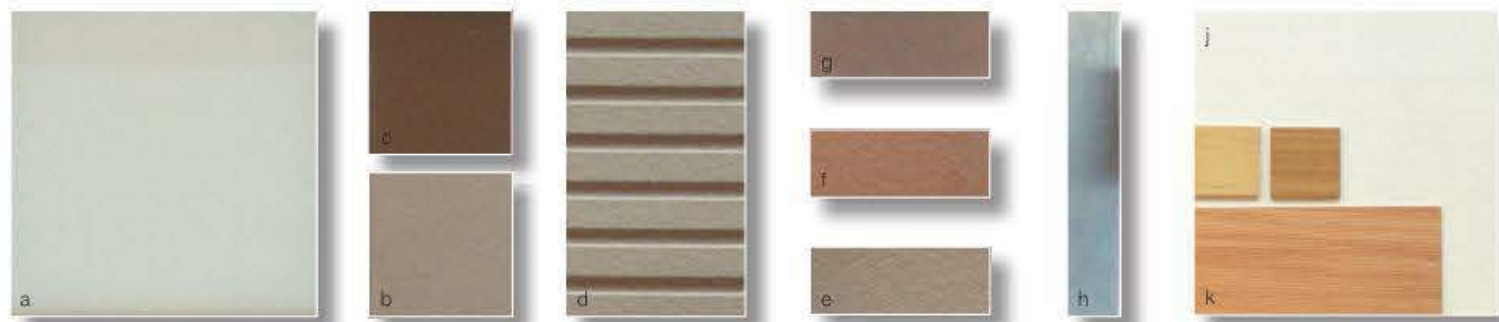
*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final.

1.4.1 GROUND LEVEL

ALONG BROADWAY



ENLARGED ELEVATION



- a) Low-Iron Vision Glass (VE24-85)
- b) Painted Aluminum (PPG Autumnwood)
- c) Painted Aluminum (PPG Mocha-Ccino)
- d) Terracotta Panel (Titan Grey)
- e) Terracotta Panel (Pebble)
- f) Terracotta Panel (Cinnamon)
- g) Terracotta Panel (Mesa)
- h) Linear Brush Stainless Steel
- j) Exterior Plaster Soffit
- k) Engineered Wood Soffit (Alternate)

MATERIAL PALETTE / FINISH OPTIONS

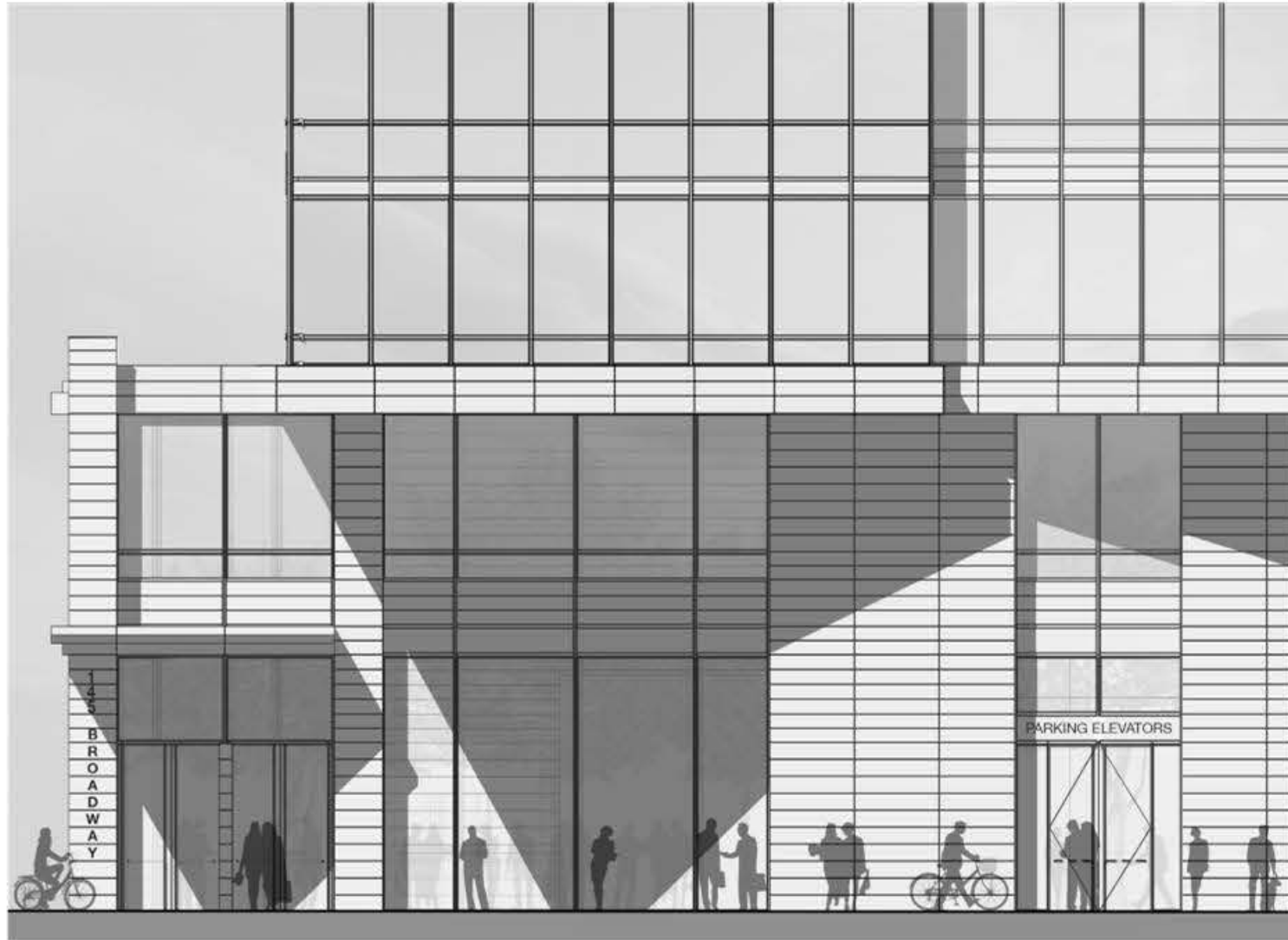


GROUND LEVEL PERSPECTIVE

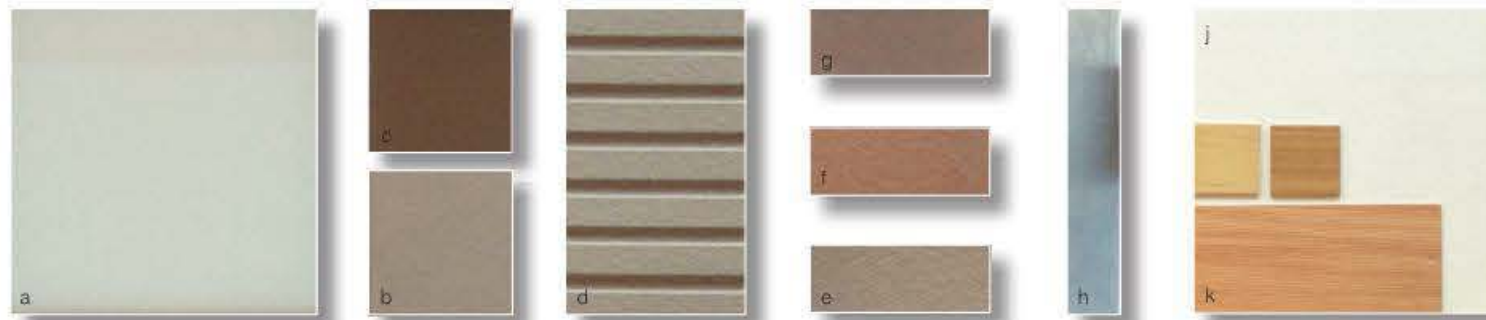
*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final.

1.4.1 GROUND LEVEL

MAIN ENTRY AT BROADWAY PARK / WEST SERVICE ROAD



ENLARGED ELEVATION



- a) Low-Iron Vision Glass (VE24-85)
- b) Painted Aluminum (PPG Autumnwood)
- c) Painted Aluminum (PPG Mocha-Ccino)
- d) Terracotta Panel (Titan Grey)
- e) Terracotta Panel (Pebble)
- f) Terracotta Panel (Cinnamon)
- g) Terracotta Panel (Mesa)
- h) Linear Brush Stainless Steel
- i) Exterior Plaster Soffit
- j) Engineered Wood Soffit (Alternate)
- k) Engineered Wood Soffit (Alternate)

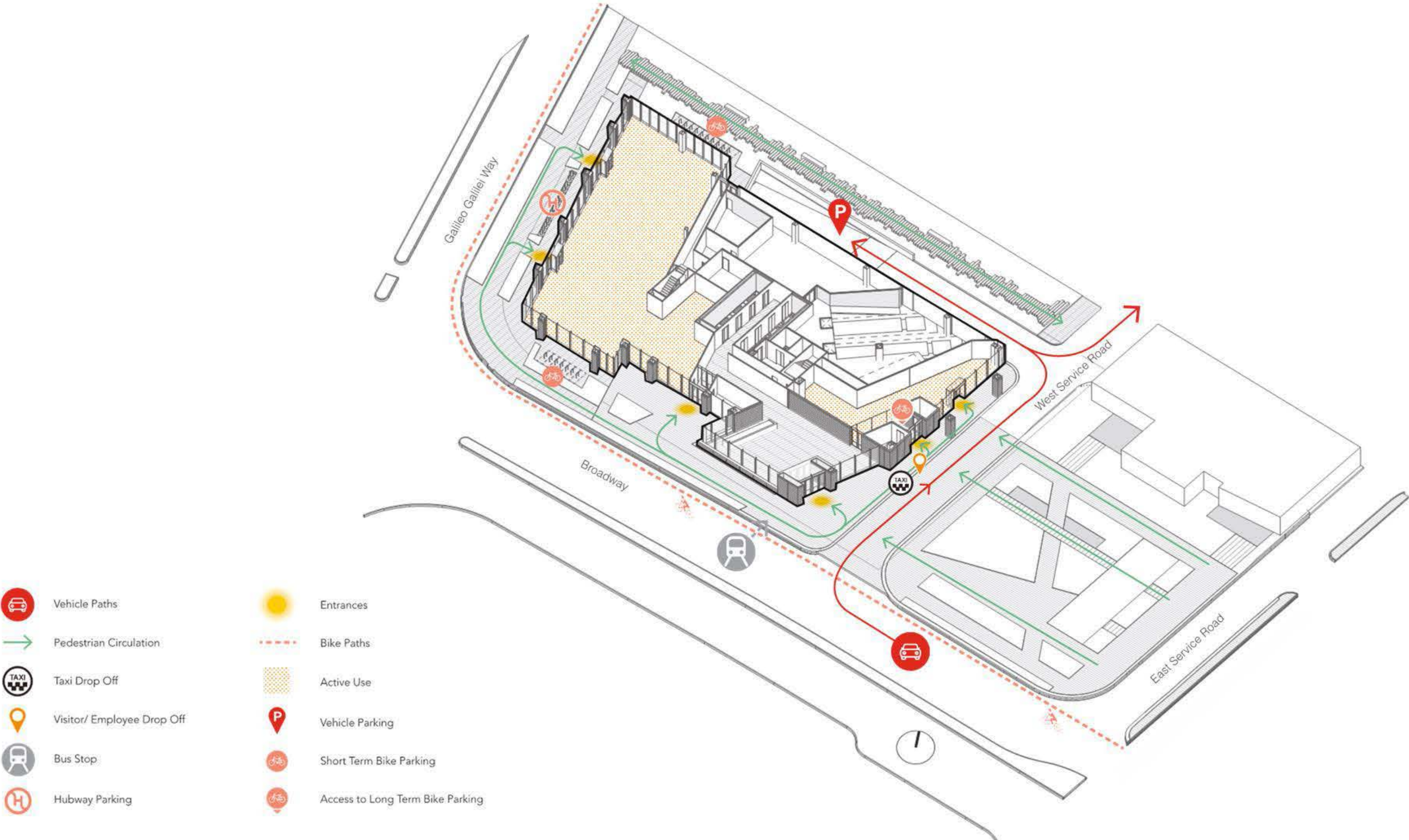
MATERIAL PALETTE / FINISH OPTIONS



GROUND LEVEL PERSPECTIVE

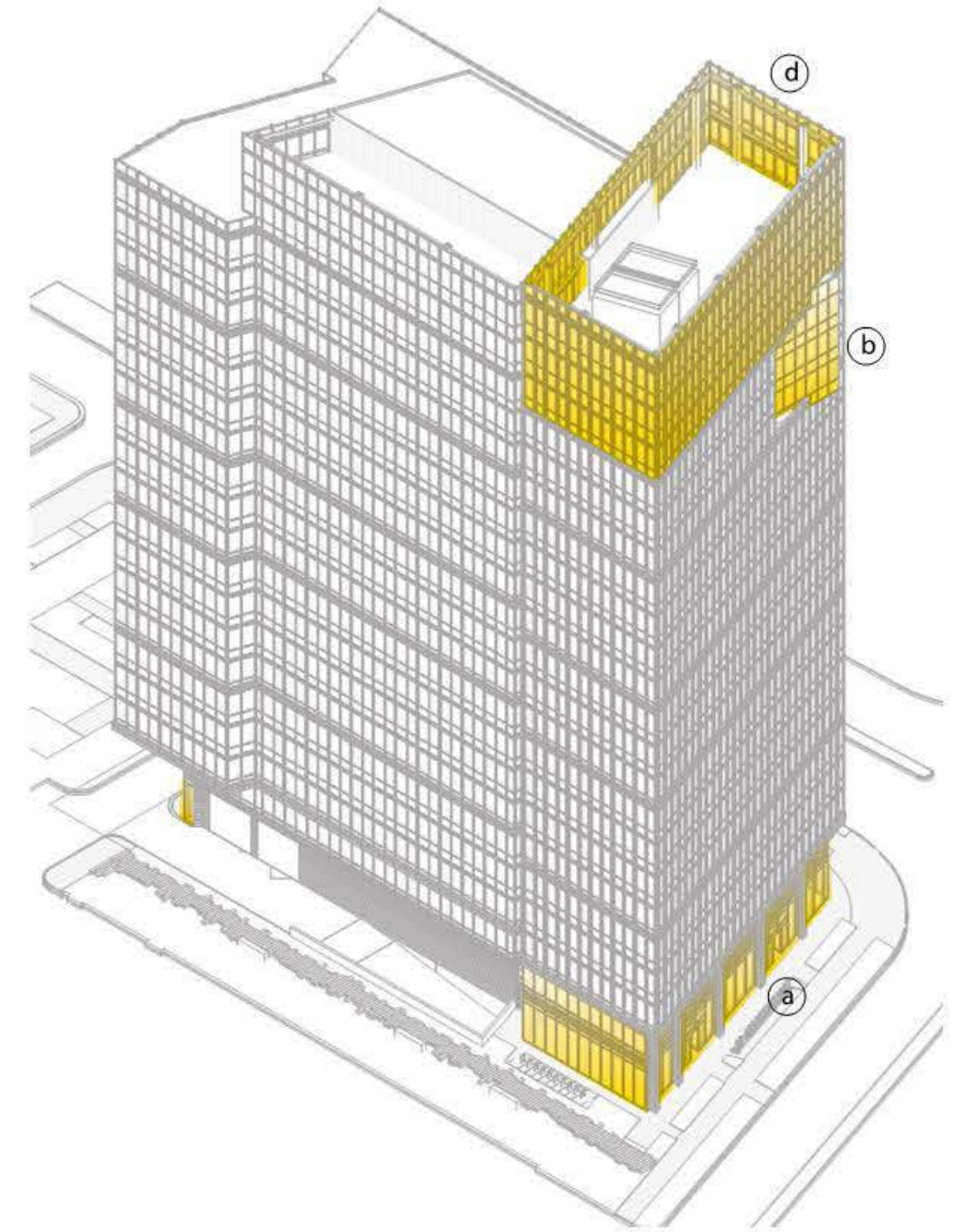
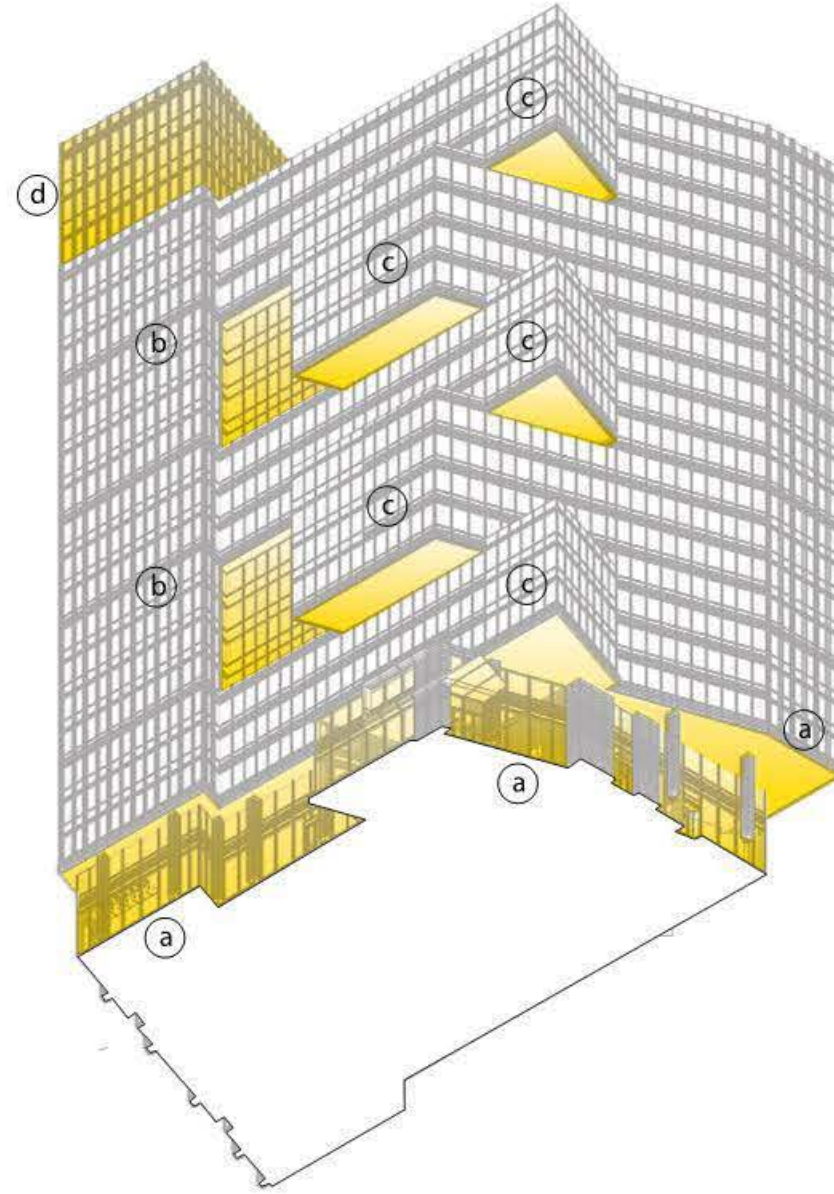
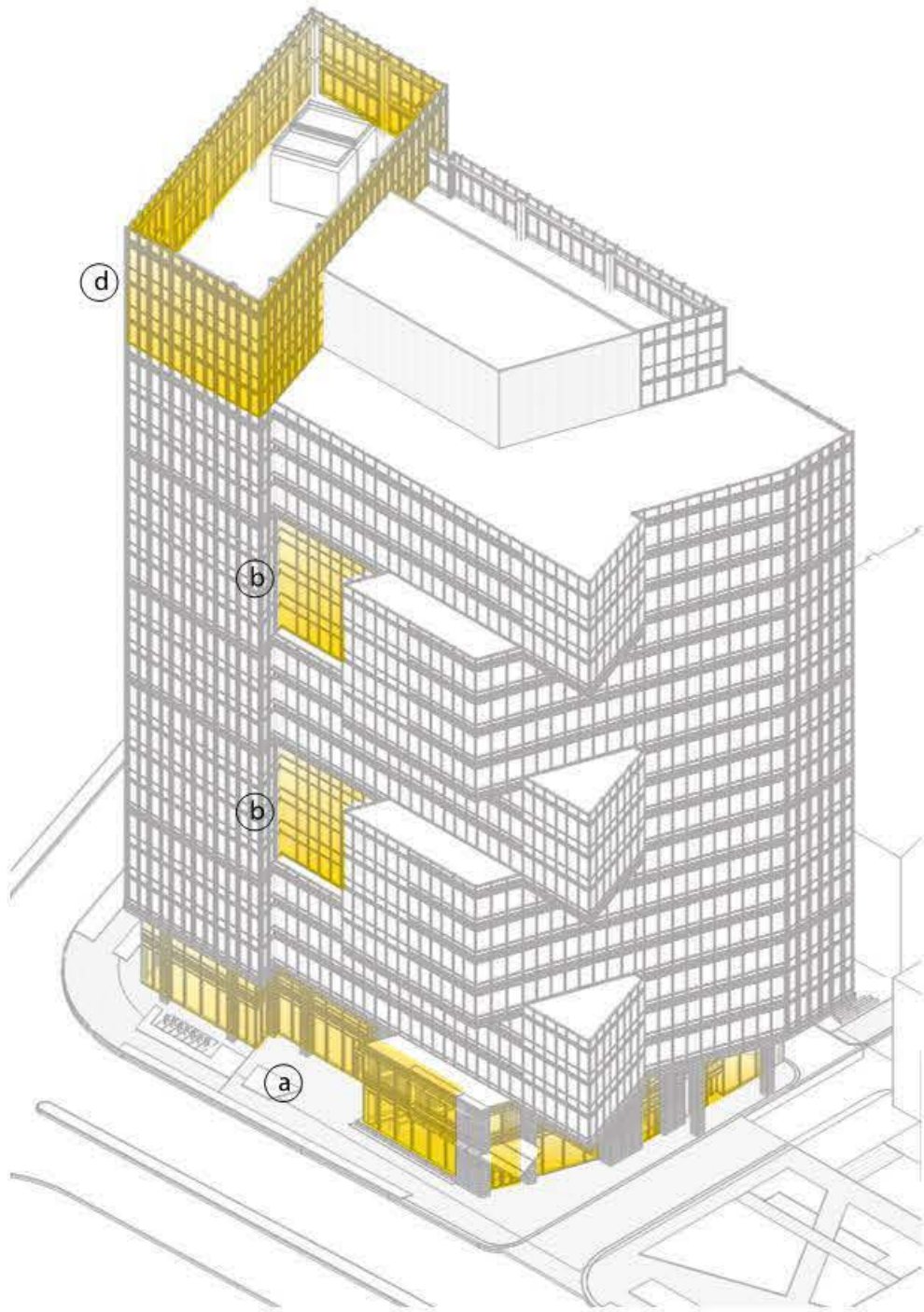
*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final.

1.4.2 PEDESTRIAN AND VEHICULAR CIRCULATION



1.5 ARCHITECTURAL LIGHTING

LIGHTING OPPORTUNITIES



- a. Amble amount of warm and soft interior light spill from Active Use & Lobby Spaces help to energize the ground level during dusk and evening hours. Special attention to the bottom 20' of the building provides a clearly defined base at night.
- b. Emphasize setbacks & vertical breaks to create visual interest and highlight variation that is appropriate to the urban context.
- c. Softly graze soffits to emphasize variations in height and architectural elements, which break down the scale and mass of a tall building along a park edge.
- d. Expressed Crown at the corner of Broadway and Galileo Way to reinforce a distinct identity for 145 Broadway which is legible from adjacent streets, critical viewpoints, and along the skyline both day and night.

1.5 ARCHITECTURAL LIGHTING

PRECEDENT IMAGES

