



CRA Design Review Committee  
Held Virtually on Zoom  
Meeting Notes  
Date: September 7, 2022

## ATTENDEES

**CRA Board:** Barry Zevin, Kathleen Born, Conrad Crawford

**CRA Staff:** Fabiola Alikpokou, Cecelia Cobb, Tom Evans

**CDD:** Suzannah Bigolin, Daniel Messplay

**Biogen:** Michael Cheney, Kurt Ochalla, Tom Choyce, Paul Blanchard

**SMMA:** Erin Prestileo, Dana Watts

**Lam Partners:** Suji Lee, Srushti Totadri, Justin Brown

**BXP:** Jeff Lowenberg, Hyrin Lee,

**Sasaki:** Joel Smith, Steve Engler, Astrid Won

**Others:** Daniel Wiggin, Renee Daniliuk

## BIOGEN BUILDING 8 TANKS & ENCLOSURE AT 125 BROADWAY

### PRESENTATION

SMMA team presented on Biogen's proposal of Tanks & Enclosure at 125 Broadway, Parcel 2 of the Kendall Square Urban Redevelopment Plan. **See attachment A**

### COMMITTEE COMMENTS

Mr. Zevin asked if there was a sidewalk in front of the tanks. Ms. Prestileo noted there was a 10ft pedestrian pathway in front of the tank. Mr. Zevin also asked why the installation of the fire-rated wall did not address exposure to the louvers at the side of the loading dock. Mr. Watts answered that they meet the building setback requirement set by Airgas and NFPA, and what was driving the firewall position was a relief fan that blocks the horizontal louvers inside the loading dock that operates during emergency conditions. Mr. Zevin also shared that it is important to keep the east-west connector views transparent and visible, and he was concerned about the brick wall coming up to the edge of the pedestrian path. He suggested cutting the masonry wall short and making the secondary door side diagonal. Mr. Watts said it was possible to cut the wall short. Mr. Zevin asked how far they had to extend the protection from the louvered wall.

Mr. Zevin recommends a guardrail along the roadway to avoid trucks backing into the bollards at an angle. Mr. Evans wondered if more density of bollards might be helpful.

Mr. Zevin mentioned that the trees wouldn't significantly impact the windiness and shadiness of the area. He asked whether refilling at night would have noise impacts on the future residential building. The Biogen team answered that it does not make noise.

Ms. Bigolin asked if the CO2 tank could be moved behind the oxygen tank for less visual impact. She also wondered if the blue bubble screen wall could reflect vegetation to blend in with the area's greenery by having the wall be the same color as the existing vegetation or include vegetation on the screen wall like vines. Biogen team answered that the blue was selected to match the blue garage, which could be changed since the garage will be demolished, and will look into redesigning the graphics and color of the wall. Ms. Prestileo noted that they are thinking about the rearrangement of the tanks. Ms. Bigolin asked if the screen wall could be lowered to address Mr. Zevin's comment. Mr. Zevin agreed that reducing the screen wall height would be favorable. He further proposed that screening the tanks from view is neither necessary or desirable; similar installations are secured by relatively transparent fencing at MIT and elsewhere. He also agreed with Ms. Bigolin's suggestion to align the tanks along the building rather than perpendicular to it. Ms. Prestileo said they would look into graphics and opportunities to include the suggestions.

Ms. Prestileo asked for clarification on the overall goal. Mr. Evans answered that the general goal is to minimize visual impact and to keep the area as a visual corridor.

Ms. Alikpokou shared the next steps in the process, which is for the CRA Board to review the proposal after the designers incorporate comments and suggestions from the meeting.

Mr. Messplay shared that once the staff reviews the updated design, they will determine the next steps.

SMMA team asked if the priority for the area is mitigation of wind through the corridor, which would make the screen wall beneficial, or is it visual access through the corridor? Mr. Evans answered that visual access through the corridor was the priority for the area. Biogen team asked if the trees should be replaced and, if so, what type of species to introduce. Mr. Evans noted that replacing the trees is more important than the type of species it is. They also asked if there is a recommendation for bollard spacing. Mr. Evans noted that the bollards need to be denser when whatever it protects is closer. Mr. Zevin said the bollards are too close and are doing nothing. Mr. Evans recommended maintaining the bollards in its current location but moving the fence back.

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## PUBLIC COMMENTS

None

## MXD EAST WEST CONNECTOR PLAY AREA

### PRESENTATION

Boston Properties presented an update on the MXD play area, Parcel 2 of the Kendall Square Urban Redevelopment Plan. **See attachment B**

### COMMITTEE COMMENTS

Mr. Crawford shared that he appreciated the activation of the space and the updated design. He liked that the trees are maintained and wants to continue to think about the space as a connection to the Volpe site and other open spaces in East Cambridge. He suggested having a taller slide, more challenging features, and something a little more precarious seeming but not precarious acting. Mr.

Crawford also suggested updating the existing bollards with new lighting and making the space easy to maintain. He also said the benches look welcoming and to avoid anything that makes them hard to use, like bars in the middle. Mr. Smith noted that they selected the size of the slide to prevent impact on the trees.

Mr. Zevin liked the design and said the only feature he would reconsider is the grass on the west end between the two walkways. He asked if the green space could be consolidated with the other green by eliminating the west end entrance to the park and what the designers envisioned for the space. Mr.

Smith said they conceptualized the middle green space for planting. He also noted that the second path to the park was considered from a safety standpoint to provide two forms of entry into the children's play area. Mr. Smith said they could think of another north - south connection. Mr. Lowenberg asked if the crosswalk on West Service Drive could shift north to align with the current path.

Mr. Crawford asked if the designers have considered other things like an interpretative panel that speaks to the former canal. Mr. Joel answered that they have and will continue to think it through with the team. Mr. Evans suggested considering panel walls on 10CC as a potential space for mapping or showing historical images of the area.

Mr. Evans said the trees on the park's east end might be too close to the bike path and would want to consider the impact on the roots. Mr. Smith said they would examine the trees further.

Ms. Bigolin commented that the design improved from the original vertical design. She wondered if the water motif and the green corridor could have more relationship by making the linear planting beds curvier on both sides of the space and if the planting beds could provide an opportunity for kids to go inside and explore the plantings. She thought the equipment choices were good but wondered if the slide, which will be utilized mainly by older kids, was in a good location by the toddlers' area. She suggested having the slide against the 10CC building instead of blocking the view on the east side. She also asked if the benches could be gathered to provide an opportunity for picnics in the green space between the two pathways. Mr. Smith said he liked the idea of carrying the water motif into the plant and will consider the planting bed design. He also noted that they examined putting the slide against

10CC, but it was too compressed and that he saw the slide as an option for all ages. Additionally, they see the slide as a buffer for preventing kids from running into the 6th Street connector and onto the bike path. Mr. Lowenberg said the slide was about 4 feet high and was geared toward the younger crowd.

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## PUBLIC COMMENTS

None

**See attachment A**

Biogen Building 8 Tanks & Enclosure At 125 Broadway Presentation

# Permitting Submission

Biogen Building 8 – Tanks & Enclosure

*125 Broadway | Cambridge, Massachusetts*

*July 26, 2022*

*Prepared for Applicant*

Biogen  
125 Broadway  
Cambridge, MA 02142

*Prepared by*

SMMA  
1000 Massachusetts Ave  
Cambridge, MA 02138

## **Permitting Submission**

*Biogen Building 8 – Tanks & Enclosure  
Cambridge, MA*

*Prepared by*  
**SMMA**

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Project Description  
Visual Mitigation  
Maintenance Requirements

## *2. Project Diagrams*

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Figure 2 Existing Conditions Aerial Map  
Figure 3 Proposed Site Plan  
Figure 4 Proposed Visual Mitigation

## Project Overview

### Project Description

The project site is located at 125 Broadway in Cambridge, Massachusetts and is approximately 1.7 acres. The site is bound by Galileo Galilei Way to the west, an unnamed roadway to the east, and mixed-use high-rise developments directly to the north and south. Refer to Figure 1 for a locus map. Biogen's Building 8 occupies much of the project site, open space exists directly north of the building providing pedestrian walkways, a large plaza, children's play structure, and various planted areas. Refer to Figure 2 for an existing conditions aerial map.

The project includes installation of a new oxygen (O<sub>2</sub>) tank and replacement of an existing carbon dioxide (CO<sub>2</sub>) tank. The building has currently met the maximum allowable limits using bottled and dewatered O<sub>2</sub>. The new O<sub>2</sub> tank is a capacity improvement, will provide bulk storage, and also remove storage from within the building. A new CO<sub>2</sub> tank is proposed to replace an existing bulk tank. The existing CO<sub>2</sub> tank was located within the existing loading dock and experienced failure in December 2021 due to overpressurization. The proposed location meets current code requirements and will continue to provide bulk CO<sub>2</sub> storage.

Each tank will also require various manifold and vaporizer equipment to be in close proximity. Although the layout of the tanks and equipment is being finalized, they will all be located within the enclosed area as shown (21' x 23.5') and will occupy approximately 500 square feet (0.01 acres) of the property. The enclosure will be located on the southern area of the site directly adjacent to the building and existing loading dock and enclosed on three sides. The area is currently mulched with four shrubs and in the proposed conditions would be concrete. Refer to Figure 3 for a proposed site plan and section.

As described above, open space for the parcel is primarily located on the north side of the building therefore the proposed location of the tanks maintains this large space. The project team did initially explore alternative locations; however, they were eliminated due the impact on open space, access requirements for maintenance, and maintaining existing piping within the building.

### Visual Mitigation

The project proposes to screen the tanks and associated equipment by a visual screen on the south and east elevations and a fire rated wall on the west elevation. The visual screen will be 10-feet tall and will be made from perforated metal with a decorative applique. Graphics are proposed on the visual screen and will be consistent with recent similar installation at Biogen's Building 6 at 115 Broadway, Cambridge, see below.





*Tank Enclosure at Biogen Building 6, 115 Broadway, Cambridge*

The west elevation will be a fire rated wall approximately 15.5-feet in height comprised of bricks/masonry block. This wall is required to be fire rated because of the proximity to an existing louver and will provide required separation from the tank and vaporizer to the louver.

Vegetation existing directly south of the existing building will be relocated between the tank enclosure and the existing pedestrian path to serve as an additional buffer.

Renderings of the project's visual mitigation are included on Figure 4.

## Maintenance Requirements

The tanks will be maintained by AirGas and will include refilling. Based on Biogen's use, it is anticipated that the tanks will be refilled once every 2 weeks or twice per month. A refueling truck will pull up adjacent to the enclosure from the access road via Broadway, and the truck's hose will connect directly to each tank's fill box. Refilling will be scheduled to occur during off-business hours, from approximately 8:00pm – 4:00am. As described above, the CO<sub>2</sub> tank that was previously located within the loading area had been refilled by this truck on a similar schedule.

A pair of steel bollards exist on either side of the pedestrian walkway just south of the project site. The project proposes steel bollards to continue along the existing curb line to for additional protection of the tanks and enclosure.

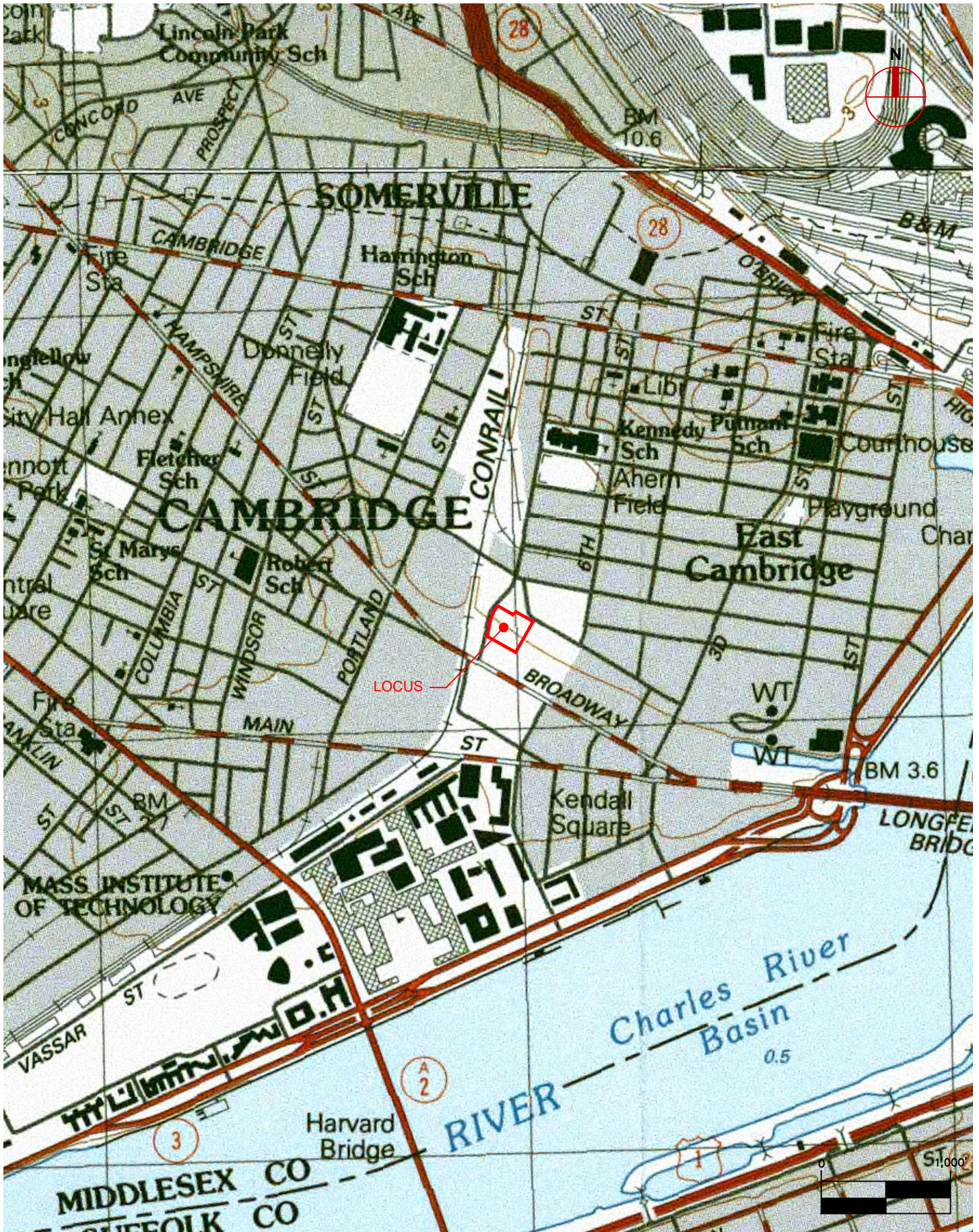


FIGURE 1: LOCUS MAP

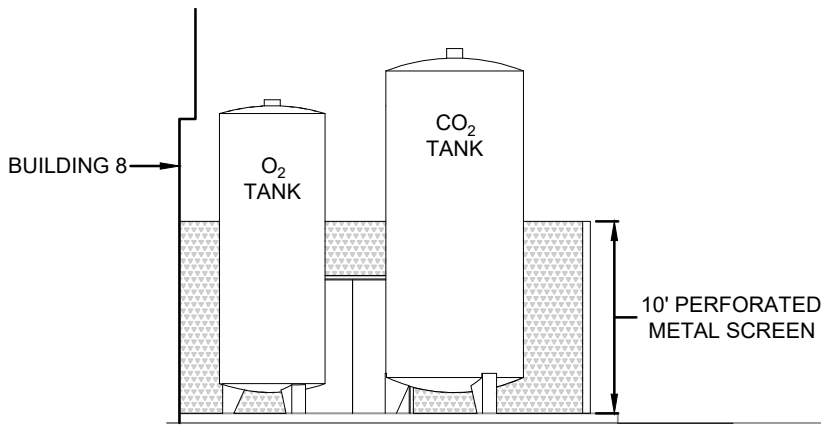
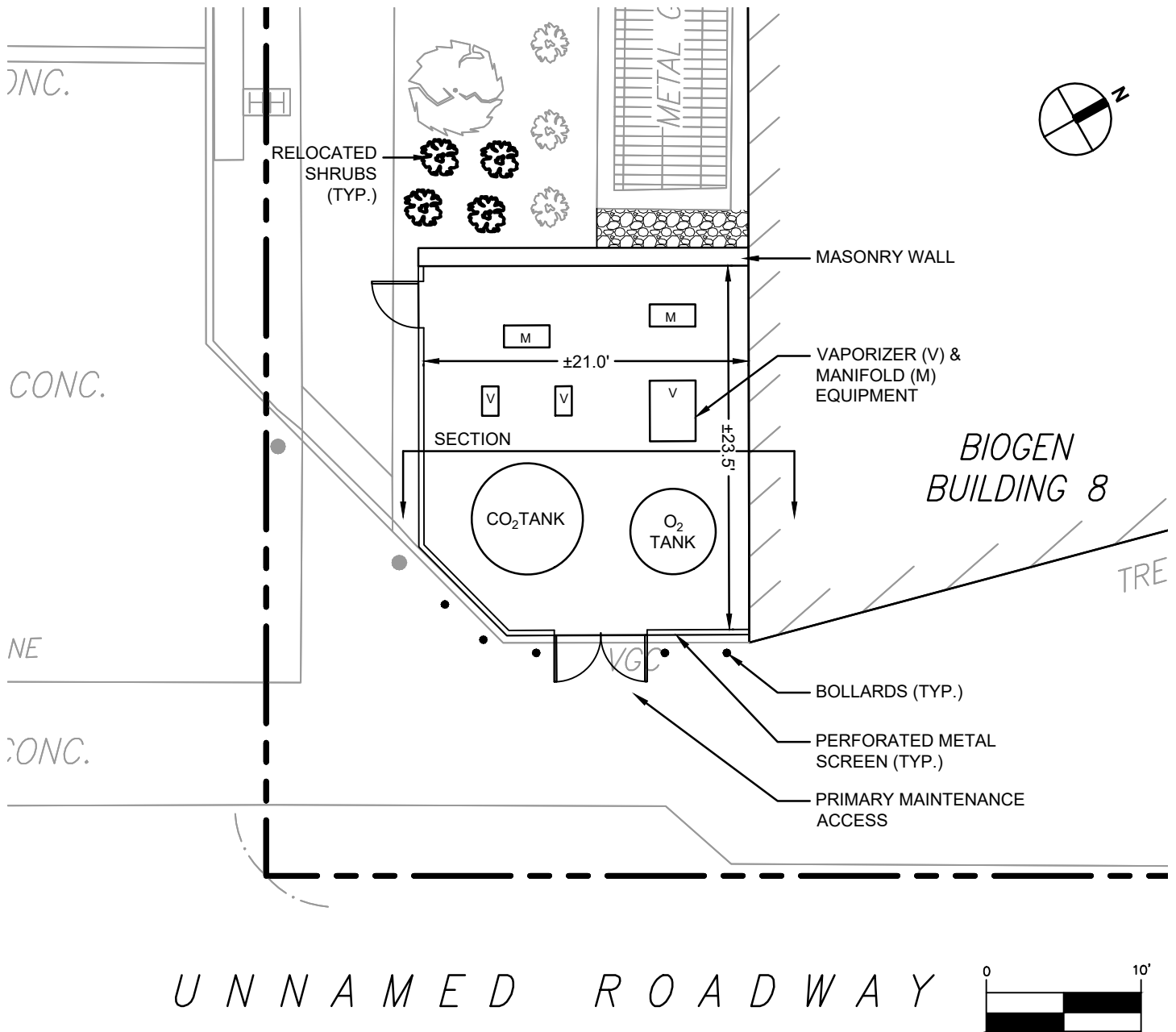
FIGURE 1: LOCUS MAP

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BIOGEN BUILDING 8 - TANKS & ENCLOSURE  
FIGURE 2: EXISTING CONDITIONS AERIAL MAP

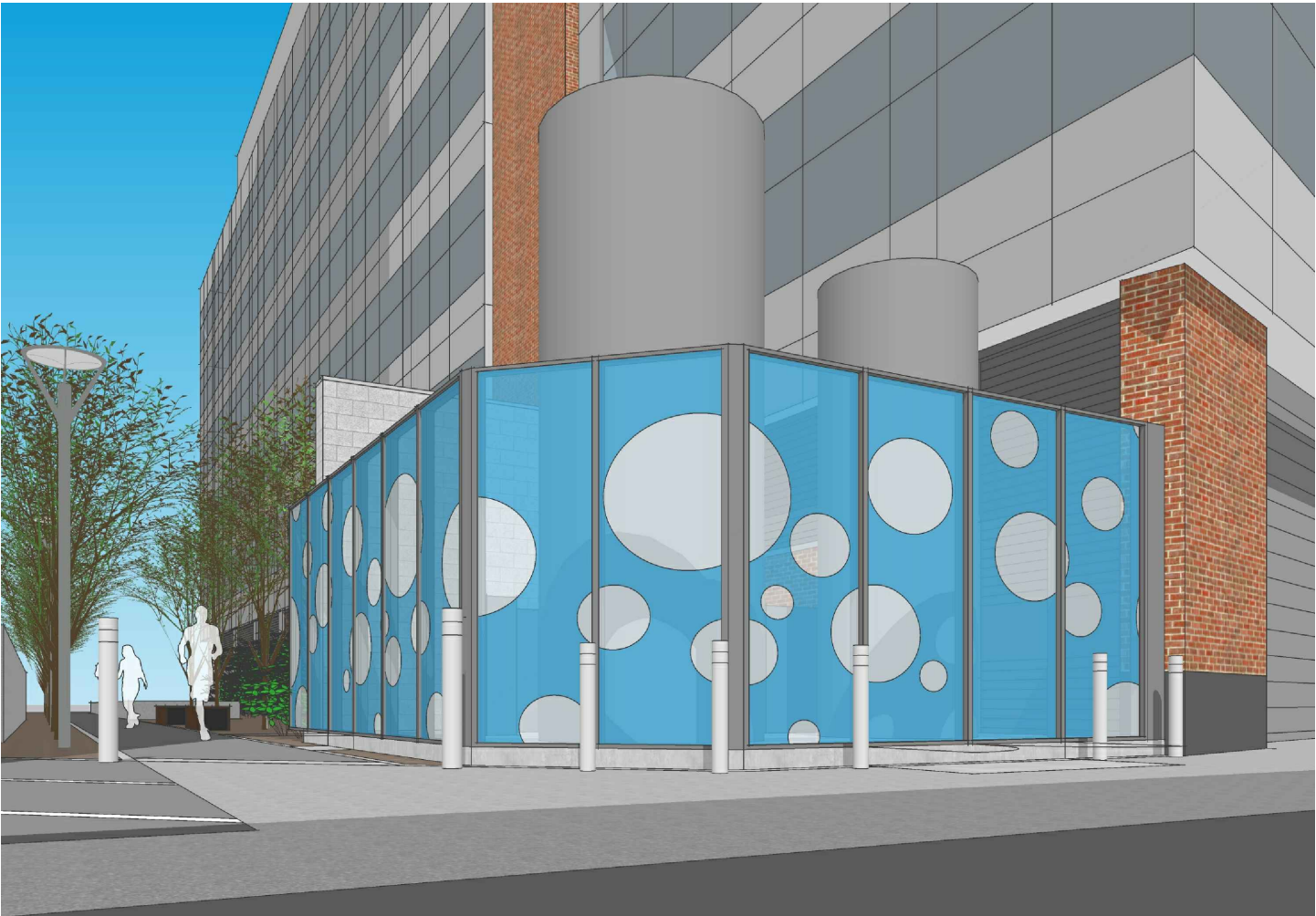
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SECTION

BIOGEN BUILDING 8 - TANKS & ENCLOSURE  
 FIGURE 3: PROPOSED SITE PLAN & SECTION

07/26/2022



VIEW FROM UNNAMED ROADWAY

**See attachment B**

MXD East West Connector Play Area Presentation

# EAST WEST CONNECTOR CHILDREN'S PLAYGROUND

Cambridge, Massachusetts

August 31, 2022

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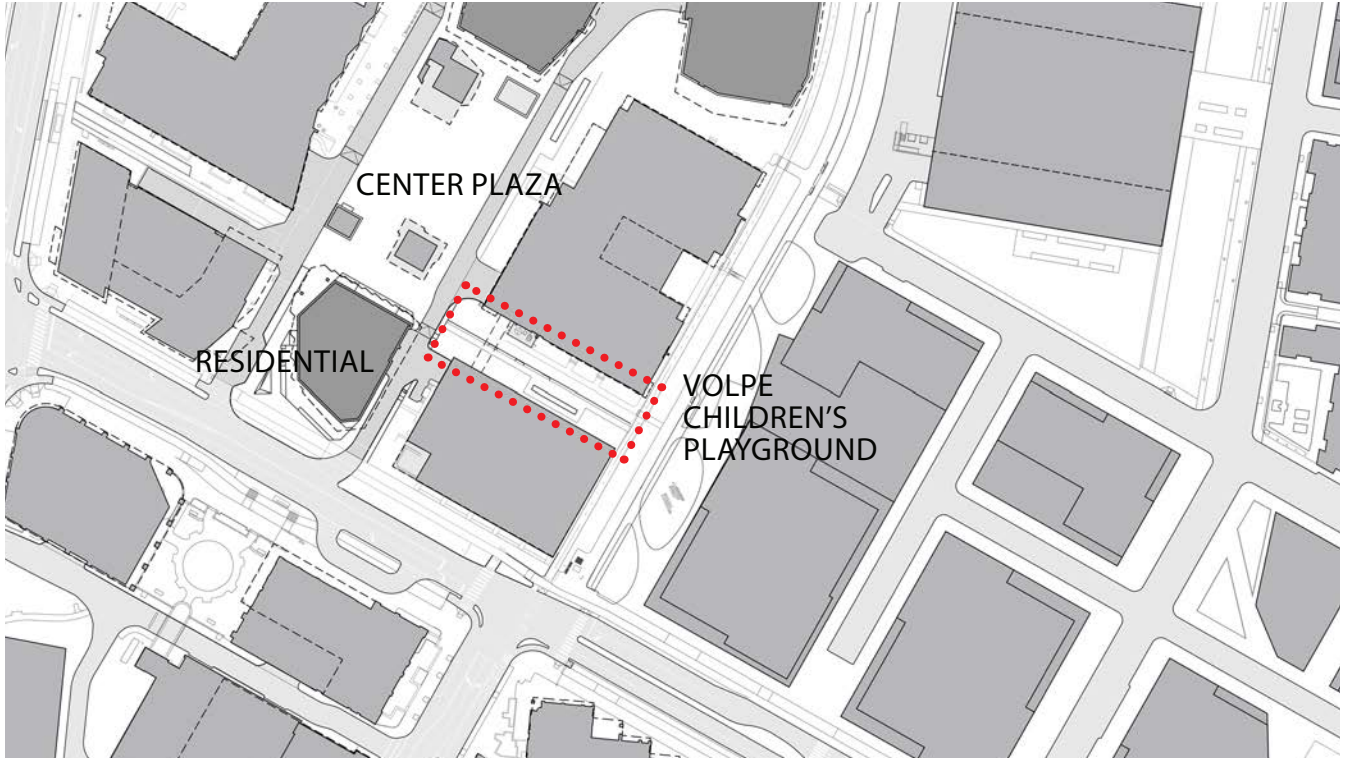
## EAST WEST CONNECTOR

- East West Connector Context
- Site Plan Option One
- Site Plan Grading
- Hardscape
- Planting
- Lighting
- Site Plan Option Two
- Children's Play Products
- Children's Playground Renderings





# EAST WEST CONNECTOR CONTEXT



VOLPE CHILDREN'S PLAYGROUND ALONG 6TH STREET CONNECTOR



THE EAST WEST CONNECTOR WILL SERVE AS A LINKAGE BETWEEN THE CENTER PLAZA AND OPEN SPACE IMPROVEMENTS AT THE VOLPE SITE. THE VOLPE SITE HAS PLANNED FOR CHILDREN'S PLAYGROUND ALONG THE 6TH STREET CONNECTOR THEREFORE OPEN SPACE PROGRAMMING WITHIN THE EAST WEST CONNECTOR WOULD SERVE AS A PROGRAM UNIFIER.

VOLPE CHILDREN'S PLAYGROUND ALONG 6TH STREET CONNECTOR

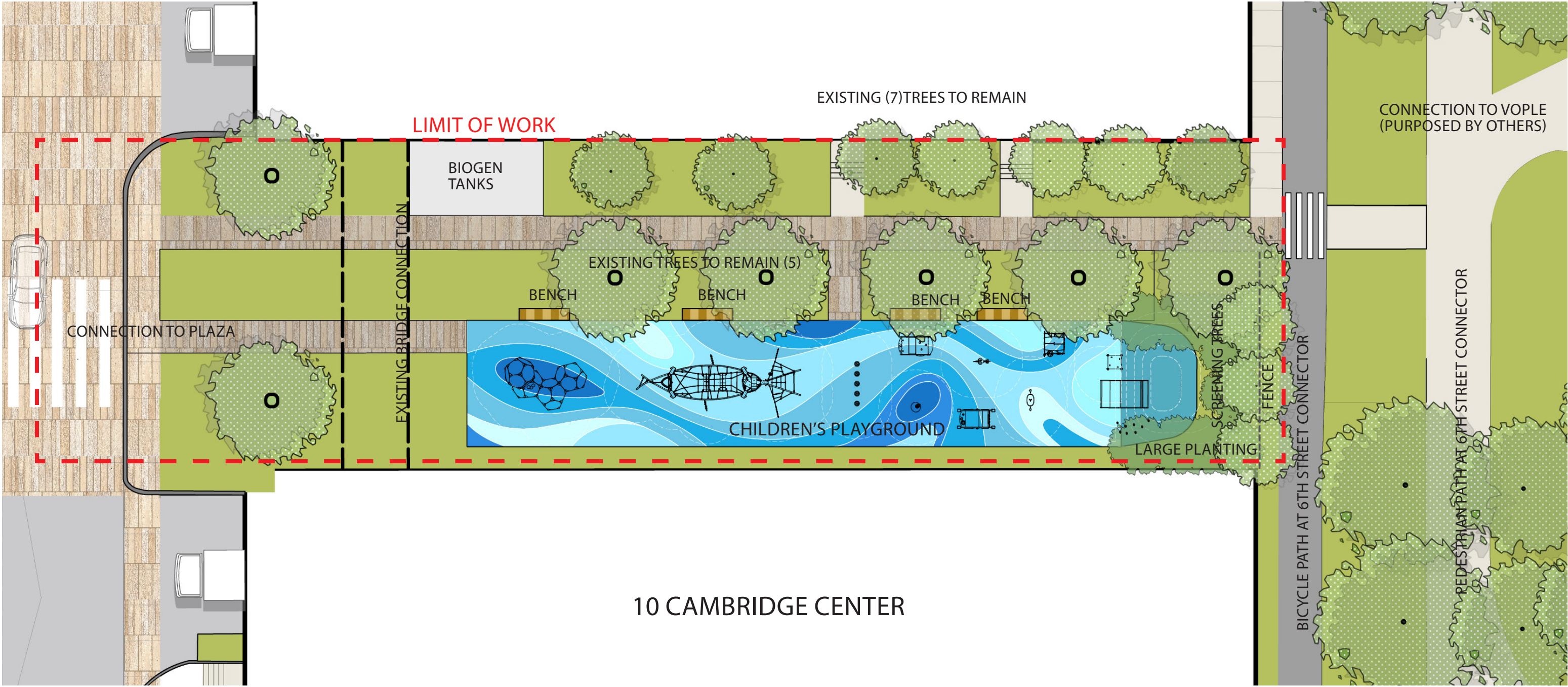


VOLPE CHILDREN'S PLAYGROUND ALONG 6TH STREET CONNECTOR

# SITE PLAN

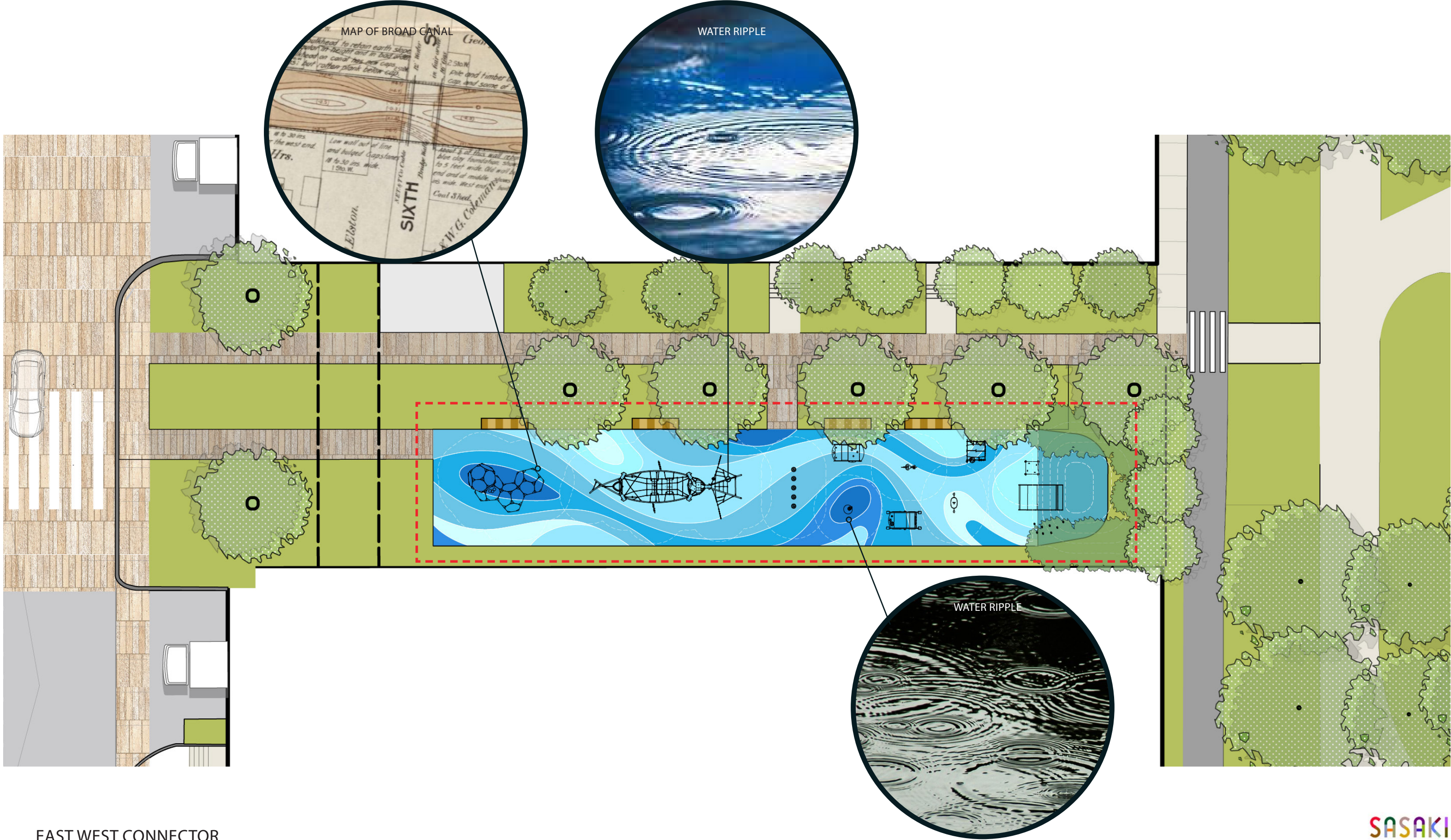
- NOTES:
- 1) PLAY STRUCTURE TO BE CONFIRMED WITH EXISTING UTILITIES RELATED TO FOUNDATIONS
  - 2) NEW SIDEWALKS TO BE INSTALLED WHILE MAKING MINIMUM IMPACTS TO EXISTING TREES.
  - 3) PLAY STRUCTURE IS AN EXTENSION OF CHILDREN'S PLAYGROUND AT THE VOLPE SITE.

## 12 CAMBRIDGE CENTER



## 10 CAMBRIDGE CENTER

# SITE PLAN - PAVING PATTERN WATER MOTIF



# CHILDREN'S PLAYGROUND



# CHILDREN'S PLAYGROUND



EXISTING TREES TO REMAIN

BIOGEN FENCED STORAGE TANKS

NATIVE PLANTING

SCREENING TREES BEHIND SLIDE

SLIDE

ADARA II

MMCITE RADIUM BENCH

BLOOX 4

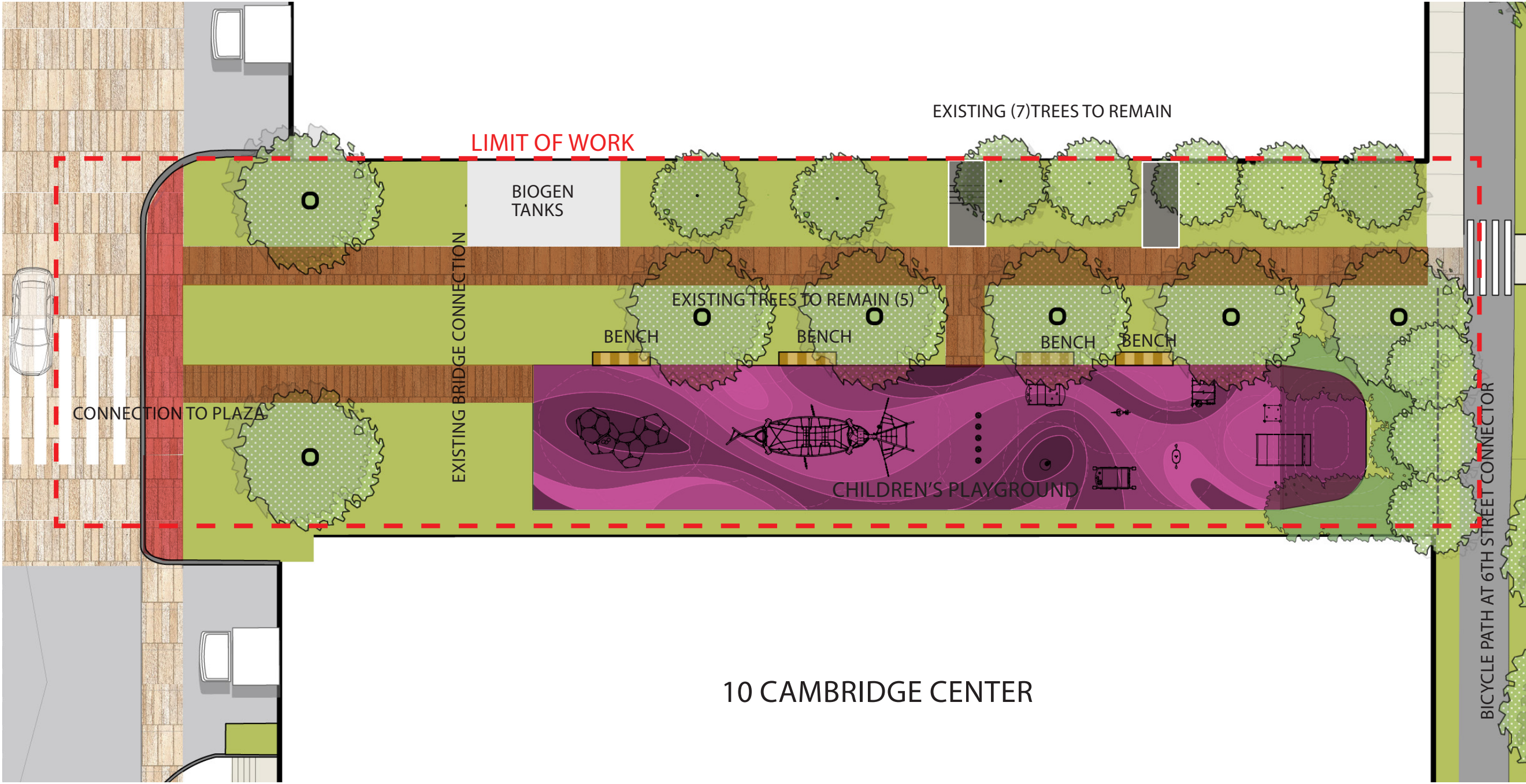
# CHILDREN'S PLAYGROUND



# SITE PLAN - HARDSCAPE

- NOTES:
- 1) PLAY STRUCTURE TO BE CONFIRMED WITH EXISTING UTILITIES RELATED TO FOUNDATIONS
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## 12 CAMBRIDGE CENTER



### LEGEND

- TYPE I - CAST IN PLACE CONCRETE TO REMAIN OR BE REPLACED
- TYPE II - PAVING CONCRETE PAVERS
- TYPE III - PAVING PERMEABLE PAVERS
- TYPE IV - CHILDREN'S PLAY SURFACE BELOW STRUCTURE (PER RECOMMENDATION FROM PLAY MANUFACTURER)

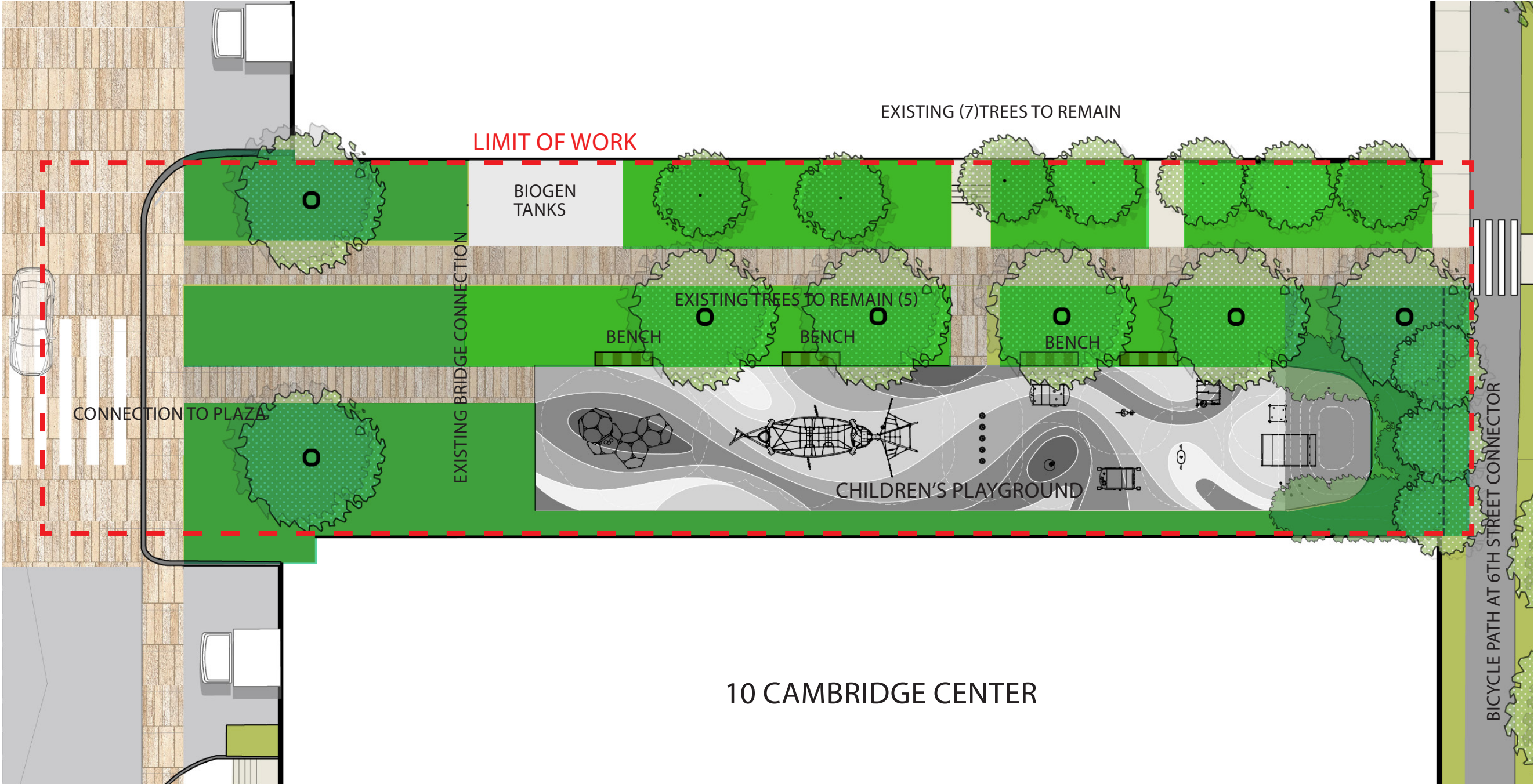
## 10 CAMBRIDGE CENTER

# SITE PLAN - PLANTING

NOTES:

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## 12 CAMBRIDGE CENTER



### LEGEND

- TYPE I - INFILL SHRUB PLANTING AT GRADE WITH EXISTING ROOTS
- TYPE II- SHRUB PLANTING AT GRADE

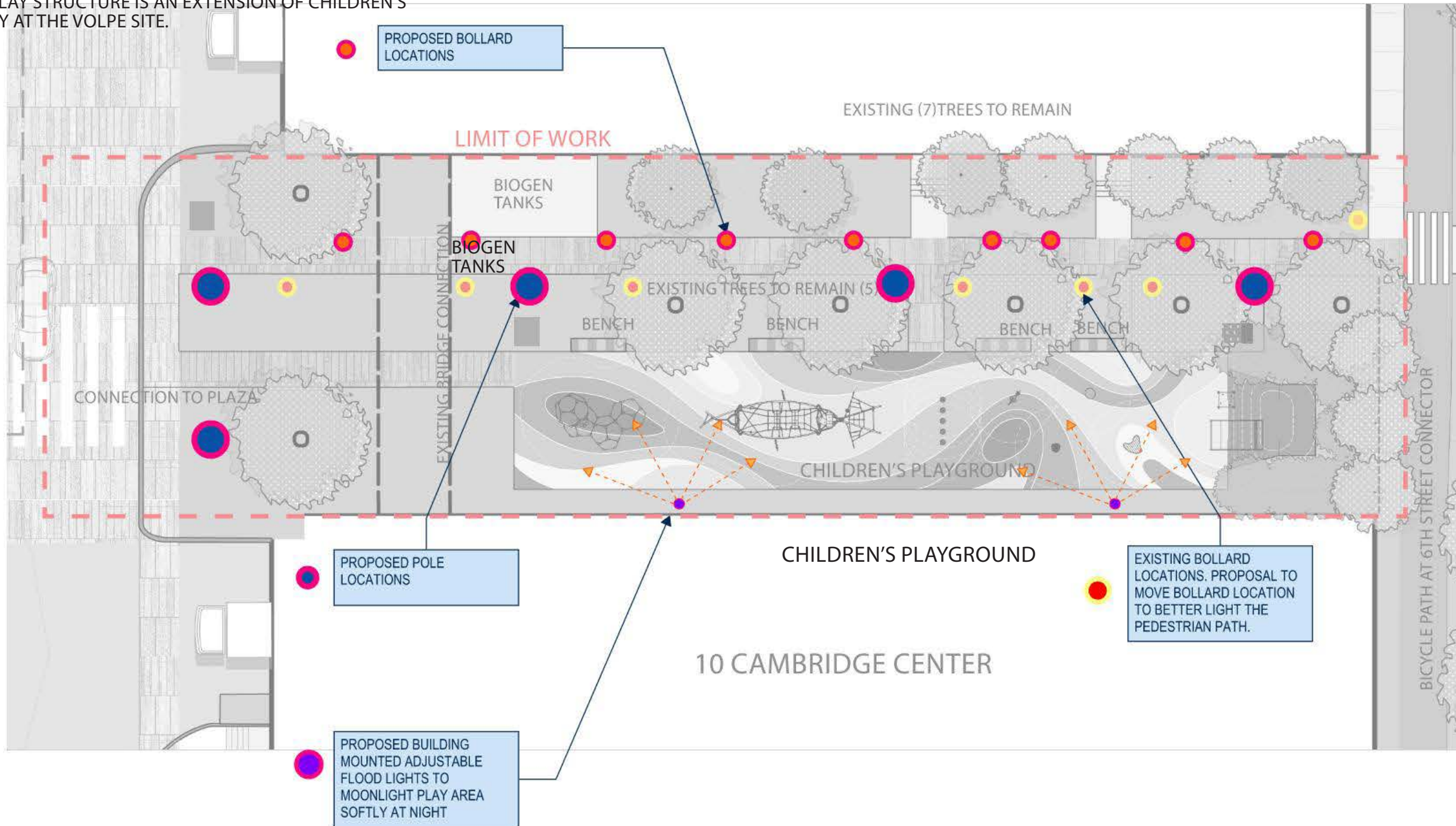
## 10 CAMBRIDGE CENTER



# SITE PLAN - LIGHTING

## NOTES:

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**TYPE 1** - Bollards with forward throw optics to light the pedestrian pathway and provide safe passage



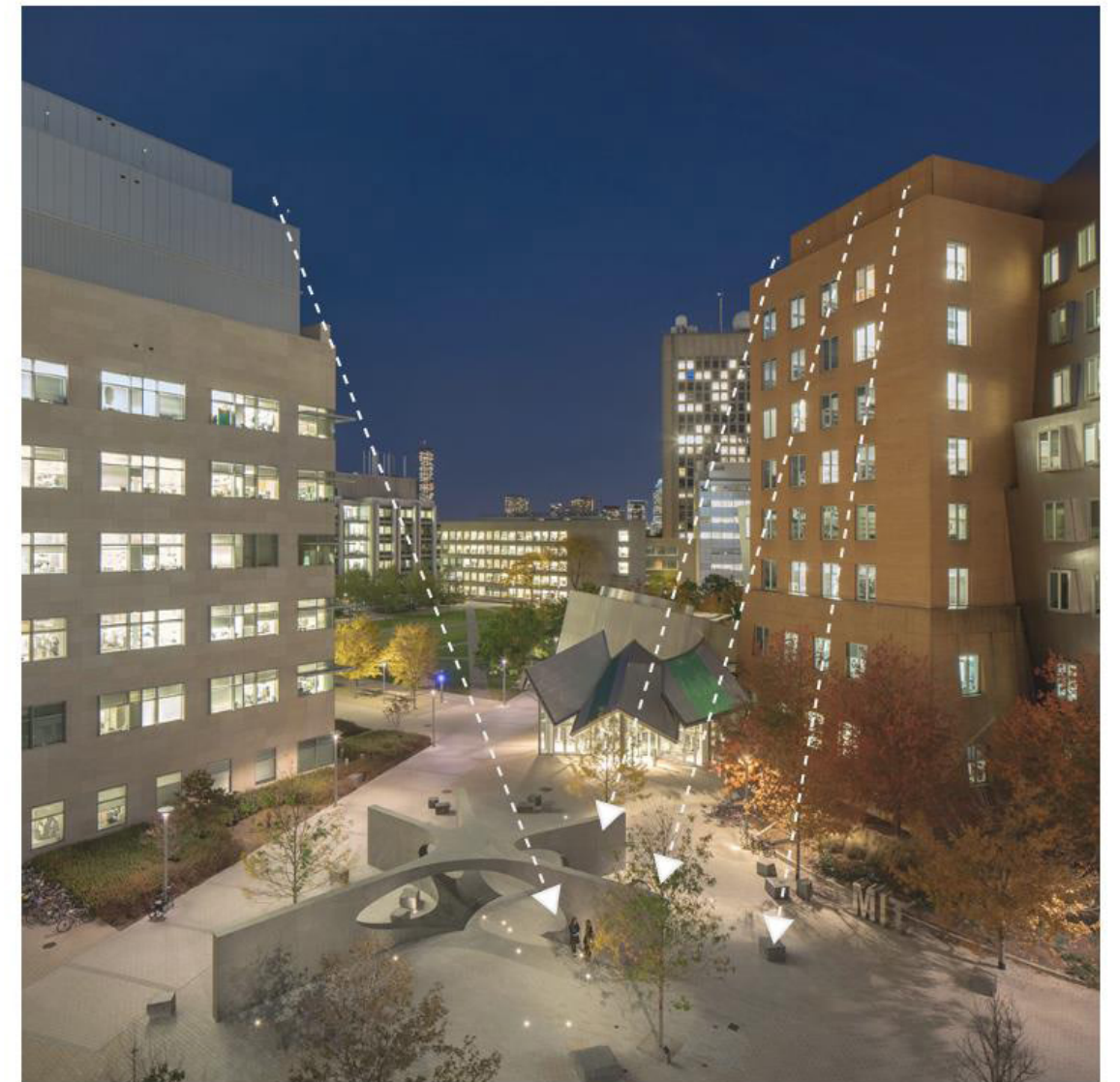
**TYPE 2** - Pedestrian Poles to match the existing poles on the north side of the center plaza



**TYPE 3** - Building mounted lights to softly light the play area at night to increase the overall brightness of the connector



Discrete building mounted, multi-head light to moonlight the play area



PRECEDENT: Building-mounted moonlighting at MIT's Sean Collier Memorial



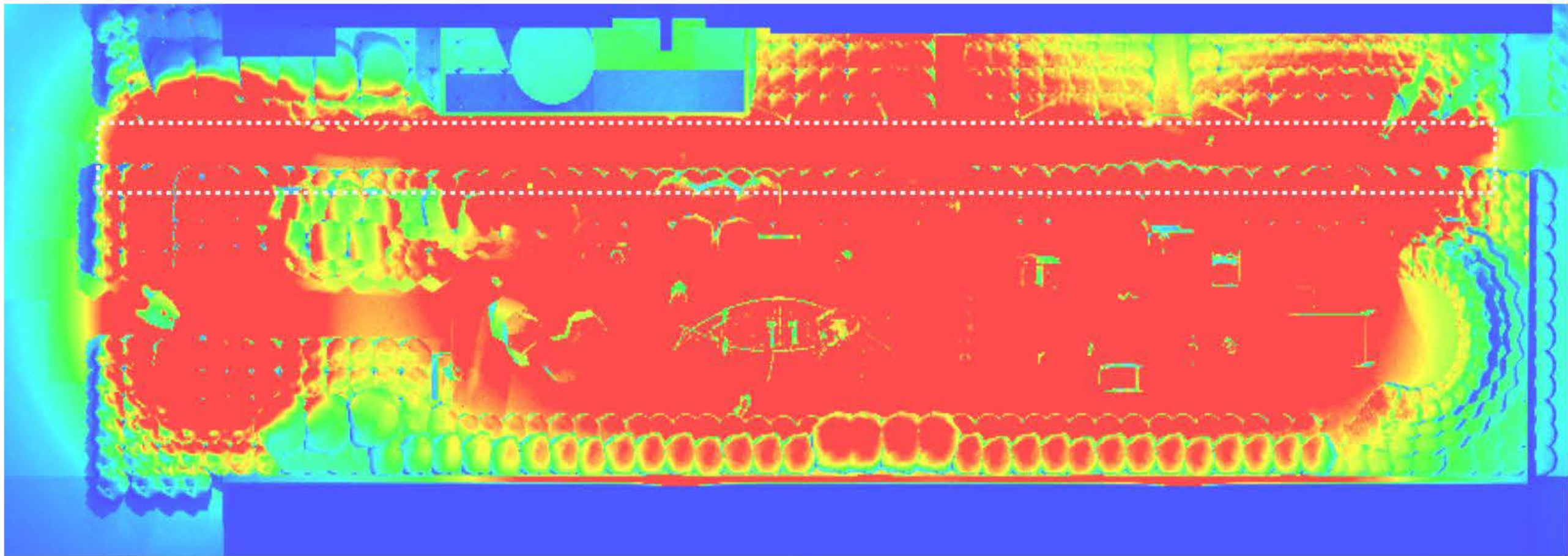
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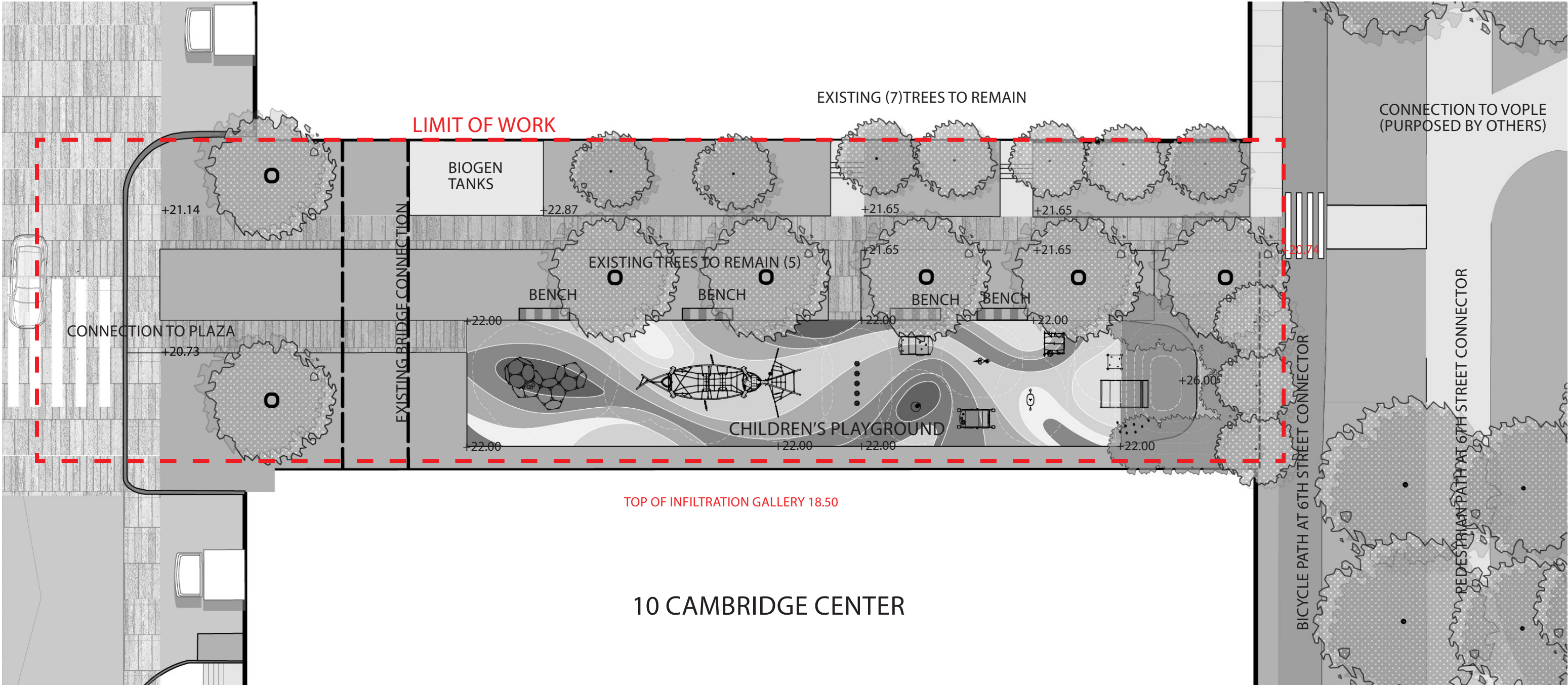


1FC MAXIMUM PROVIDES SUFFICIENT ILLUMINATION OF THE PEDESTRIAN PATH

# SITE PLAN GRADING

- NOTES:
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## 12 CAMBRIDGE CENTER

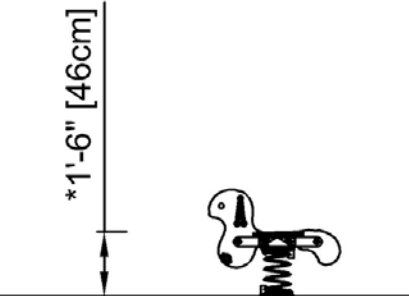
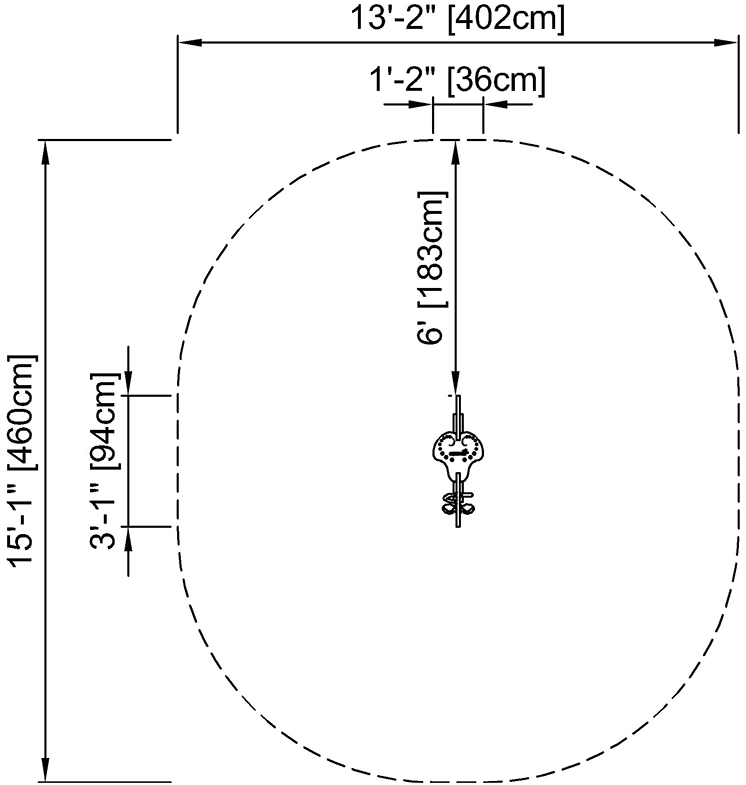


## 10 CAMBRIDGE CENTER

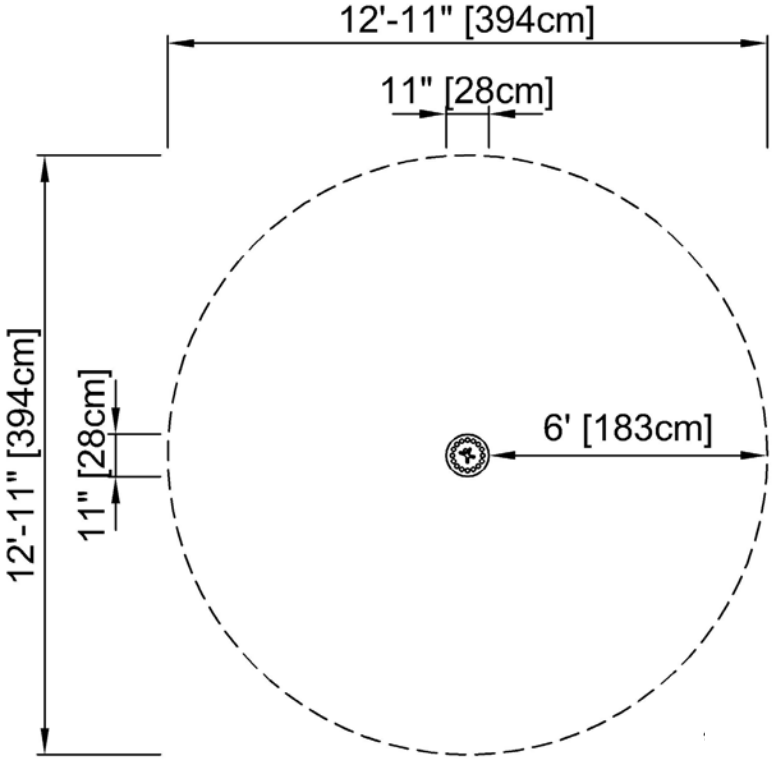
# CHILDREN'S PLAY PRODUCTS



MULE SPRINGER



STEPPING POD, 1 AND 2 FT

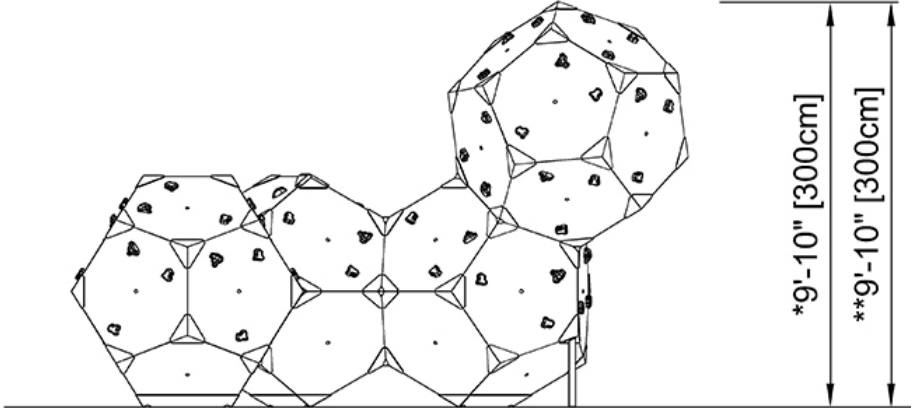
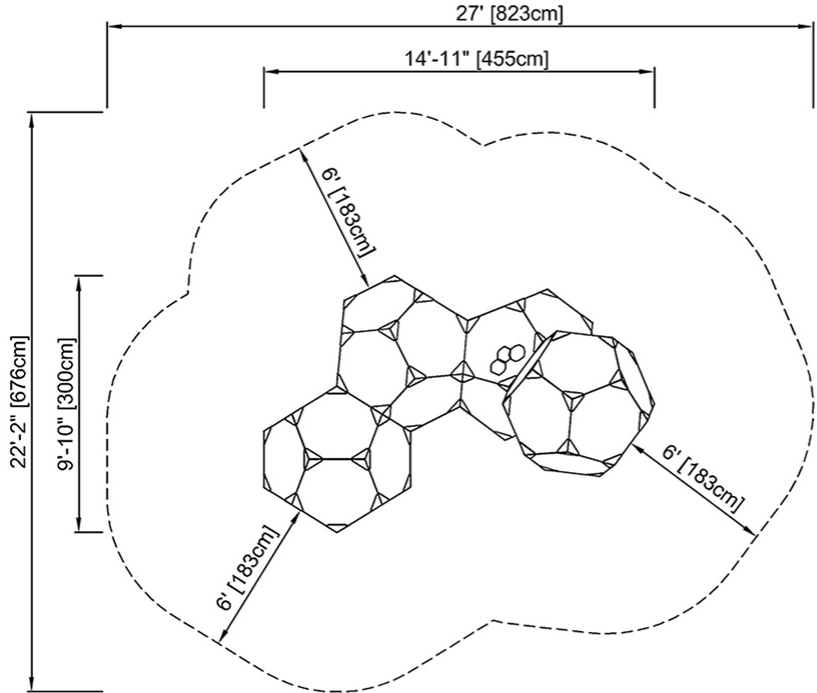


EAST WEST CONNECTOR

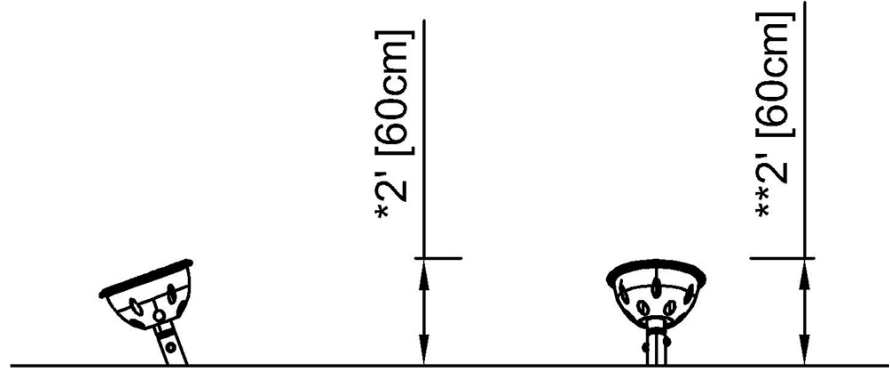
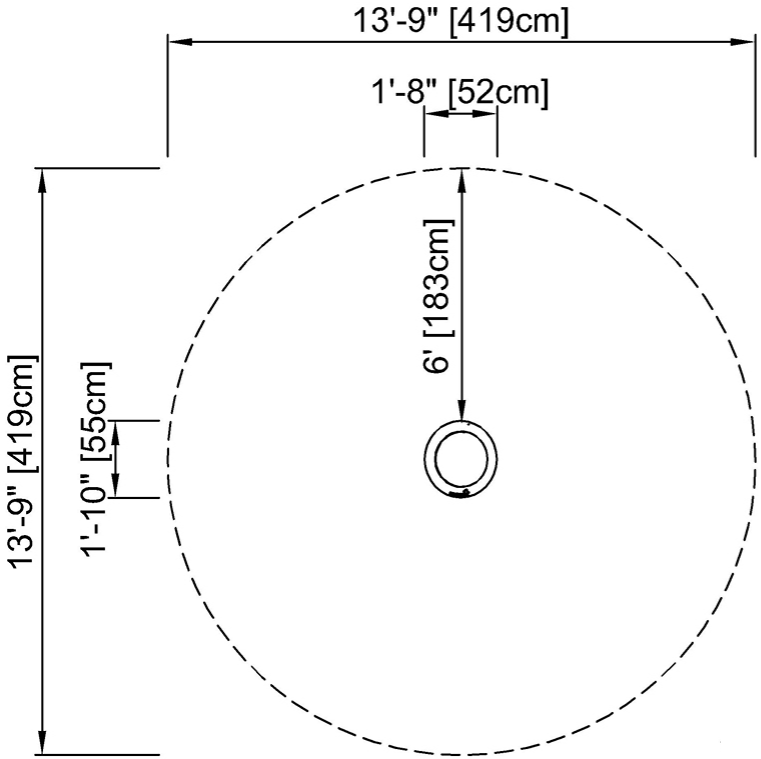
# CHILDREN'S PLAY PRODUCTS



BLOQX 4

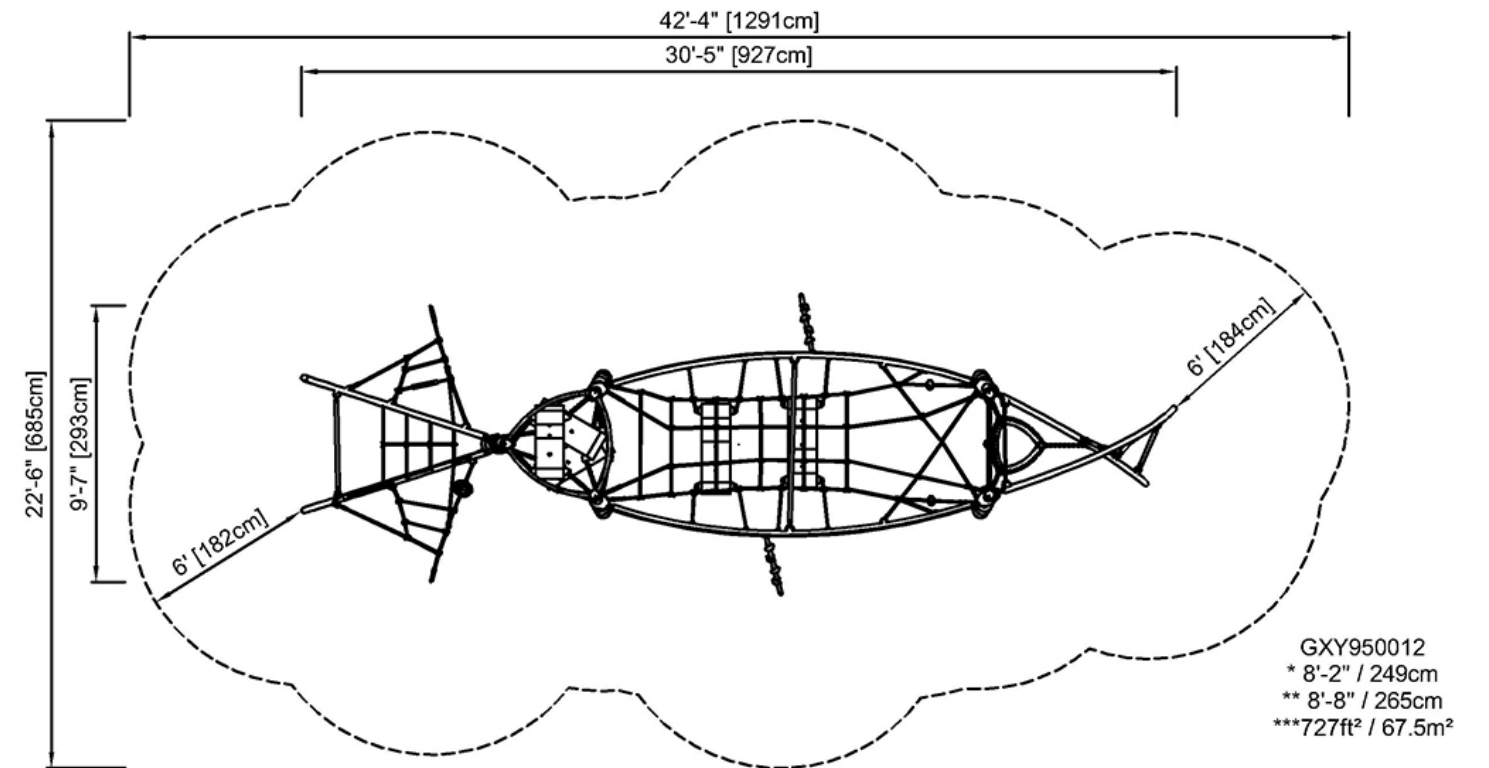
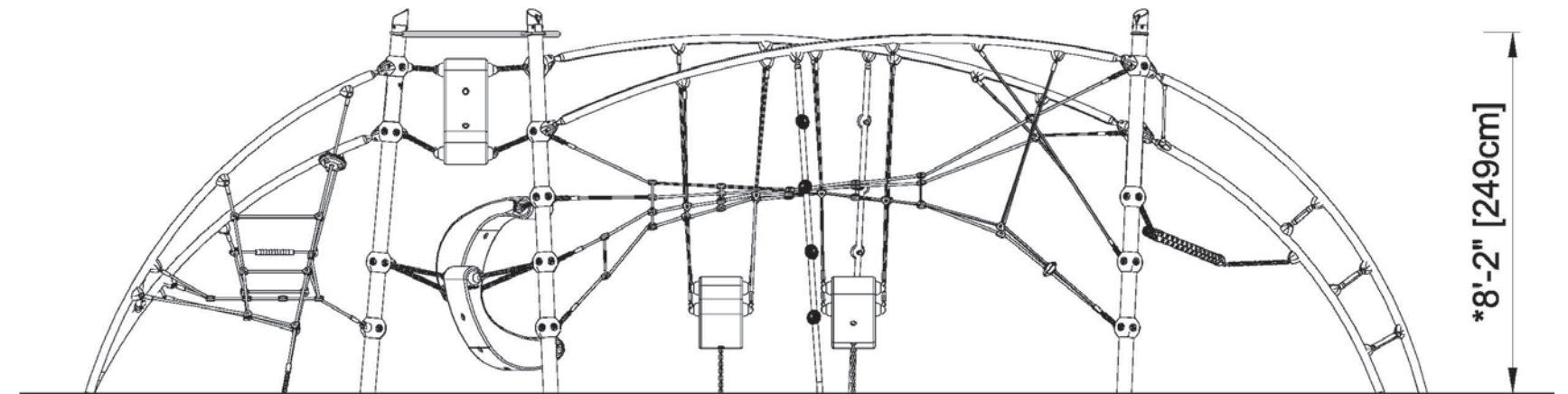


SPINNER BOWL



EAST WEST CONNECTOR

# CHILDREN'S PLAY PRODUCTS



## ADARA II

### EAST WEST CONNECTOR

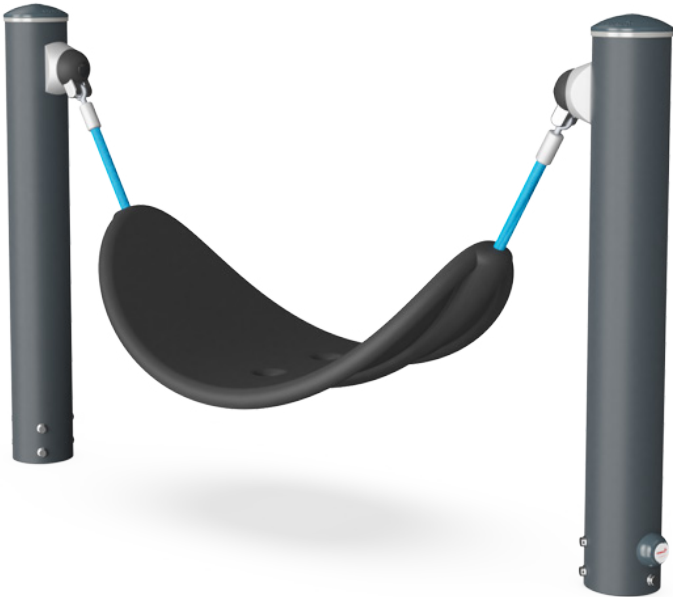
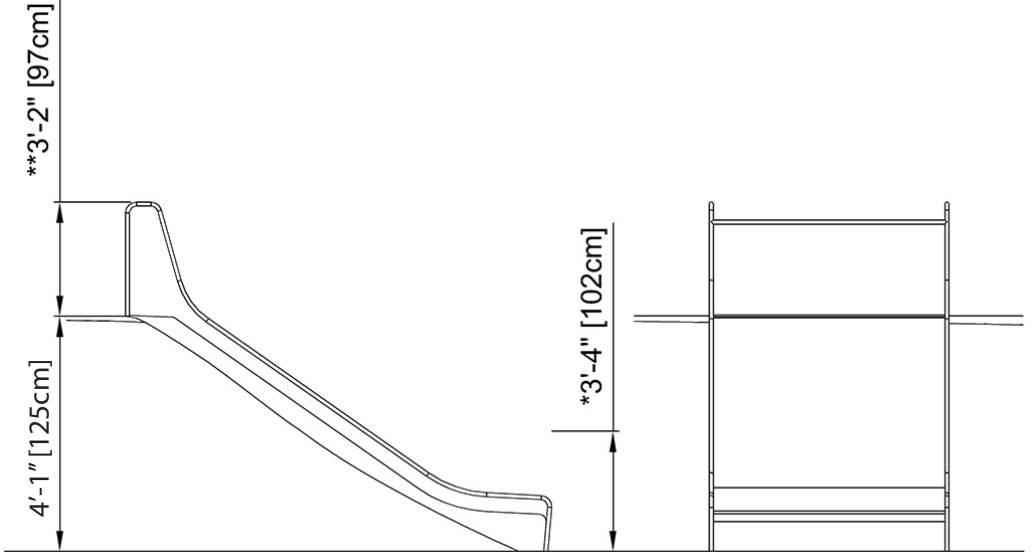
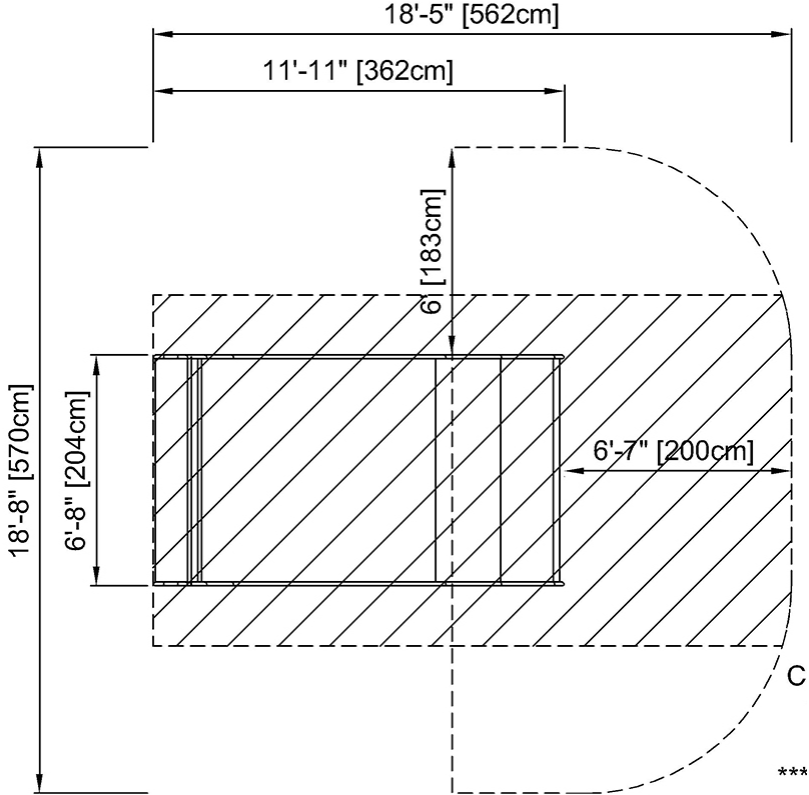
DESIGN REVIEW AUG 31, 2022



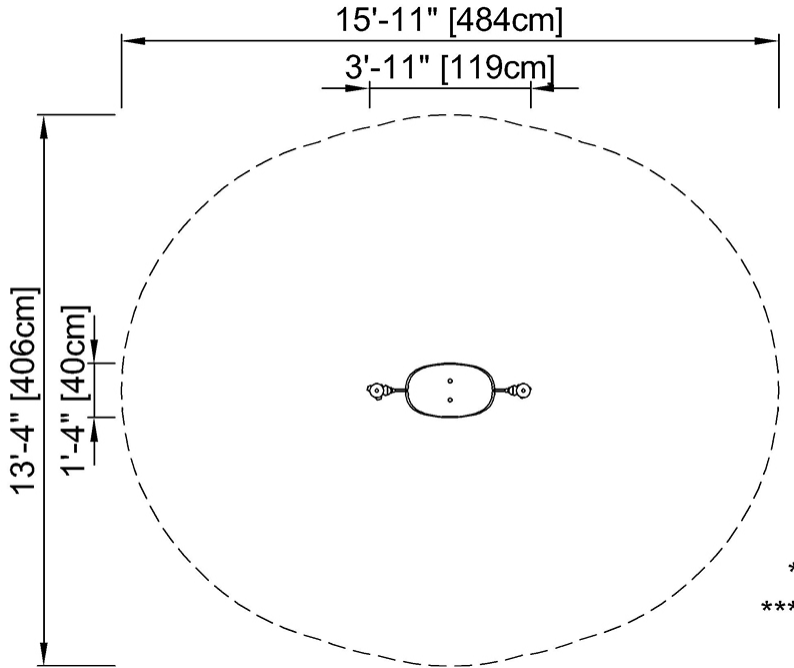
# CHILDREN'S PLAY PRODUCTS



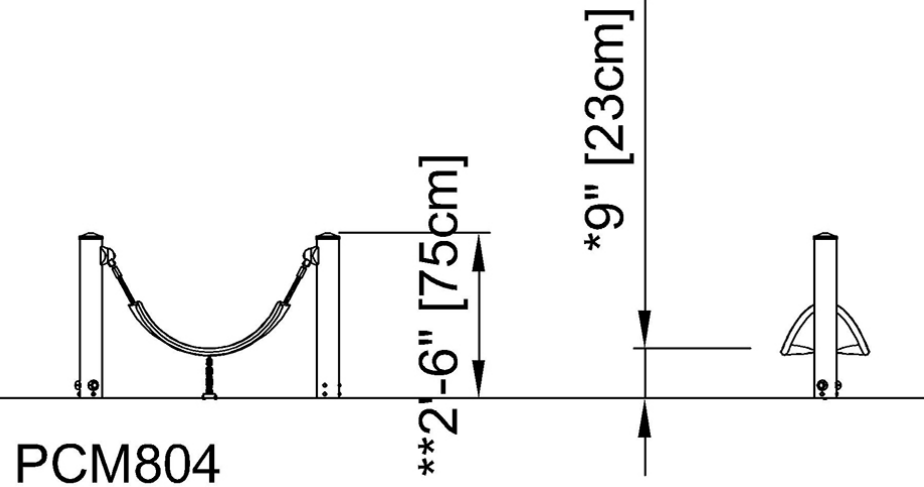
EMBANKMENT SLIDE EXTRA WIDE, 5 FT



MINI HAMMOCK



PCM804  
 \*9" / 23cm  
 \*\*2'-6" / 75cm  
 \*\*\*166ft<sup>2</sup> / 15.5m

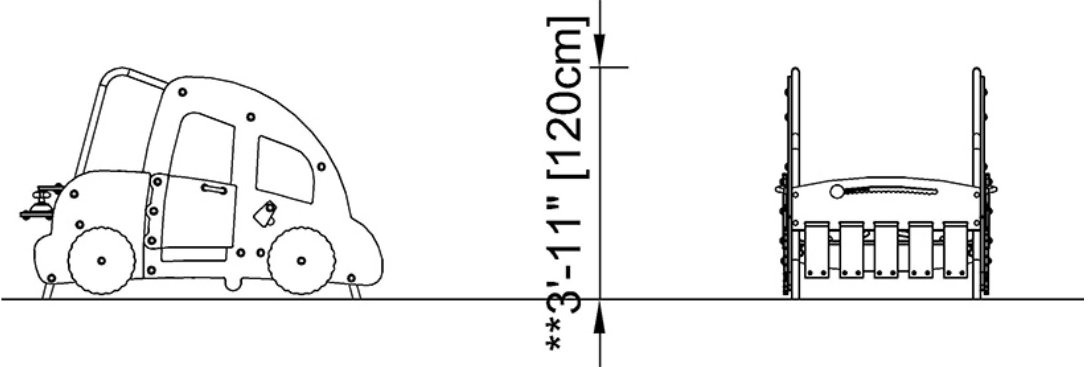
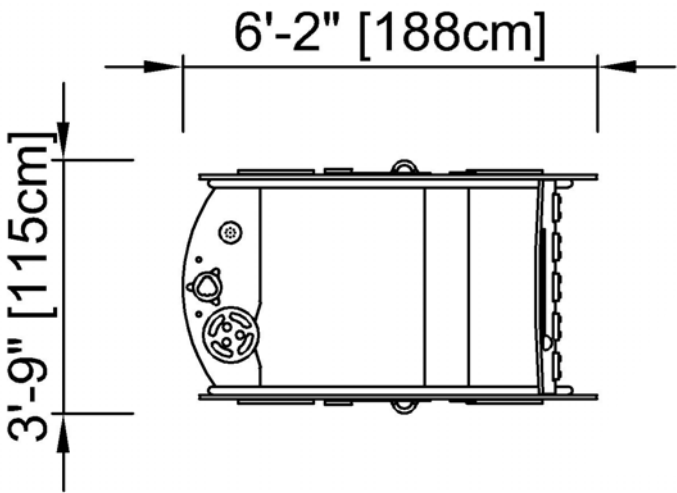


PCM804

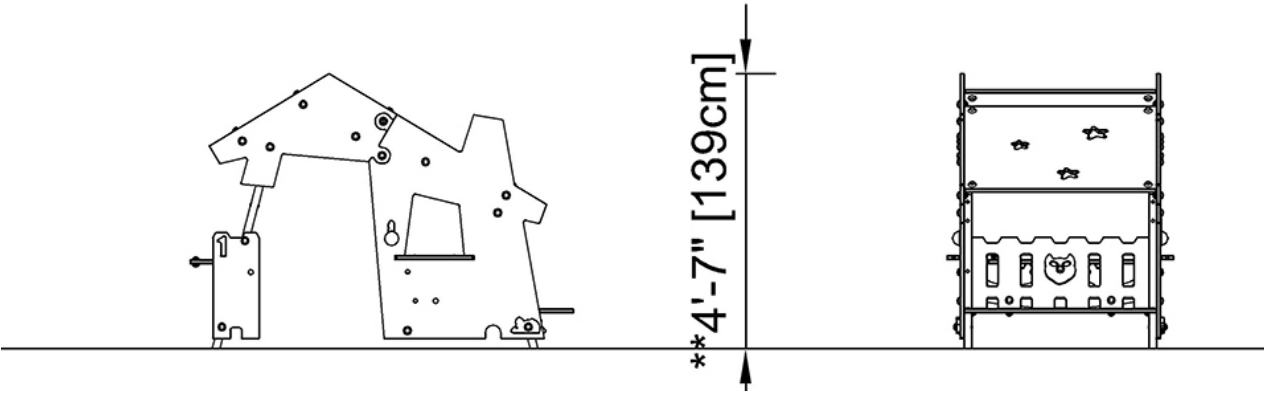
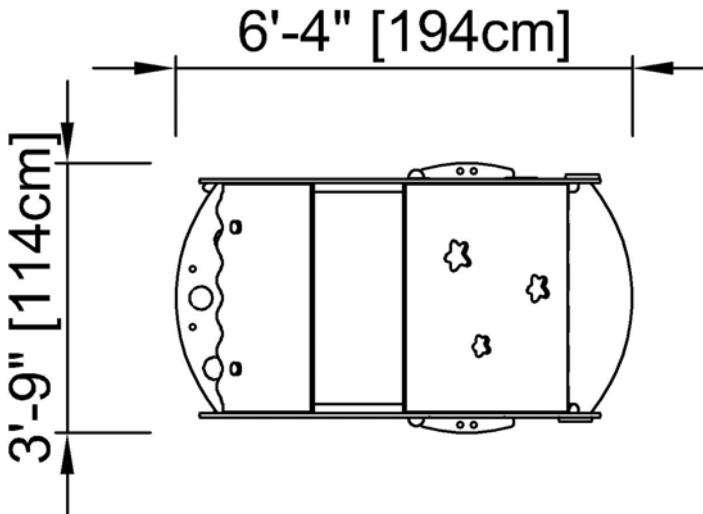
# CHILDREN'S PLAY PRODUCTS



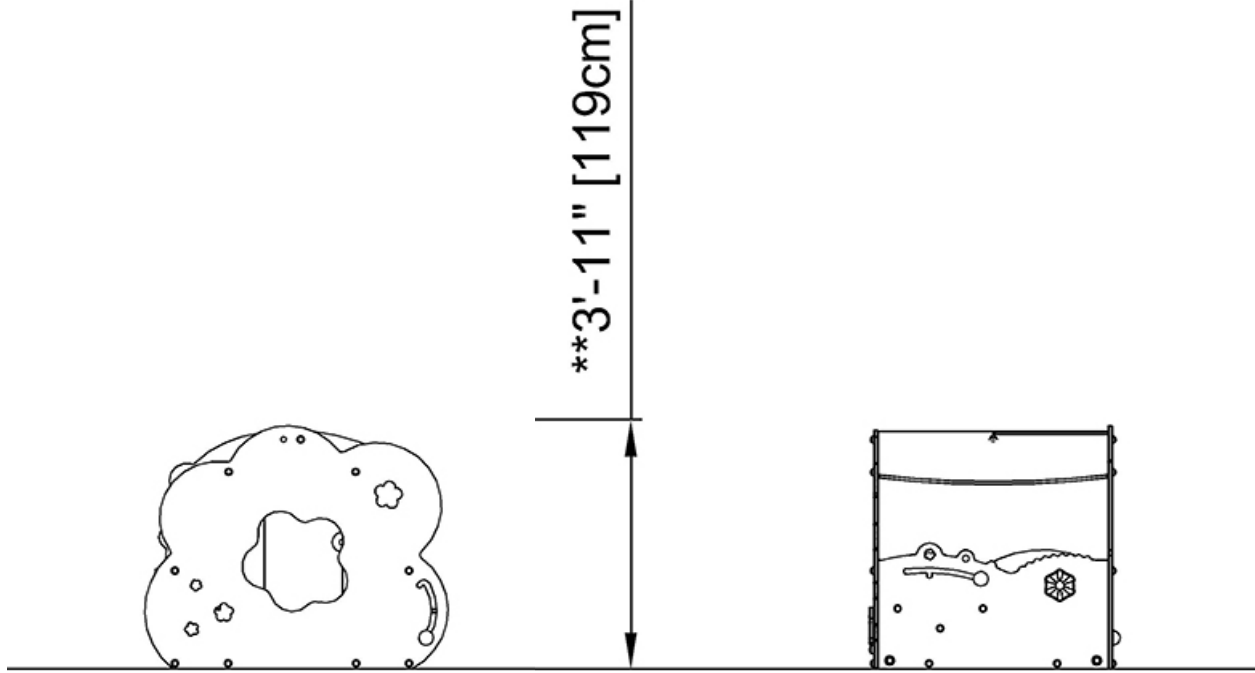
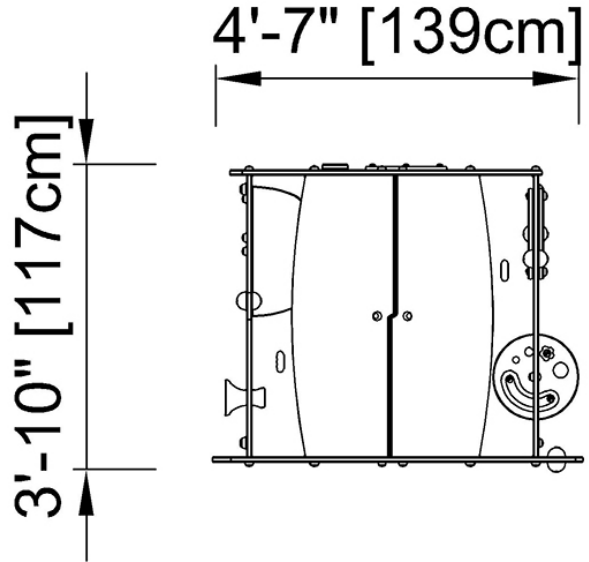
COUPE DELUXE



COTTAGE DELUXE



# CHILDREN'S PLAY PRODUCTS



## TODDLER FLOWER HOUSE

# OUTDOOR FURNITURE



OPTION 1, MMCITE RADIUM BENCH



OPTION 2, MMCITE BLOCQ BENCH

EAST WEST CONNECTOR

DESIGN REVIEW AUG 31, 2022