

Buildings should have clearly expressed base middle and top (page 85)

While diagram has different colors for base middle and top, in actuality the planes and materials of the 3 zones on Main Street align, making building seem more monolithic. Also "middle" zone is expressed as 2 zones with an extra belt course in middle.



Suggestions:

- Carry successful dynamic base massing facing the plaza around to Main Street, with base projecting out from the building plane above and greater articulation along the length of the base
- Relate to 4 story base of CC5 building, and preserve its distinctive corner that is missing in building elevations and perspectives (pg 11)
- Consider dropping the recessed slice between base and middle by one story to better coordinate with CC5 base datum
- Create more distinctive and varied top massing
- Consider removing setback slice in middle of "middle" section and replace with shorter sections of balcony in several places on the façade – this would unify middle section

Pay special attention to scale and shadows along park edges (page 86)

Building appears to shade most the roof-top garden for about 8 months a year – September – April

Suggestions:

- Reduce height of building by 36' aligning first 13 floors with CC5 – this also creates large floor plates apparently desired by principal tenant
- Shave north side of penthouse on 45 degree plane to get more sun penetration
- Reduce width of floors above CC5 to allow greater gaps for sun penetration
- Enhance Garden/Plaza connection by allocating some of building terrace at garden level for public use
- Re-do plantings on roof to thrive in the shade –
- consider more open habit trees in shadow areas (located above columns in garage) which should help with wind and provide additional urban forest
- Add open space to blue garage in compensation

Use variations in height and architectural elements ... to create interesting and varied rooflines (page 88) **Buildings over 200' tall should be designed with particular attention to architectural character at the top of the building** (page 89)

Top doesn't have a distinctive shape with only subtle modulation of roofline, not significant when seen from below.

- Suggestion: Shave north side of penthouse on 45 degree plane and rework penthouse

Additional comments

1. Need to clarify how extending Pioneer way through new building would be handled. It's not a huge desire line and risks not being an active area.
2. Need to work out if alternative connection through Marriott is feasible and attractive. Coordinate with Volpe site planning since a lot of the desire lines are going to be through Volpe.
3. Coordinate with Volpe planning to ensure provision of drug store, hardware and housewares are available to nearby residents – not necessarily in 325 Main
4. Clarify building coloring. Renderings show a blue color. Palate on page 32 shows muddy gray. Not clear what is spandrel material and color.
5. Architectural lighting precedent images on page 40 are much too garish
6. Provide more Main Street ground level perspective images to see pedestrian experience closer to the building
7. Problem with Dimensions on 6.2.2 – I believe the distances are almost the same
8. I support relocation of the new building area entitlement to the 325 Main Street site in response to market demand and existing lease constraints. The current design shows great skill and promises to be a positive addition after further refinement.