

BPG / Bluestone Planning Group

Urban Design Planning Architecture

MEETING NOTES: Google Connector Buildings [CC3 - CC5 & CC4 - CC5] January 10, 2013 Construction Documents Phase Progress Review Meeting

Attending: Kathy Born (CRA), Barry Zevin (CRA), Susan Glazer (CRA & CCDD), Kevin Sheehan (BP), Mike Bowers (BP), Steve Dube (EM), Roger Boothe (CCDD), and Larry Bluestone (BPG)

Notes Submitted By: Larry Bluestone, 14 January 2013

On 10 January 2013, the CRA's and the City's design review team met with Boston Properties (BP) and Elkus Manfredi (EM) at BP's Cambridge Center offices to further review the current design status of the Google Connectors by EM based upon Authority design comments offered at the previous review meeting on 24 October 2012. The design information presented to the Authority on January 10th largely affirmed previous design agreements in the form of updated design bulletins and design addenda documents. No new significant design changes were presented.

The Authority has yet to receive a signage design proposal as discussed last October. Nor has the Authority yet received Google's interior design proposals for the rooftop CC3-CC5 Connector.

Since the design review meetings last October, construction has begun on both the CC3-CC5 Connector and the CC4-CC5 Connector.

Design Review Progress

Kevin Sheehan introduced and distributed updated design bulletins to the attendees. He stated that the current design documents reflect and confirm changes discussed last October. Kevin also stated that these design bulletins have been issued to the contractor. Neither the building program nor designs have changed beyond last October's agreements. Kevin then proceeded to summarize each of the new design bulletins, and discussion followed on each.

Structural Floor Cutouts in Floor Slabs for CC3-CC-5, and CC4-CC5 Connectors

Kevin showed structural and architectural plans showing floor slab cutouts for upper floors interconnecting stairs to be provided by Google in their own interior designs. These cutout locations were to confirm to the Authority the locations agreed to last October.

The Authority concurred with the slab cutout location for a connecting stairway on the rooftop CC3-CC5 Connector. However, Barry Zevin had concerns about the location of the cutout location for an interior connecting stair at the Main Street façade of the CC3-CC5 Connector. Barry thought that the stair cutout should be located immediately adjacent to the Main Street curtainwall so that passersby on Main Street could see people moving on the stair from the outside (to provide visual interest). Kevin responded that from the sidewalk, people looking up would only see the ceiling of the connector floors, not the stairway itself. Barry nevertheless said that he preferred that the stairway slab cutout should be moved immediately adjacent to the curtainwall for the reason he cited above.

I would like to note that the purpose of showing the interior plans was to confirm that the areas along the glass in these locations are being designed as active zones by the tenant.

Public Arcade Design

Kevin presented design documents for the Public Arcade which were largely intended to confirm design agreements between the Authority and BP last October. Exterior designs and entranceways into the Arcade from both the north and south accurately reflected previous design agreements.

There was considerable discussion about the design and appearance of the interior storefront designs on the west side of the Public Arcade. There were some inconsistencies in various drawings about what was intended for these storefronts. Some drawings showed opaque gypsum walls with entry doors while others showed glazed storefronts and nano walls. BP clarified that the storefronts would all be quality glazed storefront systems of some type – including possibly roll up doors and folding opening doors. BP pointed out that it needed flexibility in storefront designs to negotiate with potential retail leasees. For example, one retailer may just want a glazed front with a doorway. Another retail leasee may want a folding open window system.

Kathy Born and Barry Zevin both pointed out that this was a *public* arcade, so, the design of what the public sees is very important to the Authority. Barry was concerned that if each storefront design was entirely different from the adjacent one, the design would appear chaotic or unorganized. Barry, recognizing that both flexibility and a bit of variety was important, nevertheless suggested that the upper horizontal portion of all the storefronts be of consistent design to provide an organized and consistent design framework. Below this horizontal line, the storefront designs could vary, as long as they were largely glazed and not opaque. Barry preferred that the upper horizontal mullion shown on the Main St. retail space should continue into the Arcade throughout the length of the storefronts as well as the vertical mullion pattern above this horizontal mullion to provide this design consistency. However, BP and EM could suggest their own solution to achieve this consistent design framework.

I would like to note that Kathy Born expressed that the concern was limited to a single storefront within the arcade.

Landscape Designs for Ground and Green Rooftops

Kevin pointed out landscape designs that confirmed previous design agreements. There was no discussion

Signage

Kevin stated that signage designs illustrated on various drawings reflected previous agreements. No signage was shown for the west façade of Five Cambridge Center/CC5 as the wall turned the corner from Main Street. Kevin said that this design, as well as more signage detail for all signs will be submitted to the Authority in the future. There was no discussion.

Floor Paving Mockups for the Arcade and Exterior Sidewalk Paving

Kevin said that mockups of the concrete pavers to be used in the Arcade and the sidewalks will be submitted shortly by BP. Kevin said that the City may have some new design ideas for the public sidewalk materials on Main Street in front of the Arcade. There was no further discussion.

New Expanded Retail Spaces on the Main Street Façade of CC5 [In front of Legal Seafood]

Kevin showed drawings of the expanded retail space on the front of CC5. The expanded space will be used for both a private dining room for Legal seafood, and a new retail space tenant between Legal Seafood and the Arcade entrance. Although the design of the new retail spaces and storefronts are largely what had been presented before by BP, there is now a new required egress corridor to Main Street shown between Legal Seafood's space and the new retail tenant space to meet code requirements.

Construction Schedule

Construction is currently underway for both the CC3-CC5 Connector as well as the CC4-CC5 Connectors. During construction on the public open space portion of the garage rooftop, public access to this open space will remain open throughout the construction period. Substantial completion of all construction is expected by June 2013.

Construction Issues

Kathy Born and Susan Glazer inquired as to whether there had been any complaints received by BP about the construction. Kevin stated that the only complaint they've received was from an office tenant about construction noise. Both Susan and Kathy asked that BP keep them informed about any complaints they may receive from the public.

Design Clarification from BP Needed: CC4-CC5 Façade Window Shades

Subsequent to the meeting during a review of the drawings submitted, Larry Bluestone read a note on Drawings A1.25 and A1.26 that showed "S1 window shades" along the eastern façade (the façade facing the public rooftop park) of the Google CC4-CC5 Connector. Since transparency of this façade is desired by all, BP should clarify what these shades are and when they would be drawn closed.

Next Steps

- BP will provide the CRA with current updated designs in digital format for inclusion in the package of the Authority's next Board Meeting.
- BP will present a signage package.
- BP will present Google's designs for the interiors of the CC4-CC5 Connector this spring.

Submitted January 14, 2013