



CRA Design Review Committee
Held Virtually on Zoom
Meeting Notes
Date: October 13, 2022

ATTENDEES

CRA Board: Barry Zevin, Kathleen Born

CRA Staff: Tom Evans, Cecelia Cobb, Fabiola Alikpokou

CDD Staff: Erik Thorkildsen

Boston Properties: Jeff Lowenberg, Rebecca Stoddard, Mark Denman

HGA: Matt Ali

Stantec: Brett Lambert, Mark Whiteside

Sasaki: Steve Engler, Mark Dawson, Phyllis Zhou

Broad: Jeanne MacLellan, Namrata Sengupta, Nora Long, Ricardo Job-Reese

300 BINNEY STREET REPOSITIONING PROJECT

PRESENTATION

Jeff Lowenberg from Boston Properties, Steve Engler from Sasaki, and Matt Ali from HGA presented on the 300 Binney Street Repositioning Project. **See Attachment A.**

COMMITTEE COMMENTS

Mr. Zevin asked what would happen to the generators currently on the north side of 125 Broadway. Mr. Engler answered that they are still in the design process for that area, and there are steam lines they have to coordinate with. Tree locations would need to be refined.

Mr. Zevin also asked about the terracotta wall. Mr. Ali answered that the northern half is closed and the southern half is a terracotta screen 4-5 feet wide, made of two-inch square extrusions the existing building behind it. Mr. Zevin said he disagreed with that design.

Mr. Zevin noted that while he was happy about the connector removal, it had a function of connecting to the loading dock in the other building. He understood the need for a new loading dock at 300 Binney but wondered about its interaction with pedestrian traffic and whether it would be a problem. He also noted that the 25 foot addition to the building height might shade the new Binney Street Park. He

expressed his objection to the perceived need to hide mechanical equipment unless it is needed for acoustic mitigation. Overall, he is happy with the design regarding pedestrian east-west circulation.

Mr. Thorkildsen was pleased with the project and the idea of removing the connector structure to open up the pedestrian circulation. He shared that when considering not screening mechanical equipment, it is imperative to pay attention to its location and organization. He asked about the height difference between the existing and the proposed penthouse. He also requested a landscape plan for planting throughout the area to understand the location of open space and trees and suggested planting trees near the drop-off area and in the rectangular space in front of the bike room. He wondered about the most compatible geometry path and tree layout on the southwest side of the loading dock. Mr. Thorkildsen continued noting that more attention should be paid to the blank wall on the first floor façade between the childcare entry and the corner of the building since it might be an important area for pedestrian seating. He asked if there would be gas tanks on site and, if so, where they would be located and how much would be needed. He also asked if there would be bike parking on site and if it would adhere to the City's standards and the planned color of the terracotta and the penthouse. Mr. Thorkildsen suggested extending the doors on the loading dock side to elongate the design and make it constant. He also noted that he liked the double glass boxes on the northern entrance but wondered if more space might be needed between the glass boxes and the bay window and also if the cornice at the top should continue further to run the entire length and not project out. Mr. Thorkildsen concluded by asking if the designers have considered light trespassing from the interior space and its impact at night. He suggested looking at window blinds to reduce the light intensity at night. Mr. Lowenberg commented that they would look at adding trees to the proposed location but warned that the only limiting factor is utility coordination and whether it would cause conflict between the trees in front of the childcare entry and utilities coming in and out of the West Plaza Drive. He also noted that there would be blinds on the windows to reduce light trespassing from the building at night.

Ms. Born agreed with Mr. Thorkildsen that the proposed design is great and needed to improve pedestrian circulation throughout the area. She liked the landscape and corner of the building. Ms. Born, too, wondered about the additional equipment on site and whether to screen or not screen it. She suggested knowing upfront what equipment is needed for the operation of the building and wanting to avoid it being an afterthought. Ms. Born also shared that she thought screening mechanical equipment is better than not screening and could be better integrated with the architecture of the building. She asked if the scope of the renovation considered various city ordinances like energy and rooftop usage. Mr. Thorkildsen suggested having the Zoning department review the design to answer such questions. Ms. Born suggested reviewing those requirements to ensure the design adheres to them. Mr. Lowenberg answered that the project is not subject to the special permit process, and they are not required to go through the Article 22 process. However, the team will look into the other regulations, like the bike requirement, and noted they are still doing the LEED analysis and are committed to sustainability. Mr. Evans asked if the building would be disconnected from the district energy system. Mr. Lowenberg answered that they are working on converting it to Eversource power and Vicinity steam, but that it would maintain the steam infrastructure. Mr. Evans noted that there would be no gas system in place unless it is needed as a backup. Mr. Lowenberg said they are looking for a small backup, and the Broad would like a small gas load for lab purposes, but the main heating system would remain supported by steam.

Mr. Evans commented that more detailed materials for landscaping, lighting and other items are needed. He also noted that more information on the 125 Broadway north façade is necessary. Even though the building remains unchanged, there will be a change of use, and because the corridor will become a public way, it is essential to pay attention to the façade and ground level. Mr. Evans asked if the design was ready for the CRA Board to review or come back for another Design Review session. Ms. Born said she was okay with the design going in front of the CRA Board in November.

PUBLIC COMMENTS

A public member asked what kind of lighting will be on-site and if there is a plan to cut down any significant trees. Mr. Lowenberg answered that they are still studying the trees, and the area that might see tree removal is the south side of the building behind the connector. However, based on their preliminary analysis, the trees might be a candidate for transplanting. Therefore, they would look to transplant current trees and replant new ones after the project. The public member also asked if the mechanical screen would be solid and adhere to ISD (Inspectional Services Department) requirements. Mr. Ali answered that the screen would be solid, but that they are still in the design process. The community member asked for the height of the screen. Mr. Ali said it would be about 20 feet tall.

The community member continued to note that the context around the mechanical equipment is important, and can be seen as cool. They shared the example of the MIT power plant. They indicated they do not have a problem with unscreened vents, chimneys, and such. However, mechanical equipment on a rooftop can be visually uninteresting boxes, and a well-done screen can be much better to view.

BROAD DISCOVERY CENTER WINDOW GRAPHICS

PRESENTATION

Namrata Sengupta from the Broad team presented the Discovery Center window graphics located at 415 Main Street. **See Attachment B.**

COMMITTEE COMMENTS

Mr. Thorkildsen asked what the white linear lines were and if it was inside or outside the glass. He also wondered if it might make sense to extend the white lines above the door on the eastern side to match the length of the others on the two sides. Ms. Sengupta answered the linear lines are vinyl graphics that would be installed from the inside, and they wanted to avoid putting lights on the wall to prevent them from obscuring the view of the museum from the outside. Mr. Thorkildsen asked about the structures inside the museum. Ms. Sengupta answered that there are 18 structures inside, and all can be seen from the street side during the day, but only about six structures are visible from the outside during the day and at night.

Ms. Born noted that she is open to the design and understands the importance of the space.

Mr. Zevin commented that the structures inside already attract a lot of attention from the street and doesn't see the vinyl lattice design as necessary. However, he sees a need for more wayfinding guidance for people to know when and where to access the space.

Ms. Born commented that the lattice design is removable; she is open to the Broad testing it to see how it works.

Mr. Evans flagged that there is a text element to the design that the committee should review.

Ms. Born noted that the text is good, and it makes it stand out from other lobby spaces around the area.

Mr. Thorkildsen asked if it makes graphical sense to add the center's name over the three pairs of west-facing double doors. Ms. Sengupta answered that these doors were usually not open. The actual entrance door is located under the building's overhang, facing Main Street, and the arrow points to that door to signify the entry point.

Mr. Evans recommended adding a sign on the entry door to indicate the entrance to the museum to help people feel comfortable going into the space.

Ms. Sengupta asked if it is possible to add a sandwich board sign outside that provides the center's name with the hours of operation. Mr. Evans answered that it depends on the location of the board. If it is on Broad's property, it is fine, but if it is on the City's right of way, they will have to contact the City to go through their process.

Mr. Zevin said a sandwich board sign outside is not necessary because the exhibit structures inside would do the job of attracting attention. An alternative would be changeable signage on a stand inside the museum facing the glass, noting hours of operations and instructions on how to access the space. Other information can also be put in vinyl lettering, once on the glass facing Main Street, another around the corner facing west, and another on the main entrance door.

Ms. Born agreed that a sandwich board is unnecessary but will not object to the Broad putting it on their property. Ms. Sengupta commented that the reason for the sandwich board idea was because of its success in advertising the space during the Cambridge Science Festival.

Mr. Thorkildsen asked if the City of Cambridge Zoning board should review the signage design. Mr. Evans noted that signage in the MXD is exempt from the City's review process.

Mr. Evans asked if the Broad is still considering adding a sculptural or furniture element to the window edge or in the covered entrance area. Ms. Sengupta said they've started to examine furniture in that area and are looking to have some in January. As for the sculpture, she said they are discussing ideas internally, and when they have a concrete plan, they will share it with the CRA. Mr. Evans clarified if there would be outdoor furniture. Ms. Sengupta said not at the current moment.

PUBLIC COMMENTS

A public member shared they strongly support the main message of inviting the public and telling them how and where to enter. They also noted that a sandwich board will get knocked over during windy

weather. Ms. Long commented that the sandwich board is weighted at the bottom and can move with the wind.

UPDATE ON KENDALL UP MURAL CONCEPTS AT GREEN GARAGE

PRESENTATION

Rebecca Stoddard from the Boston Properties team presented an update on the Kendall UP Mural Concepts at Green Garage located at 90 Broadway. **See Attachment C.**

COMMITTEE COMMENTS

Mr. Zevin said he is open to design two without the chevron arrows and liked how both designs have darker colors concentrated at the bottom where the entry door is located. He asked if it was worth leaving only the two columns painted or leaving them unpainted to emphasize the spiral design on the horizontal spandrels.

Mr. Thorkildsen commented that he was pleased with either option but liked the continuity of the elevator shaft in option one. He is happy to see the improvement on the garage and wondered if it is possible to have trees around the area. Mr. Evans clarified that the image shown is old, and the area has since been relandscaped with new trees and seating as part of the roof garden improvement.

Mr. Evans asked if the garage will be power washed. Ms. Stoddard answered that it will be and again when the paint goes up in spring 2023.

Mr. Zevin said he agreed with Mr. Thorkildsen that the elevator shaft in option one is a better design and asked if it was possible to enhance the green vines along the garage. Ms. Stoddard said those were removed during the landscaping work. Mr. Zevin said incorporating a small growing element that goes up might be a great way connect to the plantings at the top.

Ms. Born commented that she liked the first design, but either option works. She also noted the garage painting tied to the Broadway façade enlivens the roof garden and the Kendall Square Plaza. She continued that the primary goal is to make a consistent statement about the aesthetic approach to the open spaces in the area. Therefore, ensuring the color palette is consistent with other design work in Kendall Square was important. Ms. Born commented that design one was more effective in pointing the way to the elevator entrance and liked the continuity of the elevator shaft being a solid color.

Mr. Evans said he preferred the swirl over the line because it doesn't conflict with any geometry of the garage, and it will be interesting to see the paint removed from the two columns.

Ms. Born said she is unsure about removing the painting from the two-column because she liked the current design as it intensifies the corner. Ms. Stoddard said that the intent of the two painted columns was to draw attention to the core. Mr. Zevin disagreed. Mr. Evans suggested painting one and leaving the other faded. Ms. Stoddard confirmed that they would move forward with option one, tweak the two columns, and circulate an updated design to the CRA.

PUBLIC COMMENTS

A public member said they are open to the design and would like the enhancement.

Attachment A

300 Binney Street Repositioning Project

300 Binney Street

CRA Design Review

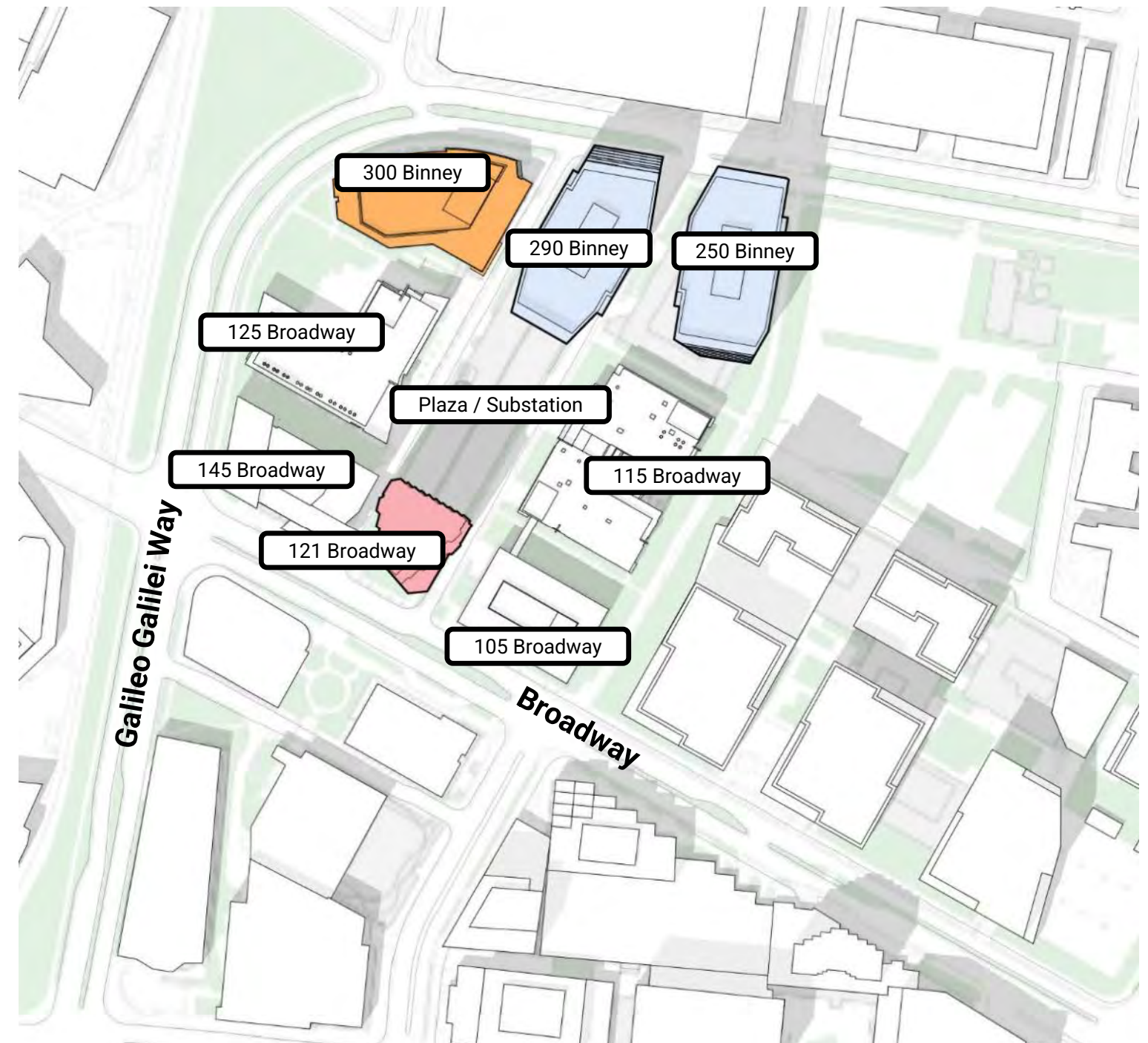
October 13th, 2022



SITE AERIAL / CONEXT

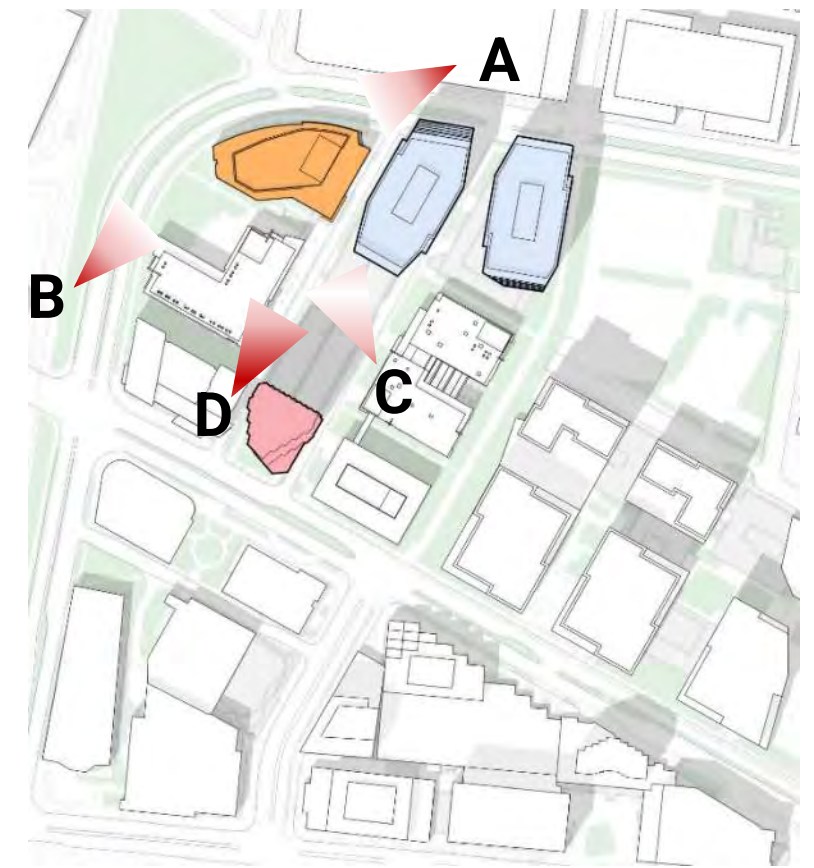


Existing Site

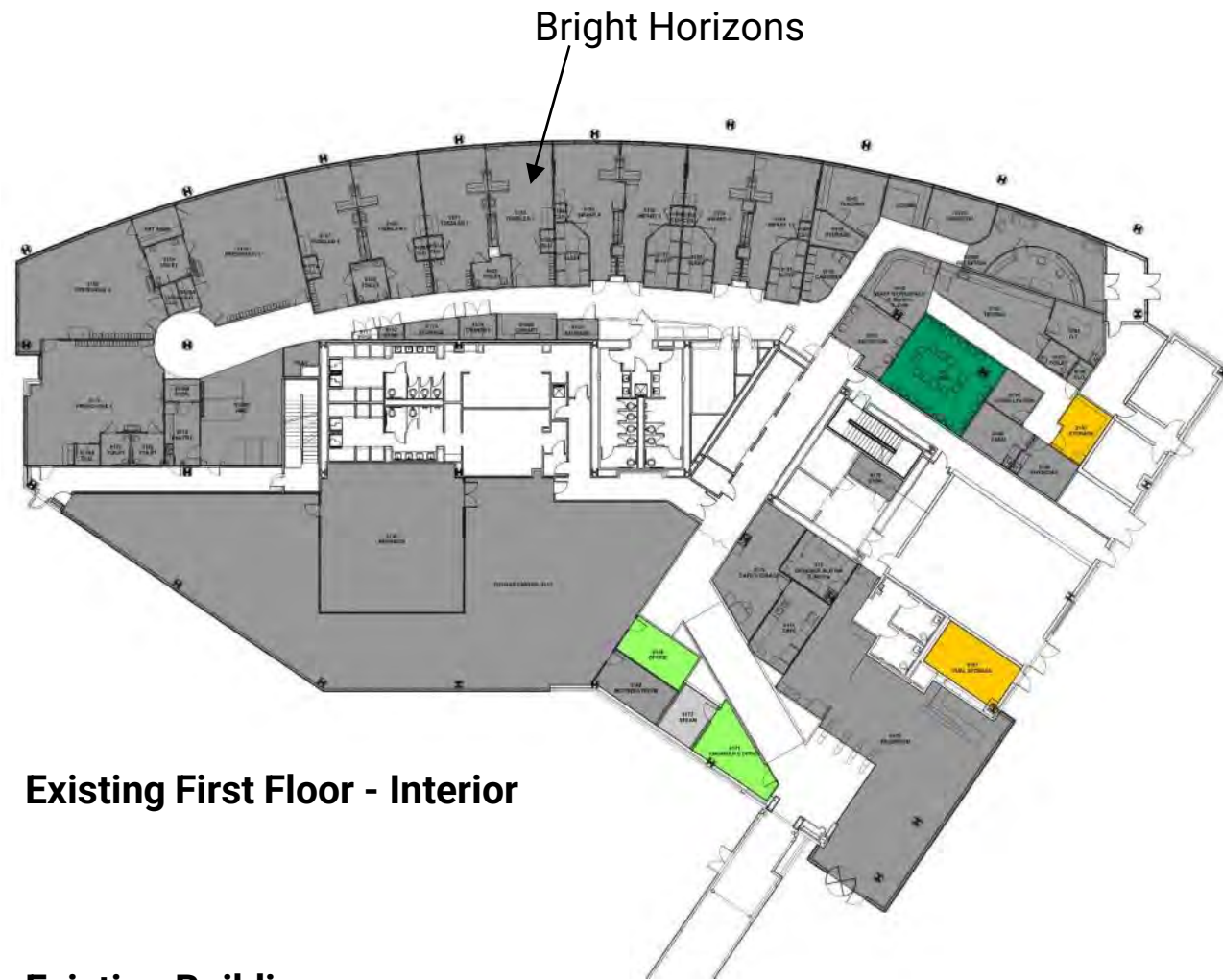


Future MXD Site

EXISTING CONDITIONS



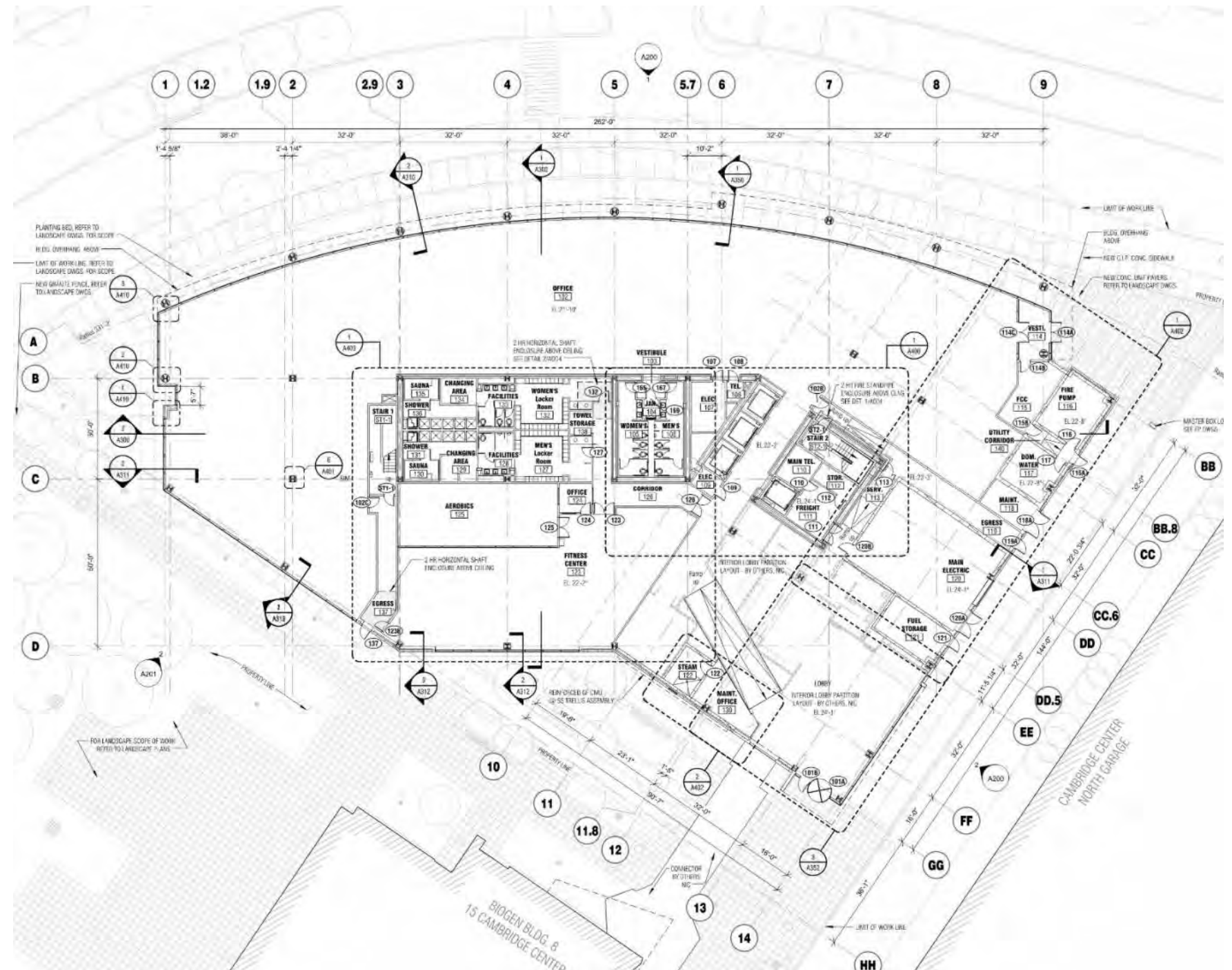
EXISTING GROUND FLOOR



Existing First Floor - Interior

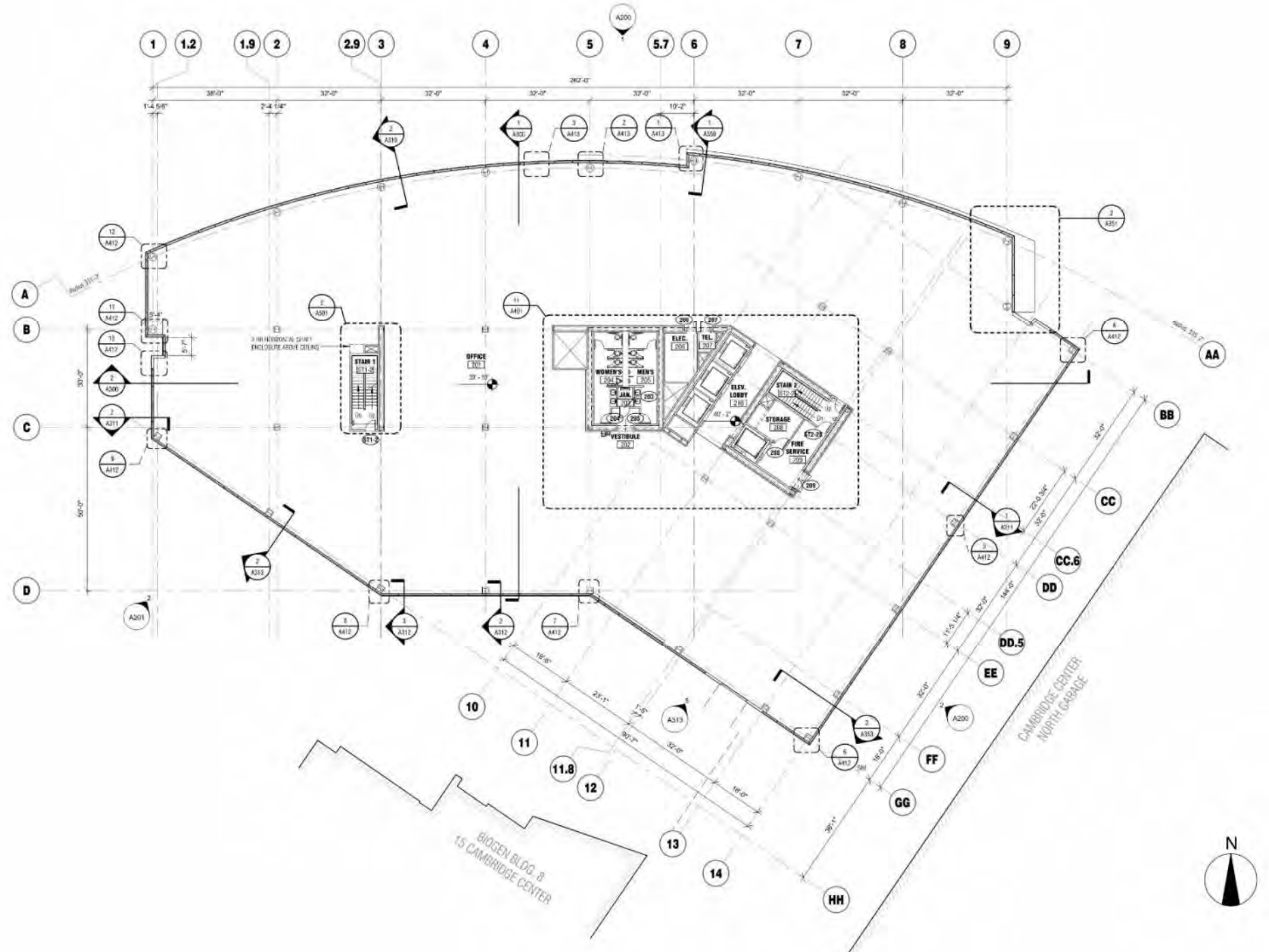
Existing Building:

- 1st Floor: Daycare and Lobby
- 2nd-6th Floors: Office
- Mechanical Penthouse
- 32,000 sf Floor Plate
- 188,079 sf Total GFA



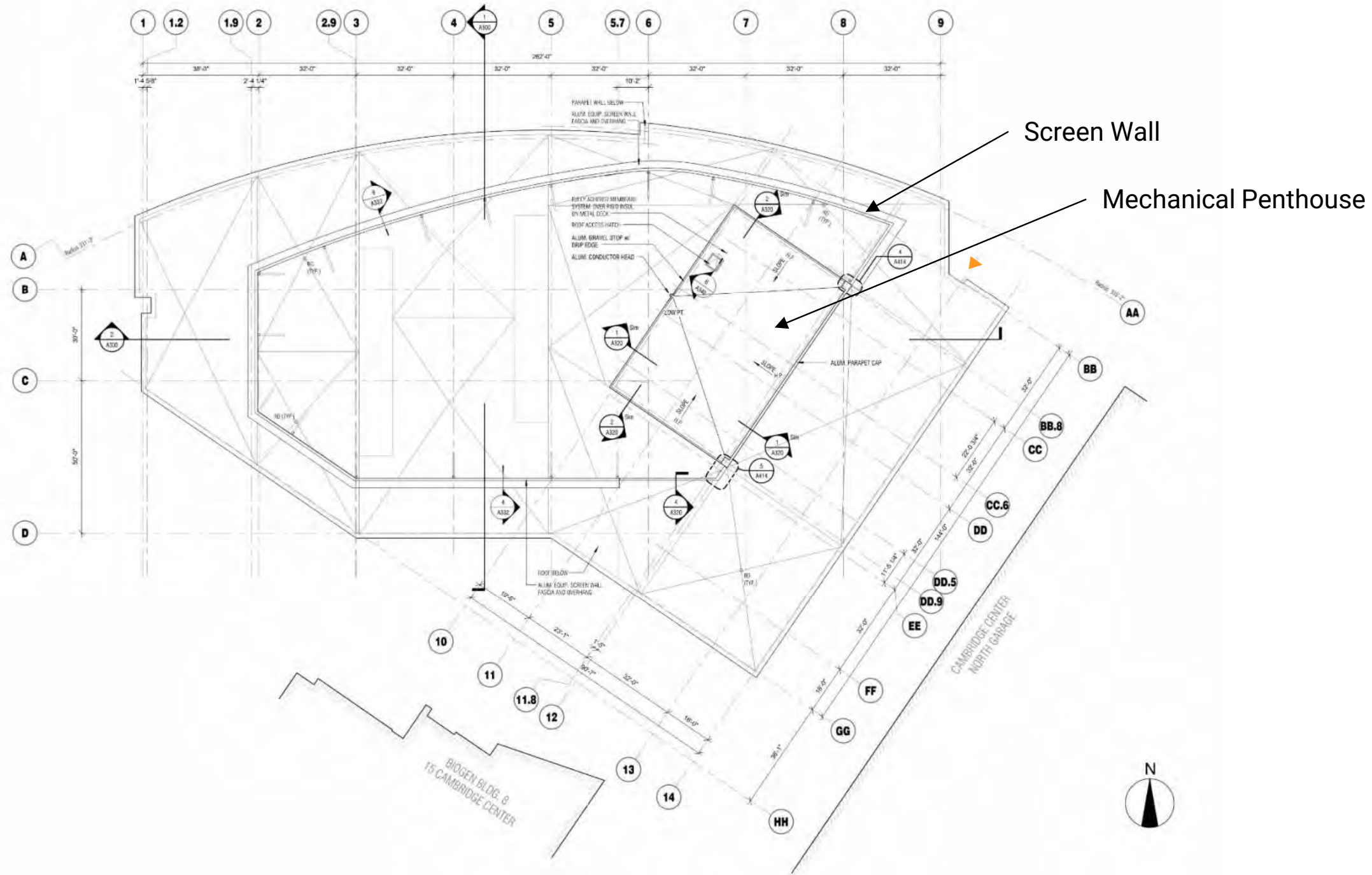
Existing First Floor

EXISTING SECOND – SIXTH FLOOR



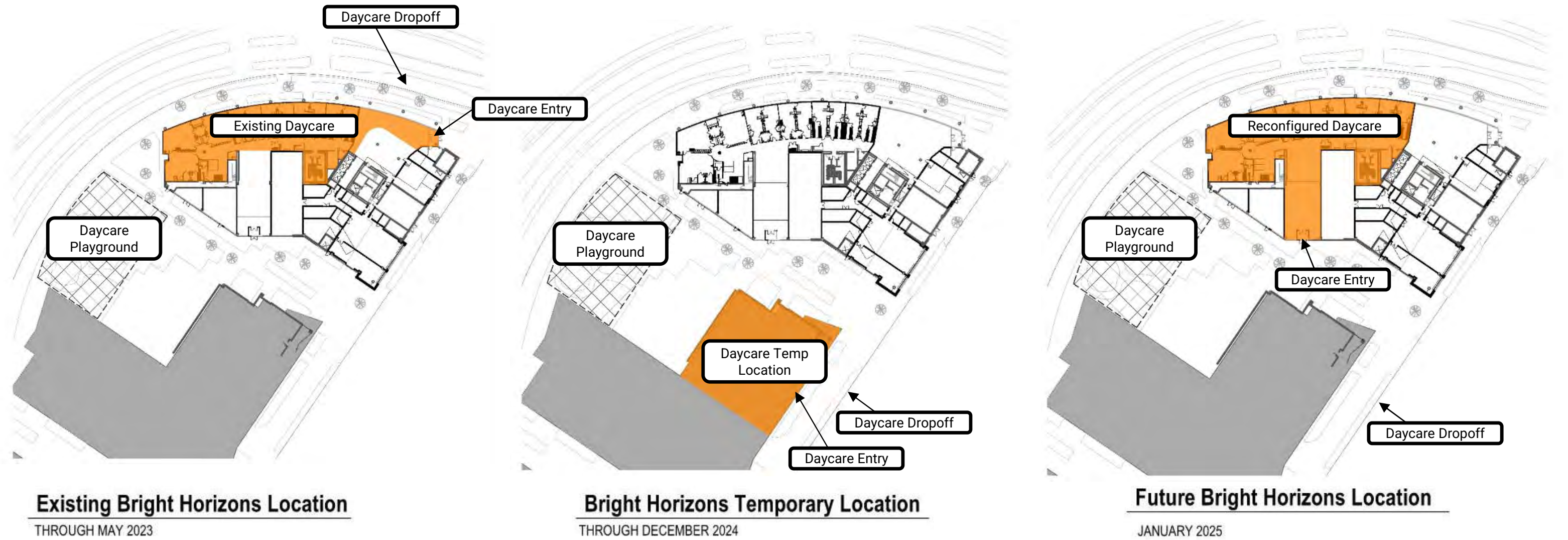
Existing Typical Floor (2 - 6)

EXISTING PENTHOUSE AND ROOF PLAN

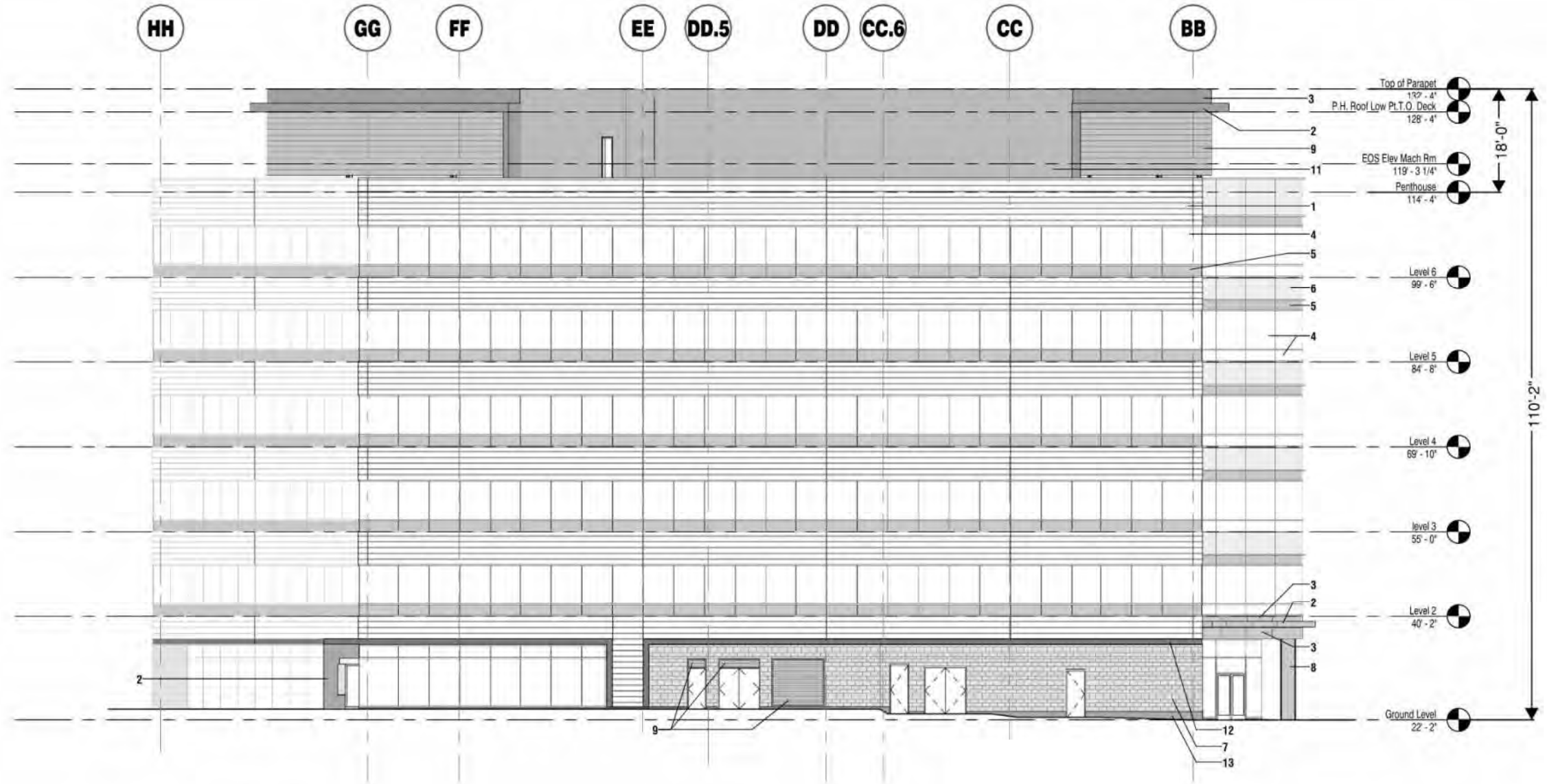


Existing Roof Plan

BRIGHT HORIZONS SEQUENCE

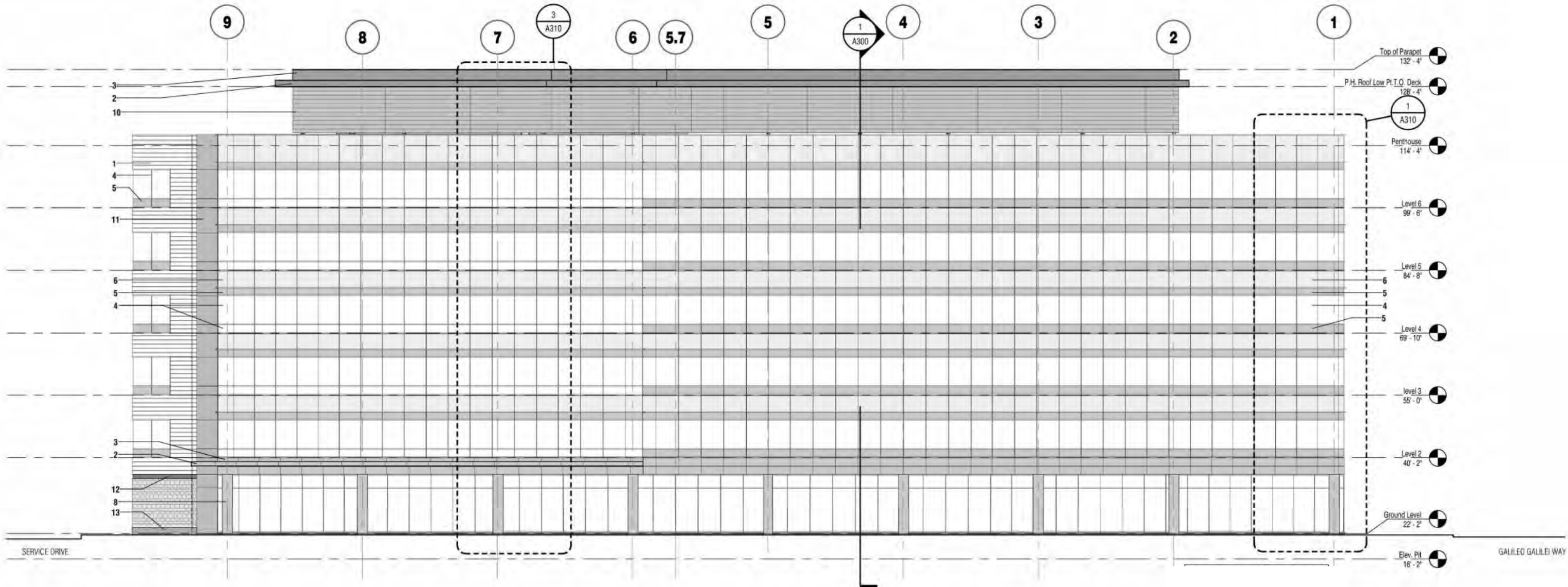


EXISTING EAST ELEVATION – WEST SERVICE DRIVE



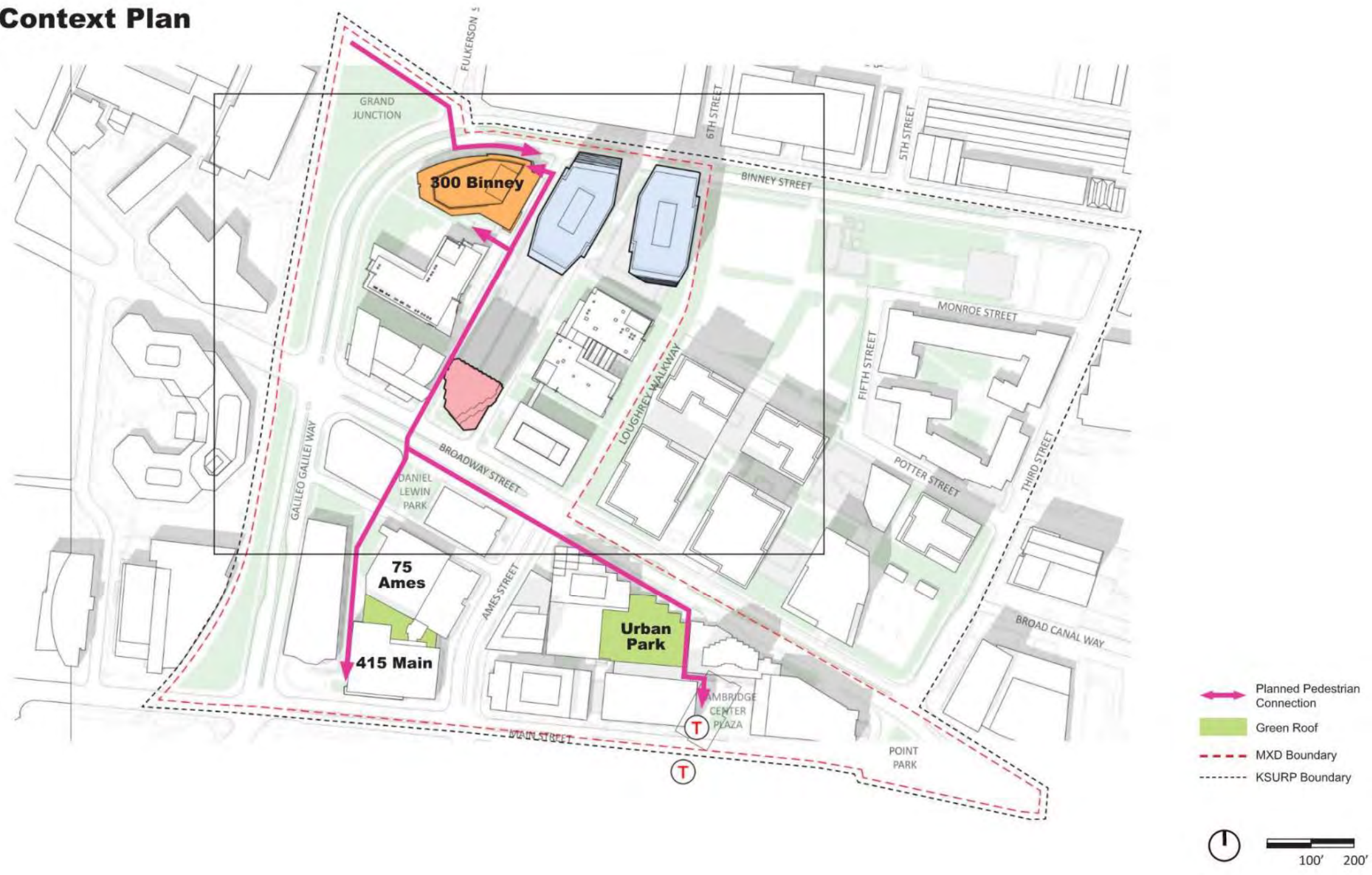
2 East Elevation
SCALE: 1/16" = 1'-0"

EXISTING NORTH ELEVATION – BINNEY STREET



1 North Elevation
SCALE: 1/16" = 1'-0"

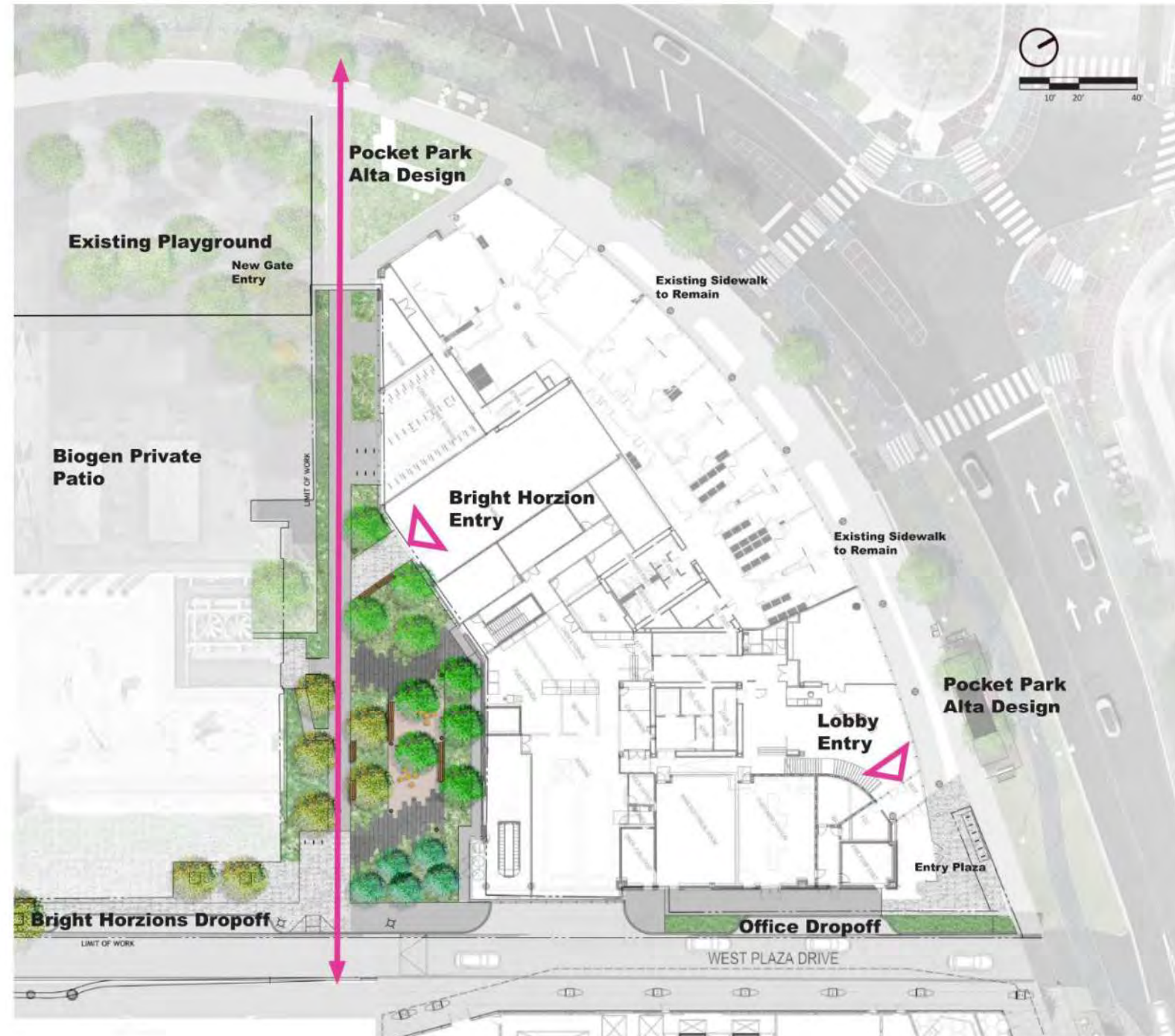
Context Plan



Context Plan



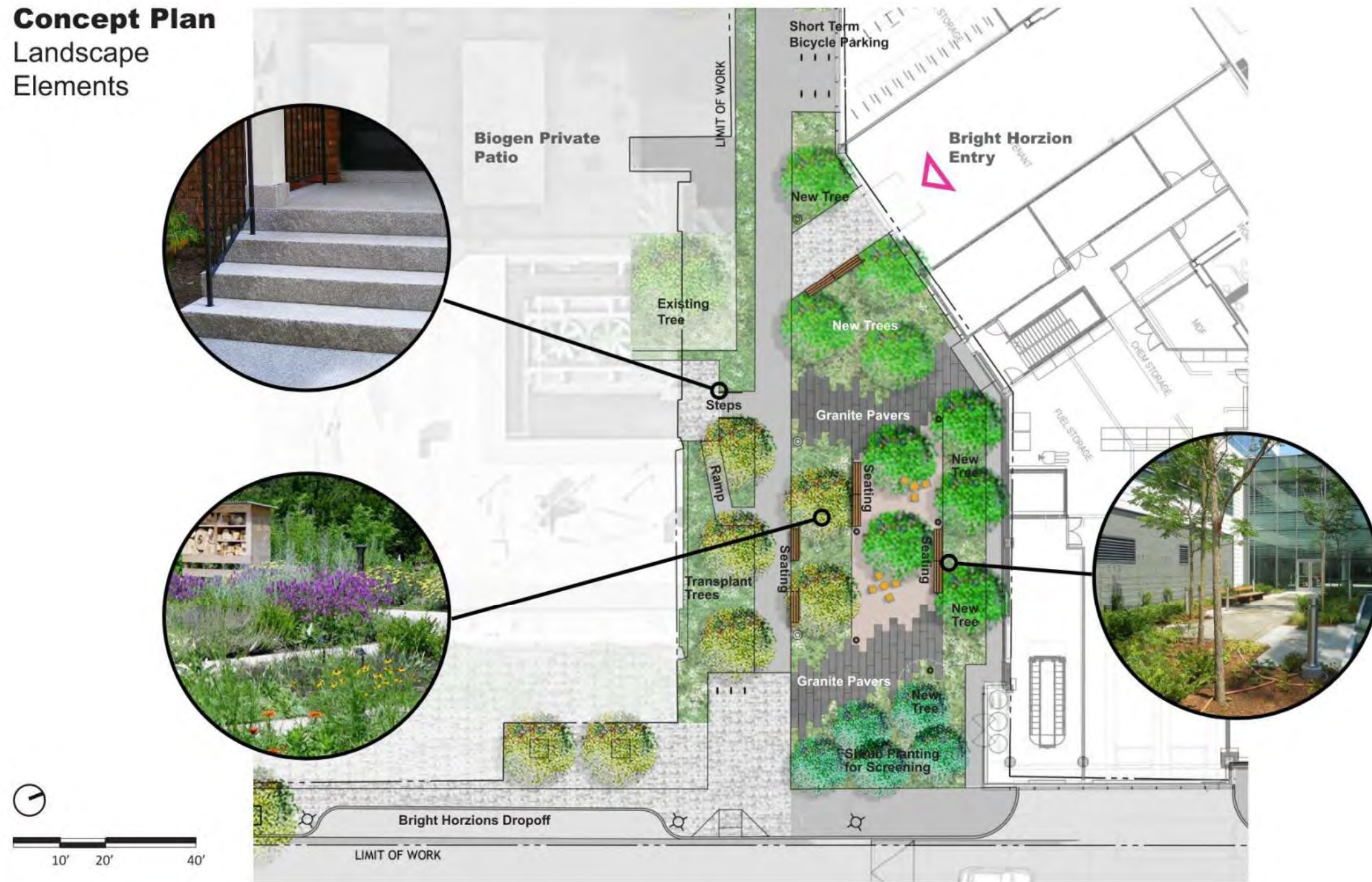
Concept Plan Entries



Concept Plan
Bright Horizon
Entry



Concept Plan
Landscape
Elements



Concept Plan Grading



300 BINNEY STREET- NORTHEAST CORNER VIEW



EXISTING CONDITION

300 BINNEY STREET- NORTH VIEW

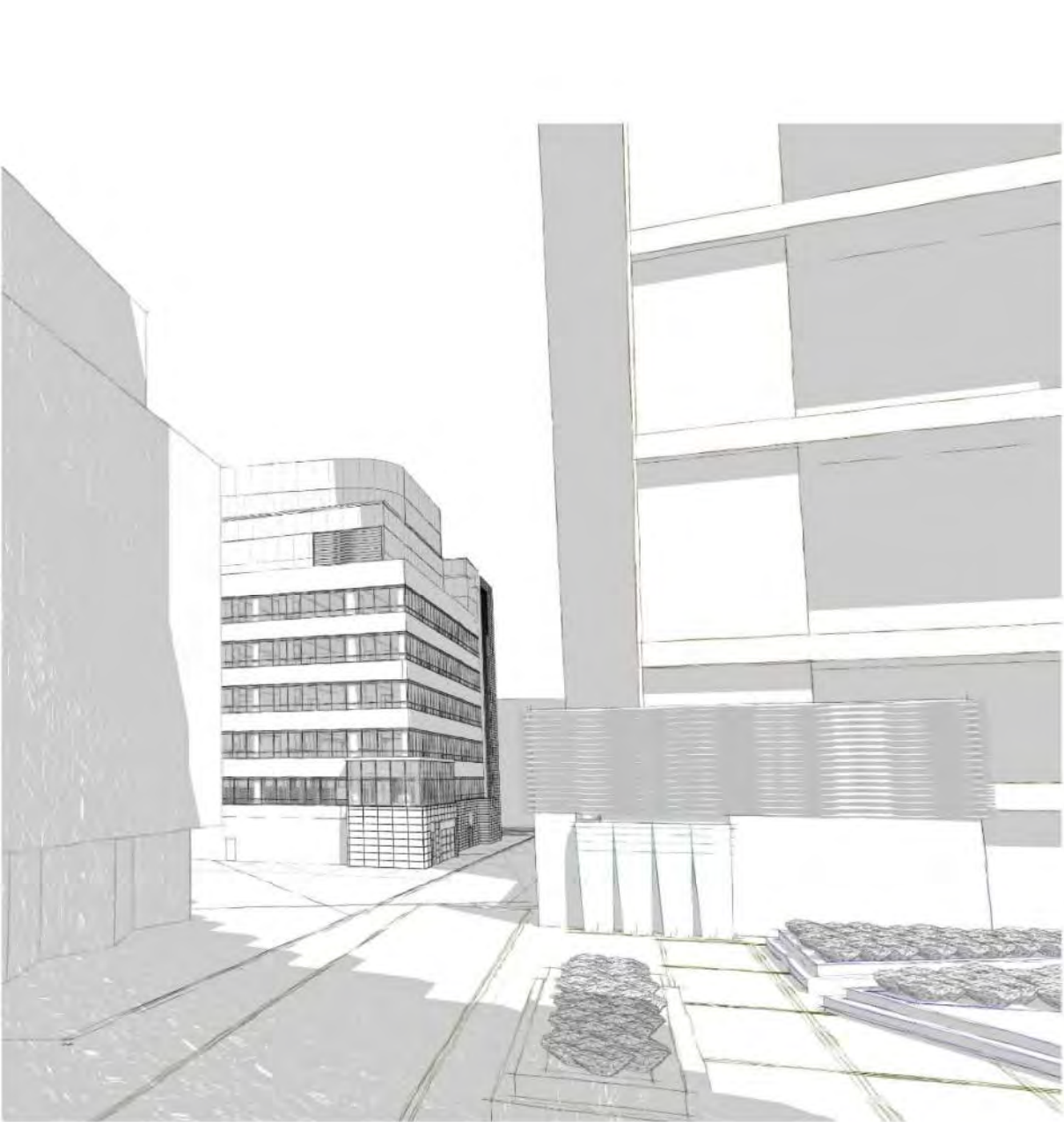


EXISTING CONDITION

300 BINNEY PERSPECTIVE VIEWS

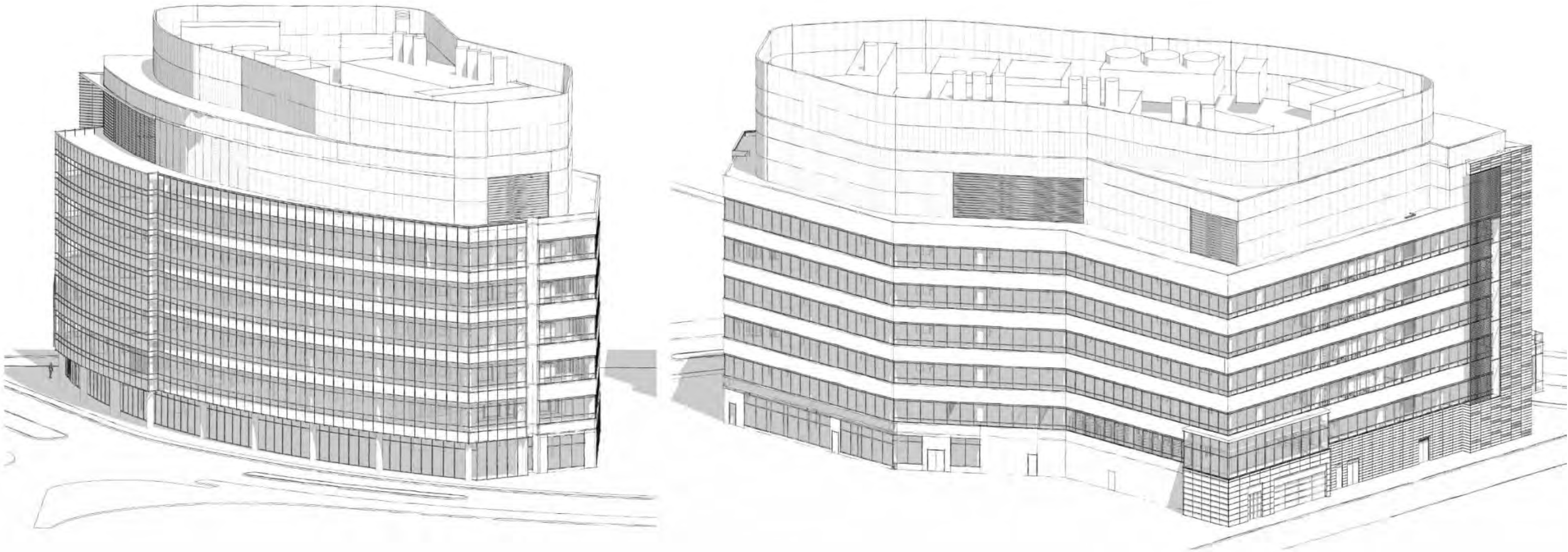


VIEW LOOKING WEST ON BINNEY STREET

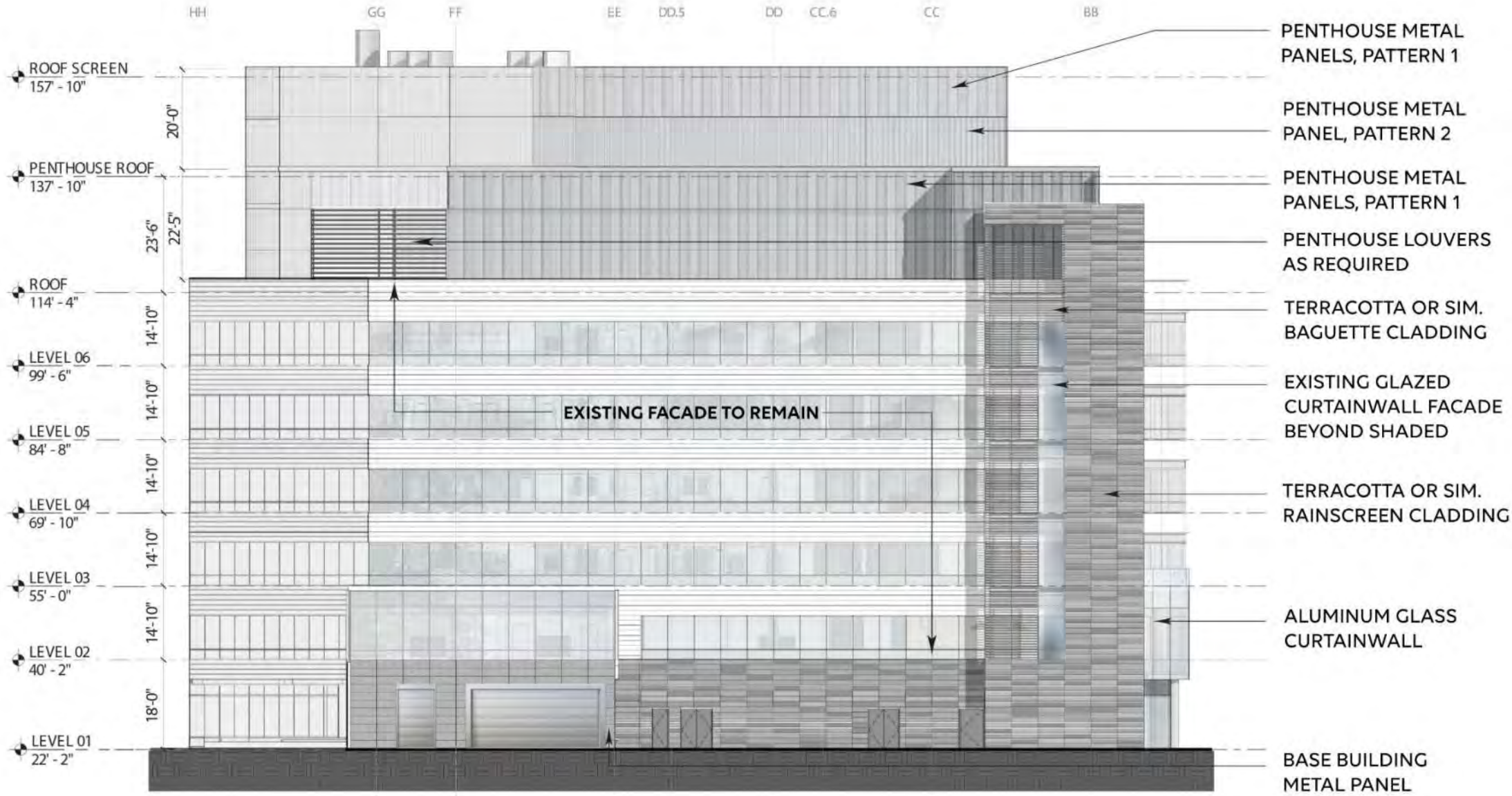


VIEW LOOKING NORTH FROM WEST SERVICE DRIVE

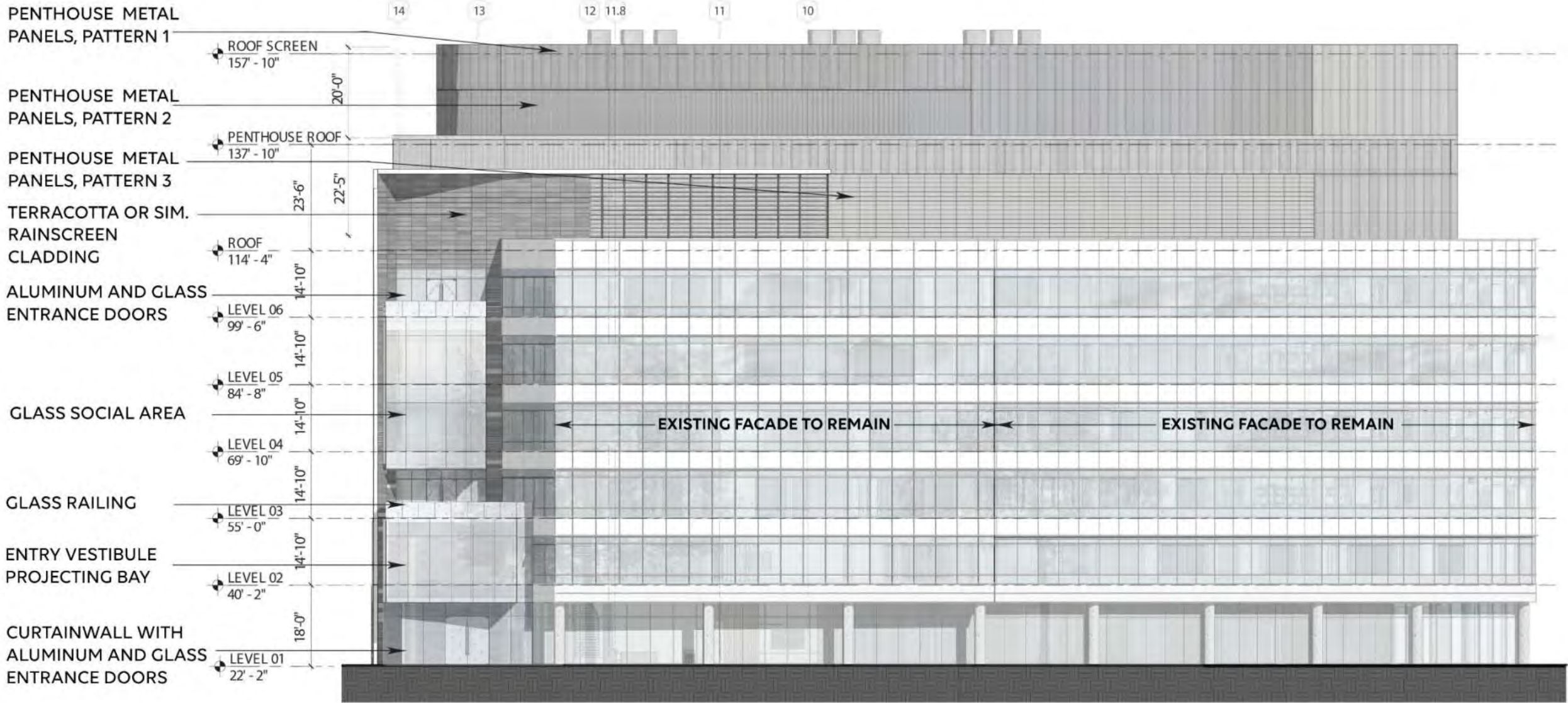
300 BINNEY STREET- BIRD'S EYE VIEWS



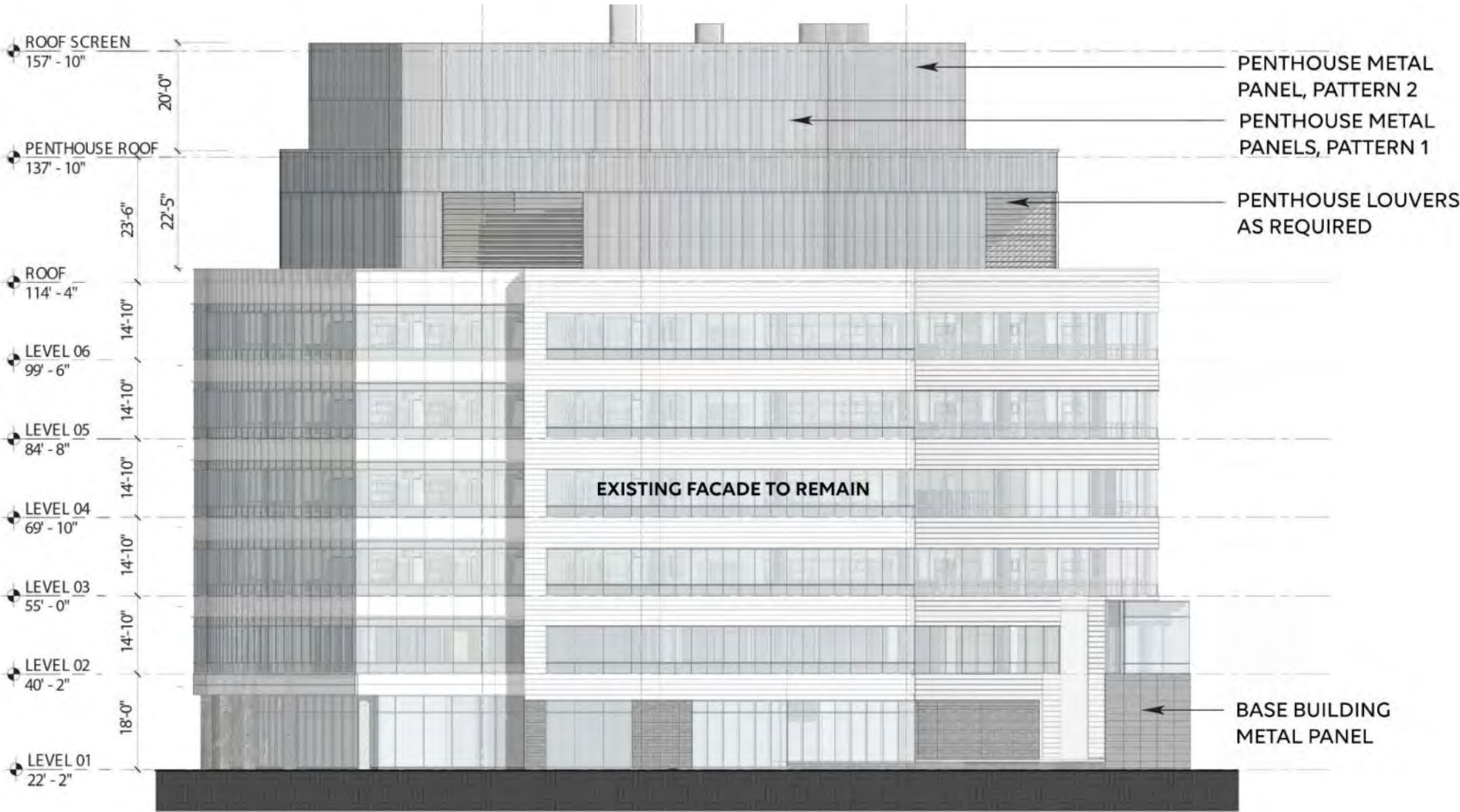
EAST ELEVATION



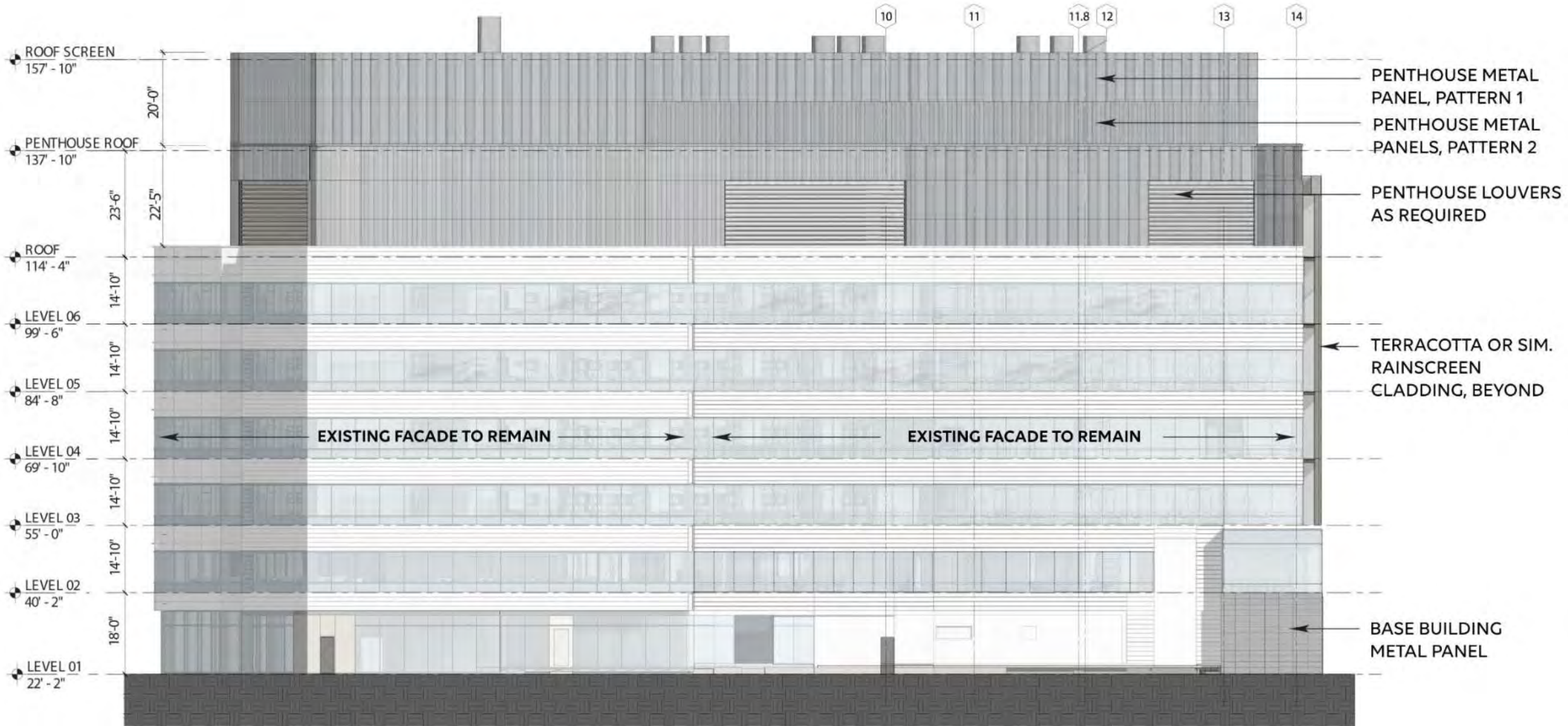
NORTH ELEVATION



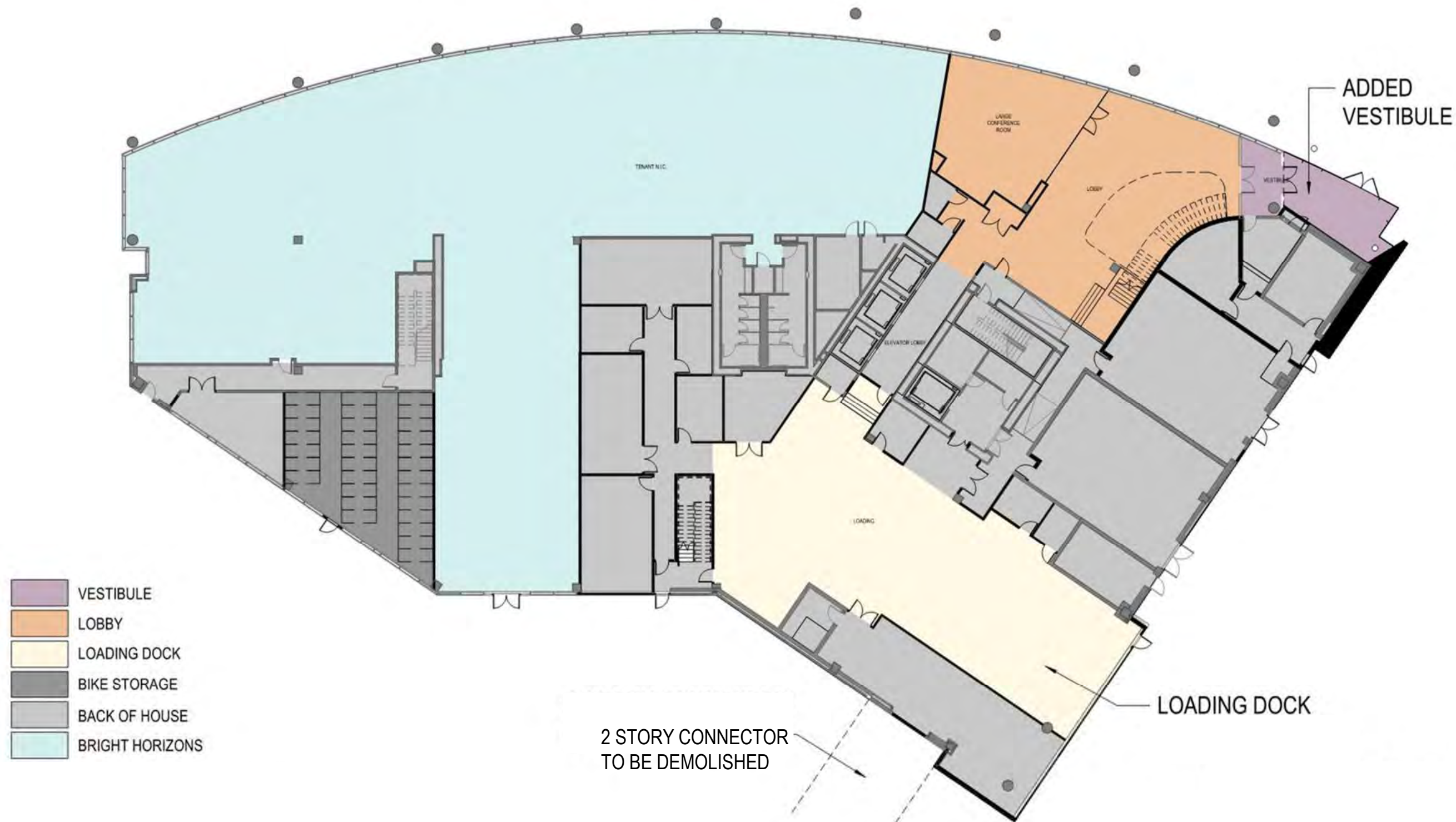
WEST ELEVATION



SOUTH ELEVATION



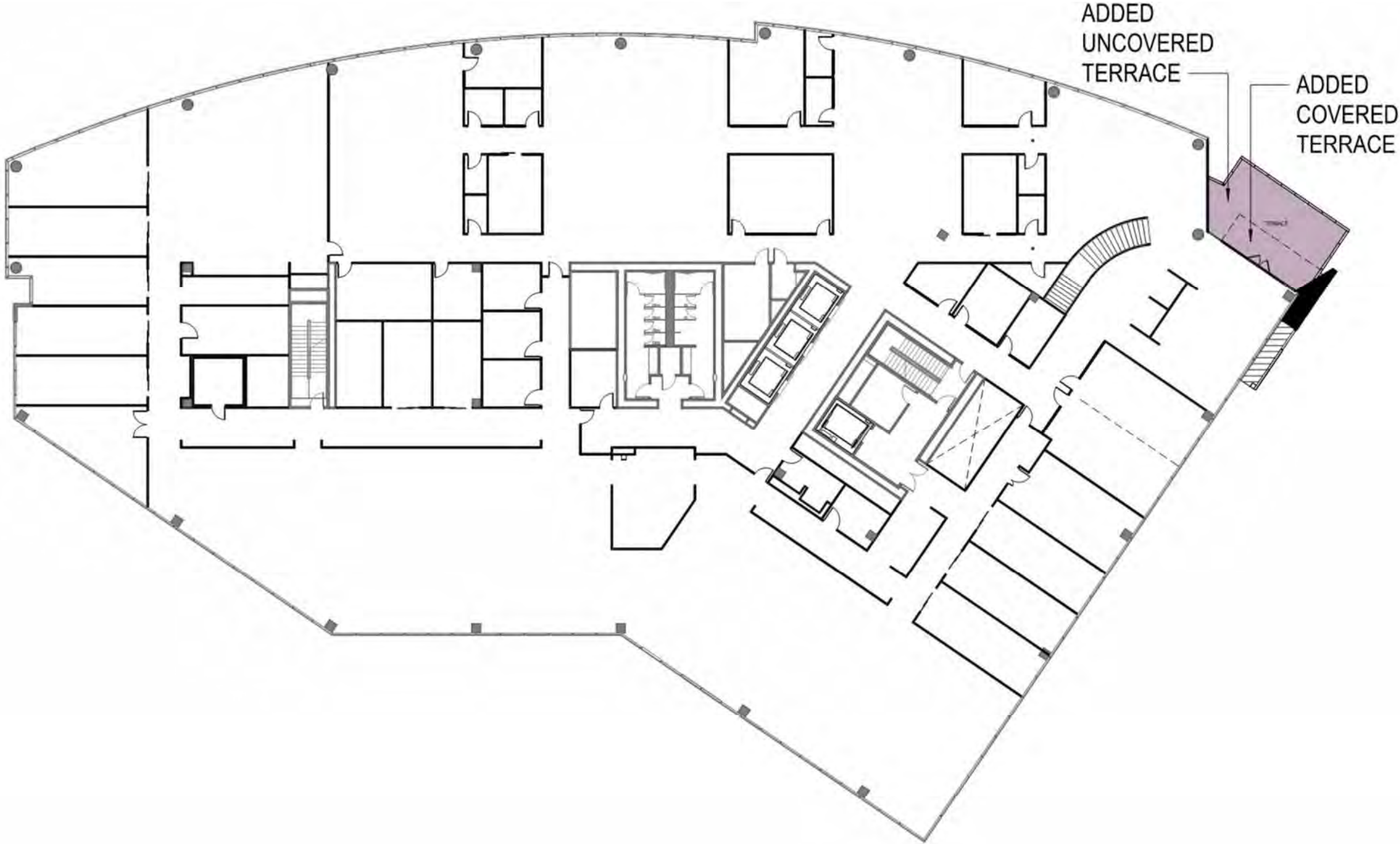
GROUND FLOOR PLAN



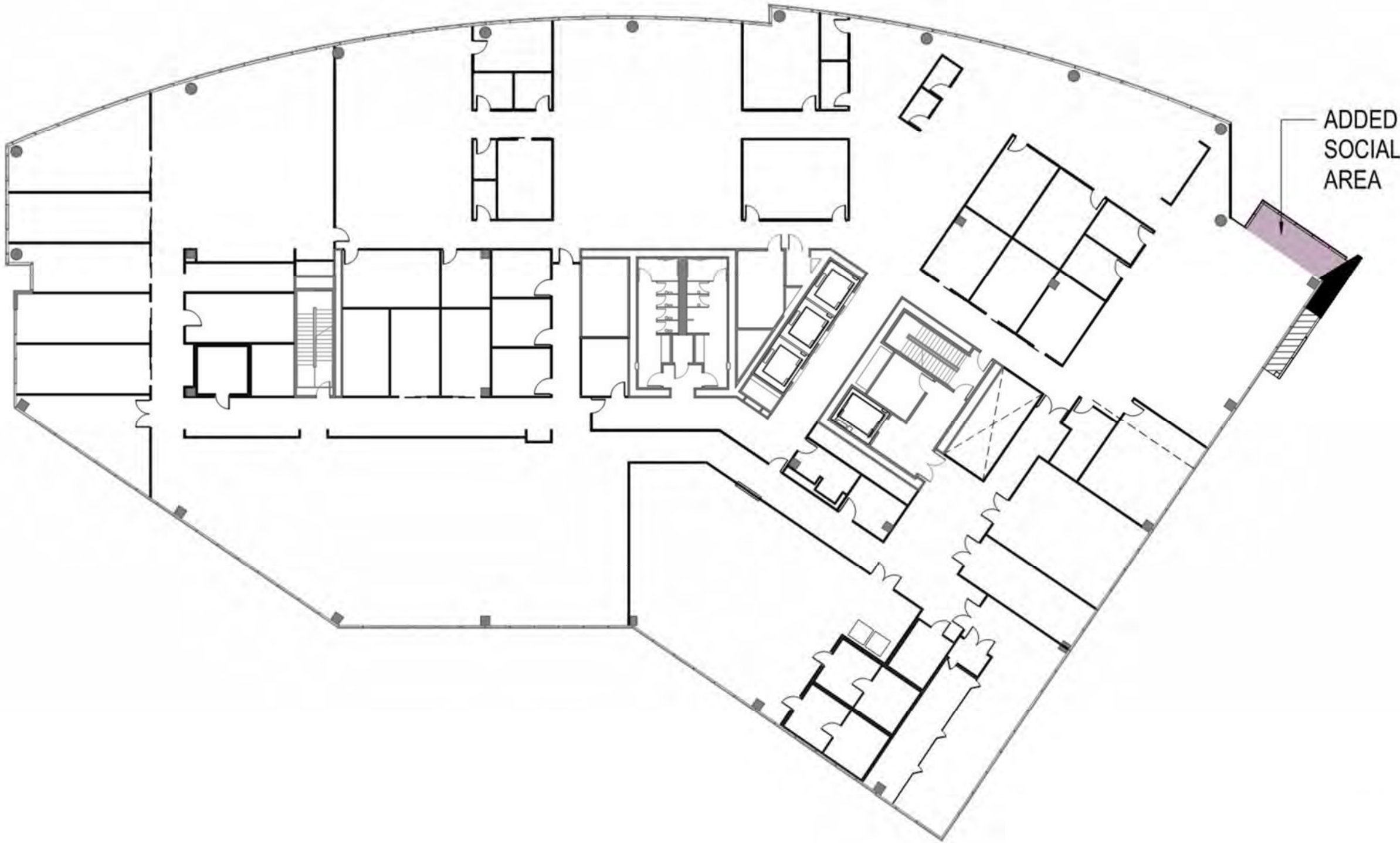
SECOND FLOOR PLAN



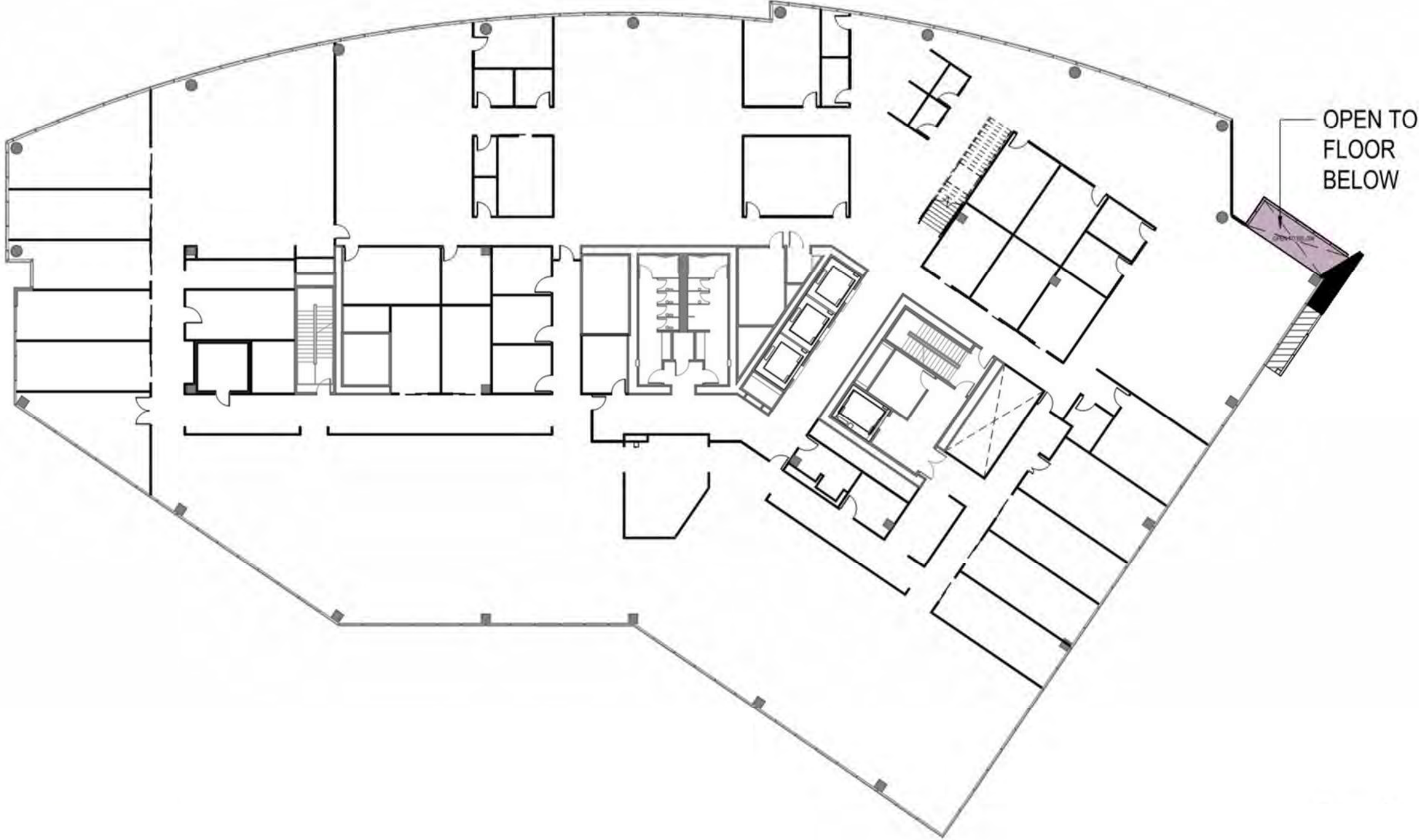
THIRD FLOOR PLAN



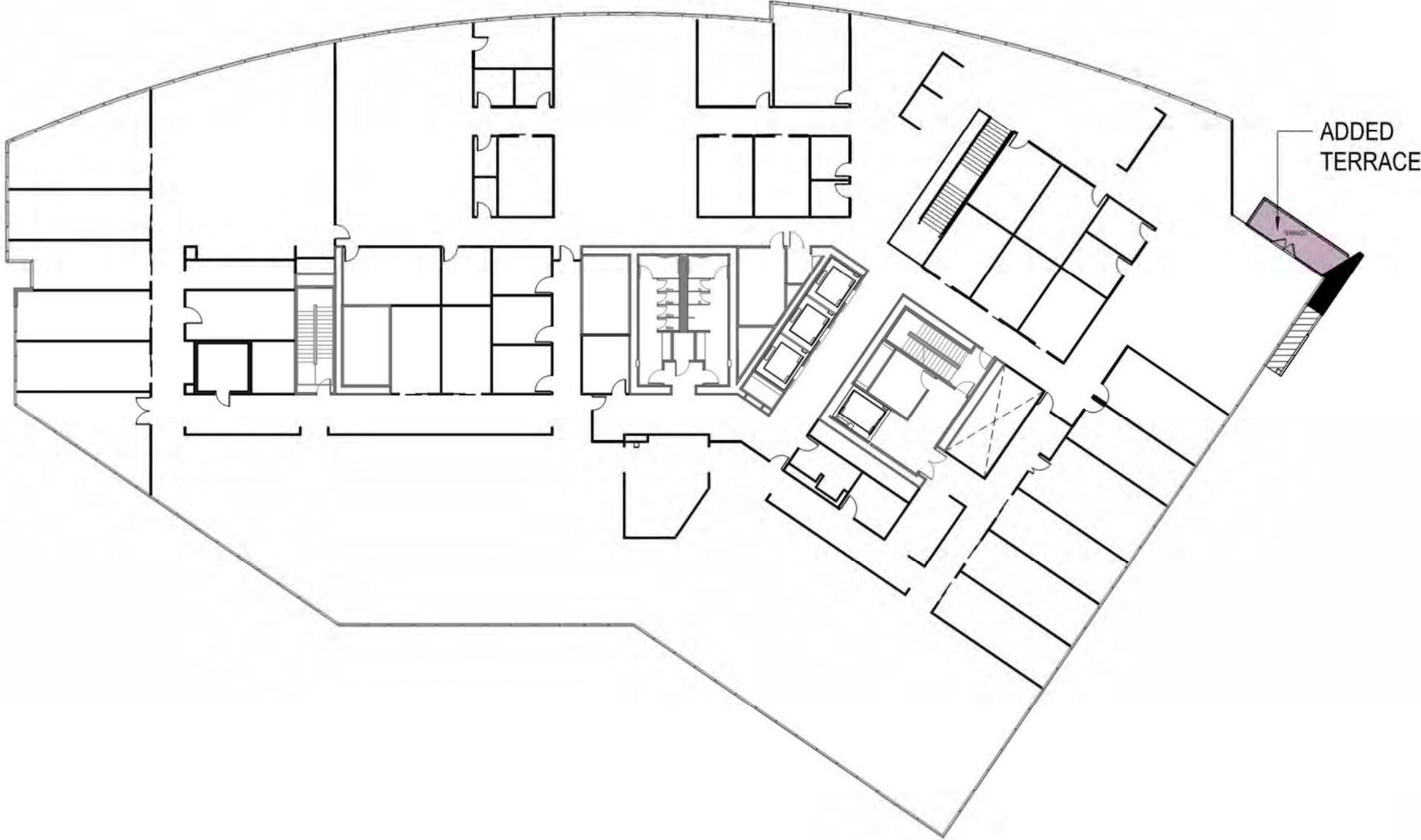
FOURTH FLOOR PLAN



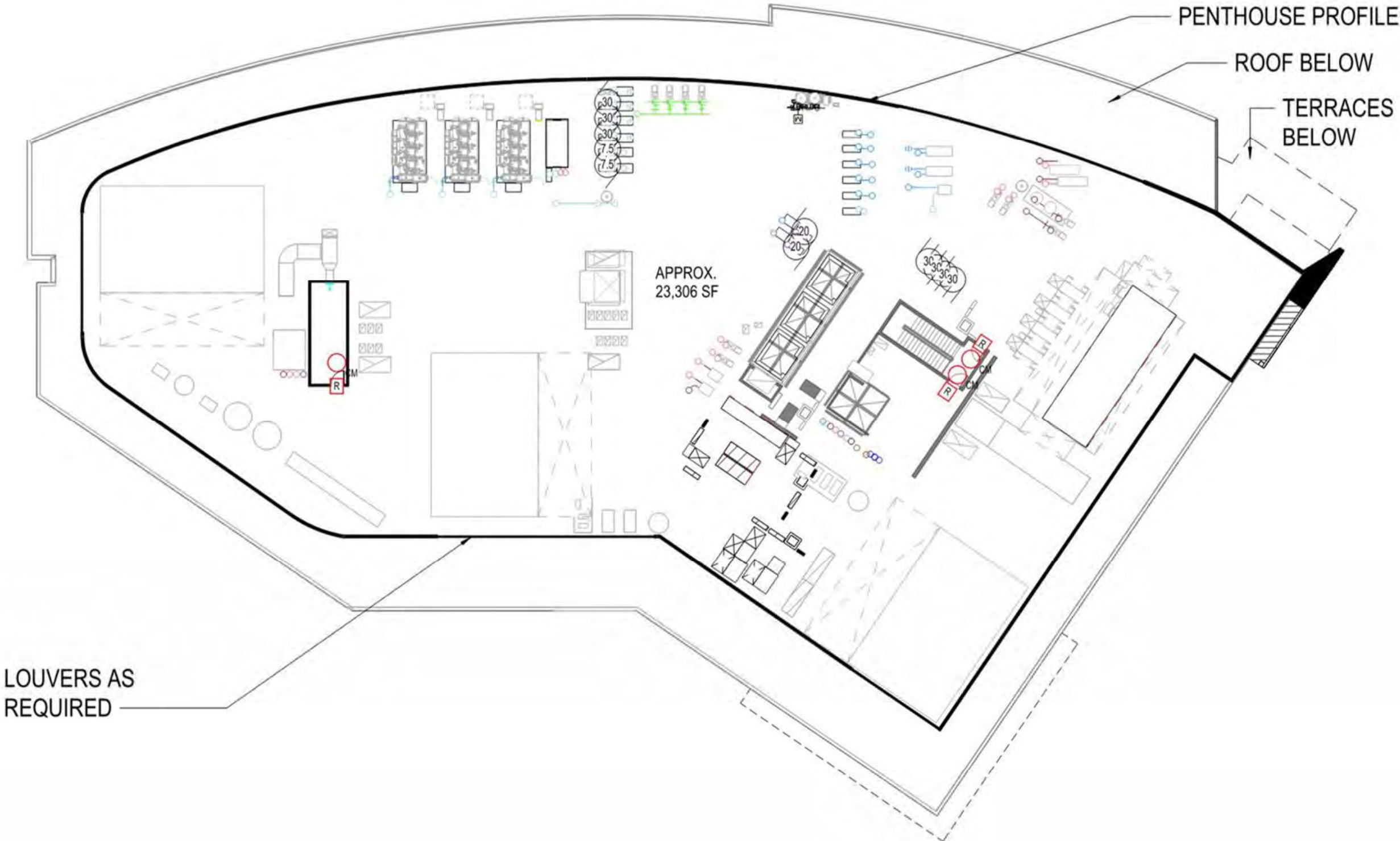
FIFTH FLOOR PLAN



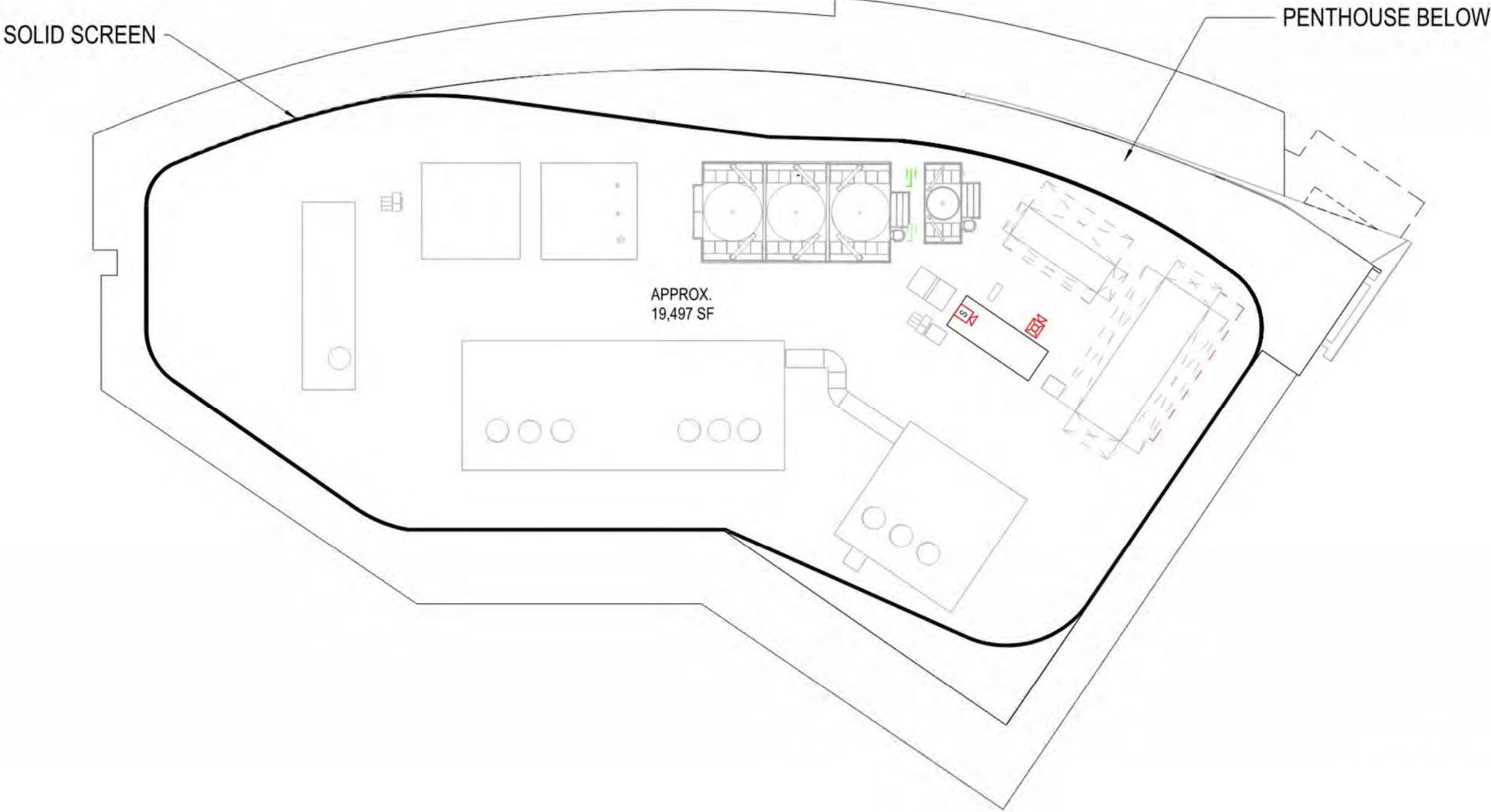
SIXTH FLOOR PLAN



MECHANICAL PENTHOUSE PLAN



MECHANICAL SCREENED ROOF PLAN



Attachment B

Broad Discovery Center Window Graphics



What is your hope
for the future of
biomedicine?

How can we
transform scientific
discoveries into
better treatments?

How can we uncover
the biological causes
of disease?



**BROAD
DISCOVERY
CENTER**

Free & open to the public
Staffed museum hours:
Monday-Wednesday, 10:00 am - 3:00 pm
(unless otherwise posted)
Lobby hours:
Monday-Friday, 9:00 am - 5:00 pm
BroadDiscoveryCenter.org

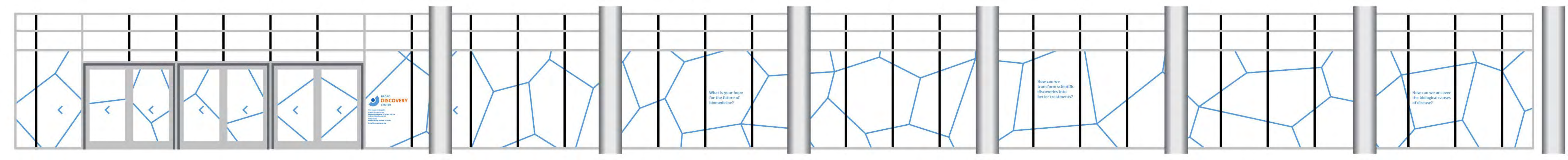


How to register on the platform:
1. Visit the website: www.broadinstitute.org
2. Click on the 'Register' button
3. Fill in the required information
4. Verify your email address
5. Complete your profile

What is your hope for the future of biomedicine?

How can we transform scientific discoveries into better treatments?

How can we uncover the biological causes of disease?



**BROAD
DISCOVERY
CENTER**

How to open the center:
1. Visit the center website
2. Call the center at 800-451-1000
3. Visit the center in person
4. Contact your local Broad Center
5. Contact your local Broad Center

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(unless otherwise posted)
Lobby hours:
Monday-Friday, 9:00 am - 5:00 pm
BroadDiscoveryCenter.org

What is your hope
for the future of
biomedicine?

How can we
transform scientific
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Welcome to the
**Broad Discovery
Center!**

Now open:

Monday – Wednesday,

10:00 AM – 3:00 PM

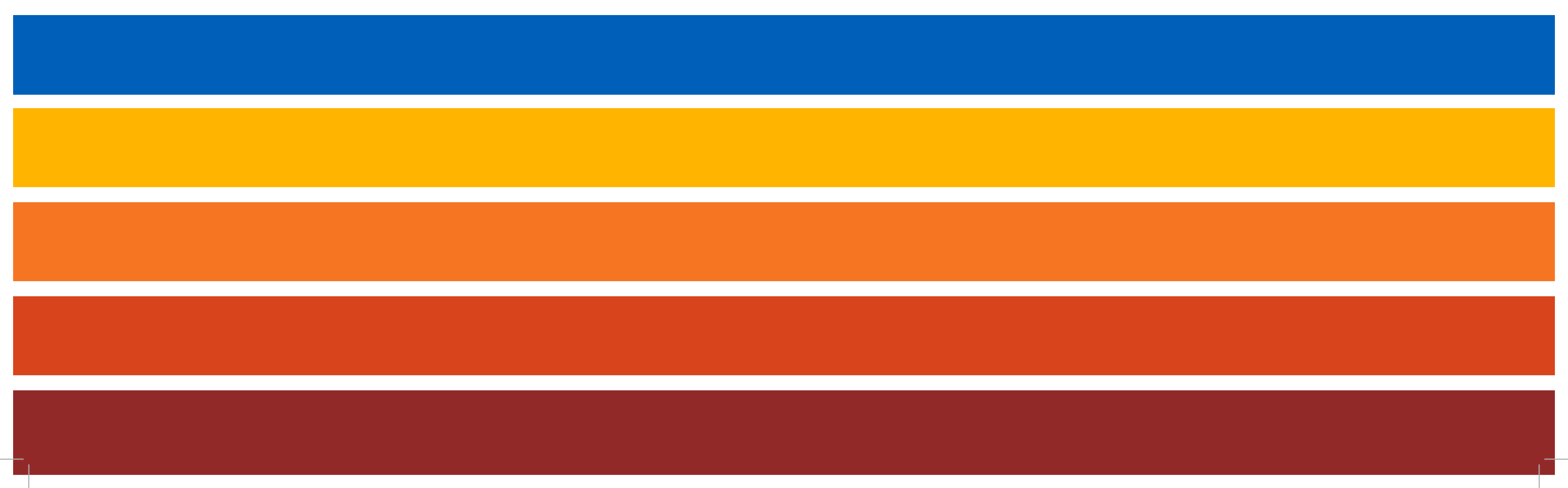
Free & open to the public.



BROAD

DISCOVERY

CENTER



Attachment C

Update On Kendall Up Mural Concepts at Green Garage



KENDALL CENTER
GREEN GARAGE ENTRANCE

P
Public Parking
Marriott
Valet Parking

Roof Garden
open 10 am
P

Roof Garden

EXIT ONLY

EXIT ONLY

VALET



KENDALL CENTER
GREEN GARAGE ENTRANCE


Roof Garden
←
P


Roof Garden
←

P
Public Parking
Marrriott
Visit Parking

EXIT ONLY EXIT ONLY