

145 BROADWAY COMMERCIAL OFFICE A DESIGN REVIEW RESPONSE

Cambridge, Massachusetts

Issued November 22, 2016

PICKARD CHILTON

TABLE OF CONTENTS

1. CORE & SHELL

- R1.1 Tower Wall Typologies
 - R1.1.1 Western Tower Wall - Type A
 - R1.1.2 Western Crown Wall - Type B
 - R1.1.3 Western Tower Projection - Type C
 - R1.1.4 East Tower Wall - Type D
 - R1.1.5 Eastern Joinery Wall - Type E
 - R1.1.6 Southern Recessed Wall - Type F
 - R1.1.7 Northern Wall - Type G
- R1.2 Ground Level Materials and Experience
 - R1.2.1 Ground Floor Materials
 - R1.2.2 Ground Floor Scaling and Canopies
 - R1.2.3 Retail Signage
- R1.3 Western Facade
- R1.4 Garage Elevator Location

2. LANDSCAPE

- R2.1 Narrative
- R2.2 Site Plan
- R2.3 6th Street Connector

3. SUSTAINABILITY PLAN

- R3.1 Narrative
- R3.2 LEED Scorecard
- R3.3 Resiliency Plan
- R3.4 Net Zero Action Plan
- R3.5 Ground Source Heat Pump Analysis

4. ENVIRONMENTAL IMPACTS

- R4.1 Narrative
- R4.2 Pedestrian Wind Assessment
- R4.3 Wind Mitigation Plan

1. CORE & SHELL

R1.1 TOWER WALL TYPOLOGIES

NARRATIVE

Applicant received comments that not all wall types were included in the initial Design Review submission and that the proposed wall types provided an overly complex composition. Section 1.1 presents a color coded Axonometric key of the proposed wall types with detail pages of each wall type including proposed materials, sections and renderings*. The tower wall composition has been simplified.

The following narrative explains the design intent for the wall type selection. The facade composition is divided into vertically articulated wall types located on the Western portion of the building and horizontally articulated wall types located on the Eastern portion of the building. This approach adds a human scale to the tower form. While there are slight and deliberate variations within these basic organizations, the overall concept emphasizes the contrast between the vertical Western form, that anchors the corner, and of the more intricate, horizontal Eastern form, that responds to the Park. The following detailed explanation of each wall type explains the design intent of each specific type.

Vertical Wall Types - West

Western Tower Wall - Type A (1.1.1) – Wall Type A is concentrated on the Western tower portion of 145 Broadway shown in dark blue on the Axonometric key. The fenestration features details consistent with the verticality of the western volume and with the intent to emphasize a marked gateway. The wall has the same glass composition and horizontal aluminum as the horizontal wall types so that there is a consistent relationship across the building but features distinct vertical aluminum caps and vertical aluminum accents to contrast the eastern horizontal portion of the building and to provide visual interest from the street.

Western Penthouse Wall - Type B (1.1.2) – Wall Type B is concentrated on the Western penthouse portion of 145 Broadway shown in light blue on the Axonometric key. Wall Type B is essentially the same as Wall type A with the exception of the glass and omission of the horizontal painted aluminum. This section of wall is intended to screen the mechanical equipment so the glass will be translucent, creating a distinct top and enabling the possibility to explore lighting in conformance with the future potential lighting ordinance. The three painted aluminum horizontal bands have been removed but the vertical caps and accents continue in this section to provide visual continuity across the entire western volume and mark this section of the building as the gateway.

Western Tower Projection – Type C (1.1.3) – Wall Type C is located in the projection in the upper Western tower portion of 145 Broadway shown in orange on the Axonometric key. Wall Type C is the same as a portion of the horizontal wall types described below consistent with the intent to have one of the elements from the eastern volume protrude or join the Western volume. The projection is an important joining element that unites the eastern and western massing; accordingly the wall type will relate to the eastern wall types.

Horizontal Wall Types –South and East

East Tower – Wall Type D (1.1.4) - Wall Type D is located on the majority of the South and Eastern facades of the eastern Portion of 145 Broadway. Wall Type D is horizontally oriented and is shown in dark green on the Axonometric key. Wall Type D features glass and painted horizontal aluminum bands but does not include the vertical caps or vertical aluminum accents as the Wall Types A and B.

Eastern Joinery – Wall Type E (1.1.5) - Wall Type E is located at the ends of the joinery pieces in the southeastern corner of 145 Broadway shown in light green on the Axonometric key. Wall Type E is designed to be glassy, light and transparent to help accentuate the impact of the southeastern joinery pieces and provide enhanced visual connectivity with the street. The glass composition is the same but instead of a spandrel panel, these sections feature additional vision glass and do not include any vertical accents and only include 1 aluminum horizontal band. Whether the interior spaces ultimately become atria or not is a tenant driven decision based upon internal space programming. However the spaces have been designed to easily accommodate this purpose.

Southern Recessed Tower – Wall Type F (1.1.6) - Wall Type F is located only on the recessed portions of the southern wall as shown in yellow in the Axonometric key. Wall Type F is designed to be glassy and simple to help distinguish the volume from the joinery pieces above and below and reinforce the expansion and contraction found throughout the building. The wall is designed to be glassy and minimal to present a clean and continuous glass plane.

Combination Wall Types – North

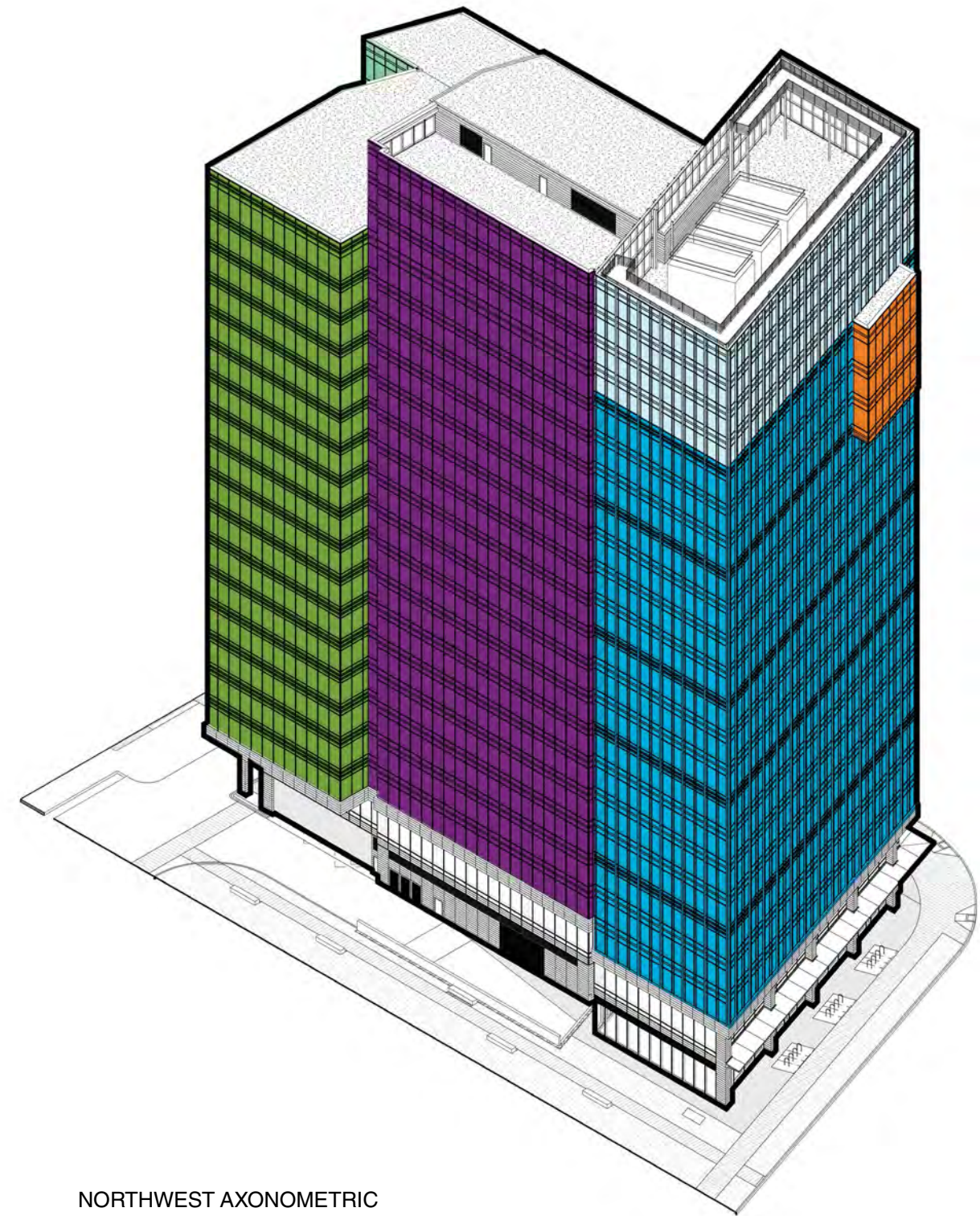
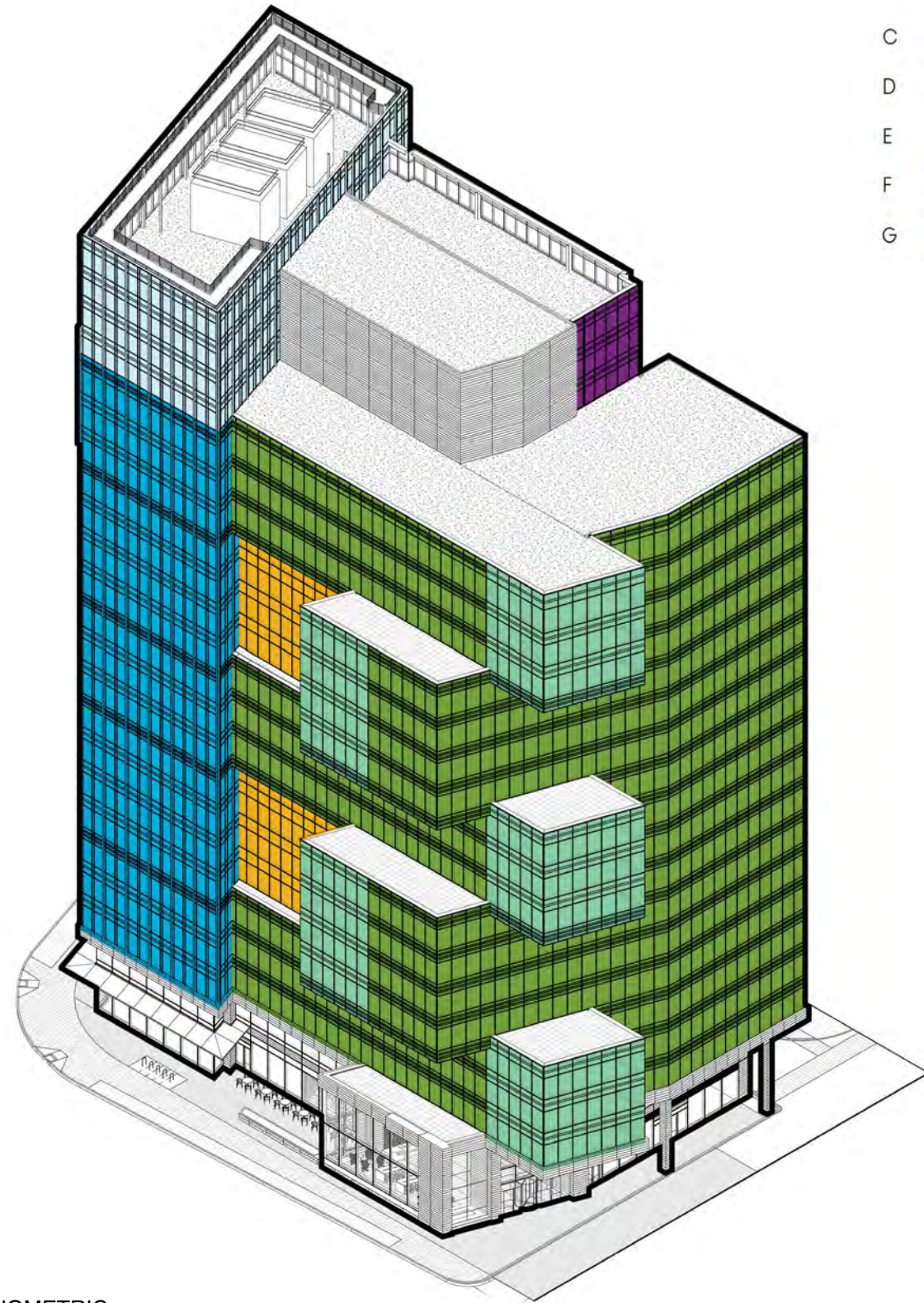
Northern Wall – Wall Type G (1.1.7) - Wall Type G is located on the Northern portion of the building as shown in purple on the Axonometric key. It is the simplest wall type that is recessed from, and stands in contrast to, the adjoining vertically oriented wall type A to the west and Wall Type C to the East. The massing also features two reveals that help distinguish how these wall types meet on the Northern facade. The intent is to provide a neutral space between the two principle, contrasting, vertical and horizontal wall types.

Comment Reference: CRA16, CRA12, CRA11, PLNBoard9

*Please note that renderings are digital, artistic representations that, due to digital color and printer calibration, cannot provide an exact match to a physical material.

R1.1 TOWER WALL TYPOLOGIES

AXONOMETRIC

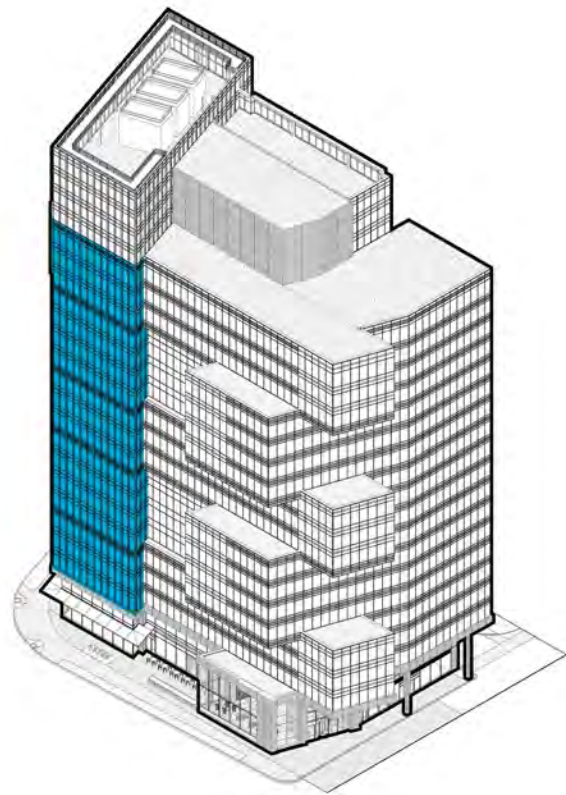


SOUTHEAST AXONOMETRIC

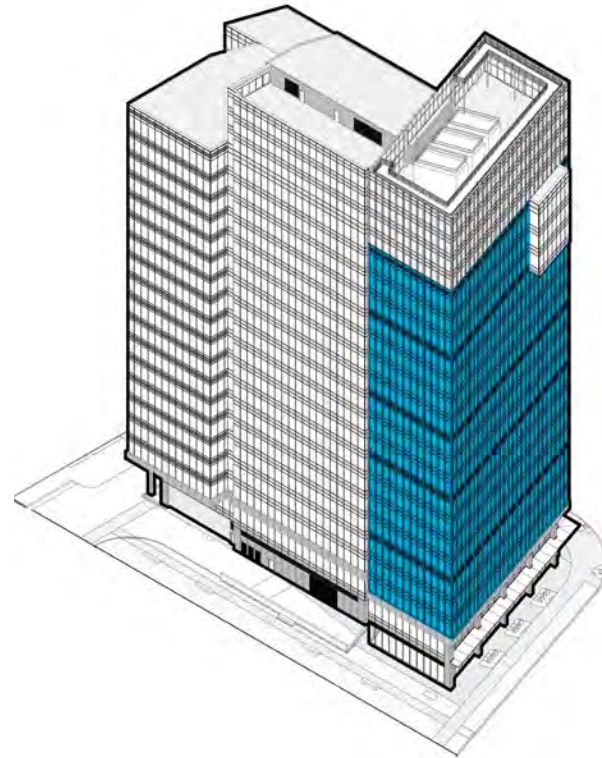
NORTHWEST AXONOMETRIC

R1.1.1 WESTERN TOWER WALL

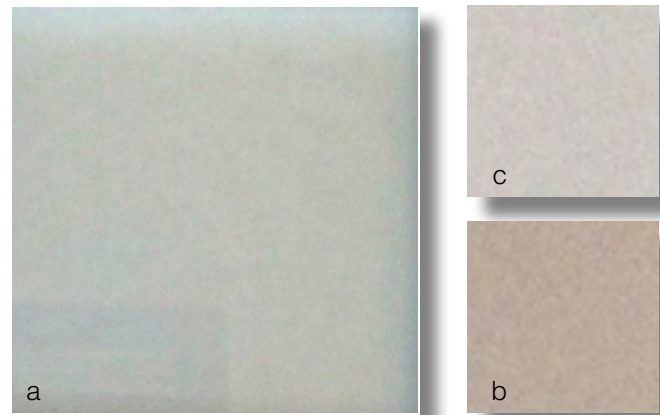
WALL TYPE A



SOUTHEAST AXONOMETRIC

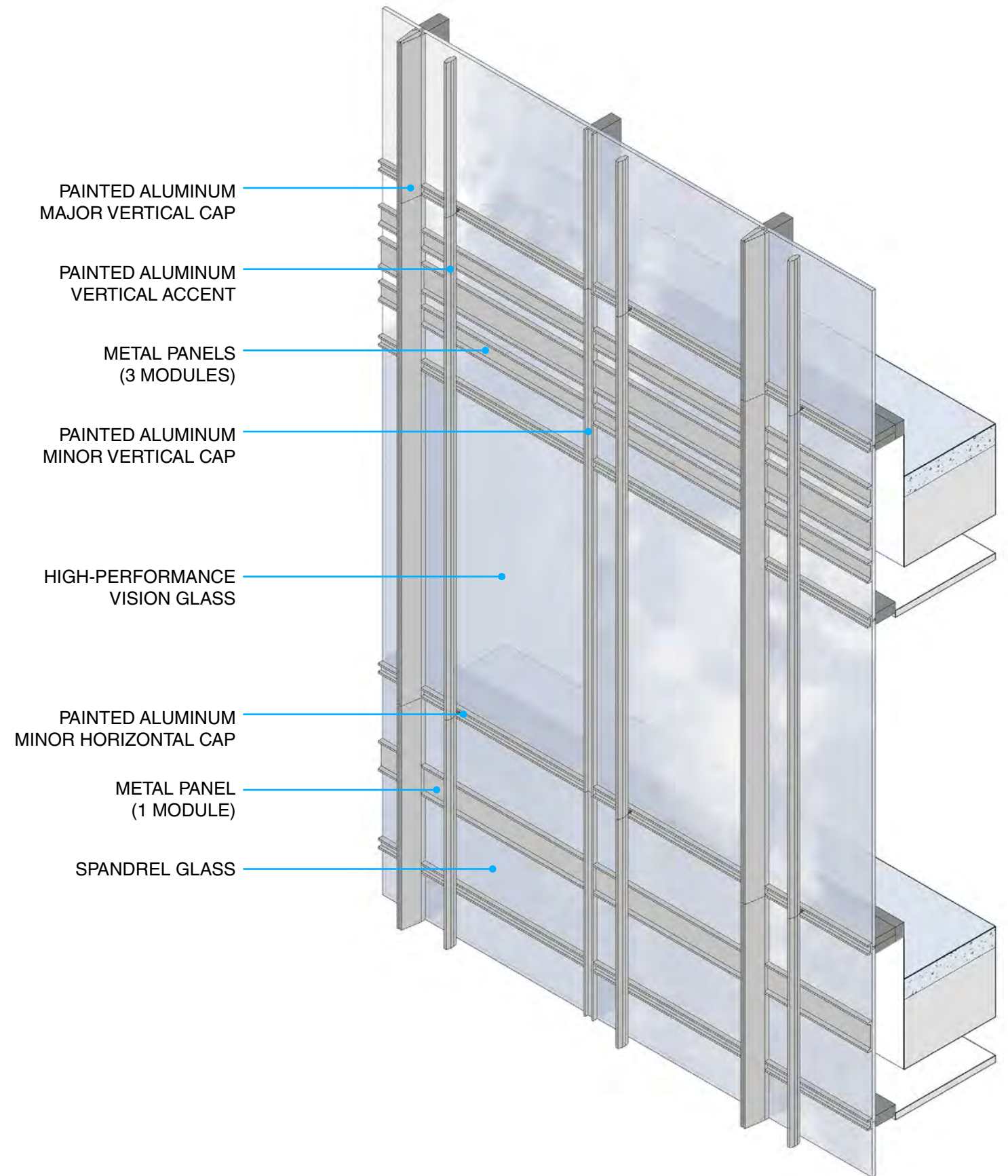


NORTHWEST AXONOMETRIC



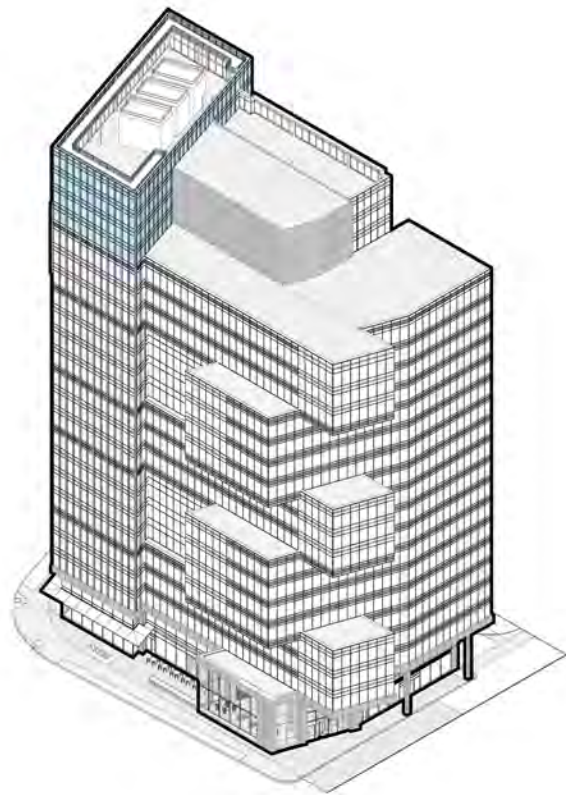
- a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)
- b) Painted Metal Panels (Warm Silver)
- c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS

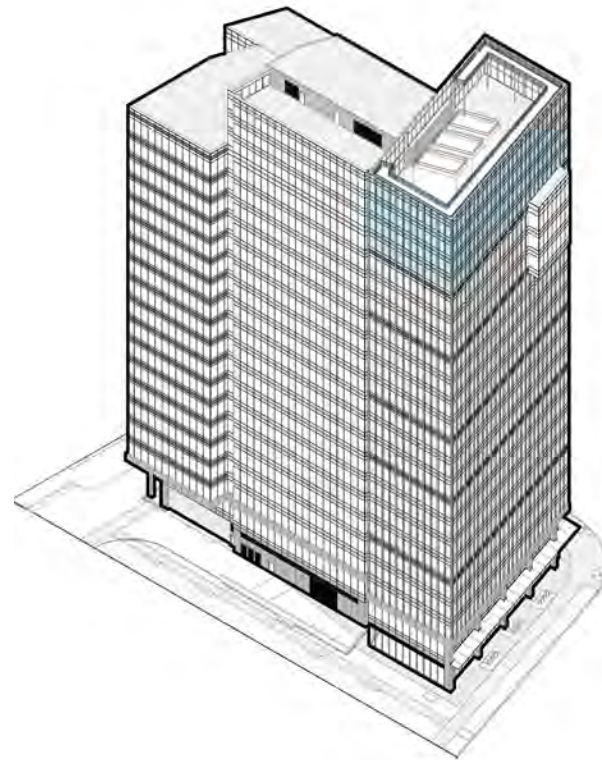


R1.1.2 WESTERN PENTHOUSE WALL

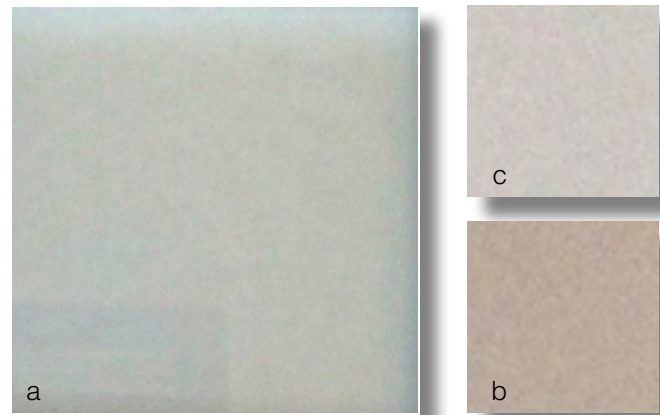
WALL TYPE B



SOUTHEAST AXONOMETRIC

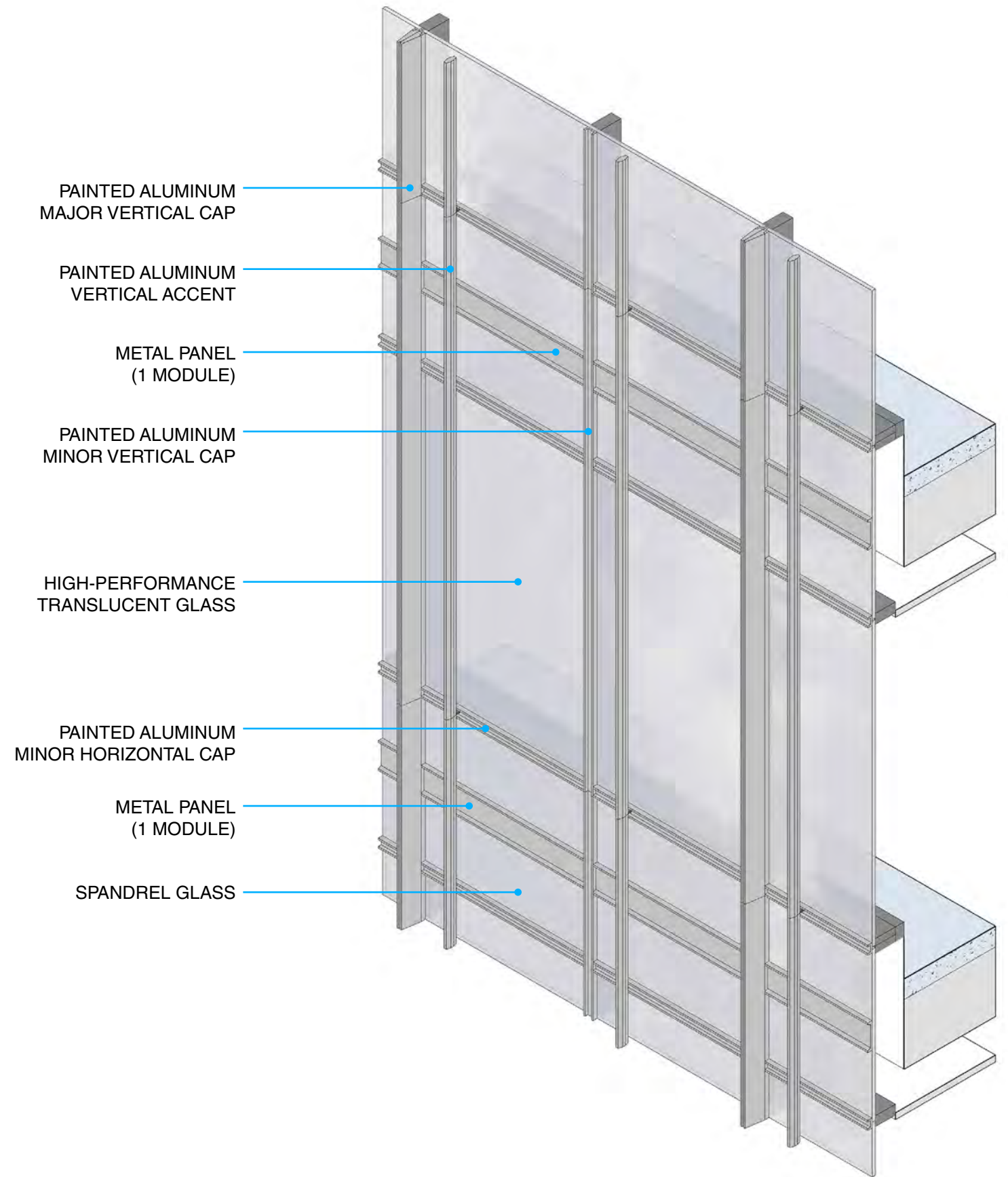


NORTHWEST AXONOMETRIC



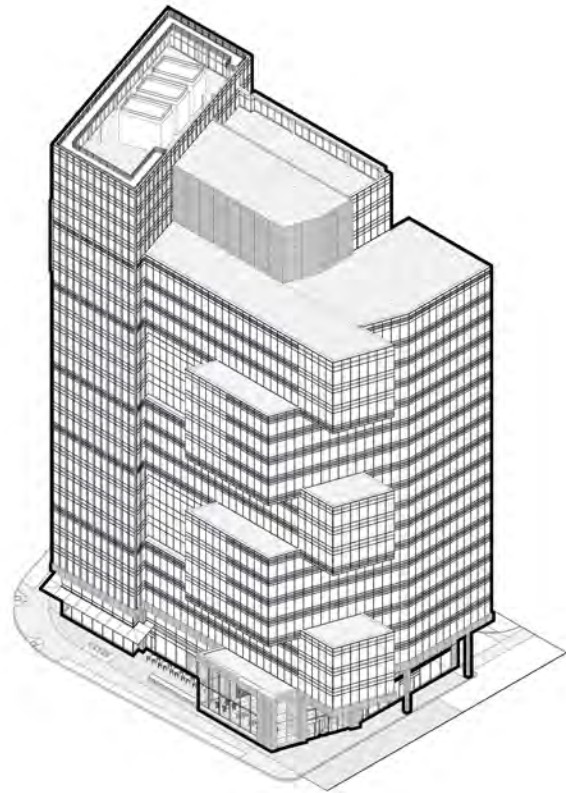
- a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)
- b) Painted Metal Panels (Warm Silver)
- c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS

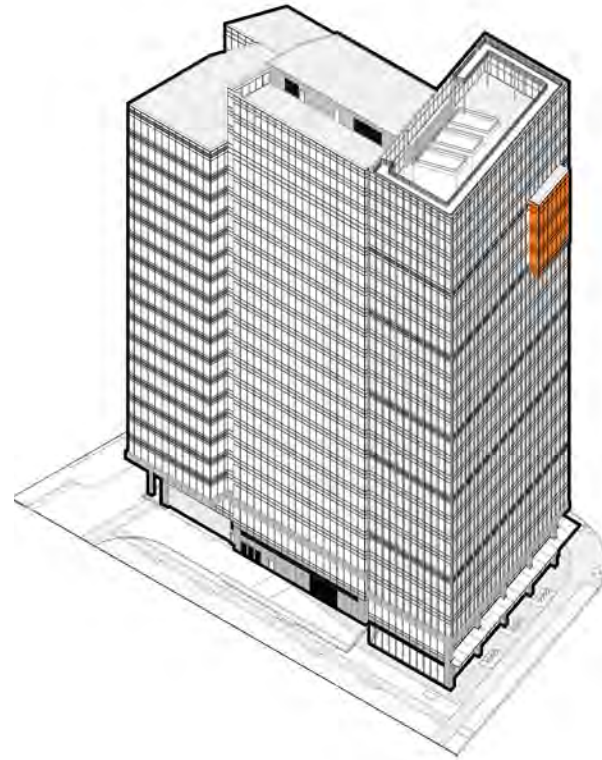


R1.1.3 WESTERN TOWER PROJECTION

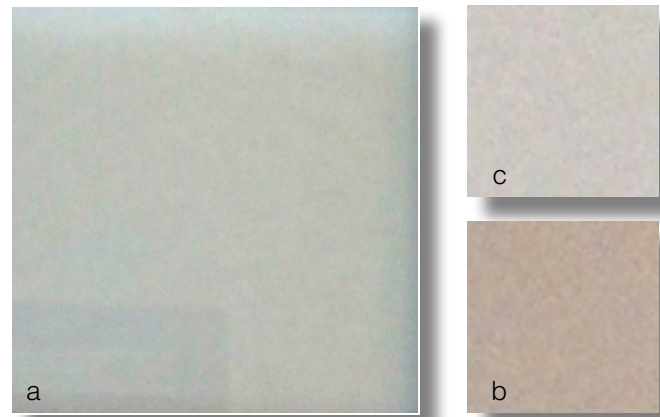
WALL TYPE C



SOUTHEAST AXONOMETRIC



NORTHWEST AXONOMETRIC

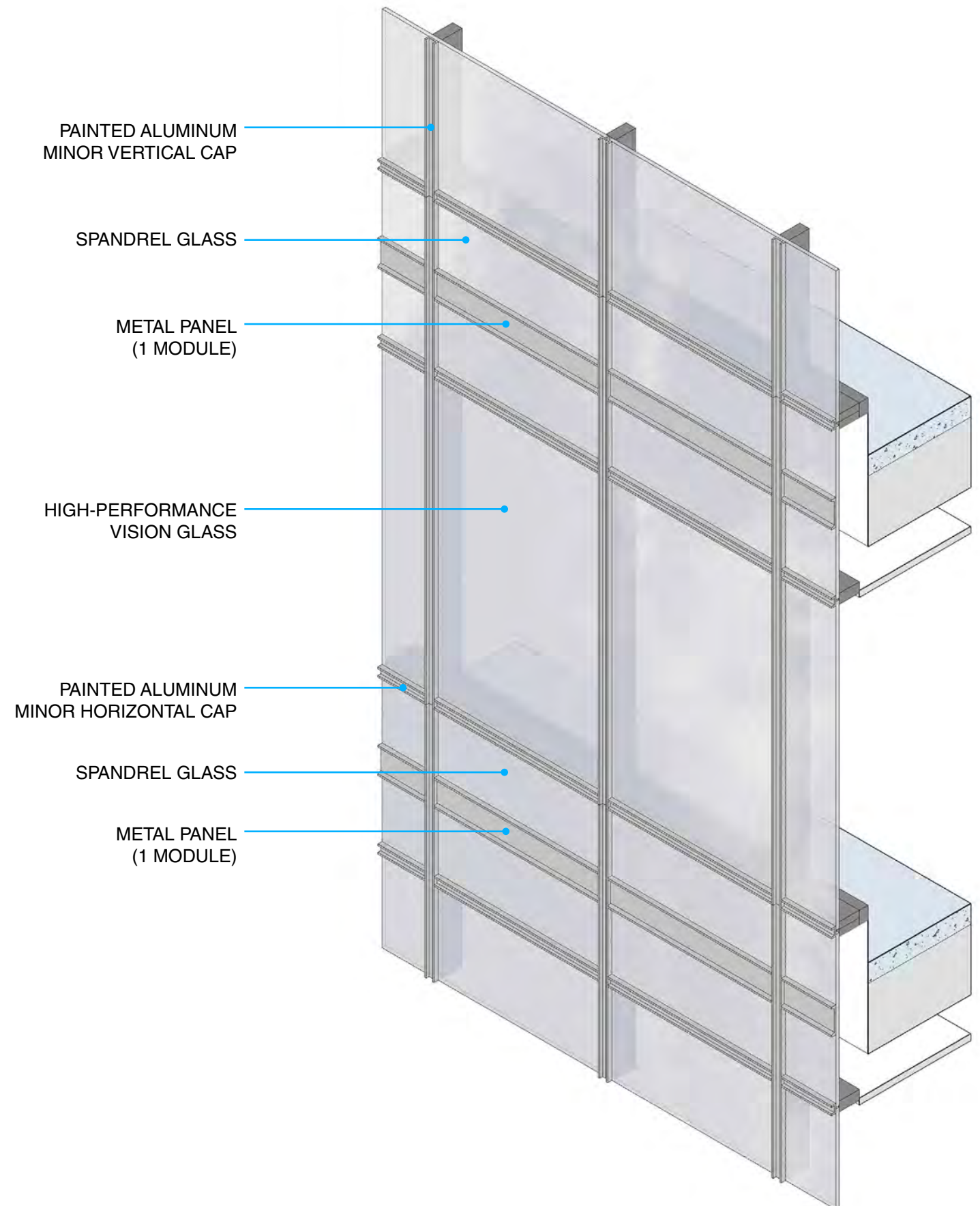


a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)

b) Painted Metal Panels (Warm Silver)

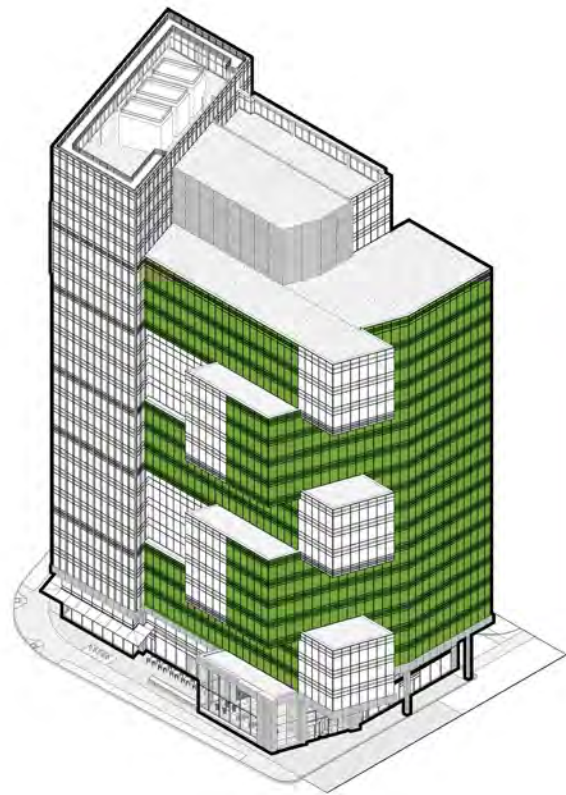
c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS

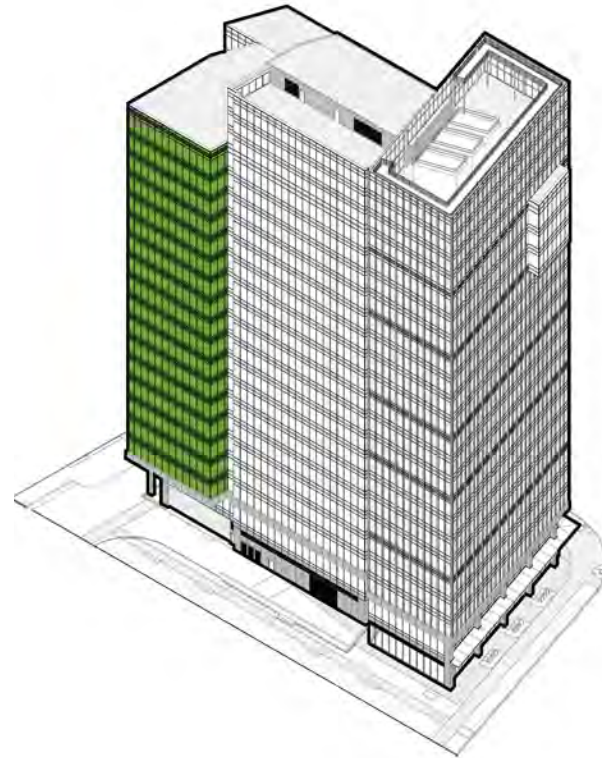


R1.1.4 EAST TOWER WALL

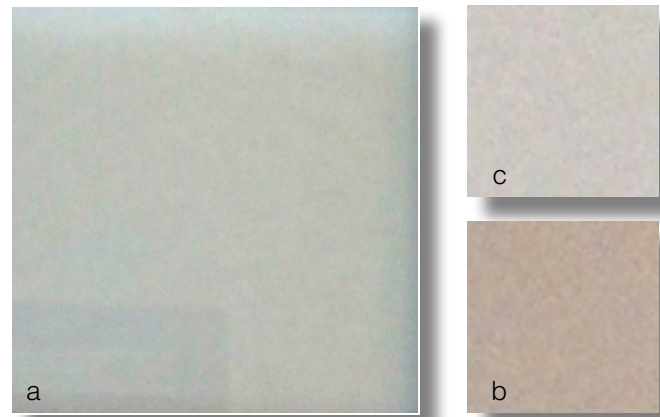
WALL TYPE D



SOUTHEAST AXONOMETRIC

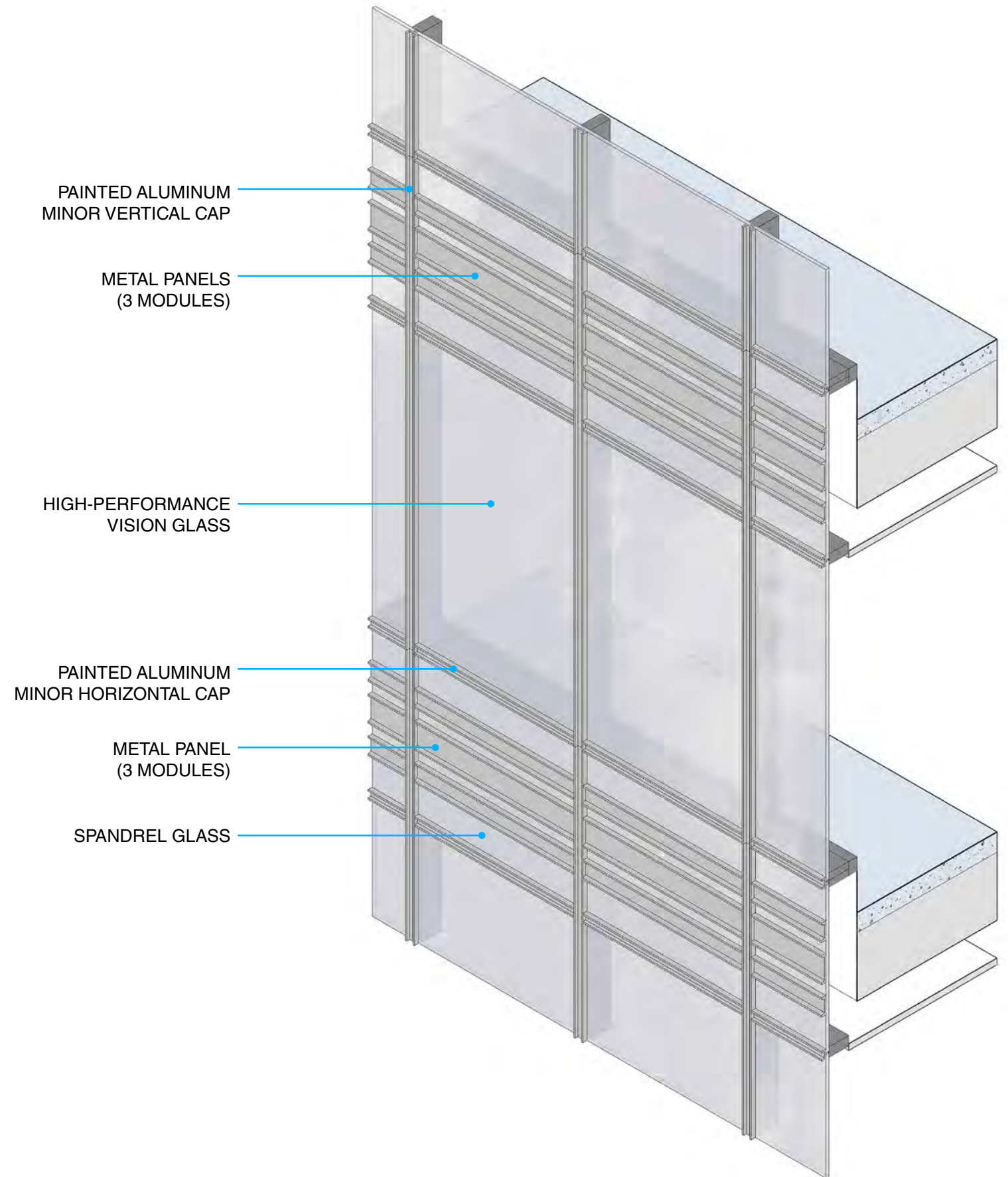


NORTHWEST AXONOMETRIC



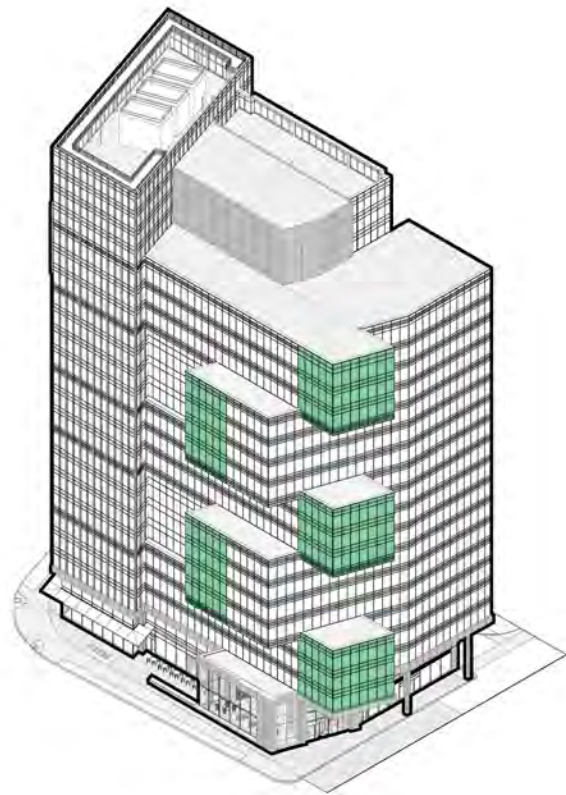
- a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)
- b) Painted Metal Panels (Warm Silver)
- c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS

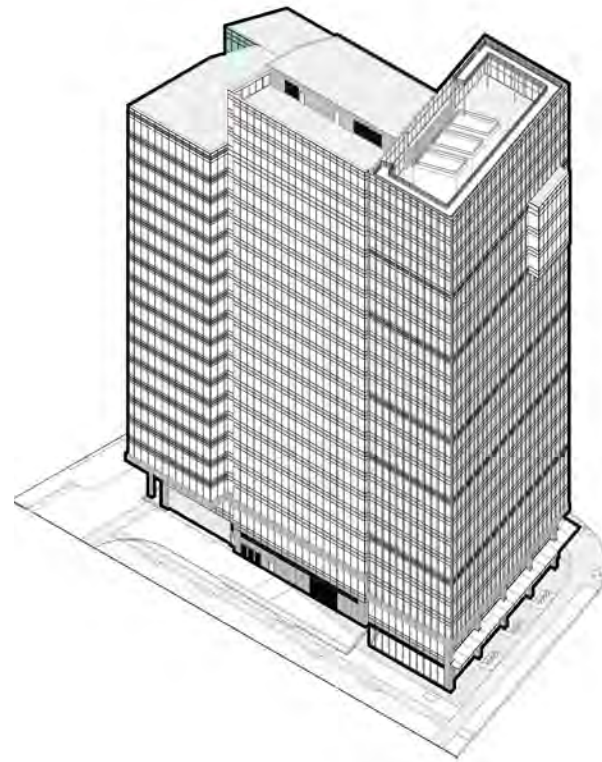


R1.1.5 EASTERN JOINERY

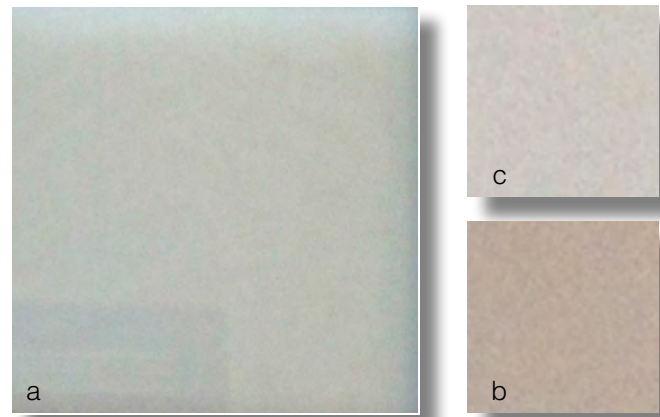
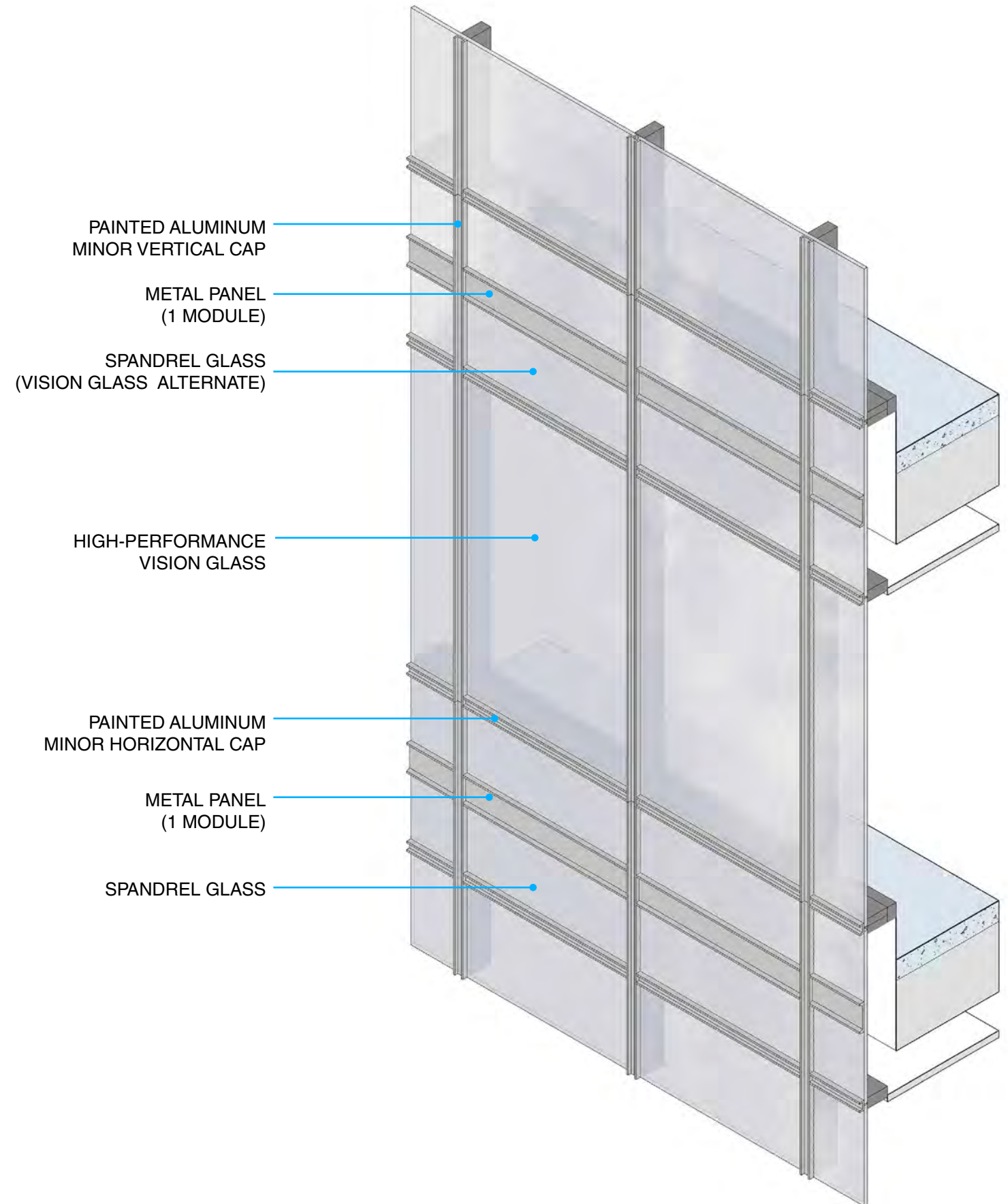
WALL TYPE E



SOUTHEAST AXONOMETRIC



NORTHWEST AXONOMETRIC



a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)

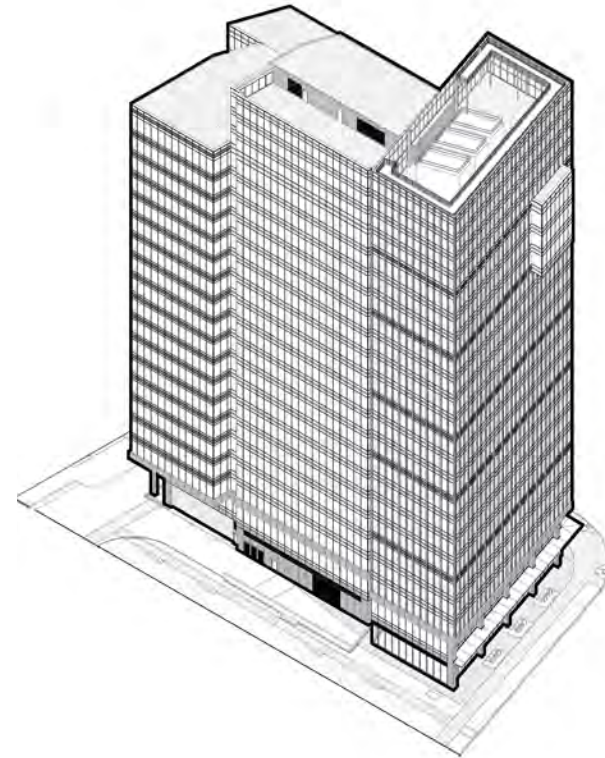
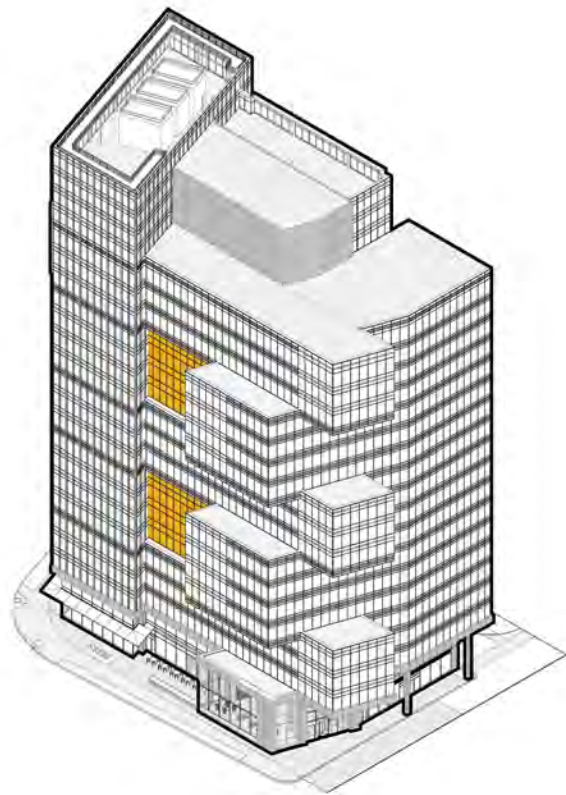
b) Painted Metal Panels (Warm Silver)

c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS

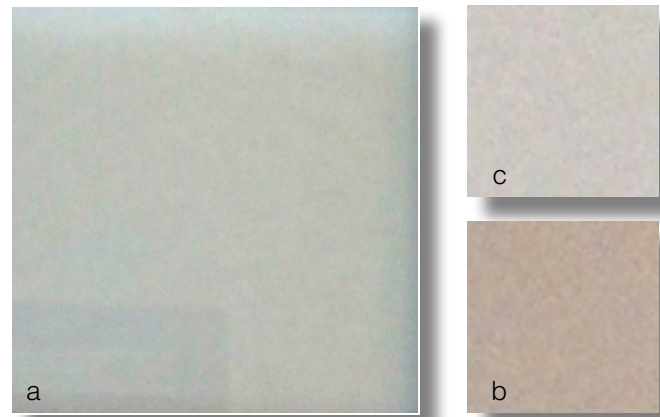
R1.1.6 SOUTHERN RECESSED

WALL TYPE F



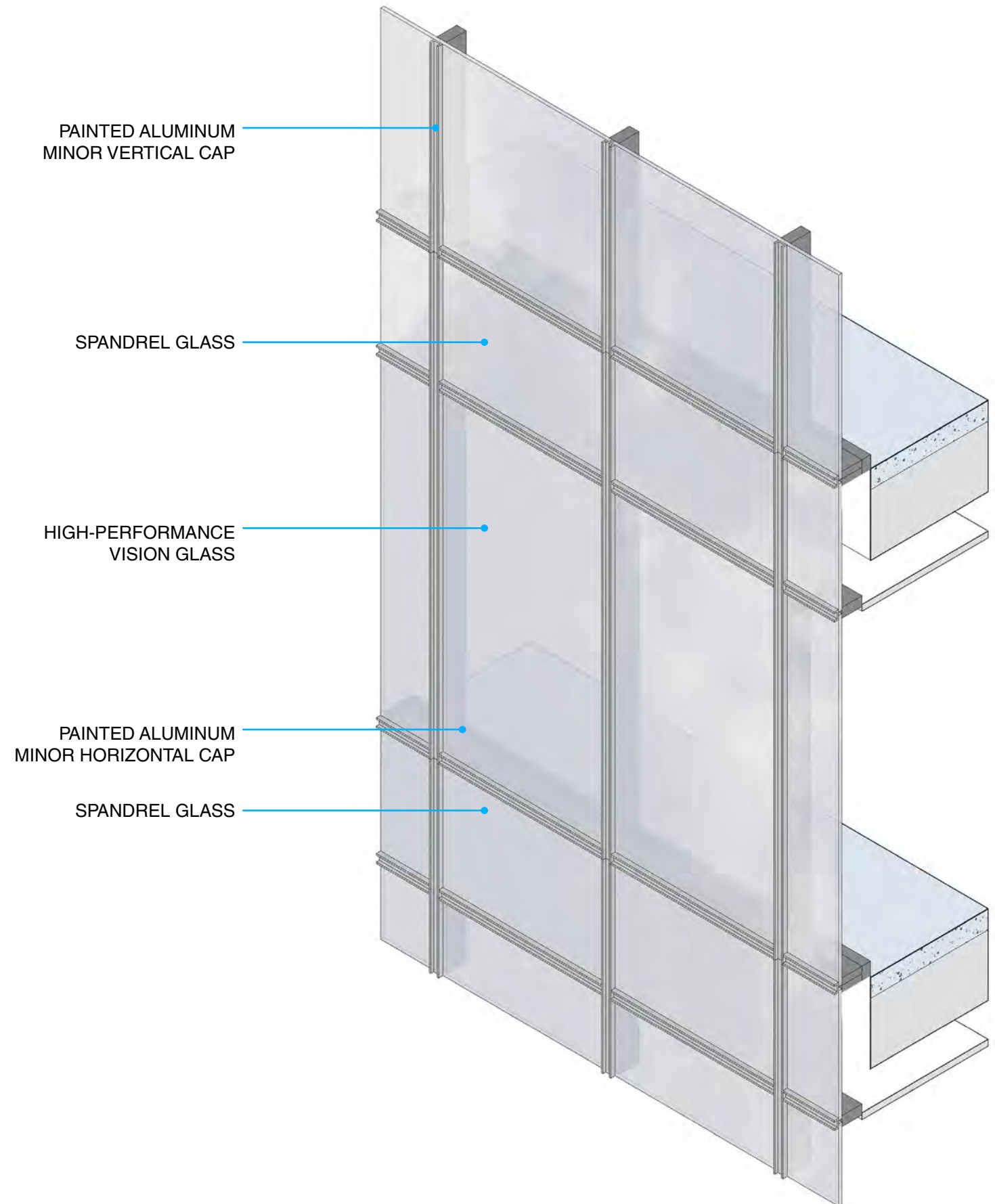
SOUTHEAST AXONOMETRIC

NORTHWEST AXONOMETRIC



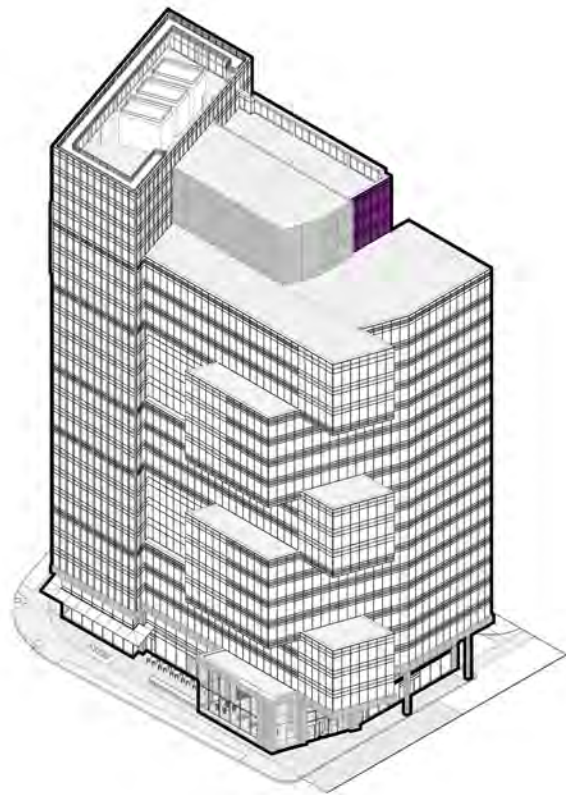
- a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)
- b) Painted Metal Panels (Warm Silver)
- c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS

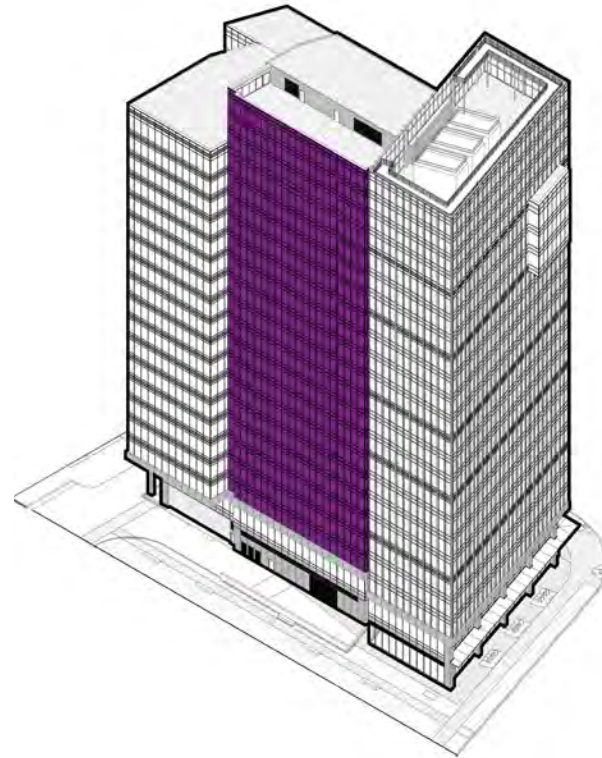


R1.1.7 NORTHERN WALL

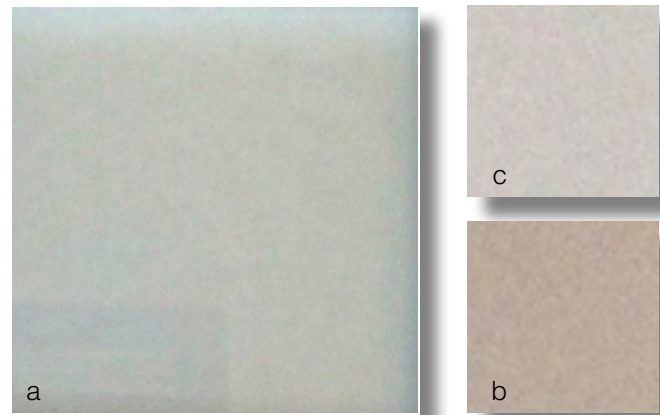
WALL TYPE G



SOUTHEAST AXONOMETRIC

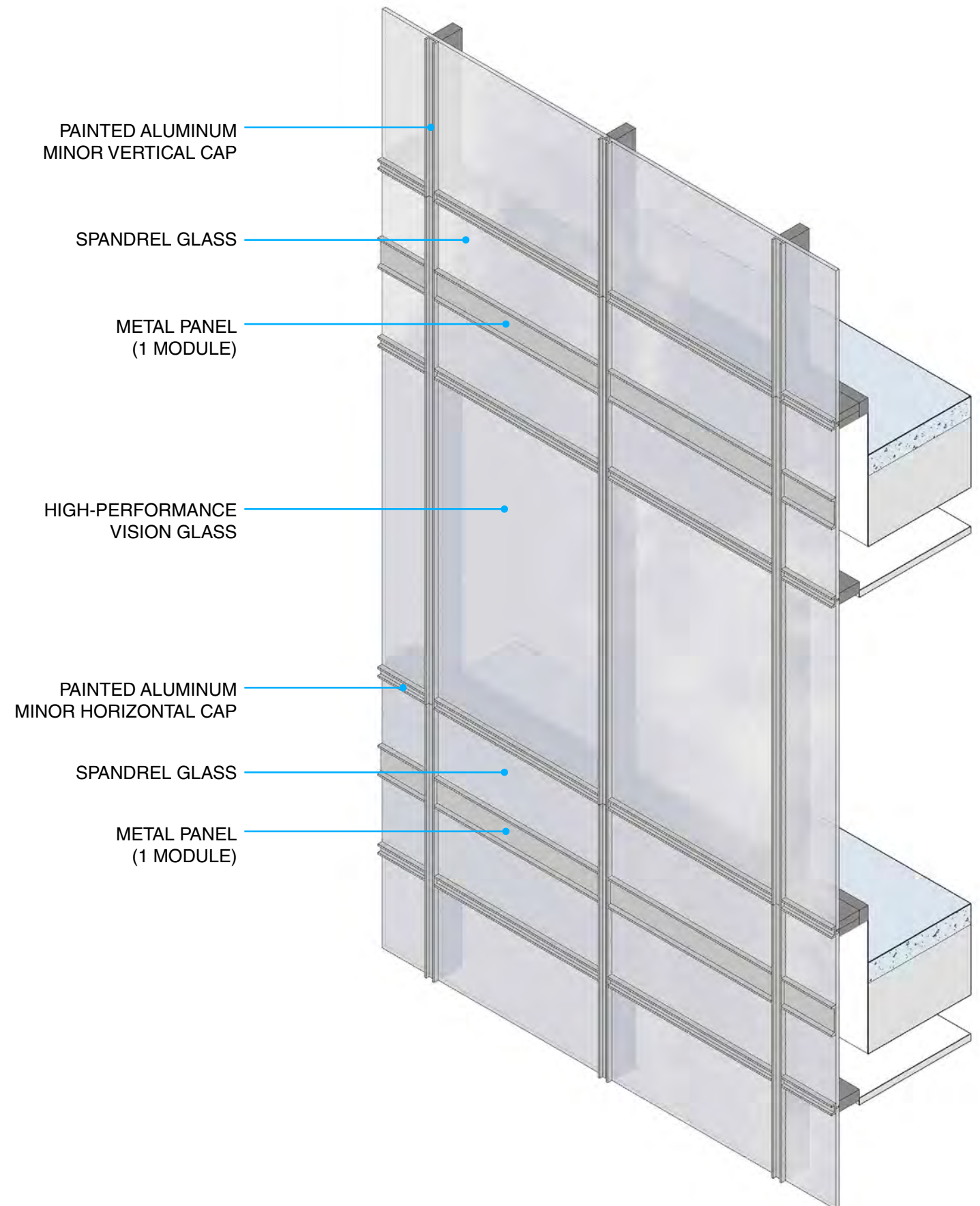


NORTHWEST AXONOMETRIC



- a) High Performance Vision Glass (VNE1-63, VRE1-54, or similar)
- b) Painted Metal Panels (Warm Silver)
- c) Painted Aluminum Caps (Warm Silver)

MATERIAL PALETTE / FINISH OPTIONS



R1.2 GROUND FLOOR MATERIALS AND EXPERIENCES

NARRATIVE

Applicant received questions about the extent of the terracotta on the first and second floor along with comments and questions about the ground floor experience and its relationship to the tower. The design of the material and ground floor experience is further explained in the following exhibits including exhibits about retail and way finding Signage.

R1.2.1 Ground Floor Materials

The composition of the first and second floor materials are a mixture of terracotta and glass with the intent of providing a pedestrian scale base that is distinct from the tower and provides warmer terra cotta that has a relationship (not replication) to the general masonry composition of the existing buildings in Kendall Square. The Terra cotta is woven together with areas of glass which provide transparency and activation to ensure a lively street front experience. The interplay between glass and terra cotta is consistent with the building's overall connected, joinery-like, composition.

Comment Reference: PLNBoard8, CRA5, CRA17,

R1.2.2 Ground Floor Scaling and Canopies

The ground floor is designed to relate to the tower, but still provide a distinctive pedestrian base. The first and second floor elevations are generally set back from the tower as show in the Axonometric on R1.2.2. In addition multiple soffits and canopies act as transitional elements that provide both pedestrian scale and overhead protection from weather. R1.2.2 shows the location and additional details of the proposed canopies and soffits including:

1. The Canopy located above the 2nd floor along the Western and Southwestern corner.
2. The soffit located above the potential seating area to the south of the building.
3. The eastern soffit.
4. The Northeastern soffit and 2nd floor canopy that extends adjacent the service road.

Comment Reference: CRABoard20, CRA8

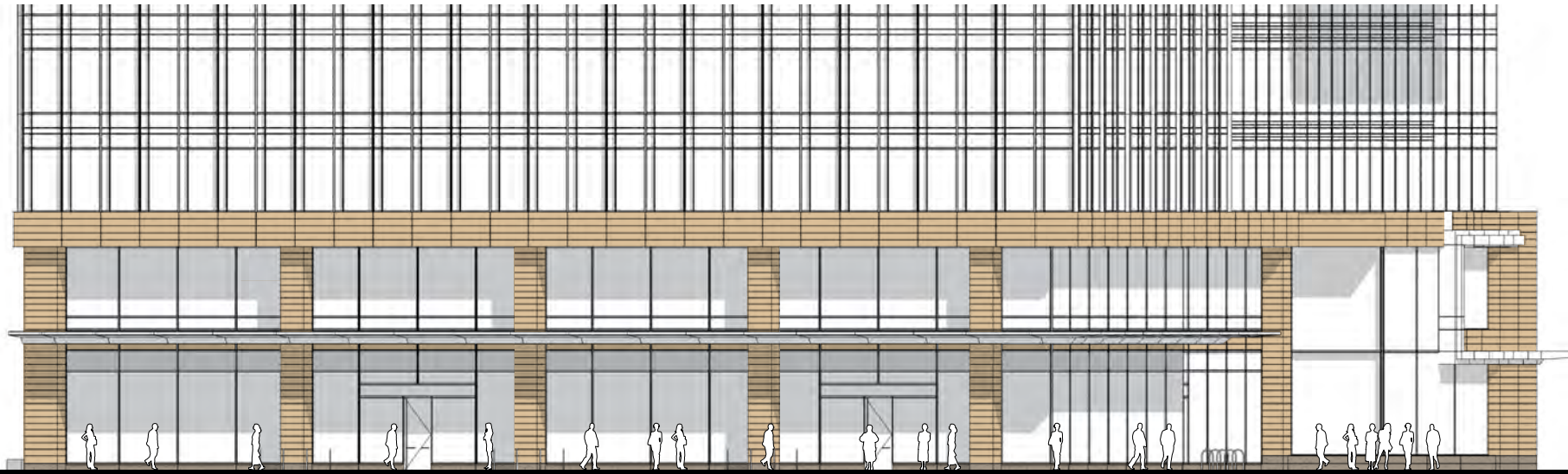
R1.2.3 Retail Signage

The approach to the design of the retail Signage is intended to be flexible to allow for multiple potential uses and locations. Generally, the retail Signage is concentrated within the first floor of the Western, Southwestern and Northeastern portions of the building consistent with proposed retail and active use locations. Illuminated back of glass signage, blade signs, monument signs or graphical applications to glass may be included based upon the retailer or active use. Potential signage details are also included in R1.2.3.

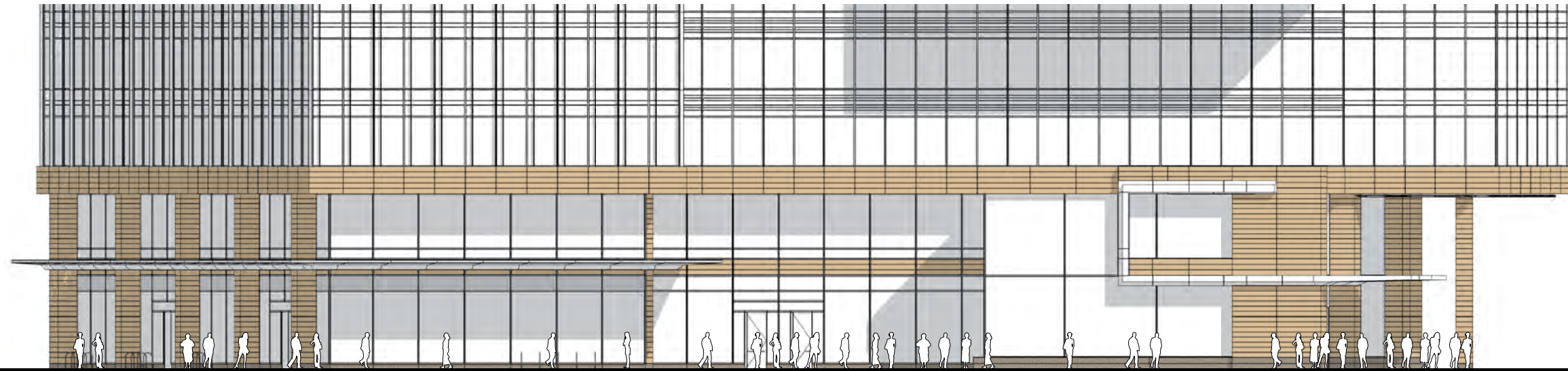
Comment Reference: CRA19

R1.2.1 GROUND FLOOR MATERIALS

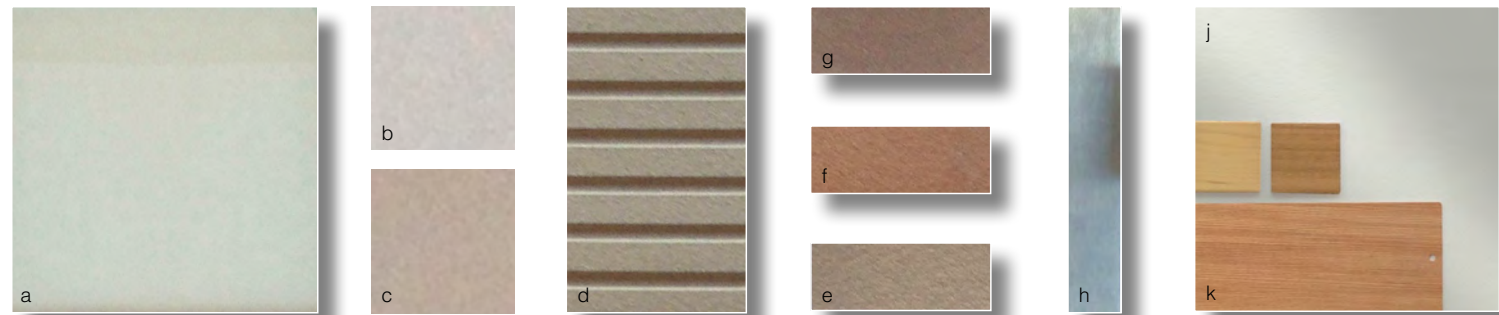
MATERIAL PALETTE



ENLARGED WEST ELEVATION



ENLARGED SOUTH ELEVATION



- a) Vision Glass (VE24-85)
- b) Painted Aluminum (Warm Silver)
- c) Painted Aluminum (Warm Silver)

- d) Terracotta Panel (Titan Grey)
- e) Terracotta Panel (Pebble)
- f) Terracotta Panel (Cinnamon)

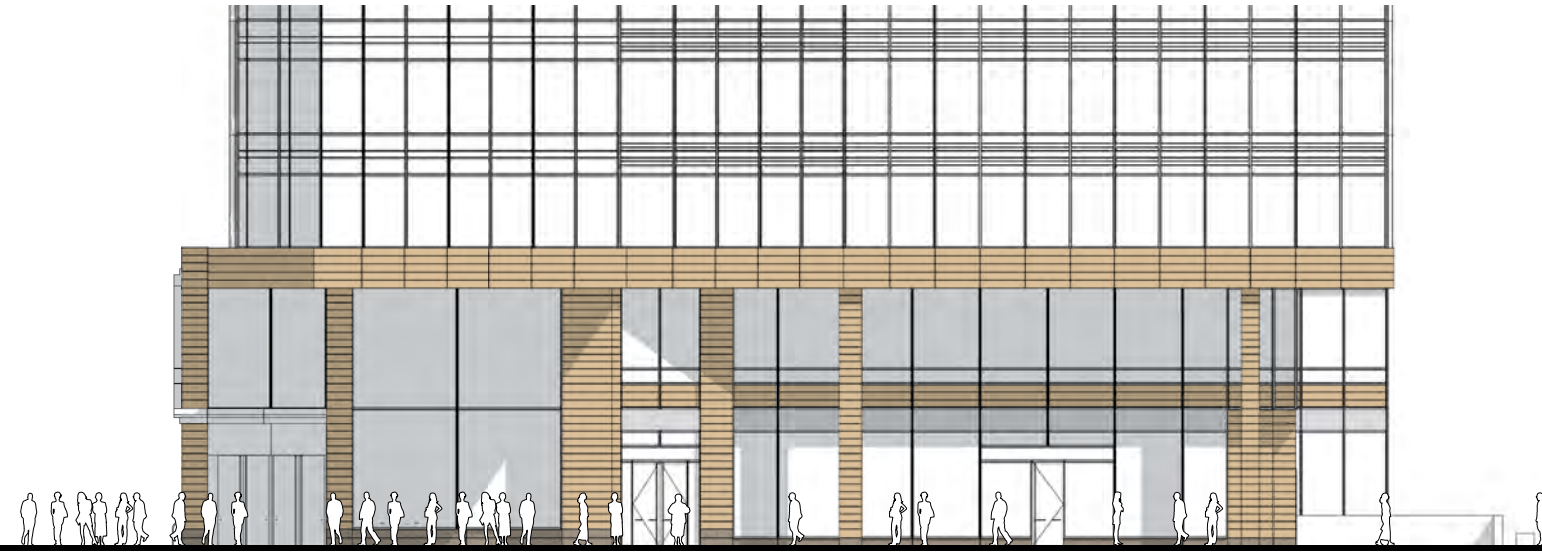
- g) Terracotta Panel (Mesa)
- h) Linear Brush Stainless Steel

- j) Exterior Metal Soffit
- k) Engineered Wood Soffit (Alternate)

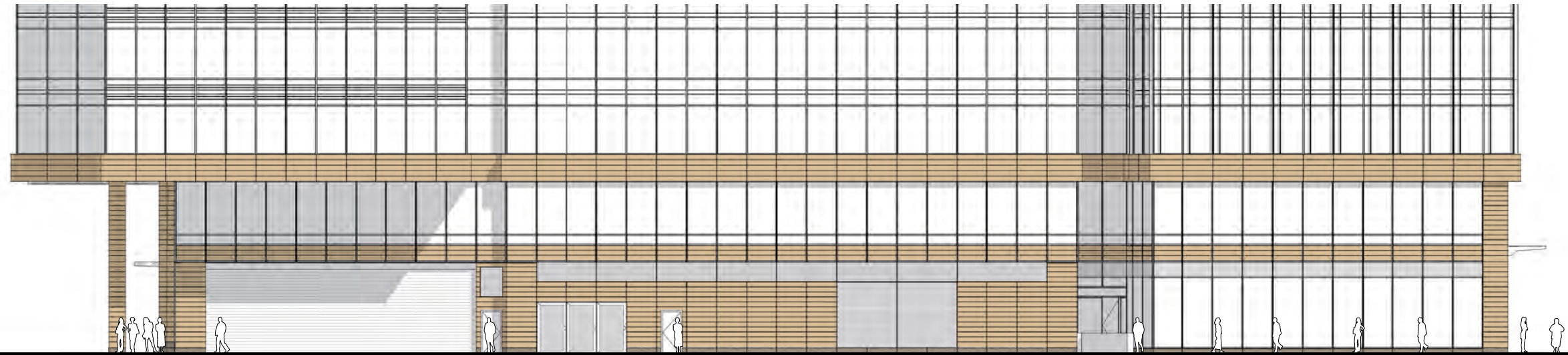
*Note: All material finishes are subject to further development during the design process. Materials and colors shown reflect design intent only, and shouldn't be considered final.

R1.2.1 GROUND FLOOR MATERIALS

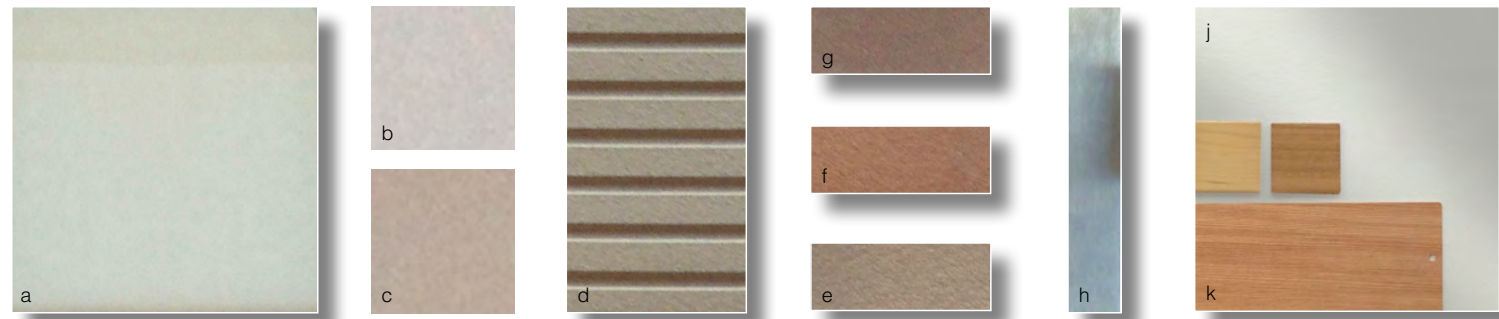
MATERIAL PALETTE



ENLARGED EAST ELEVATION



ENLARGED NORTH ELEVATION



- a) Vision Glass (VE24-85)
- b) Painted Aluminum (Warm Silver)
- c) Painted Aluminum (Warm Silver)

- d) Terracotta Panel (Titan Grey)
- e) Terracotta Panel (Pebble)
- f) Terracotta Panel (Cinnamon)

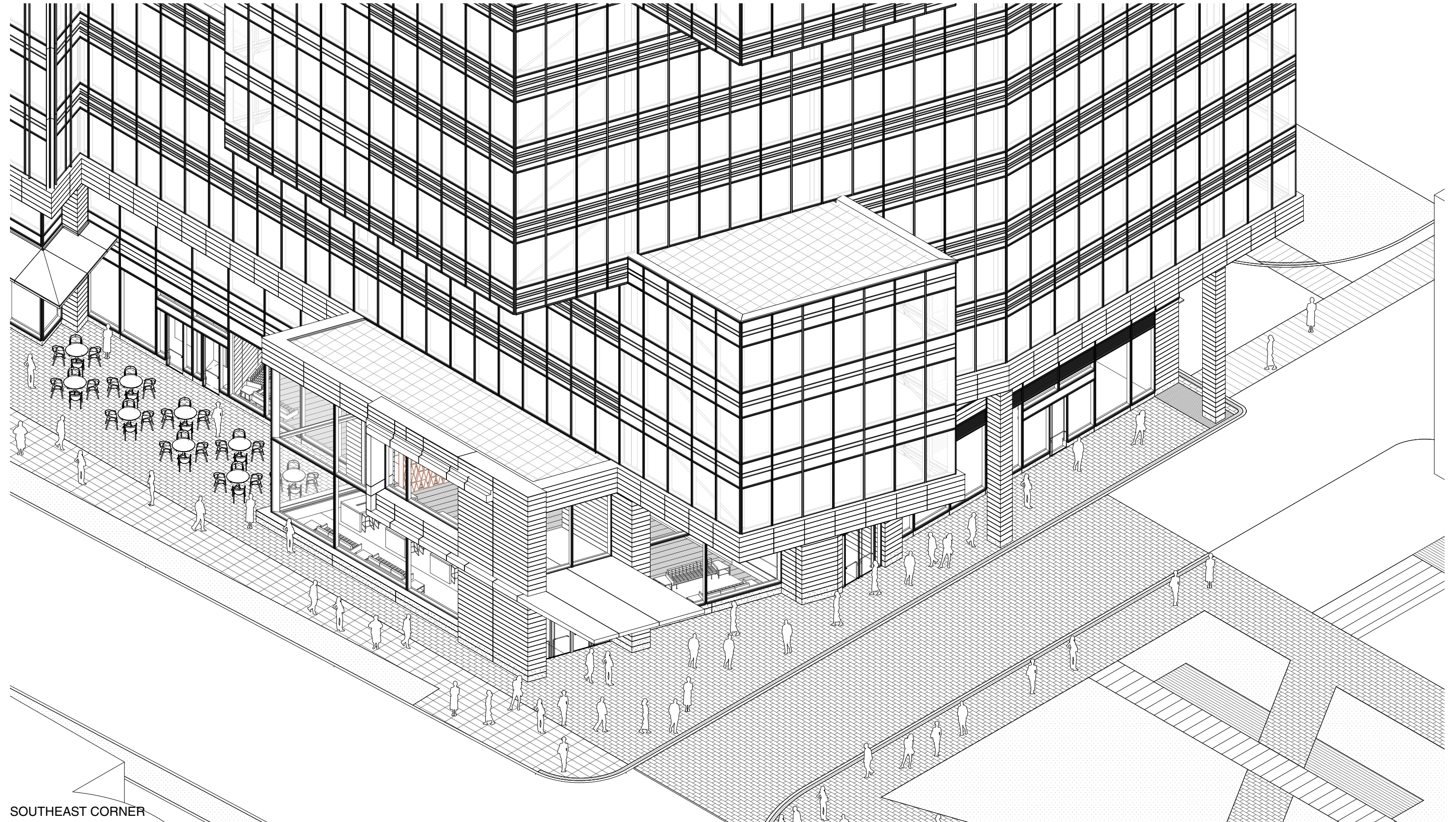
- g) Terracotta Panel (Mesa)
- h) Linear Brush Stainless Steel

- j) Exterior Metal Soffit
- k) Engineered Wood Soffit (Alternate)

*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.

R1.2.2 GROUND FLOOR SCALING AND CANOPIES

AXONOMETRIC



SOUTHEAST CORNER

145 BROADWAY

DESIGN REVIEW RESPONSE

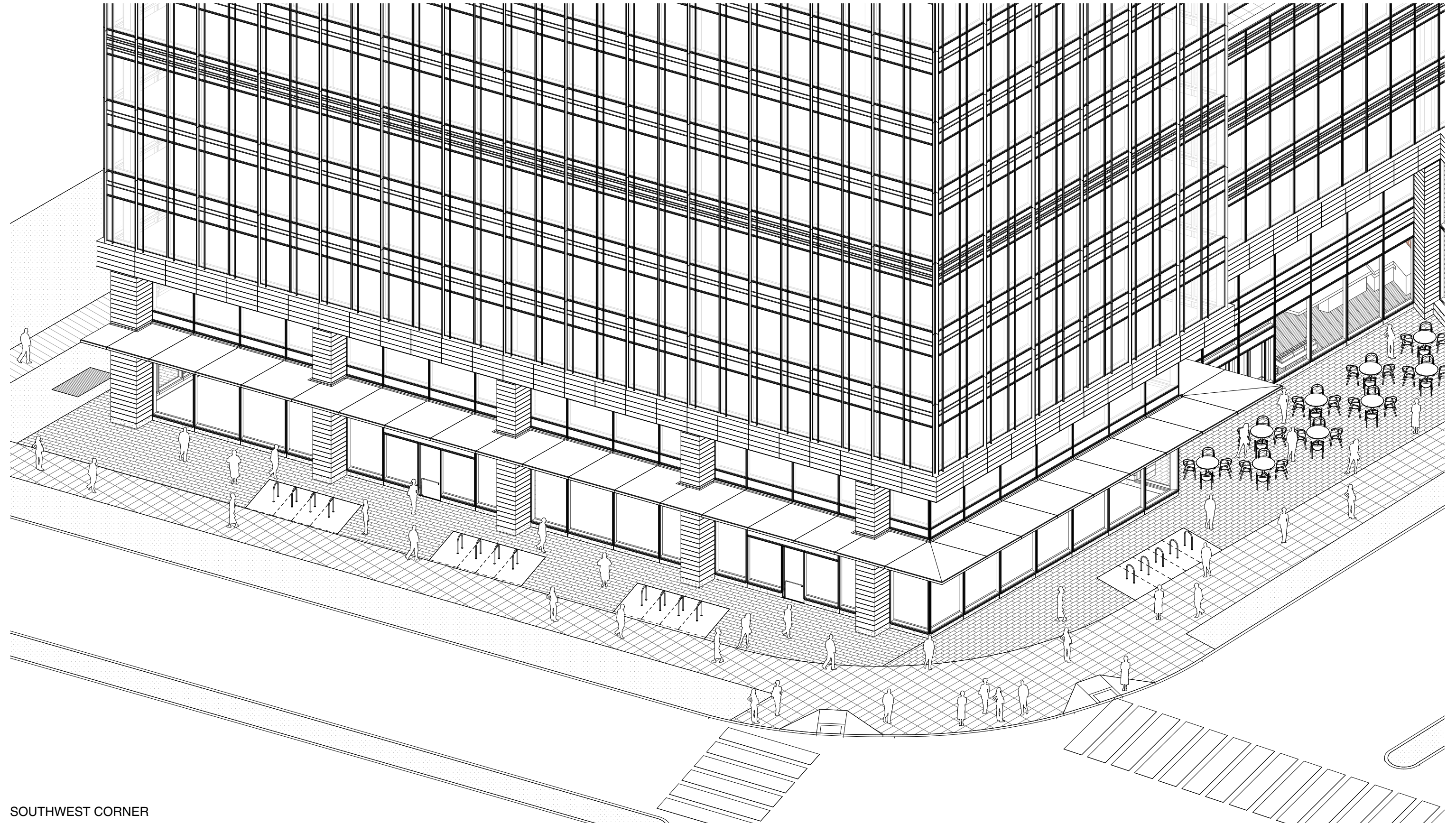
NOVEMBER 22, 2016

PICKARD CHILTON

16

R1.2.2 GROUND FLOOR SCALING AND CANOPIES

AXONOMETRIC



SOUTHWEST CORNER

145 BROADWAY

DESIGN REVIEW RESPONSE

NOVEMBER 22, 2016

PICKARD CHILTON

17

R1.2.2 GROUND FLOOR SCALING AND CANOPIES

PERSPECTIVES



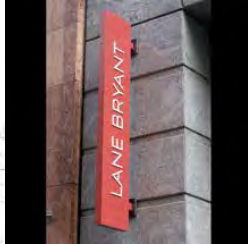
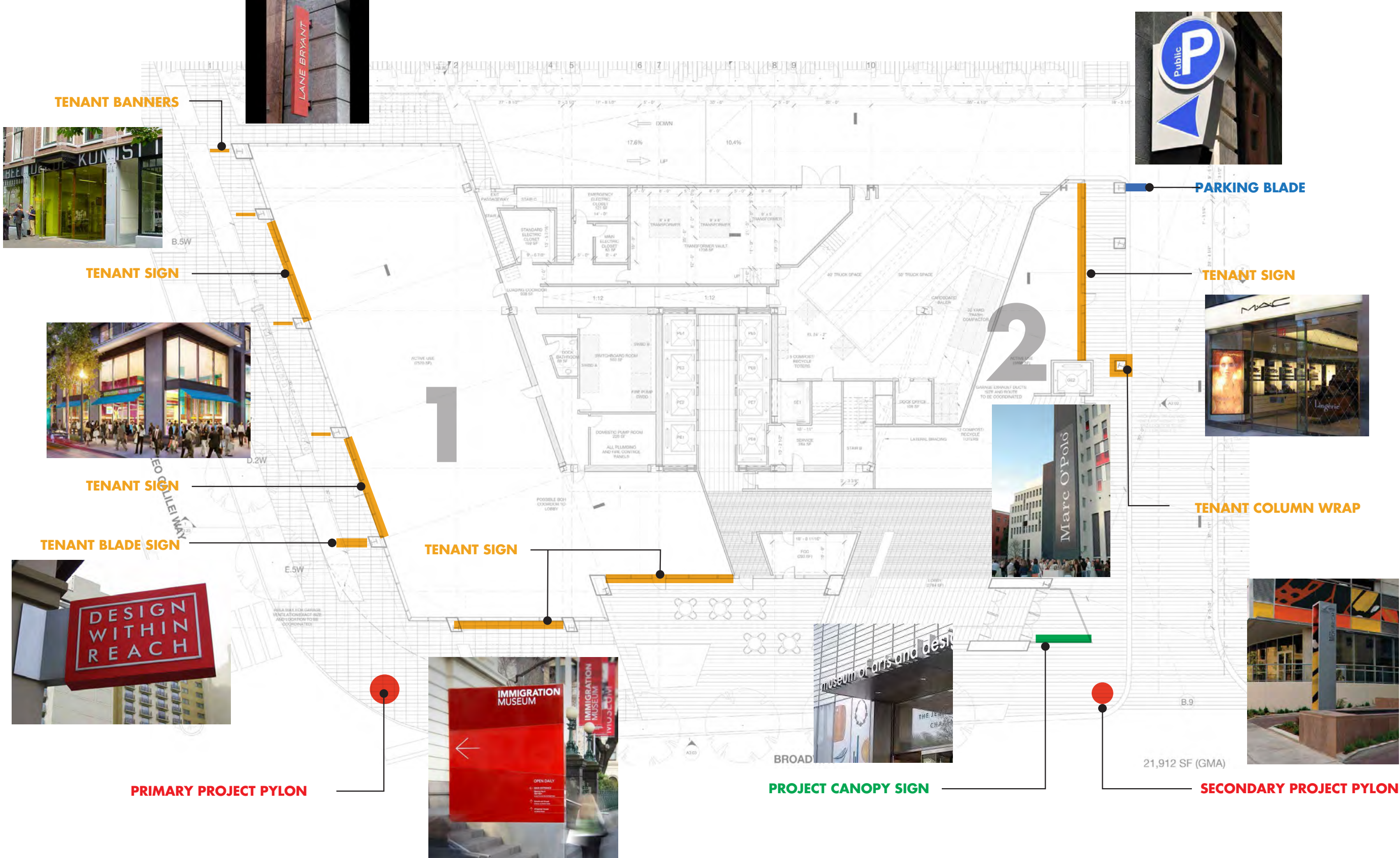
SOUTHWEST CORNER



SOUTHEAST CORNER



R1.2.3 RETAIL SIGNAGE

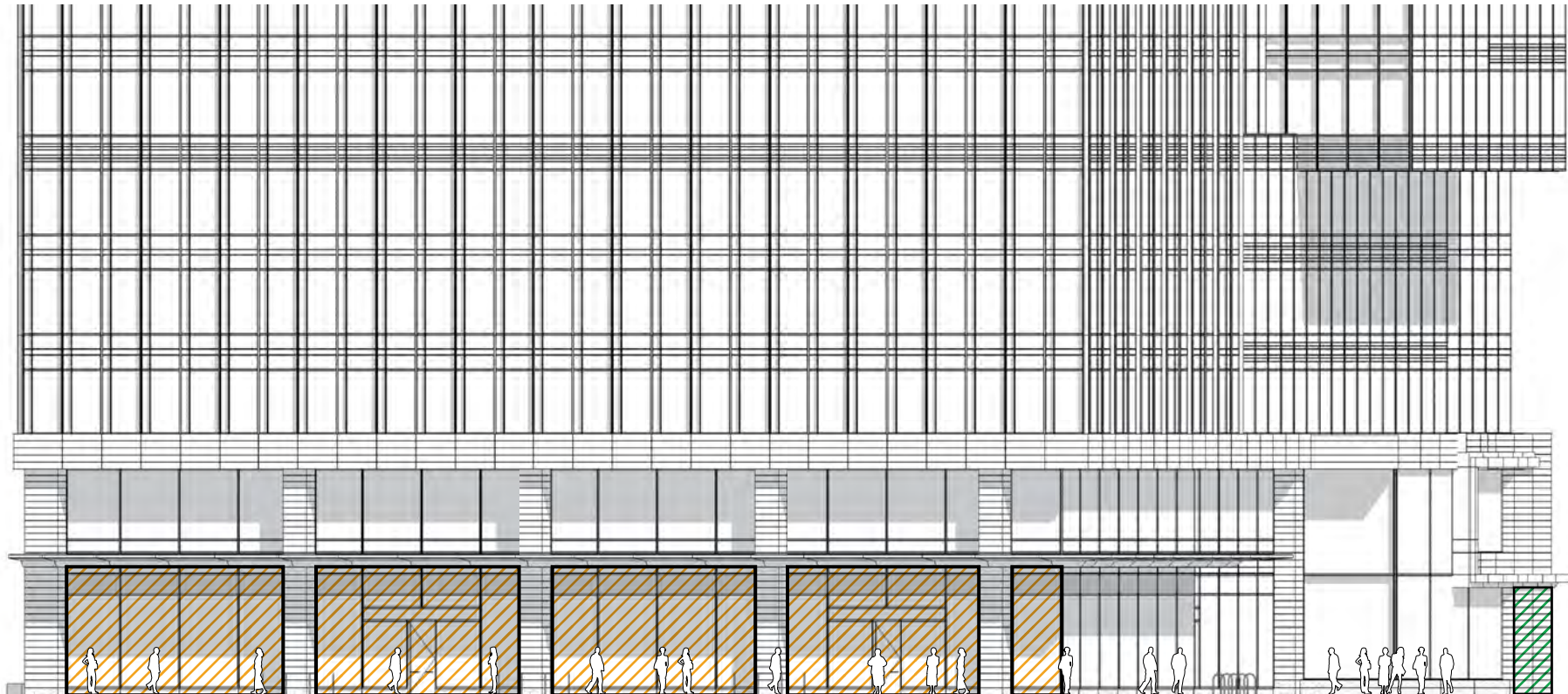
TYOLOGY / MASTER PLAN



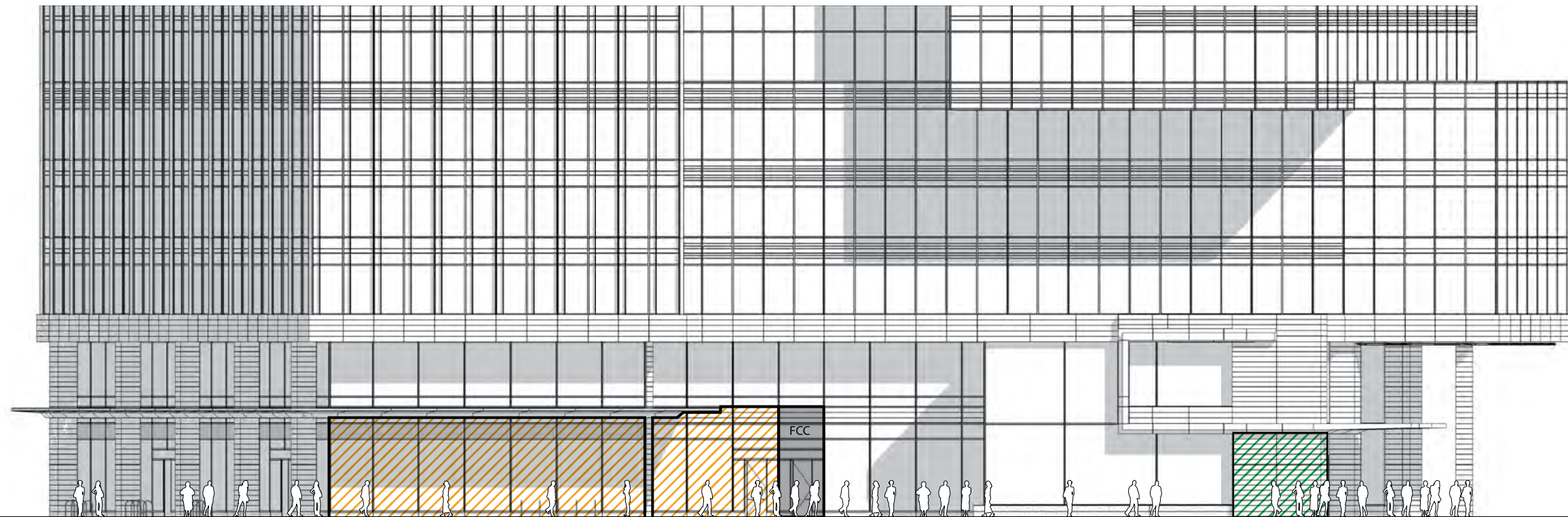
R1.2.3 RETAIL SIGNAGE

TYOLOGY / MASTER PLAN

-  145 BUILDING SIGNAGE
-  RETAIL SIGNAGE



ENLARGED WEST ELEVATION





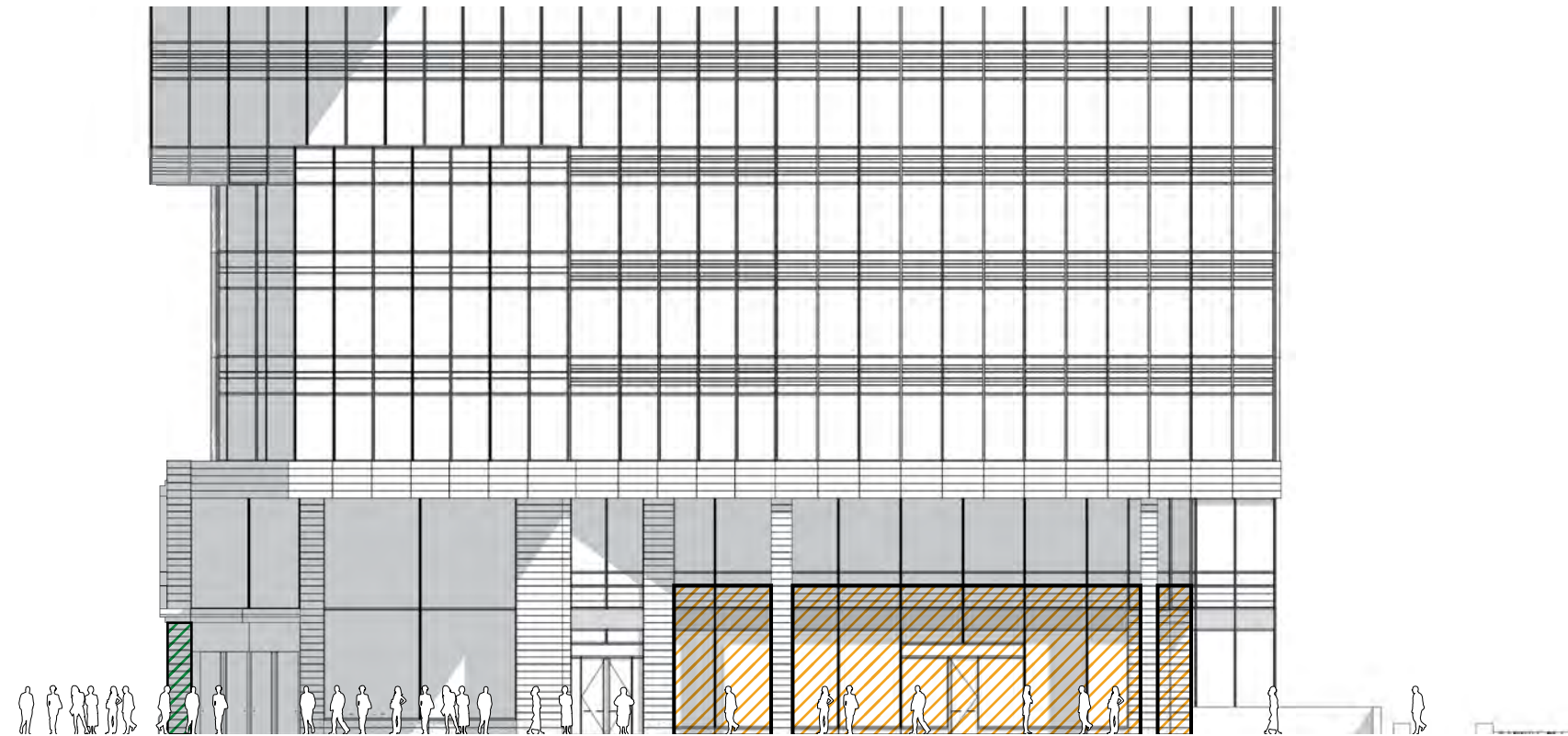
ENLARGED SOUTH ELEVATION

*Note: Tenant signage to be designed.

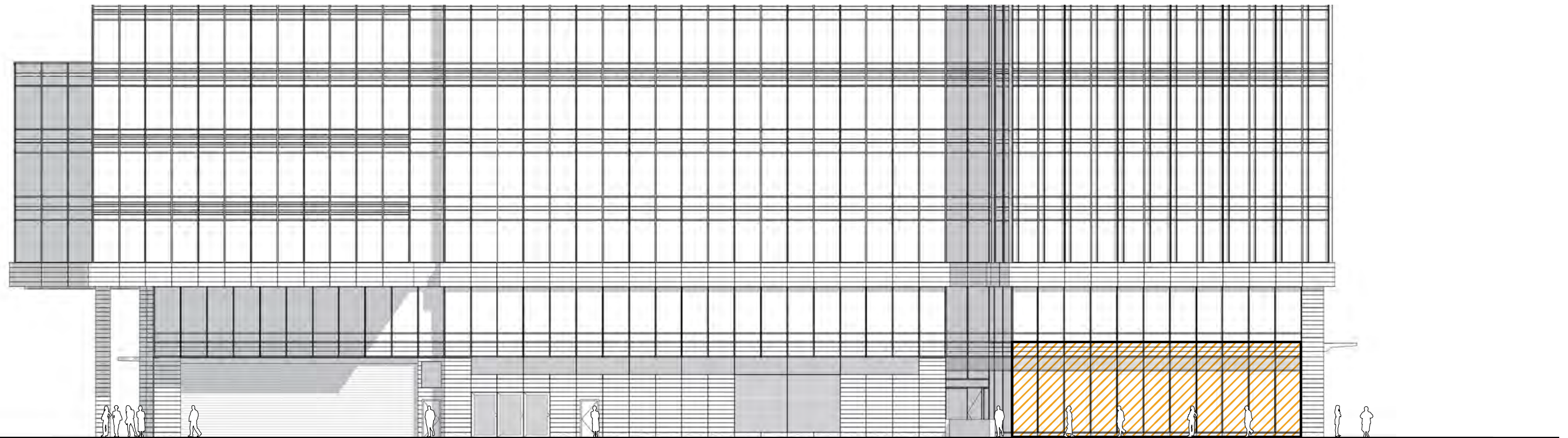
R1.2.3 RETAIL SIGNAGE

TYOLOGY / MASTER PLAN

-  145 BUILDING SIGNAGE
-  RETAIL SIGNAGE



ENLARGED EAST ELEVATION



ENLARGED NORTH ELEVATION

*Note: Tenant signage to be designed.

R1.3 WEST FACADE MASSING

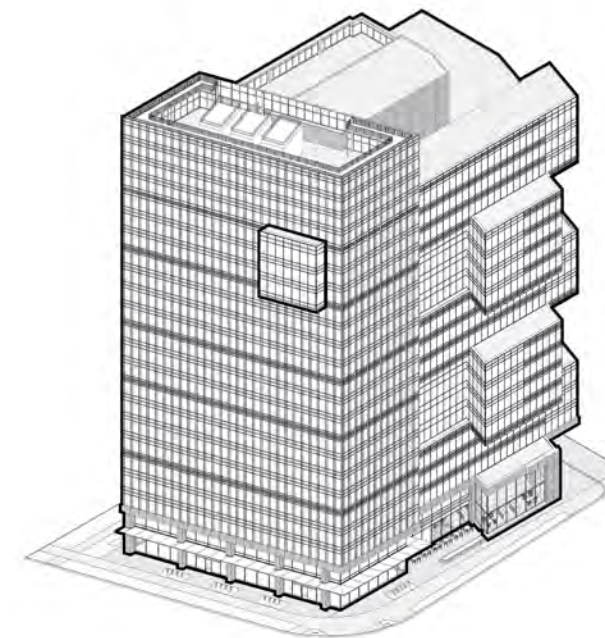
NARRATIVE / EXHIBITS

Applicant received comments about potential treatments of the Western facade in relation to its massing and presence as a gateway marker. Applicant believes the design strikes a balance between allowing the simplicity of the massing to mark the corner as a gateway but also providing material selections that are visually interesting from the street as further described above in Section R1.1

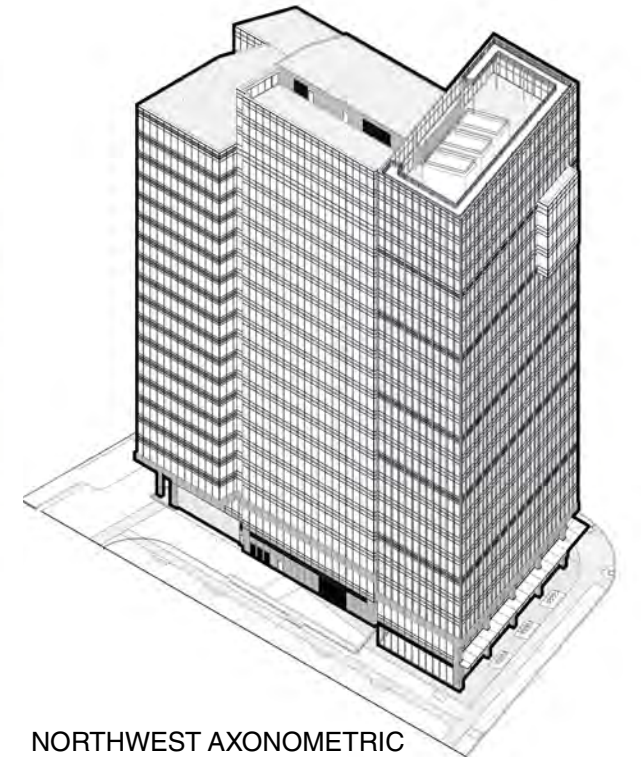
Comment Reference: CRABoard1, CRABoad6



WALL TYPE A



SOUTHWEST AXONOMETRIC



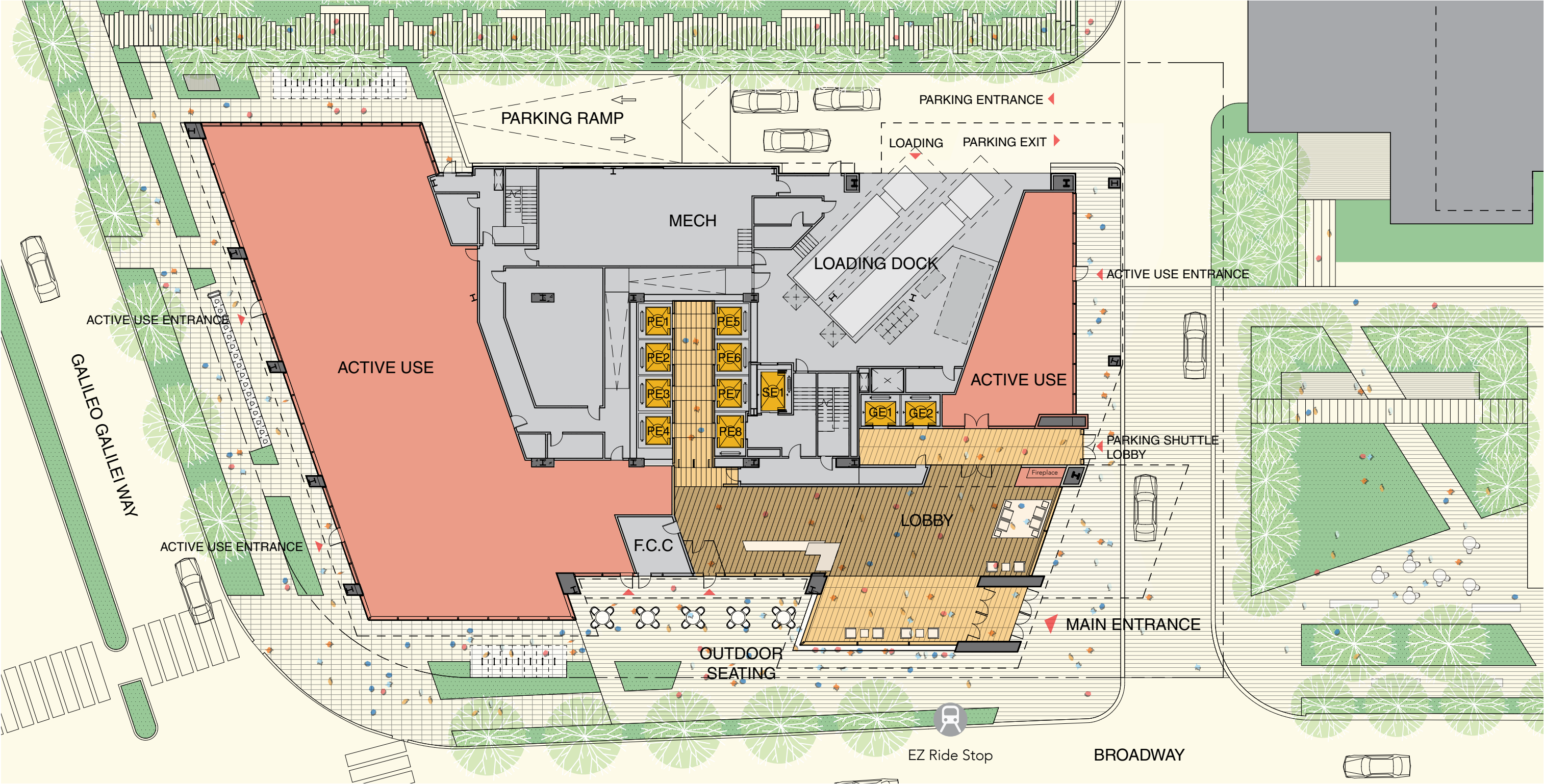
NORTHWEST AXONOMETRIC

R1.4 GARAGE ELEVATOR LOCATION

NARRATIVE / PLAN

Applicant received a comment that parking shuttle elevators could be moved to the center of the building to free up storefront along the eastern facade for active use or retail. As shown in R1.4, the garage elevators have been move inboard allowing for additional glass line on the East.

Comment Reference: CRA13



2. LANDSCAPE

R2.1 145 BROADWAY LANDSCAPE

NARRATIVE

Applicant received comments that the landscaping around the edges of 145 Broadway required further explanation and detail and that the initial plan may create physical and visual obstructions to the space on the first floor. Applicant has made changes to create greater physical and visual porosity particularly around retail entrances and has advanced the design of the pedestrian connection along the North side of the building. In addition, Applicant has met with the Cambridge Redevelopment Authority and ALTA Planning + Design to coordinate on preliminary concepts for cycle track integration along Broadway and Galileo.

The plan on R2.2 provides additional details about the landscaping around the building as further described below

West – Landscaping along the West side of 145 Broadway has been modified to feature exclusively hardscape between the building and the public trees along Galileo to ensure there are no additional visual or physical obstructions between pedestrians and the retail storefronts. Further, the temporary bike parking racks have been divided into pods and centered along the building columns to ensure that adequate bike parking is distributed across the retail frontage on Galileo for proximity to multiple potential retail entrances.

South – Landscaping along the South side of 145 Broadway has also been modified to include only hardscape between the public trees along Broadway and the face of the building including hardscape pavers intended to coordinate with the plaza pavers in Broadway Park thus extending the visual connection to Broadway park. Seating has been positioned in the alcove formed by the building edge that could be used by a potential restaurant located in the retail along Broadway. Bike racks have been positioned in a pod to ensure the least obstructed visual and pedestrian connection to the building entrances.

East – Landscaping along the East side of 145 Broadway has been designed with hardscape pavers that coordinate with the pavers in Broadway park and across West service road to reinforce the visual connection to the public space. The area in front of the entrance is open to allow free pedestrian circulation in multiple directions however benches, shown in white, line the edge of the drive both to provide seating near the park and to function as a barrier to automobile traffic.

North – Landscaping along the North side of the building has been designed to include the East to West pedestrian path, multiple trees, planting beds, and seating.

Finally, consistent with the proposed IDCP phasing plan addition details of the 6th street connector on the plan on R.2.3 have been included as part of the submission of the 145 Broadway Design review. The 6th street connector will be built in conjunction with 145 Broadway.

Comment Reference: CDD1, CDD8, CRA15